



Assessment report to Sydney Central City Planning Panel

Panel reference: PPSSCC-54

Development application

DA number	SPP-19-00010	Date of lodgement	26 September 2019
Applicant	Landcom		
Owner	Blacktown City Council		
Proposed development	Staged subdivision into 88 Torrens title residential lots and 1 residue lot, construction of 24 abutting dwellings, new public roads, associated landscaping and civil works		
Street address	Lot 1 DP SP1243995, 108 Burdekin Road, Schofields		
Notification period	29 January to 12 February 2020	Number of submissions	4

Assessment

Panel criteria Section 7, SEPP (State and Regional Development) 2011	Council owned land with Capital Investment Value (CIV) over \$5 million (DA has CIV of \$17,440,910)
Relevant section 4.15(1)(a) matters	- Environmental Planning and Assessment Act 1979 - State Environmental Planning Policy (State and Regional Development) 2011 - State Environmental Planning Policy (Infrastructure) 2007 - State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 - State Environmental Planning Policy No. 55 – Remediation of Land - Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River - State Environmental Planning Policy (Sydney Region Growth Centres) 2006 - Blacktown City Council Growth Centre Precincts Development Control Plan 2020 - Central City District Plan 2018 - Blacktown Local Strategic Planning Statement 2020
Report prepared by	Sami Ahangari, Assistant Team Leader Development
Report date	12 May 2020
Recommendation	Approve, subject to the conditions listed in attachment 9.

Attachments

- 1 Location map
- 2 Aerial image
- 3 Zoning extract
- 4 Detailed information about proposal and DA submission material
- 5 Development Application plans
- 6 Assessment against planning controls
- 7 Issues raised by the public
- 8 Site Specific DCP (amendment to Schedule 1 – Alex Avenue Precinct of the Growth Centre Precincts DCP)
- 9 Draft conditions of consent

Checklist

Summary of section 4.15 matters

Have all recommendations in relation to relevant section 4.15 matters been summarised in the Executive summary of the Assessment report?	Yes
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Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments, where the consent authority must be satisfied about a particular matter, been listed and relevant recommendations summarised in the Executive Summary of the Assessment report?	Yes
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Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the Assessment report?	Not applicable
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Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (section 7.24)?	Yes
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Conditions

Have draft conditions been provided to the applicant for comment?	Yes
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1 Executive summary

- 1.1 The key issues that need to be considered by the Panel in respect of this application are:
- the subdivision has been designed in an innovative way to reduce the urban heat island effect and deliver cooler green spaces with a mix of housing typologies
 - the applicant has entered into Voluntary Planning Agreements in lieu of on-site stormwater treatment
 - the existing poultry farm to the west of the site will not result in any adverse impacts beyond that already considered as acceptable in the approval of other surrounding residential developments
 - construction of half-width Road No. 2 (West) is consistent with Council's general practice across the Growth Centre.
- 1.2 Assessment of the application against the relevant planning framework and consideration of matters by our technical departments have not identified any issues of concern that cannot be dealt with by conditions of consent.
- 1.3 The application is therefore assessed as satisfactory when evaluated against section 4.15 of the Environmental Planning and Assessment Act 1979.
- 1.4 This report recommends that the Panel approve the application subject to the recommended conditions listed in attachment 9 based on the grounds listed in the Recommendation at Section 12 of this report.

2 Location

- 2.1 The site is located within the suburb of Schofields within the Alex Avenue Precinct of the North West Growth Area as identified by State Environmental Planning Policy (Sydney Region Growth Centres) 2006.
- 2.2 The character of the wider locality is in transition due to rezoning by the NSW Government to facilitate the release of land for residential, employment and other urban purposes, with much of the rural land being subdivided for small lot residential development.
- 2.3 The site is bordered by Burdekin Road to the south and Grima Street to the east.
- 2.4 The land immediately to the north of the site is currently under construction and will include residential flat buildings.
- 2.5 There is an existing residential development zoned R2 Low Density Residential with 175 dwellings to the east of the site. From an aerial view, that site offers extremely limited private open space, little to no landscaped areas and is largely hardstand and concrete. That site's DA was approved by the NSW Land and Environment Court following an appeal being lodged by that applicant.
- 2.6 To the south is a mix of rural properties and residential dwellings in the residential suburb of Quakers Hill. Several properties have been approved for development along the south side of Burdekin Road.
- 2.7 The site adjoins an existing poultry farm to the west which ceased operation in September 2018 according to the Department of Primary Industries.
- 2.8 The location of the site is shown at attachment 1.

3 Site description

- 3.1 The legal description of the property is Lot 1 in DP 1243995 Burdekin Road, Schofields.
- 3.2 The site is regular in shape and has an area of 4.093 hectares, with levels generally falling to the south and west.
- 3.3 The site is the subject of Indicative Layout Plan roads running north-south and east-west through the site, and half-width roads along the eastern and western boundaries of the site.
- 3.4 There are no structures on the land and only small clusters of trees scattered across the site. A trench runs east-west through the northern portion of the site and is 1.5 to 2.0 m deep due to stormwater disbursement from the residential development to the east.
- 3.5 The land is biodiversity certified and removal of the trees was approved under previous Development Application DA-18-01188 for bulk earthworks on this site.
- 3.6 An aerial image of the site and surrounding area is at attachment 2.

