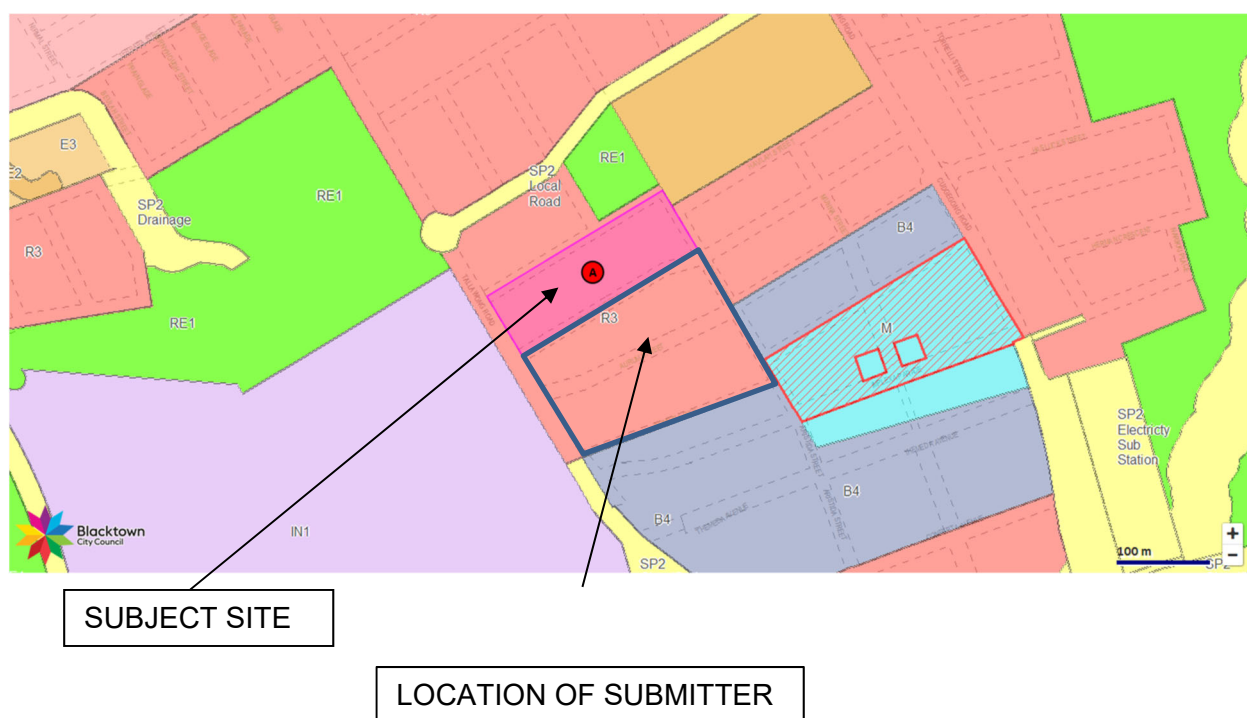


Summary of residents' concerns and Council response

1 Location of submitters



Note: submitter is Ethos Urban consultants, acting for adjoining landowner at 34-42 Tallawong Road

2 Consideration of issues raised

Issue	Planning comment/response
Overshadowing: The submission requests overshadowing plans to show the relative impact of a complying scheme on their adjacent site when compared to the proposed scheme and in relation to a concept design for their adjacent site. The submission states that the proposal includes variations to the built form controls and that development of the	- The proposed scheme is considered to be largely compliant with the built form controls that impact on the adjacent site, including setbacks and height. The amendments have increased building separation at upper levels to comply with the Apartment Design Guide. The areas that exceed the building height control of 16 m are only point encroachments of minor parts of the northern roofs of the buildings and the lift overruns to be situated in the centre of the roofs of the buildings, and so will not cause an increase in overshadowing of the adjacent site to the south relative to a proposal that is totally compliant with the building height control - Furthermore, since this submission was made, Ethos Urban, on behalf of the owner of 34-42 Tallawong Road, has submitted a Planning Proposal for their site and neighbouring sites at 34-72 Tallawong Road, to increase the building height controls from 16 m

