

DA no. : JRPP-16-03310  
 Proposal: Construction of 6 x 4 storey residential flat buildings comprising 520 units  
 Location: 99-101 Schofields 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                                                                                  |
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| <b>Site coverage</b><br>➤ Max. 50%                                                                                                                                                                               | Maximum 12,865 sqm (50%)<br>Provided 12,884 sqm (50%)                                                                                                                                            | Yes                                                                                       |
| <b>Landscaped area</b><br>➤ Min. 30% of site area                                                                                                                                                                | Required 7,719 sqm (30%)<br>Provided 7,226 sqm (28%)                                                                                                                                             | No – however, variation discussed in main report and considered acceptable on its merits. |
| <b>Communal open space</b><br>➤ 15% of site area                                                                                                                                                                 | Required 3,859 sqm (15%)<br>Provided 7,127 sqm (28%)                                                                                                                                             | Yes                                                                                       |
| <b>Principal private open space (PPOS)</b><br>➤ Min. 10m <sup>2</sup> per dwelling<br>➤ Min. dimension of 2.5m                                                                                                   | Compliant with ADG's minimum requirement. Private open space is a development standard within the ADG that takes precedence of a DCP standard.                                                   | N/A                                                                                       |
| <b>Front setback</b><br>➤ Min. 6m<br>➤ 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. | 5 m setback provided to streets, however, 18 m road reserve provided at request of Council.<br><br>4m on northern road setback, given relocation of northern property boundary road on the site. | No – however, variation discussed in main report and considered acceptable on its merits. |
| <b>Corner lots secondary setback</b><br>➤ Min. 6m                                                                                                                                                                | 5 m setback provided to streets, however, 18 m road reserve provided at request of Council.                                                                                                      | No – however, variation discussed in main report and considered acceptable on its merits. |
| <b>Side setback</b><br>➤ Buildings up to 3 storeys: min. 3m<br>➤ Buildings above 3 storeys: min 6m                                                                                                               | N/A as all street frontages provided.                                                                                                                                                            | N/A                                                                                       |
| <b>Rear setback</b><br>➤ Min. 6m                                                                                                                                                                                 | N/A as all street frontages provided.                                                                                                                                                            | N/A                                                                                       |
| <b>Zero lot line</b><br>➤ Not permitted                                                                                                                                                                          | Not proposed.                                                                                                                                                                                    | Yes                                                                                       |
| <b>Habitable room/balcony separation distance for buildings 3 storeys and above</b><br>➤ Min. 12m                                                                                                                | Building separation of 12 m minimum                                                                                                                                                              | Yes                                                                                       |
| <b>Car parking spaces</b><br>➤ 1 space per dwelling, plus 0.5 spaces per 3 or more bed dwelling.<br>➤ May be in a 'stack parking'                                                                                | 520 units<br>134 x 1 bed, 350 x 2 bed and 36 x 3 bed<br>Required: 538 spaces (resident) and 104 spaces (visitor)                                                                                 | Yes                                                                                       |

