BARR PROPERTY & PLANNING
Continual Progress

Character Assessment

Site Compatibility Certificate

Corner of Edwards Road and Annangrove Road, Rouse Hill

Prepared by Barr Property and Planning

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Document Control

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267 Annangrove Road, Rouse Hill
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CHARACTER STATEMENT

"Local character is what makes an area distinctive. It is the translation of land use and built form, the local economy, public realm and private spaces and the tradition and history of Aboriginal and non-Aboriginal cultures, intrinsically linked to individual places. Character is fluid and reflected by people who value and influence the places they are connected to in different ways."

- **Local Character and Place Guideline February 2019**

1 Introduction

Barr Property and Planning have been engaged to prepare a Character Statement to accompany a Site Compatibility Certificate (SCC) lodged to the Department of Planning, Infrastructure and Environment. This Statement supports the application made to the Department of Planning for a Site Compatibility Certificate under Part 1A of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 ('the SEPP'). The proposed seniors housing development is to be carried out on land that adjoins land zoned primarily for urban purposes as identified in Clause 24(1)(a)(i) of the SEPP. The consent authority for a future development application for the site must not consent to the proposed development unless the Director-General has certified in a current site compatibility certificate that:

24 (2) (a) the site of the proposed development is suitable for more intensive development, and

(b) development for the purposes of seniors housing of the kind proposed in the development application is compatible with the surrounding environment having regard to (at least) the criteria specified in clause 25 (5) (b).

This Statement has been prepared to supplement the application and address the proposal's impact on the existing character and desired future character of the locality. It aims to demonstrate that the proposed Seniors Living development is appropriate for the site and respects the developing character of Rouse Hill.

Feedback was provided from the Department of Planning and Environment (DPE) post a meeting held on 20 August 2019 about the scheme for the SCC. The feedback included a request to review the below features of the proposal:

- *The bulk and scale, and how this will impact on the surrounding rural character, as well as the rural character of the site itself;*
- *The revised concept is still well and above the surrounding dwelling densities;*

- *The transition of the site to adjoining rural-residential lots, and the excessive urban footprint. The concept elevations along Hession Road are considered unacceptable in terms of a transition to a rural zone;*
- *The site being within the Metropolitan Rural Area – as identified in the District Plan*

The proposed development was subsequently redesigned, with increased sensitivity to the rural character of the area. This is exhibited by increased setbacks, decreased height, separation of building bulk, and special treatment for the preservation of rural residential character along Hession Road. This Character Statement has addressed these concerns throughout and concluded that the proposal is suitable for the site and the developing and future character of the area.

This Character Statement has been informed by:

- Planning Circular "Stepping up planning and designing for better places: respecting and enhancing local character"
- Local Character and Place Guidelines, NSW Government 2019
- Government Architect NSW – Advisory Note: Place analysis V1. 08/02/2019
- Better Placed - Government Architect NSW
- Seniors Living Policy- Urban Design Guidelines for Infill Development- Department of Infrastructure, Planning and Natural Resources
- Our Greater Sydney 2036 Central City District Plan – connecting communities March 2018
- The Greater Sydney Region Plan, *A Metropolis of Three Cities, March 2018*

2 Methodology

The methodology used to develop an understanding of rural and urban character has been based on the Government Architect NSW – Advisory Note: Place analysis V1. 08/02/2019 (GANSW Pace Analysis 2019) and informed by the Local Character and Place Guidelines, NSW Government 2019 (LCPG 2019).

The LCPG 2019 created the Local Character Wheel which identifies the social, environmental and economic features within the boundary area which will assist in identifying its character. The wheel outlines the important elements to consider under each of the three main areas for consideration.

Using this Local Character Wheel and the assessment headings in the GANSW Place Analysis 2019 for 'Understanding the context', a holistic assessment of the character of an area can be undertaken.

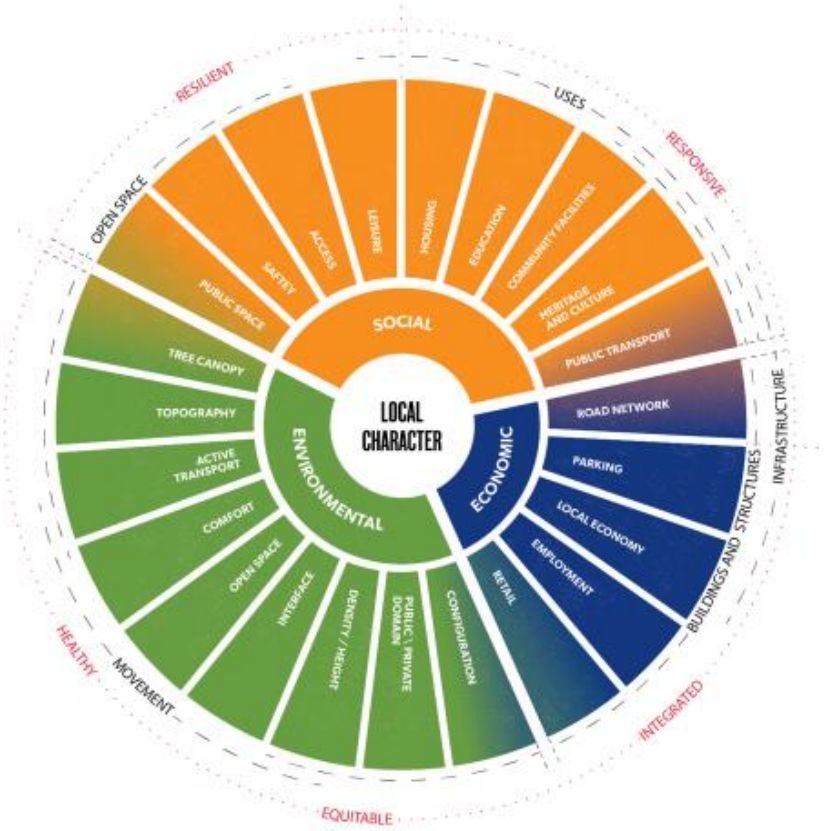


Figure 1 Local Character Wheel (LCPG 2019).

The following character assessment achieves three key purposes:

1. Provides an assessment of the site and its surroundings against each relevant element of the Local Character Wheel;
2. Analyses the features of the area that are contributory to local character; and
3. Assesses the likely impacts of the proposed development on those character features, independently, and as a whole (cumulative impact).

2.1 The Site

The subject site is made up of three separate parcels of land known as 12 Edwards Road (Lot 22 DP 530049), 14 Edwards Road (Lot 1 DP 259604), and 263 Annangrove Road (Lot 2 DP 259604) in Rouse Hill. The site is located within the suburb of Rouse Hill within the Local Government Area (LGA) of The Hills Shire Council (HSC).

The site has three frontages, one to Edwards Road along the southern boundary, the second to Annangrove Road to the east and the third to Hession Road to the west. Each parcel of land contains a single dwelling (three dwellings in total) that are currently used for residential purposes. The site is currently zoned RU6 Transition and SP2 Infrastructure. The SP2 zoned portion of land is to the east and is to be acquired for road widening.

The land slopes from the south-east to the north and north-west. The site is mostly open grassland that is maintained with clusters of vegetation on the north-eastern corner bordering Annangrove Road and to the north-western corner bordering Hession Road. The vegetation is made up of Shale Sandstone Transition Forest (SSTF), Urban Exotic Vegetation, Native Vegetation and Exotic Grassland.

To the north of the site are other large rural blocks of land typically containing single dwellings and large sheds. To the north-east along Annangrove Road is Rouse Hill Family Medical Practice, Baulkham Hills Landscape supplies with a café on site, three automotive mechanics and a swimming centre. To the east is a large rural block with a heritage dwelling on site. To the south is further large blocks of land containing single dwellings and to the west are more rural blocks of land typically containing dual occupancies and sheds. These elements are mapped in Figure 2, below, and demonstrated in the following photographs.

