

Detailed information about proposal and DA submission material

1 Overview

- 1.1 This Development Application (DA) has been lodged by Cyan Stone Clydesdale Holdings Pty Limited seeking approval for the following items at 1270 Richmond Road, Marsden Park:
- 2 x 4-storey U shaped residential flat buildings with 18,880 m² of gross floor area and an overall height for each building of 15.9 m
 - 202 apartments in a mix of 1, 2 and 3 bedrooms
 - a total of 255 basement car parking spaces for resident and visitor vehicles including 23 accessible parking spaces
 - private open space in courtyards for ground floor apartments and on balconies for the apartments above ground level
 - communal open space areas central to the U shape of each building
 - on-site loading and waste facilities in the shared basement of the buildings
 - vehicle access from the new local road approved under DA-19-00926
 - associated landscaping and on-site resident facilities.
- 1.2 Both buildings propose side, rear and front boundary setbacks of 6 m. A 12 m building separation is proposed between the 2 buildings.
- 1.3 A publicly accessible pedestrian through site link is proposed between the 2 buildings and another adjacent to the drainage reserve to the west of the site.

2 Traffic and parking

- 2.1 A Traffic and Transport Impact Assessment has been prepared for the proposal by The Transport Planning Partnership.
- 2.2 The assessment details the anticipated traffic and transport implications of the proposed development, including consideration of:
- existing and future traffic and transport conditions surrounding the site
 - car parking, pedestrian and bicycle requirements
 - traffic generating characteristics of the proposed development
 - transport impact of the development on the surrounding road network.

3 Design report and architectural plans

- 3.1 A design report and architectural plans have been prepared for the proposal by Turner Architects.
- 3.2 Turner's report details how the design of the buildings is consistent with the principles established by the concept masterplan proposed under SPP-16-04469.

- 3.3 The report also details the proposal's response to and compliance with the relevant planning instruments, including State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development and the Apartment Design Guide.
- 3.4 The buildings have regular façade articulation breaks to reduce their bulk and scale. Different articulation strategies are proposed along the street edges, pedestrian through site link and along the drainage reserve.
- 3.5 The common open space areas are provided centrally in the U shape of each building.
- 3.6 The proposed finishes and materials are illustrated in the images below and include:
- brick that is a variety of dark grey, medium grey, light grey, red and white colours
 - aluminium cladding finished in grey colour, as well as an oak and walnut timber look
 - glass and aluminium balustrades
 - aluminium screens with an oak and walnut timber look
 - decorated concrete
 - stone, brick and concrete garden walls
 - powder coated aluminium awnings.





4 Landscaping

4.1 Landscape plans have been prepared for the proposal by Arcadia Landscape Architects.

4.2 The landscape plans provide details for:

- public footpaths
- basement carpark access

- private residential courtyards
 - internal footpaths
 - BBQ pavilion
 - entrance arbour
 - turf mounds with feature trees
 - a pedestrian through-site link with green feathered paving edges, lawn activation, seating and fitness/play zones. building setbacks, common open space areas and public open space areas.
- 4.3 A total landscaped area of 5,125 m² is proposed, which is 37.6% of the 13,643 m² site area.

5 Stormwater management

- 5.1 A Stormwater Management Strategy has been prepared for the proposal by J Wyndham Prince, which provides the detailed design and development of the site to ensure that the environmental, urban amenity, engineering and economic objectives for stormwater management and site discharge are achieved.
- 5.2 Stormwater detention for the development will ultimately be managed by the future regional basin to be located to the north of the site. In the short term, a temporary detention basin proposed as part of the Clydesdale Precinct 2 interim stormwater management strategy will cater for this development.

6 Waste management

- 6.1 A Waste Management Plan has been prepared for the proposal by Dickens Solutions.
- 6.2 The plan details how all waste and other materials resulting from construction and ongoing use of the buildings are to be managed. It outlines how Council waste vehicles can access the basements of the buildings to collect waste.

7 Heritage Impact Statement

- 7.1 A Statement of Heritage Impact has been prepared for the proposal by TKD Architects.
- 7.2 The statement outlines any potential impacts on State listed heritage item Clydesdale House, its setting and associated significant buildings.

8 Aboriginal cultural heritage impact assessment

- 8.1 Kelleher Nightingale Consulting has assessed the potential harm to Aboriginal cultural heritage as the result of the proposed Development Application.
- 8.2 One Aboriginal archaeological site was found on the property. This site was assessed as exhibiting low Aboriginal archaeological significance.
- 8.3 The report provides recommendations for the development, including the requirement for an Aboriginal Heritage Impact Permit prior to any work at the identified Aboriginal site.