

## Detailed information about proposal and DA submission material

### 1 Overview

1.1 The Development Application (DA) seeks approval for:

- removal of all existing trees on the site
- construction of 2 x 8 storey residential flat buildings, comprising 170 apartments over a single basement of 2 levels that provides parking for 236 cars and 57 bicycles, storage and waste services areas and a loading bay
- associated works, including civil engineering, stormwater and site landscaping.

### 2 Composition of the 2 residential flat buildings

- 2.1 Building A is a U-shaped 8 storey building containing 108 apartments adjacent to the electricity easement on Cudgegong Road. The driveway and a communal open space area separate the 2 arms of the building. Pedestrian access is via the adjacent communal open space areas or directly from the southern street Road No. 2 into the lobby of the eastern arm of the building. A 10 m wide opening in the building at ground level and level 1 on the southern frontage (to the communal open space area) contains apartments above on levels 2 to 7.
- 2.2 Building B is also an 8 storey building containing 62 apartments and runs north to south. It is parallel to the 2 long arms of building A, from which it is separated by the most western communal open space area. Pedestrian access is via this communal open space area at gate 1 on northern Road No. 1 and gate 2 on southern Road No. 2.
- 2.3 Vehicle access into the single basement, which caters for both buildings, is from proposed Road No. 1 on the northern frontage.
- 2.4 The relevant development standards are satisfied. The highest point of the buildings is 26 m and the floor space ratio is 1.66:1 (or 1.75:1 including internal corridors). The residential density is approximately 200 dwellings per hectare.
- 2.5 The dwelling mix is:
- 35 x 1 bedroom apartments (20.6%)
  - 111 x 2 bedroom apartments (65.3%)
  - 24 x 3 bedroom apartments (14.1%).
- This mix is acceptable, though more 3 bedroom apartments would be desirable in a complex of 170 dwellings.
- 2.6 There are 34 (20%) liveable apartments, incorporating universal design requirements identified on the plans, including 17 (10%) adaptable units, with 17 resident disabled parking spaces.

### 3 External elements

- 3.1 Landscaped communal open space areas are provided on the ground level between buildings A and B, between the arms of building A and in the transmission easement area on the Cudgegong Road eastern site boundary.

- 3.2 These areas are readily accessible to residents. Facilities shown on plans include BBQs, a picnic area, benches, a children's play area, paved and turfed areas. A ground level common room is provided, accessible from the communal open space area at the base of building A.
- 3.3 Letterboxes are provided at the eastern direct entrance into building A from Road No. 2 and at gates 1 and 2 entrances to the most western communal open space area that lies between buildings A and B.
- 3.4 A variety of building elements, materials and colours are proposed using grey tones with lighter highlight elements. The proposed external finishes and materials include brick, paint rendered concrete, glass, aluminium and powder coated metal.
- 3.5 Balconies on the street front, use 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 is accompanied by consultant reports relating to traffic and parking assessment, contamination, salinity and geotechnical assessment, acoustic impact, trees, bushfire, universal access, engineering and stormwater management.
- 4.2 A BASIX Certificate for the proposal states that it meets the NSW Government requirements for sustainability. The SEPP 65 Design Verification Statement was prepared by Josefino Noy Santiago, Registered Architect, Registration Number 5968, of Pens Design Studio.