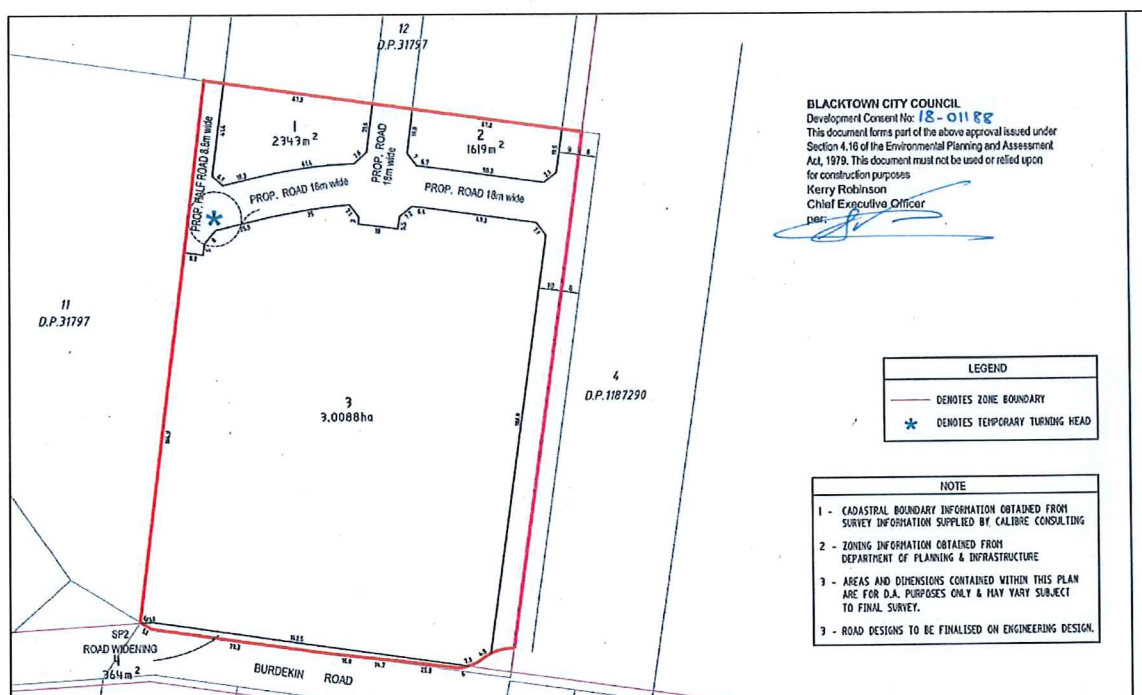
4 Background

4.1 Relevant legislation and controls

- 4.1.1 The site is predominantly zoned R3 Medium Density Residential, with a small portion zoned SP2 Infrastructure (Local Road) along the southern boundary (for future road widening) under SEPP (Sydney Region Growth Centres) 2006. The zoning plan for the site and surrounds is at attachment 3.
- 4.1.2 The Blacktown City Council Growth Centre Precincts Development Control Plan 2020 (DCP) controls development within the North West Growth Area that is zoned under SEPP (Sydney Region Growth Centres) 2006. Schedule 1 – Alex Avenue Precinct forms part of the DCP and applies to land within the Alex Avenue Precinct.
- 4.1.3 On 26 September 2019 the Development Application was lodged for this Landcom Demonstration Precinct on the subject site. At Council's request, Landcom lodged site-specific DCP content provisions, so that Council could initiate an amendment to certain provisions of Schedule 1 – Alex Avenue Precinct of the BCC Growth Centre Precincts DCP 2020. The amendment provides for site-specific controls which apply to Landcom's Demonstration Precinct located at 108 Burdekin Road, Schofields (the subject site).
- 4.1.4 As Landcom was proposing innovative streetscapes and development mix provisions for the site, Council considered that site-specific DCP provisions were needed to test the effectiveness of the final built form and road formations, given that substantially different road formations were being proposed with more extensive landscape maintenance requirements. For this reason it was considered appropriate to 'test' these controls before proceeding to offer them more generally throughout the Growth Centre.
- 4.1.5 On 29 April 2020, Council resolved to adopt these amendments following their exhibition and they will become legally effective from 25 May 2020. A copy of the site-specific DCP amendment is at attachment 8.
- 4.1.6 The focus of the Landcom Demonstration Precinct is to deliver a more liveable community by providing a range of low and medium density housing types within 'green' streets. The green streets are generously landscaped with large canopy trees, assisting in reducing surface temperatures, thereby combating the urban heat island effect. The controls in the site-specific DCP will assist to achieve a

4.2 Site background

- 4.2.1 Past usage of the site consisted of an equestrian club. Historical satellite imagery shows a small shed was located on the eastern boundary of the site, which has since been demolished.
- 4.2.2 On 14 February 2019 the Blacktown Local Planning Panel approved DA-18-01188 for Torrens title subdivision of 1 lot into 4 residue lots with construction of roads, drainage and associated works on the subject site. The proposed layout of the subdivision approved under DA-18-01188 is shown below.
- 4.2.3 On 6 August 2019 Council approved a modification application, being MOD-19-00113, to modify conditions of consent DA-18-01188 including matters related to earthworks, drainage, contamination and odour.



Subdivision plan approved under DA-18-01188

4.3 Background to surrounding area

- 4.3.1 The land immediately to the north and west of the site is zoned R3 Medium Density Residential, with a building height limit of 16 metres. The land to the east and south on the opposite side of Burdekin Road is zoned R2 Low Density Residential with a building height limit of 9 metres.
- 4.3.2 On 13 May 2016 the NSW Land and Environment Court granted development consent to JRPP-15-01806 for demolition of existing structures and construction of a multi dwelling development comprising 175 dwellings on the land zoned R2 to the immediate east of the subject site (102 Burdekin Road, Schofields).

5 The proposal

- 5.1 The Development Application has been lodged by Landcom, on Council-owned land that Council has entered into a contract to sell to Landcom.
- 5.2 The applicant proposes subdivision into 88 Torrens title residential lots and 1 residue lot for future road widening, construction of 24 abutting dwellings, new public roads and associated landscaping and civil works on Lot 1 DP 1243995, Burdekin Road, Schofields.

- 5.3 Subdivision will occur over 7 stages, with most of the road network and civil works completed in the first stage. The subdivision will result in the creation of a variety of lot sizes that range in area from 172 m² to 704 m².
- 5.4 Civil works include earthworks, tree removal, construction of new roads, retaining walls, installation of stormwater infrastructure and services.
- 5.5 Where lots are proposed below 300 m² but greater than 225 m², 'Building Envelope Plans' are provided to demonstrate the lots are capable of accommodating a dwelling.
- 5.6 Where lots are proposed below 225 m² but greater than 125 m², dwelling construction is proposed as part of this application with detailed dwelling designs included.
- 5.7 Other details about the proposal are at attachment 4 and a copy of the development plans is at attachment 5.

6 Assessment against planning controls

- 6.1 A full assessment of the Development Application against relevant planning controls is at attachment 6, including:
 - Environmental Planning and Assessment Act 1979
 - State Environmental Planning Policy (State and Regional Development) 2011
 - State Environmental Planning Policy (Infrastructure) 2007
 - State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
 - State Environmental Planning Policy No. 55 – Remediation of Land
 - Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River
 - State Environmental Planning Policy (Sydney Region Growth Centres) 2006
 - Blacktown City Council Growth Centre Precincts Development Control Plan 2020
 - Central City District Plan 2018
 - Blacktown Local Strategic Planning Statement 2020.

7 Key issues

- 7.1 **Subdivision and road formations are designed to reduce the urban heat island effect prevailing in Western Sydney**
 - 7.1.1 This development is lodged by Landcom as a 'Demonstration Precinct' with the intention to reduce the urban heat island effect and deliver housing diversity with a focus on 'the missing middle housing typologies' and 'a Liveable Street context'.
 - 7.1.2 The development is proposed as an alternative option to the narrow lots and attached dwelling configurations prevalent in most medium density housing developments throughout the North and South West Growth Areas. It aims to demonstrate innovation by supporting housing diversity through a range of lot shapes and sizes that will also showcase 'missing middle' housing typologies in more compact housing forms. The proposed subdivision design provides a range of lot sizes to facilitate different housing type and built form outcomes (i.e. abutting dwellings, battle-axe lots, detached dwellings and manor homes).
 - 7.1.3 The proposed 'Liveable Street' in this development aims to create places for engagement and cool, greener spaces through increased street tree plantings and landscaping on the street verges. This green environment will create 'cool' streets by providing shade below large street tree canopies to assist in reducing surface temperatures and the impacts of urban heat. The proposed battle-axe lots and lots

along the Liveable Street will be serviced by shared driveways limiting the number of vehicle crossings on the road and resulting in increased canopy cover to assist in mitigating the urban heat island effect and improve the amenity of the Liveable Street.



