

COUNCIL ASSESSMENT REPORT

SYDNEY CENTRAL CITY PLANNING PANEL

| | |
|---|--|
| PANEL REFERENCE & DA NUMBER | PPSSCC-428 - DA 1225/2023/JP |
| PROPOSAL | Precinct Plan for the Northern Residential Precinct |
| ADDRESS | Lot 20 DP 270520 Commercial Road, Rouse Hill |
| APPLICANT | Lendlease GPT (Rouse Hill) Pty Ltd |
| OWNER | Minister Administering the Environmental Planning and Assessment Act |
| DA LODGEMENT DATE | 09 February 2023 |
| APPLICATION TYPE | Development Application |
| REGIONALLY SIGNIFICANT CRITERIA | Part 2.4, Schedule 6 of SEPP Planning Systems 2021 |
| CIV | \$189,567,036.00 (excluding GST) |
| CLAUSE 4.6 REQUESTS | NA |
| KEY SEPP/LEP | NA |
| TOTAL & UNIQUE SUBMISSIONS KEY ISSUES IN SUBMISSIONS | Two submissions |
| DOCUMENTS SUBMITTED FOR CONSIDERATION | Statement of Environmental Effect – GLN Planning Site Layout Plan - Urbis Design Guidelines – Urbis Urban Design Report – Urbis Parking Assessment - Urbis Landscape Report - Oculus CIV Estimate – Arcadis Traffic and Transport Study – SCT Consulting Biodiversity Advice – Arcadis Biodiversity Development Assessment Report - Arcadis Bushfire Assessment Report – Building Code & Bushfire Hazard Solutions Desktop Noise Study – RWDI Australia |

| | |
|---|---|
| | Soil Assessment – Environmental Investigation Services Services Infrastructure Report – Arcadis Stormwater & WSUD Report – Arcadis Letter of Offer for VPA – GLN Planning Detailed Site Investigation – JBS & G |
| SPECIAL INFRASTRUCTURE CONTRIBUTIONS (S7.24) | NA |
| RECOMMENDATION | Approval subject to conditions |
| DRAFT CONDITIONS TO APPLICANT | Yes |
| PREPARED BY | Kristine McKenzie – Principal Co-ordinator |
| CONFLICT OF INTEREST DECLARATION | None Declared |
| DATE OF REPORT | 8 October 2024 |

EXECUTIVE SUMMARY

The proposal is for the Northern Residential Precinct Plan for the Rouse Hill Regional Centre (Level 2 Precinct Plan). This is the last residential precinct to be developed within Rouse Hill Regional Centre. The purpose of the application is to establish a framework for the future development of the Precinct and identify the key principles for development of the northern residential development. No construction works are proposed as part of this Development Application. All future buildings and roadworks will be subject to a further Development Application to be assessed and determined by Council (Level 3 Development Application). The site will be used for apartment development for up to 400 dwellings.

The proposal is consistent with the requirements of LEP 2019 in regard to height. The applicant has submitted a preliminary 'design proofing' of the site in regard to SEPP 65 and the ADG and has indicated that the preliminary designs undertaken indicate that the proposal can comply with the ADG criteria.

The applicant has outlined some DCP variations which may apply to the built form development in respect to road layout, density, setbacks, building length, unit size and mix, landscape area, parking and solar access. Variations are also proposed to the approved Rouse Hill Masterplan in regard to road layout and density.

In respect to design of the buildings, the preliminary information submitted indicates that the buildings will be designed having regard to the modern character of the Regional Centre and existing residential and commercial development within the immediate area.

Two submissions were received during the notification period which outlined concerns including the location of the development, impacts on amenity, increase in traffic and loss of vegetation. The proposal is a permissible use within the R1 General Residential zone and given the location of the site is unlikely to result in impacts on amenity to adjacent properties. Whilst there will be some increase in traffic on nearby roads due to increased development,

signalisation works will be undertaken to the intersection of Commercial Road and Caddies Boulevard required under a separate Development Consent (Rouse Hill Town Centre expansion and apartment development approved on 06 November 2023 by the SCCPP) to improve local roads which forms part of road improvement in the broader area. In addition, landscape works will be undertaken on the site in accordance with requirements.

During the assessment of the Development Application, Council's Forward Planning Team have concurrently assessed a draft Voluntary Planning Agreement (VPA) Offer for the subject site to reflect the increase in density. A report on this matter was considered by Council at its Ordinary Meeting on 25 June 2024 where it was resolved to accept the draft VPA Offer in principle.

The application is recommended for approval subject to conditions.

1. BACKGROUND

1.1 Background to the Development of Rouse Hill Regional Centre

The development of the Rouse Hill Regional Centre has been undertaken as follows:

- Level 1 DA – Masterplan (approved 26 March 2004 under Development Application 1604/2004/HB). The Masterplan set the broad parameters for development of the site including documents and technical reports and six plans detailing land use, open space, road hierarchy, water, residential density and maximum building height. A Masterplan condition requires that a Precinct Plan be prepared for the various precinct areas including detailed urban design guidelines.
- Level 2 DAs – Precinct Plans. Various Precinct Plans have been approved for the Rouse Hill Regional Centre including the Town Centre, Caddies Creek, Southern Residential, Eastern Residential, Caddies Crescent Residential, Mungerie House and the Northern Precinct. The Precinct Plans provide further detail regarding the development of the Precinct. The Precinct Plan approvals do not allow physical works to be undertaken.
- Level 3 DAs – these Development Applications allow physical works to be undertaken on the site.

In 2004 Council approved a Development Application for a Masterplan for the entire Rouse Hill Regional Centre site (DA 1604/2004/HB). The Masterplan approval anticipated a total of 200,000m² of retail and commercial floor space within the Town Centre and Northern Precinct and 1800 dwellings across the entire site comprising a mixture of housing types including apartments (515), terraces (391), warehouses (54) and villas / single dwellings (840). The Northern Residential Precinct was identified as containing a total of 80 dwellings which represented a density of 42.1 dwellings per hectare (with a range of 30-60 dwellings per net hectare).

1.2 Background to the Proposal

On 27 October 2015 Development Application 1585/2014/HB was approved by Council at its Ordinary Meeting for the Northern Residential Precinct Plan which put in place the planning controls for development of the site for residential development including apartments and multi-dwelling housing and an open space area of 4986.4m² which would contain a neighbourhood park.

Development Application 965/2016/ZD was approved under Delegated Authority on 29 April 2016 for the subdivision of the site into three community title development lots, one community association lot and a new road. This DA has not been acted upon. Development Application 1476/2016/HC which was for multi dwelling housing development comprising of 15 detached dwellings and associated subdivision on Lot 4 was lodged. Development Application 1476/2016/HC was withdrawn on 20 October 2016.

The subject Development Application was lodged on 09 February 2023.

Additional information was requested on 28 March 2023, 26 July 2023, 01 December 2023, 25 March 2024, 16 May 2024 and 26 July 2024.

Additional information was received from the applicant on 01 June 2023, 06 October 2023, 19 December 2023, 14 June 2024, 02 September 2024 and 03 September 2024.

During the assessment of the Development Application, Council's Forward Planning Team have concurrently assessed a draft Voluntary Planning Agreement (VPA) Offer for the subject site to reflect the increase in density. A report on this matter was considered by Council at its Ordinary Meeting on 25 June 2024 where it was resolved to accept the draft VPA Offer in principle (See further comments in Section 5).

2. THE PROPOSAL

The proposal is for the Northern Residential Precinct Plan for the Rouse Hill Regional Centre (Level 2 Precinct Plan). This is the last residential precinct to be developed within Rouse Hill Regional Centre. The purpose of the application is to establish a framework for the future development of the Precinct and identify the key principles for development of the northern residential development. No construction works are proposed as part of this Development Application. All future buildings and roadworks will be subject to a further Development Application to be assessed and determined by Council (Level 3 Development Application).

The main components of the Northern Residential Precinct Plan include but are not limited to the following: -

- identification of land uses;
- location of roads and an internal driveway; and
- location of open space areas.

The Northern Residential Precinct Plan provides the principles for development in this area for the future development. The Development Application is supported by Design Guidelines which provide further details to support the proposal.

The site is bounded by Caddies Boulevard, Commercial Road, Caddies Creek and the cul-de-sac of Rouse Hill Drive. The site is discrete in that it does not adjoin any other residential land.

The site will contain two open spaces comprising 'central park' with an area of 2768m² and 'creek edge park' with an area of 1815m², being a total area of 4583m². These areas will be used for both passive and active recreation. This area also includes Water Sensitive Urban Design features within the open space.

The site will be used for apartment development for up to 400 dwellings.

3. STATUTORY CONSIDERATIONS

When determining a Development Application, the consent authority must take into consideration the matters outlined in Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* ('EP&A Act'). These matters as are of relevance to the development application include the following:

- (a) *the provisions of any environmental planning instrument, proposed instrument, development control plan, planning agreement and the regulations*
- (b) *the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
- (c) *the suitability of the site for the development,*
- (d) *any submissions made in accordance with this Act or the regulations,*
- (e) *the public interest.*

These matters are further considered below.

3.1 Section 4.15(1)(a)(i) - Provisions of Environmental Planning Instruments

The following Environmental Planning Instruments are relevant to this application:

- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021;
- State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Building;
- Local Environmental Plan 2019.

A summary of the key matters for consideration arising from these State Environmental Planning Policies are outlined below and considered in more detail below.

Table: Summary of Applicable State Environmental Planning Policies

| EPI | Matters for Consideration | Comply (Y/N) |
|-----------------------------|--|--------------|
| Planning System SEPP | Section 2.19(1) declares the proposal as regionally significant development pursuant to Schedule 6. | Y |
| Resilience and Hazards SEPP | Clause 4.6 Contamination and remediation has been considered in the Contamination Report and the proposal is satisfactory. | Y |
| Biodiversity and | Chapter 2 Vegetation in non-rural areas and Chapter 6 Water Catchments. | Y |

| | | |
|-----------------------------------|--|----------------------------------|
| Conservation SEPP | | |
| Transport and Infrastructure SEPP | Clause 2.122 – Traffic generating development. | Y Y |
| SEPP 65 | Clause 30(2) - Design Quality Principles - The proposal is consistent with to the design quality principles and the proposal is consistent with the ADG requirements. | Y |
| LEP 2019 | <ul style="list-style-type: none"> • Clause 4.1 – Lot size • Clause 4.3 – Height of Buildings • Clause 4.4 – Floor Space Ratio • Clause 6.3 - Servicing • Clause 7.2 – Earthworks • Clause 7.7 – Design Excellence | Yes Yes NA Y Y NA |

State Environmental Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Planning Systems) 2021 applies to the proposal as it identifies if development is regionally significant development. In this case, pursuant to Clause 2.19(1) of the SEPP, the proposal is a regionally significant development as it satisfies the criteria in Clause 2 of Schedule 6 of the SEPP as the proposal is development for *general development* with a CIV of more than \$30 million (\$189,567,036.00). Accordingly, the Sydney Central City Planning Panel is the determining authority for the application.

State Environmental Planning Policy (Resilience and Hazards) 2021

The provisions of State Environmental Planning Policy (Resilience and Hazards) 2021 have been considered in the assessment of the development application. Clause 4.6 of the SEPP requires consent authorities to consider whether the land is contaminated, and if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out.

The applicant has submitted a Detailed Site Investigation which has concluded in part as follows:

Based on the results of the investigation..... the site soils are considered suitable for the proposed residential/public open space land use.

Site stockpile material is suitable for the proposed residential/public open space land use and may be reused onsite provided foreign materials do not present an aesthetic issue to future site users and the material is geotechnically suitable.

The basin/dam sediment is considered suitable for the proposed residential/public open space land use and is able to be reused onsite.

The report has been reviewed by Council's Environmental Health Officer who has raised no objection to the proposal and a condition has been recommended which requires compliance with the report.

In this regard, it is considered that the site is suitable for the proposed development.

SEPP Biodiversity and Conservation

The aim of this plan is to protect the environment of the Hawkesbury-Nepean River Catchment by ensuring that the impacts of future land uses are considered in a regional context.

Through stormwater mitigation and erosion and sediment measures, the development is unlikely to have detrimental impacts on the health of the environment of the Hawkesbury and Nepean River Catchment.

State Environmental Planning Policy (Transport and Infrastructure) 2021

This Policy aims to facilitate the delivery of infrastructure and identify matters to be considered in the assessment of development adjacent to particular types of infrastructure development.

The Development Application was referred to Transport for NSW for review given the form and scale of development proposed and the proximity to a planned signalised intersection. Transport for NSW raised no objection to the proposal.

State Environmental Planning Policy (SEPP) No. 65 – Design Quality of Residential Apartment Building

Design Quality Principles

The Development Application has been assessed against the relevant design quality principles contained within SEPP No. 65 as follows:

- Principle 1: Context and neighbourhood character
- Principle 2: Built form and scale
- Principle 3: Density
- Principle 4: Sustainability
- Principle 5: Landscape
- Principle 6: Amenity
- Principle 7: Safety
- Principle 8: Housing diversity and social interaction
- Principle 9 – Aesthetics

The applicant has submitted a preliminary 'design proofing' of the site in regard to SEPP 65 and the ADG and has indicated that the preliminary designs undertaken indicate that the proposal can comply with the ADG criteria.

In respect to design of the buildings, the preliminary information submitted indicates that the buildings will be designed having regard to the modern character of the Regional Centre and existing residential and commercial development within the immediate area.

LEP 2019

Under the provisions of LEP 2019 the site is zoned R1 General Residential. A variety of land uses are permitted in the zone. The applicant has advised that the site will be developed for residential flat building development which is defined as follows:

Residential flat building means a building containing three or more dwellings, but does not include an attached dwelling or multi dwelling housing.

Note: Residential flat buildings are a type of residential accommodation.

Residential flat building are permissible uses in the R1 General Residential zone with the consent of Council. The lodgement of subsequent Level 3 Development Applications will be considered at the time of lodgement.

The proposal has been assessed against the LEP 2019 Map Sheets as follows:-

| LEP 2019 MAPPING - DEVELOPMENT STANDARDS | | | |
|---|------------------------------|--|-------------------|
| STANDARD | REQUIRED | PROPOSED | COMPLIANCE |
| Floor Space Ratio | No FSR applies to this site. | NA | NA |
| Allotment Size | 450m ² | There is no subdivision proposed with this application. Notwithstanding this the proposal indicates: future Lot 1 -7562m ² and future Lot 2 7420m ² . | Yes |
| Building Height | 21 metres | There is no built from proposed with this application. Notwithstanding this the applicant has confirmed that the height will not exceed 21 metres. | Yes |

3.2 Section 4.15 (1)(a)(ii) - Provisions of any Proposed Instruments

There are no proposed instruments which have been the subject of public consultation under the Environmental Planning and Assessment Act 1979 that are relevant to the proposal.

3.3 Section 4.15(1)(a)(iii) - Provisions of any Development Control Plan

The following Development Control Plans are relevant to this application:

The proposal has been assessed against the following provisions of DCP 2012;

Part D Section 6 – Rouse Hill Regional Centre
 Part B Section 5 – Residential Flat Building
 Part C Section 1 – Parking
 Part C Section 3 – Landscaping

The proposed development achieves compliance with the relevant requirements of the above DCPs except for the following:

| DEVELOPMENT CONTROL | DCP REQUIREMENT | PROPOSED | COMPLIES |
|----------------------------|---|--|--------------------------------------|
| Road Layout | The DCP contains a specific road layout plan for the Precinct area. | The road layout is revised from the DCP access plan. | No but considered satisfactory – see |

| | | | |
|------------------------------------|--|---|--|
| | | | comments in Section 4. |
| Density | Density of 30-60 dwellings per net hectare with a total of 80 dwellings. | 400 dwellings which is a density of 163 dwellings per hectare. | No but considered satisfactory – see comments in Section 4. |
| Setbacks | <p>Building height up to 5 storey – 3m Building height 5 storey and above – 5m Commercial Road – 18m</p> <p>Articulation to the front building line is permitted for 1 metre up to 5 storeys and 3 metres for 5 storeys or greater for ground floor predominantly residential.</p> | <p>6m to northern boundary (Commercial Road) 5m to western boundary (Caddies Boulevard) 5m to southern boundary (Rouse Hill Drive) 3m to internal roads (Park Road East and internal driveway) Articulation zone to the public roads is 3m.</p> | No – see comments below. |
| Building Length | 50m maximum linear length for a residential flat building | The proposal is for a maximum length of 86m. | No – see comments below. |
| Unit Size and Mix | Specific criteria relate to unit size and mix. | The proposal does not comply with unit size and mix. | No – see comments below. |
| Landscape Area | A minimum of 30% of the site excluding buildings and driveways. | Future Lot 2 will provide 29%. | No – see comments below. |
| Parking | 1 space/1 bedroom dwelling, 1.5 spaces/2 bedroom dwelling, 2 spaces/3 bedroom dwelling and 1 space per 5 dwellings. | The proposal will comply with ADG requirements. | No but considered satisfactory– see comments below and in Section 6. |
| Solar Access to Private Open Space | 70% of dwellings to receive a minimum 3 hours solar access to a living area and private open space between 9am and 3pm on 21 June. | The applicant seeks to use the ADG criteria which requires that living and private open spaces of at least 70% of apartments are to receive a minimum of 2 hours direct sunlight between 9am and 3pm midwinter. | No – see comments below. |

a. Justification for DCP Variations

In regard to the proposed variations to the DCP requirements, the applicant has indicated that variations are proposed as detailed below. In this regard the variations have been justified below by the applicant however it is noted that as the subject application is for a Level 2 Precinct Plan and a further Level 3 Development Application will be required for built form, that there is opportunity for further design refinement to be undertaken by the applicant with the Level 3 Development Application to reduce the extent of variations and provide a more compliant development. Further, any variation to the DCP will be required to be accompanied by written justification as part of the Level 3 Development Application and demonstrate that a better built form outcome will result.

The application has been accompanied by Design Guidelines to support the proposal. The Design Guidelines outline key criteria including the urban structure, siting of built form and landscape guidelines. The Design Guidelines include principles and guidelines for development on the site and address matters such as open space, stormwater management and street typologies. In addition, the Design Guidelines include built form criteria including building location, setbacks, height, character, articulation and common open space. In addition, the applicant has provided an Urban Design Report and a Landscape Report which outlines the context of the site and design strategy for the development and landscape outcomes for the site.

It may also be noted that prior to lodgement, the subject application was considered by the Rouse Hill Design Review Panel which includes an independent architect and independent urban designer. In accordance with the Rouse Hill Design Review Panel, the Level 3 Development Application will also require review by the Panel.

The applicant has submitted the following justification for the proposed variations as outlined below.

Justification for Road Layout:

The SEE references that the Master Plan includes the following:

The Masterplan is the framework for all development at the Rouse Hill Regional Centre. The design of precincts buildings, places, roads and open spaces within the Masterplan will all be subject to further precinct plans and subsequent detailed development applications. (p3) (Author's emphasis)

The road layout proposed for the Northern Residential Precinct is generally consistent with the alignment of local roads shown in the Master Plan and which have been replicated in the DCP. There are, however, minor changes to the road layout to reflect more recent legislation and good planning practice. These are:

- *The shifting of a local road (which is proposed as a Community Title Road) to become a perimeter road as required by Planning for Bushfire Protection Guidelines along the interface to the Caddies Creek Reserve. Aside from meeting Rural Fire Service (RFS) requirements it also enables improved public access to this open space area.*
- *The section of a local road and new intersection to Commercial Road have been removed with only emergency access nominated. This amendment has been done to incorporate TfNSW's planned upgrade of the Commercial Road and Caddies*

Boulevard intersection. Similarly, one of the edge roads to the Central Park has been removed to maximise the retention of native vegetation.

The specialist consultant reports and SEE include more detail into these matters and conclude the road layout proposed is appropriate.

This matter is addressed in Section 4(a) of the report.

Justification for Density

The proposal seeks to establish guidelines enabling the development of up to 400 dwellings on the property. Technical studies undertaken as part of this application indicate compliance can be achieved for all key matters such as sewer and infrastructure and traffic impacts. The likely yield of the site incorporating biodiversity outcomes and requests for Council for parts of the site to be incorporated in road widening indicate a yield of 340 dwellings is more likely to be achieved.

The increase in dwellings is consistent with Council's objective to deliver Transit Oriented Development (TOD) providing for compact, walkable, and liveable centres. The Northern Residential Precinct is a well-located neighbourhood in walking distance to schools, shops, and the metro; the ideal mix of tenets that underpin successful TOD.

The proposed maximum dwelling yield is also consistent with the planning framework set by the Hills Shire LEP and DCP and is contextually appropriate as it is in line with the evolution of planning within and adjacent to this precinct, noting that the Rouse Hill area includes some sites that were identified for development for high density apartments and other areas for medium density forms. Reference is made to the increase in development potential of the Northern Frame and zoned land opposite on Commercial Road for higher density residential development.

The approval of the Precinct Plan will provide a future developer of the land flexibility to amend dwelling mix or pursue further evolution of the building forms within the framework and maximum yield established by the Precinct Plan.

The letter of offer addresses increased contributions to cater for whatever increased density could be approved and achieved on this site.

The Environmental Planning and Assessment Act, 1979 (as amended) identifies as a key objective to promote both sustainable development and the orderly and economic use and development of land. The Precinct Planning Process is the appropriate framework to ensure this occurs.

This matter is addressed in Section 4(b) of the report.

Justification for Setbacks

The setbacks to buildings along Commercial Road and Caddies Boulevard, which are both Public Roads, comply with the DCP (noting that the further widening will result in the adjoining buildings still maintaining a 6m setback).

