



Supplementary report to the Sydney Central City Planning Panel

Panel reference: 2017SWC068

Development application

DA number	SPP-17-00007	Date of lodgement	27 March 2017
Applicant	The Wickwood Property Group Pty Ltd		
Owner	R, M, E and M Haddad		
Proposed development	Construction of 2 x 8 storey residential flat buildings comprising 163 apartments, 229 car parking spaces in 2 basement levels and associated civil and landscaping works		
Street address	Proposed Lot 1 in subdivision of Lot 74 DP208203 59 Cudgegong Road, Rouse Hill		
Notification period	23 July to 6 August 2018	Number of submissions	1 (in support)

Assessment

Panel criteria Section 7, SEPP (State and Regional Development) 2011	Capital investment value (CIV) over \$30 million (DA has CIV of \$44,633,296 incl GST)
Relevant section 4.15(1)(a) matters	<ul style="list-style-type: none"> • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy (Sydney Region Growth Centres) 2006 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No. 65 (Design Quality of Residential Apartment Development) and Apartment Design Guide • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River • Draft Amendment to SEPP (Sydney Region Growth Centres) 2006 • Blacktown City Council Growth Centre Precincts Development Control Plan 2018
Original report date	18 March 2019
Panel meeting date and deferral	The Panel met on 24 April 2019 and deferred determination to enable the provision of further details itemised in the Council assessment report, including the submission of architectural and landscape plans.
This report date	7 August 2019
Report prepared by	Bertha Gunawan
Recommendation	Approval subject to the conditions listed in attachment 2.

Attachments

1. Applicant's amended architectural and landscape plans
2. Draft conditions of consent (as amended)
3. Extract from the original report
4. A summary of the applicant's amendments in compliance with the Panel's issues

Checklist

Summary of section 4.15 matters

Have recommendations in relation to relevant section 4.15 matters been summarised in the Executive summary of the Assessment report? Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments, where the consent authority must be satisfied about a particular matter, been listed and relevant recommendations summarised in the Executive Summary of the Assessment report? Yes

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the Assessment report? Not applicable

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (section 7.24)? Yes

Conditions

Have draft conditions been provided to the applicant for comment? Yes

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1 Executive summary

- 1.1 This supplementary report is the second report on this proposal. This report considers additional information submitted by the applicant in response to the Panel's deferral of the development application on 24 April 2019.
- 1.2 The key issues that need to be considered by the Panel relate to the matters raised in its deferral and these are covered in Section 3 of this report.
- 1.3 Assessment of the amended plans and documentation against the relevant planning framework and consideration of matters by our technical departments has not identified any issues of concern that cannot be dealt with by conditions of consent.
- 1.4 The application is therefore satisfactory when evaluated against Section 4.15 of the *Environmental Planning and Assessment Act 1979* (as amended).
- 1.5 This report recommends that the Panel approve the application subject to the recommended conditions listed in attachment 2.

2 Previous Panel consideration of DA

- 2.1 The Sydney Central City Planning Panel met on 24 April 2019 to consider this development application and it made the following decision:

'The Panel agreed to defer the application to enable the applicant to provide amended plans that:

 - Provide increased deep soil landscaped area;
 - Improves the privacy and increases the separation between apartment balconies where they are not compliant with the ADG;
 - Provide compliant solar access for not less than 70% of the apartments.

When this information has been received, the Panel may determine the matter electronically, unless it considers another public determination meeting is required.'
- 2.2 An extract of the original summary report is at attachment 3.
- 2.3 The applicant has since submitted:
 - amended landscape plans which demonstrate provision of additional deep soil areas
 - amended architectural plans which demonstrate increased building and balcony separation
 - shadow diagrams, solar and cross ventilation diagrams and also solar study, which demonstrate compliance with the ADG requirement, that a minimum of 70% of the total units receive 2 hours of sunlight between 9 am and 3 pm in mid-winter.
- 2.4 The applicant's new and amended plans are at attachment 1 and a summary of all of the applicant's changes in response to the Panel's issues is at attachment 4.

3 Assessment of applicant's revised plans

3.1 The proposal now provides increased deep soil landscaped area

- 3.1.1 The site adjoins a parcel of land on the north-eastern side (in between the frontage to Cudgegong Road) that is affected by existing overhead electrical power lines. In the original submission, the applicant provided the majority of deep soil area within this electricity easement. Whilst Council does not have any objection to the use of this area for deep soil planting up to 3 m high in accordance with Transgrid requirements, the Panel were concerned that this area was not suitable or allowed by Transgrid to be used as a deep soil planting area. The applicant has since

obtained an email from Transgrid confirming this area can be planted with selected deep soil species to a maximum height of 3 m and this is now reflected with planting of trees / shrubs to 3 m height in the amended landscape plan.