Figure 2: Aerial view of site and surrounding building typologies (Sixmaps, 2020

2.2 Photographs immediately around the site

Figure 3 View looking from the centre of the site along Edwards Road looking west to Hession Road (Author, 2017).

Figure 4 View looking from centre of the site to the south of Edwards Road, 2017. The southern side is the start of the North West Growth Area boundary (Author, 2017).

Figure 5 View looking east along Edwards Road, from its intersection with Hession Road, The site is on the left of the image; the approved residential subdivision is under construction on the right (Author, 2019).

Figure 6 Edwards Road, looking west, adjacent to the approved subdivision. Site is on the opposite side of Edwards Road, not shown (Author, 2019).

Figure 7 View from the corner of Edwards and Annangrove Road looking north up Annangrove Road. The area to the far side of Annangrove Road (rear right of photo) is approved as an industrial warehouse and units. (Author, 2019)

Figure 8 View looking from the north to the south along Hession Road. Site to the left of photo (Author, 2019).

Figure 9 View from corner of Hession Road and Edwards Road looking east.

Figure 10 View From corner of Hession Road and Edwards Road looking north-west along Hession Road. Existing dual occupancy in foreground. Site is to the right of Hession Road, out of view (Author, 2019).

Figure 11 Hession Road, looking north. Site on right with Shale Sandstone Transition Forest in background (Author, 2019).

2.3 Photographs in surrounding locality

Figure 12 Residential development under construction in the locality of Annangrove Road (Author, 2019)

Figure 13 Residential development under construction in the locality of Annangrove Road (Author, 2019)

Figure 14 Industrial and business development along Annangrove Road (Author, 2019).

Figure 15 Industrial and business development along Annangrove Road (Author, 2019).

2.4 The Proposal

The proposed development is for a Residential Aged Care Facility with 120 beds (RACF), 118 two storey Independent Living Units (ILU's), eight single-storey three bedroom villas, a community centre, men's shed and sports pavilion. There is an internal road and parking provided with landscaping proposed. Refer to Figure 16 for the proposed masterplan.

Figure 16: Proposed Masterplan (Jackson Teece, 2020).

3 Existing Context

Rouse Hill is a north-western suburb of Sydney within The Hills Shire Council. Rouse Hill is located approximately 42km from the Sydney central business district (CBD) and within The Hills Shire Council Local Government Area (LGA). In recent years the development of Rouse Hill Town Centre has modernised the area and provided high density living amongst commercial development along Windsor Road. The rezoning and development of the North West Growth Area has been a large catalyst for the increase in development in this area.

The existing character of the area is analysed in Part 4.4.

4 Existing and Desired Future Character

4.1 Central City District Plan

The Central City District Plan (Greater Sydney Commission, March 2018) sets out aspirations and proposals for The Hills and other local government areas within Sydney's Central City district. The plan outlines Rouse Hill as a strategic centre, particularly the area around the shopping centres. Rouse Hill provides a range of retail and community services to the population in the north-west. The future Sydney Metro Northwest station will provide the opportunity for commercial developments and 'a greater proportion of knowledge-intensive jobs'. It is expected that total jobs will increase from the 4,200 in 2018 to 10,000 in 2036.

The plan outlines that Rouse Hill is expected to introduce more medical, education and lifestyle opportunities to support the growing and projected population within this area. The current Rouse Hill town centre area provides a wide array of services and will require increased facilities as the population expands.

The site is also within and on the border of the Metropolitan Rural Area. The Metropolitan Rural Area encompasses areas that include primary production, national and State parks as well as rural towns and villages. Residential development is considered in this area where the development has no adverse impacts on the amenity of the local character and where the development provides incentives to maintain the environmental, social and economic value of the area.

4.2 Strategic Vision - Hills Future 2036

Hills Future 2036 is the Local Strategic Planning Strategy (LSPS) for the Hills Shire Council LGA. Rouse Hill is a planned strategic centre under the LSPS. The typology of strategic centres includes:

- Transport interchange.
- Higher order retail and destination shopping.
- Strong civic presence.

- Higher density residential and mixed use developments (only where it does not constrain identified retail and commercial outcomes).
- Community facilities including major libraries, police station, government offices.
- Pedestrian activity day and night.
- Recreation and entertainment facilities including restaurants and cafes, bars and/or cinemas that will facilitate daytime and night-time trading.

Strategic centres support the suburbs and development on their fringe. The Rouse Hill strategic centre is proposed to the southern area of Rouse Hills suburb boundaries; however, it will support the population in the surrounding area through more services and transport options.

4.3 Land zoning and future development

To the south of the site is the boundary for the Sydney North West Growth Area. Immediately south of the site is R2 Low Density Residential zoned land. Further south and south-west are B6 Enterprise Corridor and R3 High Density Residential zoned land. To the east of the site is a large area of B6 Enterprise Corridor zoned land.

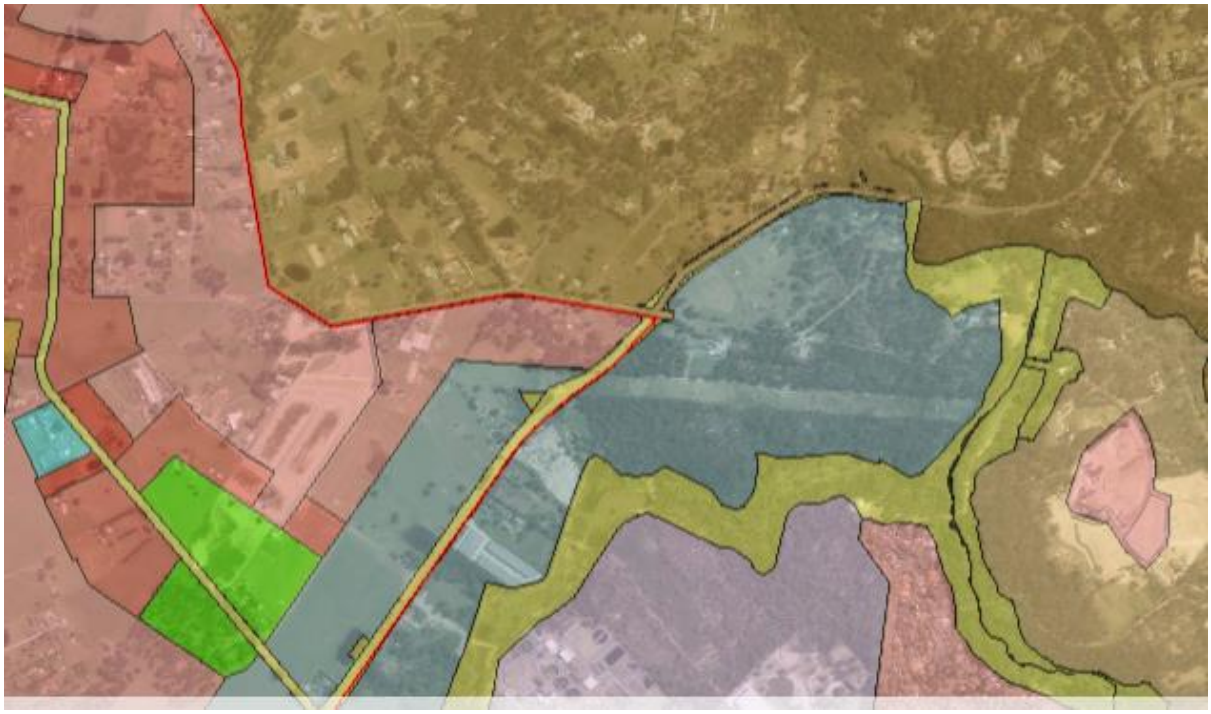


Figure 17 Land Zoning Map. The North West Growth Area boundary is shown in red (ePlanning Spatial Viewer 2020).