Setbacks along Park Road East, which is a Community Title perimeter road, have been reduced to 3 metres due to the increased separation from the Caddies Creek Reserve and the open space amenity and/or building separation to deliver a good streetscape interface with adequate sunlight. The Shared Driveway Streetscape also has a 3m setback which is appropriate for the same reasons as the setback to Park Road East.

Comment:

The DCP requires setbacks as follows:

Building height up to 5 storey – 3m
Building height 5 storey and above – 5m
Commercial Road – 18m

Articulation to the front building line is permitted for 1 metre up to 5 storeys and 3 metres for 5 storeys or greater for ground floor predominantly residential.

The proposal provides setbacks of 6m to northern boundary (Commercial Road), 5m to western boundary (Caddies Boulevard), 5m to southern boundary (Rouse Hill Drive), 3m to internal roads (Park Road East and internal driveway) with an articulation zone to the public roads is 3m.

It may be noted that during assessment of DA 1585/2014/HB for the previous Precinct Plan for the Northern Residential Precinct that it was agreed that the required setbacks for apartment development to the Commercial Road boundary was a minimum 6m for a side or rear boundary.

The proposed setbacks will address the public and private street frontages of the development and will provide a reasonable interface with the streetscape and maintain amenity for future residents. The Design Guidelines outline key consideration for articulation of buildings, landscape works and fencing and it is considered that an appropriate built form outcome can be achieved. As outlined above there is opportunity for further design refinement to be undertaken by the applicant with the Level 3 Development Application to reduce the extent of variations and provide a more compliant development.

Justification for Building Length

As indicated in the Urban Design Report street walls along the whole length of the blocks are proposed to provide a clear defined urban edge to Caddies Boulevard on either side of Central Park. However, as the buildings will be over 50m in length, specific controls have been included in the Design Guidelines to require a substantive articulation to break up the built form.

Whilst the proposed building will have an overall length similar to that which has been approved for the residential apartments opposite and further south of the site on Caddies Boulevard, it is proposed in the Design Guidelines that the proposed street walls will be visually broken down into separate elements through various measures including:

- *Substantive articulation with bold indents, changes of materials and detailing to break up any façade greater than 50m.*
- *The substantive articulation will occur and be accentuated by changes in roofline as the development sites responds to topography.*
- *The separate elements will be provided with individual communal entrances for each building.*
- *The visual bulk of the building is softened further with the landscape.*

The Urban Design report provides examples showing similar articulation incorporated into the design for other buildings in similar contexts. The renders show how the building could look

based on the design guidelines and design intent. The specific built form outcome delivered will be the subject of a Level 3 DA.

Comment:

The DCP requires a 50m maximum linear length for a residential flat building. The proposal is for a maximum length of 86m.

The Design Guidelines provide requirements for modulation of buildings and require that buildings over 50m in length *'are to be well articulated, providing recesses, setbacks or variety of heights to break up visual bulk and provide visual interest'* with criteria relating to intermittent physical breaks, additional setbacks, articulation, visual interest and step-changes in heights.

The images provided within the Design Guidelines indicate a variety of design features which may be used as part of the design for the Level 3 Development Application. The proposed streetscape outcomes will include articulation, modern facades and materials which are in keeping with the future character of the area, noting that vacant sites to the north-west and west are likely to be developed in the future. As outlined above there is opportunity for further design refinement to be undertaken by the applicant with the Level 3 Development Application to reduce the extent of the variation and provide a more compliant development.

Justification for Unit Mix and Size:

The proposed unit size and mix is a requirement for the Level 3 DA. The following should be noted as per the SEE:

The Design Guidelines do not require the DCP mix or apartment sizes. RHRC is a development that has delivered a diverse mix of housing. The Design Guidelines seek to enable apartments that meet or exceed the minimum apartment sizes in the ADG based on the prevailing market.

The above has been acknowledged by Council in previous applications in Rouse Hill where this requirement has not been applied. Moreover, land in a genuine TOD environment is a rare and it important that the dwelling mix does not artificially limit the number of dwellings and residents that can live with the convenience of close transport, shops, schools and open space.

Comment:

The DCP contains specific criteria for unit size and mix. The aim of the provisions is to ensure that units are of a size to meet resident needs, that a high level of amenity is achieved, provision of housing diversity in design and consideration of affordability and housing needs.

However, the provisions of Clause 6A and 30(1)(b) of SEPP 65 state that the minimum size of units in the ADG prevail over the minimum size of units in Council's DCP and as such, the proposed unit sizes is not a matter that can result in refusal of and application where the proposal is ADG compliant.

The proposal will provide a range of ADG compliant apartments and the unit sizes and mix will be subject to the finalised design. As outlined above there is opportunity for further design refinement to be undertaken by the applicant with the Level 3 Development Application to reduce the extent of the variation and provide a more compliant development.

Justification for Landscape Area:

The requirement of a total 30% of site landscaping is achieved on Lot 1. Lot 2 provides 29% of landscape area below the DCP requirement of 30% of the site area. However, compliance will be met if all the landscape area less than 6m wide and more than 2m wide, within 1m of the natural ground level are included in the calculation. Further, over 4,500m² of additional open space provision will be provided through the Creek Edge WSUD and Central Park areas. The development lots provide 30% (Lot 1) and 34.7% (Lot 2) of lot landscaped area as natural ground deep soil area. Detail design outcomes will be addressed at future DA stages.

Comment:

The DCP requires a minimum of 30% of the site excluding buildings and driveways. The proposal indicates that future Lot 1 will provide 30% landscape area and future Lot 2 will provide 29%.

The site provides common open space areas which are located appropriately for use by future residents and which will be useable areas. The subject site is also located adjacent to the Caddies Creek open space corridor which contains walking paths and boardwalks, seating and play areas. The site is also in close proximity to Council's Iron Bark Ridge Park. As outlined above there is opportunity for further design refinement to be undertaken by the applicant with the Level 3 Development Application to reduce the extent of the variation and provide a more compliant development.

Justification for Parking:

Council has stated:

In respect to parking rates, the Traffic and Transport Study refers to use of an alternate rate of parking for CBD centres from the RMS Guide to Traffic Generating Developments 2002. This request is not supported. The rate for Metropolitan Sub-Regional Centres, which is less than the DCP rate, may be supported dependent on adequate justification being supported. In this regard each unit must be provided with a minimum of one parking space.

It is confirmed that each unit can be provided with a minimum of one parking space. It is noted that if the rate for Metropolitan Sub-Regional Centres is applied to the proposed development, the proposal of up to 400 apartments based on the current mix, will need to provide 442 car parking spaces.

If Council's suggestion of a minimum of 1 car parking space per apartment, and assuming visitor spaces are provided at 1 space per 10 apartments, the proposal of 400 apartments based on the current mix will require 440 car parking spaces.

This level of car parking provision can be achieved under either calculation and is in accordance with the Level 2 DA report prepared by SCT. The ratios remain constant as the yield changes if the number of dwellings delivered is less than the maximum reviewed as part of the technical studies.

The proposal is required to provide parking in accordance with the ADG - see further comments regarding parking below.

This matter has been further addressed in Section 6.

Justification for Solar Access to Private Open Space:

The current layout is designed for 70% of the private open spaces and living areas of apartments to achieve at least 2 hours of sunlight between 9:00am and 3:00pm in accordance with the requirements in the Apartment Design Guidelines (ADG).

Despite the above, it is noted that the 3.1.17 of the Rouse Hill Regional Centre DCP states that solar access must comply with SEPP No 65 and requires it to the same requirements as the ADG, with the exception that the private open spaces must achieve 3 hours, instead of the 2 hours of sunlight. We are not sure where this contradiction arose, but it is clear the solar access complies with the ADG referenced by SEPP 65.

It is noted in Clause 6A of State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development the following in respect to standards in a DCP that differ from the ADG:

(1) This clause applies in respect of the objectives, design criteria and design guidance set out in Parts 3 and 4 of the Apartment Design Guide for the following—

- (a) visual privacy,*
- (b) solar and daylight access,*
- (c) common circulation and spaces,*
- (d) apartment size and layout,*
- (e) ceiling heights,*
- (f) private open space and balconies,*
- (g) natural ventilation,*
- (h) storage.*

(2) If a development control plan contains provisions that specify requirements, standards or controls in relation to a matter to which this clause applies, those provisions are of no effect.

(3) This clause applies regardless of when the development control plan was made.

The higher solar access provision to private open space in the DCP is inconsistent with the SEPP it references as the document for compliance and, in any event, as per Clause 6A of SEPP 65, is not a relevant consideration to this Level 2 DA.

Comment:

The DCP requires that 70% of dwellings to receive a minimum 3 hours solar access to a living area and private open space between 9am and 3pm on 21 June. The applicant seeks to use the ADG criteria which requires that living and private open spaces of at least 70% of apartments are to receive a minimum of 2 hours direct sunlight between 9am and 3pm midwinter.

Clause 6A of SEPP 65 as outlined above by the applicant states that the ADG prevails over the DCP in respect to solar access. The applicant has indicated that the Level 3 Development Application will be compliant with the ADG with a minimum of 70% of units meeting the ADG requirement. As outlined above there is opportunity for further design refinement to be undertaken by the applicant with the Level 3 Development Application to reduce the extent of the variation and provide a more compliant development.

3.4 Section 4.15(1)(a)(iv) - Provisions of Regulations

Clause 92(1) of the Regulation contains matters that must be taken into consideration by a consent authority in determining a development application. These provisions have been considered.

3.5 Section 4.15(1)(b) - Likely Impacts of Development

The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality must be considered. In this regard, potential impacts related to the proposal have been considered in response to SEPPs, LEP and DCP requirements outlined above and the sections below.

Accordingly, it is considered that the proposal will not result in any significant adverse impacts in the locality as outlined above.

3.6 Section 4.15(1)(c) - Suitability of the site

The site has been zoned for a residential development outcome. The proposed development is generally consistent with the Masterplan and DCP requirements relating to the site. The proposal is a suitable development for the site and is consistent with the zone objectives.

The proposal will provide additional housing within an area which is close to retail and commercial premises, responds to the site characteristics and is considered to be a suitable development for the proposed lot.

3.7 Section 4.15(1)(d) - Public Submissions

These submissions are considered in Section 5 of this report.

3.8 Section 4.15(1)(e) - Public interest

The development provides an expansion to the existing Town Centre and apartment development. The site is within an area that has access to public recreation facilities, retail, commercial and support services and public transport. On balance the proposal is consistent to the public interest.

4. Compliance with Masterplan

Development Application 1604/2004/HC for the Masterplan was approved by Council at its Ordinary Meeting on 26 March 2004. The approved Masterplan contains a number of conditions of consent which apply to the site, however there are no specific conditions which directly impact upon the site. The proposal is generally in accordance with the conditions of consent.

The Masterplan has subsequently been amended by Modification Application 1604/2004/HC/A which was approved on 09 December 2014.

The approved land use plans identify the site as being used for residential purposes. The following comments apply to each of the approved plans:-

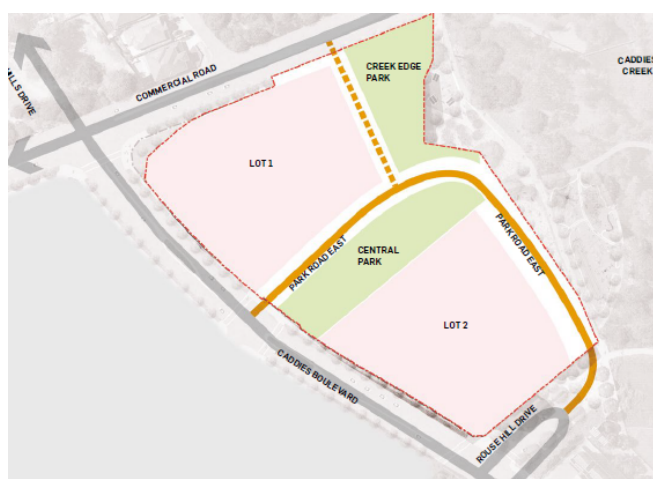
- (i) MP DA01 – Land Use Plan – the proposal is generally in accordance with the Masterplan. The Masterplan identified the site as being for residential use with a central core of open space. The road location has been revised - see comments below.
- (ii) MPDA 02 – Open Space Plan – the Masterplan indicated a central core of open space. This has been provided. Open space is also proposed along the Commercial Road/Caddies Creek frontage.
- (iii) MPDA 03 – Road Hierarchy Plan – there are no roads shown on the road hierarchy plan within the precinct.
- (iv) MPDA 04 – Water Plan – general principles are consistent with the Masterplan.
- (v) MPDA 05 – Residential Density - density required of 30-60 dwellings per net hectare with a total of 80 dwellings. The Precinct Plan indicates a maximum of 400 dwellings which is a density of 163 dwellings per hectare – see comments below.
- (vi) MPDA 06 – Maximum Building Height – the approved plan indicates a range of heights within the Precinct from 2, 4 and 6 storey. The Precinct Plan does not specify any heights. Development will be required to comply with the LEP 2019 height limit which is currently 21 metres.

a. Road Layout

The approved Masterplan road layout is as follows:



The proposed road layout is as follows:



The Masterplan above indicates that one street access would connect to Commercial Road with three road connections to Caddies Boulevard. The proposed development provides one access to Caddies Boulevard from the existing cul-de-sac head of Rouse Hill Drive (Park Road East which is proposed as a private road). An emergency vehicle access and pedestrian access to Commercial Road is also provided. Further road details will be provided with the Level 3 Development Applications.

Council's Senior Traffic Engineer has raised no objection to the proposal and has advised that a 2.5 metre wide cycleway is required to be constructed along the Commercial Road frontage. A condition has been recommended (See Condition 7).

b. Density

The Masterplan indicates a density of 30-60 dwellings per net hectare with a total of 80 dwellings. The Precinct Plan indicates a maximum of 400 dwellings which is a density of 163 dwellings per hectare. The final dwelling yield will be subject to the future Level 3 built form Development Application.

The applicant has provided the following justification:

Sets a maximum Density per Hectare of 60 dwellings per hectare for the Northern Residential Precinct. This provision has been taken from the Master Plan, but the definition amended to included only internal roads. The original lot comprising the NRP was 2.452ha from the open space of 0.48ha is subtracted giving a "net development area" of 1.972ha or a maximum yield of 118 dwellings. This yield could be achieved by developing only 25% of the NRP under the current LEP height controls.

As shown in the various investigations, the site is capable of supporting up to 400 dwellings complying with contemporary planning provisions and key Master Plan design principles. The furthest extent of the NRP is within 800m radii of the Sydney Metro Station entry and a prime opportunity to encourage transport orientated development that maximises the number of residents living in this area.

Comment:

The following comments were provided to the applicant at the pre-lodgement meeting:

The site has a required density under the DCP of 30-60 dwellings per hectare, which also aligns with the capacity and planning for local infrastructure within the locality. The proposal is for a maximum of 400 dwellings which is 163 dwellings per hectare. Whilst it is acknowledged that the site is appropriately located and that the proposal may have merit, the proposed density is a significant departure from the DCP requirements and is beyond the extent of yield planned and catered for under the existing infrastructure contributions framework. Should a DA be lodged, detailed justification is required to be submitted to support the proposed variation. Critically, this should resolve how the resultant additional demand for local infrastructure will be addressed, particularly active open space such as playing fields and sport courts. While it is acknowledged that the proposal, in isolation, will not generate demand for an entire new sports field, it will contribute to cumulative demand for new facilities within the locality which are beyond those identified under Contributions Plan No. 8. Consideration should therefore be given to how this demand will be satisfied and in particular, how a proportionate contribution towards this solution can be secured from future development on this site. In other similar instances, Developers have opted to enter into planning agreements with Council for the payment of additional monetary contributions with respect to yield not catered for under the applicable contributions plan, to part fund the provision of open space facilities to be identified and delivered by Council in the future. Should you opt to enter into a planning agreement, you are advised to liaise with Council's Forward Planning Team as soon as possible to discuss requirements and the way forward. This process would include the submission from you of a letter of offer.

A letter of offer has been submitted as detailed by the applicant:

.....a Letter of Offer has been discussed with Council Officers to seek a monetary contribution payable for those dwellings approved above the maximum density of 118 dwellings to be directed toward the provision of additional active open space within or in proximity to the Sydney Metro corridor, which is consistent with similar Planning Agreements entered into by Council. The S7.11 Contributions Plan will continue to apply to all dwellings.

The proposed density is considered satisfactory given the location of the site in regard to the Rouse Hill Town Centre which provides a variety of retail and commercial uses, the proximity to public transport such as the Metro and bus station and the proximity to good private transport links including Windsor Road.

As such the proposed density is satisfactory in regard to the DCP requirements and having regard to the Draft Voluntary Planning Agreement.

5. Draft Voluntary Planning Agreement Offer

On 25 June 2024 Council at its Ordinary Meeting considered a report on a Voluntary Planning Agreement (VPA) Offer for the subject site. The Council report states as follows:

The Development Application is seeking to vary the residential density controls under the Rouse Hill Regional Centre Master Plan and the DCP to facilitate a high-density residential development containing up to 400 dwellings. The Hills Section 7.11 Contribution Plan No. 8 – Kellyville/Rouse Hill (CP8) applies to the land, however, only caters for local infrastructure provision to service the originally anticipated development yield of 118 dwellings on the site.

The VPA offer proposes that the Developer will pay an additional monetary contribution (over and above the rates payable under CP8) of \$6,000 per additional dwelling over the base yield of 118 dwellings currently anticipated under the Masterplan and existing contributions framework. The VPA would result in additional monetary contributions to

Council of approximately \$1.3 - \$1.7 million, for expenditure on active open space. The VPA offer does not exclude the application CP8 to the development and as such, contributions would still be payable in accordance with CP8 for all dwellings on the site.

The report also states that:

The proposed development would result in contributions of approximately \$4 - \$4.7 million (based on a rate of \$7,833 – \$16,268 per dwelling), under CP8, depending on the final unit mix and yield.

The total value of additional monetary contributions that would be secured under the draft VPA offer is approximately \$1.3 - \$1.7 million (based on 340 – 400 dwellings), depending on the final development yield approved through future Development Applications.

Council resolved as follows:

1. *The draft Voluntary Planning Agreement offer for the Northern Residential Precinct, Rouse Hill be accepted, in principle, and be subject to legal review (at the cost of the Applicant), prior to the public exhibition.*
2. *The draft Voluntary Planning Agreement be updated, as required, prior to public exhibition to incorporate the recommendations of the legal review, including the amendments identified in Section 3 of this report.*
3. *The draft Voluntary Planning Agreement be publicly exhibited for at least 28 days, in accordance with the Environmental Planning and Assessment Act 1979.*
4. *Council consider a further report on the outcomes of the public exhibition of the Voluntary Planning Agreement.*

Conditions have been recommended which require that the VPA be in place prior to lodgement of the Level 3 Development Application for the site and that Contributions be paid in accordance with the Contributions Plan and VPA (See Conditions 2 and 3).

6. Car Parking

The site is subject to both the provisions of DCP Part D Section - Rouse Hill Regional Centre and the provisions of SEPP 65 and the related Apartment Design Guide. Clause 30 of the SEPP states in part as follows:

30 Standards that cannot be used as grounds to refuse development consent or modification of development consent

(1) If an application for the modification of a development consent or a development application for the carrying out of development to which this Policy applies satisfies the following design criteria, the consent authority must not refuse the application because of those matters—

(a) if the car parking for the building will be equal to, or greater than, the recommended minimum amount of car parking specified in Part 3J of the Apartment Design Guide,

As such the requirements of the ADG prevail over the DCP requirements.

The ADG refers to parking rates in accordance with the RMS Guide to Traffic Generating Development where, in this instance, a site is within 800m of a railway station or light rail stop in the Sydney Metropolitan Area.

The applicant has advised that in this instance the RMS Guide to Traffic Generating Development rate for a Metropolitan Regional (CBD) Centre rate is the applicable rate. This differs from previous assessments undertaken by staff which have utilised the Metropolitan Sub-Regional Centre Rate. The applicant has reviewed the proposed parking rate under the RMS Guide and have provided the following as justification:

The entire site is within 800m of a rail stop in the Sydney Metropolitan Area and as such the Guide to Traffic Generating Development (GTTGD) applies and set out the minimum car parking requirements. GTTGD provides different car parking rates for High Density Residential Flat Buildings in Metropolitan Regional (CBD) Centres and Metropolitan Sub-Regional Centre. The rate referenced by Council of 1.4 spaces for a 3-bedroom dwelling is from the Metropolitan Sub Regional Centre.

The NSW Department of Planning and Environment Technical Note entitled Car parking requirements in SEPP 65, provides guidance on the application of the car parking requirements of State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development (SEPP 65) and the Apartment Design Guide. In this regard, it is noted in the Technical Note that the GTTGD does not define the difference between a Metropolitan Regional or Sub-Regional Centre. However, the Technical Note advises that this classification of centres derives from an earlier publication referenced in the GTTGD, namely Part 9 of the Metropolitan Parking Policy (Roads and Traffic Authority, November 1988).

The Technical Note states it is appropriate to use the then current metropolitan strategy for Sydney, A Plan for Growing Sydney, to define the scale of centres. This approach is consistent with the policy intent of both the Metropolitan Parking Policy and the GTTGD. Therefore, those centres defined in A Plan for Growing Sydney as a CBD, Regional City Centre or Strategic Centre should apply the Metropolitan Regional Centre (CBD) rates of the GTTGD, while the remaining Sydney centres serviced by railway or light rail stations should be classified as a Metropolitan Subregional Centre for the purposes of the GTTGD.

It is noted that Rouse Hill is listed as a Strategic Centre in the Metropolitan Regional (CBD) Centre, and accordingly the rates for the proposed development would be as follows:

Metropolitan Regional (CBD) Centres:

- 0.4 spaces per 1 bedroom unit.
- 0.7 spaces per 2 bedroom unit.
- 1.2 spaces per 3 bedroom unit.
- 1 space per 7 units (visitor parking)

There has been no documentation released from the Department of Planning and Environment or Transport for NSW that would change the basis for the assessment of parking rates as outlined above. Council will need to apply this statutory framework for the assessment of any future Level 3 development application under Section 4.15 of the Act.