- 3.1.2 The Apartment Design Guide (ADG) requires that a minimum deep soil area of 851 m² (15% of the site area) must be provided on the site. The applicant is required to demonstrate provision for deep soil area within the proposed development and not solely rely on deep soil within the electrical easement area.
- 3.1.3 A minor increase to deep soil areas is shown in the revised basement level plans. An additional 60 m² (having the minimum 6 m x 6 m dimensions) is provided in conjunction with an additional 24 m² (not compliant with the minimum 6 m x 6 m dimensions) on the north-western and south-western corners of the site.
- 3.1.4 The revised landscape plans provide further clarification to the site's capability in providing larger canopy trees around the site's perimeter as well as to the common open space areas.
- 3.1.5 Together with the deep soil area in the electricity easement, the proposed deep soil area that is compliant with the minimum 6 m x 6 m dimensions is now 1,102.5 m² (986.5 m² of which is in the easement area). In addition, the proposed deep soil area non-compliant with the 6 m x 6 m dimensions is 414 m². Therefore, the proposed deep soil area outside the electricity easement and capable of retaining large canopy trees is 530 m².
- 3.1.6 Although the ADG numerical requirement is met, the majority of the deep soil area is still provided within the electricity easement. The amended plans have nevertheless demonstrated increased deep soil area as directed by the Panel, and also have demonstrated the provision of many large canopy trees to be provided throughout the site.
- 3.1.7 To ensure that the site will maintain the proposed canopy trees, it is recommended that a consent condition be imposed so that all the landscaping works are maintained for a minimum period of 2 years following the issue of the final Occupation Certificate. This will ensure that after completion of the development the new mature plantings in this area are carefully tended to and watered regularly to enable them to establish a solid root system and any dead plants are replaced during this period. It is expected that after 2 years of intensive watering, fertilising and mulching the area can revert back to maintenance as required by the Total Maintenance Plan for the development. A condition requiring the engagement of a landscape maintenance company is to be imposed on the consent as a pre occupation certificate condition.
- 3.1.8 Based on the above assessment, the proposed deep soil area for the proposal is now considered satisfactory.

3.2 The amended plans improve privacy and increase the separation between apartment balconies where they are not compliant with the ADG

- 3.2.1 The ADG requires a minimum 12 m building separation between balconies up to 4 storeys, and a minimum of 18 m for the part above 4 storeys.
- 3.2.2 The amended plans illustrate a reduction in the total number of dwelling units from 170 units to 163, together with some internal reconfigurations to some units, and additional building treatments to improve general amenity between units. The majority of changes are to the southern units and a few northern units on the upper levels, as detailed below, and shown in red on the plans at attachment 1.
- 3.2.3 On levels 2 to 4, a 9.5 m separation was initially proposed between balconies on the southern units between buildings A and B. The revised plans now demonstrate

13.5 m separation by deleting 1 unit on each level together with further internal reconfigurations to the remaining units.

- 3.2.4 On levels 5 to 8, a 12 m separation was initially proposed between balconies on the northern units between buildings A and B. The revised plans now demonstrate 13.5 m separation by converting 1 bedroom units into studio units.
- 3.2.5 Also, on levels 5 to 8, a 9.5 m separation was initially proposed between balconies on the southern units between buildings A and B. The revised plans now demonstrate 13.5 m separation by deleting 1 unit on each level together with further internal reconfigurations to the remaining units.
- 3.2.6 The amended proposal is considered to be an improved outcome which reduces potential overlooking and noise and privacy impacts between the units. The proposed amendments are considered satisfactory.
- 3.2.7 A total of 163 residential units are now proposed in comparison to the original 170. A revised bedroom mix is proposed as follows:
 - Studio: 4 units (2.5%) (previously none)
 - 1 bedroom: 24 units (14.7%) (previously 35)
 - 2 bedroom: 111 units (68.1%) (previously the same at 111)
 - 3 bedroom: 24 units (14.7%) (previously the same at 24)

3.3 The amended proposal provides compliant solar access for not less than 70% of the apartments

- 3.3.1 Increases in building separations, the reduced total number of units as well as balcony and internal reconfigurations, have contributed to improve the proposed solar access into the units.
- 3.3.2 A total of 121 units or 74.3% will receive a minimum of 2 hours of sunlight in mid-winter between 9 am and 3 pm, in comparison 116 units (68.2%) as assessed previously. The applicant has provided detailed shadow impacts diagrams and a solar study at attachment 1.
- 3.3.3 It should be noted that there will be a total of 17 units (10.4%) that will receive no sunlight, this is acceptable as it is within the maximum 15% as allowed by the ADG.
- 3.3.4 The proposed amendments have now addressed the ADG solar access requirements.

