

Detailed information about proposal and DA submission material

1 Overview

- 1.1 The Development Application for 47-67 Rooty Hill Road North, Rooty Hill includes 4 existing lots that are privately owned and 2 smaller existing lots that are owned by Council:
 - The privately owned lots (47, 53, 59 and 67 Rooty Hill Road North) are proposed for redevelopment for retail, shop top housing and road purposes.
 - The Council lots (lots 5 and 6 DP 875266) are proposed to be developed as a public road, for the purpose of providing access to the development and as an extension to the existing Premier Lane located to the south of the site.
- 1.2 The proposal seeks approval for:
 - removal of most existing trees, with the retention of a large indigenous tree on the northern perimeter of the site
 - subdivision into 2 Torrens title lots, extension of Premier Lane and dedication of road widening
 - demolition of existing structures
 - construction of 2 x 4 storey mixed use buildings, both of which consist of ground level retail floorspace with 3 levels of shop top housing above and basement parking and storage areas. A total of 69 apartments and 1,639 m² of retail floorspace is proposed
 - associated works including construction of local roads, civil engineering, stormwater works and site landscaping.
- 1.3 The applicant has entered into a licence agreement with Council to construct a new local road on the 2 Council-owned lots that will also be dedicated for new local road as part of Premier Lane. Following completion of the proposed development, Premier Lane will be completed, providing an access at the rear of the shops on the western side of Rooty Hill Road North from North Parade through to Rooty Hill Road North, adjacent to Building A of this development.
- 1.4 The site is located within the Rooty Hill North local centre, approximately 200 m to the north of Rooty Hill Railway Station.
- 1.5 The site has no relevant development standard for residential density or floor space ratio.
- 1.6 The development does not fully comply with the maximum height of buildings development standard of 14 m under the Blacktown LEP. The rooftop lifts/stairs and rooftop communal open space facilities exceed the height limit by up to 4.4 m on Building A and 4.2 m on Building B. A Clause 4.6 variation request has been made by the applicant that addresses the requirements of sub-clauses 4.6(3) and (4).

2 Residential and commercial components

- 2.1 As the plans at attachment 5 indicate, the site consists of 4 existing lots that front Rooty Hill Road North, with the 2 smaller Council-owned lots located to the south at the rear of 47 Rooty Hill Road North. The 4 lots proposed to be redeveloped for retail and residential purposes have a total combined area of 6,387 m².

- 2.2 The proposed development will provide proposed Lot 1 of 2,788 m² and proposed Lot 2 of 1,850 m², with a total development site area of 4,638 m². The remainder of the site (private and Council land) is proposed to be constructed and dedicated for public road.
- 2.3 The proposal consists of 2 buildings, the larger Building A on proposed Lot 1 fronting Rooty Hill Road North and Building B on proposed Lot 2 at the rear of the site, fronting the proposed new extension to Premier Lane. The new Premier Lane will separate the 2 buildings and provide access to the basements of both buildings. Premier Lane will run along the north-eastern boundary of the site to intersect with Rooty Hill Road North.

2.4 Building A

- 2.4.1 The proposed Building A ground level will consist of 9 separate retail shops with frontage to either Rooty Hill Road North or the proposed new Premier Lane. The proposed shopfronts will have no setback to Rooty Hill Road North, Premier Lane or the adjacent property to the south (45 Rooty Hill Road North). The shops will range in size from 83 m² to 157 m² and total 1,165 m².
- 2.4.2 The ground level will also contain toilets, 2 lobbies for the residential apartments above, separate residential and retail waste rooms, loading bay and a publicly accessible outdoor courtyard fronting Premier Lane, opposite Building B. Premier Lane will provide access to the basement (at the southern end of the building) and a separate medium rigid vehicle access to the ground level loading bay and waste rooms.
- 2.4.3 Above the shops in Building A will be 3 identical levels of apartments, providing on each level: 2 x 1 bedroom, 7 x 2 bedrooms and 5 x 3 bedrooms, making a total of 42 apartments.
- 2.4.4 The apartments are setback 6 m from the adjacent commercial property to the south (45 Rooty Hill Road North). No setback is provided to Rooty Hill Road North or the northern frontage of the proposed new Premier Lane. The western perimeter of the apartments surrounds the ground level outdoor courtyard, with a minimum setback of 3.3 m provided to the western edge of the new Premier Lane.
- 2.5 Buildings A and B are 19.228 m apart at the closest point. Communal open space for residents is provided on the rooftop of both buildings.

2.6 Building B

- 2.6.1 The proposed Building B ground level consists of 4 retail shops, setback 1.97 m from the proposed new Premier Lane. The shops range in size from 95 m² to 145 m² with a total area of 474 m².
- 2.6.2 The ground level will also contain toilets, a lobby for the residential apartments above, loading bay and separate residential and retail waste rooms.
- 2.6.3 Narrow landscaped areas along the northern and western property boundaries will be a minimum of 6 m wide. Premier Lane will provide access to the basement (at the southern end of the building) and a separate medium rigid vehicle access to the ground level loading bay and waste rooms.
- 2.6.4 Above the shops in Building B will be 3 identical levels of apartments, providing on each level: 1 x studio, 2 x 1 bedrooms, 4 x 2 bedrooms and 2 x 3 bedrooms, making a total of 27 apartments.
- 2.6.5 The apartments will be setback 9 m from the adjacent low density residential properties to the west, 6 m from the adjacent school to the north, 6 m from the adjacent commercially zoned property to the south and will have no setback to the proposed new Premier Lane eastern road frontage. Communal open space for residents will be provided on the rooftop.
- 2.7 Pedestrian access will be provided directly from the street into each shop and building lobby of Buildings A and B.