The applicant has provided various test scenarios using different unit mixes and have advised as follows:

In all three scenarios the minimum number of car parking spaces can be achieved. Not only that but the basement footprint can accommodate approximately 597 parking spaces demonstrating adherence in all anticipated unit mix scenarios and flexibility for the Level 3 DA stage where further detailed design of the parking basement will be undertaken.

The applicant has provided three scenarios for potential unit mix and a comparison has been provided below based on the following apartment mix which was provided as an example:

1 bedroom units – 85
 2 bedroom units – 204
 3 bedroom units – 51
 Total units – 340

| Units | DCP Rate | DCP Requirement | ADG Rate (Metropolitan Regional (CBD) Centres) | ADG Requirement |
|-------------------------------------|---|-----------------|---|-----------------|
| 1 br @ 85 units | 1 space/dwg | 85 | 0.4 spaces/dwg | 34 |
| 2 br @ 204 units | 1.5 spaces/dwg | 306 | 0.7 spaces/dwg | 142.8 |
| 3 br @ 51 units | 2 spaces/dwg | 102 | 1.2 spaces/dwg | 61.2 |
| Visitors (based on 340 units) | 1 space/5 dwgs for developments with 60 or more units | 68 | 1 space/7 dwellings | 48.6 |
| SPACES REQUIRED | | 561 | | 287 (286.6) |

On the basis of the above, the proposed parking rates under the ADG can be satisfied. This matter will be further reviewed upon lodgement of a Level 3 Development Application which provides a specific unit mix.

7. REFERRALS AND SUBMISSIONS

7.1 Agency Referrals and Concurrence

The Development Application has been referred to various agencies for comment/concurrence/referral as required by the EP&A Act and outlined below in Table 5. Based on previous assessment of Precinct Plan applications within the Rouse Hill Regional Centre, a number of referrals were made to agencies as outlined below for information only.

Concurrence and Referrals to agencies

| Agency | Concurrence/ referral trigger | Comments (Issue, resolution, conditions) | Resolved |
|---|---|--|----------|
| Concurrence Requirements (S 4.13 of EP&A Act) NA | | | |
| Integrated Development (S 4.46 of the EP&A Act) NA | | | |
| Referral/Consultation Agencies | | | |
| Department of Planning - Water | No physical works proposed however referred for comments on future DAs on the site. | Advice provided that works are to be in accordance with the Departments 'Guidelines for Controlled Activities' and 'Guidelines for Laying Pipes and Cables in Watercourses'. A condition has been recommended. | Y |
| Rural Fire Service | No physical works proposed however referred for comments on future DAs on the site. | Advice provided that future development is to be consistent with the Bushfire Report submitted and may be subject to further assessment. A condition has been recommended. | Y |
| Endeavour Energy | No physical works proposed however referred for comments on future DAs on the site. | Advice provided on the basis that connection to the network will be required. A condition has been recommended. | Y |
| Department of Primary Industries - Fisheries | No physical works proposed however referred for comments on future DAs on the site. | No comments provided. | NA |
| Department of Planning and Environment - Heritage | No physical works proposed however referred for comments on future DAs on the site. | Heritage advised that they could not undertake an assessment as there was no heritage report submitted. Note: the site does not adjoin a heritage item. | NA |
| Transport for NSW | No physical works proposed however referred for comments on future DAs on the site. | No objection raised to the proposal. | Y |
| Sydney Water | No physical works proposed however referred for comments on future DAs on the site. | Potable water, recycled water and wastewater servicing should be available to the site however amplifications, adjustments and/or minor extensions may be required. A condition has been recommended. | Y |

| | | | |
|---|---|--|----|
| Castle Hill Police | No physical works proposed however referred for comments on future DAs on the site. | Police have provided comments in regard to Crime Prevention Through Environmental Design (CPTED) Assessment. A condition has been recommended. | Y |
| Deerubbin Local Aboriginal Land Council | No physical works proposed however referred for comments on future DAs on the site. | No comments provided. | NA |

7.2 Council Referrals

The Development Application has been referred to various Council officers for technical review as outlined below.

Consideration of Council Referrals

| Officer | Comments | Resolved |
|-------------------------|---|----------|
| Subdivision Engineering | Council's Subdivision Engineer has reviewed the proposal and raised no objections subject to conditions. | Y |
| Traffic | Council's Senior Traffic Engineer has reviewed the proposal and raised no objections subject to conditions. | Y |
| Landscape | Council's Landscape Officer has reviewed the proposal and raised no objections subject to conditions. | Y |
| Ecology | Council's Environmental Assessment Officer has reviewed the proposal and raised no objections subject to conditions. | Y |
| Health | Council's Environmental Health Officer has reviewed the proposal and raised no objections subject to conditions. | Y |
| Waste | Council's Resource Recovery Project Officer has reviewed the proposal and raised no objections subject to conditions. | Y |
| Forward Planning | Council's Principal Co-ordinator has reviewed the proposal and raised no objections subject to conditions. | Y |

7.3 Ecology Comments

Council's Senior Environmental Assessment Officer has assessed the proposal and has

Assessment Report: PPSSCC-428 DA 1225/2023/JP

08 October 2024

Page 24

provided the following comments:

The applicant seeks approval for a Precinct Plan for the Northern Residential Precinct at Rouse Hill (Lot 20 DP 270520 Commercial Road, Rouse Hill) that proposes impacts on 0.7ha of the Plant Community Type (PCT) 4025 - Cumberland Red Gum Riverflat Forest, commensurate with the Threatened Ecological Community (TEC), River-Flat Eucalyptus Forest on Coastal Floodplains of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions Endangered Ecological Community (EEC).

Initially the proponent's ecology assessment identified 0.46ha of the Plant Community Type (PCT) 849 Grey Box – Forest Red Gum grassy woodland within the subject land, which is associated with the Critically Endangered Ecological Community, Cumberland Plain Woodland (CPW), an entity at risk of Serious and Irreversible Impacts (SAIL). The presence of PCT 849 was previously justified based on identification of Eucalyptus tereticornis (Forest Red Gum), assumed dominant within the subject land, and is a Eucalypt characteristic of the Threatened Ecological Community, Cumberland Plain Woodland. The initial Ecology assessment identified clearing of 0.285 of the PCT 849, triggering the Biodiversity Offset Scheme (BOS) clearing threshold associated with the minimum lot size.

Finalised versions of the Biodiversity Development Assessment Report (BDAR) determined, from revised surveys, that Eucalyptus amplifolia (Cabbage Gum) was dominant within the subject land (rather than Eucalyptus tereticornis) which is characteristic of the Plant Community Type (PCT) classification 4025 Cumberland Red Gum Riverflat Forest, therefore the Threatened Ecological Community impacted by the development was identified as the Endangered Ecological Community, River-Flat Eucalyptus Forest on Coastal Floodplains of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions.

In order to respond to concerns raised in regard to avoidance of biodiversity impacts, the applicant provided additional information including an updated BDAR, updated Bushfire hazard assessment and tree surveys.

A review of the Bushfire Hazard Assessment, undertaken by Building Code & Bushfire Hazard Solutions (dated 30 August 2024), utilised the specialist Short Fire Run (SFR) modelling, calculating the maximum radiant heat flux from proposed avoided land. The amended Bushfire Hazard Assessment therefore adequately considered the addition of an 'avoidance area' and provided an assessment against Planning for Bushfire Protection. The NSW Rural Fire Service provided their comments on 9 September 2024 in concurrence with the provisions and recommendations provided in the amended Bushfire Report.

The most recent revised version of the BDAR, Revision D (dated 30/08/2024), considers the reduced APZ requirements, identifying avoided land, and proposes reduced biodiversity impact of 0.7ha on PCT 4025. Furthermore, the development proposal will retain all of the four hollow-bearing trees (HBTs) recorded within the proposed avoided land (refer to Figure 3-4 of the BDAR).

With consideration of Section 6.4 of the Biodiversity Conservation Act (BC Act), the requirements to identify appropriate biodiversity conservation measures to offset or compensate for impacts on biodiversity values, only after steps are taken to avoid or minimise those impacts, has been reasonably satisfied after an iterative process of redesign, to adequately address avoidance measures. The final location of the project proposes the retention of land containing biodiversity values, within a portion of the proposed Central Park. The avoided land is required to be retained, protected, and enhanced under a Vegetation Management Plan (VMP) as a mitigation measure. Additional mitigation measures are required to be identified in a Biodiversity Management Plan, conditioned under this application approval.

See recommended Conditions 18 – 24.

7.4 Community Consultation

The proposal was notified in accordance with Council's DCP from 21 February 2023 to 14 March 2023. Two submissions were received to the proposal.

Community Submissions

| Issue | Council Comments |
|---|---|
| Making a submission as Council has approved another development with 12 storey high buildings behind McCombe Avenue and now this development. My property will be surrounded all around by high storey buildings giving no room for free air movement or sun light. Also, these developments will attract so many residents which will crowd the already super busy and unsafe Commercial Road stretch due to existing busy occupations like Fiddler's, KFC, upcoming hospital etc. | The site is zoned R1 General Residential and apartment development is a permissible use in the zone. The land immediately surrounding the objector's property is zoned R3 Medium Density Residential which does not permit apartment development and is subject to a 10m height limit. Given the location of the subject site, which is across Commercial Road and to the south, there will not be an impact on solar access or air movement. The proposed density has been addressed above and is considered satisfactory. Council's Senior Traffic Engineer and Transport for NSW have reviewed the proposal and neither have raised an objection in respect to traffic generation. |
| I would like to oppose this development as it would make the already busy Commercial Road busier with no room for sunlight and breeze. It would also destroy the greenery around which makes Rouse Hill different from other suburbs. | Given the location of the subject site which is across Commercial Road and to the south, there will not be an impact on solar access or breeze. Council's Senior Traffic Engineer and Transport for NSW have reviewed the proposal and neither have raised an objection in respect to traffic generation. The site is zoned for residential purposes and any Level 3 DA will be required to provide appropriate landscape works. |

8 CONCLUSION

This Development Application has been considered in accordance with the requirements of the EP&A Act and the Regulations as outlined in this report. Following an assessment of the relevant planning controls, issues raised in submissions and the key issues identified in this report, it is considered that the application can be supported.

It is considered that the key issues have been resolved satisfactorily through amendments to the proposal and/or in the recommended draft conditions at Attachment A.

9 RECOMMENDATION

Assessment Report: PPSSCC-428

DA 1225/2023/JP
Page 26

08 October 2024

That the Development Application be approved pursuant to Section 4.16(1)(a) or (b) of the Environmental Planning and Assessment Act 1979:

- a. The draft conditions of consent attached to this report at Attachment A.
- b. That the Design Guidelines be endorsed.

The following attachments are provided:

- Attachment A: Draft Conditions of consent
- Attachment B: Locality Plan
- Attachment C: Aerial Photograph
- Attachment D: Site Plan
- Attachment E: Design Guidelines

ATTACHMENT A: DRAFT CONDITIONS OF CONSENT

GENERAL MATTERS

1. Development in Accordance with Submitted Plans

The development being carried out in accordance with the following approved plans and details, stamped and returned with this consent except where amended by other conditions of consent.

REFERENCED PLANS AND DOCUMENTS

| DRAWING NO. | DESCRIPTION | DATE |
|-------------|---|-----------------------|
| A00 | Land Use Plan | Received 01 June 2023 |
| 001 | Tree Location Plan 1 (Showing Existing) | 29.08.24 Issue 03 |
| 001 | Tree Location Plan 2 (Showing Proposed) | 29.08.24 Issue 03 |
| --- | Design Guidelines | Aug 2024 |

No work (including excavation, land fill or earth reshaping) shall be undertaken prior to the issue of the Construction Certificate, where a Construction Certificate is required.

2. Planning Agreement

A Planning Agreement shall be entered into that is in the terms of the offer made by Lendlease GPT (Rouse Hill) Pty Ltd on 31 May 2024, subject to a future resolution of Council to enter into the Agreement (with any relevant changes).

The obligations in the Planning Agreement between Lendlease GPT (Rouse Hill) Pty Ltd and The Hills Shire Council, accepted in principle by Resolution 263 of Council's Ordinary Meeting of 25 June 2024 or any future amendment / variation of this Planning Agreement, must be satisfied in accordance with the terms of the Planning Agreement.

As part of future Level 3 Development Applications, monetary contributions (including relevant indexation), must be paid to Council on a per additional dwelling basis in accordance with the Planning Agreement.

The Planning Agreement must be entered into prior to lodgement of a Level 3 Development Application on the site.

3. Payment of Contributions for Level 3 Development Applications

All future Level 3 Development Applications must be levied in accordance with Section 7.11 of the Environmental Planning and Assessment Act 1979 (Contributions Plan No.8 (or any future applicable Contributions Plan)), to provide for increased demand for public amenities and services resulting from the development.

4. Compliance with Conditions of Masterplan

Compliance with all relevant conditions of consent imposed upon Development Consent No. 1604/04/HC relating to the Masterplan except where superseded by conditions of this consent.

5. Level 3 Development Applications for Construction Works

Separate Development Applications (known as Level 3 DAs) are to be submitted for any construction works within the Northern Residential Precinct and are to be generally in accordance with the approved Masterplan and Northern Residential Precinct Plan. All Level 3 Development Applications are to be in accordance with the endorsed Design Guidelines.

6. Setbacks to New Property Boundary

Any future Level 3 Development Application is required to address setbacks from the new property boundary which will be determined from the proposed future signalised intersection design for the corner of Commercial Road and Caddies Boulevard and any road widening required for Commercial Road.

7. Subdivision/ Engineering Works

Subsequent Level 3 Development Applications on land that is the subject of this precinct plan must consider the following requirements:

- a) The overall private road reserve including the verge and footpath width must be consistent with the road profile shown on the general arrangement plan prepared by Arcadis drawing number SKCNR-066 issue 4 dated 18/05/23.
- b) The shared path 4m wide is for emergency vehicular access only and not to be used for vehicular access to and from Commercial Road. The shared path is to be available for bicycle and pedestrian access.
- c) Access to/ from the existing section of Rouse Hill Drive east of Caddies Boulevard must not be used by any future residential development within the precinct unless an easement for access has been created.
- d) A 2.5m wide cycleway is required in Commercial Road for the full site frontage, extending from Caddies Creek to Caddies Boulevard.
- e) The Stage 3 Development Applications are to accommodate for the current/future upgrade of Commercial Road and shall be consistent with Council's 80% draft road design for this section of Commercial Road fronting the development, including the revised traffic signal design for the intersection of Commercial Road and Caddies Boulevard, and clearly shown on the future level 3 application. Any Level 3 Development Application must demonstrate on the plans safe egress/ ingress and transitions to Commercial Road which may require upgrades to Commercial Road itself. The proposed levels of the development are to be consistent with Council's road design, and incorporate the appropriate transition in road level back to the existing pavement level beyond the boundary of the development site. The applicant must liaise with Council to obtain these latest designs.
- f) Earthworks, buildings, raingardens and retaining walls are to be wholly located outside of the 1% AEP flood extent. In addition, the 1% line will need to be detailed on the plans to ensure all works are wholly outside of the flood extent. Where earthworks are required to be undertaken below the 1% AEP level, details are to be provided with the Level 3 Development Application to indicate no adverse impacts to flooding within the locality.
- g) A stormwater and WSUD report will need to be submitted providing stormwater analysis and calculation. Major overland flow paths are permitted within the roads only and Depth/velocity, maximum flow depths and freeboard requirements will be

assessed on a hazard/risk basis in accordance with Council requirements. Similarly, in-ground street drainage system within the development site shall be designed for a minimum 1 in 10 year ARI events, and minimum 1 in 20 year ARI events for sag, and major overland flow paths are to be located in the road reserves. Any stormwater easements are required to be shown on the plans and no structures are permitted over the drainage easements.

8. Construction and Demolition Waste Management Plan

A construction and demolition waste management plan must be submitted with any future Level 3 Development Application. The construction and demolition waste management plan should be prepared in accordance with The Hills Development Control Plan 2012 Appendix A. The plan must comply with the waste minimisation requirements in the relevant Development Control Plan. All requirements of the approved plan must be implemented during the construction and/ or demolition phases of the developments.

9. Operational Waste Management Plan

A detailed operational waste management plan must be submitted with any future Level 3 Development Application. The plan must reference architectural plans to confirm the provision of adequate storage space for garbage, recycling and food organics bins on site, and the provision of adequately sized waste collection facilities that allow for the safe and efficient servicing of the site. Operational waste management plans must consider and address the following requirements:

- Residential Flat Building developments with 199 units or less will be allocated 120 litres of garbage per unit collected once weekly, 120 litres of recycling collected once fortnightly and, 15 litres of food waste collected once weekly.
- Residential Flat Building developments will be allocated 1100 litre sized bins for garbage and recycling. Food organics will be collected in 240 litre sized bins.
- A central bin collection room must be provided and must be adequately sized to comfortably store the minimum number of bins required for the site. Bins must not be stacked more than 2 rows deep. All internal walkways and the waste servicing door must have a minimum clear floor width of 1.5 metres. The collection room must be located to open directly onto the loading bay.
- A separate resident access door must be provided that ensures residents do not access loading bay(s) when disposing of waste.
- If any residential lift core is located more than 75 metres from the central bin collection room a temporary waste holding room must be provided adjacent to the lift core. The temporary waste holding room must have enough storage capacity to hold at least 2 days' worth of waste.
- Waste disposal points for residents must be wheelchair accessible.
- A bulky waste storage room must be provided. The bulky waste storage room must have a minimum floor area of 4m² per 50 apartments. Floor space must be rounded up to the nearest 50 apartments for best operational outcome. The bulky waste storage room must be located to open directly onto the loading bay.

10. Access and Loading for Waste Collection

Any future Level 3 Development Application must provide vehicular access and loading facilities on site in accordance with Australian Standards 2890.2:2018. The following minimum requirements must be considered and satisfactorily addressed.

- Residential Flat Building developments with 199 units or less must provide minimum vehicular access and loading facilities for the standard 8.8m long Medium Rigid Vehicle. An exception to the clear headroom of 3.5m will be supported in level 3 development applications.
- Residential Flat Building developments with 200 or more units must provide minimum vehicular access and loading facilities for the standard 12.5m long Heavy Rigid Vehicle. Clear headroom in accordance with AS2890.2.
- Turntables will not be supported. Adequate turning facilities must be provided onsite for waste collection vehicles. Waste collection vehicles must enter and exit the site in a forward direction. Reversing must be limited to one reverse manoeuvre performed wholly on site as part of a typical 3-point turn to access the loading bay.
- Two-way traffic flow between waste collection vehicles and the standard B99 passenger vehicles must be achieved at the footpath crossover and driveway ramp.

11. Acoustic Report

An acoustic report shall be submitted to Council for a Level 3 Development Application. The acoustic report shall be prepared by a suitably qualified acoustic consultant and shall set a project noise trigger level for the development, assess sleep disturbance impacting sensitive receivers within the development, and those sensitive receivers at the nearest adjoining boundaries. The acoustic report shall also assess the potential impact of road traffic noise onto the development from Old Windsor Road, and Commercial Road.

The acoustic report shall also assess and make recommendations on the following potential noise concerns:-

- External mechanical plant and equipment – taking into account height restrictions for the buildings and any acoustic screening that may need to be constructed on the rooftop as part of the development;
- Any carpark ventilation and air extraction systems;
- Road traffic noise from Commercial Road and Old Windsor Road, onto the proposed residential development.
- Characterise the existing acoustic environment by conducting ambient and background noise level measurements.
- Establish project-specific acoustic criteria for all surrounding sensitive receivers in accordance with relevant NSW guidelines, policies and Standards.
- Assess potential operational noise impacts from the development.
- Assess potential operational noise impacts from nearby loading docks of the commercial uses.
- Provide in-principle recommendations on construction and operational noise & vibration impacts, if required.
- Assess potential construction noise and vibration impacts.
- Assess change in traffic noise on existing roads due to additional traffic generated by the development.
- Provide in-principle recommendations on building facades including effect on natural ventilation requirements (if applicable).

The acoustic report shall provide recommendations for noise mitigation measures to be implemented in the design and construction of the development should they be required to ensure the development complies with the relevant noise criteria.

12. Basin/ Dam Dewatering

The following is required with the Level 3 Development Application:

a) Dam Dewatering Report

A Dam dewatering Report shall be submitted to Council and shall address/ include the following required information:

- Sediment and Water Quality Testing;
- The approximate volume of water held by the dam;
- A detailed water sampling program must be undertaken to ensure that the water within the dam is suitable for irrigation, reuse or discharge to the creek.

The following water quality parameters, at a minimum, are required to be included in the dam water sampling program:

- Temperature (°C);
- Turbidity (ntu);
- Dissolved oxygen (mg/L and % saturation);
- pH;
- ORP (oxidation reduction potential)(mV);
- Nutrients (Nitrogen and Phosphorous);
- Faecal coliforms; and
- Salinity (ppt);

The quality of the dam water is to be assessed against ANZECC 2000 Aquatic Ecosystem Guidelines, specifically the Freshwater 95% Level of Protection Trigger Values and the ANZECC 2000 Recreation Water faecal coliforms trigger values for secondary contact.