There is an approved development consent for the property at 17 Edwards Road (182/2018/ZB). The application approved a residential subdivision consisting of 31 residential allotments ranging from 700m^2 to 962m^2 in size. At 269 Annangrove Road, to the south-west of the site, a development application was also approved for residential lots (1091/2018/ZB) proposing lot sizes from 700m^2 to 885m^2. These residential lots will allow for large two storey homes with a minimum setback between 4m to 6m along Edwards Road, as that will be the development's rear boundary. Refer to Figure 16

for details. The existing rural character of the site and its surrounds will be greatly influenced by new development to the south and east.

To the east of the site, at 288 Annangrove Road, there is an approved development application 1558/2018/HA proposing an industrial facility. The heritage dwelling on site will be retained.

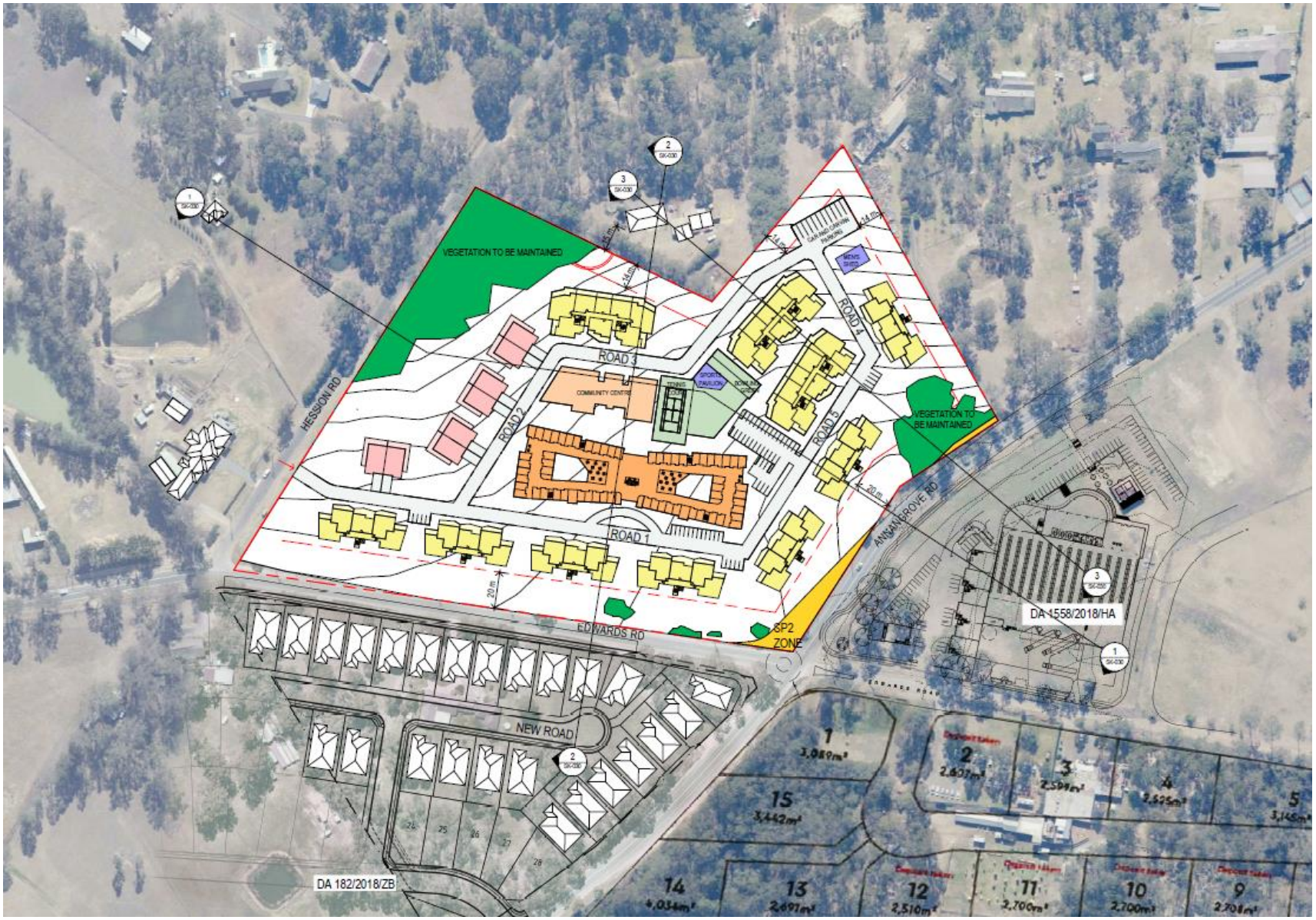


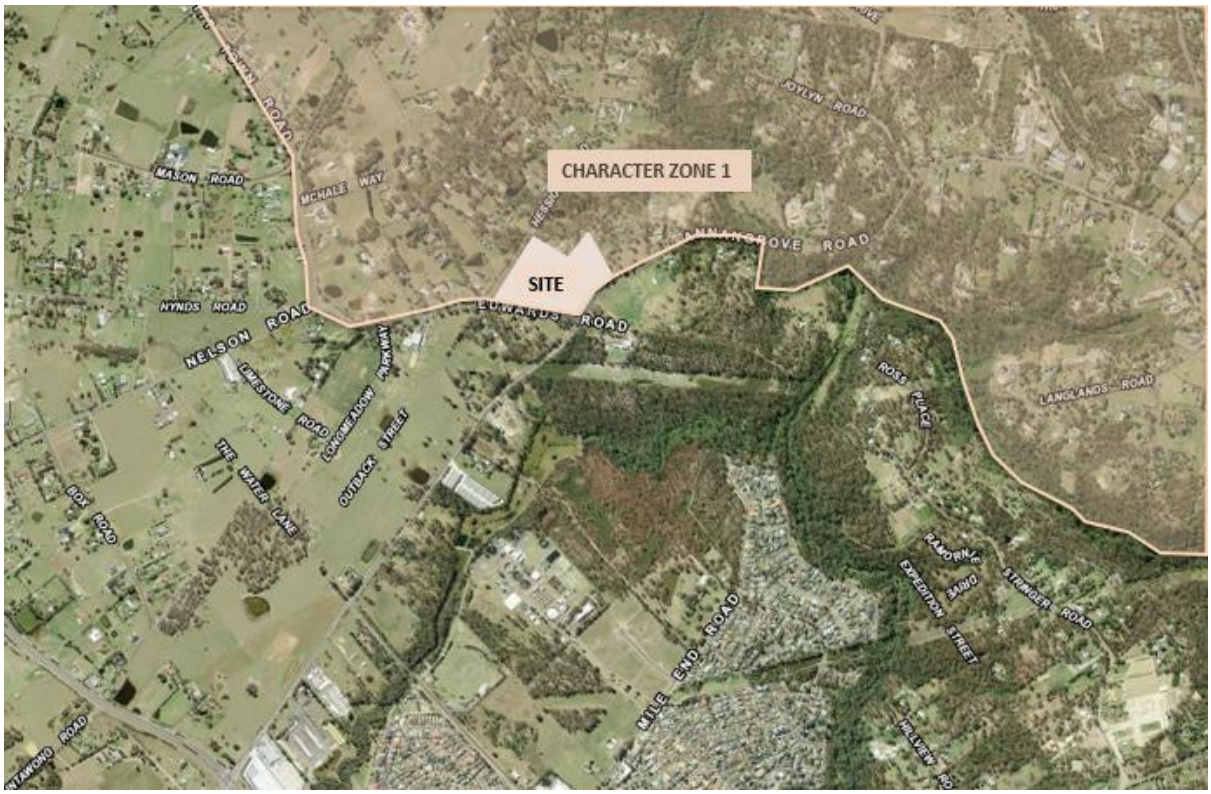
Figure 18: Proposed and approved future development surrounding the site (Jackson Teece, 2020).

