

Detailed information about proposal

1 Building Height

- 1.1 The proposal will increase the overall building height from 11.4 m as originally approved to 13.6 m. The maximum allowable height is 12 m as prescribed by SEPP (SRGC) 2006. The proposed overall non-compliance is therefore 1.6 m or 13%. The proposed increase is the result of:
- increase in the floor to floor height from 2.85 m to 3.1 m, to provide a minimum 2.7 m high ceiling on each floor, including slabs between each floor for services and insulation
 - provision of blade columns 'framed features' above the top floor balconies as architectural features
 - increase the basement ceiling height clearance due to revised road levels and to allow sufficient headroom clearance for waste trucks, by 0.9 m
 - level adjustments to the ground floors of Stages 2 – 5 RFBs to provide continuous access between the buildings and to the communal open spaces in between them.
- 1.2 The proposed height of the main building parapet is 12.4 m, consisting of a 400 mm variation due to slab and ceiling encroachment over the 12 m height plane by the top floor units as described in the report. In addition, there will be point encroachments by 1.2 m for the lift overruns and architectural features to 13.6 m. The applicant has provided sufficient justification to the proposed variation to the building height standard.
- 1.3 This is discussed in detail in Section 7 of the report.
- 1.4 The approved external design plans appear at the end of attachment 4.

2 Façade

- 2.1 Minor cosmetic and facade changes to the original design have been proposed to improve the architectural presentation of the buildings and maintain consistency with Stages 1 and 6 as a 'whole of site' development.
- 2.2 Building articulation and roof parapets have been added to the facades to integrate with the building's aesthetics, which results in the proposed height non-compliance as discussed above, noting that this comprises only cosmetic features.
- 2.3 Balconies have been adjusted along the eastern side of Stage 2, the western side of Stage 5, and the north and south sides of Stages 2 – 5, to articulate the building design and improve residential amenity.
- 2.4 Building and balcony encroachments are proposed along the northern, southern and eastern elevations of the site.
- 2.5 These encroachments are discussed in detail in Section 7 of the report.

3 Storage

- 3.1 Additional storage spaces have been incorporated within some of the unit floor plans.

4 Courtyards

- 4.1 All ground floor unit courtyards have been rearranged and increased in size, improving amenity of the individual unit's private open space and ensuring compliance with SEPP 65 and the Apartment Design Guide.

5 Car parking

- 5.1 The north-eastern carpark entrance has been removed to improve the street façade and also improve access to the communal open space area between the Stage 2 and 3 buildings.
- 5.2 The basement footprint and car parking arrangement has been reconfigured to better allocate cars and storage relative to the apartments above, and also to provide the required plant rooms along the centre and at the eastern end of the basement.
- 5.3 Basement levels have been redesigned to reduce excavation and to mitigate potential clashes with required services, to comply with the National Construction Code.

6 Internal spaces

- 6.1 Party walls have been adjusted to improve the functional use of internal spaces and compliance with SEPP 65 requirements. The internal layout of 3 units in Stage 3 has been amended to position their kitchens closer to windows.
- 6.2 Building articulation to the east of Stage 2, the west of Stage 5 and north and south of Stages 2 - 5 have been adjusted to increase unit floor areas, allowing for improved utilisation of internal spaces and compliance with SEPP 65 whilst remaining well within the applicable FSR.
- 6.3 The proposed FSR is 1.74:1, including a marginal increase from that previously approved. The maximum allowable FSR is 1.75:1 according to SEPP (SRGC) 2006 and the development remains compliant in this respect.

7 Basement amenities

- 7.1 Basement garbage and bicycle storage to Stages 3, 4 and 5 have been relocated from the southern side to the northern side of the basement, to facilitate additional deep soil planting on the southern side of the site.

8 Connectivity

- 8.1 The split levels between stages on the podium level have been reduced to improve connectivity and access between Stages 2 and 5 (and which creates the proposed building height non-compliance as previously discussed).
- 8.2 Internal ramps across the basement level have been reduced to one ramp, reducing the number of split levels.
- 8.3 To facilitate waste vehicle access to the basement carpark, the ground podium slab has been amended with a larger opening over the driveway that allows adequate head room clearance for waste removal vehicles using the ramp, as well as at the carpark access door (and which contributes partially to the proposed building height non-compliance as previously discussed).
- 8.4 Additional fire egress has been provided on the western façade of all stages to comply with the BCA.