2.8 The combined dwelling mix of Buildings A and B will consist of 3 x studio (4%), 12 x 1 (17%), 33 x 2 (48%) and 21 x 3 (31%) bedroom apartments. Plans indicate that 18 of 69 (26%) adaptable apartments will be provided. This is considered to be an acceptable dwelling mix to support a range of households into the future.

3 Parking

3.1 Each building will contain 2 basement levels with retail and residential car parking, bicycle parking and storage areas. Lift access will be provided from the basements to all building levels and the rooftops. Separate access points from Premier Lane into the building basements and ground level garbage/loading dock areas will be offset from one another.

3.2 Building A has 139 car parking spaces: 76 residential, 16 visitor (including 2 disabled) and 47 retail (including 1 disabled).

3.3 Building B has 62 car parking spaces: 44 residential (including 1 disabled), 11 visitor (including 1 disabled) and 6 retail (including 1 disabled).

4 Landscaping and building elements

4.1 Rooftop communal open space areas will be provided for residents on both buildings. Facilities are limited to planter boxes, seating and shade structures. These areas will be readily accessible to residents.

4.2 Street trees will be provided in the footpath along Rooty Hill Road North and on both sides of the proposed new Premier Lane. A large existing Forest Red Gum will be retained within the Premier Lane footpath area at the northern end of the site adjacent to Building B.

4.3 The ground level of Building A on the western frontage to Premier Lane will contain a paved courtyard with seating and tree planting located around an on-site stormwater detention tank. There will be tree planting and screening shrubs along the border of the tank and Premier Lane. There will be no substantial deep soil on the Building A site, other than a strip of land 2 m wide adjacent to Premier Lane, which will enable plant growth.

4.4 Landscaped areas with trees will be provided on the Building B site along the northern and western borders - also the location of 270 m² of deep soil areas with a minimum dimension of 3 m (5.8%).

4.5 A variety of building elements and materials will be used. Building articulation and modulation will be provided by balconies on the streetfronts, coloured elements, a range of materials and style differentiation between shopfronts and units above.

4.6 The proposed new Premier Lane road width will be constructed and dedicated to Council with a 9 m wide pavement and 3.5 m footpath, as required by Council.

5 Traffic assessment

5.1 The application was accompanied by a Traffic Assessment Report prepared by Varga Traffic Planning Pty Ltd, dated 7 March 2018. The report includes a review of the proposed development, existing conditions of site location and road network. The report also includes implications of the proposed development that reviews the parking provision, access, servicing and internal layout, and traffic generation and effects.

5.2 In its report, Varga Traffic Planning concludes the proposed parking and loading facilities satisfy the relevant requirements specified in both Council's Parking Code as well as the Australian Standards, and therefore the proposed development will not have any unacceptable parking or loading implications.

6 Salinity and geotechnical assessment

- 6.1 A preliminary Salinity Assessment Report, prepared by Geotest Services dated 4 November 2016, was submitted in support of the application. Geotest Services concludes that, providing the management practices outlined in its report are followed during the construction period, the proposed development of this site is unlikely to have any significant impact on the existing salinity on the site or on any downstream sites.
- 6.2 A Lead Material Survey Report, prepared by Eiaustralia dated 6 June 2017, was also submitted in support of the application. Eiaustralia concludes that lead based paints have not been identified within the structures at 47-67 Rooty Hill Road, Rooty Hill.
- 6.3 A Preliminary Site Investigation report, prepared Eiaustralia dated 13 November 2020, was submitted in support of the application. Eiaustralia concludes that, based on its findings, the potential for site contamination is low to medium and that the site can be made suitable for the proposed residential development, in line with State Environmental Planning Policy No. 55 - Remediation of Land, subject to the recommendations within its report.

7 Acoustic impacts

- 7.1 The proposal is supported by an Acoustic Assessment prepared by Acoustic Logic dated 1 December 2016. Acoustic Logic's document presents the relevant acoustic criteria for the site, establishes the predicted noise emission from the site to nearby sensitive receivers, traffic and train noise intrusion assessment, rail corridor vibration and ground borne noise, and external emissions including mechanical plant equipment.
- 7.2 Acoustic Logic recommends construction thickness glazing with acoustic seals, and that habitable rooms along the eastern and southern facades of the development be closed to meet the acoustic requirements. It also recommends that a mechanical engineer is to confirm if supplementary ventilation (to meet Australian Standard AS1668.2 requirements) will be required to these rooms.
- 7.3 Acoustic Logic concluded that, based on the criteria assessed, and provided that treatments set out in its report are employed, internal noise levels will comply with the relevant criteria.

8 Arboricultural assessment and impact

- 8.1 The proposal is supported by an Arboricultural Assessment and Impact Report prepared by Horticultural Management Services dated 15 November 2016, in which it concludes that there is no unforeseen tree/vegetation that would require modification to the proposal.