

Detailed information about proposal

1 Summary of changes proposed

- 1.1 The Applicant advises that, since approval of the DA, market feedback indicates a reduced demand for single storey apartments and significantly stronger demand for 2 storey apartments. In response, it proposes to amend the approval to convert 104 single storey apartments at Levels 2 and 3 into 2 storey apartments.
- 1.2 The proposal includes some minor reconfiguration to other apartments throughout the development, an extension of the basement to the north and provision for additional resident storage areas, incorporation of roof terraces for all top level apartments and amendments to the exterior façade in response to the modified internal layout.
- 1.3 The Applicant also seeks to delete the neighbourhood shop and convert this space into a residential apartment because:

'Our client had made several enquiries to seek a tenant to fill the space, and was unsuccessful. Given this project is looking to proceed in a relatively short timeframe, this was a potential issue having vacant tenancy.

As we recognised the passive surveillance opportunity that this part of the plan created, we were able to instead enlarge the communal internal area on the ground floor here so that we would still have an active corner of the site towards Rouse Hill town centre, and provide the additional amenity our project is looking to give to residents internally as well as from landscaped external space.'
- 1.4 The proposed amendments maintain the approved:
 - height of buildings (including to the roofline/parapet, privacy/plant screens and rooftop lift structures)
 - number of storeys
 - street setbacks
 - number of apartments (332)
 - number of car parking spaces (471)
 - site coverage (49.2% of the site area)
 - deep soil (13% of the site area)
 - landscaped area (30% of the site area)
 - communal open space (25% of the site area).
- 1.5 The provision of communal open space area that receives direct solar access in midwinter is reduced from 55.6% to 51.3%. Despite this reduction, this still satisfies the minimum requirement of the Apartment Design Guide.
- 1.6 The proposed amendments result in a slight modification to the apartment mix, including the deletion of 1 x studio apartment and 1 x 4 bedroom apartment. However, the overall mix of dwellings is appropriate, being 43 x 1 bedroom apartments (13%), 264 x 2 bedroom apartments (79%) and 25 x 3 bedroom apartments (8%).
- 1.7 The Modification Application reduces the approved gross floor area by 46 m² to 29,804 m², being a compliant floor space ratio of 1.4:1.

2 Landscape design

- 2.1 The amended landscape design provides 7 additional trees, provides large feature trees in the 3 deep soil zones and landscape embellishment to all private rooftop courtyards.
- 2.2 The Applicant is seeking to replace the landscape plans in this Modification Application as it has engaged new Landscape Architects who have applied their own design and layout. The proposed landscaping scheme is in keeping with the Applicant's design proposal, rather than the plans accompanying the parent DA SPP-16-04463.
- 2.3 The scheme reflects the landscape themes of the Hanging Gardens of Babylon, with lush vegetation which cascades over terraces to create a cool and shaded microclimate, water features, natural materials, textured finishes and spaces for social gathering and active use.
- 2.4 The proposed landscaping principles support the creation of spaces which are comfortable throughout the year. Refer to the Landscape DA Report at attachment 5.

3 Environmental performance

- 3.1 The Applicant has identified that the proposed amendments offer a notable improvement to the environmental performance of the development as follows:
 - solar access performance improves by 25 apartments, resulting in 78% of the apartments receiving solar access for at least 3 hours at midwinter
 - natural cross ventilation improved by 123 apartments, resulting in 67% of the apartments benefitting from cross ventilation. The proposal still seeks alternate techniques to achieving natural cross ventilation to at least 60% of the apartments as required by Part 4B Natural Ventilation of the ADG, such as plenum ducts and ventilating skylights in the case of two storey apartments on Levels 2 and 3. The overall development is considered to achieve a suitable level of amenity through natural cross ventilation, and is acceptable in this instance.

4 Parking spaces

- 4.1 The parent application approved a total of 471 car parking spaces, comprising 401 residential spaces, 66 visitor spaces and 4 retail spaces (for the neighbourhood shop).
- 4.2 This Modification Application seeks to delete the neighbourhood shop and reallocate its 4 spaces to resident spaces, giving a total of 405 resident spaces.

5 Basement storage

- 5.1 The proposed modification plans also provide additional 'empty' parking area due to the extension of the basement levels to the north which aligns the basement structures to the apartment level above. This 'empty' area is intended for use as resident storage areas, as shown in Figures 1 and 2 below.