4.4 Local Character

The local character of the surrounding area has been analysed through site visits, photographic surveys and desktop reviews, and categorised within three separate Character Zones. Figure 7 shows the site within its local context and the boundaries that define the changes in character within the locality.

Each character zone has assessed the existing character of the area and the expected future character when considering the zoning, approved developments and strategic documents that apply to surrounding sites. The social, environmental and economic factors which influence the existing and future character have been considered with regard to the GANSW Place Analysis 2019.

4.4.1 Character Zone 1 – North of Edwards Road and West of Annangrove Road.



Existing Character

The land zoning in Character Zone 1 is RU6 Transition. The aim of this zoning is to provide a transition between rural and other land uses of varying intensities. It aims to reduce conflict between land uses within this zone and adjoining zones and encourage innovative and sustainable development, particularly tourist and agricultural development.

Social

The area contains primarily separate dwellings and according to the 2016 Australian Bureau of Statistics (ABS) this area was 97.7% separate dwellings. Approximately 50% of the population is made up of couple families with children with a median age of 41 (ABS, 2016).

Environmental

This area is currently primarily comprised of large lots, generally multiple hectares in size. These contain single dwellings or dual occupancies, and a range of businesses such as garden centres and medical centres. The most northern areas within the RU6 zone are expected to retain a rural character and remain on large multi-acre lots.

Economic

There are some rural and agriculturally based businesses in this zone. These include stock feed, garden centres and a medical centre. The businesses appear to cater for the rural uses in this area, and there are no dense retail type stores.

Figure 19: Typical development types existing within five kilometres to the north of the site in the RU6 zoned area (Sixmaps, 2020).

Future Character

Social

It is not expected that the household structures would change noticeably. The rural character and lifestyle is expected to remain.

Environmental

It is expected that the lots along the North West Growth Area border will increase in density and provide a transition to the rural zones of this area. The land north of the site is not expected to experience as much intensified development in the next 10-20 years due to its distance from the Strategic Centres and the types of rural uses being carried out, such as hobby farms or other agricultural activities. At present, residential development has been catered for to the south-west in Box Hill.

Economic

The increase in population to the south of this character zone may result in this area developing more shops to meet emerging demand. It is not expected that this demand would be high as the area to the south and west, which contain areas zoned to meet the services the growing population needs.

4.4.2 Character Zone 2 – South of Edwards Road and bound by Outback Street to the West and Mile End Road to the East.

Existing Character

This area is currently zoned a mixture of IN2 General Industrial, B6 Enterprise Corridor and SP2 Infrastructure.

Social

The area appears to contain primarily dwellings and approximately 61% of the population in Rouse Hill is made up of couple families with children (ABS, 2016). The median age is 33.

Environmental

Currently the main type of development in this area are small industrial and business warehouses which are leased by several commercial uses mainly accessed off Annangrove Road. There is some existing residential development along the western area of this character zone.

Economic

This area has established and developing business and industrial sites which currently have attracted business park unit type development for businesses to buy or lease.

Future Character

Social

It is expected that the increase in economic activity through business will make this area primarily an employment zone which will be supported by the surrounding residential zones.

Environmental

The vacant land in this area is a combination of open grassland and moderately to highly vegetated undeveloped land. It is considered that to facilitate the future development that can occur in this land zoning, much of the existing vegetation will be cleared. Environmentally, it is expected this area will have a noticeable change and there will be an increase in built form and reduction in native vegetation and open space.

Economic

It is expected that the construction of more industrial and business developments will occur. The combination of these land uses will promote business uses along main roads (Annangrove Road), maintain the economic strength of the area, encourage employment opportunities to support the viability of centres and enable other land uses to support the day to day needs of workers in the area.

This area will be able to support Rouse Hill Town Centre as it is on the fringe and has larger areas of land available for developments that are not able to fit within the existing town centre. It is expected that employment opportunities in this area may encourage people to move in to the residentially zoned areas of Rouse Hill and Box Hill to the north-west.

Figure 20: Existing industrial units along Annangrove Road. It is expected more of these types of developments will occur in the area due to the zoning.

4.4.3 Character Zone 3 – South-West of Edwards Road, bound by Old Pitt Town Road to the North-West and Outback Road to the East.

Existing Character

This area is primarily zoned R2 Low Density Residential and R3 Medium Density Residential. There are pockets of R4 High Density Residential, B2 Local Centre and RE1 Public Recreation.

Social

This area is characterised by primarily large lots with single dwellings. These are transitioning as large residential subdivisions are becoming increasingly common. This is increasing the amount of families in the area.

Environmental

This area is currently a mixture of existing large residential lots and low, medium and high density residential subdivisions. Box Hill to the west is catering for smaller lot sizes typically supporting modest two storey dwellings.

Economic

The area does not contain many businesses, however, the increase of residential construction in this area is its main economic driver.

Future Character

Social

There will be a large increase in the amount of couples and families with children in the area over the next 10-20 years. This is due to the concentration of residential development occurring in and planned for the area. Socially, it is expected that this area will lose its rural lifestyle character and be replaced with a much more suburban lifestyle.

Environmental

The zone is mainly quite an open and cleared landscape with pockets of vegetation. It is expected that this will transform and built form will cover much of this area as residential developments progress over time.

Economic

This area is within the North West Priority Growth Area which is defined under the State Environmental Planning Policy (Sydney Regional Growth Centres) 2006, which was specifically developed to cater for the housing demands of Sydney's growing population. It is expected that this area will continue to grow and be of a higher density nature. Small lot housing will become increasingly popular and this will be a large family centric area catering for a diverse range of family sizes. It is expected that commercial uses will appear surrounding these areas to support the growth in addition to that which exists in Rouse Hill Town Centre.

Figure 21: Residential subdivision along Longmeadow Parkway to the south-west of the subject site. Subdivisions like these are increasingly common in Character Zone 3 (Sixmaps, 2020).

