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architectus™

TEMPUS STREET ROUSE HILL



DESIGN REPORT

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Report contact	Marko Damic Architectus Principal	
This report is considered a draft unless signed by a Director or Principal	Approved by: Marko Damic	

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Architectus, AMAC Group & Freecity would like to acknowledge the Traditional Custodians of the Hills Shire LGA and pay respect to their cultural heritage, beliefs and continuing relationship with the land, sea and Country. We would also like to acknowledge the post contact experiences of Aboriginal peoples who have attachment to the Hills Shire LGA.

“We pay our respect to the Elders – past, present and future – for they hold the memories, traditions, culture and hopes of Aboriginal Peoples in the area”.

We recognise the role of the registered Aboriginal parties and all stakeholders in the management of the Aboriginal cultural heritage sites, landscape features and values of this project. We would like to thank the Registered Aboriginal Parties and all stakeholders for their participation in this project and for their valuable contribution to this Aboriginal Cultural Heritage Assessment which has been enriched by their willingness to share valuable aspects of their cultural knowledge especially in respect of Caring for Country.

architectus™ AMAC group FREECITY

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INTRODUCTION

Introduction
Executive Summary

This Design Report has been prepared by Architectus to accompany a detailed State Significant Development Application (SSDA) for the mixed use development at 2-30 Tempus Street, Rouse Hill. The site is made up of one lot, being Lot 19 in DP 280013.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (**SEARs**) issued for the project (SSD-76190964).

SDRP Engagement summary:

- SDRP #1 – Pre-lodgement meeting on 4 December 2024
- Response to SDRP comments captured in Section 9 of Architectural Design Report
- SDRP #2 – Meeting on 16th April 2025
- Response to SDRP comments captured in Section 10 of Architectural Design Report, and respective consultant reports.

Introduction
Design Statement

"A regional centre that provides higher density residential living surrounding a strong retail and business core"

- Source: The Hills Corridor Strategy (The Rouse Hill Precinct Vision)

Our vision is to create a truly mixed-use precinct that enhances the existing Rouse Hill Town Centre, leveraging its vibrancy to offer a seamless blend of residential, commercial, and communal spaces.

Our approach includes a diverse range of housing across the continuum – from co-living to purpose-built rental housing, with family-friendly solutions like intergenerational dual-key apartments.

By utilising modern construction methods, we aim to design high-quality, innovative volumetric apartment modules that increase the speed and safety of on-site work, delivering much-needed housing more efficiently.

Our design is forward-looking, focused on Sydney's future and responding to increasing urban density around transit-oriented developments to improve connectivity. A "family" of residential buildings will provide comfortable living, abundant amenities, and a strong sense of community, while remaining considerate of the surrounding context.

Inspired by the concept of a modern urban village, our design aims to create a destination that captures the spirit of the historic marketplace – a vibrant space where people naturally gather, share, and connect. A lively, community-centered ground floor fosters social interaction and a sense of belonging, anchored by a landscaped central courtyard that serves as a communal “town square,” linking buildings with outdoor spaces and nature.



Enhanced Wellbeing



Community Focused



Diversity of Housing



Integrated Landscape



Modern Methods of Construction (MMC)



Abundant Amenity



Appropriate Scale and Built Form



Connectivity

2

PLANNING CONTEXT

Greater Sydney Context

The new Metro and Western Sydney Airport are transforming Sydney's connectivity, further emphasising Rouse Hill as a key regional centre.

Tallawong
Rouse Hill
Schofields
Kellyville
Hills Showground
Bella Vista
Norwest
Castle Hill
Cherrybrook
North West Link
St Marys
Epping
Macquarie University
Macquarie Park
North Ryde
Chatswood
Northern Beaches
Future South East Rail
Orchard Hills
Westmead
Parramatta
Rosehill Gardens
Crows Nest
Victoria Cross
Luddenham
Sydney Olympic Park
North Strathfield
Barangaroo
Hunter Street
Martin Place
Gadigal
Central
Waterloo
Airport Business Park
Future Western Sydney Airport Link
Future River Rail
Five Dock
The Bays
Pyrmont
Burwood North
Airport Terminal
Hurlstone Park
Dulwich Hill
Campsie
Bankstown
Lakemba
Canterbury
Marrickville
Sydenham
Belmore
Wiley Park
Bradfield
Future South-West Link
Punchbowl
Liverpool
Leppington
Glenfield
Macarthur link to Campbelltown
La Perouse
Sutherland
Macarthur