3.4 Other matters considered in assessing the revised proposal

- 3.4.1 Car parking. The amended proposal requires a total of 183 car parking spaces (including 33 visitor spaces) to be provided on the site. The applicant is providing a total of 229 spaces (including 36 visitor spaces), which complies with the ADG requirement with 46 surplus spaces.
- 3.4.2 Bicycle spaces. The amended proposed requires 54 bicycle spaces to be provided to comply with the Blacktown Growth Centres DCP. The applicant is providing a total of 60 bicycle spaces on site in the basement levels.
- 3.4.3 Cross ventilation. A minimum of 60% of the units shall be cross ventilated. The applicant has demonstrated on the plans at attachment 1 that a total of 120 units (73.6%) are cross ventilated, therefore compliant with the ADG.

4 Conclusion

- 4.1 The proposed development has been satisfactorily amended in response to the Panel's deferral issues. It is considered that the likely impacts of the development have been satisfactorily addressed and that the proposal is in the public interest. The site is considered suitable for the proposed development subject to conditions of consent.
- 4.2 Conditions of consent have been updated to reflect the amended plans for approval.
- 4.3 The application in its amended form is supported and recommended for approval.

5 Recommendation

- 1 Approve development application SPP-17-00007 subject to the amended conditions at attachment 2.
- 2 Council officers notify the applicant and the submitters of the Panel's decision.

Bertha Gunawan
Assistant Coordinator Planning Assessment

Judith Portelli
Manager Development Assessment

Trevor Taylor
Acting Director Planning and Development

Assessment report to Sydney Central City Planning Panel

Panel reference: 2017SWC068

Development application

DA number	SPP-17-00007	Date of lodgement	27 March 2017
Applicant	The Wickwood Property Group Pty Ltd		
Owner	R, M, E and M Haddad		
Proposed development	Construction of 2 residential flat buildings (8 storeys) comprising 170 apartments, 236 car parking spaces in 2 basement levels and associated civil and landscaping works		
Street address	Proposed Lot 1 in subdivision of Lot 74 DP208203 59 Cudgegong Road, Rouse Hill		
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Assessment

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Report prepared by	Bertha Gunawan
Report date	18 March 2019
Recommendation	Approve, subject to the conditions listed in attachment 7.

Attachments

- 1 Location map
- 2 Aerial image
- 3 Zoning extract
- 4 Detailed information about proposal and DA submission material
- 5 Development application plans
- 6 Assessment against planning controls
- 7 Draft conditions of consent

Checklist

Summary of section 4.15 matters

Have all recommendations in relation to relevant section 4.15 matters been summarised in the Executive summary of the Assessment report? Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments, where the consent authority must be satisfied about a particular matter, been listed and relevant recommendations summarised in the Executive summary of the Assessment report? Yes

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the Assessment report? Not applicable

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (section 7.24)? Yes

Conditions

Have draft conditions been provided to the applicant for comment? Yes

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1 Executive summary

- 1.1 The key issues that need to be considered by the Panel in respect of this application are:
 - the lack of deep soil area where large trees can be planted, as required by the Apartment Design Guide
 - non-compliance with building separation as required by the Apartment Design Guide.
- 1.2 Assessment of the application against the relevant planning framework and consideration of matters by our technical departments have not identified any issues of concern that cannot be dealt with by conditions of consent.
- 1.3 The application is assessed as satisfactory when evaluated against section 4.15 of the Environmental Planning and Assessment Act 1979.
- 1.4 This report recommends that the Panel approve the application subject to the recommended conditions listed in attachment 7 based on the grounds specified in the recommendation in Section 12 below.

