

Detailed information on proposal and DA submission material

1. Overview

- 1.1. The Development Application (DA) was lodged by Sutherland & Associates Planning Pty Ltd at H/N 60 Cudgegong Road and H/N 99-107 Rouse Road, Rouse Hill for:
 - Construction of a part 6, part 7 and part 8 storey residential flat buildings (Buildings D1 and D2) containing 215 apartments above 3 levels of car park containing 299 car parking spaces.
 - Construction of the extension to Roland Street along the eastern boundary of the site.
 - Construction of the extension to Torrelli Street to the west of this stage (between Stage 3 and Stage 5).
 - The following apartment mix:
 - 75 x 1 bedroom apartments (35%)
 - 99 x 2 bedroom apartments (46%)
 - 41 x 3 bedroom apartments (19%).
- 1.2. This detailed application is consistent with the Stage 1 Concept Plan approval (JRPP-15-01543 as modified in MOD-17-00295) with regard to building footprint, basement footprint, scale and form, height, floor space ratio, solar access, natural ventilation, the number of dwellings, the number of car parking spaces, site coverage, communal open space, deep soil and landscaped area.
- 1.3. The application is also for staged construction as shown on the proposed staging plans at **attachment 5** and as follows:
 - Stage 1: Construction of basement 1, lower ground, upper ground (including cold shell for 2 apartments in the western linear building), and all of the eastern building for the levels above, including podium landscaping.
 - Stage 2: Construction of the western building.

2. General matters

- 2.1. The proposed building layout and design is consistent with the Stage 1 Concept Plan approval. Building D1 is a U-shaped building and distinctly separated from the rectangular shaped Building D2. Externally, the buildings are designed to address the new roads to the south, east and west and around a centrally located podium level communal open space. The majority of ground floor apartments have individual street entries with multiple lobbies provided to upper floor apartments. The ground floor apartments also have individual access to the centrally located communal open space, which leads to the Village Green which is the recreational space available for the use of Stages 1 to 5 in the Stage 1 Concept Plan approval.
- 2.2. The Stage 1 Concept Plan approved a mix of building heights across the overall site ranging from 2 storeys to 8 storeys, gradually increasing from the north to south parts towards the Tallawong Railway Station (under construction) and the future Cudgegong Local Centre to the south-west.
- 2.3. The proposed gross floor area is 22,174 m², which satisfies the indicative floor area of 22,385 m² allocated to Buildings D1 and D2 as approved in the Stage 1 Concept Plan.

When considered as part of the overall Concept Plan, the proposed gross floor area equates to a floor space ratio of only 1.27:1.

- 2.4. The proposal achieves 6 metre building setbacks to Roland Street, Torrelli Street and the new public road to the west. Articulation of the building facades is provided by projecting courtyards and balconies with a minimum setback of 4.5 metres for less than 50% of the façade length.
- 2.5. Deep soil landscaping is provided along all street frontages, and podium landscaping is also provided to the centrally located communal open space area which is appropriately embellished with a range of hard and soft landscaping elements and formal and informal spaces.
- 2.6. The proposal achieves a suitable level of internal amenity through providing appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, outlook, efficient layouts and service areas.
- 2.7. All vehicular access is available from Roland Street via a central driveway which provides both ingress and egress to the lower ground and basement car parking levels. The driveway has been designed to integrate with the overall building design to mitigate the visual impact of the driveway.
- 2.8. 299 car parking spaces are proposed, comprising 256 resident parking spaces and 43 visitor spaces. This is a surplus of 60 resident car parking spaces and is in accordance with the requirements of the Apartment Design Guide and the Roads and Maritime Services Guide to Traffic Generating Developments.
- 2.9. 74 bicycle parking spaces are provided in the basement levels.
- 2.10. Acoustic certification is to be provided to ensure appropriate noise attenuation is included in the design and construction of the development.
- 2.11. The waste storage and collection facilities are catered for on-site on the lower-ground level which is accessible from Roland Street. This is a shared arrangement with the adjoining building to the north, Stage 2. Waste vehicles enter the site and manoeuvre within the loading dock area to enable vehicles to enter and exit the site in a forward direction. The waste storage and bulky waste rooms adjoin the loading dock, and bins are wheeled in and out during bin collection periods.

3. Bushfire management matters

- 3.1. The western portion of the overall site is identified as Bushfire Zone Buffer 1 affected land. This relates to Stages 4 and 5 of the Stage 1 Concept Plan approval (JRPP-15-01543).
- 3.2. This application is accompanied by a Bushfire Protection Assessment prepared by Travers Bushfire and Ecology. NSW Rural Fire Service reviewed this report and does not raise any objection subject to conditions to ensure the buildings are designed and constructed to withstand the potential impacts of bush fire attack.

4. Site contamination and remediation

- 4.1. This application is accompanied by a Remedial Action Plan dated 27 October 2014 and a Site Validation Report prepared by SLR Global Environmental Solutions dated March 2016. These reports confirm that the remedial strategy has been implemented and the site is suitable for residential use and the site is ready for validation.
- 4.2. Conditions will be imposed requiring a validation report, prepared by an environmental consultant, to be prepared and submitted prior to the issue of any Construction Certificate for building works.