- The Sediment within the dam walls and bed must be assessed against the NEPM 1999 Health Investigation Levels for Residential with Accessible Soil.

b) Dam Decommissioning Work Method Procedure

The work method procedure must include details on the following:

- Inflow/ outflow diversion details
- Erosion Controls
- Dewatering System Installation
- Monitoring
- Sediment testing and removal
- Wall Removal and Surface Contouring

- Type of dewatering method to be used such as discharge to water course, discharge onto premises or water reuse.
- If discharge onto land of the existing premises is chosen as the preferred method then details to be provided include: the submission of a site plan showing the proposed irrigation area; details of the proposed flow rates per day and the saturation levels so as to ensure that water is discharged at a flow rate that does not exceed the soils infiltration ability. The sites land contamination status must be taken into consideration prior to proposing this method of dam water disposal.
- If discharge into the creek is the preferred method of water disposal then details of the creek entry point are to be submitted. In addition details regarding monitoring the creek entry point during discharge including but not limited to actions to be taken to minimise pipe movement, prevent bed scour, undercutting and slumping and the monitoring of the sediment levels in the discharged water.
- A Program of the actual process of the dewatering of the dam including a time line. An example of this may be similar to this example program. Day 1 – Installation of Bund and Dewatering System; Day 2 – through to Day 4 –1st Stage Dewatering of the Dam; Day 5 through to Day 7 – Final Stage Dewatering (expected to have a reduced flow rate).
- Details of all sediment and erosion control measures that will be in place during the dewatering of the dam are to be submitted to Council. These measures must also be shown on a plan of the dam and the surrounding area so that the adequacy of these measures can be assessed.
- Any contingencies that may be required during the dewatering process. An example of this may be as follows; Unacceptable turbidity levels from discharge pipe. Rectification measures for unacceptable turbidity levels from discharge pipe would include 1. Check excessive sediments are not being extracted at intake, if so take measures to rectify. 2. Consider options, such as reduced flow rate, flocculation in dam.
- Details of the responsible person who will undertake the dam decommissioning, such as a site supervisor. Council will require a suitably qualified person to implement the requirements of the Dam Decommissioning Work Method procedure. Include details of time to be spent on site during decommissioning and qualifications.
- The dam dewatering report must take into consideration the contamination and salinity status of the land.

The Dam Dewatering Report is to contain a section to direct the rescue and disposal of fauna residing within the dams. This part of the report must be prepared by a suitable qualified ecologist with expertise in aquatic ecology and amphibians.

The ecology section of the report is to provide details on the following:

- Types and scope of an aquatic survey prior to dam dewatering and a description of fauna known or likely to be residing within the dam. The aquatic survey is to include sampling for both native and exotic species.

- It is anticipated that large numbers of fauna are residing within the dams. The report must include a full list of suitable relocation sites for the suite of likely native species present with an assessment of how many of each species can be accommodated at each relocation site. Because relocation sites will be located offsite a 120 licence from the NSW NPWS will be required. Relocation sites are to be selected in conjunction with the local NPWS Office. Details of the contact name and number of the NPWS Officer who is assisting with the dewatering and relocation are to be included in the report.
- The likely large numbers of predatory fish (e.g. Long-finned Eels) will require additional release points so that the risk of predation on existing fauna at release sites is reduced.
- Provide details on the methods that will be used to capture and rescue fauna residing in and around the dams.
- Provide details of contingency plans if the number of native fauna rescued from the dams exceeds the capacity of potential release sites.
- The likely high number of fauna recovered will require a substantial rescue team to ensure adequate resources are available. The plan must include details of team numbers, roles and equipment that will be utilised during dam dewatering.
- Detailed description on the methods for fauna transportation and release. For example methods to maximise fauna translocation such as acclimatise and timing of release.
- Include details of methods to prevent injury to fauna during pumping of water from the dam. For example placement of mesh over the intake to prevent killing of fish and tadpoles.
- Protocol for dealing with any injured native fauna.
- Protocol to prevent the spread of diseases (depending on location of release sites).
- Details of how exotic pest species will be humanely euthanised in a manner consistent with the Prevention of Cruelty to Animals Act, 1979.
- Methods for disposing of dam water and preventing the spread of carp eggs, juvenile pest species into the catchment and natural waterways. The Fisheries Management Act (1994) under Division 6 209D prevents the release of noxious fish species into natural waterways.
- Details on how fauna will be rescued from dam sediments and/or allowed to relocate from the dam.
- Details of the appropriate timing (season) for dewatering.
- Provide details on what methods will be used to prevent dams from refilling following rain. For example how the dam walls will be removed in a manner that allows for fauna rescue and relocation. Some dams may not contain a dam wall that can be removed so alternate solutions will need to be sought.
- Provide a full list of qualifications of personnel undertaking the work.
- Provide details of relevant licences/permits required for relocating and euthanising fauna.
- Details regarding the scope of reporting that will be given to Council as a result of the dewatering including actions undertaken with tallies of fauna removed from the dam and details of their relocation destination (or destruction).

13. Contamination Assessment and Site Remediation

The Level 3 Development Application for built form shall comply with the recommendations of the Detailed Site Investigation, Rouse Hill Northern Residential Precinct, prepared by JBS&G Pty Ltd, referenced as 65627 / 156,433, dated 14 December 2023. In particular: the recommendation outlined in Section 11.2 of the report.

14. Contamination

Any new information, that may come to light during construction works, which has the potential to alter previous conclusions about site contamination, shall be immediately notified to Council's Manager – Environment and Health.

15. Protection of Existing Vegetation

For any Level 3 Development Application, vegetation not authorised for removal, must be protected to ensure that natural vegetation and topography on the subject site is not unnecessarily disturbed.

16. Landscape Plan

Any future Level 3 Development Application is to be generally in accordance with the Landscape Concept Precinct Plan prepared by Oculus, Rev H, pg. 20, dated August 2024.

17. Courtyard Fencing

All courtyard fencing adjacent to any public road frontage is to be set back a minimum 1m from the boundary line. A minimum 1m wide landscaping strip is to be provided forward of the fencing which is to comprise of dense medium shrub planting.

18. Biodiversity Management Plan

For any future Level 3 Development Application, a Biodiversity Management Plan must be prepared to the satisfaction of the THSC Manager – Environment and Health.

The Biodiversity Management Plan must identify the development site as per the Biodiversity Development Assessment Report (BDAR) prepared by Arcadis (Revision, 30 August 2024) and approved plans.

The Biodiversity Management Plan must identify areas of land that are to be retained as 'avoided land' as outlined in the BDAR.

Construction impacts must be restricted to the development site and must not encroach into areas of retained native vegetation and habitat. All material stockpiles, vehicle parking, machinery storage and other temporary facilities must be located within the areas for which biodiversity impacts were assessed in the BDAR.

The Biodiversity Management Plan must identify all measures outlined in Table A, including performance measures for each commitment.

Table A – Statement of commitments to mitigate and manage biodiversity impacts.

| Mitigation Measures | Outcome | Timing | Responsibility |
|---|---|-----------------------------------|--|
| A Construction Flora and Fauna Management Plan (CFFMP) must be prepared in accordance with the Flora and Fauna Management Condition of this consent. Clearing of native vegetation and threatened species habitat | Flora and fauna would be managed in accordance with the requirements of the CFFMP; prevention of over clearing of vegetation; prevention of weed establishment and invasion | Pre-construction and construction | Construction Contractor, and Project Ecologist, and Proponent. |

| | | | |
|--|--|-----------------------------------|--|
| <p>must not occur until the CFFMP is approved by the THSC Manager of Environment and Health. The CFFMP must include:</p> <ul style="list-style-type: none"> • Plans showing areas to be cleared and areas to be protected, including exclusion zones, protected habitat features and revegetation areas • Pre-clearing survey requirements • Procedures for unexpected threatened species finds and fauna handling • Protocols to manage weeds and pathogens | | | |
| Pre-clearing surveys to be undertaken to identify any breeding or nesting activities by native fauna in hollow-bearing trees and native vegetation. No breeding sites or active nests should be disrupted. | Minimise fauna mortality and injury | Pre-construction | Construction Contractor, and Project Ecologist, and Proponent. |
| Site inductions for construction staff will include a briefing on the potential presence of threatened species and their habitat adjacent to the development site, their significance and locations and extents of no-go zones. | Protect threatened species | Construction | Construction Contractor, and Project Ecologist, and Proponent. |
| Clearance of native vegetation would be minimised as far as is practicable. All avoided areas must be protected from biodiversity loss and impacts. | Minimise biodiversity loss | Pre-construction/ construction | Construction Contractor, and Project Ecologist, and Proponent. |
| The limits of vegetation clearing would be marked on plans and on site with signed fencing so that clearing activities are constrained to approved areas only. There must be no development (including no earthworks, vegetation | Prevent accidental vegetation clearing | Pre-construction/ construction | Construction Contractor, and Project Ecologist, and Proponent. |

| | | | |
|---|---|------------------|--|
| clearing, sediment laden run-off, encroachment, level changes) within 'avoided land'. | | | |
| Fauna species identified in vegetation to be cleared, must be removed by the Project Ecologist in accordance with the Fauna Management Plan, and be relocated to adjacent bushland identified in the Fauna Management Plan, prior to felling. | Minimise fauna mortality and injury | Pre-construction | Construction Contractor, and Project Ecologist, and Proponent. |
| Undertake a two-stage approach to clearing, only after a pre-inspection by the Project Ecologist, in accordance with the Fauna Management Plan: <ul style="list-style-type: none"> • Remove non-hollow-bearing trees at least 48 hours before habitat trees are removed • Hollow-bearing trees are to be knocked with an excavator bucket or other machinery to encourage fauna to evacuate the tree immediately prior to felling • Felled trees must be left for a short period of time on the ground to give any fauna trapped in the trees an opportunity to escape before further processing of the trees • Felled hollow-bearing trees must be inspected by an ecologist as soon as possible (no longer than two hours after felling). | Prevention of fauna injury/mortality | Construction | Construction Contractor, and Project Ecologist, and Proponent. |
| A pre-start-up check for sheltering native fauna of all infrastructure, plant and equipment and/or during relocation of stored construction materials would be undertaken. | Minimise fauna mortality and injury | Pre-construction | Construction Contractor, and Project Ecologist, and Proponent. |
| If any pits/trenches are to remain open overnight adjacent to native | Prevent fauna injury/starvation/mortality | Construction | Construction Contractor, and |

| | | | |
|--|--|--|--|
| vegetation, they would be securely covered, if possible. Alternatively, fauna ramps (logs or wooden planks) would be installed to provide an escape for trapped fauna. | | | Project Ecologist, and Proponent. |
| Appropriate sediment and erosion controls must be installed prior to the commencement of earthworks and construction, around the impact area, to reduce run-off into adjoining vegetation and downstream to Caddies Creek. No sediment laden run-off is to enter 'Avoided Lands'. | Protect waterways including the environment of the Hawkesbury-Nepean River system. | Pre-construction, and construction, and post-construction. | Construction Contractor, and Project Ecologist, and Proponent. |
| Earthworks must be undertaken during dry weather conditions. Clearing of vegetation should be avoided during overland flow events. | Prevent erosion and downstream water quality impacts | Construction | Construction Contractor, and Project Ecologist, and Proponent. |
| Vegetation Management Plan for 'avoided land'. A Vegetation Management Plan must be prepared by a Suitably qualified Ecologist in accordance with THSC Vegetation Management Guidelines. | Protect, conserve and enhance avoided land. | Prior to the issue of a Construction Certificate. | Project Ecologist and Proponents |
| Implementation of the Vegetation Management Plan | Protect, conserve and enhance avoided land. | Construction, Post-construction. | Project Ecologist and Proponents and Construction Contractor. |
| Tree Protection Measures | Protection of trees required to be retained. | Pre-construction, Construction. | Project Ecologist and Project Arborist and Proponents and Construction Contractor. |

| | | | |
|---|------------------------------------|--|--|
| No impacts within 'Avoided Land', including: <ul style="list-style-type: none"> • No earthworks • No level changes, • No encroachments including weed encroachments. • No sediment laden runoff • No impacts within the tree protection zone of trees required to be retained. | Protect and conserve avoided land. | Pre-construction, construction, Post-construction. | Project Ecologist and Project Arborist and Proponents and Construction Contractor. |
|---|------------------------------------|--|--|

19. Biodiversity Offsetting Requirements

Ecosystem Credit Retirement Conditions

To offset the residual biodiversity impacts of the development, the class and number of Ecosystem Credits in Table B, must be retired.

The requirement to retire credits may be satisfied by payment into the Biodiversity Conservation Fund of an amount equivalent to the class and number of ecosystem credits, as calculated by the BAM Credit Calculator (BAM-C).

The Level 3 Development Applications are to identify the allocation of the class and number of ecosystem credits and the species and number of species credits from Table B below that must be retired to offset the residual biodiversity impacts of the development prior to the commencement of any vegetation clearing.

Table B – Ecosystem credits required to be retired – like for like.

| Impacted Plant Community Type | Number of Ecosystem Credits | IBRA Region | Plant Community Type(s) that can be used to offset the impacts from development |
|---|-----------------------------|---|---|
| 4025 - <i>Cumberland Plain Red Gum Riverflat Forest of the Sydney Basin Bioregion</i> | 9 (nine) | Cumberland, Burragorang, Pittwater, Sydney Cataract, Wollemi and Yengo. or Any IBRA subregion that is within 100 kilometres of the outer edge of the impacted site. | River-Flat Eucalypt Forest on Coastal Floodplains of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions. This includes PCTs: 3145, 3181, 3185, 3188, 3192, 3258, 3328, 4024, 4025, 4039, 4041, 4058, 4138. |

Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund in satisfaction of Table B requirements must be provided prior to the issue of any active Level 3 Development Consent.

20. Flora and Fauna Management Plan

For any future Level 3 Development Application, a Flora and Fauna Management Plan (FFMP) shall be developed in accordance with Council's *Fauna Action Plan Guideline* (available on Council's website www.thehills.nsw.gov.au). The plan must provide details of:

- Plans showing the areas to be cleared and areas to be protected, including exclusion zones, protected habitat features and revegetation areas.
- Pre-clearing survey requirements
- Procedures for unexpected threatened species finds and fauna handling.
- Protocols to manage weeds and pathogens.

21. Restricted Development Area

As part of the Level 3 Development Application, a scaled plan delineating the Restricted Development Area (RDA), identified as the 'area of avoidance' containing existing trees within the 'central park', as detailed in the Landscape Concept Precinct Plan (page 20 prepared by Oculus dated August 2024) and Figure 7-1 of the Biodiversity Development Assessment Report (prepared by Arcadis, version D, dated 30 August 2024), is to be prepared and submitted. The area within the RDA cannot be built upon in the future and must be managed in accordance with a Council approved Vegetation Management Plan to be submitted with the Level 3 Development Application.

22. Vegetation Management Plan

For any Level 3 Development Application, a Vegetation Management Plan must be prepared strictly in accordance with Council's *Vegetation Management Plan Guideline* (available on Council's website www.thehills.nsw.gov.au). The Plan must be prepared by a suitably qualified bush regenerator or restoration ecologist with a minimum Certificate IV in Conservation Land Management.

The Vegetation Management Plan must include details relating to:

- The rehabilitation and management of native vegetation within the Community Association Lot/Restricted Development Area.
- The production of an information fact sheet (maximum 1 page double sided) prepared in accordance with Council's *Guidelines for preparing Information Fact Sheet* (available on Council's website).
- The wording and erection of signage at key locations.
- The location and type of fencing required.

23. Protection of Existing Trees and Native Vegetation

For any future Level 3 Development Application, no additional native vegetation (trees and understorey) is to be removed for the creation of an Asset Protection Zone or otherwise without prior consent of Council.

24. Retention of Trees and Understorey

Any future Level 3 Development Application must retain all existing ground levels, existing trees (including those numbered 1– 10) and existing understorey, located within the minimum 1100m² 'Avoidance Area/Zone' located on Tree location Plan 2 prepared by Oculus, Drawing 001, Rev 3, dated 29/08/2024. Note: Proposed levels indicated on the plan are not approved.

Additionally, no level changes are to be proposed within the Tree Protection Zones (TPZ indicated in blue) of trees 7 -10 where they extend outside of the 'Avoidance Zone'. Where historical stockpiling is found to be present within the 'Avoidance Zone' or the Tree Protection Zones of trees to be retained, assessment of its retention or removal will be addressed under any Level 3 Development Application.

25. Consistency with Aboriginal Heritage Impact Permit

All proposed works are to be consistent with Aboriginal Heritage Impact Permit (AHIP) #2368.

26. Compliance with Department of Planning and Environment – Water Requirements

All Level 3 Development Applications are to be in accordance with the Departments 'Guidelines for Controlled Activities' and 'Guidelines for Laying Pipes and Cables in Watercourses'.

27. Rural Fire Service Requirements

The Level 3 Development Application is required to be generally in accordance with the provisions and recommendations provided in the report prepared by Building Code & Bushfire Hazard Solutions Pty Ltd (dated 30/08/2024, Ref: 190218B).

Future development on the site may be subject to further assessment under s4.14 of the *Environmental Planning and Assessment Act 1979*.

28. Police Requirement

The Level 3 Development Application is required to be accompanied by a Crime Prevention Through Environmental Design (CPTED) Assessment.

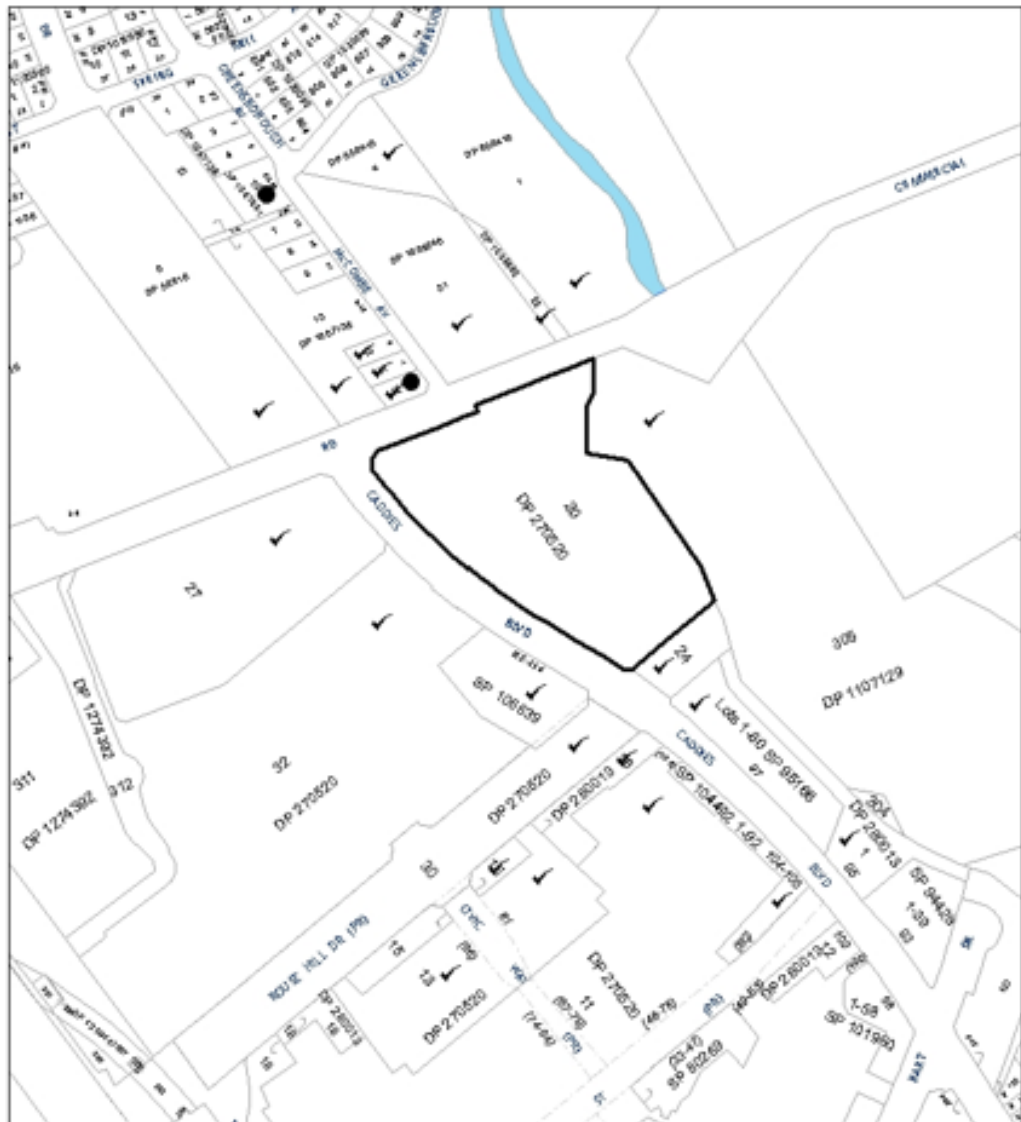
29. Endeavour Energy Requirements

All Level 3 Development Applications for physical works will require a connection to the electricity network. Applicants will need to submit an appropriate application to Endeavour Energy based on the maximum demand for electricity for connection of load. (Applicants should not assume adequate supply is immediately available to facilitate their proposed development).

30. Sydney Water Requirements

The Level 3 Development Application is to include appropriate arrangements for water servicing, recycled water servicing and wastewater servicing.

ATTACHMENT B: LOCALITY PLAN



- ☐ SUBJECT SITE
- ☒ PROPERTIES NOTIFIED
- ☐ SUBMISSIONS RECEIVED

THE HILLS
Sydney's Garden Shire

THE HILLS SHIRE COUNCIL

THE HELLSHIRE COUNCIL DOES NOT GIVE ANY GUARANTEES CONCERNING THE ACCURACY, COMPLETENESS OR CURRENCY OF THE TEXTUAL INFORMATION HELD IN OR GENERATED FROM ITS DATABASE

BASE CASASITE COPYRIGHT (LAND & PROPERTY INFORMATION NSW) (L.P.). CADASTRE UPDATE INCLUDING CO UNCL. GENERATED DATA IS SUBJECT TO TRIC COPYRIGHT.

