

## Detailed information about proposal

### 1 Summary of changes proposed

- 1.1 The Applicant advises that, since approval of the original DA, the southern boundary of the site has been changed to include the developable area resulting from TfNSW making redundant a previously proposed road widening along the southern boundary on Schofields Road. The developable area associated with the site has increased from 10,050 m<sup>2</sup> to 10,695 m<sup>2</sup>.
- 1.2 The Applicant also advises that, in addition, the desire to improve the relationship of the approved building to the central communal open space, the originally approved 100 units located within Stage 2 of the development has been increased to 115 units. This results in a total number of units within the combined development of 215.
- 1.3 This application also seeks to amend the approved levels of Stage 2 to provide better connectivity with Stage 1 and the adjoining roads. It seeks to increase the approved building height of buildings D, E and F and raise the ground floor level to ensure sufficient clearance is provided within the basement for services and structure depths and dimensions.
- 1.4 The proposal includes:
  - changing the unit mix, resulting in 33 x 1-bedroom units, 169 x 2-bedroom units and 15 x 3-bedroom units inclusive of 24 adaptable dwellings
  - reconfiguring the basement to allow for more parking and to ensure 3.5 m headroom clearance for garbage truck pick up
  - increasing the floor to floor height of Block D from 2900 mm to 3100 mm. The external finishes and façade treatment are the same as the original DA
  - redesigning Block E to utilise the added site area and footprint, changing from an L-shape to a U-shaped building
  - adding 3 units in Block F at the ground floor to utilise area previously unused in the previous DA, but now accessible with a lowered landscape area. The plans of the 3 units are exactly the same as the units above and continuation of the stack. The floor to floor ceiling height has been increased from 2900 mm to 3000 mm
  - modifying the approved landscape and stormwater treatment for Stage 2 to reflect changes proposed by this modification application
  - amending the levels of Stage 2 to provide better connectivity with Stage 1 and the adjoining roads.
- 1.5 The Applicant seeks to maintain a reduced front setback of 5 m for the new reconfigured Building E to be consistent with the approved reduced front setback of the other buildings within the approved development.
- 1.6 The Applicant seeks to maintain the original approved 20% of the site area being provided for communal open space.
- 1.7 The modification application increases the approved gross floor area of 10,050 m<sup>2</sup> to 10,695 m<sup>2</sup>, being compliant with the maximum floor space ratio of 1.75:1.
- 1.8 The Applicant proposes to increase the approved building height of Building F by the 650 mm and advises this is a result of the floor to floor building heights of each storey being increased from 2900 mm to 3000 mm resulting in an increase of 400 mm in total. Also, the

ground floor level is raised by 250 mm to ensure sufficient clearance is provided within the basement for services and structure depths and dimensions.

- 1.9 Reconfiguration of public road no.1 and a temporary public road access off Schofields Road to link with local roads in this development.

## **2 Landscape design changes**

- 2.1 The Applicant is seeking to
  - relocate 2 substations in between Stage 1 and Stage 2
  - lower the landscaping in the central courtyard to all 3 new units of the same layout of block F on the ground level with courtyard access.
  - adjust the overall landscaping to conform to new Block E and changed site boundary.
- 2.2 The Applicant is seeking approval of the landscape plans as part of this modification to satisfy conditions of consent (2.6, 6.7, 7.7, 13.16, and 14.13).

## **3 Waste management**

- 3.1 The basement has been reconfigured to allow for more parking and to ensure 3.5 m headroom clearance for garbage truck pick up.

## **4 Parking**

- 4.1 The original application approved a total of 260 car parking spaces, comprising 220 residential spaces and 40 visitor spaces.
- 4.2 This modification application seeks to increase the number of car spaces to 278 to accommodate the additional 17 units to meet the minimum number of car spaces required.
- 4.3 The 278 car spaces comprise of 235 for residential spaces and 43 visitor car spaces.
- 4.4 Generally, the basement has been extended into the increased site area with generally the same parking layout.

## **5 Drainage and stormwater management**

- 5.1 Temporary on-site detention and stormwater management is proposed within a future road reserve.
- 5.2 Stormwater tail out works are proposed over downstream properties.