

Detailed information about proposal and DA submission material

1 Overview

- 1.1 This DA was lodged by Bing Wei Pty Limited for the following works at 95 Cudgegong Road, Rouse Hill:

Stage 1

- Removal of all but 5 trees.
- Construction of a temporary road from Cudgegong Road, new full width public road (Road No. 2) and new half-width public road (Road No. 3).
- Construction of a 4 storey residential flat building consisting of 104 apartments and part 1/part 2 basement levels (accessed via Road No. 2) which accommodates waste storage and collection, service/loading bays, 110 residential car parking spaces (including 11 adaptable spaces), 21 visitor car parking spaces, 45 bicycle parking spaces and storage.
- The waste storage room is accessed by the basement. Due to the slope of the site and resulting levels of the buildings, the location of the waste room and its access ramps adjoin the internal courtyard. The roof level of the waste room is 2.2 m above the courtyard level. The waste room is screened by landscaping and features a green roof.
- Fencing around both sides of the split parcels divided by the temporary road.
- Culs-de-sac at either end of Road No. 2.
- Associated stormwater drainage works and landscaping.

Stage 2

Stage 2 is only possible after Road No. 2 is able to be serviced by any approved surrounding road network.

- Removal of all but 7 trees.
 - Construction of new public Road No. 1.
 - Demolition of temporary road section between Road Nos. 1 and 2.
 - Construction of a 4 storey residential flat building consisting of 104 apartments and 1 basement level (accessed via Road No. 1) which accommodates waste storage and collection, service/loading bays, 110 residential car parking spaces (including 11 adaptable spaces), 21 visitor car parking spaces, 45 bicycle parking spaces and storage.
 - Fencing made good around both sides of the split open space parcel divided by the temporary road between Road No. 1 and Cudgegong Road.
 - Culs-de-sac at the end of Road Nos. 1 and 2 (as needed according to negotiations with the neighbours and road network progress).
 - Associated stormwater drainage works and landscaping.
- 1.2 Stage 2 works will only commence once the surrounding properties are redeveloped and public road access is available. The applicant will also need to submit a separate DA for

subdivision related to the Stage 2 works, to create a development lot for the residential flat building and lots for the new public roads.

- 1.3 The staging of the works is shown in Figure 1 below.

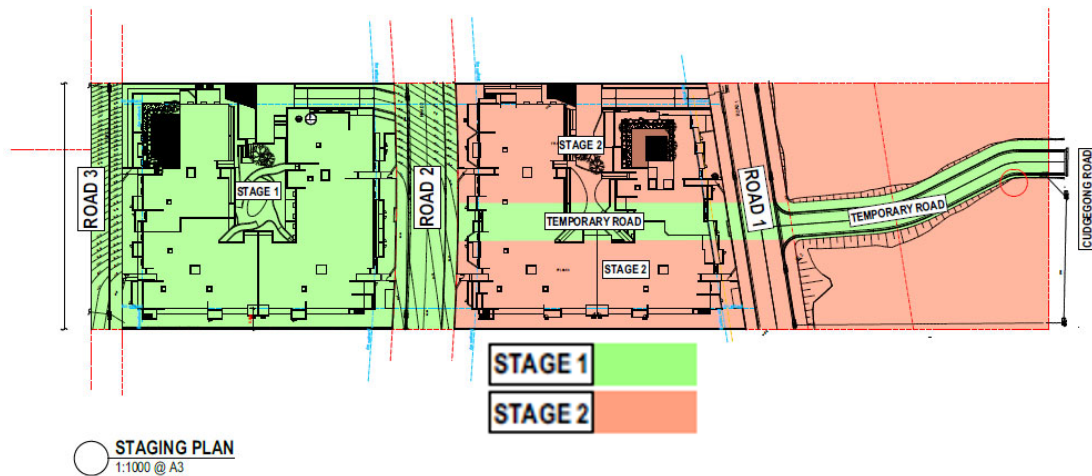


Figure 1: Extract from the proposed staging plan for construction

- 1.4 The proposal has a gross floor area of 21,657 m² and a floor space ratio (FSR) of 1.47:1, based on the part of the site zoned R3 Medium Density Residential.
- 1.5 The apartment mix consists of 24 x 1 bedroom apartments (11.5%), 160 x 2 bedroom apartments (77%) and 24 x 3 bedroom apartments (11.5%).
- 1.6 There will be 22 adaptable dwellings (10% of the apartments) and associated accessible parking spaces.