2 Location

- 2.1 The site is located within the Area 20 Precinct of the North West Growth Area.
- 2.2 The vision for the Area 20 Precinct is:

“To create a series of new walkable residential neighbourhoods supported by local retail, employment, community, open space and recreational opportunities ... the Precinct will provide for a range of densities, dwelling types and affordability options including larger lots and standard detached houses, with apartments in close proximity to Rouse Hill Town Centre and its associated public transport opportunities.”
- 2.3 The location of the site is shown at attachment 1 and is illustrated in the aerial photograph at attachment 2.
- 2.4 Immediately to the south is the proposed Tallawong Local Centre. Within 200 m is the under construction Tallawong Metro Station, providing access to many parts of Metropolitan Sydney via the railway network. Consequently, the site is within very close walking distance of future public transport, local shops, businesses, services and community facilities.
- 2.5 The site has frontage to Cudgegong Road, which provides excellent vehicular access via Schofields Road and Windsor Road to surrounding suburbs, employment areas and commercial centres such as Rouse Hill, Bella Vista and Castle Hill.
- 2.6 The site is located in a band of land zoned R3 Medium Density Residential that surrounds the proposed Tallawong Local Centre and metro railway station. An area of bushland reserve zoned E2 Environmental Conservation is 100 m to the north of the site and the open space/riparian arm of Second Ponds Creek is 500 m to the east. This corridor stretches north to Rouse Hill Regional Park and the Rouse Hill House estate heritage site.

3 Site description

- 3.1 The subject land is on the western side of Cudgegong Road and is known as proposed Lot 1, 59 Cudgegong Road, Rouse Hill.
- 3.2 The site has a total area of 8,940 m² that includes the road reservation of 3,266 m² and the proposed development area of 5,674 m².
- 3.3 The site is generally rectangular in shape, with a curved south-eastern corner due to the required construction of a roundabout at the intersection of Cudgegong Road and proposed Road No 2. The eastern and western frontages are about 110 m long, with the northern and southern frontages up to 218 m long.

- 3.4 The eastern section of the site fronting Cudgegong Road is affected by an easement for transmission lines, containing an existing transmission pylon with overhead wires running in a north-west to south-east direction.
- 3.5 The site is in an elevated position with gently sloping topography, characterised by a fall of 4 m across the site from west to east, and 2 m across the site from south to north. The highest point of the site is at the south-western corner, with a fall of 6 m to the north-eastern corner.
- 3.6 Existing on the site is a dwelling and a number of outbuildings. Approval to demolish the existing buildings was part of the 2017 subdivision DA.
- 3.7 There are several existing trees on site and all are to be removed. Many of these have been approved for removal for the construction of roadworks in the existing subdivision consent. The site is not identified under the planning regime as containing critical habitat or endangered species.
- 3.8 Under State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (SEPP 2006) the site is zoned R3 Medium Density Residential, with development standards of:
 - 26 m maximum height of buildings
 - 1.75:1 maximum floor space ratio
 - 1,000 m² minimum lot size for a residential flat building
 - 45 dwellings per hectare minimum residential density.
- 3.9 An extract of the zoning plan for the site and surrounds is at attachment 3.
- 3.10 The site is not identified in the SEPP as being of European or Aboriginal heritage significance or as being flood affected.

4 Background

- 4.1 The original DA was received on 27 March 2017. Elements of the proposal were redesigned twice in response to our concerns with numerous inadequacies of the proposal. These included excessive building height, failure to satisfy FSR and site coverage, inadequate building boundary setbacks and internal separation, insufficient deep soil and landscape tree planting, unsatisfactory access to communal open space areas and the facilities within, poor internal amenity of some apartments (solar access, apartment depth and width), excessive car parking and basement area, apartment mix (insufficient number of 3 bedroom apartments and Universal Design apartments), lack of outdoor clothes drying area and excessively high boundary fences.
- 4.2 Concerns were also raised about the lack of adequate consultation with Endeavour Energy about the communal open space and bio retention basin area proposed to be located in the electricity transmission easement area on the Cudgegong Road frontage of the site. The final revised plans now being considered were submitted in June 2018.
- 4.3 Related development consent No 16-04138 was issued in 2017 to demolish the existing dwelling and associated structures on the subject Lot 74 DP 208203, and to subdivide the land into 2 lots, being proposed Lot 1 and Lot 2, with associated earthworks, infrastructure and road construction. The purpose of the subdivision consent is to prepare the site for residential flat building development. Proposed Lot 1 retains full frontage to Cudgegong Road and proposed Lot 2 is sited to the west of proposed Lot 1, separated by proposed Road No. 3 as shown on the plans at attachment 5.
- 4.4 The subject proposal is for the construction of 2 residential apartment buildings on proposed Lot 1. A separate DA for 4 residential flat buildings has been submitted for proposed Lot 2 and will be the subject of a separate assessment report to the Panel.