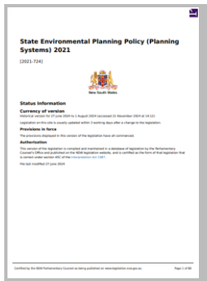
Proposed Networks
Networks under consideration
Existing Metro Line
Metro Line Under Construction

Tempus Street | Freecity
Architectus

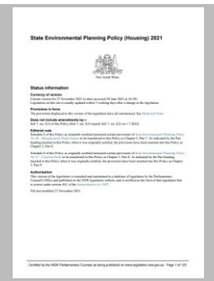
Planning Context
Planning Framework

Statutory Documents

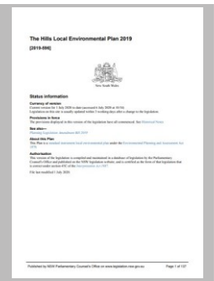
Strategic Documents



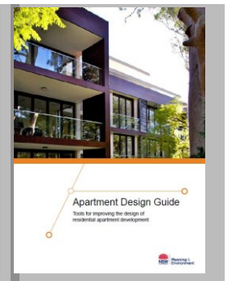
SEPP (Planning Systems) 2021



SEPP (Housing) 2021



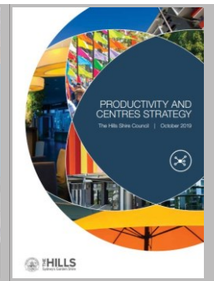
The Hills LEP 2019



Apartment Design Guide



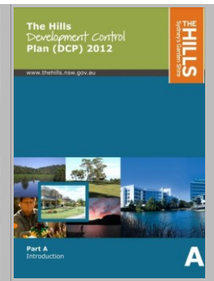
The Hills Local Strategic Planning Statement (LSPS)



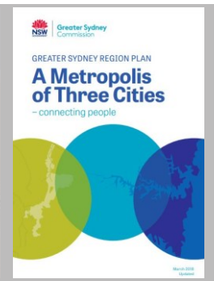
The Hills Productivity and Centres Strategy



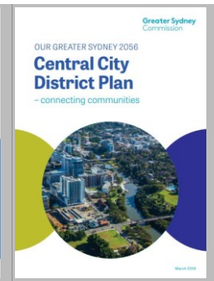
The Rouse Hill Precinct Plan



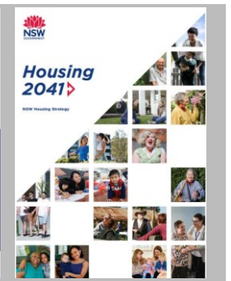
The Rouse Hill DCP 2012



NSW Government Greater Sydney Regional Plan



NSW Government Central City District Plan



NSW Government Housing 2041 Strategy

Note: Content provided by Urbis

Planning Context
Strategic Context

Rouse Hill is a rapidly growing suburb located in the north-western region of Sydney. Strategic planning documents including The Hills Local Strategic Planning Statement (LSPS), the Productivity and Centres Strategy and the Rouse Hill Precinct Plan set out the vision for Rouse Hill which focus on managing growth sustainably, enhancing connectivity, fostering economic development, and ensuring the provision of comprehensive community infrastructure. This holistic approach aims to create a well-balanced, thriving suburb that meets the needs of its current and future residents.

The key elements of the strategic direction for Rouse Hill include:

1. Urban Growth and Development:

- Rouse Hill is part of the North West Growth Area, a significant focus for urban expansion in Sydney. The area is planned to accommodate a substantial increase in population and housing.
- The strategic framework emphasises creating a balanced mix of residential, commercial, and recreational spaces to support a growing community.

2. Transport and Connectivity:

- The Sydney Metro Northwest, which includes the Rouse Hill Station, is a critical component of the area's transport infrastructure. This metro line enhances connectivity to other parts of Sydney, making Rouse Hill more accessible and attractive for residents and businesses.
- Future transport plans may include further enhancements to road networks and public transport services to support the anticipated population growth.

3. Economic Development:

- Rouse Hill Town Centre serves as a major commercial and retail hub, providing a range of services and employment opportunities. There is opportunity to expand this centre to cater to the growing population.
- Encouraging local businesses and attracting new enterprises are key to fostering economic growth and creating job opportunities within the suburb.

4. Sustainability and Environment:

- Sustainable development practices are integral to the planning framework for Rouse Hill, with a focus on preserving green spaces, promoting energy efficiency, and reducing the environmental impact of new developments.
- The protection and enhancement of natural features, such as the Caddies Creek and surrounding parklands, are prioritized to maintain ecological balance and provide recreational spaces for residents.

