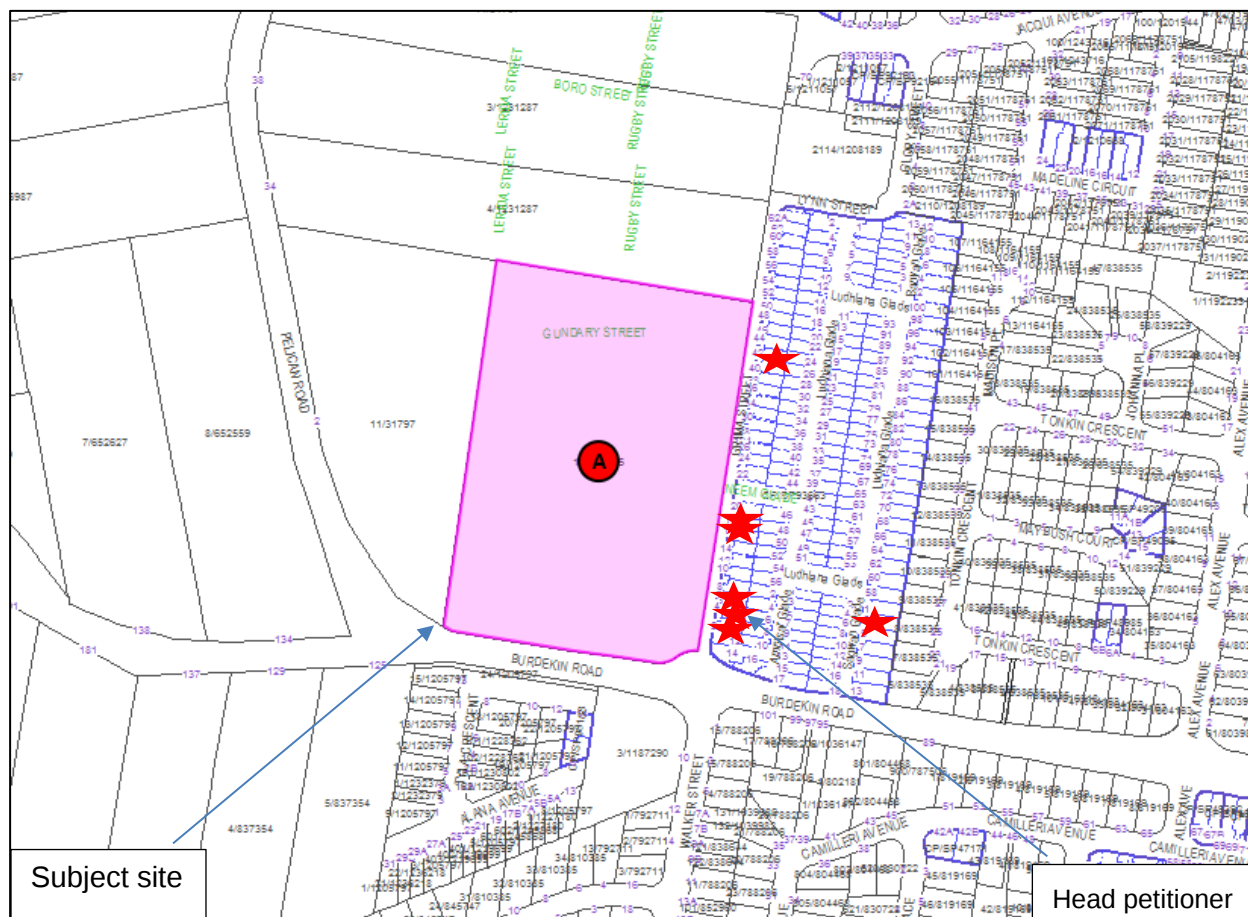


Summary of residents' concerns and Council response

1 Location of submitters



Note: All submissions were received from the owner(s)/resident(s) of the development to the east of the subject site. The map only shows the location of submitters where the house number is provided.