Precinct Masterplan

7.2 The applicant has entered into Voluntary Planning Agreements in lieu of on-site stormwater treatment

7.2.1 Under the adopted precinct planning strategies (Blacktown City Council policy P000520) and the Section 7.11 Contributions Plan, on-site stormwater treatment is required for all land uses other than R2 Low Density Residential. However, to facilitate the practical implementation of stormwater treatment for small lots on R3 Medium Density Residential zoned land in the North West Growth Area, applicants have the option to make an application to Council to pay monetary contributions to increase the size of treatment devices in the regional basin in lieu of providing on-site stormwater treatment, subject to the regional basin having the capacity to provide water quality treatment required for the site.

7.2.2 Landcom (the applicant) has entered into 3 Voluntary Planning Agreements (based on the staging of the development) to pay monetary contributions in lieu of on-lot water quality treatment of stormwater as it is not practical to deliver on-lot treatment due to the small size of the lots proposed under this application. The Planning Agreements were exhibited for 28 days and were executed by Council and Landcom in mid May 2020.

7.3 The existing poultry farm to the west of the site will not result in any adverse impacts beyond that already considered as acceptable in the approval of other surrounding residential developments

7.3.1 The site adjoins an existing poultry farm to the west at 2 Pelican Road, Schofields. As part of the DA submission, the applicant stated that in order to investigate the potential impact from the poultry farm on the subject site, it contacted the NSW Department of Primary Industries (DPI) in August 2019 for more information about the capacity and operation of the site. In response, the Department confirmed that 'the last audit of this farm occurred in September 2018, and it has since been listed

as inactive in their data. This doesn't mean that it is indeed inactive, but it doesn't currently have a listed property identification number which it needs if it is a licenced egg-producing premise'.

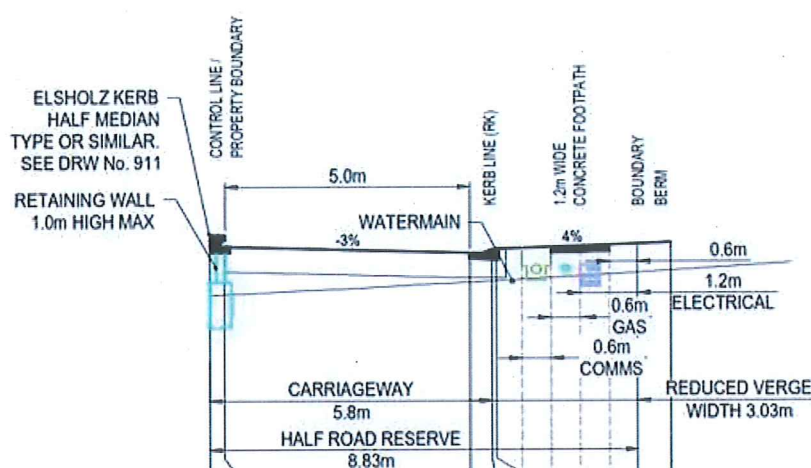
7.3.2 Notwithstanding the above, the applicant has submitted an odour assessment report to assess the potential odour impacts on the development site. The report concluded that the proposed development was unlikely to be subject to any worse odour impacts than the impact on the approved residential development in the area (including the new residential flat building approved to the immediate north of the site). The report also recommends that a section 10.7 Planning Certificate notification be placed on each lot to inform purchasers of the potential for odour to be detected from time to time while the chicken farm remains in operation. However, we recommend to address this matter by way of a condition of consent instead of placing a notation on the zoning certificate. This condition will require the applicant (Landcom) to bring to the attention of prospective purchasers the existence of a potential nearby odour emitting land use and disclose the odour assessment report with the sale of any lot created pursuant to this application.

7.3.3 Based on the information received from the Department, the poultry farm is inactive with no current property number listed, which is required to operate a commercial egg laying farm. The poultry farm has also been rezoned to R2 Low Density Residential under SEPP (Sydney Region Growth Centres) 2006 and will ultimately be developed in line with the land uses in the R2 zoning. Furthermore, it is considered that the proposed development will not result in any impacts beyond that already considered suitable over the surrounding residential developments.

7.4 Construction of half-width Road No. 2 (West) is consistent with Council's general practice across the Growth Centre area

7.4.1 Our Waste Section has reviewed the swept path for a garbage truck using the proposed roads within the site and raised a concern in relation to insufficient vehicle passing space along Road No. 2 (West) where a garbage truck is travelling along this road.

7.4.2 Road No.2 (West) is a half-width road construction pending the development of the adjoining property to the west, at which time it will be fully constructed. This approach is consistent with Council's general practice across the Growth Centre area and is only an interim situation pending the redevelopment of the site next door. The layout of this street was designed in consultation with our Traffic and Engineering Sections. They agreed to reduce the verge (reduced footpath from 1.5 m to 1.2 m) so as to increase the width of the carriageway from 5.5 m to 5.8 m (as shown below). The development is zoned R3 and the proposed width is even wider than the half width road construction within R2 zoned land (8 m). The street layout is compliant with the DCP design and on that basis the layout of Road No. 2 (West) is considered satisfactory.



Road No. 2 (West)

8 Issues raised by the public

- 8.1 The proposed development was notified to property owners and occupiers in the locality between 29 January and 12 February 2020. The Development Application was also advertised in the local newspapers and a sign was erected on the site.
- 8.2 We received 4 submissions, including 1 petition signed by 6 persons.
- 8.3 The issues raised by the residents relate to proposed height of the dwellings, location of the shared driveway (on Grima Street), the potential adverse impacts arising from manor homes, and the proposed density and width of Grima Street to the west of the site. A summary of each issue and our response is at attachment 7.
- 8.4 The objections are considered to have limited to no substance and do not warrant refusal of the Development Application.

9 External referrals

- 9.1 The Development Application was not required to be referred to any external authorities.

