

Detailed information about proposal and DA submission material

1 Overview

- 1.1 The development application for 105 Cudgegong Road, Rouse Hill, seeks approval for subdivision of 1 lot (Lot 801 DP 1241791) into 2 superlots, being proposed Lot 1 - 4,798 m² and proposed Lot 2 - 4,502 m², and 4 public roads.
- demolition of the existing brick dwelling and outbuildings
 - removal of 156 trees on proposed lots 1 and 2
 - public road construction of 4 roads (2 full width at 18 m and 2 half width at 9 m)
 - construction of 3 x 4 storey and 1 x 5 storey residential flat buildings, comprising 200 apartments above 2 basement levels for car parking, bike parking, storage and waste service areas. Note: Building A1 will be 5 storeys and buildings A2, B1 and B2 will be 4 storeys
 - construction of a temporary access road incorporating temporary on-site stormwater detention through part of the site zoned RE1 Public Recreation now known as Lot 802 DP 1241791, to provide legal public access to Cudgegong Road via a Reciprocal Right of Way benefiting Lot 801 and burdening Lot 802.
- 1.2 The proposal is for 3 stages:
- Stage 1 - subdivision of Lot 801 into 2 Torrens title lots and construction of temporary road through proposed lot 3 (being the former Lot 802), to connect proposed Lots 1 and 2 to Cudgegong Road until such time that the adjoining property development at 95 Cudgegong Road has constructed roads in line with the Indicative layout plan to provide alternative access. Also, the 4 public roads on the subject land will be built.
 - Stage 2 - construction of 1 x 4 storey and 1 x 5 storey residential flat buildings on proposed lot 1 with 2 basement levels of car parking, an onsite detention tank in the basement, landscaping and street tree planting.
 - Stage 3 - construction of 2 x 4 storey residential flat buildings on proposed lot 2 with 2 basement levels of car parking, landscaping and street tree planting.

2 Consultant reports

- 2.1 The review application was supported by a statement of environmental effects and consultant reports relating to traffic and parking assessment, Phase 1 and Phase 2 contamination site investigation reports, salinity and geotechnical assessment, noise impact assessment, BCA compliance report, arborist report, infrastructure servicing, aboriginal due diligence assessment, crime prevention through environmental design report, bushfire assessment report and waste management plan.
- 2.2 A BASIX Certificate for the proposal states that it meets the NSW Government requirements for sustainability.
- 2.3 State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development Verification Statement was prepared by Lawrence Zheng of Dreamscapes Architects Pty Ltd, Registered Architect, Registration Number 10061.

- 2.4 The application was accompanied by an acoustic report dated 11 February 2019 which addressed the impact of traffic noise, plant and equipment on residential amenity and provided recommendations.

3 Height and scale

- 3.1 The development proposes heights of 14.4 m for proposed Lot 1 and 15.1 m on proposed Lot 2. The maximum height of buildings development standard is 12 m.
- 3.2 The proposed non-compliance relates to roof slab, lift overruns, with some breaches to the portions of units on Lot 1 on Buildings A1 and A2. For Lot 2, the breach relates to uppermost portion of the units, roof slab, the communal open space structures and lift overruns of Buildings B1 and B2. These exceed the height by up to 2.4 m or 20% for proposed Lot 1 and 3.1 m or 25.8% for proposed Lot 2. Consequently, the proposed building height is 14.4 m for proposed Lot 1 and 15.1 m for proposed Lot 2 at the highest point (lift overruns). The habitable area over the height limit of Lot 1 is 1,188 m² or 13.7% of the top floors of buildings A1 and A2 and for Lot 2 it is 174 m² or 2% of the top floor buildings B1 and B2. A Clause 4.6 variation submission has been made by the applicant that responds to the requirements of subclauses 4.6(3) and (4).
- 3.3 The buildings on proposed Lot 1 will have 1,188 m² of habitable area exceeding the height control, being 13.7% of the gross area of the development. Lot 2 has a total of 174 m² of the gross floor area of the buildings that will exceed the 12 m height control, being 2% of the proposed gross floor area.
- 3.4 All 4 buildings are similar in footprint, layout and design, and are placed in a row across the site with open space areas in between with some variation proposed to building separation.

4 Subdivision proposal and road design

- 4.1 As the plans at attachment 5 indicate, the site is rectangular in shape, running from the Cudgegong Road frontage (72 m) towards the west for a length of 192.88m. The 2 proposed lots subdivide off the residentially zoned R3 site, with this proposed boundary running through the middle of proposed Lot 2 and for proposed Lot 1 being the western portion of the site.
- 4.2 Proposed Lots 1 and 2 will be Torrens title lots and proposed Lot 3 will be a residue lot for future public open space. The existing overhead electricity transmission line within proposed Lot 3 on the public recreation zoned lot is owned by Endeavour Energy and the associated easement is located between 40 m and 80 m from the eastern boundary of this development site. The power lines and easement are proposed to be retained.
- 4.3 The new public local roads are proposed on this development site one on the rear boundary, one on the northern boundary, between proposed Lots 1 and 2 and one between proposed Lot 2 and Lot 3. The driveway basement access for each lot will be located off the proposed local road on the northern site boundary.
- 4.4 The proposed new local public road widths to be constructed and dedicated to Council will be 2 half-width roads 9 m wide consisting of 5.5 m pavement and 3.5 m nature strip/pedestrian pathway, and 2 full-width 18 m wide roads. These roads will be completed in Stage 1.
- 4.5 The proposed new road locations are consistent with the road patterns set out in the Indicative Layout Plan for the Cudgegong Road (Area 20) Precinct, Growth Centres Development Control Plan.