5 The proposal

- 5.1 The DA was lodged by The Wickwood Group Pty Ltd.
- 5.2 The Applicant proposes the 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 associated works including civil engineering, stormwater and site landscaping.
- 5.3 Other details about the proposal are at attachment 4, and a copy of the development plans is at attachment 5.

6 Assessment against planning controls

- 6.1 A full assessment of the Development Application against relevant planning controls is provided at attachment 6, including:
 - Environmental Planning and Assessment Act 1979
 - State Environmental Planning Policy (State and Regional Development) 2011
 - State Environmental Planning Policy (Infrastructure) 2007
 - State Environmental Planning Policy No. 55 – Remediation of Land
 - State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
 - State Environmental Planning Policy (Sydney Region Growth Centres) 2006
 - Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River
 - Central City District Plan
 - Blacktown City Council Growth Centre Precincts Development Control Plan 2018.

7 Key issues

- 7.1 **The lack of deep soil area where large trees can be planted as required by the Apartment Design Guide**
 - 7.1.1 The total deep soil area of 840 m² meets the minimum 15% and 6 m dimension requirements of the Apartment Design Guide (ADG). However, the deep soil area is largely within the electricity transmission easement on the Cudgegong Road frontage of the site, meaning that large trees cannot be planted here due to the need for maintenance access to the easement at all times.
 - 7.1.2 The location of the easement on the eastern site boundary has had an impact on the design solution for the site. No buildings or major works and only limited planting can be located in this area. The easement area is therefore proposed to be used for communal open space and a bio-retention area.
 - 7.1.3 As required by SEPP (Infrastructure) 2007, Endeavour Energy was consulted in relation to the proposal and had no objections to the proposal subject to conditions.
 - 7.1.4 Due to the limitations of this easement for deep soil area for tree growth, the Applicant was requested to provide an additional area of deep soil in the centre of the site. The Applicant has provided an area of 40 m² and has also identified that additional narrow strips of 2 m width on the boundary of the site can also be used for large tree planting, as the adjacent public footpath areas will provide for some tree root growth.

- 7.1.5 Given the particular circumstances of this site, the proposal is considered satisfactory for deep soil areas and the capacity to sustain tree growth on the site, although more internal deep soil areas would be desirable within the communal open space areas of the site.

7.2 Non-compliance with building separation required by the Apartment Design Guide

- 7.2.1 As discussed in 7.1 above, the location of the electricity transmission easement has had an impact on the design solution for the site. As a result, the buildings are located closer to one another than desirable, as the Applicant seeks to maximise the amount of permissible floor space in the portion of the site available for building construction.
- 7.2.2 The Applicant proposes the use of blank walls or screens on balconies where building separation on the site is less than the required 12 m for the first 4 levels and 18 metres for those above that.
- 7.2.3 This is not an urban form outcome that is usually consistent with the objectives of the control for building separation, which seeks to increase separation in proportion to the building height to achieve a desirable building form. The lack of adequate separation can create narrow, overshadowed open space areas between buildings.
- 7.2.4 The proposed building separation between the southern third of Buildings A and B is 9.5 m (compared to required 12 m), with one blank wall and balconies with privacy screens. At the southern end of Building A on all levels above level 1, distances between balconies with louvre screens are 3.4 m and 7.4 m. Without some additional ameliorative measures, this can provide poor visual amenity and acoustic privacy for residents of these apartments, and limits light and solar access.
- 7.2.5 Where building separation is inadequate and will reduce the amenity for residents, screens are proposed to improve visual privacy. A condition is proposed to implement the recommendations of the consultant Acoustic Report submitted with the application, including that balconies are to be suitably treated to ensure acoustic privacy for residents from nearby units.
- 7.2.6 For the 5th, 6th and 7th floors, separation distances are the same as for the levels below (being 9.5 m), but because there are no openings that allow for overlooking the intent behind the normal 9 m building separation is considered to be met. The mostly blank walls provide poor presentation to the street and communal open space areas, however we propose to condition for an improved visual treatment. Also, the proposed trees to be planted around the perimeter of the site will improve amenity.

8 Issues raised by the public

- 8.1 The proposed development was notified to property owners and occupiers in the locality between 23 July and 6 August 2018. The application was also advertised in local newspapers and a sign was erected on the site.
- 8.2 We received 1 submission in support of the application. It indicated a positive integration with the proposed development at 34 - 42 Tallawong Road, Rouse Hill.