5. Community and Social Infrastructure:

- Planning for Rouse Hill includes the provision of essential community facilities such as schools, healthcare services, and recreational amenities to support a high quality of life for residents.
- Emphasis is placed on creating vibrant, inclusive communities with diverse housing options to cater to different demographics and socio-economic groups.

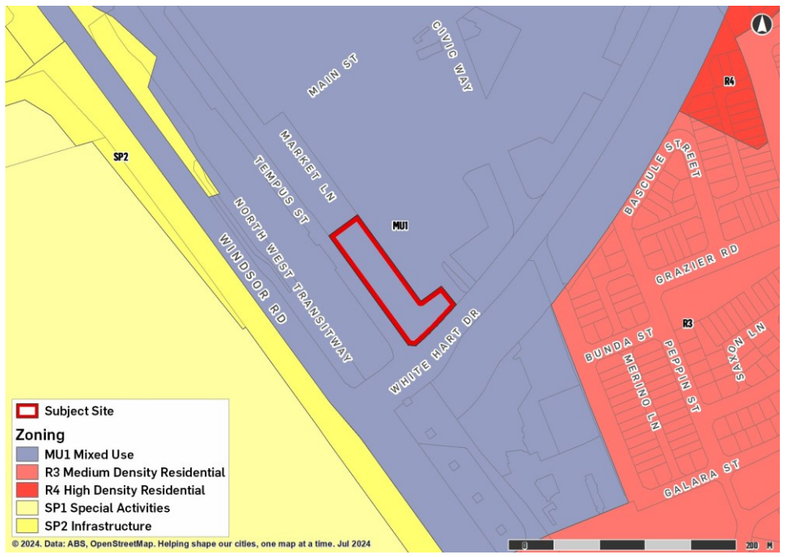
6. Governance and Collaboration:

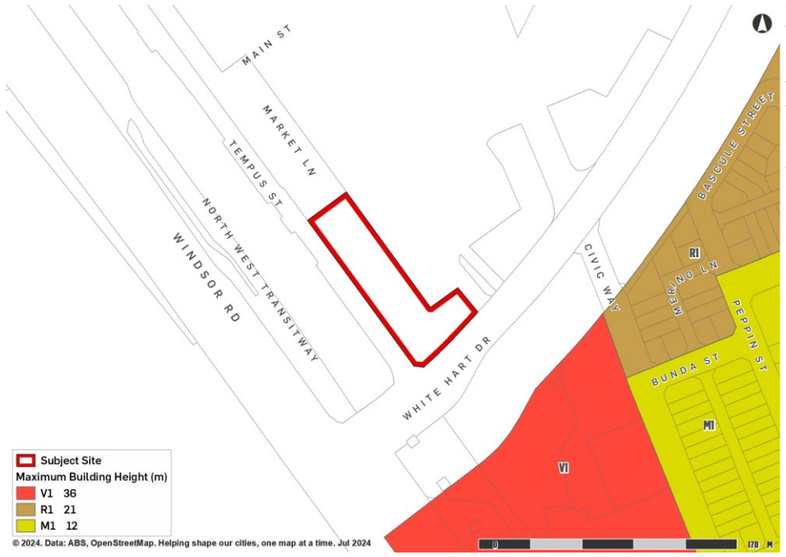
- Effective governance and collaboration between local councils, state government agencies, developers, and the community are crucial for the successful implementation of strategic plans.
- Ongoing community engagement ensures that the needs and aspirations of residents are considered in the planning process.