2 Consideration of issues raised

Issue	Planning comment/response
Height Further clarification is required as to whether the height of proposed dwellings (8.5 m) will be higher than the height of townhouses to the east of the site. If so they will obstruct our views to the mountains and cause privacy issues as they have balconies and big windows.	The Alex Avenue Precinct forms part of the Sydney Region Growth Centres and was rezoned for urban development in May 2010. The subject site (Lot 1 DP 1243995) is zoned R3 Medium Density Residential has a maximum permitted building height of 16 m. Additionally, all properties to the west of the development site, along Burdekin Road, are also zoned R3 with a maximum building height of 16 m. The adjoining properties to the east, at 102 Burdekin Road (the location of the submitters) is zoned R2 Low Density Residential and has a maximum building height of 9 m. The 24 abutting dwellings proposed under this application are only 2 storeys in height and 7.4 m above finished ground levels. The proposed development is separated from the adjoining development to the east by Grima Street. When fully constructed, Grima Street will measure 18 m in width. In addition, the dwellings in each development will be setback around 4.5 m, providing a total separation between

Issue	Planning comment/response
	dwelling of approximately 27 m. This is considered to provide suitable separation, consistent with other residential uses in the area. The proposed abutting dwellings are compliant with the height and site coverage requirements and are not anticipated to have adverse environmental impacts on the surrounding properties. While it is anticipated that most lots at the subject site will be developed for single and 2 storey dwellings, buildings on the site could be developed up to the maximum permitted height of 16 m. The development will include some taller elements at the northern end of the site to provide a building height transition between the residential apartments approved to the north and the subject site. The building height controls have not changed since the site was rezoned in May 2010, with any purchasers of surrounding properties able to access this information to inform their purchasing decision.
Shared driveway The proposed shared driveway opening on Grima Street is close to the roundabout and will cause a safety issue and bottleneck.	The shared driveway located off Grima Street is setback 26.2 m from the roundabout between Burdekin Road and Grima Street. Under the Blacktown Growth Centre Precincts DCP, driveways are required to be setback a minimum of 10 m, which this driveway achieves. Council's Traffic Section has also reviewed the proposed plans and has not raised any objection to the proposed driveway location.
Manor homes' height and access Manor house (on the corner of Grima and Burdekin Road) will be an eyesore and will have adverse impacts on the view, privacy and solar access of the dwellings at SP 93663. There should be no vehicular access for the manor home from Grima Street and the access should be provided from the adjacent driveway similar to the dwellings on the north-east corner of Grima Street.	The site is zoned R3 Medium Density Residential and manor homes are permissible with consent under this zone. Construction of the manor homes is not proposed under this application and will be subject to a future application. Accordingly, as part of the design process, the future application would need to consider relevant issues relating to privacy, access and potential overshadowing on adjoining properties in accordance with the Growth Centre Precincts DCP. Any such future application will be notified to adjoining owners/residents for comment at that time.
Density The proposed number of residential lots (88 lots) is excessive and it will be very congested.	The site has a minimum dwelling density requirement of 25 dwellings per hectare which it must achieve under State Environmental Planning Policy (Sydney Region Growth Centres) 2006. The proposed development results in a dwelling density of 25.2 dwellings per hectare which satisfies this requirement and is relatively low in comparison to other developments in the surrounding area. For context, the adjoining development to the east (102 Burdekin Road) delivered a dwelling density of approximately 50 dwellings per hectare in a low density residential zone, which demonstrates that the proposed development is modest in the number of dwellings sought given its medium density zoning and so is suitable for the proposed site.
Width of Grima Street Why is the width of Grima Street 10 m and not 18 m? Grima Street is one of the main roads to access the 175 townhouse development at 102 Burdekin Road. The road is very	When the adjoining development was approved (by the Land and Environment Court) it included the half road delivery of Grima Street (8 m) as a temporary road with two-way traffic. This is typical in new release areas, with the neighbouring property usually required to deliver the other half road when it is ultimately developed.

Issue	Planning comment/response
congested during peak times due to the current size of the street. We request to widen the current size of Grima Street as currently only one vehicle can pass the street at a time.	As part of the proposed development, the western side of Grima Street is proposed to be constructed. This will ultimately provide for a total 18 m wide road reserve including a 10 m wide carriageway for vehicles along with footpaths and street trees within the verge.
