

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

Compliance with BCC Growth Centre Precincts DCP 2010 Part 4.0 - Development in the Residential Zones (from main body of DCP)		
SPECIFIC RESIDENTIAL FLAT BUILDING CONTROLS		
Key controls for residential flat buildings (Table 4-10)		
Element/Control	Proposal	Complies
Site coverage ➤ Max. 50%	Site area (excl. roads) = 15,554 sqm Ground floor area = 7,769 sqm Site coverage = 49.9%	Yes
Landscaped area ➤ Min. 30% of site area	5,992 sqm 38.5%	Yes
Communal open space ➤ 15% of site area	4,315 sqm 28%	Yes
Principal private open space (PPOS) ➤ Min. 10m ² per dwelling ➤ Min. dimension of 2.5m	All units provided with minimum 10 sqm and minimum dimension of 2.5m.	Yes
Front setback ➤ Min. 6m ➤ Balconies and other articulation may encroach into setback to a maximum of 4.5m from the boundary for the first 3 storeys, and for a maximum of 50% of the façade length.	5m setback proposed to street setback.	No, however, variation discussed in report and considered acceptable.
Corner lots secondary setback ➤ Min. 6m	5m secondary street setback proposed.	No, however, variation discussed in report and considered acceptable.
Side setback ➤ Buildings up to 3 storeys: min. 3m ➤ Buildings above 3 storeys: min 6m	6m side setback.	Yes
Rear setback ➤ Min. 6m	10m rear setback to Windsor Road (Blocks 1 & 6) Blocks 2 -5 all have direct street frontage, therefore no rear setback.	Yes
Zero lot line ➤ Not permitted	Not proposed.	Yes
Habitable room/balcony separation distance for buildings 3 storeys and above ➤ Min. 12m	Minimum 12m separation between buildings proposed.	Yes
Car parking spaces ➤ 1 space per dwelling, plus 0.5 spaces per 3 or more bed dwelling. ➤ May be in a 'stack parking' configuration. ➤ Spaces to be located below ground or behind building line ➤ 1 visitor car parking space per 5 units	<u>Requirement</u> 19 x 1 bedroom – 19 spaces 228 x 2 bedroom – 228 spaces 42 x 3 bedroom – 63 spaces Total required - 310 spaces Total provided – 336 spaces Total visitor spaces required – 58 spaces Total visitor spaces provided – 60 spaces	Yes

Bicycle parking ➤ 1 space per 3 dwellings	Total required – 101 spaces Total provided – 172 spaces	Yes
Garage dominance ➤ Max. 2 garage doors per 20m of lot frontage facing any one street frontage.	3 accessways proposed which are all greater than 20m apart.	Yes
Garages and car parking dimensions ➤ Covered: min. 3m x 5.5m ➤ Uncovered: min. 2.5m x 5.2m ➤ Aisle widths must comply with AS 2890.1	Car parking complies with AS 2890.1	Yes
Additional controls for certain dwelling types (Section 4.3) (Sub section 4.3.5 Controls for residential flat buildings)		
Element/Control	Proposal	Complies
Street frontage ➤ Minimum 30m	37m – 40m	Yes
Access ➤ Direct frontage to street or public park	Public street approved under DA-14-1684.	Yes
Amenity ➤ Must not adversely impact upon the amenity (i.e. overshadowing, privacy or visual impact) of existing or future adjoining residential development.	Satisfactory. Adequate setbacks to adjoining properties and building separation to ensure compliance.	Yes
Adaptable Housing ➤ Min 10% of dwellings (where 10 or more proposed). ➤ Designed in accordance with the <i>Australian Adaptable Housing Standard (AS 4299-1995)</i> ➤ Preferably on ground floor or access via a lift, including access to basement. ➤ DA to be accompanied by certification from an accredited Access Consultant confirming that the adaptable dwellings are capable of being modified, when required by the occupant, to comply with the <i>Australian Adaptable Housing Standard (AS 4299-1995)</i> .	29 adaptable units proposed and access certification has been submitted.	Yes
Accessible parking ➤ Car parking and garages to comply with the requirements of AS for disabled parking spaces.	29 accessible car parking spaces have been provided.	Yes
Landscape Plan ➤ Landscape plan to be submitted.	A landscape plan has been prepared for the development.	Yes
CONTROLS FOR ALL RESIDENTIAL DEVELOPMENT		
Site Responsive Design (Section 4.1)		
Control/Requirement	Proposal	Complies
4.1.1 Site analysis plan	Submitted as part of DA.	Yes
4.1.2 Cut and fill ➤ Max. 500mm cut/fill ➤ Validation Report for imported fill ➤ Where cut on the boundary, retaining walls must be integrated with its	Bulk earthworks undertaken at subdivision stage, however, site benching undertaken, including excavation of basement. Cut and fill	Yes