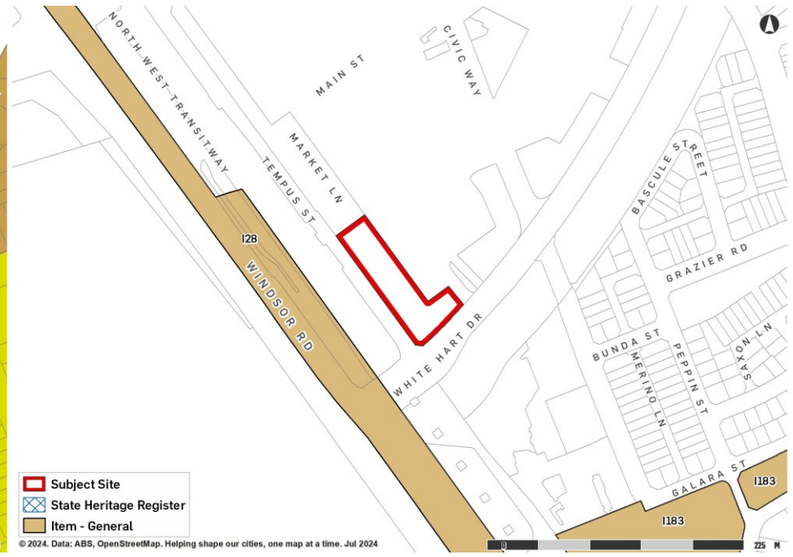
Note: Content provided by Urbis

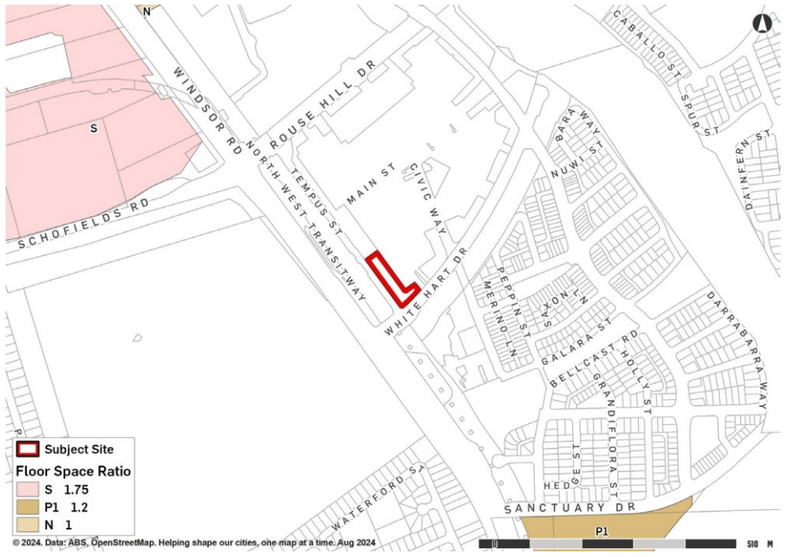
Planning Context

Planning Background - The Hills LEP 2019









Note: Content provided by Urbis

Planning Context
Level 1 Masterplan



Height of Buildings

- 1 Storey
- 2 Storey
- 3 Storey
- 4 Storey
- 6 Storey *Note: A variety of heights are required within this zone.*
- 8 Storey
- 9 Storey Landmark
- Refer Level 2 Precinct Plan



Density

- 15 - 30 Dwellings per net ha
- 30 - 60 Dwellings per net ha
- 40 Dwellings per net ha



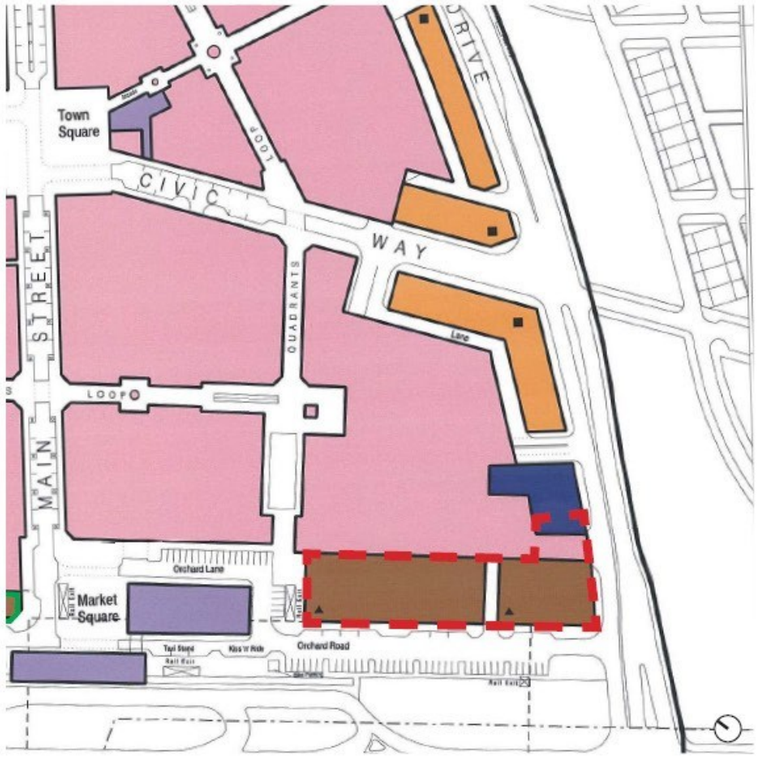
Land Use

- Town Centre Core
- Town Centre Frame *(subject to further Precinct Planning)*
- Open Space
- Schools
- Residential
- Residential/Commercial Mixed Use
- Transit Corridor