2 Subdivision of the site

- 2.1 DA-17-02666 was approved on 16 July 2019 for subdivision of the site to create Lot 1 for the part of the site zoned RE1 with an area of 5,506 m², a separate lot for Road No. 1 with an area of 1,304 m² to be dedicated to Council in the future, and Lot 2 with an area of 1.342 hectares for the proposed residential flat buildings and future new public Road Nos. 2 and 3. This subdivision caters for the existing raised transmission lines along the western portion of the land zoned RE1, an easement for public access and services along the temporary access road to this site and surrounding properties, and an easement to drain water along the southern boundary. Refer to Figure 2 below.
- 2.2 This application for the subdivision of the site is classified as 'integrated development', and the NSW Rural Fire Service has issued General Terms of Approval in support of the application relating to asset protection zones, water and utilities, access, design and construction, and landscaping. The applicant is also required to prepare a Bush Fire Emergency Management and Evacuation Plan.
- 2.3 The applicant will also be required to submit a separate DA for subdivision related to the Stage 2 works.

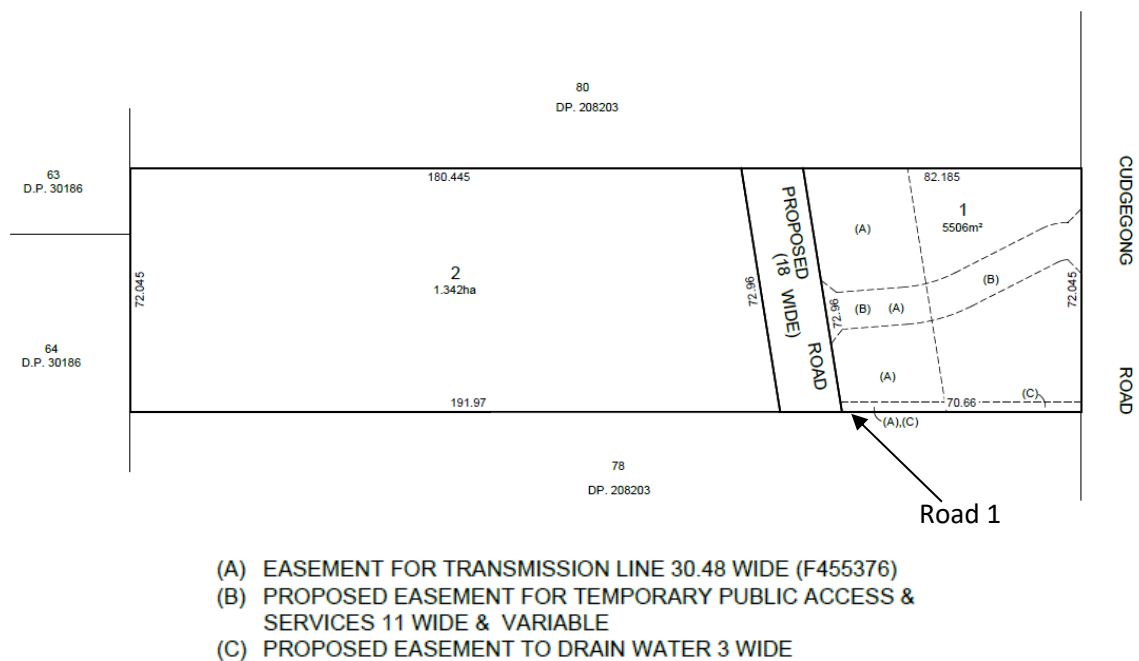


Figure 2: Extract from the Subdivision Plan currently approved by DA-17-02666

3 Height and scale of buildings

3.1 The proposed development is for 2 x 4 storey residential flat buildings. The building heights to the roofline and rooftop plant and equipment range from 10.95 m to 15.44 m.

