

Detailed information about proposal and DA submission material

1 Overview

- 1.1 This Development Application (DA) was lodged by Sutherland & Associates Planning Pty Ltd for Phase 3 of the Concept Plan approval (JRPP-15-02701) at 96 Cudgegong Road and 88-104 Rouse Road, Rouse Hill which includes:
- construction of 2 x 4 storey residential flat buildings consisting of 163 apartments and 202 basement car parking spaces
 - associated ground level communal open space areas, landscaping and stormwater drainage works.
- 1.2 The DA is consistent with the Concept Plan approval (JRPP-15-02701 as modified in MOD-17-00493) with regard to building footprint, basement footprint, scale and form, height, floor space ratio, solar access, natural ventilation, the yield or number of dwellings, the number of car parking spaces, site coverage, communal open space, deep soil and landscaped area (including the removal of trees).

2 Scope and timing of this DA

- 2.1 Phase 3 of the Concept Plan, the subject of this application, is not permitted to begin until such time as the following matters are resolved:
- Decommissioning of the temporary stormwater detention basin located within the eastern part of the Concept Plan site (this area is the subject of this application for Phase 3 works). The purpose of the basin is to provide stormwater detention for the Phase 1 and Phase 2 components of the site. This temporary stormwater basin system will be decommissioned when the regional basins located to the east and south of the site have been constructed and become operational, and only upon removal of the basin can this Phase 3 component of the development occur in accordance with the Concept Plan.
 - Completion of the works relating to the surrounding new public roads and drainage works. The Phase 2 DA SPP-17-00027, which was approved recently, included the road and drainage scope of works for Phases 2 and 3 and the creation of the development lot for the Phase 3 works. These works will be required to occur prior to the commencement of works for this proposed Phase 3 DA.
- 2.2 Matters relating to the delivery of basins will be addressed as deferred commencement matters in the draft conditions of consent at attachment 10.

3 General matters

- 3.1 The proposed 4 storey apartment building development features building heights which range from 10 m to 13.4 m to the parapets (being a variation of up to 1.4 m) and 11.9 m to 15.4 m to the rooftop plant and equipment structures (being a variation of up to 3.4 m).
- 3.2 The proposal presents as 4 storey residential flat buildings as viewed from the public domain. Due to the proposed levels of the buildings to cater for the slope across the site, there are 3 internal parts of the buildings that are 5 storeys in height. This affects 12 apartments on the top level along the western, northern and eastern sides of the internal courtyard.

- 3.3 The proposed building layouts and design are consistent with the building envelopes approved in the Concept Plan approval (as modified), being apartment buildings aligned with the perimeter of the site with an internal courtyard. The communal open space area is over a podium and is appropriately embellished with a range of hard and soft landscaping elements and formal and informal recreational spaces.
- 3.4 The proposed apartment mix is:
- 42 x 1 bedroom apartments (25%)
 - 110 x 2 bedroom apartments (68%)
 - 11 x 3 bedroom apartments (7%).
- 3.5 The apartment mix includes 17 (10%) adaptable apartments.
- 3.6 Building setbacks of 6 m are provided to the collector road to the south, being Rouse Road.
- 3.7 Building setbacks of 5 m will be provided to new local streets to the east (proposed 18 m wide Road No. 1), west (proposed 15.5 m wide Road No. 3) and north (proposed 15.5 m wide Road No. 4) of the development. These setbacks relate to the overall building line including the setback to the habitable rooms and balconies. To achieve articulation and visual interest in the façade of the buildings, the design of the proposal comprises breaks in the building line, inset balconies at regular intervals and varied facades (in the form of a 'roof façade,' verandah façade,' 'screen façade' and 'solid façade'). Refer to the Façade Articulation and Elevation Plans at attachment 6 and further discussion at section 7 of the Assessment report.
- 3.8 Deep soil landscaping areas will feature in 14% of the site area - 1 x 125.5 m² deep soil area will be provided in the internal courtyard space to allow for the planting of a large tree, being an *Angophora costata* (Smooth-barked apple). Deep soil areas with minimum dimensions of 6 m are provided in the street setback area to Rouse Road to the south of the site. Deep soil areas with minimum dimensions of 5 m will also be provided in the street setback area to the north, east and west of the site. The deep soil areas will be planted with a mix of deciduous and evergreen trees.
- 3.9 A Design Verification Statement prepared by registered architect Dan Szwaj of Turner Architects has been prepared for the development, in accordance with the requirements of SEPP 65.

4 Access, parking and waste servicing

- 4.1 The basement level will provide 202 car parking spaces, comprising 169 resident parking spaces (including 19 disabled spaces) and 33 visitor parking spaces, and 10 motorcycle spaces.
- 4.2 Bicycle spaces (44) will be provided on the ground floor level.
- 4.3 One vehicular access point will be provided via new public Road No. 1 on the eastern side of the development. This driveway will run along the southern portion of the site into the basement level for resident and visitor parking. The southern portion of the driveway will also be designated for access by waste collection vehicles. The internal, at-grade waste loading bay on the southern side of the basement level will enable waste vehicles to manoeuvre within the site and ensures vehicles enter and exit in a forward direction.

5 Landscaping and open space areas

- 5.1 The proposal will include 1 courtyard style communal open space area comprising a range of hard and soft landscaping features, including a children's play area, timber deck and play equipment, a shelter/cabana, benches, pathways, turf areas and trees for shading.

- 5.2 Suitably sized private open space areas will be provided for the ground floor apartments, both around the perimeter of the site in the boundary setbacks and adjacent to the internal communal open space.
- 5.3 Landscaping will include a selection of trees, shrubs and groundcovers, including Australian native plants. Deep soil areas for tree planting are provided in the street setback areas and the courtyard area. Trees are located both in the community open space areas and along the roads.
- 5.4 54 new trees are proposed to be planted in the Phase 3 development site.
- 5.5 41 new street trees are also proposed to be planted around the perimeter of the Phase 3 site.
- 5.6 As a water sensitive urban design measure, a 200 m² raingarden will also be provided at the south-eastern corner of the site.

6 Bushfire management matters

- 6.1 The application is accompanied by a Bushfire Protection Assessment prepared by Travers Bushfire and Ecology which found that bushfire can potentially affect the proposed development from the retained vegetation in the park to the west of the site.
- 6.2 This report concludes that the proposed development is capable of achieving compliance with Planning for Bushfire Protection 2006 subject to the implementation of several recommendations, including that fuel management within the Asset Protection Zones (APZs) is to be maintained by regular maintenance of the landscaped areas and building construction is to comply with Appendix 3 of Planning for Bushfire Protection 2006 and Australian Standard 3959-1999 - Construction of Buildings in Bushfire Prone Areas.
- 6.3 The development will be required to use materials on the external walls of the development which achieve compliance with the relevant fire resistance levels for residential development and the Building Code of Australia. This will ensure that the bushfire attack level (BAL) for residential development is appropriately incorporated into the development.