Note: Content provided by Urbis

Planning Context

Level 2 Precinct Plan



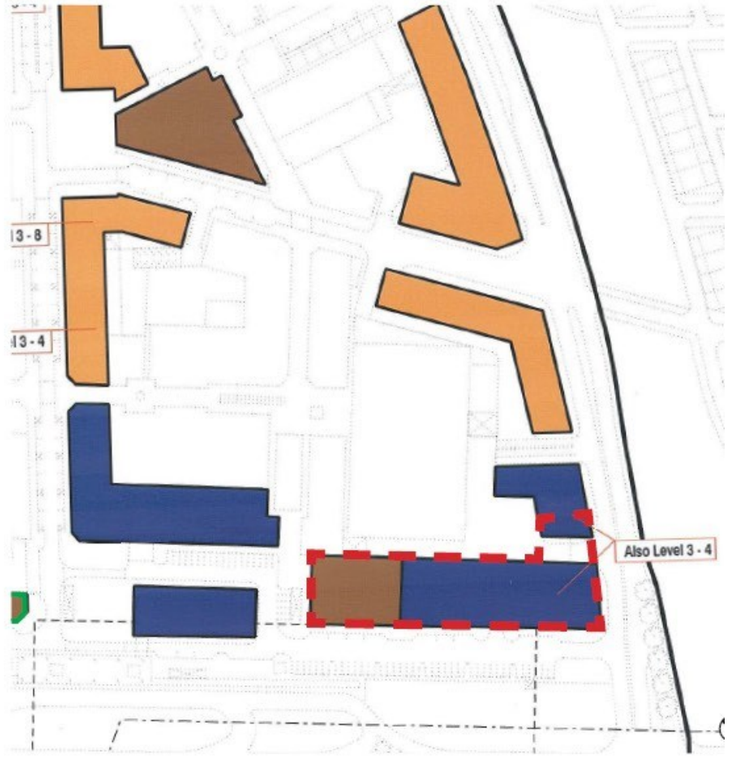
Land Use - Ground

- Residential
- Commercial
- Community / Commercial
- Retail
- Community



Land Use - Level 1

- Residential
- Commercial
- Community / Commercial
- Retail
- Community
- Mixed Use



