

Detailed information on proposal and DA submission material

1. Overview

1.1 This integrated Development Application (DA) has been lodged by Toplace for the following works at 14 Schofields Road, Schofields:

- Construction of 16 x 5 storey residential flat buildings and 1 x 4 storey residential flat building comprising 1,381 apartments on proposed lots 1, 2, 3, 4, 5 and 6 in DA-13-01712 (proposed to be modified in MOD-17-00045).
- A total of 1,735 car parking spaces in 2 to 3 basement levels comprising 1,456 resident spaces, 279 visitor spaces and 18 service/loading bays.
- 462 basement bicycle parking spaces and 28 motorcycle parking spaces.
- Associated landscaping and stormwater drainage works.
- All waste storage and collection is provided on-site within the basement levels.

1.2 The subdivision of the overall site is the subject of DA-13-01712 which approved the creation of residue lots for residential development, construction of new public roads, demolition of all structures and removal of all trees. Modification application MOD-17-00045 seeks to amend the subdivision of the site to match the road layout proposed in this application, and is being finalised for approval.

1.3 The proposal has a gross floor area of 118,758 m² and a FSR of 1.35:1, which complies with the maximum permitted FSR of 1.75:1 on this site under the Growth Centres SEPP.

1.4 The apartment mix consists of 264 x 1 bedroom apartments (19%), 967 x 2 bedroom apartments (70%) and 150 x 3 bedroom apartments (11%).

1.5 138 adaptable dwellings are provided, being 10% of the apartments.

2. Road Layout

2.1 DA-13-01712 was originally approved in 2014 and supported a modification to the Indicative Layout Plan for the new public roads. The Applicant for this DA then sought to further modify the road layout in MOD-17-00045 by deleting a north-south road adjoining the existing substation and further minor realignments of the new roads. This modification application MOD-17-00045 is being finalised for approval.

2.2 The road pattern ensures ample traffic circulation and street parking options. The lost on-street parking has been offset on-site with 217 additional parking spaces for residents and 3 additional parking spaces for visitors.

3. Height of Buildings

3.1 The proposed development is for 1 x 4 storey building (Building A) and 16 x 5 storey buildings (Buildings B to S). The building heights range from 9.15 metres to 17.5 metres (including the roofline and rooftop plant and equipment). The majority of the proposed development exceeds the maximum building height for development on this site of 16 metres under the Growth Centres SEPP.

3.2 The proposal generally satisfies the maximum permitted building height of 16 metres, with the exception of minor portions of the roofline and the rooftop plant and equipment of Buildings B, C, F, G, H, L, M, N, P, R and S which exceed the height limit by 0.15 metres to 1.5 metres.

3.3 The proposed overall building height and extent of variation for each building is as follows:

Building A – 13.7 metres (complies)

Building B – 17 metres (6.25 %)

Building C – 17.25 metres (7.8 %)

Building D – 16 metres (complies)

Building E – 16 metres (complies)

Building F – 16.5 metres (3.1 %)

Building G – 16.7 metres (4.37 %)

Building H – 17 metres (6.25 %)

Building J – 15.5 metres (complies)

Building K – 16.4 metres (2.5 %)

Building L – 16.5 metres (3.1 %)

Building M – 16.15 metres (0.9 %)

Building N – 16.45 metres (2.8 %)

Building P – 16.3 metres (1.8 %)

Building Q – 15.65 metres (complies)

Building R – 17.5 metres (9.3 %)

Building S – 17.3 metres (8.1 %)

3.4 The buildings have been designed to respond to the topography of the site and have been stepped, with the majority of each building (88.5 % of the building footprint) compliant with the 16 metre height limit. Due to the stepping of the buildings and the predominant compliance with the height control, the perceivable height of the buildings is reduced.

4. Setbacks

4.1 The proposal provides a minimum street setback to the building line of 6 metres to all boundaries, with the majority of private balconies and architectural design features encroaching into this street setback area by up to 1.5 metres.

4.2 With regard to the front setback; the Growth Centres Development Control Plan permits this encroachment for the first 3 levels. However, the controls require levels 4 and above to have a setback of 6 metres.

4.3 With regard to the secondary setback for corner lots, the side setbacks and rear setbacks; the Growth Centres Development Control Plan requires a setback of 6 metres. This application seeks to vary these development controls with some private balconies and architectural elements having a setback of only 4.5 metres. Refer to **Section 7** of the Assessment Report for further details.

5. Trees, Landscaping and Open Space

- 5.1 The proposed landscape concept plans reflect the natural bushland and creek corridor to the south of the site, while providing an urban edge to the character of open spaces within the centre part of the site.
- 5.2 The landscape concept plans include a myriad of landscaped areas incorporating through-site connections and open spaces to provide residents of each building with easy access and a variety of different environments for recreation, relaxation and entertaining. The landscape plans draw inspiration from the natural bushland and creek corridor to the south. An interesting mix of planting and native trees is proposed. The communal areas include a range of hard and soft landscaping features, plants and facilities, including BBQs, tables and seating, children's play areas, turfed areas, tree and pergola shaded areas. The rooftop communal open space areas are also appropriately embellished with hard and soft landscaping elements.
- 5.3 Deep soil zones have been provided throughout the development to ensure sufficient planting can be achieved, most of which are co-located with the communal open space areas.
- 5.4 Large private open space areas are provided for the ground floor apartments, both within the street setback areas and adjoining the communal open space areas. Feature privacy fencing and native planting are also applied as privacy screening. All apartments above ground level have balconies.
- 5.5 The Applicant is required to plant new street trees along the new public roads.

6. Design

- 6.1 The proposed development is considered to be appropriate in terms of the composition of building elements, textures, materials, finishes and colours and reflect the use, internal design and structure of the resultant buildings.
- 6.2 The façades are made up of a combination of face brick and rendered/painted finishes. A series of finishes will be applied to give each building its own identity. The design of the buildings includes physical breaks in the facades and deep recesses to provide visual relief and interest so the buildings do not consist of flat facades.
- 6.3 The contemporary design assists in setting a suitable appearance for the transitioning character of this locality and creates a desirable streetscape.
- 6.4 All materials for use on the external walls will be conditioned to achieve compliance with the relevant fire resistance levels.
- 6.5 The proposal provides a suitable interface to sensitive adjoining land uses, such as the Schofields Zone Substation between Building C and Building N, and the residential dwellings to the east of Building A. This is achieved by providing suitable building separation, orientation of window and door openings, fencing and landscape screening.
- 6.6 A Design Verification Statement prepared by registered architect Nick Taylor of Krikis Tayler Architects Pty Limited has been prepared for the development, in accordance with the requirements of State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development.