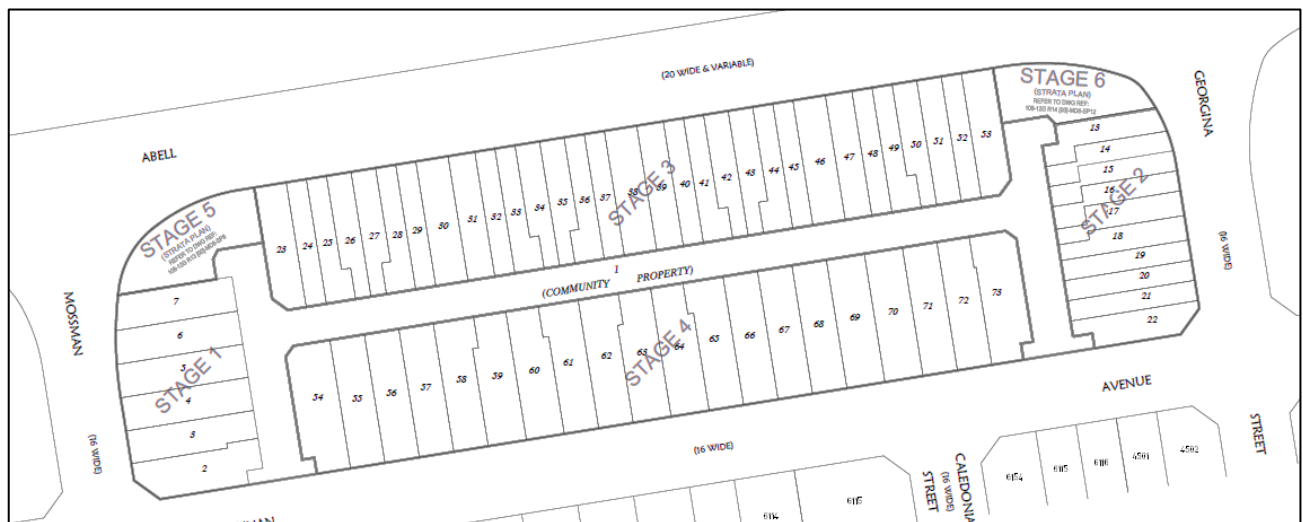


Detailed information about proposal and DA submission material

1 Overview

- 1.1 This Development Application has been lodged by Stockland Development Pty Ltd seeking approval for works at proposed superlot 5190 in a subdivision of Lot 2 DP 1225885 Richmond Road, Marsden Park.
- 1.2 Lot 5190 was created (but is not yet registered) under SPP-17-00044 within Precinct 6 of Stockland's Elara Estate. SPP-17-00044 granted consent for a subdivision and concept plan comprising 945 residential lots within Stockland Precinct 6, including 3 superlots along the northern boundary of the site. Development of these super lots for medium density dwellings was supported in principle under SPP-17-00044.
- 1.3 Works under this Development Application include the construction of 41 attached dwellings, 26 semi-detached dwellings, 2 detached dwellings and 2 studio dwellings, with associated community and strata title subdivision.
- 1.4 Subdivision is proposed to be staged to facilitate the progressive delivery of dwellings across the site (see plan below).



2 Residential component

- 2.1 The proposed development will create a total of 69 residential lots, 1 community title lot (the internal laneway) and 4 strata title residential lots. The proposed residential lots will range in area between 125 m² and 418 m².
- 2.2 All lots are accessed at the rear of the lot from the private laneway. Lot frontages will vary from 4.5 m to 8.5 m.
- 2.3 All dwellings are 2 storeys in height. All 2 bedroom dwellings are provided with a single garage and 3+ bedroom dwellings are provided with a double garage.
- 2.4 Lots 8 and 12 include the construction of a studio dwelling above the garage of a detached single dwelling. The studios will be strata subdivided and provide an open plan lounge room, dining, kitchen and study with separate bedroom and balcony off the lounge room.

3 Civil works

- 3.1 The proposed civil works are for the construction of an internal laneway, stormwater drainage and installation of services.
- 3.2 An internal laneway is proposed through the site with a road reserve of 8 m, including a 6 metre carriageway for 2-way traffic and a 1 metre verge on either side. All other surrounding roads were approved under SPP-17-00044.
- 3.3 The site will discharge into the trunk drainage along the eastern boundary which feeds into Basin 3 to the north. This channel and basin have been separately approved under JRPP-15-02324. A Stormwater Strategy for the precinct was approved as part of SPP-17-00044.
- 3.4 Bulk earthworks over the site have previously been approved under the previous consent on the broader site. The proposed land regrading and contouring under this application will involve only a maximum of 0.5 m of cut and a maximum of 1.4 m of fill.
- 3.5 The proposed site grading under this application refines the levels, ready for the proposed dwellings, and provides a transition of levels that allows the site drainage to discharge to a future regional basin.
- 3.6 A Landscape Design Concept for the site has been submitted in support of the proposal. Landscaping within individual lots' front setbacks, courtyards and in select areas along the shared driveway is proposed under this Development Application. Street trees have previously been approved by Council along the perimeter roads of the superlot.

4 Waste

- 4.1 Waste bins have been identified on the site plans, demonstrating that there is sufficient space for each bin to be placed along the laneway and/or public road. Turning paths are provided to demonstrate accessibility for Council waste service vehicle ingress and egress using these laneways.

5 Aboriginal heritage

- 5.1 The NSW Office of Environment and Heritage (OEH) has issued an Aboriginal Heritage Impact Permit (AHIP) under section 90 of the NPWS Act in relation to the earthworks approved under DA-15-02273. All works to be carried out under the subject Development Application are required to comply with the conditions of this AHIP.

6 Contamination

- 6.1 A detailed site investigation, prepared by DLA Environmental dated May 2015, was submitted with the approved application for the bulk earthworks on the broader site (Precincts 5 and 6).
- 6.2 The investigation concluded that the site is suitable for the intended use, subject to the removal of fill material and a subsequent asbestos clearance/validation report.
- 6.3 Council's Environmental Health Unit recommended appropriate conditions for the handling and disposal of asbestos under the bulk earthworks Development Application. The condition requires that a validation report be prepared upon completion of work, confirming the suitability of the site for the proposed development and to be endorsed by Council prior to the release of the final plan of subdivision. A similar condition is to be included on this consent to ensure that the site is suitable for the intended use prior to release of the Subdivision Certificate for each stage.