| <ul style="list-style-type: none"> <li>configuration.</li> <li>➤ Spaces to be located below ground or behind building line</li> <li>➤ 1 visitor car parking space per 5 units</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                    | Proposed: 676 spaces, being 132 visitor spaces (include 28 visitor from loss of on-street car parking) and 544 residential spaces plus 1 carwash bay                                                                            |                                                    |
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| <b>Bicycle parking</b> <ul style="list-style-type: none"> <li>➤ 1 space per 3 dwellings</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Required: 174 spaces<br>Proposed: 174 spaces                                                                                                                                                                                    | Yes                                                |
| <b>Garage dominance</b> <ul style="list-style-type: none"> <li>➤ Max. 2 garage doors per 20m of lot frontage facing any one street frontage.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 2 entrances proposed more than 20 m separated                                                                                                                                                                                   | Yes                                                |
| <b>Garages and car parking dimensions</b> <ul style="list-style-type: none"> <li>➤ Covered: min. 3m x 5.5m</li> <li>➤ Uncovered: min. 2.5m x 5.2m</li> <li>➤ Aisle widths must comply with AS 2890.1</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                             | Car parking to comply with AS 2890.1                                                                                                                                                                                            | Yes – This will be <b>conditioned</b> accordingly. |
| <b>Additional controls for certain dwelling types (Section 4.3 )</b><br>(Sub section 4.3.5 Controls for residential flat buildings)                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                 |                                                    |
| Element/Control                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Proposal                                                                                                                                                                                                                        | Complies                                           |
| <b>Street frontage</b> <ul style="list-style-type: none"> <li>➤ Minimum 30m</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Minimum 144 m                                                                                                                                                                                                                   | Yes                                                |
| <b>Access</b> <ul style="list-style-type: none"> <li>➤ Direct frontage to street or public park</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Vehicle access proposed to future public road                                                                                                                                                                                   | Yes                                                |
| <b>Amenity</b> <ul style="list-style-type: none"> <li>➤ Must not adversely impact upon the amenity (i.e. overshadowing, privacy or visual impact) of existing or future adjoining residential development.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                       | Solar access report submitted demonstrating compliance with ADG requirements for apartments and common open space. Adequate building separation is provided to ensure privacy and visual impact of development is satisfactory. | Yes                                                |
| <b>Adaptable Housing</b> <ul style="list-style-type: none"> <li>➤ Min 10% of dwellings (where 10 or more proposed).</li> <li>➤ Designed in accordance with the <i>Australian Adaptable Housing Standard (AS 4299-1995)</i></li> <li>➤ Preferably on ground floor or access via a lift, including access to basement.</li> <li>➤ 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>.</li> </ul> | Access report submitted. A minimum 52 adaptable units have been provided within the development.                                                                                                                                | Yes – This will be <b>conditioned</b> accordingly. |
| <b>Accessible parking</b> <ul style="list-style-type: none"> <li>➤ Car parking and garages to comply with the requirements of AS for disabled parking spaces.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                    | Access parking for residents and visitors has been provided within the basement, and designed in accordance with Australian Standards.                                                                                          | Yes                                                |
| <b>Landscape Plan</b> <ul style="list-style-type: none"> <li>➤ Landscape plan to be submitted.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | A landscape plan prepared by A Total Concept Landscape Architects has been prepared and submitted with the DA.                                                                                                                  | Yes – This will be <b>conditioned</b> accordingly. |

## CONTROLS FOR ALL RESIDENTIAL DEVELOPMENT

### Site Responsive Design (Section 4.1)

| Control/Requirement                                                                                                                                                                                                                                                                                                                                                                                       | Proposal                                                                                                                                                                                                         | Complies                                                          |
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| <b>4.1.1 Site analysis plan</b>                                                                                                                                                                                                                                                                                                                                                                           | Satisfactory                                                                                                                                                                                                     | Yes                                                               |
| <b>4.1.2 Cut and fill</b> <ul style="list-style-type: none"> <li>➤ Max. 500mm cut/fill</li> <li>➤ Validation Report for imported fill</li> <li>➤ Where cut on the boundary, retaining walls must be integrated with its construction, otherwise minimum 450mm from boundary</li> <li>➤ Max. 600mm high walls</li> <li>➤ Max. 1200mm combined wall height</li> <li>➤ Min 0.5m between each step</li> </ul> | Levels comply with civil works requirements. The development is stepped with the natural fall of the land to minimise retaining. Basement car parking is provided, therefore no importation of fill is required. | Yes – Exportation of fill will be <b>conditioned</b> accordingly. |
| <b>4.1.3 Sustainable building design</b> <ul style="list-style-type: none"> <li>➤ BASIX Certificate</li> <li>➤ Indigenous species to make up more than 50% of plant mix on landscape plan</li> <li>➤ Plant species to be selected from Appendix D</li> <li>➤ Outdoor clothes lines/drying areas required</li> </ul>                                                                                       | BASIX submitted has been submitted. Landscaping incorporates a majority of native species including gums, bottle brushes and lily pillis.                                                                        | Yes – This will be <b>conditioned</b> accordingly.                |
| <b>4.1.4 Salinity, sodicity &amp; aggressivity</b> <ul style="list-style-type: none"> <li>➤ To comply with Salinity Management Plan developed at subdivision phase</li> </ul>                                                                                                                                                                                                                             | Salinity report submitted.                                                                                                                                                                                       | Yes – This will be <b>conditioned</b> accordingly.                |