Issue	Planning comment/response
2 sites should be considered together to determine the best outcomes for privacy and amenity on both sites.	to 26 m. This Planning Proposal has been supported by Council to proceed to exhibition and was placed on public exhibition on 23 June 2020. Submissions closed on 8 July 2020. The proposal is currently at the post exhibition consideration stage, but there is no guarantee it will proceed to approval. The proposal is to amend the height of building control to increase the maximum height from 16 m to 26 m where it applies to land at 34-72 Tallawong Road, Rouse Hill.
Stormwater: The submission requests that the applicant prepare an assessment of stormwater quality and runoff, with a view to the impact on the site at 34-42 Tallawong Road. The submission suggests the proposed 1.2 m wide drainage easement running north-south would be a public easement and should be increased to 3 m wide to accommodate overland flows from the subject site and neighbouring properties.	- The proposed stormwater plans have been amended since the original proposal and assessed by Council's engineers to be satisfactory subject to recommended conditions. - The engineers always assess the plans having full regard to the impact that the proposed stormwater drainage might have on all adjoining properties and have conditioned the consent appropriately.
Road network: In relation to the original civil plans for the subject site, which removed the 'kink' in the road at the south-east part of the subject site that is proposed by the Riverstone East Precinct Indicative Layout Plan, the submission requested the road layout be coordinated with neighbouring properties.	The subsequent amendments to the proposal have aligned the proposed roads in accordance with the ILP, including the 'kink' as requested by Council. This has also allowed the retention of more existing trees on site.
Bushfire: The submission requested a bushfire assessment of the proposal against Planning for Bushfire Protection 2006.	- A Bushfire Assessment was prepared by Peterson Bushfire Consulting Services. - The report confirms that the bushfire impacts on the proposal are able to be appropriately mitigated and makes recommendations for doing so, including in the design and construction. - A proposed condition of consent requires the recommendations of the bushfire assessment report to be implemented.
Tree removal: The submission requests further details of the 44 trees on neighbouring properties identified by the Arborist report to be impacted by the proposal and measures to protect these trees.	- The application applies to the site at 50 Tallawong Road only. - No trees are proposed to be removed from neighbouring properties and consent is not recommended for such. - The boundary between the subject site and the property to the south at 34-42 Tallawong Road will inevitably lose trees when the 2 sites are developed, due to the location of a proposed local road under the ILP between the 2 sites. - A condition of consent is recommended for the protection of trees on adjacent sites.

Issue	Planning comment/response
Urban design and mechanisms to reduce impacts on the adjoining property: The design should be reviewed to improve the outlook for future residents and interface with the public domain, including further articulation, design variation and planting of more indigenous trees along the common road. Separation distances at upper levels should be increased to comply with the ADG. Provide communal open space at ground level and private terraces at ground level instead of balconies.	- The building separation at upper levels has been increased to now comply with the ADG. - Communal open space is provided at ground level and building entrances are provided directly from the street rather than only through the open space between the buildings. - The original ground level units in the southern parts of buildings that were below ground level have been removed, as they were considered unsuitable for the future residents' amenity. - Increased landscape planting has been provided and a number of existing trees along the southern, northern and western boundaries of the proposal are to be retained. - The design has been amended and more variation in materials is proposed in order to differentiate buildings, although buildings are still essentially the same design in rows along the site. This is not considered a sufficient reason to recommend refusal of the application which largely meets the ADG and DCP requirements. - Internal amenity concerns were raised regarding solar access and ventilation within the common circulation areas, and habitable rooms which were windowless. A deferred commencement condition has been imposed requiring the removal of studies in some apartments which do not have windows, the replacement of rooftop skylights with clerestory windows and additional daylight and natural ventilation to be provided to all internal common circulation areas of all buildings. - A condition is recommended for the applicant to address the need for differentiation between the proposed buildings with the addition of architectural features, different materials and features, treatments and colours in relation to the roofs, walls, balconies and other external building features. - A deferred commencement condition is recommended requiring amended architectural plans to address the proposed differentiation treatment of the repetitive buildings. These are to be submitted to Council for review and approval by Council's City Architect's Office.