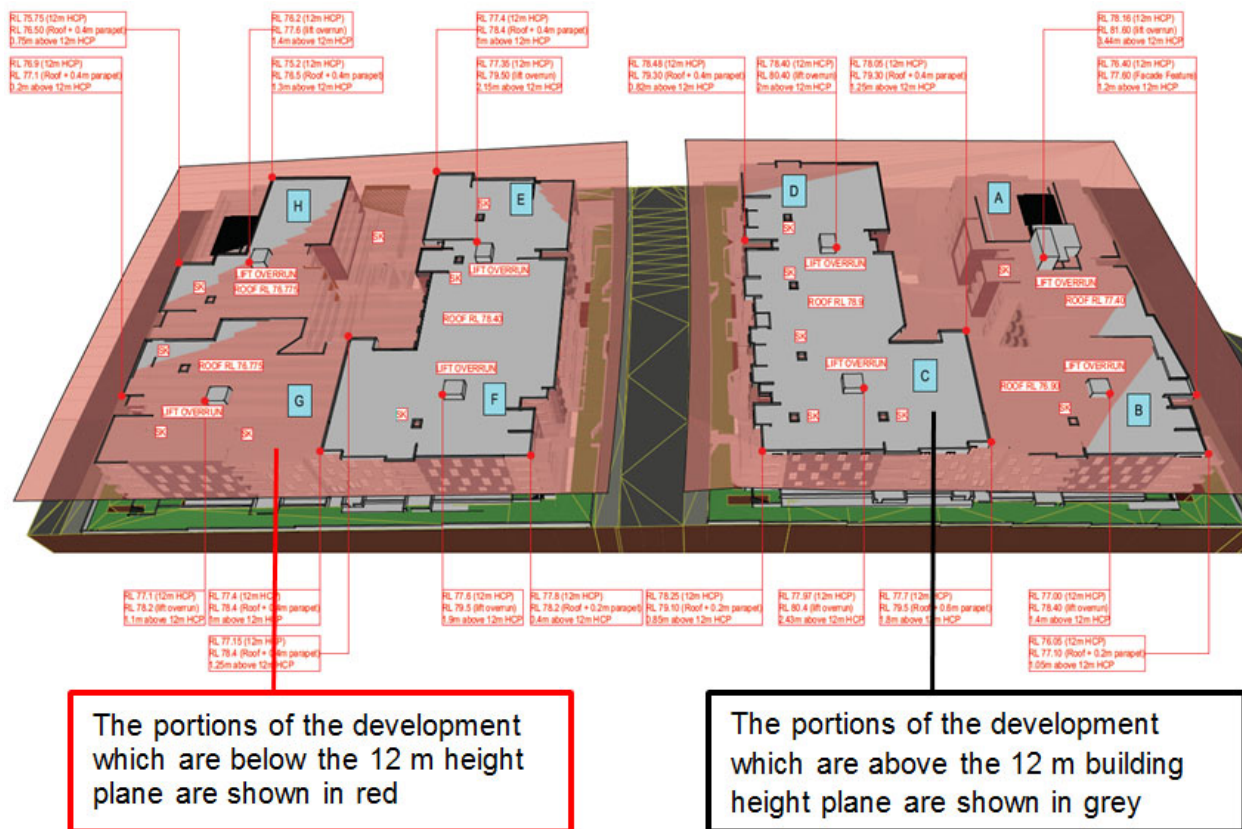
3.2 Stage 1 residential flat building

- 3.2.1. Parts of the roofline and lift overruns exceed the maximum permitted building height by 2.15 m or 18%.
- 3.2.2. The overall building is stepped to provide portions of the building which are above and portions which are below the height plane. In particular, a communal open space area is provided on Level 3 (a level below the actual rooftop level) to minimise rooftop structures for this building. Despite this stepped form, portions of the roofline and some minor habitable room area exceed the height plane by 0.4 m to 1.3 m, mainly in the eastern half of the building.