9 External referrals

- 9.1 The DA was referred to the following external authorities for comment:

Authority	Comments
Endeavour Energy	Acceptable subject to conditions
NSW Police	Acceptable subject to conditions
Rural Fire Service	Acceptable subject to conditions
Roads and Maritime Services	Acceptable subject to conditions

10 Internal referrals

10.1 The DA was referred to the following internal sections of Council for comment:

Section	Comments
Heritage	Acceptable subject to conditions
Engineering	Acceptable subject to conditions
Waste	Acceptable subject to conditions
Environmental Health	Acceptable subject to conditions
Building	Acceptable subject to conditions
Traffic	Acceptable subject to conditions
City Architect	Acceptable
Open Space	Acceptable subject to conditions
Property	Acceptable
Natural Areas	Acceptable subject to conditions

11 Conclusion

11.1 The proposed development has been assessed against all relevant matters and, on balance given the circumstances of the easement though the site, is considered to be satisfactory. It is considered that the likely impacts of the development have been satisfactorily addressed and that the proposal is in the public interest. The site is considered suitable for the proposed development subject to conditions.

12 Recommendation

- 1 Approve Development Application SPP-17-00007 subject to the conditions listed in attachment 7.
- 2 Council officers notify the Applicant and submitter of the Panel's decision.



