

Detailed information about proposal and DA submission material

1 Overview

- 1.1 The DA for proposed Lot 2 at 59 Cudgegong Road, Rouse Hill seeks approval for:
- removal of all existing trees on the site
 - construction of 4 x 8 storey residential flat buildings, comprising 239 apartments over 2 separate adjacent basements of 2 levels each that provide a total of 317 car parking spaces, bike parking, storage and waste services areas
 - associated works, including civil engineering, stormwater and site landscaping.

2 Composition of the 4 residential buildings

- 2.1 The 4 residential flat buildings, identified as A, B, C and D, are very similar in style, layout and dimensions. They are sited parallel to one another across the site (from Road 3 in the east to Road 4 in the west). The buildings are separated by landscaping and communal open space on the podium level, which sits above the 2 basement parking levels.
- 2.2 Pedestrian access into the site and building lobbies is via the adjacent communal open space areas. Direct access is provided from the eastern Road 3 into the 2 lobbies of Building A and from the western Road 4 into the lobbies of Building D. Some ground level units have direct access from the street through their private open space areas.
- 2.3 The dwelling mix consists of 28 x 1 bedroom (11.7%), 178 x 2 bedroom (74.5%) and 33 x 3 bedroom (13.8%) apartments, which is acceptable. There are 48 (20%) liveable apartments, incorporating universal design requirements identified on the plans, including 24 (10%) adaptable units, with 24 resident disabled parking spaces.
- 2.4 The 2 basement levels, with 2 access driveways off Road 1 on the northern frontage, provide a total of 317 parking spaces (including 24 disabled parking spaces and 48 visitor spaces), 80 bicycle parking spaces, storage areas for the apartments, waste services storage and loading bays. Lift access is provided from the basements to all building levels.

3 External elements

- 3.1 Landscaped communal open space areas are provided on the ground level podium between the 4 residential buildings. These areas are readily accessible to residents, though there are a number of level changes creating the need for ramps and chair lifts. Facilities shown on the plans include BBQs, picnic areas, benches, a children's play area, planter boxes, paved and turfing areas. Ground level common rooms are provided in the communal open space areas between Buildings A and B and C and D, with another located at the ground level of Building D. Internal and perimeter deep soil areas will enable some large tree planting around the site.
- 3.2 Letterboxes are provided at all 8 gateway entrances to the site, within the front setback to the street.
- 3.3 A variety of building elements, materials and colours are proposed, utilising grey tones with lighter highlight elements. The proposed external finishes and materials include brick, paint rendered concrete, glass, aluminium and powder coated metal, which are all durable materials. Balconies on the street front, utilisation of different light and dark coloured

elements and materials, and solid and open features, provide some building articulation and modulation.

4 Consultant reports

- 4.1 The DA and landscape plans are accompanied by consultant reports relating to traffic and parking, contamination, salinity and geotechnical assessment, acoustic impact, trees, bushfire, universal access, engineering and stormwater management. We have considered these reports and any necessary conditions of consent have been recommended. A BASIX Certificate for the proposal states that the proposal meets the NSW Government requirements for sustainability. The SEPP No. 65 Design Verification Statement dated 1st June 2018 was prepared by Josefino Noy Santiago, Registered Architect, Registration Number 5968, of Pens Design Studio.