3.3 Stage 2 residential flat building

- 3.3.1. The rooftop plant and equipment, lift overrun and stairwell that relate to the rooftop communal open space area for this building exceed the maximum permitted building height by 3.44 m or 29%.
- 3.3.2. The remainder of the building is stepped to provide portions of the building which are above and portions which are below the height plane. Despite this stepped form, portions of the roofline and some minor habitable room areas exceed the height plane by 1.8 m, predominantly in the western part of the building.
- 3.3.3. It is noted that the part of the site which is visually dominant, as viewed from Cudgegong Road, is generally consistent with the height limit and is 48 m from the site's eastern boundary, which assists with ameliorating the visual impact of this height exceedance.

3.4 Figures 3 and 4 below demonstrate components of the development that are offset above and below the height plane.



The portions of the development which are below the 12 m height plane are shown in red

The portions of the development which are above the 12 m building height plane are shown in grey

Figure 3: Aerial view demonstrating the components of the development above and below the 12 m height plane relative to the ground levels created by the new roads

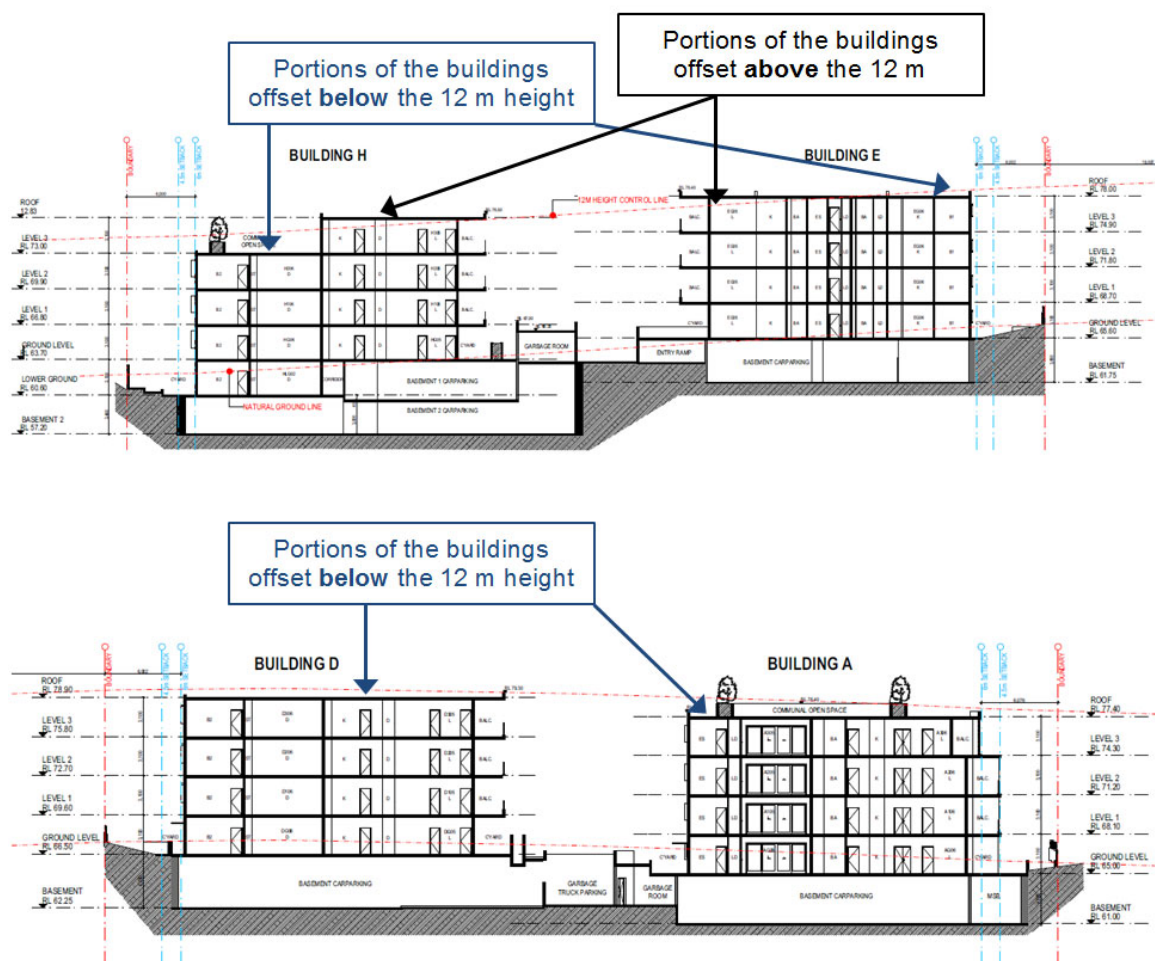


Figure 4: Extracts from the Section Plan taken through the northern part of the site showing the Stage 2 building (top) and the Stage 1 building (bottom), and demonstrating the components of the development which are above and which are offset below the 12 m height plane.

3.5 As measured from the ground levels created by the new roads, the proposed overall building heights and extent of variation for each building is as follows:

Building wing	Overall height and variation		Height above 12 m	Offset height under 12 m
A	15.44 m	29%	3.44 m	0.76 m
B	13.40 m	12%	1.40 m over	0.10 m under
C	14.43 m	20%	2.43 m over	-
D	14.00 m	17%	2.00 m over	0.50 m under
E	14.15 m	18%	2.15 m over	1.05 m under
F	13.90 m	16%	1.90 m over	-
G	13.10 m	9%	1.10 m over	0.33 m under
H	13.40 m	12%	1.40 m over	3.20 m under

- 3.6 The buildings have been designed to respond to the topography of the site and have been stepped. Due to the stepping of the buildings and the predominant compliance with the height control, the perceivable height of the buildings is reduced.