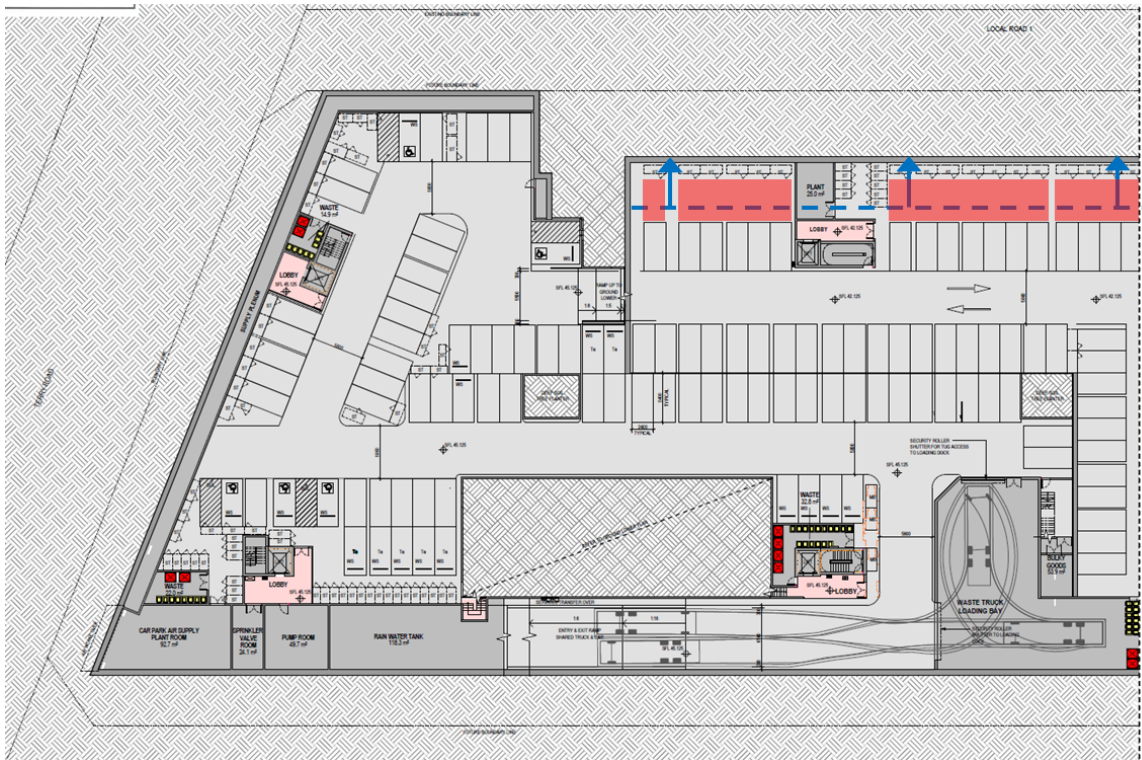


Figure 1: Extract from the Building A, B and E Basement Plan TP11.00 showing the extension of the basement to the north (shown in blue) and resulting resident storage areas (shown in red).

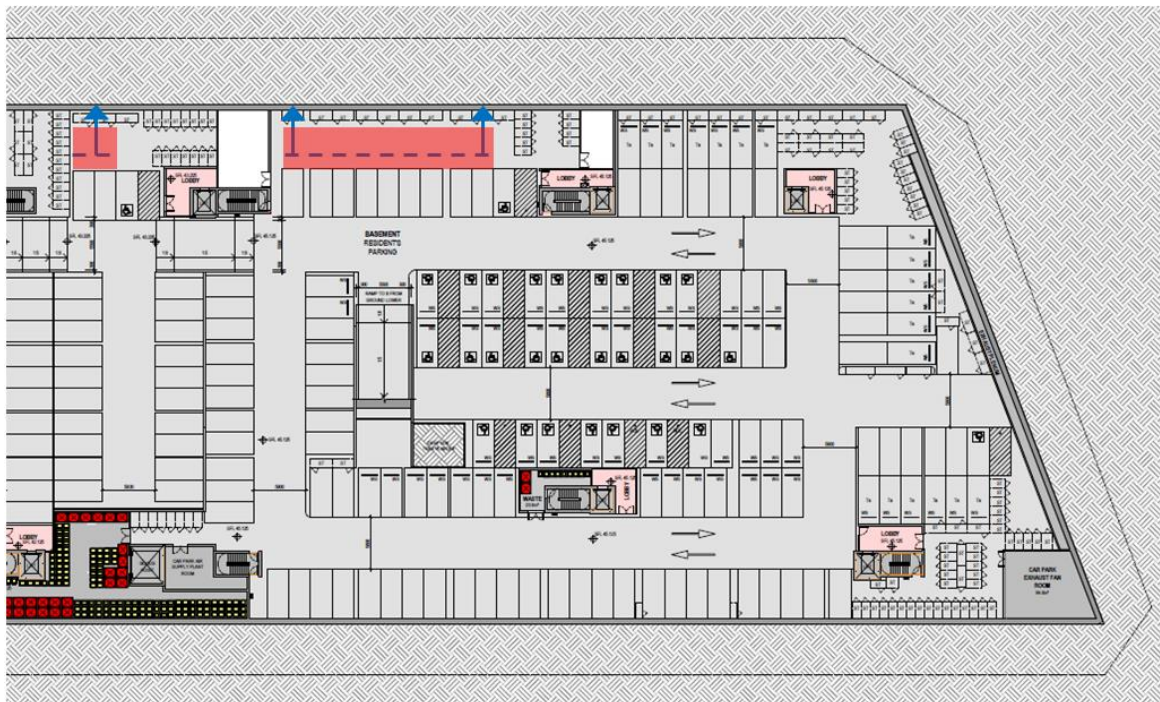


Figure 2: Extract from the Building C, D, F, G and H Basement Plan TP21.00 showing the extension of the basement to the north (shown in blue) and resulting resident storage areas (shown in red).