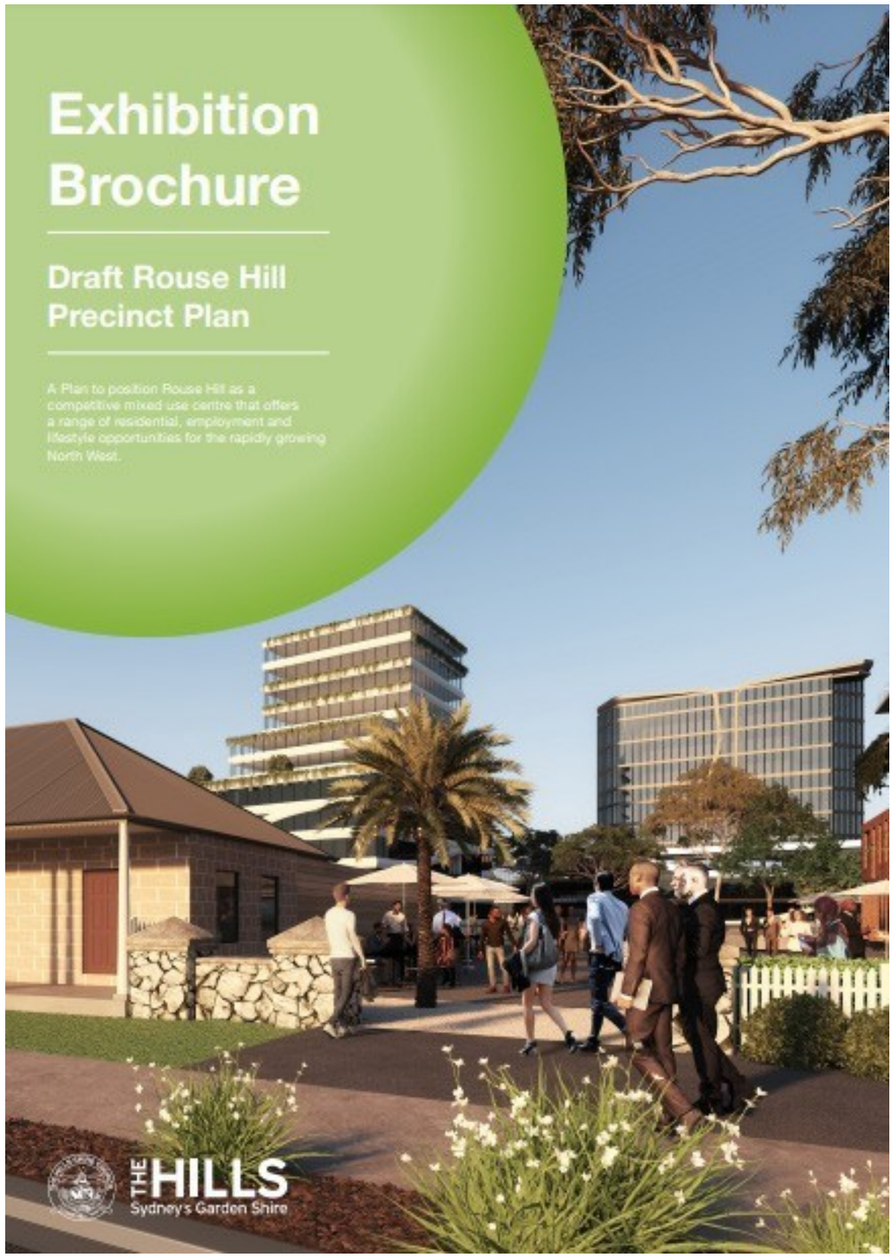
Land Use - Level 2 and above

- Residential
- Commercial
- Community / Commercial

Note: Content provided by Urbis

Planning Context

Alignment with Rouse Hill Precinct Plan



- Achievement of the State Government and Council strategic priorities and objectives for the Centre will be contingent on commercial and employment take up over the next 2 decades.
- Rouse Hill Hospital will play in stimulating employment growth and activity in the area.
- The Precinct Plan envisages a market driven approach to the timing for delivering the commercial outcomes identified in the Precinct Plan.
- The Precinct Plan adopts this market driven approach in acknowledgement that landowners are best placed to determine when market conditions are favourable for delivering the outcomes envisaged in the Plan. The Precinct Plan also acknowledges that the employment capacity identified for each site may not necessarily be realised by 2036 or even by the 2041 development horizon.
- The Precinct Plan does not amend the currently applicable MU1 Mixed Use land zoning, which would remain in place. The Precinct Plan does not seek to reduce the development potential or land use permissibility in comparison to the existing framework and approvals in place.
- Densification of a Precinct should take into account all of the principles of TOD, as well as other key guiding principles and planning factors such as the capacity of local and regional infrastructure to support growth, local character and urban design, individual site constraints, land use conflicts, sensitive adjoining uses and the achievement of job and housing targets set by the strategic planning framework.

3

CONTEXT AND SITE ANALYSIS

Context and Site Analysis
Historical and Indigenous Context

Rouse Hill is part of the traditional land of the Darug people, who lived in the Sydney Basin for thousands of years. Their deep connection to the land is reflected in their cultural practices and a rich heritage of sacred sites and rock art, such as those found in Rouse Hill Regional Park, Caddies Creek, and Ironbark Ridge. These sites include rock engravings, sacred trees, and other artifacts that offer insights into their historical and cultural practices.

The area was later granted to Richard Rouse in 1813, who developed a large estate. The historic Rouse Hill House, built between 1813 and 1818, remains a key landmark. Throughout the 19th century, Rouse Hill remained predominantly agricultural. The Rouse family continued to manage the estate, which expanded to include orchards, vineyards, and dairy farming. The area became known for its produce, which was sold in local markets and supplied to Sydney. The development of Windsor Road, a major transport route, facilitated the movement of goods to and from the area, further boosting its agricultural economy.

In recent years, Rouse Hill has evolved into a vibrant suburban community. The Town Centre has become a key commercial hub, driving economic growth, creating job opportunities, and attracting numerous businesses and retailers. This development has been complemented by substantial residential expansion, infrastructure improvements, and enhanced community amenities, including parks, schools, and healthcare facilities. The completion of the Sydney Metro Northwest in 2019 further bolstered connectivity, integrating Rouse Hill more seamlessly into the broader Sydney region.


1. Rouse Hill Regional Parkland Wetlands


2. Caddies Creek


3. Rouse Hill House


4. Aboriginal painting from Rouse Hill Muru Mittigar Centre


5. Aerial View of Rouse Hill Town Centre


6. Rouse Hill Shopping Centre

Context and Site Analysis
Current and Emerging Context

Rouse Hill Precinct Plan

This Precinct Plan outlines the transformation of Rouse Hill into a thriving regional hub, catering to the employment needs of its skilled residents. By 2041, it aims to become a leading destination for knowledge-intensive industries, leveraging its strategic location and enhanced connectivity. The plan emphasises walkability, with well-designed buildings, a new public hospital, and diverse amenities accessible via public transport, with the new metro increasing density.