ATTACHMENT C: AERIAL PHOTOGRAPH



 SUBJECT SITE

THE HILLS
Sydney's Garden Shire

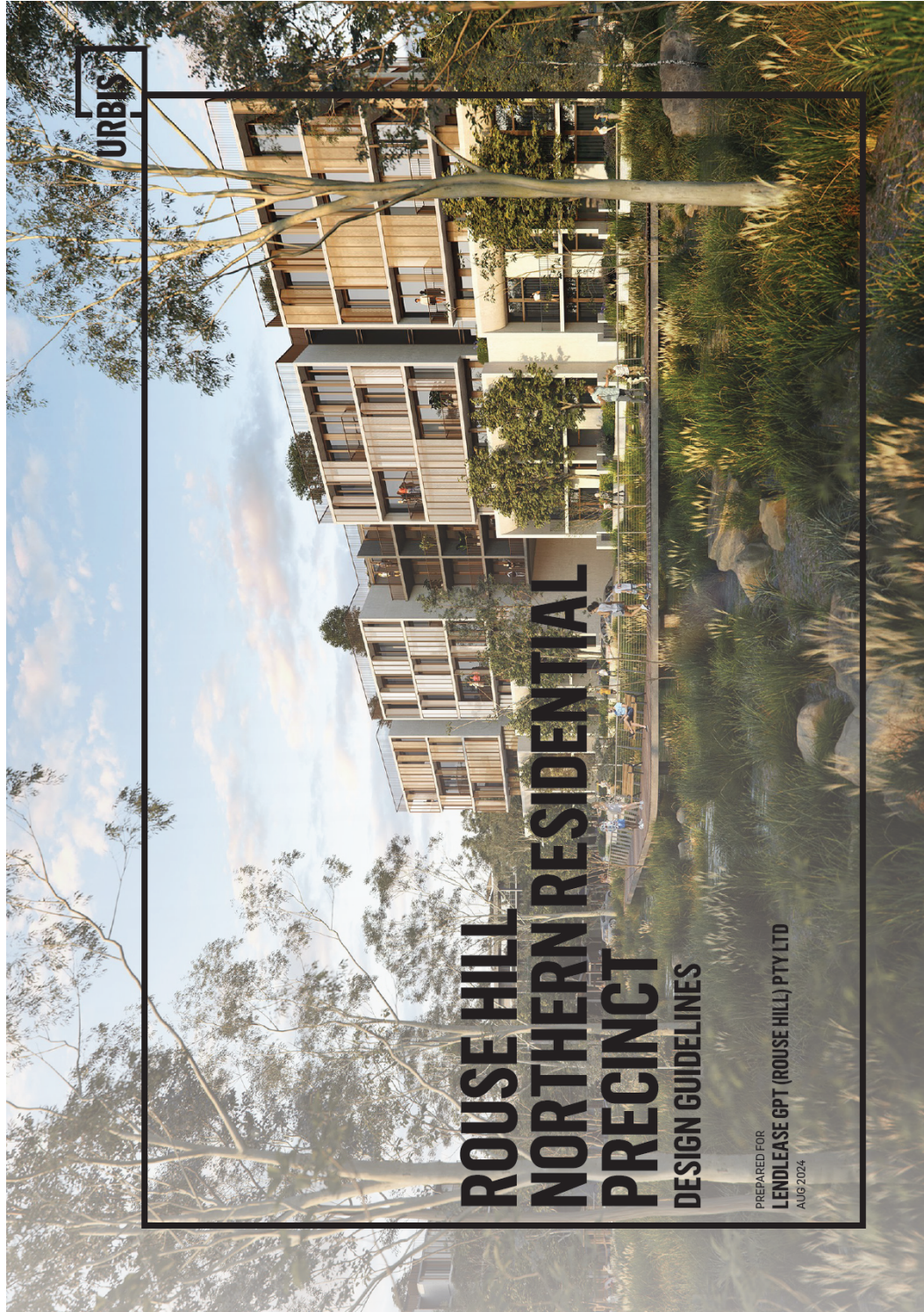
THE HILLS SHIRE COUNCIL

THE HILLS SHIRE COUNCIL DOES NOT GIVE ANY GUARANTEES CONCERNING THE ACCURACY, COMPLETENESS OR CURRENCY OF THE TEXTUAL INFORMATION FIELD IN OR GENERATED FROM ITS DATABASE.
BASED ON THE COPYRIGHT LAND & PROPERTY INFORMATION NSW (LP), CADASTRE UPDATE INCLUDING COUNCIL GENERATED DATA IS SUBJECT TO THIS COPYRIGHT.

ATTACHMENT D: SITE PLAN



ATTACHMENT E: DESIGN GUIDELINES



CONTENTS

| | |
|------------------------------|----|
| INTRODUCTION | 3 |
| CREATING THE URBAN STRUCTURE | 8 |
| SITING THE BUILT FORM | 17 |
| LANDSCAPE GUIDELINES | 28 |

2

Rouse Hill Northern Residential Precinct Design Guideline

PURPOSE OF THESE GUIDELINES

These Design Guidelines support a Precinct Plan Development Application which sets out the detailed design requirements for the future development of the land within Northern Residential Precinct.

INTRODUCTION

BACKGROUND

The Rouse Hill Regional Centre (RHRC) is the model for sustainable community development in Australia. The development supports and nurtures the social and economic drivers of the community, whilst respecting the environmental and historical dimensions of the site.

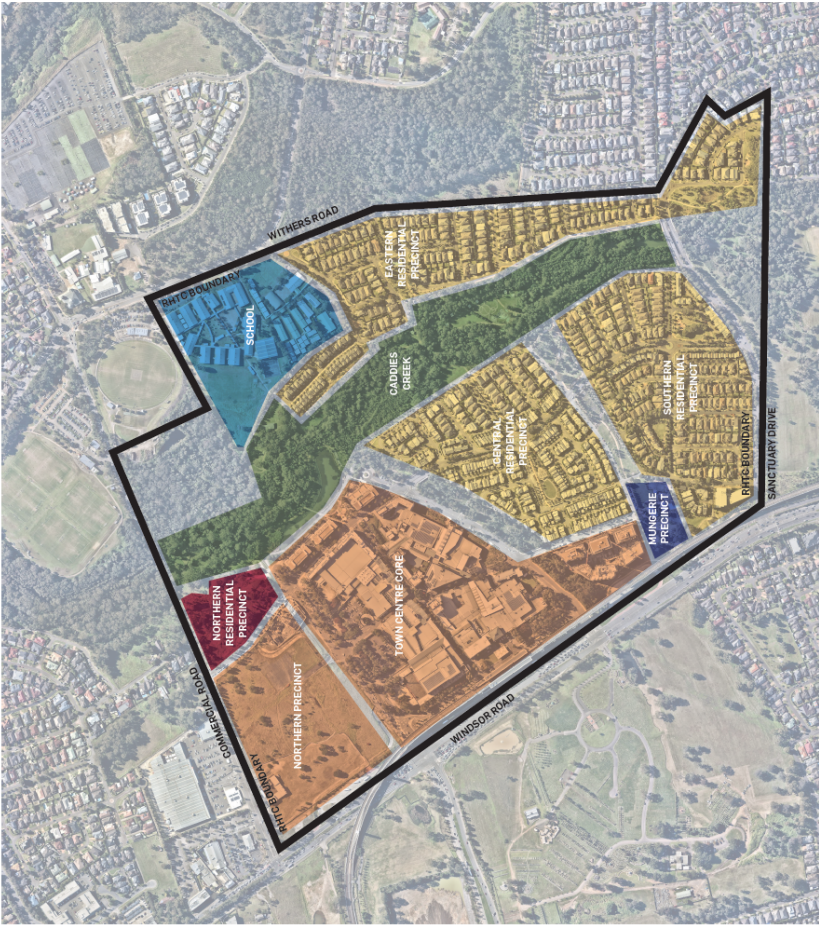
The RHRC is a joint venture between Lendlease, General Property Trust (GPT) and Minister for Planning, with Landcom providing development management services. It is located approximately 35 km north-west of Sydney's CBD, 9.4 km north from Blacktown City Centre and 9.5 km north west from the centre of The Hills Shire.

The RHRC has an area of 120 ha and spans approximately 1.2km from the northern boundary at Commercial Road to the southern boundary at Sanctuary Drive. It is also about 1 km wide from the eastern boundary of Withers Road to the western boundary at Windsor Road. The diagram on this page highlights the extent of RHRC.

The RHRC is composed of seven precincts which align with the broad drivers as follows:

- Economic Driver providing main retail areas and opportunities for mix use development:
 - Town Centre Core
 - Northern Frame (also known as Northern Precinct)
- Social Driver providing housing and local parks and recreation opportunities:
 - Southern Residential Precinct
 - Central Residential Precinct
 - Eastern Residential Precinct;
- Environmental Driver delivery water cycle management, vegetation preservation and passive recreation opportunities
 - Caddies Creek;

Each of the Precincts are planned for development consistent with Design Guidelines prepared and approved at the Level 2 Precinct Plan Development Application. These Design Guidelines relate to the Northern Residential Precinct.



| LAND TO WHICH THE PRECINCT PLAN APPLIES | ROLE OF THESE DESIGN GUIDELINES | HOW TO USE THESE GUIDELINES |
|--|---|--|
| <p>These Design Guidelines apply to all the land in the Northern Residential Precinct bounded by the Northern Frame (mixed use) Precinct and Caddies Creek Boulevard to the west, Caddies Creek Precinct to the east and Commercial Road to the north. The Town Centre is located immediately south west opposite Caddies Boulevard.</p> <p>The Northern Residential Precinct has a total area of approximately 2.4ha and enjoys high connectivity with schools, shops, health, open space and public transport. The entire site is within an 800m radii of the Sydney Metro - Rouse Hill Station.</p> <p>While the Guidelines deal specifically with land within this precinct, planning for this area has also taken into account the following:</p> <ul style="list-style-type: none">▪ Interface and connections to the Town Centre core to the south and south west.▪ Interface and connections to the Northern Frame to the west.▪ Interface with Caddies Creek to the east.▪ Urban design principles in the Rouse Hill Town Centre Master Plan including precinct open space and view lines. | <p>The Northern Residential Precinct Design Guidelines have been prepared within the framework of the approved Master Plan for the Rouse Hill Regional Centre (RHRC) and will be used to inform the assessment of future Level 3 Development Applications for subdivision and or development within the Precinct.</p> | <p>The design guidelines are organised by Principles and Guidelines:</p> <ul style="list-style-type: none">▪ Principles: These describe the overall intention and idea.▪ Guidelines: These describe how the principles can be achieved and applied. |

SITE CONTEXT

OVERVIEW

The Northern Residential Precinct is the only residential precinct zoned R1 General Residential which permits a broader range of uses than the other residential precincts under The Hills LEP 2019 in Rouse Hill. The additional uses permitted in the Northern Residential Precinct include hotel and motel accommodation, office premises, restaurants or cafes and shop top housing. This Precinct also has a 21m height limit. The broader range of uses and height controls reflect the location of the Northern Residential Precinct at the northern extent of Rouse Hill adjacent to the Town Core and Northern Frame Precincts.

Previous approvals and constructed built form to the key adjoining interfaces of the Northern Residential Precinct have been key considerations informing the design responses and guidelines. These are outlined below:

The Northern Frame Precinct

The Northern Frame to the east and opposite on Caddies Boulevard has a height limit of 32m for the majority of the Caddies Boulevard frontage, with a small section of 16m. Stormwater from the Northern Frame Precinct goes under Caddies Boulevard and must be accommodated through the Precinct before discharge to Caddies Creek.

A recent development consent for a residential flat building containing 141 apartments on the corner of Caddies Boulevard and Rouse Hill Drive (DA 198/2019/JP granted on 5 November 2019) presents as a part 7, part 10 and part 11 storey building with a building length of approximately 90m addressing Caddies Boulevard. This sets the built form interface along Caddies Creek opposite the southern part of the Northern Residential Precinct.

Town Core Precinct

The Town Core is located to the south (opposite Rouse Hill Drive) and south west (opposite Caddies Boulevard) where there are no specified maximum heights in the LEP. The development immediately to the south on the eastern side of Caddies Boulevard comprises 2 x 8 storey buildings with 6 storey vertical wall height before stepping back for the additional storeys. The western side of Caddies Boulevard are sleeve site apartment developments that present as a continuous 6 – 7 storey elevation of over 130m in length to Caddies Boulevard.

Caddies Creek Precinct

The Caddies Creek Precinct is located to the east of the Northern Residential Precinct. This land includes areas of natural bushland vegetation, cleared areas, parks, amphitheatres and stormwater ponds and associated infrastructure. There are constructed formal bridges and paths that link either side of the corridor, which provide key connections between the school, retail centre, district and local open space areas and other facilities.

The Caddies Creek Precinct has been progressively delivered in accordance with Development Consent 211/2007/HA/H as modified. This Development Consent as it relates to the land adjacent to the Northern Residential Precinct includes 2 landscaping zones being:

- Full Riparian Zone protecting and regenerating the existing Sydney Coastal River-flat Forest 20 metres from the top of the creek bed and
- Low Riparian Planting Zone that corresponds generally with the cleared areas in Caddies Creek Reserve and combines areas of native ground covers and shrub species as well as areas of planted lawn and managed as bushfire protection zones and maintained with low fuel levels.

The approved plans show a Hazard Reduction Zone which includes a lawn area and adjacent cycleway extension from the Active Transport Link that currently terminates at the end of Rouse Hill Drive.

Northern Side of Commercial Road (outside of RHRC)

Land diagonally opposite the Northern Residential Precinct on Commercial Road and Caddies Creek intersection was the subject of a Planning Proposal and then incorporated into The Hills LEP 2019 for a building with a maximum height of building of 40m, which frames the western side of a proposed new road, being an extension of Greenhills Drive to a new intersection of Commercial and Caddies Boulevard. Transport for NSW has advised that road widening within the Northern Residential Precinct will need to occur at this intersection which has been accounted for in the siting of buildings in these Design Guidelines.

Previous Approved Master Plan and Precinct Plan Considerations

The original Master Plan granted Development Consent No 1604/2004/HC sets some key urban design principles to apply to the release and that these would be further refined through subsequent Precinct Plan Applications before delivery.

The key urban design elements of the Master Plan include the provision of a central open space spine and establishment of view lines north south through the Precinct to create vistas to the Central Park.

A previous Precinct Plan Development Consent No 1585/2014/HB, also considered the provision of open space within the Precinct allocating some 4,800m² for a combined park and water management features and road network extending from the end of Rouse Hill Drive through the site. The Consent also approved the removal of a number of existing trees across the Precinct but sought to preserve a stand of existing trees toward the centre of the site in the Central Park. The quantum of open space area, tree retention and basic road circulation which will need to consider fire truck access and evacuation provide essential elements to the structure of the Precinct.

SITE ANALYSIS

The following elements provide a robust set of considerations that inform the siting and design of future development on the site - typically referred to as a site analysis - as shown in Figure 1.

Road Widening

The original Northern Residential Precinct site has an area of 2.417ha which has been reduced by road widening along Commercial Road. It is noted that Transport for NSW seek further road widening at the corner of Commercial Road and Caddies Boulevard to which any future design will need to respond.

Topography, Flood, Drainage And Infrastructure Services

- The Northern Residential Precinct is a greenfield site which generally falls towards Caddies Creek at approximately 7%. The greatest level difference of approximately 8m occurs between the western site boundary along Caddies Boulevard and the eastern site boundary along Caddies Creek.
- Figure 1 illustrates the existing water bodies of Pond 1, Caddies Creek and a temporary sediment basin. The existing stormwater overland flow path for the upstream catchment is proposed to be conveyed underground from the Caddies Boulevard culvert crossing to bypass this site and connect into the existing headwall at Caddies Creek.
- A new stormwater quality basin as part of the Water Sensitive Urban Design strategy is proposed to replace the existing temporary sediment basin and will provide passive recreation experiences as well as treating stormwater from the whole Northern Residential site.
- A small portion of the site is affected by 100-year ARI Flood Extents at the northeastern corner. All driveway entries to buildings and roads will be located at levels above the 1%AEP plus 500mm freeboard and hence flooding will not impact on the delivery of the built form or present an evacuation issue.

Bushfire Restrictions

The approach to bushfire management for the Northern Residential Precinct is consistent with the Rouse Hill Master Plan (2003), the Caddies Creek Design Guidelines and the Caddies Creek Level 3 DA (Ref. No. 211/2007/HA). The VMP identifies the section of Caddies Creek adjacent to the site as Low Riparian Zone and it will be managed based on the following:

- Maximum 15% canopy cover
- Minimum 2m separation from bushfire hazard;
- Isolated groups of tree, shrubs, grasses & ground covers separated by fire retardant species
- All species in accordance with NSW Scientific Committee Final Determination for River Flat Eucalypt Forest
- All bush regeneration works to be undertaken in accordance with Rouse Hill Regional Centre VMP prepared by UBM, specifically Section 4 - Bushland Management, Section 5 - Implementation

The Hills Shire Council's Bushfire Prone Land Map identifies that the property is partially within the 100 metre buffer zone from designated Category 1 Vegetation, therefore the site is considered 'bushfire prone'.

All property development within bushfire affected areas is subject to the relevant specifications and requirements detailed in the document Planning for Bush Fire Protection - 2019 (PBP).

The proposed design is to consider and respond to the relevant specifications and requirements of PBP. Regardless, the site and use of perimeter roads and rangardens can ensure the APZ is accommodated within the site boundaries.

Access And Movement

The Northern Residential Precinct is bounded by Caddies Boulevard to the west, Commercial Road to the north, Rouse Hill Drive to the south and Caddies Creek to the east. Rouse Hill Drive and Commercial Road provide connections to Windsor Road (A2) which joins Windsor and Parramatta as well as the Westlink M7.

There is an opportunity to provide access to the Northern Residential Precinct via Rouse Hill Drive and Caddies Boulevard. General traffic access via Commercial Road is not considered appropriate given its proximity to the proposed traffic signals at Commercial Road / Caddies Boulevard / Green Hills Drive extension, particularly potential weaving movements to turn right into Greenhills Drive extension.

Existing Vegetation

Biodiversity Development Assessment Report (Aug 2024), prepared by Arcadis identified a single native vegetation community, PCT 4025 - Cumberland Red Gum Riverflat Forest within the subject land and study area.

PCT 4025 vegetation is generally in a disturbed state, with a canopy consisting largely of *Eucalyptus amplifolia* (Cabbage Gum) and *Casuarina glauca* (Swamp Oak), very few native shrubs and a largely exotic groundcover. Historic photos from 1955, show the land almost entirely cleared except for the patch of eucalypts in the central western portion of the site. These trees now comprise a small area of remnant vegetation with large native trees in the central western and southwestern portions of the site. This cluster of trees near the centre of the site that can be substantially retained as a part of a new open space link to Caddies Creek Corridor.

Caddies Creek Corridor spans along the eastern site boundary. This brings significant landscape and recreation values and provides attractive outlooks opportunity from the site.

The area of PCT 4025 within the subject land does not meet the minimum condition threshold for inclusion in the equivalent TEC under the EPBC Act. No threatened species were recorded within the subject land or study area during field survey.

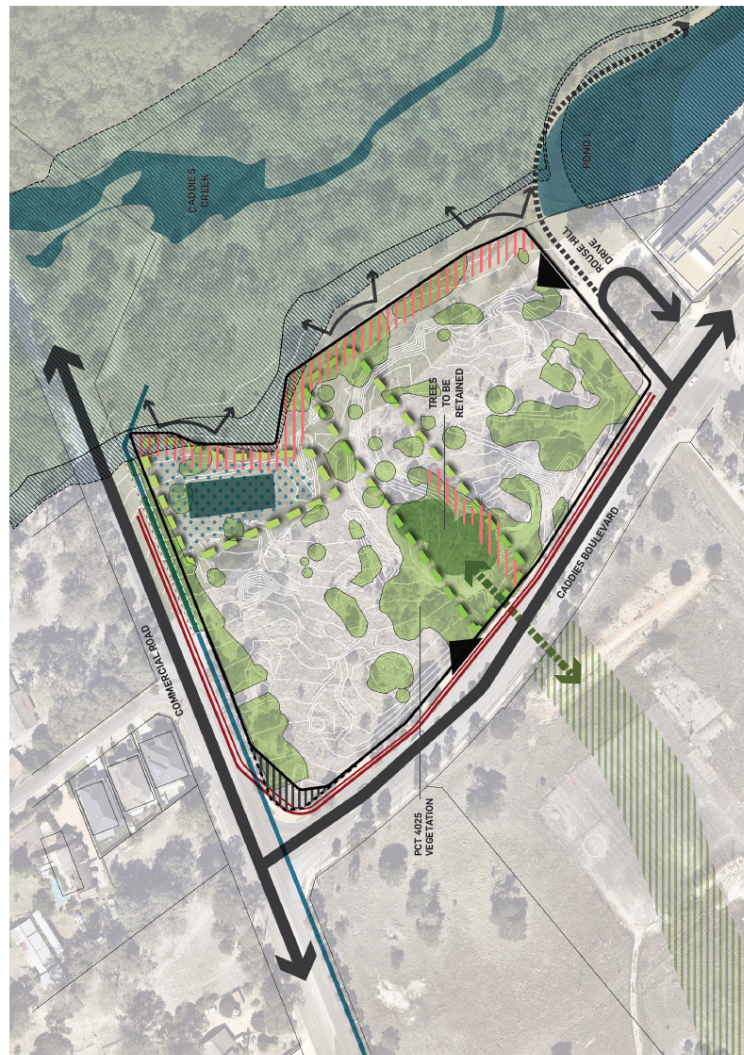
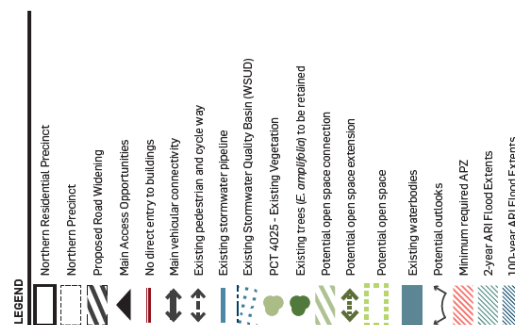


Figure 1 Site Analysis Plan



CREATING THE URBAN STRUCTURE

This section of the Design Guidelines provides overarching design elements that shape the urban structure of the precinct. It sets out the framework of the precinct plan including land use, landscape, and movement network, and forms the basis of following guidelines on particular building characteristics.