Bertha Gunawan
Assistant Team Leader - Projects

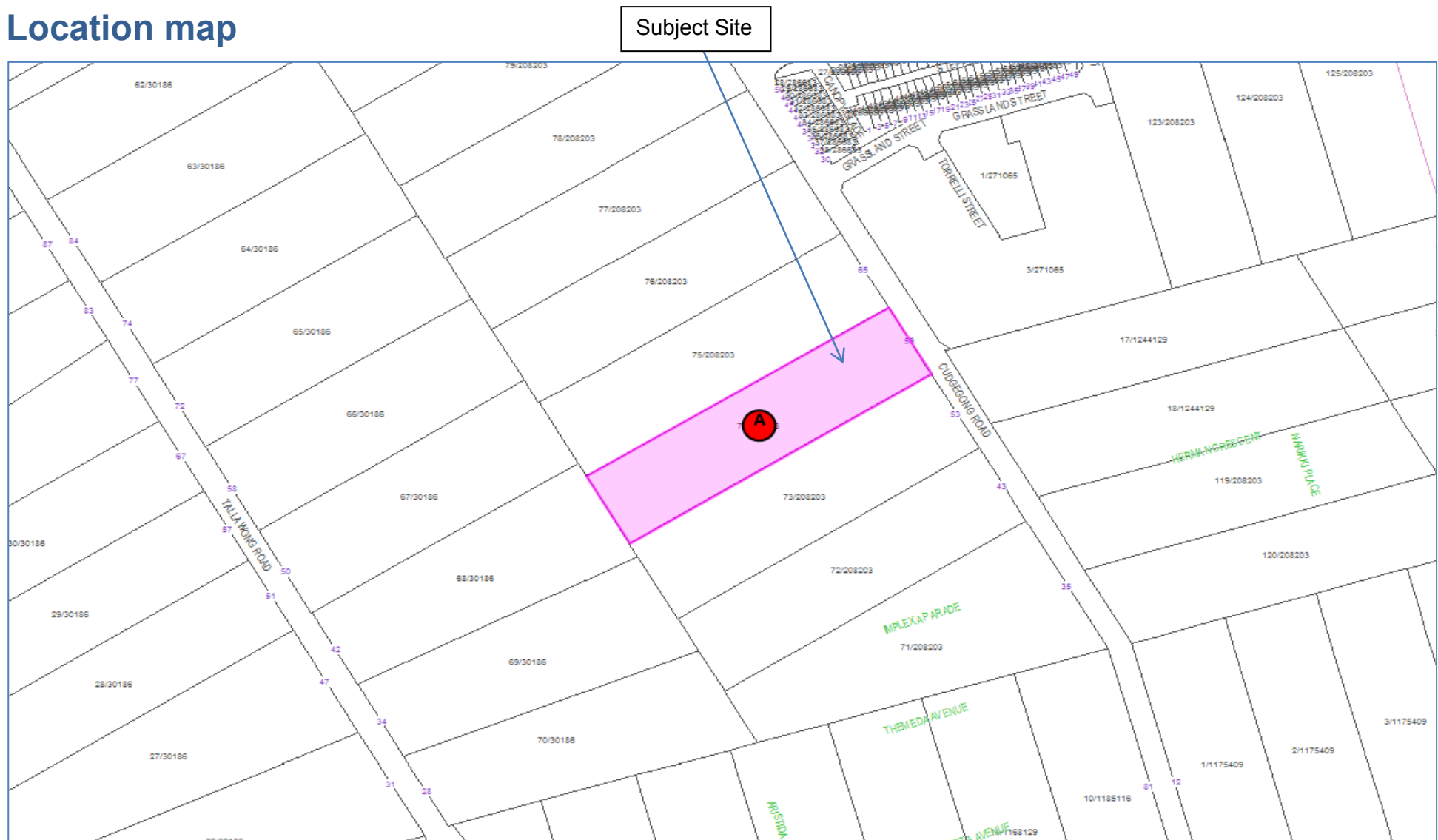


Judith Portelli
Manager Development Assessment



Glennys James
Director Planning and Development

Location map

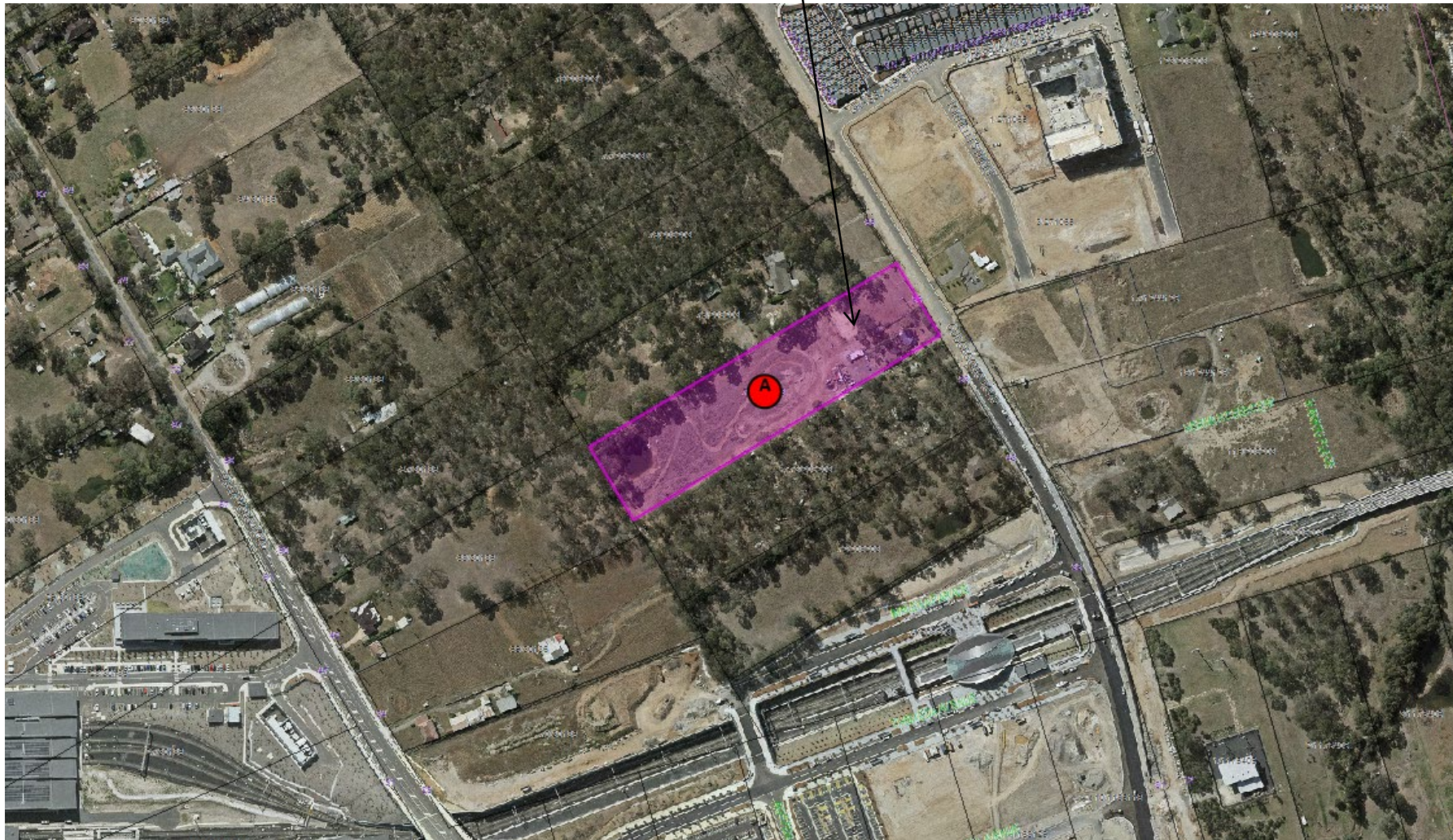