1. 43 Civic Way, ROUSE HILL NSW 2155 (5 storeys)

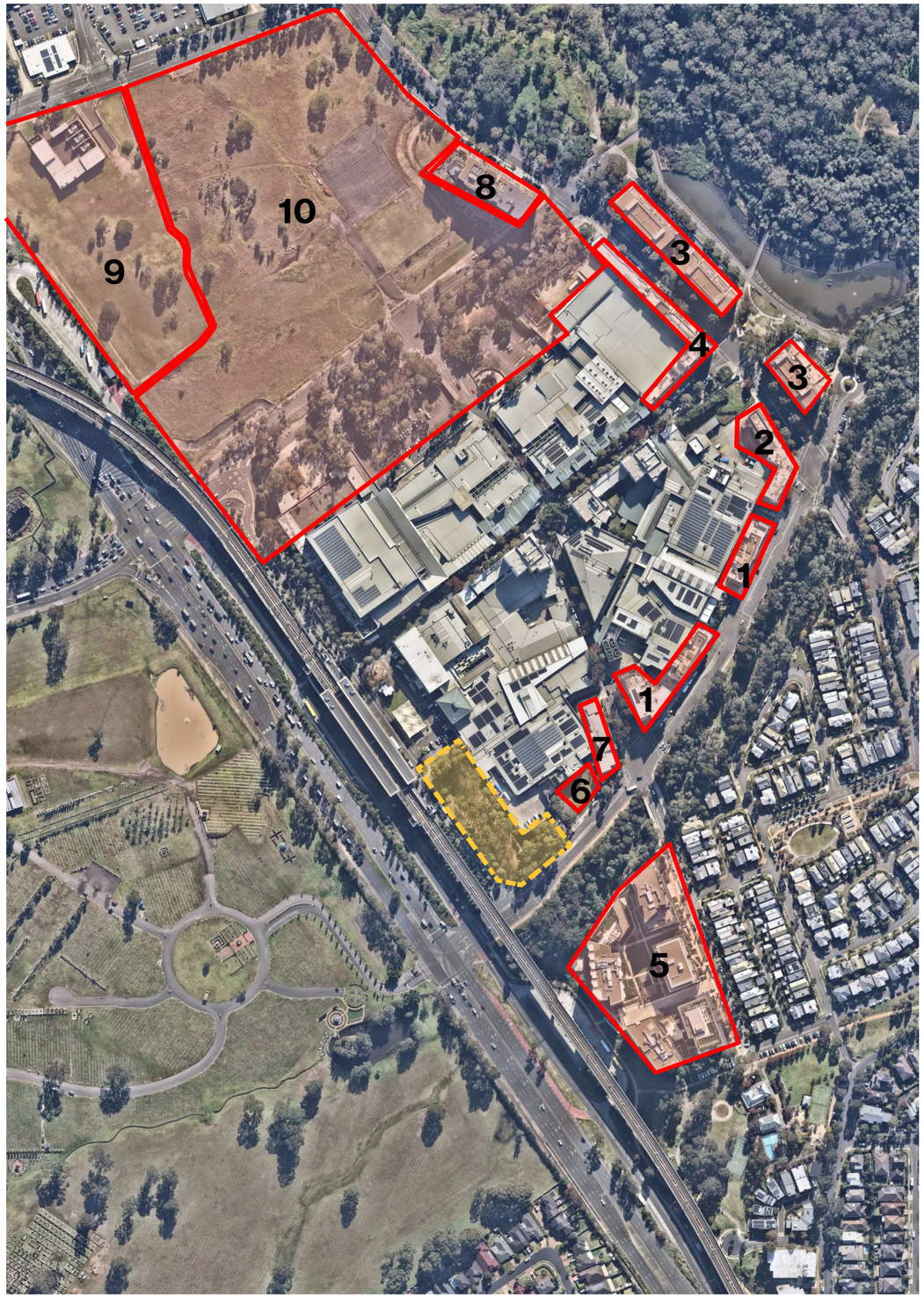
2. 98 Caddies Boulevard, ROUSE HILL NSW 2155 (6 storeys)



3. 97 Caddies Boulevard, ROUSE HILL NSW 2155 (7 storeys)



4. 104-106 Caddies Boulevard, ROUSE HILL NSW 2155 (7 storeys)