10 Internal referrals

- 10.1 The Development Application was referred to the following internal sections of Council for comment:

Section	Comments
Development Engineering	Acceptable subject to conditions
Drainage	Acceptable subject to conditions
Building	Acceptable subject to conditions
Environmental Health Unit	Acceptable subject to conditions
Waste	Conditions provided - refer to Section 7.4 under Key issues
Traffic	Satisfactory subject to Engineering Section approval
Open Space	Acceptable subject to conditions

Section	Comments
S 7.11 Contributions	Acceptable subject to conditions
Asset Design	No objection raised to the proposal

11 Conclusion

- 11.1 The proposed development has been assessed against all relevant matters and is considered to be satisfactory. It is considered that the likely impacts of the development have been satisfactorily addressed and that the proposal is in the public interest. The site is considered suitable for the proposed development subject to conditions.

12 Recommendation

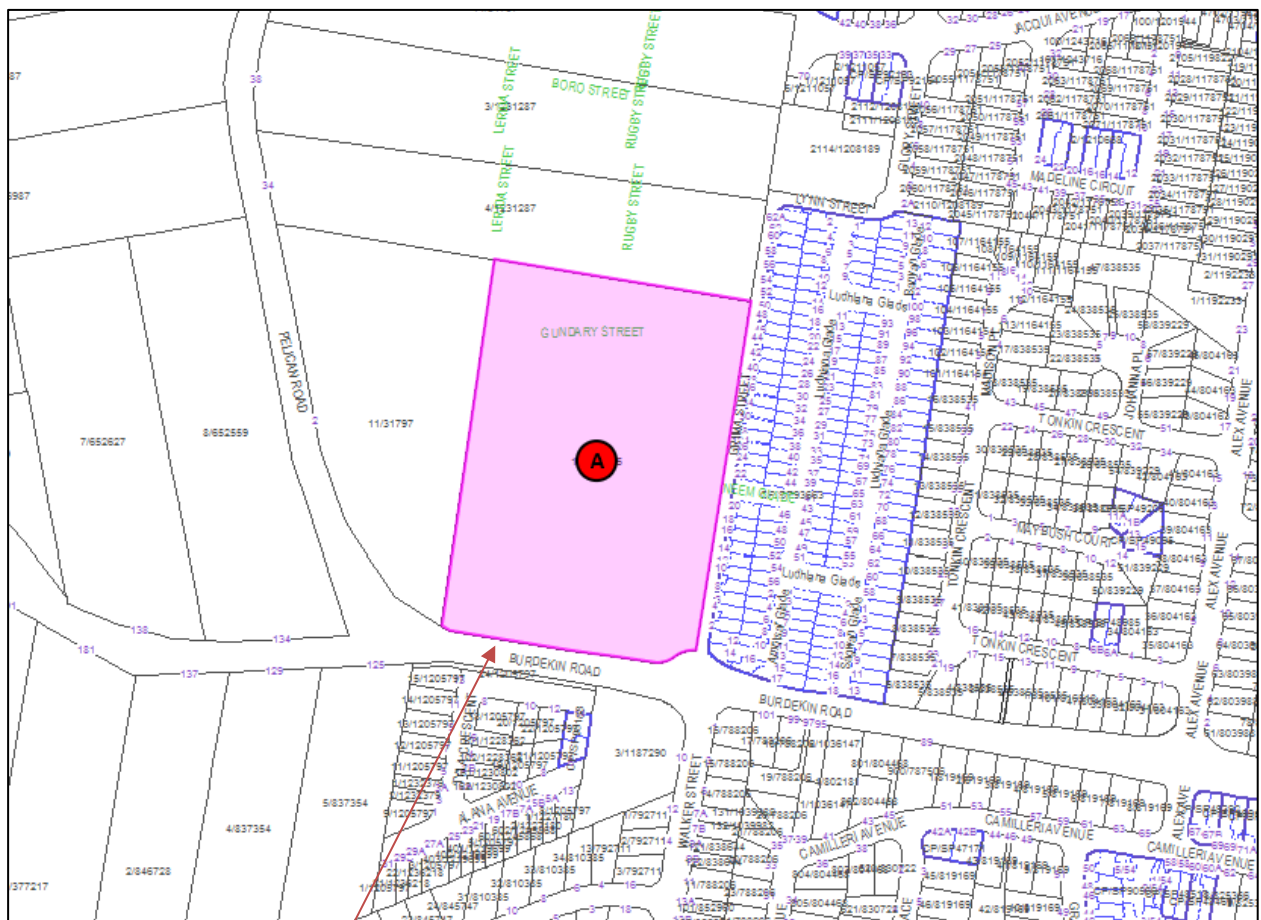
- 1 Approve Development Application SPP-19-00010 for the reasons listed below and subject to the conditions listed in attachment 9.
 - a The development provides housing diversity and affordability within a cool and green streetscape that is consistent with the desired future character of the Alex Avenue Precinct.
 - b The proposed development does not create any unreasonable environmental impacts to existing or future developments in the locality and the proposal is in the public interest.
 - c The objections received do not raise issues that support refusal of the application.
 - d The site is considered suitable for the proposed development.
- 2 Council officers notify the applicant and submitters of the Panel's decision.