Subject Site

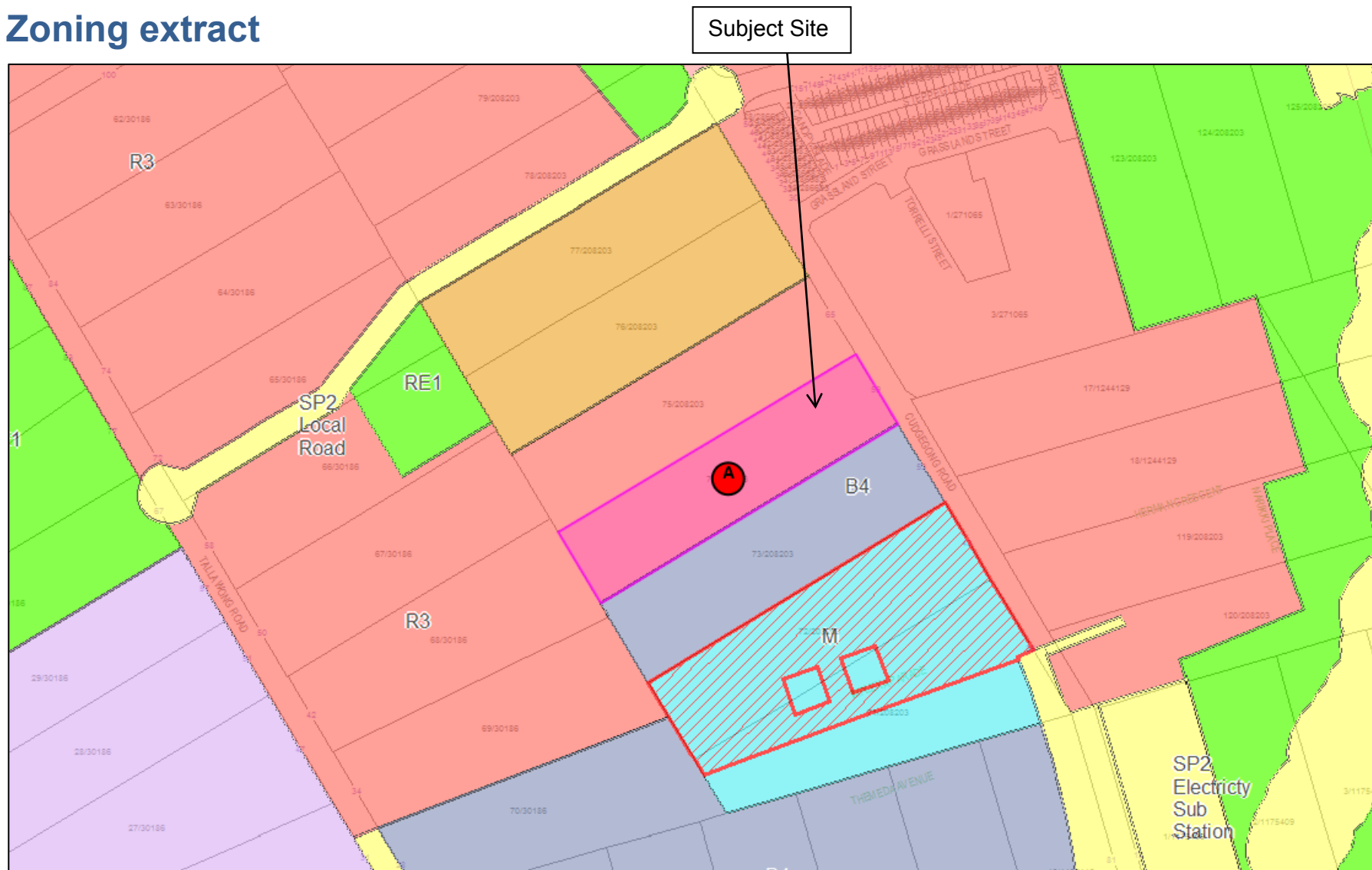


Aerial image (as at 14 January 2019)

Subject Site



Zoning extract



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 turf 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.