5 Residential design and building elements

- 5.1 The residential component of the proposal as amended in February 2019 consists of 3 rectangular-shaped, 4-storey and 1 x part 4/ part 5-storey residential flat buildings, aligned north/south and placed parallel across the site from east to west, with landscaping on the site perimeters and between each building:
- Proposed Lot 1 will include 2 residential flat buildings (buildings A1 and A2) and will comprise a total of 105 apartments and 128 car parking spaces (provided in 2 basement levels that serve both buildings) and 38 bike parking spaces
 - Proposed Lot 2 will include 2 residential flat buildings (buildings B1 and B2) and will comprise a total of 95 apartments and 117 car parking spaces (provided in 2 basement levels that serve both buildings) and 34 bike parking spaces.
- 5.2 The internal layout of the 4 buildings is similar, being stepped across the site to reflect the topography. Common open space is also provided on the rooftop of building B2 (on proposed Lot 2).
- 5.3 In the basements, plans also include storage areas, waste storage and loading bays. Lift access is provided from the basements to all building levels.
- 5.4 The unit mix of all 4 buildings currently include:
- 50 x 1-bedroom units
 - 141x 2-bedroom units
 - 9 x 3-bedroom units
- 5.5 Due to the site topography generally falling from north-east to south-west, the ground level of the southern end of each building is stepped across the site.
- 5.6 Pedestrian access is provided directly from the street into each building lobby. Ground level units have direct access to courtyard areas.
- 5.7 Adequate residents' disabled parking spaces are provided in the basements.
- 5.8 The proposed front facades of all the proposed buildings will consist of a range of building materials and features with some articulation and modulation. Two tone of grey, white and terracotta are proposed with glazed balustrades.
- 5.9 Building materials proposed will include face brick in dark grey, timber-look metal privacy screens, terracotta panels, glass balustrades, decorative metal screens in accent colour, dark grey render and pearl white render.

6 Traffic and transport

- 6.1 The application was supported by a report which provided an Assessment of Traffic and Parking Implications, dated June 2017, prepared by Transport and Traffic Planning Associates, and a further addendum dated 30 May 2019. Transport and Traffic Planning Associates' report concluded that the increase in the number of vehicle movements on Cudgegong Road, a local collector road, will be accommodated within the current street network with no adverse impacts on amenity. The total traffic generation outcome will only be some 52% to 65% of that assessed in the Roads and Maritime Service's studies undertaken for the planning of the Area 20 precinct. Thus, the traffic generated by the development can be accommodated within the existing and developing road network.
- 6.2 Existing public transport services include bus services along Windsor Road, 'line haul' bus services on the Northwest Transitway, and bus services along Norwest Boulevard.
- 6.3 Public transport servicing the area includes the Sydney Metro Northwest rail line, with Tallawong Station now open and further extensions to the network being considered, and a revision and upgrade of bus services which service the North West Growth Area.

- 6.4 The applicant will be building part of the local road network as part of this development and so this will contribute to the larger road network and traffic circulation for the catchment.

7 Car parking and access

- 7.1 A total of 245 parking spaces are proposed for residents and visitors, being 40 visitor spaces and 205 residential spaces. In each of the basements serving the 2 proposed lots, the total spaces required is in excess of the minimum parking requirement that applies to residential flat building developments within 800 m of a railway station (in this case being Tallawong Metro Station).
- 7.2 These requirements are enabled through the Transport for NSW rates that have legal force from State Environmental Planning Policy 65 and the Apartment Design Guide. The Roads and Maritime Services rate provides a concession for developments close to railway stations to discourage car usage and encourage the use of public transport.
- 7.3 The Apartment Design Guide /Transport for NSW requires that the development provides a total of 207 parking spaces, being 110 for proposed Lot 1 and 97 for proposed Lot 2. This is made up of 166 residential parking spaces and 41 visitor parking spaces.
- 7.4 The 245 parking spaces proposed therefore represents an exceedance of 38 parking spaces over the Apartment Design Guide/Transport for NSW requirement. This exceedance is not supported, and if the application were to be approved, the excess car parking would need to be removed as a condition of any consent.
- 7.5 The number of bicycle spaces provided is 72, whereas 67 are required but this exceedance is supported.
- 7.6 Transport and Traffic Planning Associates' report also concluded that the car parking areas and driveways for each building are compliant with Australian Standard 2890.1:2004.
- 7.7 Access will be via 2 x 11.7 m wide combined ingress/egress driveways with turning heads (amended in May 2019), to connect the 2 basements to the new access roadway.
- 7.8 The proposed driveways are located a sufficient distance from intersections in accordance with AS2890.1 and 2 design criteria. Adequate sight distances are provided for both vehicles and pedestrians.