 Per Sami Ahangari
 Assistant Team Leader Development

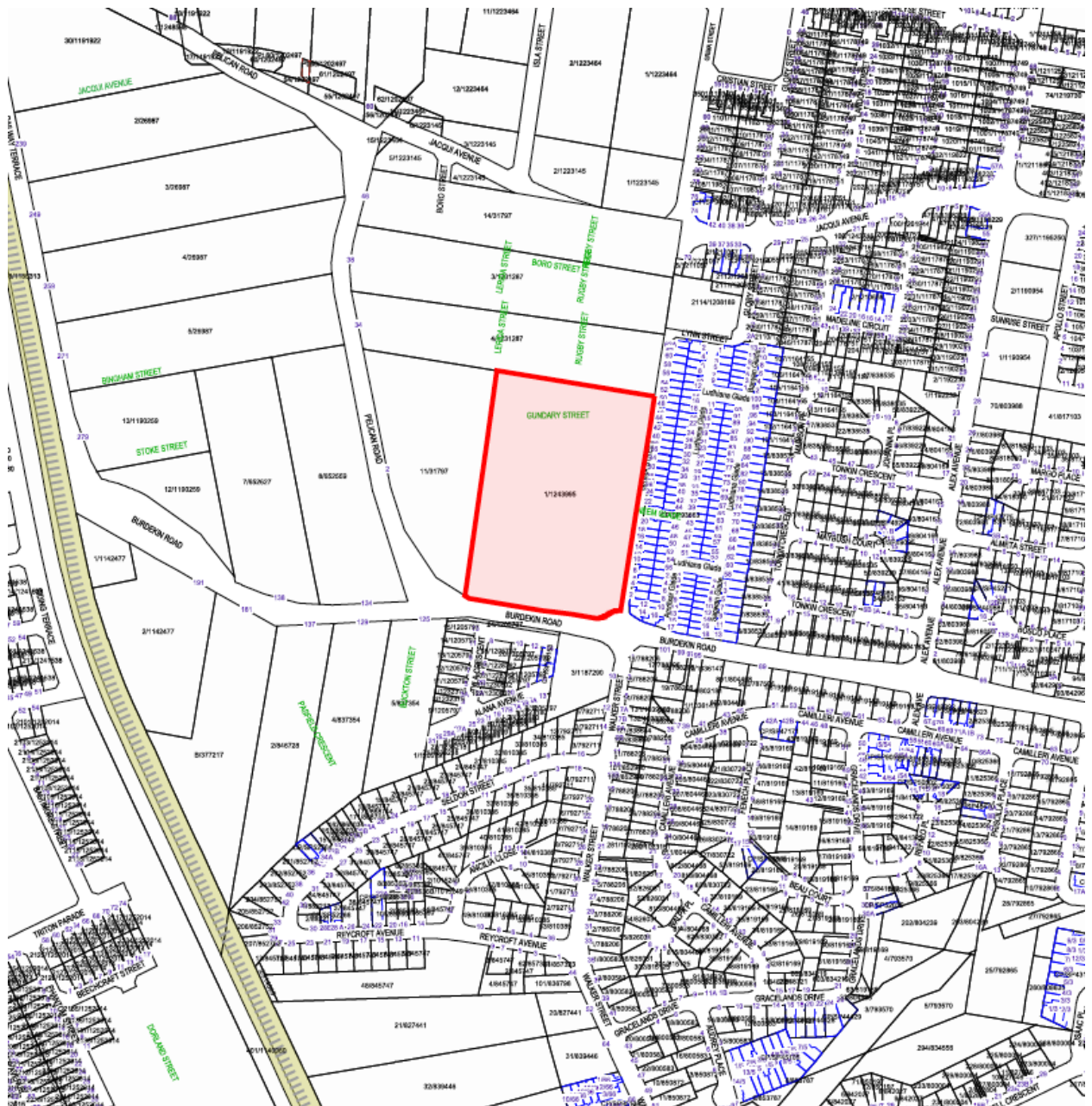

 Judith Portelli
 Manager Development Assessment


 Glennys James PSM
 Director Planning and Development

Location map



Subject Site

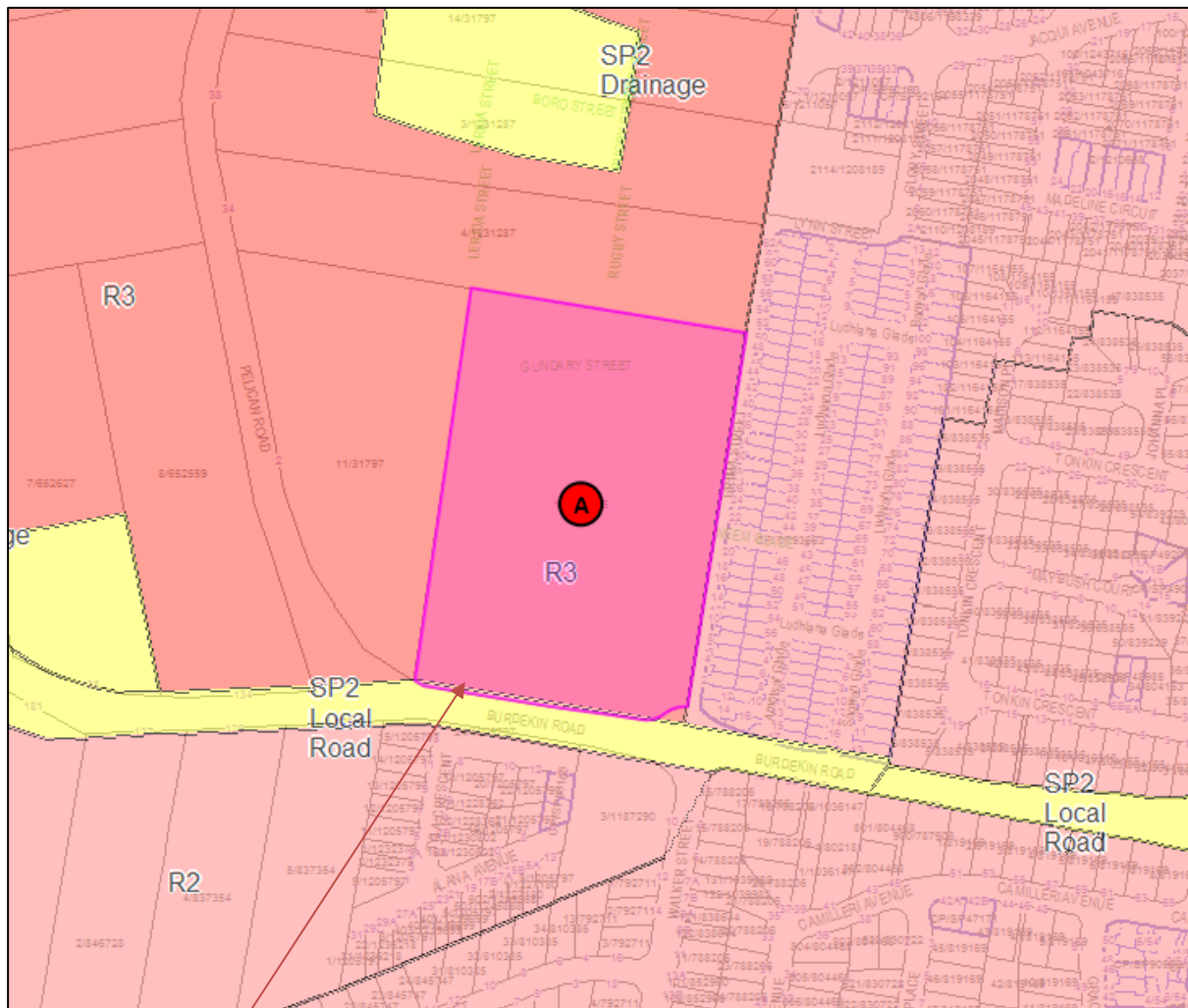


Aerial image (as 01 February 2020)



Subject Site

Zoning extract



Subject Site

Detailed information about proposal and DA submission material

1 Overview

- 1.1 The application seeks approval for subdivision to create 88 Torrens title lots and 1 residue lot for future road widening, construction of 24 abutting dwellings and civil works including site regrading, construction of new public roads, installation of stormwater infrastructure, services and landscaping on Lot 1 DP 1243995, 108 Burdekin Road, Schofields.
- 1.2 The proposed development will include a range of lot sizes that will illustrate different built form outcomes particularly focusing on housing diversity and affordability. A key focus of the development is 'the missing middle' housing typologies proposed within a more Liveable Street context.
- 1.3 Subdivision will occur over 7 stages and will result in the creation of a variety of lot sizes that range in area from 172 m² to 704 m².
- 1.4 For lots with an area of >225 m² and <300 m², 'building envelope plans' are provided to demonstrate the lots are capable of accommodating a dwelling. Where lots are proposed >125 m² and <225 m², dwelling construction is proposed as part of this DA with detailed dwelling designs included (24 abutting dwellings). The remainder of the lots are greater than 300 m² with no building envelope plans required and construction of the residential component subject to future applications.
- 1.5 The proposal includes a total of 11 corner allotments ranging in size from 236 m² to 703 m². Five corner lots (301, 401, 406, 507, 601) have an area of 600 m² or more and are proposed to accommodate future manor homes under separate future applications in order to meet the minimum density requirement in the R3 zone.
- 1.6 Proposed lot mix summary