9 Adaptable units

- 9.1 Adaptable units have been reallocated to units G01, 101, 201 and 301 in Stages 2, 3 and 4, and units G08, 108, 208 and 308 in Stage 5.

10 Deep soil planting

- 10.1 The reconfiguration of the basement carpark has resulted in an increase in deep soil planting from 1,602 m² to 2,733 m² for the whole site, or 17% of the overall development area (15,554 m² for Stages 1 – 6). Note that a minimum of 15% deep soil area is required for sites larger than 1,500 m².

Signature
PROPERTY DEVELOPERS PTY LTD

AMENDMENTS			
Issue	Date	Description	Author
A	26/9/14	Development Approval	KS
B	16/10/14	Development Approval	KS
C	15/12/14	Development Approval	KS
D	16/1/15	Development Approval	KS
E	11/6/15	Development Approval	KS

- Verify all dimensions on site prior to the commencement of work.
- Do not scale off these drawings.
- Report discrepancies to the Architect before carrying out work.

PROJECT ADDRESS:
822 Windsor Rd
Rouse Hill, NSW 2155

mode

URBAN DESIGN
MASTER PLANNING
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE
GRAPHIC DESIGN

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DRAWING TITLE
STAGE 1 ELEVATIONS

drawn	check	date	scale
KS	PO	11/6/15	1:200 @ A1
job no.		dwg no.	issue
DA		DA - 11	E





STAGE 6A NORTH ELEVATION



STAGE 6B NORTH ELEVATION



STAGE 6B SOUTH ELEVATION



STAGE 6A SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

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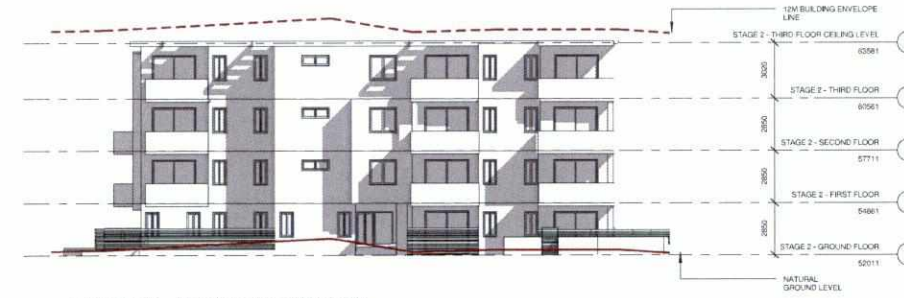
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DRAWING TITLE
STAGE 6 ELEVATIONS

drawn	check	date	scale
KS	PO	11/6/15	1:200 @ A1
job no.	dwg no.	issue	
DA	DA - 12	E	



STAGE 2 - EAST ELEVATION



STAGE 2 - NORTH ELEVATION



STAGE 2 - WEST ELEVATION



STAGE 2 - SOUTH ELEVATION



STAGE 3 - EAST ELEVATION



STAGE 3 - NORTH ELEVATION



STAGE 3 - WEST ELEVATION



STAGE 3 - SOUTH ELEVATION

Signature
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DRAWING TITLE
STAGES 2 & 3 ELEVATIONS

drawn	check	date	scale
KS	PO	11/6/15	1:200 @ A1
job no.	dwg no.	issue	
DA	DA - 19	D	



STAGE 4 - EAST ELEVATION



STAGE 4 - WEST ELEVATION



STAGE 5 - EAST ELEVATION



STAGE 5 - WEST ELEVATION



STAGE 4 - NORTH ELEVATION



STAGE 4 - SOUTH ELEVATION



STAGE 5 - NORTH ELEVATION



STAGE 5 - SOUTH ELEVATION

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DRAWING TITLE

STAGE 4 & 5 ELEVATIONS

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job no.	dwg no.	issue	
DA	DA - 20	D	