Rouse Hill Northern Residential Precinct Design Guideline

8

STRUCTURE PLAN

Overview

Informed by the site's locational context and attributes, a structure plan is developed as illustrated in Figure 2.

The structure plan has proposed:

- Two public-facing Precinct Open Spaces:
 - One Central Park traversing across the centre of the site, and
 - One Creek Edge Park along the Caddies Creek riparian corridor.
- Two private roads offering safe and convenient movements within the site and connected to external road network:
 - One from Rouse Hill Drive connected back to Caddies Boulevard (Park Road East), this road will be the main movement spine providing primary public access and egress to/from the site and linking all the Development Lots and Open Spaces; and
 - Another is a shared driveway from Park Road East providing vehicular access onto Commercial Road. It also provides emergency vehicle access along the whole length.
- Two Developable Lots providing safe and high-quality residential opportunities for future residents.

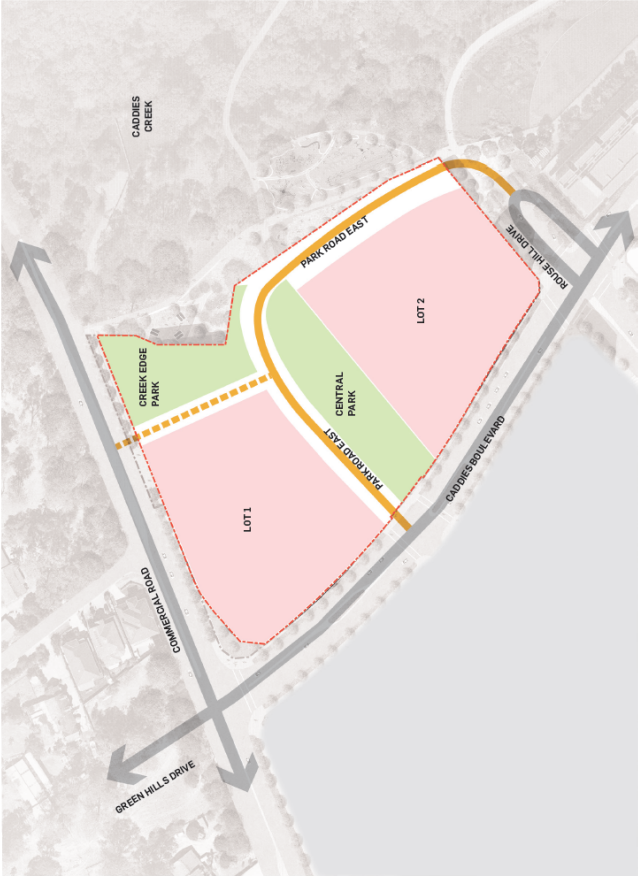


Figure 2 Northern Residential Precinct Structure Plan





10. Kings Hill Northern Residential Precinct Design Guideline

PRECINCT OPEN SPACE

Principles:

The publicly accessible open spaces within the Northern Residential Precinct provide water management, recreation and tree retention in:

- Central Park - accommodate passive recreation opportunities, retained trees and open space link extending from Northern Frame to Caddies Creek;
- Creek Edge Park - accommodate WSUD, trees and broad walk.

All open spaces will be publicly accessible and maintained as Precinct Property.

Guidelines

- Precinct open space will be provided totalling 4,500m². This will be in the form of a Central Park and Creek Edge Park.
- Retain existing copse of native trees in proposed open spaces.
- Plantings within Precinct Open Space areas will consider bushfire hazard and planting densities and species within nominated asset protection zones.
- Landscape area is to be minimum 30% with a minimum 2m dimension in accordance with Part D Section 6 – Rouse Hill Regional Centre DCP
- Achieve 15% deep soil across the whole site, with a minimum of 6m dimension, in accordance with the Apartment Design Guide (ADG) requirement for large sites, OR
- Achieve 7% deep soil across single developable lot with a minimum of 6m dimension, in accordance with the Apartment Design Guide (ADG) requirements for precincts.

The precinct open space structure is illustrated in Figure 3.



Figure 3 Precinct Open Spaces

LEGEND

- Proposed Development Lots
- Precinct Open Spaces
- Roads
- Green Link Extending from Northern Frame to Caddies Creek Precinct



STORMWATER MANAGEMENT

Principles

Stormwater management and treatment infrastructure including water quality treatment measures (such as a raingarden), should be fully integrated with the RHRC open space network and proposed landscaping.

Any water management infrastructure should be designed to improve stormwater quality from the development sites prior to discharging into Caddies Creek to meet pollutant reduction targets set for the holistic RHRC water quality treatment train strategy.

Make provision to convey upstream external catchment flows through this site.

Guidelines

- Install a local stormwater drainage network to collect and convey all roads, buildings and open space from the northern residential site to a communal stormwater treatment area (northwest corner of the site).
- Provide integrated water quality treatment measures (such as a raingarden) on the northwest part of the site.
- Meet or exceed pollutant reduction targets for discharged stormwater (100% GP, 85%TSS, 73% TP & 60% TN)
- Incorporate a trunk stormwater system to collect external flows from the northern frame to bypass through this northern residential site and discharge to Caddies Creek (treatment to be provided within the northern frame).



STREET TYPOLOGIES AND CIRCULATION

Principles:
Streets through the Northern Residential Precinct are Precinct Property that will help define the eastern interface to Caddies Creek as well as the Central Park boundary.
The roads will provide circulation as well as nominated on street parking between Rouse Hill Drive and Caddies Boulevard. The roads pattern has been designed to enable emergency vehicles to exit to Commercial Road, if ever required. They are intended to be low-speed shared spaces for practicality. Street trees will be used to provide shade to footpaths and to define the nature of the street. There will be a variety of street trees throughout the residential precinct selected to reflect the scale and desired character of the neighbourhoods within the precinct. The allocation of street trees should:

- Allow trees planted at regular intervals with select areas to be planted more informally. This will aid in creating visual interest, shade and a softening of the streetscape.
- Tree species are to reflect the scale and desired character of the street.
- Street tree planting will be completed in accordance with the street tree plan.

Plant selection will assist in defining the landscape character and environmental values of the site.
Residents of the Precinct are connected to open spaces and regional amenities through the connection and extension of a network of pedestrian paths and on and off-road cycleways.

LEGEND

| | |
|--|---|
| | On-Street Parking |
| | Precinct Open Spaces |
| | Commercial Road |
| | Caddies Boulevard |
| | Park Road East |
| | Rouse Hill Drive |
| | Emergency Vehicle Egress (Left-out only) and Pedestrian/Cycleway connection |
| | Turfed Verge |
| | Driveway Access |



Figure 4 Northern Residential Precinct Access and Movement Strategy



PARK ROAD EAST STREETSCAPE

- Park Road East Design Guideline**
- Park Road East is a new road running internally within the site, providing residents with connections between open spaces, homes and external transport network. The corridor has a width of 15.5m;
 - The street will have plantings on both sides with extra ones planted in blisters in the parking lane on the western side of the streets;
 - The interface between the ground floor apartment terraces and the street will have a strongly landscaped treatment with a 0.5m planted buffer adjacent to the public footpath to soften terrace walls and then a further planted zone at raised terrace level to soften the private terrace fence;



Figure 5 Section B-B

- This section of Park Road East is bounded by Caddies Creek to the east and a 3m wide turfed verge next to the road;
- A roll kerb is proposed to this edge to accommodate the preferred 8m wide access for emergency vehicles. Alternatively, it is possible to provide an 8m carriageway if necessary,

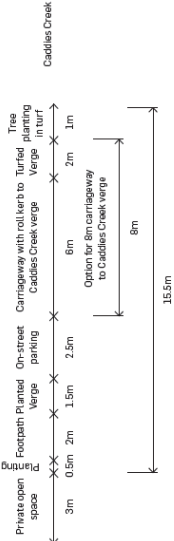


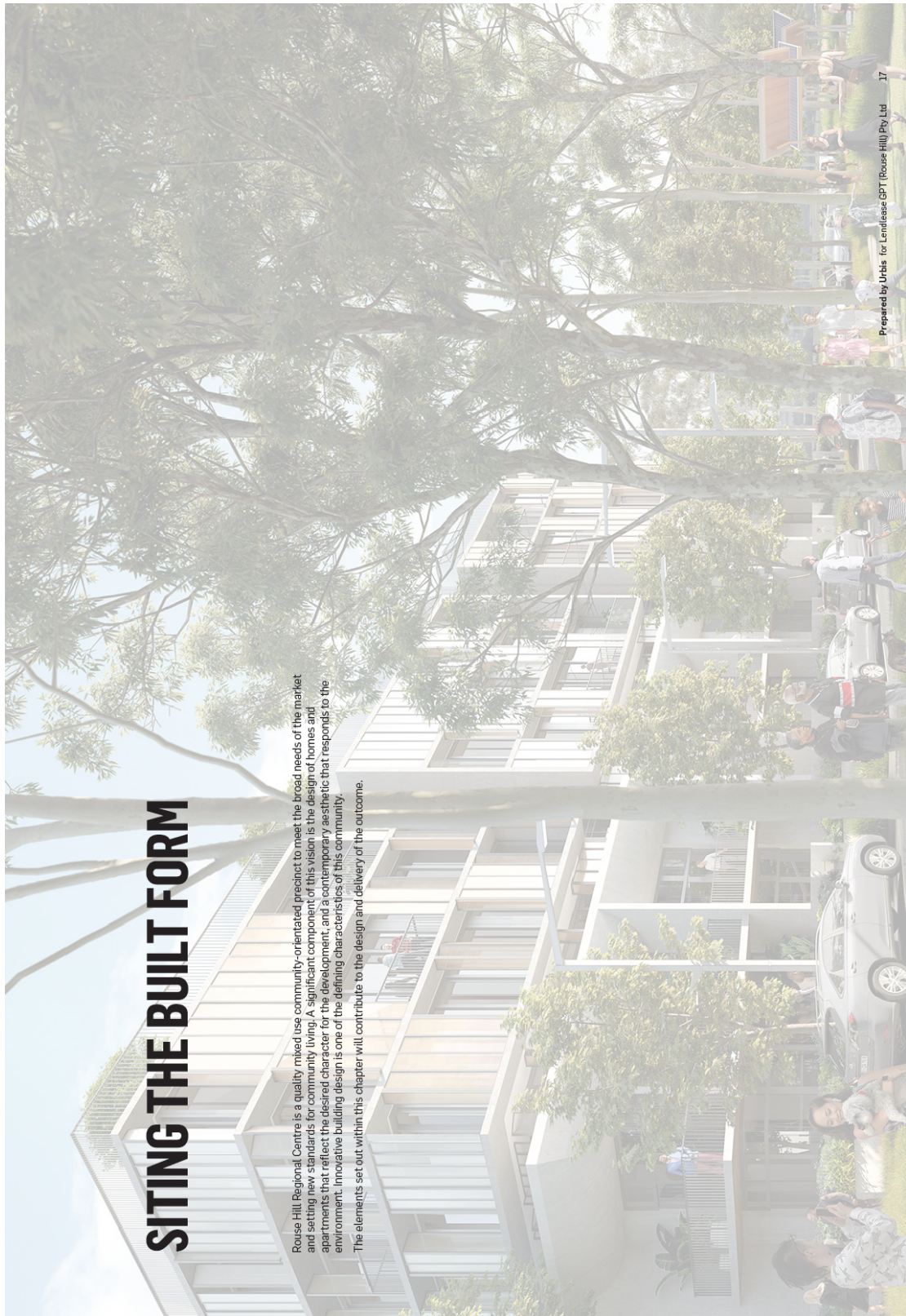
Figure 6 Section C-C

DRIVEWAY STREETSCAPE

- Private Driveway access and Connections to Commercial Road
- From Park Road East, a resident only driveway as Precinct Property will provide access to the basement of the development site north of Central Park;
 - A connection at the end of this driveway will serve as an active transport link for cyclists and pedestrian to Commercial Road and can be used for fire truck access in the event of an emergency;
 - The pavement utilised will signify a slower zone and contrast the asphalt used for the road;
 - The street be tree lined with plantings against the residential courtyards to soften the edges, whilst providing access to the buildings and the adjacent Caddies Creek parklands;
 - A raised boardwalk encourages visitors to experience the WSUD rain garden adjacent to the shared zone; and
 - Suitable treatments of the driveway and Active Transport links with bollard separation to be shown at the Level 3 Development Application Stage.



Figure 7 Section D-D



SITING THE BUILT FORM

Rouse Hill Regional Centre is a quality mixed use community-orientated precinct to meet the broad needs of the market and setting new standards for community living. A significant component of this vision is the design of homes and apartments that reflect the desired character for the development, and a contemporary aesthetic that responds to the environment. Innovative building design is one of the defining characteristics of this community.

The elements set out within this chapter will contribute to the design and delivery of the outcome.

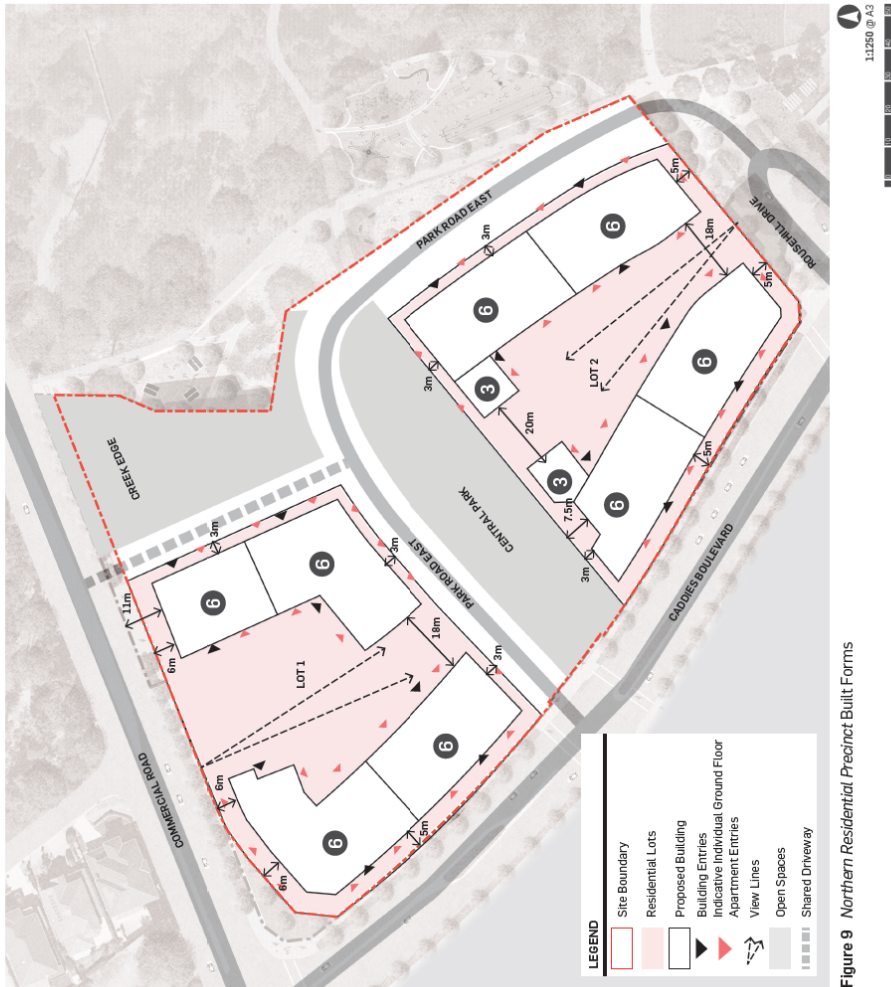


Figure 9 Northern Residential Precinct Built Forms

SITE PLANNING

BUILDING LAYOUT

Principles:

They are to reflect the built-form character of Rouse Hill and designed to be sensitive to their specific site context.

Guidelines:

- Built forms to follow the envelopes indicated in Figure 10.
- All apartment developments should be designed with consideration to SEPP 65 Apartment Design Guide.
- All buildings should follow the street alignment and generally be parallel to the street.
- Siting of the building should ensure unobstructed view lines to Central Park indicated in Figure 10.
- Buildings should be designed to address maximum solar access.
- The building orientation should ensure maximum solar access.
- Ground floor apartment types to have address and direct entry points from street level and internal communal courtyards whilst maintaining privacy to private open spaces. This can be achieved by grade separating the ground floor from the street. Provide internal spaces that optimize quality of life and amenity for occupants as well as providing a range of sizes to cater for a more diverse community and consumer needs.

BUILDING SETBACKS

Principles:

Setbacks define the building line adjoining public domain and neighbouring properties. Appropriate setbacks will facilitate interactions between buildings and public domain while remaining sufficient privacy for the residents.

Guidelines:

- The proposed buildings have setbacks from the public roads consistent with Figure 10 and below:
 - Commercial Road setback: 8m across all levels;
 - Caddies Boulevard setback: 5m across all levels; and
 - Rouse Hill Drive setback: 5m across all levels.
- Buildings adjacent to Central Park and proposed Park Road East should be setback by 3 metres.

BUILDING HEIGHT

Principles:

The proposed building heights achieves an urban character that transitions from the Rouse Hill Town Centre to the Caddies Creek Riparian Zone. They define clear open space and street edge and have been informed by overshadowing analysis on both apartments and open spaces.

Guidelines:

- Building heights will be consistent with The Hills Local Environmental Plan 2019. This allows for 6 storeys and space for lift overruns/rooftop plant as illustrated in Figure 11 below. Indicative number of storeys are indicated in Figure 10, and
- Rooftop plant and lift overruns are to be designed to be simple compact forms that are visually minimised and setback from the building edge.

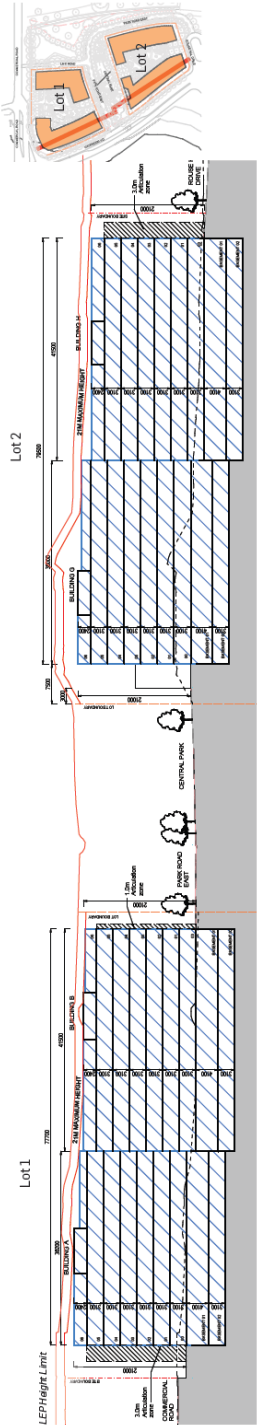
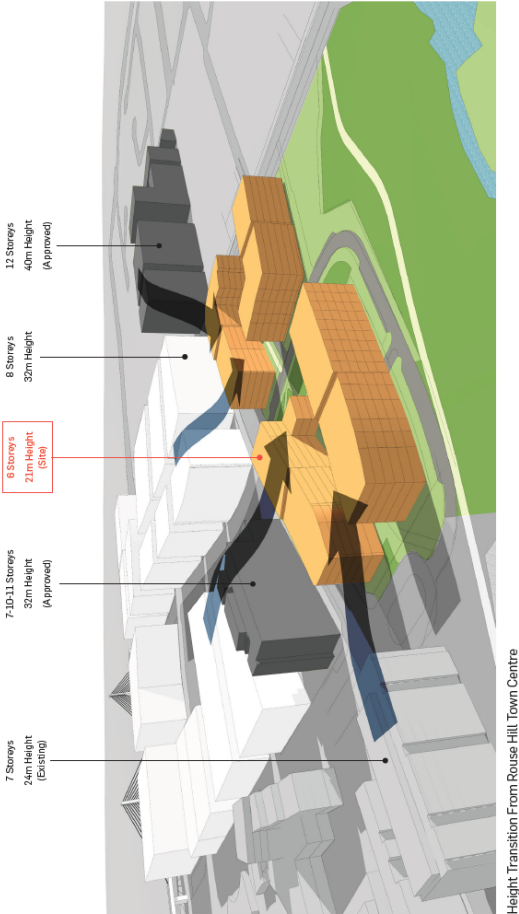


Figure 10 Indicative Section Across Lot 1 and Lot 2.

BUILDING CHARACTER

OVERALL BUILDING DESIGN

Principle:

Architecture character contributes to improving visual interest and overall streetscape. This section of the design guideline will set out further principles that's applicable to the two zones, as well as the overall building design.