Lot Type	No. of lots	Size range	% mix
Corner	6	226 m ² – 322 m ²	6.8%
Corner (proposed future manor home lot)	5	600 m ² – 703 m ²	5.7%
Battle-axe	12	339 m ² – 380 m ²	13.6%
Frontage <10 metres	43	172 m ² – 370 m ²	48.9%
Frontage 10-13 metres	9	238 m ² – 377 m ²	10.2%
Frontage 13-16 metres	10	267 m ² – 435 m ²	11.4%
Frontage >16 metres	3	315 m ² – 455 m ²	3.4%

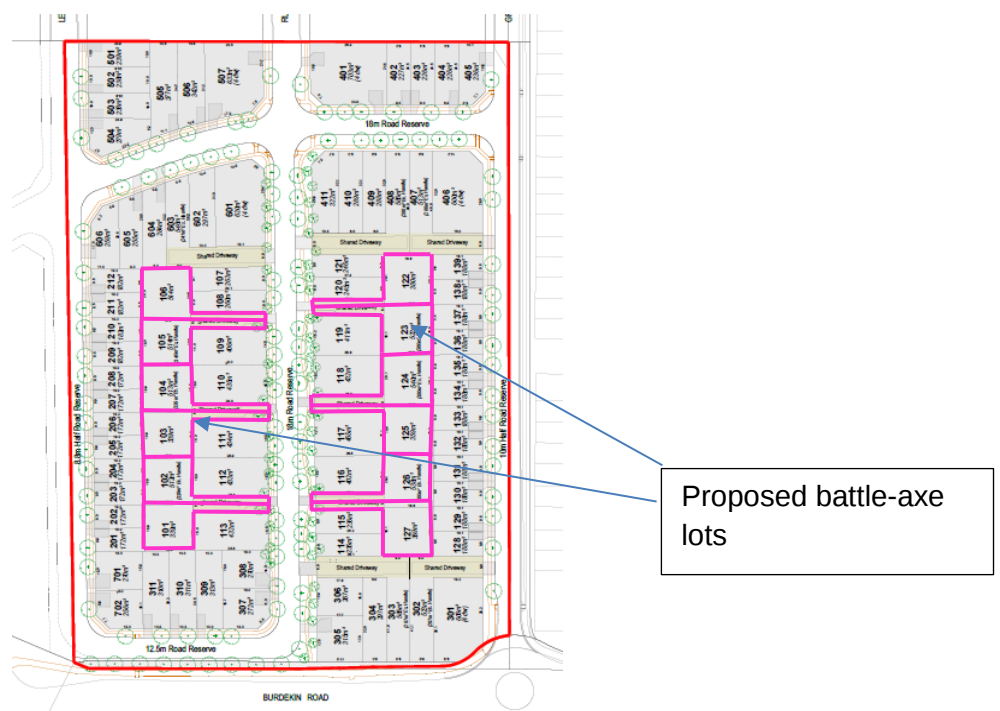
2 Shared driveways

- 2.1 The proposal includes 11 shared driveways. This includes 2 driveway designs being either 6 m or 8 m wide depending on the number of dwellings proposed to be served.
 - The 6 m wide access apron is 'T-shaped' with a length of up to 29 m. These shared driveways service the '4-pack' including the 2 battle-axe lots and 2 lots fronting the Liveable Street.

- The remaining shared driveways are 8 m in width and will service a range of rear loaded lots with different lot sizes, including 3 of the future manor home lots.
- 2.2 Turning paths have been provided to ensure sufficient manoeuvrability can be achieved to facilitate vehicles entering and exiting future dwellings in a forward direction.

3 Battle-axe lots

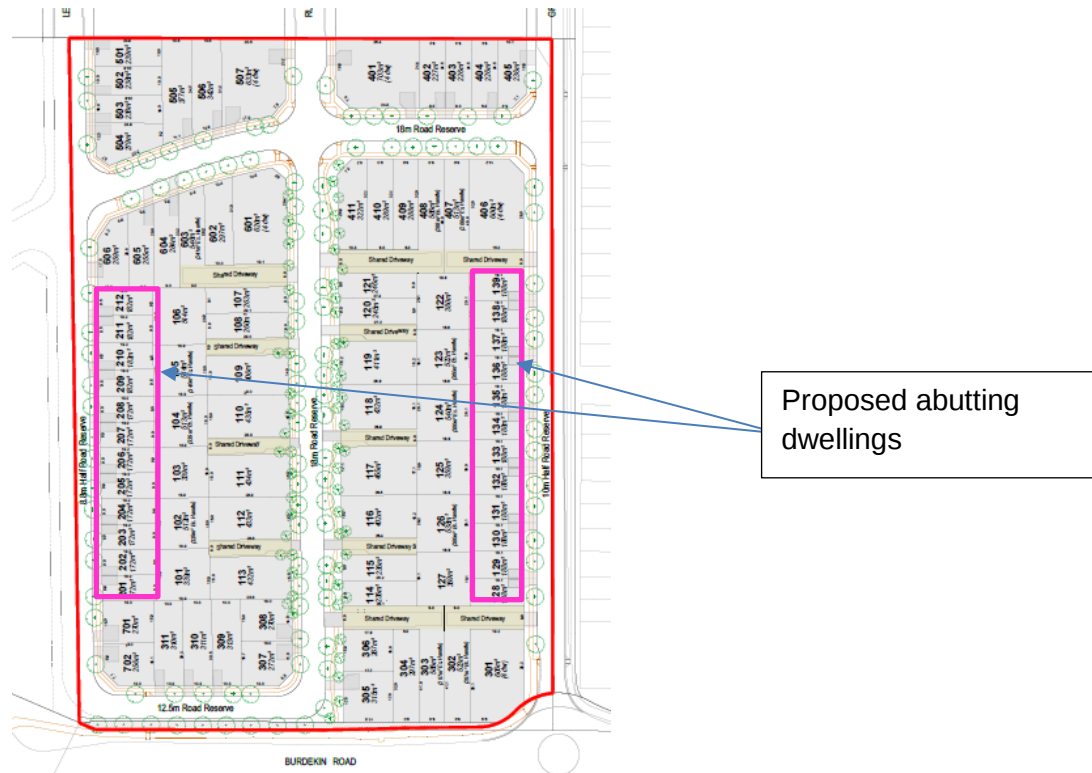
- 3.1 The proposed subdivision layout does not follow a typical lot layout. It consists of a range of lot sizes including a total of 12 battle-axe allotments accessed by shared driveways.
- 3.2 The proposed subdivision layout reduces garage and driveway dominance along the proposed Liveable Street and allows for a better landscaped and vegetated front setback.