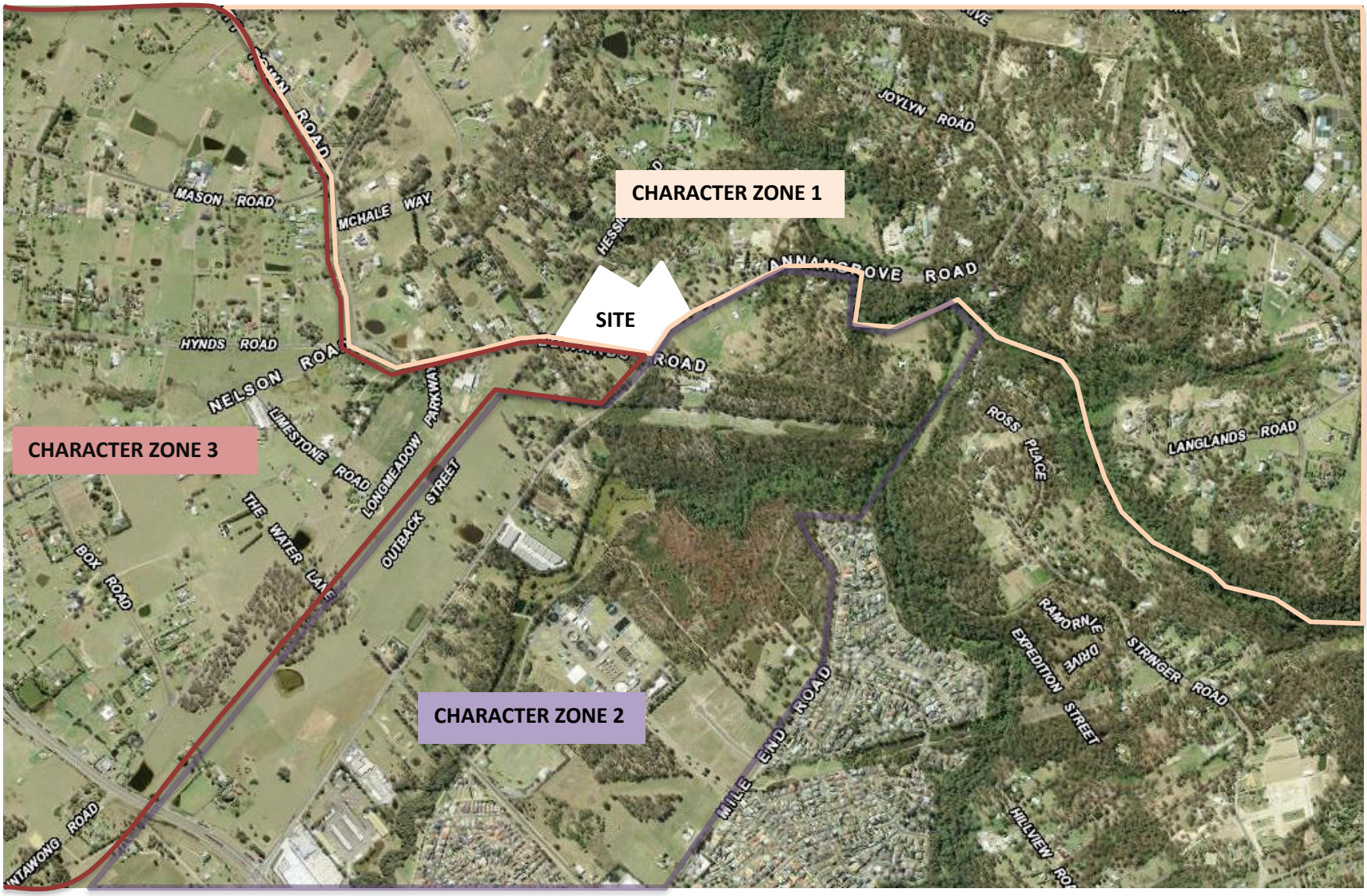


Figure 22: Aerial view of site within its locality (Sixmaps, 2020).

5 Proposed development and character

5.1 Proposed development

The proposed development is for:

- Residential Aged Care Facility with 120 beds (RACF),
- 118 Independent Living Units (ILUs) within ten two-storey buildings,
- Eight three bedroom villas,
- A community centre,
- A Men's shed,
- A Sports pavilion,
- Internal roads and parking, and
- Landscaping.

5.2 Impact on character

The development is considered to provide a transition from the surrounding south and east land uses to the lower density rural area to the north. As demonstrated in Figure 5, the developments to the east and south are of a much higher yield than that which previously existed.

The southern residential lots along Edwards Road will contain typically one to two storey single dwellings up to 8.5m in height. As demonstrated in Figure 16 the dwellings could be built to the shown setbacks which are compliant with The Hills Development Control Plan 2012 (DCP). This will highly increase the density and change the character of that interface with Edwards Road. Figure 24 shows a section through the built form on site and the potential dwellings that could be built to the south of Edwards Road, set back to the DCP requirements. Here we can see that the two storey units on site provide a similar scale to the residential dwellings but with an increased 21m setback. This allows for an appropriate transition between developments.

Land uses to the north and west on Hession Road are considered likely to remain low density residential. The proposal has specifically kept a larger 22m setback to Hession Road and includes less buildings to ensure that interface can remain low density and have an appropriate transition. This is demonstrated in Figure 23.

Along Annangrove Road the development will have a reduced height in comparison to the development to the west as shown in Figure 22. There is quite a large setback between the developments, approximately 60m at the minimum distance.

The transitions between each frontage have provided a development that is sympathetic to the developing building forms surrounding it, now and into the future. The cumulative impact of the proposal is to provide a development concept that is consistent with the approved built form

surrounding the site, and that effectively transitions to lower density residential and rural development.

5.3 Outcomes

The Department of Planning, Industry and Environment (DPIE) outlined that they had the following concerns in relation to the development's impact on character in the locality:

- *The bulk and scale, and how this will impact on the surrounding rural character, as well as the rural character of the site itself;*
- *The revised concept is still well and above the surrounding dwelling densities;*
- *The transition of the site to adjoining rural-residential lots, and the excessive urban footprint. The concept elevations along Hession Road are considered unacceptable in terms of a transition to a rural zone;*
- *The site being within the Metropolitan Rural Area – as identified in the District Plan*

The statement and architectural plans have been amended to take these concerns into account. This has involved a reduction in height, massing, and increased setbacks from all site boundaries. The above analysis of amended plans demonstrates that the bulk and scale proposed is now appropriate for the developing character of the area. The site provides a transition from the existing development, and that which will imminently occur on its adjacent boundaries. The landscaping and future architectural design can be designed to be considerate to the rural character, through the form of the buildings and the materiality included. This would be further detailed at the development application stage.

The revised concept is above the dwelling densities that currently exist. However this will not be the case in the short to medium term as denser residential development is already occurring around the site. Seniors Housing can generally be a denser development as the elderly require and often desire smaller homes with less maintenance and better quality communal open space and facilities. This development will cater for those needs whilst being sympathetic toward the built forms and open space that will surround the site into the future.

The sections provided demonstrate the transition between each interface with the three surrounding roads. The interface with Hession Road has been respected by including a large setback from the road and having single storey development fronting this area. The development along Edwards Road will mimic the heights of the residential development to the south but with a larger front setback to start the transition. The interface with Annangrove Road will produce an obvious transition in built form, as the approved industrial facility is bulky and appears as though it will be highly visible along the street. The two storey buildings along this western boundary will provide a step down in height and incorporate vegetation to soften this interface between the different land uses. These three separate frontage treatments provide an effective transition from each site boundary, to the rural-residential land uses to the north.

The site is on the fringe of the Metropolitan Rural Area, and thus it should be expected that transitionary development will occur along this boundary. This development will provide a compatible transition that respects the business and industrial development to its east and south and the residential development to its north, west and south-west.

It is considered that the information provided can abate the concerns raised and the development provides a positive outcome for this site and the future of the developing locality.

Figure 23 Concept Landscape Plan (Moir, 2020).

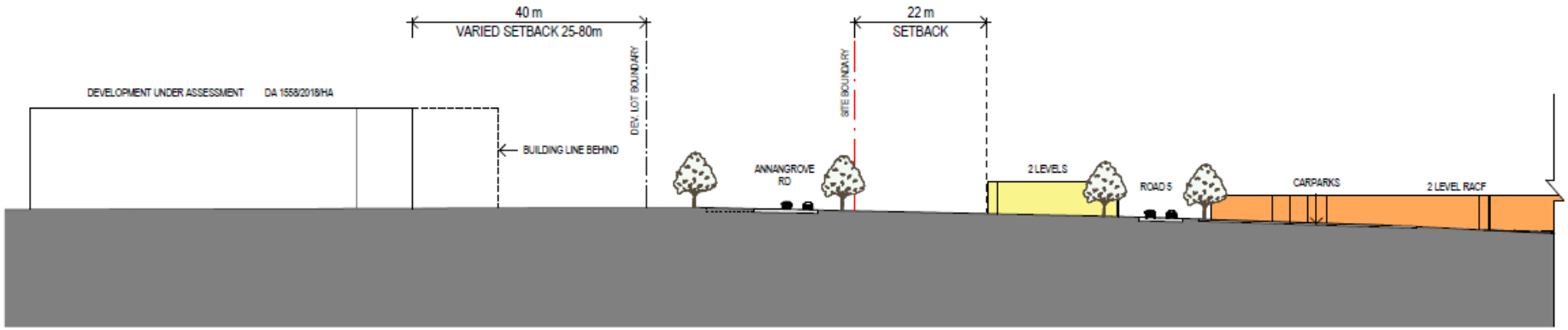


Figure 24 Section through west-east (Jackson Teece, 2020).

