

DA no. : JRPP-14-1915

Proposal: Staged construction of 6 x 4 storey residential flat buildings

Location: Lot 205 DP 660230 No. 822 Windsor Road, Rouse Hill

Residential Flat Design Code (RFDC) compliance table

Control	Proposal	Compliance
Building Separation Up to 4 storeys <ul style="list-style-type: none"> - 12 metres between habitable rooms and balconies - 9 metres between habitable rooms / balconies and non-habitable rooms - 6 metres between non-habitable rooms 	The proposal provides for a 6m side and rear property boundary setback. This results in a maximum 12m building separation.	Yes
Street setback <ul style="list-style-type: none"> - Maintain existing street setbacks 	A 5m setback is provided to internal local streets, 11m setback to western local road and 10m setback to Windsor Road. The setbacks are consistent with the requirements of the Growth Centre DCP, with the exception of front setbacks, with the variation discussed in the report.	Yes, with only a minor variation to one road.
Side and rear setbacks <ul style="list-style-type: none"> - Retain setbacks to existing streetscape patterns 	6m side and rear setbacks provided consistent with adjoining developments.	Yes
Communal Open Space <ul style="list-style-type: none"> - Minimum 25% of the open space area of a site shall be a deep soil zone. Exception may be made in urban areas. In these cases, stormwater treatment measures are to be provided. 	4,315 sqm of communal open space provided. 56% of open space is provided as deep soil zones.	Yes
Building Entry <ul style="list-style-type: none"> - Activate the street 	Buildings are oriented to the public street.	Yes
Car parking <ul style="list-style-type: none"> - Determine appropriate car parking spaces in relation to proximity to public transport, the density of the development. - Preference to underground car parking - Provision of bicycle parking 	Car parking compliant with the Growth Centres DCP parking requirements. The site adjoins Windsor Road and is within 800 m of Rouse Hill Town Centre which includes existing bus transit and future North West Rail Link train station. Car parking is provided in the basement and sufficient bicycle parking has been provided.	Yes
Vehicle access <ul style="list-style-type: none"> - Limit driveway widths to 6 metres 	Driveways are less than 6m.	Yes
Apartment sizes <ul style="list-style-type: none"> - 1 bedroom – 50sqm - 2 bedroom – 70sqm - 3 bedroom – 95sqm 	Variation in unit sizes in accordance with RFDC. Dimensions are as follows: <ul style="list-style-type: none"> - 1 bedroom – Min. 51 sqm - 2 bedroom – Min. 71 sqm - 3 bedroom – Min. 96 sqm 	Yes
Apartment mix <ul style="list-style-type: none"> - Provide a variety of unit types 	The development proposes a variety of housing choices comprising 19 x 1 bedroom units (7 %), 228 x 2 bedroom units (78 %) and 42 x 3 bedroom units (15 %).	Yes

Control	Proposal	Compliance
Balconies - Minimum depth of 2 metres	Minimum balcony dimensions of 2.5m as required by Growth Centres DCP.	Yes
Ceiling heights - Minimum 2.7 metres	Min. 2.7m ceiling height achieved.	Yes
Internal Circulation - Where units are arranged off a double loaded corridor, the number of units accessible from a single core / corridor should be limited to 8	Maximum 6 units per corridor.	Yes
Storage - One bedroom units – 6m3 - Two bedroom units – 8m3 - Three bedroom units – 10m3	Storage areas are provided within basement.	Yes
Acoustic privacy - Arrange apartment to minimise noise transition	Suitable acoustic privacy has been provided to individual units and DA is supported with an acoustic assessment.	Yes
Daylight access - Living rooms and private open spaces for at least 70% of apartments should receive a minimum of three hours direct sunlight between 9am and 3pm in mid winter	213 units - 74%	Yes
Cross ventilation - 60% of residential units should be naturally ventilated	228 units – 79%	Yes
Facades - Ensure that new development have facades which define and enhance the public domain and desired street character	Façade of building addresses the public street, provides decorative fencing for ground floor private terraces to ensure distinction between public and private open space areas.	Yes
Roof Design - Provide quality roof designs, which contribute to the overall design and performance of the residential flat building	Roof includes architectural roof features to break up building mass, including cantilevered roofs.	Yes
Energy Efficiency - Provide AAA rated shower heads - reduce the need for artificial lighting	BASIX Certificate has been provided.	Yes