4 Abutting dwellings

- 4.1 A total of 24 abutting dwellings are proposed including Lots 128 to 139 (on the eastern side of the site) and Lots 201 to 212 (on the western side of the site). The dwellings will be built based on of 4 house designs to allow for variation within the streetscape (as detailed within the architectural plans at attachment 5), whilst maintaining an overall consistent design approach to the streetscape.
- 4.2 The proposed dwellings are 2 storeys in height and each includes 3 bedrooms. The dwellings are proposed to be constructed in 'pairs' using similar materials and colour palette to provide consistency in the streetscape, with different elements within the façade to allow the identification of each dwelling. The designs generally incorporate a pitched roof, parapets, accented balconies with balustrade fencing. The materials proposed to be used include a variety of lightweight fibre cement cladding and brickwork.
- 4.3 Subdivision of the lots is proposed ahead of the dwelling construction. As a result, the dwelling designs are proposed to be registered on the Section 88B instrument related to each lot, to regulate the future built form outcome.

4.4 Indicative streetscape



5 Staging of the development

5.1 Subdivision is proposed in 7 stages to facilitate the delivery of the development across the site. Superlots will be created over the on-site detention basins until these basins are no longer required and subsequently decommissioned. The proposed staging of the development is as follows:

Stage 1

- Civil works including site grading, construction of new roads, stormwater works including construction of the temporary basins, 39 Torrens title lots (proposed Lots 101 to 139), 8 superlots and 1 residue lot (Lot 148 for future road widening) and construction of 12 abutting dwellings over Lots 128 to 139.
- The residential lots are proposed to be registered ahead of the dwelling construction to enable the sale of land with the feasibility of the project.
- A temporary road will be constructed along the southern boundary of superlot 144 (temporary basin No.1) to connect the road network within the site. This will be removed once the temporary basin is decommissioned and connection of Gundry Road and Road No. 2 along the western boundary of the site is constructed (at Stage 6).

Stage 2

- Subdivision of proposed superlot 143 to create 12 Torrens title lots and construction of 12 abutting dwellings (proposed Lots 201 to 212). The lots are proposed to be registered ahead of the dwelling construction to enable the sale of land and split contracts to assist with the feasibility of the project.

Stage 3

- Subdivision of proposed superlots 140 and 141 to create 11 Torrens title lots (proposed Lots 301 to 311).
- Lot 311 will be excluded from this stage and be added to temporary Basin No. 2, if the detailed design of the temporary basin at the time of the Construction Certificate requires an increase in the size and volume of the basin.

Stage 4

- Subdivision of proposed superlots 146 and 147 to create 11 Torrens title lots (Lots 401 to 411).

Stage 5

- Subdivision of proposed superlot 145 to create 7 Torrens title lots (proposed Lots 501 to 507).

Stage 6

- Decommissioning of temporary basin No. 1 on proposed superlot 144, earthworks and subdivision to create 6 Torrens title lots (proposed Lots 601 to 606). This will include the removal of any temporary access arrangements over the affected lots and construction of a part road to connect Gundry Road and Road No. 2 along the western boundary of the site.

Stage 7

- Decommissioning of temporary basin No. 2 on proposed superlot 142, earthworks and subdivision to create 2 Torrens title lots (proposed Lots 701 and 702).