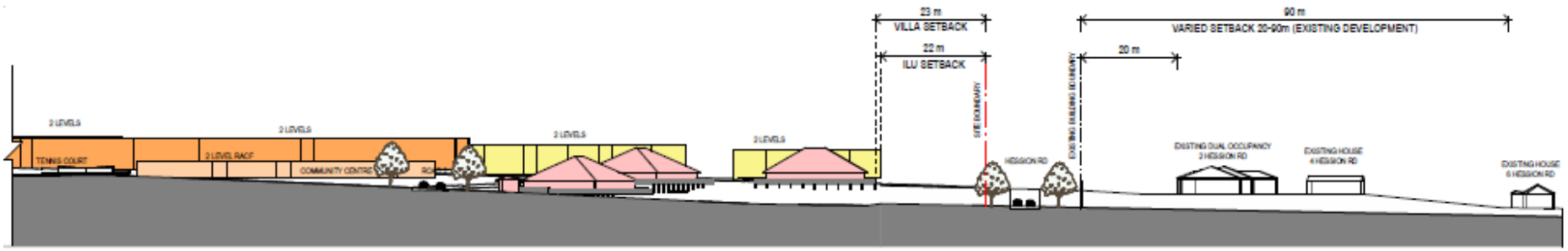


Figure 25 Section continued through section through west-east (Jackson Teece, 2020).

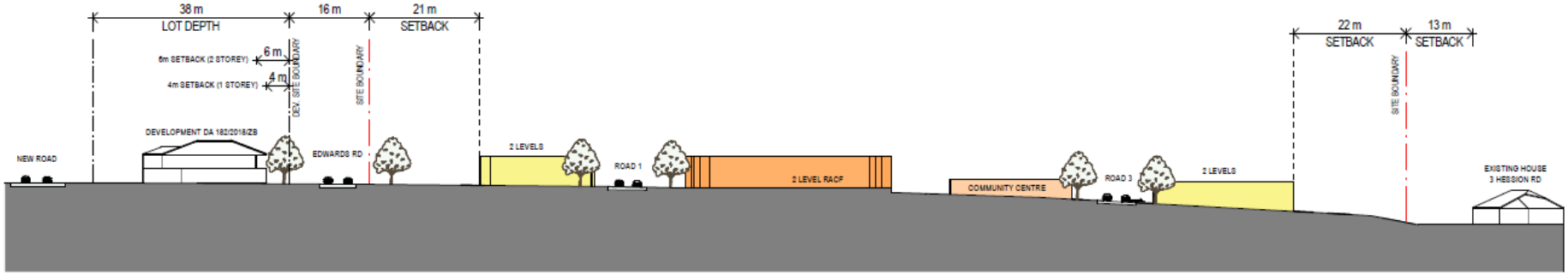


Figure 26 Section through north-south (Jackson Teece, 2020).

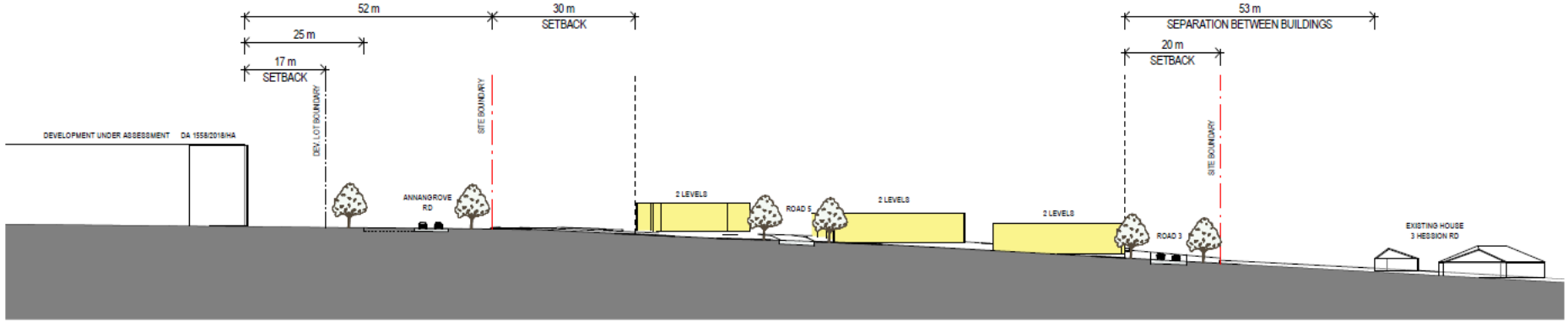


Figure 27 Section through north-southeast (Jackson Teece, 2020).

Figure 28 Artist Impression of the development when looking north-west where Edwards and Annangrove Roads meet (Moir, 2020).

Figure 29 Artist Impression looking north-east on the southern side of Edwards Road. Hession Road is running along the west of the site (Moir, 2020).

6 Conclusion

This Character Statement aimed to achieve three key purposes. These have been achieved as follows:

1. An assessment of the site and its surroundings has been made against each relevant element of the Local Character Wheel.
2. Existing and future features of the area that are contributory to local character have been assessed in Part 4, above. The site lies at the intersection of three separate character zones, and its development should consider the existing and emerging character of each zone, and the rapid increase of development in the area. The task of development on this site is to effectively manage the transition from surrounding zones to the rural-residential development within Zone 1.
3. The likely impacts of the proposed development on those character features, independently, and as a whole (cumulative impact), have been assessed in Part 5.

The provision of detailed sections demonstrating development on and adjoining the site (Jackson Teece Architects, 2020) has assisted this analysis. The step down from adjoining development is evident in density, massing, setbacks and built form. The proposed landscape character of the site has been analysed through the Landscape Concept Plan and perspectives (Moir Landscape Architects, 2020). This demonstrates the ability of the development to retain a landscaped setback, consistent with the development, its asset protection zone, and the landscaped character of Hession Road.

This Character Statement concludes that the proposed Seniors Living development is compatible with the existing and future character of this area in Rouse Hill. The existing, approved and potential future surrounding land uses do not present any apparent land use conflicts. The site is strategically located adjacent to the north-west growth corridor, which has been identified as a key location for housing and urban development in accordance with the NSW State Government's plans for accommodating Sydney's growth. This and the adjacent industrial estate are considered to be compatible with the proposed use of the land for residential development.

It is, therefore, considered that the proposed development can be supported by DPIE and a Site Compatibility Certificate can be issued.

Appendix

Appendix A: Streetscape Perspectives, Moir Landscape Architects, 2020.

NO
THROUGH
ROAD

GIVE WAY
DRIVING SCHOOL
SURGERY

Appendix B: Concept Landscape Plan, Moir Landscape Architects, 2020

KEY LANDSCAPE COMPONENTS:

1. Entrance with signage and feature planting
2. Feature avenue tree planting within the main access road forms a strong entry statement for the development
3. Existing vegetation buffers to be retained and emphasised with additional groundcovers and grasses
4. Landscape buffer - provide buffer planting along the site boundary to maintain privacy for adjacent residential properties
5. Post and rail fence to property boundary along Hession, Annangrove and Edward's Road frontage consistent with existing character of the area
6. Internal pocket parks providing pedestrian connections, seating areas, shelters and feature planting
7. Communal vegetable gardens
8. Playground for visiting families to encourage inter-generational interaction
9. Native trees and grasses planted in naturalistic clumps to reflect local character and create a pleasant outlook from the road, residents and neighbours

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CLIENT: Barr Property & Planning

ARCHITECT: Jackson Teece

ENGINEER:

No:	DATE:	REVISION:	BY:
A	26/7/19	DRAFT FOR REVIEW	AL
B	13/8/19	FOR SUBMISSION	AL
C	30/3/20	FOR SUBMISSION	AL
D	21/4/20	FOR SUBMISSION	AL

PROJECT TITLE:

Rouse Hill Seniors Living Development

DRAFT

263 Annangrove Rd & 12-14 Edwards Rd, Rouse Hill

NOTE:
DRAWING PURPOSES FOR APPROVAL ONLY. NOT FOR CONSTRUCTION.