4 Road layout and timing

- 4.1 The proposal is consistent with the new public roads provided in the Indicative Layout Plan (ILP) in the Cudgegong Road (Area 20) Precinct Plan. The ILP is shown in Figure 5 below.



Figure 5: Extract from the Cudgegong Road (Area 20) Precinct Plan (the boundaries of this Precinct Plan are shown in red). The site is outlined in blue. An extract from the Riverstone East Precinct Plan is also overlayed in this figure to show the continuation of the Indicative Layout Plans (ILP) from the subject site to Tallawong Road to the west. This amalgamated figure shows the location of the new public roads in line with the ILPs.

- 4.2 The adjoining sites to the north, south and west are all zoned R3 Medium Density Residential and are yet to be redeveloped. Therefore, the site does not have access to a public road. In the interim, the applicant proposes to provide a temporary access driveway from Cudgegong Road through the part of the site zoned RE1 (refer to Figures 1 and 2 above).
- 4.3 This temporary access will provide pedestrian and vehicular access to Stage 1 of this proposed development, and adjacent properties, until such time as the surrounding road network is constructed and available for public access. Development of Stage 2 on this site is not permitted until the surrounding public road network is made available to it.

5 Traffic and parking matters

- 5.1 The applicant has submitted an Assessment of Traffic and Parking Implications prepared by Transport and Traffic Planning Associates dated October 2017. It provides an assessment of the road network and traffic conditions, public transport services, traffic generation, the proposed parking, access, internal circulation and servicing of the proposal.
- 5.2 The assessment concludes that the proposed access road system will be suitable and appropriate, there will be no adverse or unsatisfactory traffic implications, the proposed parking provision will be adequate and appropriate, the proposed vehicle access, internal circulation and servicing provisions will be satisfactory, and the convenience and accessibility of public transport services will ensure a sustainable development outcome.