5.2 Staging of development works



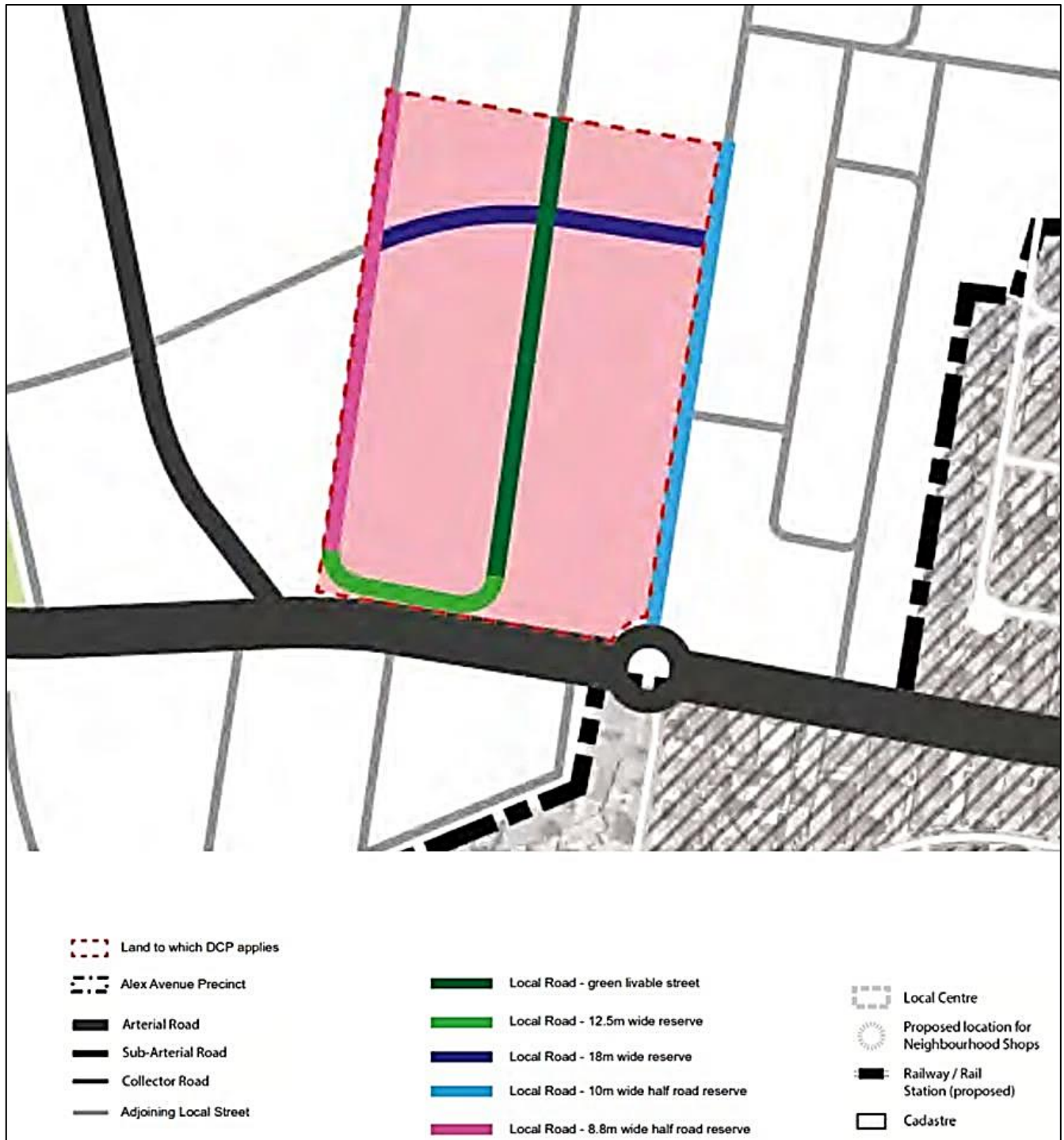
6 Transition in height

- 6.1 The subject site is zoned R3 Medium Density Residential with a maximum building height of 16 m. Additionally, the site is bounded by 4-storey residential flat buildings to the north, currently under construction.
- 6.2 Therefore, the future built forms on Lots 501 to 507 and 401 to 405 are proposed to include a 3 storey element to ensure an appropriate height transition between the new development and the neighbouring buildings to the north, and to enhance the future desired built form and character of the area.

7 Access and road network

- 7.1 The future development will have access to the existing surrounding road network via Grima Street to the east and connections into Lerida Street and Rugby Street to the north.
- 7.2 New public roads are proposed, which are consistent with the Indicative Layout Plan (ILP) in the Alex Avenue Precinct Plan as shown below and including:
 - Road No.1 (Gundry Road) Full-width road construction (18 m wide) running west-east through the site.
 - Road No. 2 (West) Half-width road construction (8.8 m wide) along the western boundary of the site due to this road straddling the property boundary with the adjoining property to the west.
 - Road No. 2 (South) Full-width construction (12.5 m wide) along the southern boundary of the site.
 - Road No.2 (Liveable Street) Full-width road construction (18 m wide) running south-north through the site.
 - Grima Street Half-width road construction (10 m wide) along the eastern boundary of the site.

7.3 Precinct road hierarchy



8 Landscape and maintenance strategy

- 8.1 The key focus of the proposed development is on increased landscaping in the street verges to provide generous vegetated areas that create informal spaces for the community to interact. Importantly, this green liveable environment will assist in reducing surface temperatures and creating 'cool' streets by providing shade below street tree canopies. The design will assist in mitigating the urban heat island effect, while providing a soft transition between private outdoor areas and the public streetscape.
- 8.2 A Street Tree Plan, including the proposed species, has been submitted by the applicant and reviewed by Council's Open Space Maintenance Section. However, the detailed landscape plan and maintenance standards for the extended width vegetated nature strips will be submitted by the applicant and reviewed by the Open Space Maintenance Section prior to the issue of a Construction Certificate.
- 8.3 In relation to the maintenance strategy, Landcom has agreed to maintain the extended width vegetated nature strip verges (to an agreed standard as approved by the Open Space Maintenance Section) for a period of 5 years from the date of practical completion of all dwelling houses with access via Road No. 2 (East) - Liveable Street and Road No.1 - Gundry Street. The maintenance agreement terms and period will be confirmed with a letter of undertaking by Landcom prior to the issuing of a Construction Certificate for this development.

9 Cut and fill

- 9.1 Land contouring is required as part of this DA, to establish road levels and to construct level building pads for the proposed dwellings and future residential development. As a result 22,200 m³ of cut and 11,700 m³ of fill is proposed. The balance of 10,500 m³ of excess cut material which will be suitably removed off-site.

10 Temporary retaining walls

- 10.1 Due to the topography of the site and interface with the property to the west, it is necessary to construct a temporary retaining wall along the western boundary until the completion of the western half of the road on the adjoining old poultry farm property.
- 10.2 A retaining wall is also proposed to provide a temporary turning head on Road No.1 (Gundry Street) until the northern basin (No. 1) is no longer required and decommissioned. Once this occurs, the affected lots will be filled in line with the engineering plans and the retaining walls will be removed.

11 Stormwater

- 11.1 The application is accompanied by a Civil Engineering Report (prepared by Calibre Group), which considers the temporary and ultimate stormwater management of the site.
- 11.2 The stormwater over the site diverges into 2 catchments. Ultimately, it is intended that the development will drain to Council's future regional basins once constructed. However, in the interim, the site will drain into 2 temporary basins to be delivered on-site until the regional drainage infrastructure is built.
- 11.3 Temporary Basin No. 1 will be located within proposed superlot 144, and Temporary Basin No. 2 within superlot 142, and will be constructed as part of the development's Stage 1 civil works. The basin's size and volume will be subject to further detailed design at the Construction Certificate stage and may vary depending on the outcome.

- 11.4 It is not practical to deliver on-lot treatment due to the small size of the lots proposed. Therefore, Landcom has entered into Voluntary Planning Agreements (based on the staging of the developments) to pay monetary contributions in lieu of on-lot water quality treatment of stormwater.

12 Acoustics

- 12.1 The proposal is accompanied by a Noise Assessment Report (prepared by Renzo Tonin and Associates dated July 2019), which provides recommendations for acoustic attenuation.
- 12.2 The report includes findings of an assessment of the traffic noise impacts from Burdekin Road on the proposed development. It concludes that some dwellings in the proposed development will require façade and building treatments to achieve suitable internal noise levels as outlined within the recommendations of the report.

13 Odour

- 13.1 The site adjoins an existing poultry farm to the west which ceased operating in September 2018 according to the Department of Primary Industries.
- 13.2 The Odour Assessment (prepared by Astute Environmental Consulting) found that the potential odour from the adjoining property, if it were to commence operating again, extends predominantly to the south-west and north.
- 13.3 The report concluded that the proposed development is unlikely to be subject to any worse odour impacts than the approved residential development in the area, including the new residential flat building approved to the north of the site.

14 Aboriginal archaeology

- 14.1 An Aboriginal Archaeological Due Diligence Assessment prepared by Eco Logical Australia has been submitted with the application.
- 14.2 The purpose of the report is to identify whether or not Aboriginal objects are, or are likely to be, present in an area and determine whether or not the development is likely to harm Aboriginal objects (if present). Preparation of the report included historical database searches, a review of the NSW Office of Environment and Heritage Aboriginal Heritage Information Management System (AHIMS) database relating to the site and a site inspection.
- 14.3 The report states that the site was found to have been subject to large scale soil disturbances as a result of complete tree clearance in the past and wide scale soil loss related to natural erosional activity and significant earthworks associated with the development of the residential area to the east. It concludes that the study area is considered to have moderate to high levels of soil disturbance and to have a low potential for an intact subsurface archaeological deposit, and therefore no further Aboriginal heritage assessment is warranted.