

## Detailed information about proposal and DA submission material

### 1 Overview

- 1.1 The Development Application for 172 Tallawong Road, Rouse Hill seeks approval for:
- Demolition of the existing single storey dwelling and associated structures on site and the decommissioning of a small farm dam at the rear boundary within the RU4 zoned land.
  - Subdivision of the site into 2 superlots, separating the R3 zoned section of the site from the RU4 zoned part of the site, and identifying land to be constructed and dedicated for 3 future local roads. The proposed new roads will be located on the R3 and R2 zoned parts of the site. The proposed lot zoned R3 is to be developed for residential flat buildings as outlined in this Development Application and will have an area of 6,474 m<sup>2</sup>. The remnant RU4 zoned portion of the land will have an area of 9,102 m<sup>2</sup>. The small R2 zoned portion of the existing site that is located on the south-western boundary will contain the proposed half width road that will separate the proposed RU4 portion of the land from the R2 zoned portion situated adjacent to properties to the south.
  - Construction of 2 x 3 storey residential flat buildings and 2 x 4 storey residential flat buildings on the R3 zoned land, comprising 82 apartments over 2 basement levels providing a total of 118 car parking spaces, bike parking, storage and waste service areas.
  - Associated works, including construction of 3 new local roads, civil engineering, stormwater and site landscaping.
- 1.2 For the proposed development site, the relevant development standards for minimum residential density (25 dwellings per hectare) and minimum lot size for the erection of a residential flat building (2,000m<sup>2</sup>) are satisfied. The proposed Lot 2 is 6,474 m<sup>2</sup> and the residential density is 126 dwellings per hectare.
- 1.3 The development does not comply with the maximum height of buildings development standard of 12 m. The rooftop lifts/roofs over common terraces and a small part of the skillion roof of Building B exceeds the height limit by up to 0.4 m. A Clause 4.6 variation statement has been prepared by the applicant that addresses the requirements of subclauses 4.6(3) and (4) as detailed in attachment 5.

### 2 Residential flat buildings

- 2.1 As the amended plans submitted on 26 March 2019 at attachment 6 indicate, the proposal is to develop that part of the land that is R3 zoned, for 4 residential flat buildings with split level basement parking on the proposed new lot, with landscaping on the site perimeter and between the buildings. The buildings have frontages to Tallawong Road and the 3 proposed local roads, with the driveway basement entry located off proposed local road 3 on the southern boundary.
- 2.2 Pedestrian access is provided directly from the street into each building lobby, with some ramps necessary due to site topography. The 2 x 3 storey buildings are located on the northern, higher part of the site. The 2 x 4 storey buildings are located on the lower part of the site, with the driveway entrance located between these 2 buildings. Some ground level units have direct access from the street or communal open space areas through their private open space areas.

- 2.3 The dwelling mix consists of 8 x 1 bedroom (10%), 65 x 2 bedroom (79%), and 9 x 3 bedroom units (11%). Plans indicate that 9 of 82 (or 11%) adaptable units are provided and 9 resident disabled parking spaces are indicated in Basement 1. The applicant's Statement of Environmental Effects states that in excess of 20% of the units contain the 5 measures to achieve a silver level of universal design.

### **3 Parking, landscaping and building elements**

- 3.1 The split level basement responds to the site's topography, with the access driveway off new local road 3 on the southern frontage. A total of 118 parking spaces are provided, comprising 91 residential spaces, 9 residential adaptable spaces, 17 visitor spaces and 1 visitor adaptable space. Two car wash bays and 3 loading bays are also provided. This exceeds the Blacktown Growth Centre Precincts DCP 2018 requirements.
- 3.2 In the basement are 28 resident bicycle parking spaces, storage areas for the residential apartments, waste services storage and loading bays. Lift access is provided from the basement to all building levels. 21 visitor bicycle spaces are provided at ground level near building entrances.
- 3.3 Landscaped communal open space areas are provided on the ground level and on the rooftops of Buildings B and D. These areas are readily accessible to residents, with the use of stairs, ramps and lift at ground level. Facilities shown on plans include BBQs, tables and chairs, benches, planter boxes, paved and turfed areas. Large deep soil areas on the northern, western and eastern perimeters, as well as within the central communal open space area across the site (between Buildings AB and CD), are proposed to provide suitable tree planting. The Tallawong Road frontage of the site retains 7 existing trees.
- 3.4 A variety of building elements, materials and colours are proposed, with brick, cladding and painted surfaces. Buildings A and C and D and B utilise the same schedule of materials and finishes, with variety in each building length, modulation and articulation elements. Light and dark grey tones are proposed with white, yellow and red highlights. The proposed street and site trees will provide a softening of the streetscape impact of the buildings.
- 3.5 The proposed road widths to be constructed and dedicated to Council are as follows: Road 1 (half width on the northern frontage of the R3 zoned proposed lot) is 9.5 m, Road 2 is 18 m wide (separating the R3 and RU4 zoned proposed lots), Road 3 (half width on the southern frontage of both the R3 and RU4 zoned proposed lots) is 9.5 m. The proposed road locations are consistent with the Indicative Layout Plan in Schedule 8, Riverstone East Precinct under Blacktown Growth Centre Precincts DCP 2018.

### **4 Applicant's reports**

- 4.1 Other key reports that relate to the DA include the following:
- Traffic Management Report dated 22 March 2019 prepared by Loka Consulting Engineers
  - Acoustic Assessment dated 21 May 2019 prepared by Acouras Consultancy
  - State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development Verification Statement dated 30 April 2019 prepared by Robert Del Pizzo, Registered Architect, Registration Number 3972, of Architex
  - Preliminary Salinity Assessment Report dated 27 February 2020 prepared by Geotesta
  - Site Contamination Assessment Stage 1 dated 30 May 2017 prepared by Geotesta
  - Detailed Site Investigation Report dated 27 February 2020 prepared by Geotesta
  - Remediation Works Action Plan dated 2 March 2020 prepared by Geotesta
  - Geotechnical and Salinity Investigation Report dated 5 June 2017 prepared by Geotesta

- Report for Decommissioning of Farm Dam dated 31 May 2017 prepared by Geotesta
- Arborist Report dated 22 May 2017 prepared by Mackay Tree Management
- Aboriginal Heritage Due Diligence Assessment dated 20 June 2017 prepared by Baker Archaeology