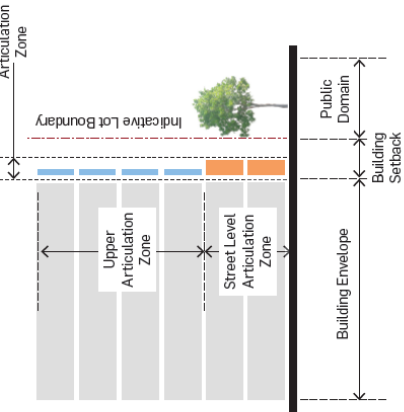
Guidelines:

Building articulation and modulation will be provided in Articulation Zones at the front of a building that are projected into the setback area.

- An Articulation Zone could project up to 1m into the setback zone for buildings along Central Park, Park Road East and the Driveway, except for Building G fronting the avoidance zone.
- Articulation Zones along Commercial Road and Caddies Boulevard will comply with the provisions set out in The Hills DCP Part D Section 6.3.1.7.
- Ground floor courtyards and upper balconies are allowed within articulation zone.

Buildings within the precinct will typically be comprised of two types of articulation zones:

- **Street Level Articulation Zone.** A 2-storey zone to achieve a pedestrian-scale interface at the street level. The zone is characterised by finer horizontal and vertical articulation and rhythm; and
- **Upper Articulation Zone.** It sits above the Street Level Articulation Zone and further recessed from the lot boundary. It is featured with articulation and modulation that reduce the visual bulk.



BUILT FORM MODULATION

Principle:

Building modulation could enhance overall quality of public space and create human-scale environment. Adequate modulation improves visual interest, reduces visual bulk and avoids monotonous street walls along public domain. Visual interest could be improved by appropriate modulation and fenestration as well as textures, materials and colours. Variety of architectural modulation and rhythm is encouraged.

Guidelines

- Buildings should reflect a fine-grained streetscape. Longer building forms over 50m are to be well articulated, providing recesses, setbacks or variety of heights to break up visual bulk and provide visual interest:
 - The proposed built form will provide intermittent physical breaks and additional setbacks from the streets to avoid excessively long street walls. These breaks / additional setback should occur less than 50m apart.
 - Articulation on upper storeys and the roof levels provide visual interest on the skyline.
 - Buildings could incorporate a step-change in height to break up the volume and allow the building to address the topography.
- Perimeter walls are to be articulated with balconies as punctuations.

FACADE ARTICULATION AND MATERIALITY

Principle:

Materials greatly contribute to the character of a building and its neighbourhood. All materials and colours should be chosen to reflect the character of the neighbourhood and assist with the building modulation.

Guidelines

- Where additional recesses/setbacks occurs on the building facades, especially at the junction of two buildings, adoption of contrast colour and materiality could accentuate the modulation and enhance the visual interest;
- Different Character zones can be better defined through the use of colour and materials:
 - Street Level Articulation Zone:** This zone is highly visible and accessible from the public domain. Colours should emphasize the horizontal and vertical rhythm to create a sense of continuing fine-grained streetscape. Finishes should be well-textured, tactile with high quality.
 - Upper Articulation Zone:** The materiality should assist make it visually recede. Materiality and facade treatment should remain simple and restrained in the expression.
- Natural colours such as off-whites, creams, browns and greys are permitted as primary colours for walls, roof, garage doors and other major

- vertical surfaces. The limited use of stronger colours is acceptable for accentuating building elements.
- The external wall materials are to comprise a mix of materials including but not limited to the following:
 - Masonry walls such as stone or monochromatic bricks.
 - Lightweight materials may also be used to provide variety in texture or profile on facades. Examples of acceptable lightweight materials include: timber; feature fibre cement sheeting; marine grade plywood; and pre-finished metal sheeting.
- Alterations to the mix and proportions of the above external materials including the incorporation of alternate materials can be proposed if they satisfy the contemporary building design intent and the other relevant obligations of this document.
- All facades of apartment buildings are to be designed and detailed to be viewed from all directions, thus requiring the same level of quality as used in facades on public streets and open spaces.



Contrast of materiality and facade indentation to break up the visual bulk.



Indentation / additional setback to break up the volume



COMMUNAL OPEN SPACES

COMMUNAL OPEN SPACE

Principle:

Communal open spaces will offer the residents with functional and safe places for a variety of recreation activities. It will provide opportunities for additional landscaping. The precinct plan has proposed a combination of primary communal open spaces at ground level and secondary ones on rooftops.

Guidelines:

- Provision of communal open spaces are to be in accordance to the extent highlighted in Figure 14.
- Communal Open Space is to be a high quality environment catering to the specific needs of the community.
- Communal Open space should be designed to maximise safety. They should be visible from habitable rooms and private open space for passive surveillance and meanwhile, adequate level of privacy should be provided.
- The Communal Open Spaces are designed to have adequate area in accordance with ADG (Objective 3D-1); minimum 25% of the site area. Also, the principal usable part of the communal open spaces are to have sufficient solar access of minimum 50% direct sunlight for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter);

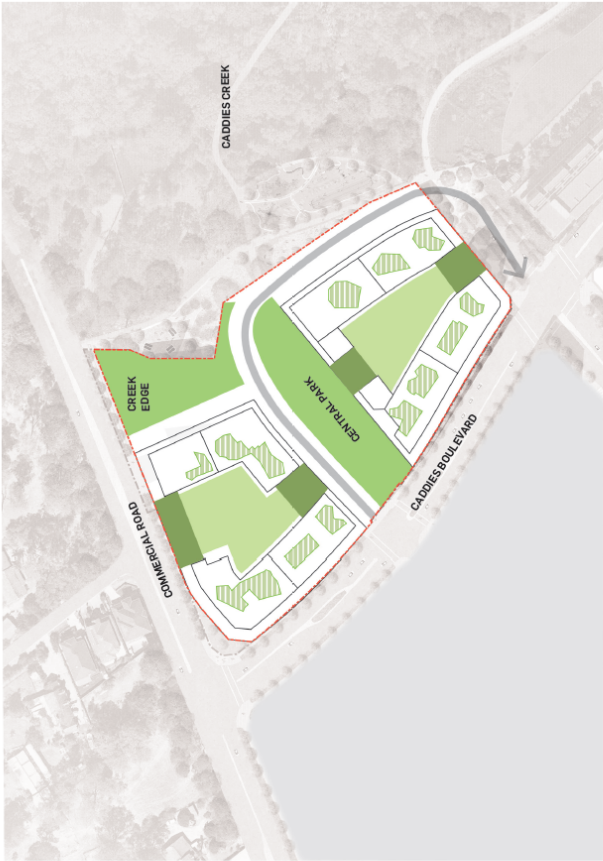


Figure 11 NRP Open Space Strategy



COMMUNAL OPEN SPACE

A north-south courtyard connection is created from Commercial Road to Park Road East through the northern internal courtyard. The southern internal courtyard connects from Park Road East to Rouse Hill Drive.

The communal courtyards will provide:

- BBQ areas;
- Shaded Seating, shading structures and low level planting
- Lighting;
- Pedestrian pathways;
- Informal play opportunities;
- Bike parking;
- Lawn areas; and
- Access to ground level apartments and building entries.

ROOFTOP GARDEN

The rooftops landscape spaces provide communal open space to residents with a variety of uses include informal play, outdoor dining and productive gardening.

The rooftops will include:

- BBQ areas;
- Shaded seating;
- Shaded trees and low level planting;
- Outdoor dining areas;
- Informal play opportunities;
- Community gardens;
- Garden tool storage;
- Extensive green rooves;
- Lawn areas.



DEEP SOIL ZONES

Principle:

Deep soil zones have significant environmental benefits including infiltration of rain water to the water table, assisting with reducing heat island effect, reducing stormwater runoff and providing shading to apartments and residents. Developments will ensure sufficient deep soil provision to enhance the quality of natural features.

Guidelines:

- Deep soils could be integrated within the street setbacks. Locations are indicated in Figure 12.
- Deep soil zones should be located to:
 - retain existing significant trees,
 - utilise setbacks, and
 - ensure sufficient clearance including buildings and basements for healthy root systems.
- The deep soil zones have a minimum dimension of 6m and it is above 15% of the total site area in accordance with ADG Objective 3E-1 provision, and 7% of individual developable lot area.



BUILDING COMPOSITION

HOUSING DIVERSITY

- Principle:
- The precinct plan proposes a range of apartment types to meet the needs from the existing and future residents. This will accommodate different household types and facilitate housing diversity.
- Guidelines:
- The development should provide a mix of dwellings consistent with the following percentage mix:
 - approximately 10-30% 1 bed
 - approximately 40-75% 2 bed, and
 - approximately 10-100% 3 bed.
 - The sizes of the apartments are above the minimum sizes outlined in the Apartment Design Guide (Objective 4D-1) being:
 - 50m² for one-bedroom apartments;
 - 70m² for two-bedroom apartments; and
 - 90m² for three-bedroom apartments.
 - At the Level 3 Development Application Stage, the mix may be adjusted to suit the market demand within the envelope.

SOLAR ACCESS AND CROSS VENTILATION

- Principle:
- Sufficient natural sunlight and cross ventilation will enhance the level of residential quality and amenity.
- The precinct plan has proposed built forms that maximises solar access to the units. This improves energy efficiency by reducing reliance on artificial lighting and heating.
- Also, the proposed apartments will allow for adequate cross-ventilation to create a comfortable indoor environment. This reduces the need for mechanical ventilation and air conditioning.

- Guidelines:
- Windows, skylights and doors should be appropriately oriented to allow direct sun and allow cross ventilation.
 - The solar access and cross-ventilation of the apartments are above the minimum requirements outlined in the Apartment Design Guide (ADG) being:
 - Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter (Objective 4A-1), and
 - At least 60% of apartments are naturally cross ventilated. (Objective 4B-3)

PARKING AND BASEMENT ENTRIES

- Principle:
- The precinct will provide both on-street and basement parking. Basement parking provision should be secure and accessible for both residents and visitors. The design of external parking areas and driveways should ensure vehicular and pedestrian safety, and contribute to the quality of overall streetscape.

- Guidelines
- Basement entries must be integrated within the overall building design and ensure visual interest where possible.
 - Vehicular and pedestrian entries and exits must be clearly identified and physically separated to ensure safety.
 - Basement entries are recommended to be located off Park Road East and or driveways delivered as precinct property.
 - Driveways are to be provided in locations that have adequate sight distance.
 - Unauthorised vehicular entry should be minimised.
 - Parking provision rates for proposed apartments are to be within this range:
 - 0.4-1 spaces for 1 bedroom apartments
 - 0.7-1.1 spaces for 2 bedroom apartments
 - 1.2-1.4 spaces for 3 bedroom apartments
 - 0.7 spaces per units for visitors.
 - All car parking spaces, garages and vehicle manoeuvring driveways shall be designed so that vehicles can easily enter, move and leave the premises by movement in a forward direction.
 - A continuous, accessible path of travel in accordance with AS 1428.1 shall be provided between each parking space and an accessible entrance to the building or to a wheelchair accessible lift.
 - Provisions within this section are in accordance with AS 2590.1 –1993 Parking Facilities – Part 1 Off Street Car Parking. For further design requirements for car park design and layout.
 - Guidelines on truck access and manoeuvring will be incorporated in Waste Management section.
 - Bicycle parking for residents should be secure and easy to access from common areas.

PRINCIPAL PRIVATE OPEN SPACE

- Principle:
- Ensure that all dwellings have access to private, comfortable and usable private open spaces. Private spaces that directly adjoin the public domain are

to contribute positively to the quality of the public domain. Usable principal private open space must be related to the needs of individual residents for leisure, recreation, outdoor entertaining and service/ storage functions.

Courtyards, terraces, balconies and the like can contribute to the character of streetscapes, buildings and the amenity of residents.

FENCING

- Principle:
- Fencing and walls adjacent to public domain are to provide positive contribution to the streetscape character.
- Guidelines
- Fencing materials should be visually permeable to allow outlooks and passive surveillance.
 - Fences should be chosen to provide adequate protection to visual and acoustic privacy.
 - Articulation with landscape reliefs must be provided to avoid long runs of continuous fencing.
 - Fencing should be integrated into overall landscape design.
 - Fences should be setback to the public domain to allow landscaping and soften the interface.
 - Fence height is a maximum of 1.2 metres above adjoining nature strip/ footpath. Courtyard walls that front public domain are to be 25% transparent.
 - Fence height is a maximum of 1.8 metres between private courtyards for residential privacy.

STORAGE

- Principle:
- Adequate, secured, and accessible storage is provided in each apartment.
- Guidelines
- Provision of storage should be consistent with minimum standard set out by ADG Objective 4G-1.
 - Storage within the apartments need to be accessible from either circulation or living areas.
 - Storage located outside the apartments should be secure and clearly allocated to apartments. They should also be integrated into the building design and not visible from public domain.
 - Storage space in internal or basement car parks is provided at the rear or side of car spaces or in cages so that allocated car parking remains accessible.

WASTE MANAGEMENT

STORAGE AND FACILITIES

Principles:

Waste storage and collection need to be safe, clean and minimise disruptions to residents' day-to-day life. Waste disposal should consider the ease of use by occupants and safe and efficient service by collection contractors.

Guidelines:

- All the wastes will be collected via the basement.
- No waste chutes provided at each residential floor.
- A bin collection room for both waste and recycling located within the basement.
- A centralised waste collection room co-located with a bulky waste storage room positioned for direct access to loading dock;
- All roads accessed by garbage trucks will be constructed to meet Council's minimum 8m carriageway width standard.
- Apartment buildings on each Development Lot will not exceed 199 apartments and the basement will be designed for access by a 8.8m long medium rigid truck (MRV) allowing a clear headroom in basements of 3.5m.
- Following rates are applied to calculate the waste storage requirements:
 - General waste: 120L/Unit/Week, and
 - Recycling waste: 120L/Unit/Fortnight
- Waste storage area should be easily accessible for all occupants.
- Waste collection room must open directly onto truck loading bay
- Waste rooms should be kept clean and regularly maintained
- Clearance and manoeuvring must be provided to allow collection vehicles to enter and exit in a forward direction. Waste collection should minimise its impact on general access to and from the site.
- Waste storage area should be adequately screened to minimise odours and visual impact. Meanwhile, some level of passive surveillance should be ensured to avoid vandalism and improve safety.
- The design is to be in accordance with Council's Bin Storage Facility Design Specification.
- Ensure BCA compliance, including ventilation. Where required, ventilation system must comply with AS1668.4-2012 The use of ventilation and air conditioning in buildings.
- Ensure storage areas are well lit (sensor lighting preferred) and have lighting available 24 hours a day.
- The indicative locations of the Chute Discharge Rooms and Bin Holding Rooms are highlighted in Figure 15 and 16. These are based on different 8.8m MRV swept path options:
 - Scenario 1 proposes collection point at the north of the basements and
 - Scenario 2 proposes collection point at the south of the basements.

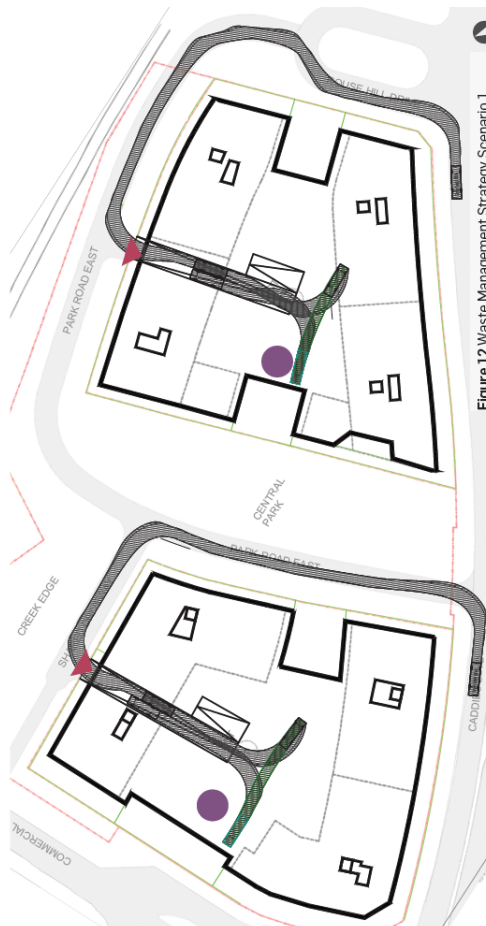
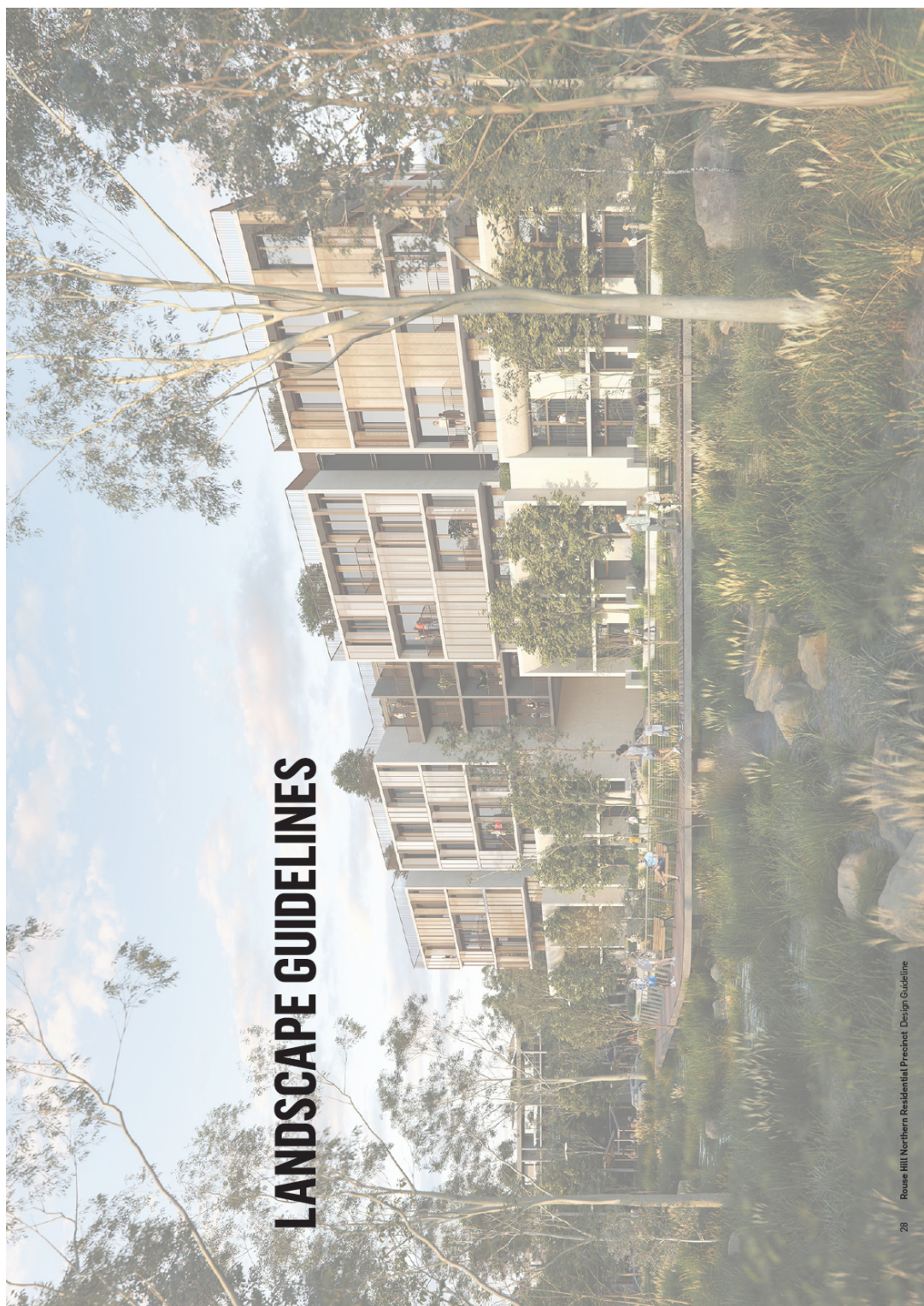


Figure 12 Waste Management Strategy Scenario 1



Figure 13 Waste Management Strategy Scenario 2

LEGEND
 Indicative Bin Holding Room
 Location



LANDSCAPE MASTERPLAN

The landscape concept plan for the Northern Residential Precinct aims to capture the unique landscape character of Rouse Hill while aligning with the overall approach taken in the broader regional center. The plan envisions distinctive landscape features for various sub-precincts, open spaces, and streets, all of which harmonize to form a cohesive and unified whole.

The Precinct includes both public and private open spaces, making use of existing vegetation whenever possible to complement the surrounding natural environment. Extensive public open spaces are provided, offering residents and the community a variety of outdoor areas for both passive and active recreational activities. The landscape design follows a water-sensitive urban approach, supporting the existing and proposed green spaces along the Caddies Creek corridor. Its primary goals are to enhance biodiversity and mitigate urban heat by incorporating extensive plantings. A key consideration of the landscape design has been the retention of the highest biodiversity value native vegetation on the site, the group of *Eucalyptus amplifolia* (Cabbage Gum) within the proposed Central Park.

When determining the location, planning, and design of the open spaces, careful consideration has been given to their interaction with the built environment. Factors such as safety, including bushfire management, surveillance, activation, and privacy, have been taken into account to ensure a well-balanced and well-designed landscape. The landscape for this site includes:

- Publicly accessible Central Park
- Interface with Caddies Creek
- New internal street accessible from Caddies Boulevard
- Water sensitive urban design elements
- Opportunities for extensive rooftop communal open space
- Ground level communal open space for residents and areas of deep soil for larger tree plantings
- Increased greening and connectivity as part of the pedestrian and cycle network

In addition, residential lots will offer private communal open space in ground level courtyards with potential for additional areas on rooftops to serve residents. These communal open spaces will be designed in accordance with the Apartment Design Guidelines but would be expected to include seating areas, BBQ/picnic areas, play areas, community gardens and possibly gyms or common rooms.