6 Trees, landscaping and open space

- 6.1 The proposal seeks to remove 1 tree in the part of the site zoned RE1 to facilitate the temporary access road. This tree is in poor health and condition, with around 30% deadwood in the canopy and evidence of termite tracks in the bark.
- 6.2 The proposal seeks to remove most (all but 12) of the trees in the part of the site zoned R3. The trees being retained are clear of the new public roads. They are at the perimeter of the buildings and will assist in providing mature trees to compliment the proposed buildings.
- 6.3 The proposal includes various landscaped areas incorporating through-site connections and open spaces, to provide residents of each building with easy access to a variety of different environments for recreation, relaxation and entertaining. A mix of native and exotic plants and trees are proposed.
- 6.4 The primary areas of communal open space are the:
- internal courtyard of the Stage 1 building
 - north-western part of the Stage 1 building on Level 3
 - internal courtyard of the Stage 2 building
 - rooftop of the north-eastern part of the Stage 2 building.
- 6.5 Each stage also benefits from an exercise trail around the perimeter of the majority of the respective building. The completion of the surrounding road network will enable the circuit to be completed.
- 6.6 The communal areas include a range of hard and soft landscaping features, plants and facilities, including BBQs, tables and chairs, pergolas, exercise equipment along a walking path, communal vegetable garden, turfed play areas and tree shaded areas.
- 6.7 The 2 rooftop communal open space areas are also appropriately embellished with hard and soft landscaping elements, to provide a gathering space and quiet seating/reading nooks. The communal open space areas are in line with the Apartment Design Guide (ADG).
- 6.8 The internal courtyard area of each building is co-located with a deep soil zone to ensure sufficient planting can be achieved, in line with the ADG.
- 6.9 Large private open space areas are provided for the ground floor apartments, both within the street setback areas and adjoining the communal open space areas. Feature privacy fencing and native planting are also applied as privacy screening. All apartments above ground level have balconies.

7 Design

- 7.1 The proposed development is considered to be appropriate in terms of the composition of building elements, textures, materials, finishes and colours. They reflect the use, internal design and structure of the buildings.
- 7.2 Each stage consists of a 'C' shaped massing with 4 building wings grouped together. The internal courtyard created by the opening in the middle of the 'C' has a northern aspect to maximise solar access to more units. Each stage's long arms address the street frontages along the 3 new connector roads on their western and eastern frontages. The buildings are highly articulated on all façades, which generates an expressive architectural form and high levels of amenity to all of the apartments.
- 7.3 The façades are made up of a combination of face brick, cement render and cladding in an 'earthy' and bright colour palate. The buildings are broken up into distinct sections to create focal points and break up the scale of the buildings. This is supported by a combination of vertical and horizontal elements that reinforce the steps in the buildings, physical breaks in the facades and deep recesses to provide visual relief and interest.
- 7.4 The contemporary design assists in setting a suitable appearance for the transitioning character of this locality and creates a desirable streetscape.
- 7.5 All materials for use on the external walls will be conditioned to achieve compliance with the relevant fire resistance levels.
- 7.6 A Design Verification Statement prepared by registered architect Steve Wu of SWA Group has been prepared for the development, in line with the requirements of State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development.

8 Setbacks

- 8.1 The proposal provides 6 m setbacks/building separations to the north and south boundaries of the site, with the exception of 12 balconies on levels 1 and 2. These 12 balconies project 300 mm into the setback area (to the north and south boundaries) as shown in the figure below.
- 8.2 These balconies are a minor projection into the setback area and are offset by breaks in the façade or recessed parts of the building. The external design and materials of these façades are also broken up into distinct sections, which assist with mitigating the visual impact of the reduced setbacks.