construction, otherwise minimum 450mm from boundary ➤ Max. 600mm high walls ➤ Max. 1200mm combined wall height ➤ Min 0.5m between each step	proposal considered acceptable.	
4.1.3 Sustainable building design ➤ BASIX Certificate ➤ Indigenous species to make up more than 50% of plant mix on landscape plan ➤ Plant species to be selected from Appendix D ➤ Outdoor clothes lines/drying areas required	BASIX Certificate submitted and native vegetation proposed.	Yes
4.1.4 Salinity, sodicity & aggressivity ➤ To comply with Salinity Management Plan developed at subdivision phase	Suitable conditions imposed for site specific salinity matters.	Yes
Dwelling design controls (Section 4.2)		
Control/Requirement	Proposal	Complies
4.2.1 Summary of Key Controls	N/A – tables do not relate to RFB's	N/A
4.2.2 Streetscape & design	N/A – no specific controls for RFB's	N/A
4.2.3 Front setbacks	N/A - no specific controls for RFB's	N/A
4.2.4 Side and rear setbacks	N/A - no specific controls for RFB's	N/A
4.2.5 Height, massing and siting	N/A - no specific controls for RFB's	N/A
4.2.6 Landscaped area	N/A - no specific controls for RFB's	N/A
4.2.7 Private open space ➤ Principle POS to be accessible from the main living area and have a maximum gradient of 1:10.	Noted – Level balconies proposed.	Yes
4.2.8 Garages, access & parking ➤ Driveways not to be within 1m of drainage facilities on gutter. ➤ Planting/walls adjacent to driveways must not block sight lines. ➤ Driveways to have soft landscaped areas on either side.	Noted.	Yes
4.2.9 Visual and acoustic privacy ➤ Acoustic report required if adjacent to railway line or major road, or impacted upon by nearby industrial/commercial area. ➤ No equipment or plant to generate noise level > 5dBA measured during the hours 7.00am to 10.00pm. ➤ Internal layout of residential buildings, window openings, location of courtyards and balconies, and building plant to be designed to minimise noise impacts ➤ Noise walls are not permitted. ➤ Development effected by rail or traffic noise is to comply with AS2107-2000 Acoustics: Recommended Design Sound Levels and Reverberation Times for Building Interiors. ➤ Development shall aim to comply with the criteria in Table 4-7.	Noted.	Yes
4.2.10 Fencing ➤ Front fencing max. 1m. ➤ Front fences not to impede sight	Fencing discussed in report.	Yes

<p>lines.</p> <ul style="list-style-type: none"> ➤ Side and rear fences max. 1.8m. ➤ Side fences not on a street frontage to be a max. 1m high to a point 2m behind the primary building façade. ➤ Corner lots or lots with side boundary adjoining open space/drainage, the front fencing style and height is to be continued to at least 4m behind the building line. ➤ On boundaries adjoining open space/drainage, fencing to be of high quality material and finish. Design to permit casual surveillance with max. height 1m or see-through materials for portion above 1m. ➤ Pre-painted steel or timber paling or lapped/capped boundary fencing not permitted adjacent to open space or drainage land or on front boundaries. ➤ Fencing adjoining rear access ways to permit casual surveillance. 		
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**Compliance with BCC Growth Centre Precincts DCP 2010
Schedule 4 – Area 20 Precinct (precinct specific controls)**

Section 2 – Relevant figures	
Control	Compliance
Figure 2.1 Precinct ILP	Proposal is consistent with Area 20 ILP
Figure 2.2 Aboriginal Cultural Heritage	Aboriginal Archaeological and Cultural Heritage Assessment submitted. Based on the conclusion that the proposed subdivision project will not impact upon any <i>identified</i> Aboriginal archaeological sites or objects, and also that the <i>potential</i> for undetected Aboriginal archaeological items to occur within the property that may be affected by future uses is assessed to be <i>low</i> , it is therefore recommended that there are no <i>obvious</i> Aboriginal archaeological (scientific) constraints to the proposal proceeding as intended and that no further Aboriginal archaeological heritage input is warranted. Suitable conditions imposed.
Figure 2.3 Flood Prone Land	Site is not identified as flood prone land.
Figure 2.4 Salinity	Suitable salinity conditions imposed.
Figure 2.5 The quarry sites	Site not affected by quarry.
Section 3 – Neighbourhood, subdivision and residential design	
Control	Compliance
Figure 3-1 Precinct Road hierarchy	The site adjoins major local streets, local roads and arterial roads. Road design has been addressed as part of subdivision DA.
Figure 3-2 Public Transport Network	Noted.
Figure 3-3 Pedestrian and Cycle Network	Noted.
3.2.2 Public domain	The site provides a larger setback to Windsor Road, with point encroachments to 10m. However, on average the development complies with the 12m Windsor Road interface requirement. The development also provides a 5m landscape buffer to local road as required by Figure 3-6.