North

LANDSCAPE CONCEPT PLAN

SCALE: 1:500

ORIGINAL DRAWING AT A1.

Drawn By: AL
Checked By: AR
Approved By: DM

Project No. 1778

Drawing No. LA-01 Rev D

Appendix C: Concept Architectural Plans, Jackson Teece, May 2020.

ROUSE HILL SENIORS LIVING

Edwards Road and Annangrove Road, Rouse Hill

FOR SITE COMPABILITY CERTIFICATE

HISTORY OF STATISTICS

	V1 (SK-010 MASTERPLAN 28/06/18)	**V2** (SK-010 MASTERPLAN 14/08/19)	**V3** (SK-012 MASTERPLAN 19/11/19)
Site Area	68, 221 m^2		
Yield	120 BED RACF 226 ILUs	120 BED RACF 180 ILUs	120 BED RACF 126 ILUs
No. of Units	3 bed - 226	1 bed - 15 2 bed - 75 + 60 =135 3 bed - 30	1 bed - 6 2 bed - 30 + 70 =100 3 bed - 12 3 bed Villas - 8
Maximum Height	12.5m (RL 63.50)	10.5m (RL 62.30)	8.0m (RL 61.6)
Building Site Coverage	43.7% (29, 791m^2)	33.4% (22, 767m^2)	36.7% (25, 045m^2)
Landscape Area	56.3% (38, 429 m^2)	66.6% (45, 454 m^2)	63.3% (43, 176 m^2)
Dwelling Density	33.1 per hectare	26.4 per hectare	18.4 per hectare
Average setback along road frontages	Hession Rd - 23.5m Edwards Rd - 21m Annangrove Rd - 16.2m	Hession Rd - 31.4m Edwards Rd - 13.4m Annangrove Rd - 14.6m	Hession Rd - 33m Edwards Rd - 21.8m Annangrove Rd - 22.5m

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AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	ISSUE FOR REVIEW	JXW	09/11/2019
2	ISSUE FOR REVIEW	JXW	13/11/19
3	REVISED YEILD WITH VILLAS	DK	21/11/19
4	ISSUED FOR SCC	JXW	04/05/20

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

FOR SITE COMPATIBILITY CERTIFICATE

APPROVED BY: DK
CHECKED BY: DK

CLIENT

DRAWING
COVER SHEET

DATE	SCALE @ A1	DRAWN
06/06/16	NTS	JXW

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017137	A	SK-001	4

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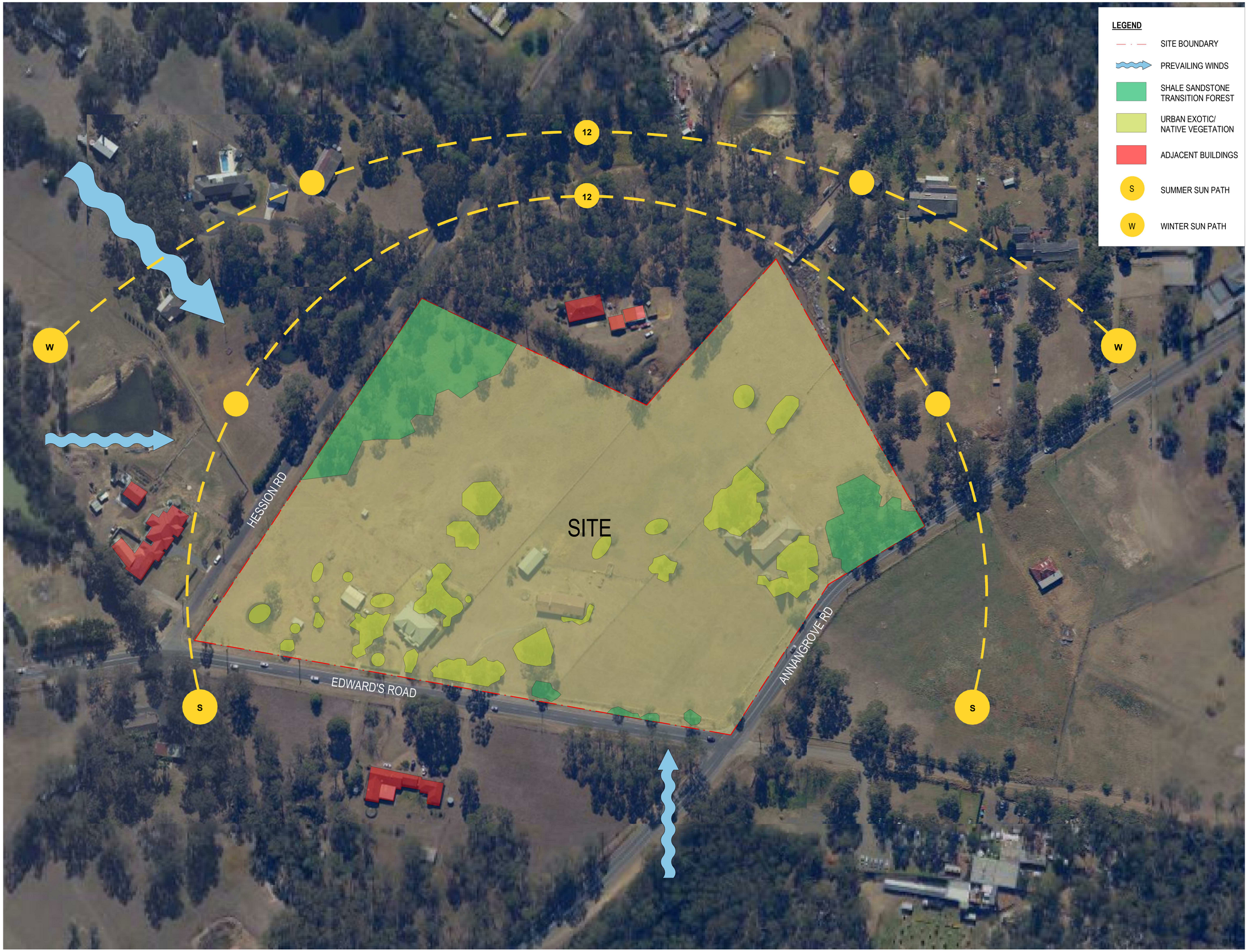
ISSUE	DESCRIPTION	APPROVED	DATE
1	ISSUE FOR REVIEW	JXW	11/07/2019
2	ISSUED FOR SCC	JXW	04/05/20



THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

PRELIMINARY

APPROVED BY: JG
CHECKED BY: JG

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DRAWING
SITE ANALYSIS

DATE 07/01/19
SCALE @ A1 1:1000
SCALE @ A3 1:2000
DRAWN JXW

PROJECT No. 2017137 DISCP. A DRAWING No. SK-003 ISSUE 2

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AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	ISSUE FOR REVIEW	JXW	14/08/2019
2	ISSUE FOR REVIEW	JXW	06/11/2019
3	REVISED YIELD WITH VILLAS	DK	21/11/19
4	ISSUED FOR SCC	JXW	04/05/20