### Dwelling design controls (Section 4.2)

| Control/Requirement                                                                                                                                                                                                                                                                                                                                                                                                    | Proposal                                                 | Complies |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|----------|
| <b>4.2.1 Summary of Key Controls</b>                                                                                                                                                                                                                                                                                                                                                                                   | N/A – tables do not relate to RFB's                      | N/A      |
| <b>4.2.2 Streetscape &amp; design</b>                                                                                                                                                                                                                                                                                                                                                                                  | N/A – no specific controls for RFB's                     | N/A      |
| <b>4.2.3 Front setbacks</b>                                                                                                                                                                                                                                                                                                                                                                                            | N/A - no specific controls for RFB's                     | N/A      |
| <b>4.2.4 Side and rear setbacks</b>                                                                                                                                                                                                                                                                                                                                                                                    | N/A - no specific controls for RFB's                     | N/A      |
| <b>4.2.5 Height, massing and siting</b>                                                                                                                                                                                                                                                                                                                                                                                | N/A - no specific controls for RFB's                     | N/A      |
| <b>4.2.6 Landscaped area</b>                                                                                                                                                                                                                                                                                                                                                                                           | N/A - no specific controls for RFB's                     | N/A      |
| <b>4.2.7 Private open space</b> <ul style="list-style-type: none"> <li>➤ Principle POS to be accessible from the main living area and have a maximum gradient of 1:10.</li> </ul>                                                                                                                                                                                                                                      | Balconies and ground floor terraces directly accessible. | Yes      |
| <b>4.2.8 Garages, access &amp; parking</b> <ul style="list-style-type: none"> <li>➤ Driveways not to be within 1m of drainage facilities on gutter.</li> <li>➤ Planting/walls adjacent to driveways must not block sight lines.</li> <li>➤ Driveways to have soft landscaped areas on either side.</li> </ul>                                                                                                          | Driveway location satisfactory.                          | Yes      |
| <b>4.2.9 Visual and acoustic privacy</b> <ul style="list-style-type: none"> <li>➤ Acoustic report required if adjacent to railway line or major road, or impacted upon by nearby industrial/commercial area.</li> <li>➤ No equipment or plant to generate noise level &gt; 5dBA measured during the hours 7.00am to 10.00pm.</li> <li>➤ Internal layout of residential buildings, window openings, location</li> </ul> | Satisfactory.                                            | Yes      |

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| <p>of courtyards and balconies, and building plant to be designed to minimise noise impacts</p> <ul style="list-style-type: none"> <li>➤ Noise walls are not permitted.</li> <li>➤ Development effected by rail or traffic noise is to comply with AS2107-2000 Acoustics: Recommended Design Sound Levels and Reverberation Times for Building Interiors.</li> <li>➤ Development shall aim to comply with the criteria in Table 4-7.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                               |                                           |
| <p><b>4.2.10 Fencing</b></p> <ul style="list-style-type: none"> <li>➤ Front fencing max. 1m.</li> <li>➤ Front fences not to impede sight lines.</li> <li>➤ Side and rear fences max. 1.8m.</li> <li>➤ Side fences not on a street frontage to be a max. 1m high to a point 2m behind the primary building façade.</li> <li>➤ 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.</li> <li>➤ 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.</li> <li>➤ Pre-painted steel or timber paling or lapped/capped boundary fencing not permitted adjacent to open space or drainage land or on front boundaries.</li> <li>➤ Fencing adjoining rear access ways to permit casual surveillance.</li> </ul> | <p>Ground floor terraces are to be enclosed with landscaping. However, conditions will be imposed requiring details of enclosing fencing to be provided prior to the release of a Construction Certificate, for security reasons. Fencing is to be decorative and maximum height of 1.5m.</p> | <p>Yes, subject to <b>conditions</b>.</p> |

**Compliance with BCC Growth Centre Precincts DCP 2010  
Schedule 4 – Area 20 Precinct (precinct specific controls)**

| Section 2 – Relevant figures                                                  |                                                                                                                                                                                                                           |
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| Control                                                                       | Comment                                                                                                                                                                                                                   |
| <b>Figure 2.2 Aboriginal cultural heritage sites</b>                          | Site not identified as an aboriginal cultural heritage site. Applicant has submitted a due diligence report and has identified low potential.                                                                             |
| <b>Figure 2.3 Second Ponds Creek – Flood Prone Land and Riparian Corridor</b> | The site is not identified as flood prone land.                                                                                                                                                                           |
| <b>Figure 2.4 Salinity Potential</b>                                          | The site is identified as having moderate to high potential. A salinity assessment has been undertaken and a <b>condition</b> will be imposed on any consent requiring compliance with the recommendations of the report. |
| <b>Clause 2.3.1 Development on or adjacent to the quarry sites</b>            | N/A                                                                                                                                                                                                                       |
| <b>Figure 3.1 Precinct Road Hierarchy</b>                                     | The proposal is consistent with the precinct road hierarchy.                                                                                                                                                              |