Refer to the Rouse Hill Northern Residential Precinct Plan for Rouse Hill Regional Centre Landscape Report (OCULUS, August 2024) for further details and information on the landscape strategy and concept. It includes a discussion on context, and details the precinct plan, key open spaces and streetscape, and strategies for furniture, paving, fencing and planting.

- (A) - (F) Building reference
- (1) Internal courtyard/communal open space
- (2) Rooftop communal open space
- (3) Deep soil
- (4) Children's play area
- (5) Emergency vehicle egress
- (6) Existing trees (*E. amplifolia*) to be retained
- (7) Passive lawn & planted area as transition to Avoidance Area
- (8) Shared paths
- (9) Gathering area with seating, shade/shelter
- (10) Basement outline
- Extent of Works boundary



Figure 14 Landscape concept plan

OPEN SPACE TYPOLOGIES & PROGRAMMING

The open space strategy aims to create a well-connected, high quality, diverse, multi-functional and flexible network of public open space. The open space responds strongly to the built form typology and use. The aim is to promote a high level of activation of the public domain and built form edges. Different activities have been located so as to separate incompatible uses and co-locate complementary uses to maximise the potential for synergies.

The open space network has been considered as a holistic network across the Rouse Hill Northern Residential Precinct land west of Caddies Creek. A major open space corridor is created running from Caddies Boulevard to Caddies Creek. This linear central park has also been located to retain the remnant stand of Eucalyptus amplifolia which forms the highest biodiversity value native vegetation on the site.

A diverse range of recreational activities are provided for across the precinct. The private communal open space will complement the public open space in terms of activities and facilities provided.



Figure 15 Open space typologies and programming

CENTRAL PARK

As indicated in the Landscape Precinct Plan Report, the Central Park forms a major piece of open space within Northern Residential Precinct, continuing through into Caddies Creek. Acting as a neighbourhood park of 2,768m², it is bounded by Caddies Boulevard to the west, Park Road to the north and east and residential buildings to the south.

Central Park is intended to be a high quality, green and functional open space providing amenity and opportunity for passive recreation and small gatherings.

The park will also help retain a significant group of existing trees (Eucalyptus amplifolia) some of which exceed 20m in height and form a key landscape element in terms of amenity, ecology and microclimate.

The area below the existing trees to be retained and an additional area to the west up to Caddies Boulevard will be established as an area of 'avoidance' and managed under a future VMP. An Asset Protection Zone (APZ) will be provided on the southern side of the Area of Avoidance within 7m of the Lot 2 building with landscaping in accordance with APZ requirements (under Appendix 4 of Planning for Bushfire Protection).

Landscaping within the eastern part of the park will include shade trees and low level planting. Within the Area of Avoidance, comprising the patch of remnant native vegetation, the entire area will be underplanted with PCT 4025 Cumberland Red Gum River/lat Forest torb and grass species.

Residential frontage provides opportunities for surveillance and direct access to the park.

- The park is envisaged to include:
- Area of Avoidance for biodiversity protection and enhancement
 - Small lawn area for sitting, playing and gathering;
 - Public seating;
 - Lighting;
 - Play opportunities for a range of age groups;
 - Footpath connections including shared path that traverses through the park;
 - Opportunities for 'free wifi' and
 - Opportunities for public art and interpretation.



Figure 16 Section A-A

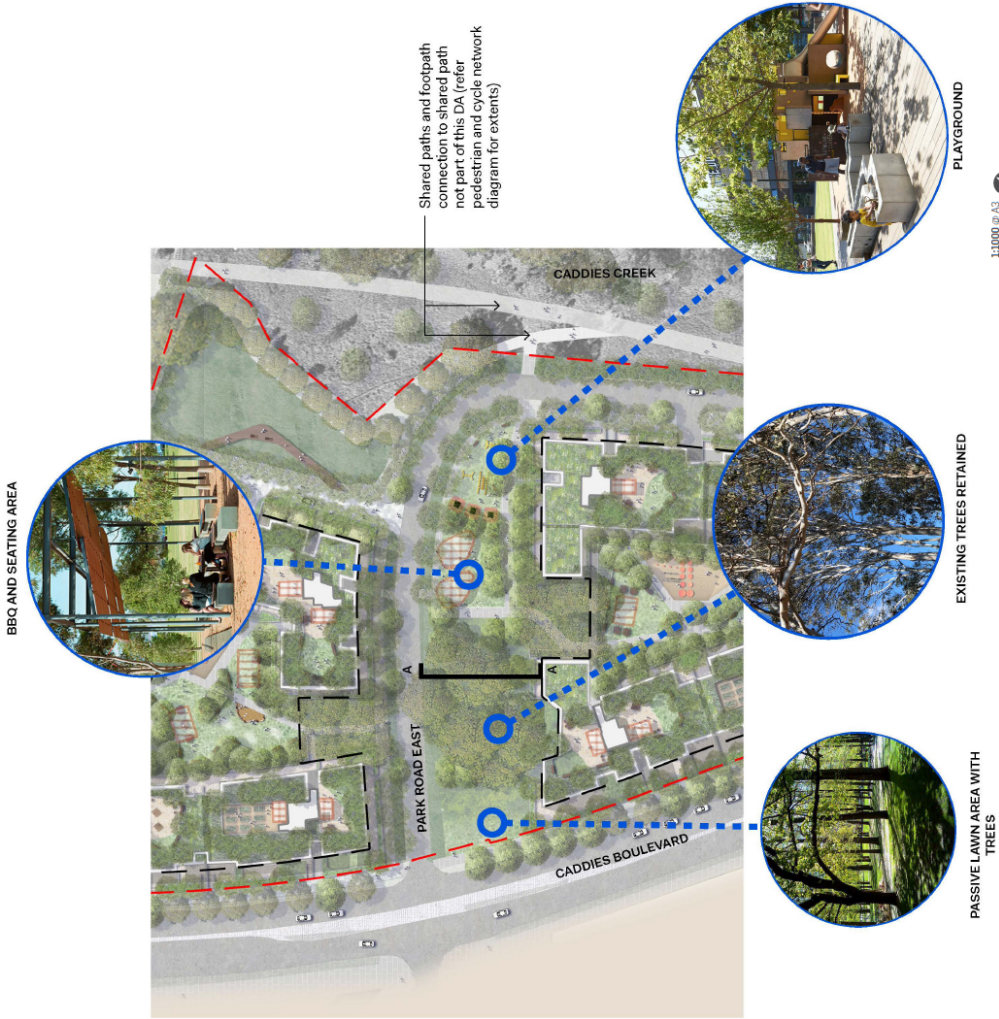


Figure 17 Central Park

CREEK EDGE PARK

The creek edge zone contributes to asset protection and water sensitive urban design in the Northern Residential Precinct.

The large WSUD zone in the form of a rain garden covers an area of over 2000m² and is lined by trees, providing shade to the shared zone that runs along its western edge. A shared path runs from the shared zone into the Caddies Creek area, linking Commercial Road to Rouse Hill Drive.

Proposed tree planting around the rain garden will consist of PCT 4025 Cumberland Red Gum Riverflat Forest tree species. A large area to the east of the site boundary is a designated asset protection zone with only 15% canopy cover.

- The creek edge is envisaged to include:
- WSUD rain garden;
 - Shared path;
 - Viewing boardwalk with seating;
 - Lighting to paths.

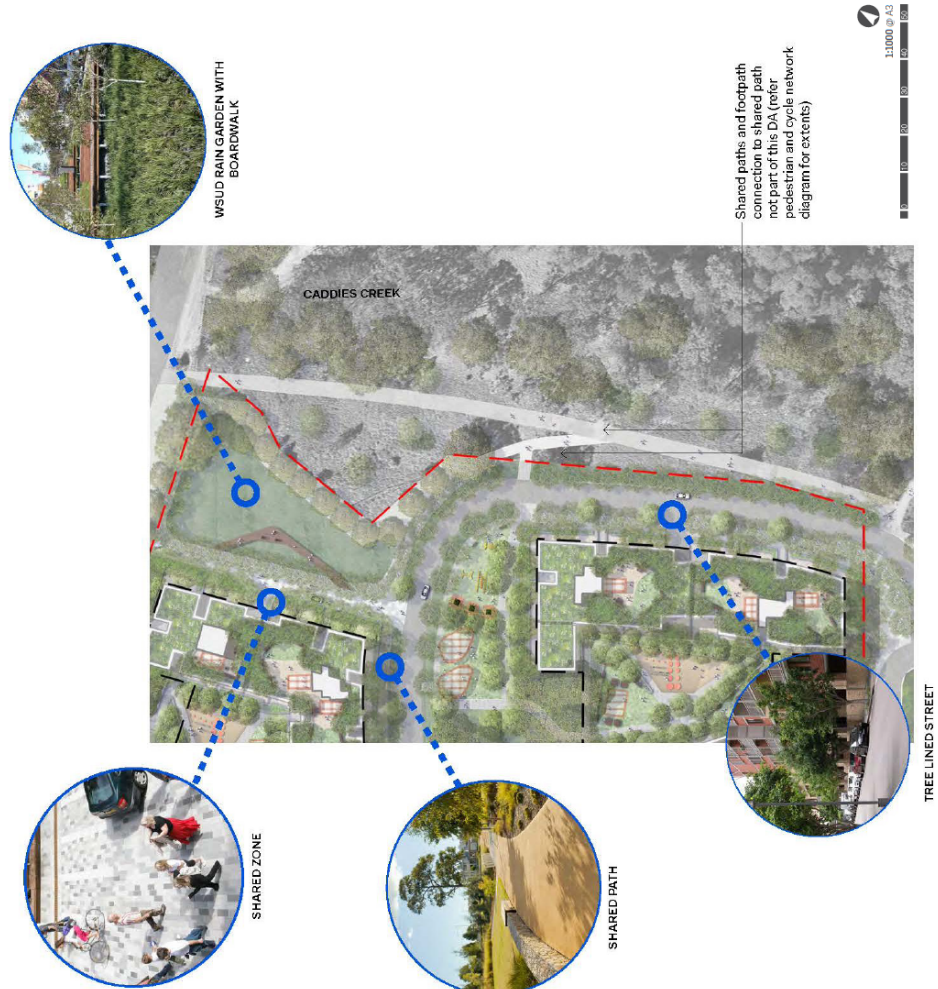
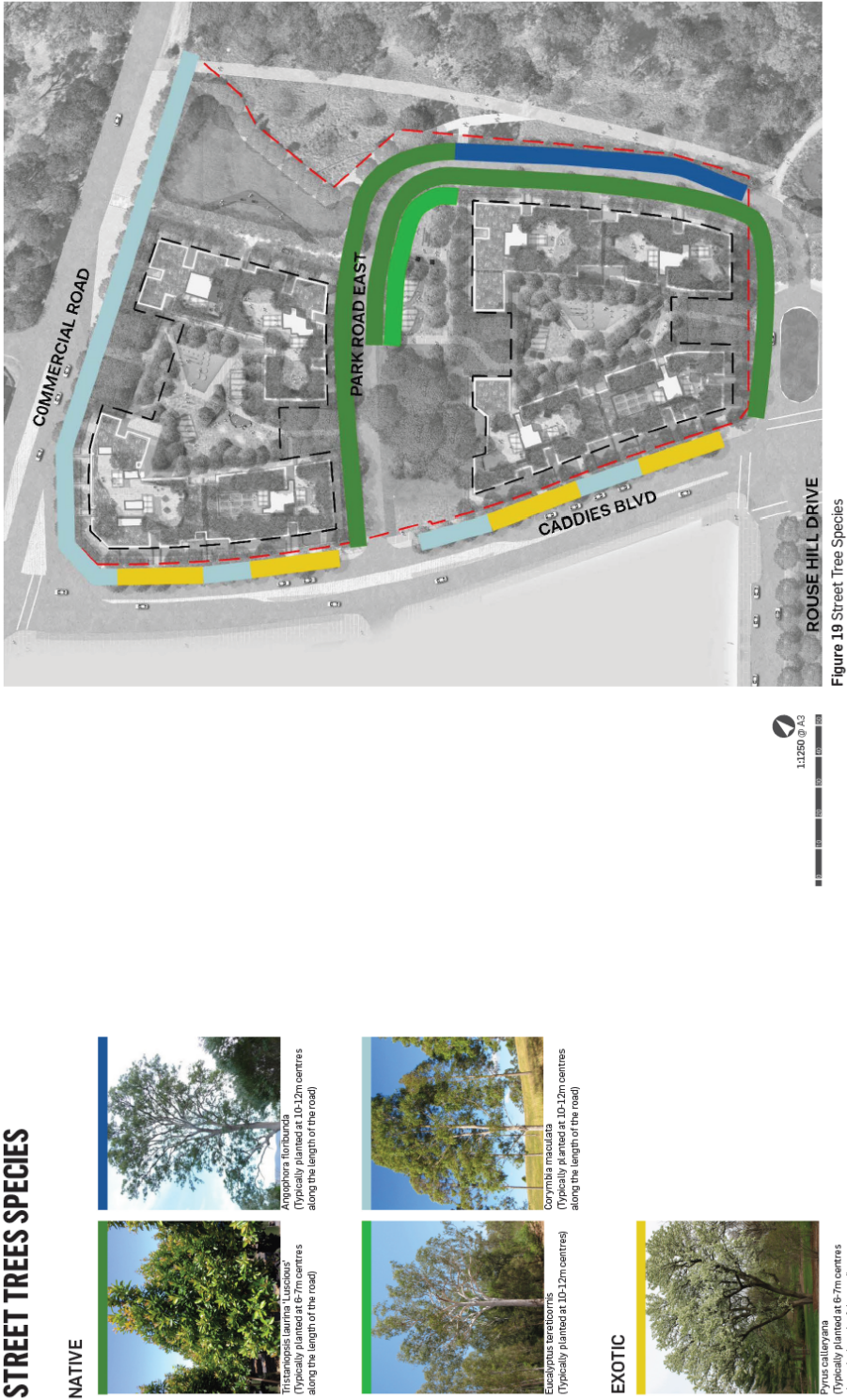


Figure 18 Central Park



PLANTING STRATEGY

The selection of species for the trees within the Northern Residential has taken account of a number of factors including:

- Biodiversity value
- Climate/microclimate
- Size requirements/constraints
- Form
- Endemic / exotic
- Density of foliage
- Growth rate
- Availability
- Maintenance (i.e. leaf fall, fruit drop) and safety (branch drop)
- Other considerations such as interpretation

The tree species for the Northern Residential Precinct have been selected to give a distinct character and 'feel' to each of the individual precincts whilst still reading as an overall planting strategy. Tree species will include species from the PCT 4025 Cumberland Red Gum Riverflat Forest ecological community.

The tree species chosen for Park Road East are Water Gums (Tristanopsis laurina), a small to medium sized endemic evergreen tree which will reflect the transition to the indigenous vegetation of the creekline.

Landscape setbacks within private open space will typically use small exotic deciduous species such as Crepe Myrtle and Fraxinus Raywood that will provide shade in summer and solar access in winter to apartments as well as displaying contrasting foliage and flowers to those of the endemic evergreens.

Tree species within Central Park will include a mix of large endemic trees for scale and shade including Eucalypt, Melia and Angophora species, smaller endemic evergreen shade trees such as Water Gums and Paperbarks, and select use of exotic deciduous trees including Jacarandas for accent.

Trees within the creek edge park will be endemic species such as larger Angophora, Casuarina and Eucalypt species, combined with smaller denser evergreen species such as Water Gums and Paperbarks for more localised shade.

Trees within the internal courtyards will typically be small to medium sized endemic trees with select small deciduous species. Trees such as Fraxinus, Sophora, Ulmus and Zelkova will provide summer shade and winter sun, along with autumn colour.

Endemic species for the WSUD rain garden areas have been selected as they are ideally suited to the local microclimate, create habitat for birds and micro fauna, and do not require high fertiliser input. The plants include a selection of wetland edge vegetation, such as wildflowers, sedges, rushes, shrubs and small trees. Their root systems enhance infiltration, maintain or even augment soil permeability, provide moisture redistribution, take up nutrients and sustain diverse microbial populations involved in bio-filtration.

Endemic evergreen trees from the PCT 4025 Cumberland Red Gum Riverflat Forest ecological community will be planted along the edges of rain gardens.

Within the 0.11 ha comprising the patch of remnant native vegetation, the entire area will be replanted with PCT 4025 Cumberland Red Gum Riverflat Forest species, including:

- Dichondra repens (Kidney Weed)
- Lomandra longifolia (Spiny-headed Malt-rush)
- Dianella caerulea (Blue Flax Lily)

Other low level plant species used throughout the precinct will enhance the vibrancy and amenity of the public domain through their flowers and foliage contrasting with the cooler tones of the paving. These shrub and ground cover planting also provide habitat for local birds and insects that contribute to the ecology of the precinct. A predominantly endemic plant palette will be used within the precinct reflecting its location adjacent to Caddies Creek.

PARK TREE SPECIES

RIVER FLAT EUCALYPT FOREST



Angophora floribunda



Eucalyptus moluccana



Melia azedarach



Fraxinus Raywood¹



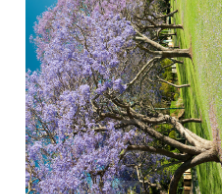
Casuarina glauca



Eucalyptus tereticornis



Mela azedarach



Jacaranda mimosifolia



Eucalyptus amplifolia



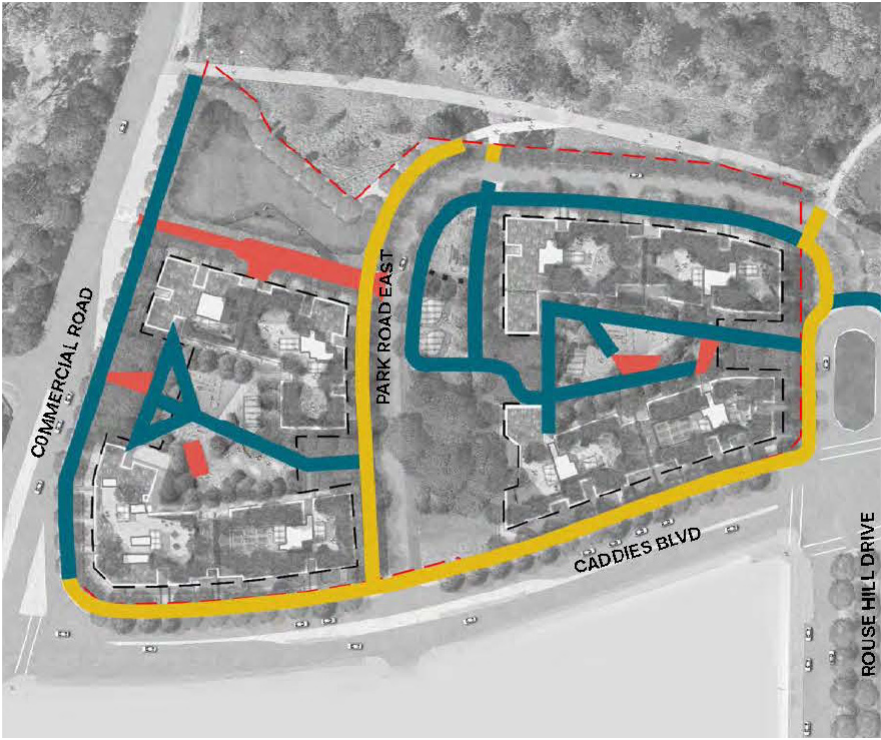
Melaleuca linariifolia



Tristanopsis laurina



Lagerstroemia indica



PAVING STRATEGY

As part of the Open Space Precinct Plan, strategies have been developed for paving, furniture and planting which establish clear hierarchies and palettes which respond to the open space or street typologies and tie into the surrounding context.

PAVING STRATEGY

The paving strategy for Northern Residential Precinct follows the approach adopted for the town centre and wider regional centre with a simple hierarchy of materials responding to the type and character of space. Footpaths will be broom finished insitu concrete to match those elsewhere in the regional centre. Shared paths will be demarcated by use of coloured broom finished insitu concrete paving. Plaza spaces and shared zones will be paved with concrete block unit paving.

PAVING TYPOLOGIES



Concrete Block Unit Paving



Coloured Broom Finish Insitu Concrete



Plain Broom Finish Insitu Concrete



FURNITURE STRATEGY

As with the paving, the furniture strategy for Northern Residential Precinct follows the approach adopted for the Town Centre and wider regional centre with a number of palettes of furniture used in different types of spaces.

There will be use of the existing Rouse Hill palette of park furniture including a range of seating types, picnic tables, bbqs, bike racks, bubblers and shelters. In addition to furniture items, a range of play equipment would be incorporated into the design of the Central Park. The shared zone will have its own furniture palette with a level of provision appropriate to its dual function as a circulation space. The streets will also have their own furniture palette, based on the existing Rouse Hill street furniture, with a limited provision appropriate to their function primarily as circulation spaces.

FURNITURE TYPOLOGIES



FENCING STRATEGY

The fencing strategy for the Northern Residential Precinct conforms to the Hills Shire Council Development Control Plan to ensure a high quality streetscape across the precinct.

Security fencing will be used to separate publicly accessible spaces from community landscape areas that are restricted to residents only. This consists of 1.8m high palisade fencing to limit access to communal spaces but also provide passive surveillance and visual permeability to communal spaces.

Courtyard fencing will be used to separate private courtyards from the public domain. Fencing adjacent to the public realm will consist of a 300mm high palisade fence atop a 900mm high wall. These fences will total 1.2m high and will be 25% transparent. Fences between private courtyards will total 1.8m high to provide privacy to residents. All fences will be screened with dense planting to provide greater privacy and soften hard surfaces.

FENCING TYPOLOGIES



1.8m high palisade fencing



1.2m high palisade and blockwork fence