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

FOR SITE COMPATIBILITY CERTIFICATE

APPROVED BY: DK
CHECKED BY: DK

CLIENT

DRAWING
SITE CONTEXT PLAN

DATE	SCALE @ A1 1:1000 / SCALE @ A3 1:2000	DRAWN
14/08/2019		JXW

PROJECT No.	DRAWING No.	ISSUE
2017137	SK-004	4

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AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	ISSUE FOR REVIEW	JXW	09/11/2019
2	REVISED VILLA LAYOUT	DK	18/11/19
3	ISSUED FOR SCC	JXW	04/05/20

KEY

2 STOREY INDEPENDANT LIVING UNITS	7 x 5 UNITS	70	**YIELD: 126**
	3 x 8 UNITS	48	
120 BED RESIDENTIAL AGED CARE FACILITY			
COMMUNITY CENTRE			
MENS SHED SPORTS PAVILION			
3 BEDROOM VILLA	4 x DUPLEX	8	

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FOR SITE COMPATIBILITY CERTIFICATE

APPROVED BY: DK
CHECKED BY: DK

CLIENT

DRAWING
MASTERPLAN (VILLA OPTION)

DATE	SCALE @ A1	1:500	DRAWN
11/11/19	SCALE @ A3	1:1000	JXW

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017137	A	SK-012	3

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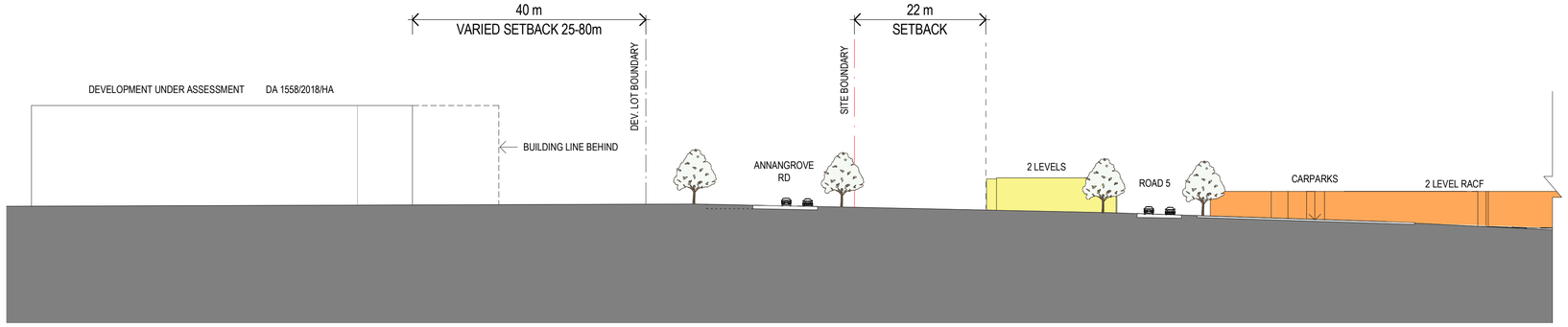
ISSUE	DESCRIPTION	APPROVED	DATE
1	ISSUE FOR REVIEW	JXW	06/11/2019
2	REVISED YEILD WITH VILLAS	DK	21/11/19
3	ISSUED FOR SCC	JXW	04/05/20



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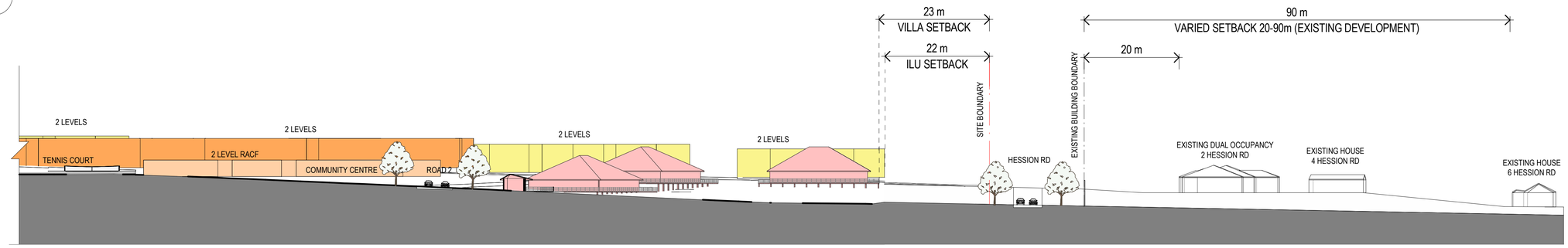

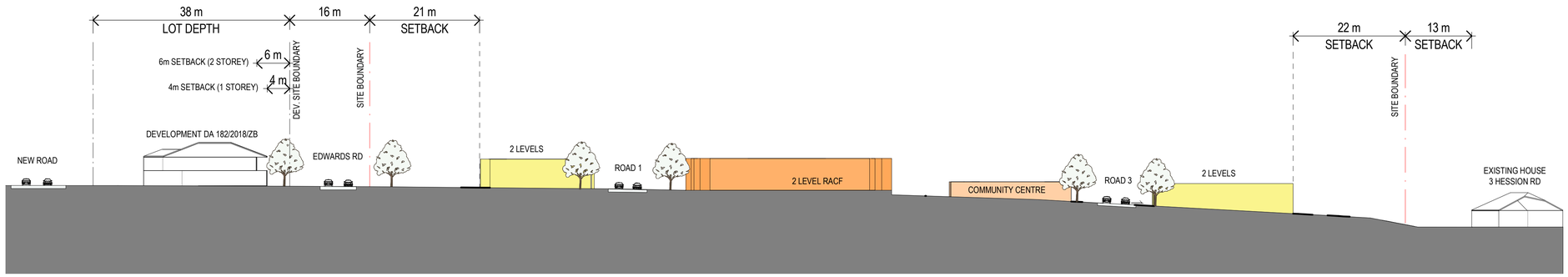

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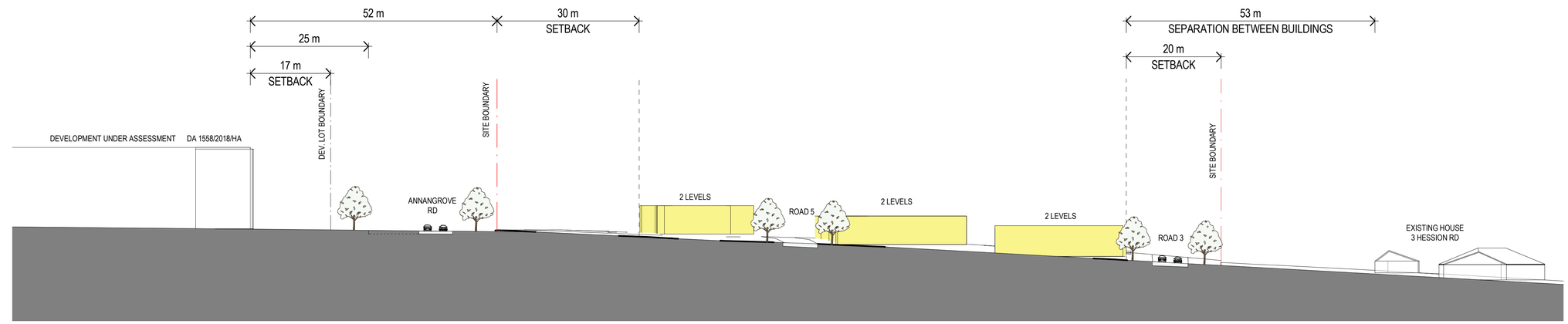

3 SECTION THROUGH NORTH-SOUTHEAST

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SITE SECTION

DATE	SCALE @ A1	1:500	DRAWN
06/11/19	SCALE @ A3	1:1000	JXW

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