8 Tree removal and retention and fauna

- 8.1 An arborist report and tree survey were submitted with the application.
- 8.2 There are 226 trees on the site that are identified as Shale Plains Woodland species. A grassed area is located in the part of the site containing the electricity easement and in the central part of the site. 156 trees are proposed for removal and 70 trees will be retained.
- 8.3 It is proposed for the majority of the trees in proposed Lot 3 (the future public reserve) will be protected. 25 trees will be protected and 7 trees are dead and will be removed. however, prior to the removal of the dead trees, they should be assessed by an ecologist for habitat capabilities and management.

9 Deep soil areas and tree planting

- 9.1 Deep soil areas will be located on the street front perimeters as well as between each lot (between each basement carpark), providing areas for large tree planting through the site.
- 9.2 The provision of deep soil areas is proposed as follows:

- for buildings A1 and A2 (proposed Lot 1) it will be 17% with a measurement of at least 6 m width.
 - for buildings B1 and B2 (proposed Lot 2) it will be 11% with a measurement of at least 6 m width, and 22% with a measurement of at least 3 m width.
- 9.3 Perimeter and internal site planting will be provided to separate the public domain from the proposed row of 4 x 4-storey/5-storey building facades, and street trees will be provided on the verge areas.
- 9.4 Six species of trees are proposed, including Scribbly gum, Dwarf flowering gum 'Summer Red', Weeping Lily Pilly, Eumundi Quandong, Blueberry Ash and Flowering Dogwood. Eight species of shrubs and hedges are proposed, and 9 species of grasses and groundcovers will provide suitable embellishment for both perimeter and internal site planting.
- 9.5 A street tree planting plan has been provided. This includes native and exotic species, including *Buckinghamia celissima*, *Pyrus calleryana* 'Chanticleer' and *Tristaniaopsis laurina* 'Luscious'.

10 Communal open space

- 10.1 Landscaped communal open space areas will be provided on the ground level between buildings, on levels 3 and 4 of both buildings (A1 and A2) on proposed Lot 1 and on the rooftop of building B2 on proposed Lot 2
- 10.2 These areas will be readily accessible to residents, with the use of stairs, ramps and lifts.
- 10.3 The ground level communal open spaces will be similar in size and dimensions with a central pathway.
- 10.4 Facilities proposed include lightweight pergolas for shade, outdoor daybeds/lounges with umbrellas, concrete tub planters, outdoor dining settings, decking, paved areas, bench seating and turfed areas. BBQ facilities will also be provided.
- 10.5 Objective 3D 'communal and public open space' of the Apartment Design Guide requires the proposal to provide a communal open space area equal to 25% of the site. The guide sets out how the communal open space should be designed to allow for a range of activities, respond to site conditions and be attractive and inviting.
- 10.6 Lot 1 has an area of 4,798 m² and therefore requires communal open space of 1,199.5 m². The proposal provides for 1,207 m² of communal open space made up of:
- 559 m² (46.3%) at the ground level and
 - 648 m² (53.7%) split between level 1 podium, level 3 open area and level 4.
- 10.7 The ground level communal open space for Lot 1 will start receiving solar access between 1 pm and 2 pm, and the communal open space on level 3 will receive 2 hours of solar access between 1 pm and 3 pm. While Level 4 will receive a minimum 2 hours solar access between 9am and 12 noon.
- 10.8 Lot 2 has an area of 4,502 m² and therefore requires a communal open space of 1,125.5 m² to be provided. The proposal provides 1,153 m² of communal open space made up of:
- 576 m² (50%) at the ground level
 - 577 m² (50%) on the roof top.
- 10.9 Lot 2 ground level communal open space will receive 2 hours of solar access between 1 pm and 3 pm. While the roof top area will receive all day solar access
- 10.10 The proposal complies with the communal open space requirements of the Apartment Design Guide and will have a good balance of open space on the ground and above at different levels.

11 Waste

- 11.1 The proposal will allow for onsite waste collection at the basement level, with vehicular access into the site from the 4 new local roads to be created.
- 11.2 The waste collection service will use an 8 m long medium rigid vehicle. The building's headroom allowance will be 4.5 m and will provide access for a medium rigid vehicle.
- 11.3 Waste services storage and loading bays will be located in the basement of each building.
- 11.4 A waste management plan was submitted in support of the application....

12 Storage

- 12.1 The storage requirements under State Environmental Planning Policy No. 65 will be provided within each unit and the 2 basement levels, which has a requirement of 6 m³ for 1 bedroom units, 8 m³ for 2 bedroom units and 10 m³ for 3 bedroom units.