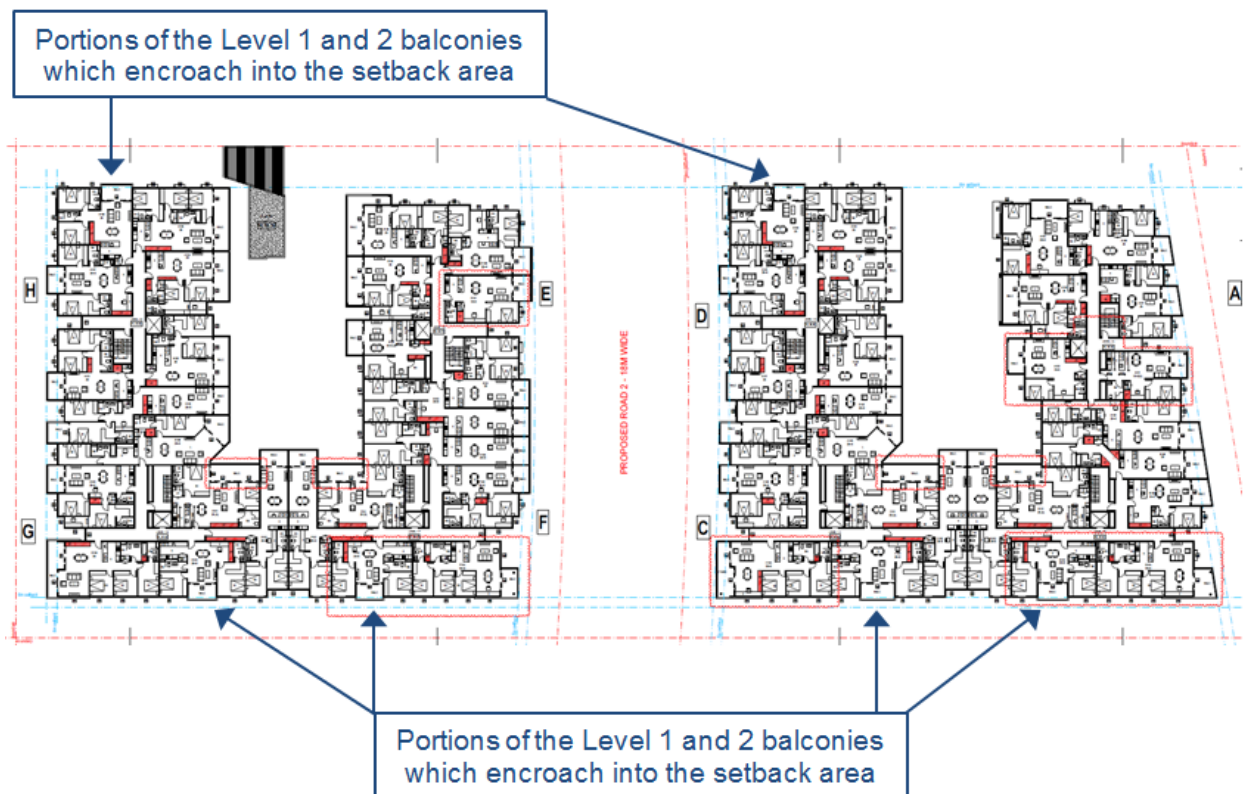


Figure 6: Extract from the Level 1 and 2 Floorplan identifying the balconies which encroach into the minimum required 6 m setback/building separation by 300 mm.

9 Acoustic impacts

- 9.1 The proposal is accompanied by an acoustic assessment prepared by Blackett Acoustics Noise and Vibration Consultants dated April 2018. This assessment provides acoustic attenuation measures to ensure all apartments are afforded an appropriate level of acoustic privacy, in particular where they are located in the vicinity of the driveway, loading bay and basement entrance. The report confirms that plant and equipment are appropriately located and treated, acoustic privacy between apartments is achieved, and apartments are protected from traffic noise.
- 9.2 These measures will be imposed as conditions of consent to ensure that the buildings have been designed to minimise noise intrusion from any external noise source.

10 Contamination

- 10.1 The application is accompanied by a Preliminary Site Investigation report dated July 2017 and a Detailed Site Investigation report dated May 2018, both prepared by Martens Consulting Engineers.
- 10.2 The reports confirm that there are areas of environmental concern due to contaminants, including zinc treated materials. The report concludes that the site can be made suitable for the proposed residential development and public recreation subject to the implementation of the remediation plan, primarily involving the removal of contaminated material to be disposed of off-site.
- 10.3 This report also provides a salinity assessment of the site, and concludes that the development will not be impacted upon in this regard.

11 Heritage

- 11.1 Figure 2-2 Aboriginal Cultural Heritage Sites of the DCP identifies the rear part of the site as an area of moderate Aboriginal cultural heritage significance.
- 11.2 The application is accompanied by a Due Diligence Aboriginal Archaeological Assessment. The applicant has advised that its consultant is in the process of obtaining an Aboriginal Heritage Impact Permit and, following on-site testing, will make an application under section 90 of the National Parks and Wildlife Act 1974.

12 Stormwater drainage works

- 12.1 Water quality/quantity summary prepared by ACOR Consultants Pty Ltd dated 12 October 2017 was submitted in support of the application.