Context and Site Analysis
Current and Emerging Context

Rouse Hill Precinct Plan



5. The Proximity Apartment Complex 5 & 6, 32 Civic Way, ROUSE HILL NSW 2155 (6 - 12 storeys).



6. The Proximity Apartment Complex 5 & 6, 32 Civic Way, ROUSE HILL NSW 2155 (6 - 12 storeys).



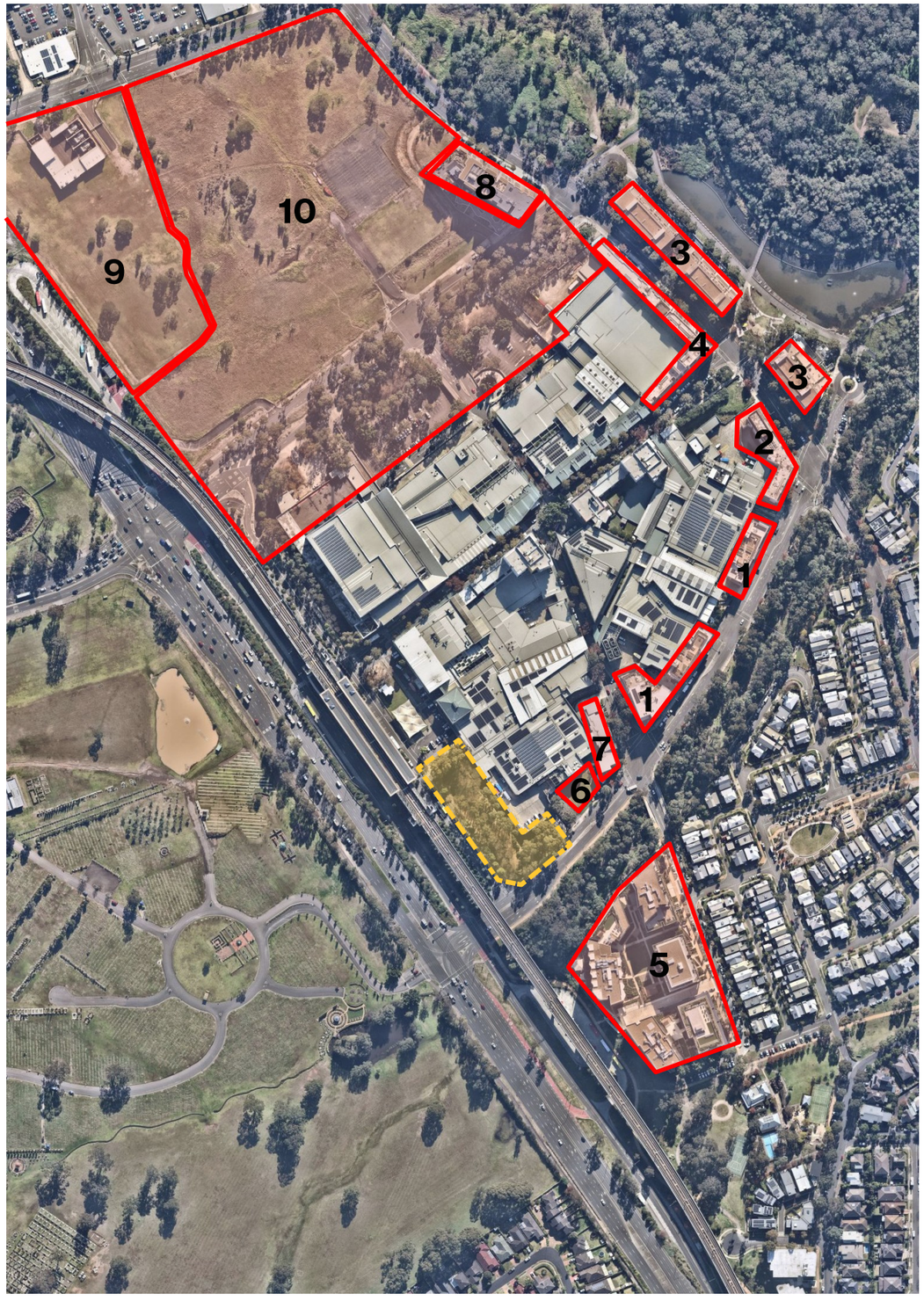
7. 43 Civic Way, ROUSE HILL NSW 2155 (4 storeys).



8. 112-114 Caddies Boulevard, ROUSE HILL NSW 2155 (12 storeys).



9. Proposed Rouse Hill Hospital



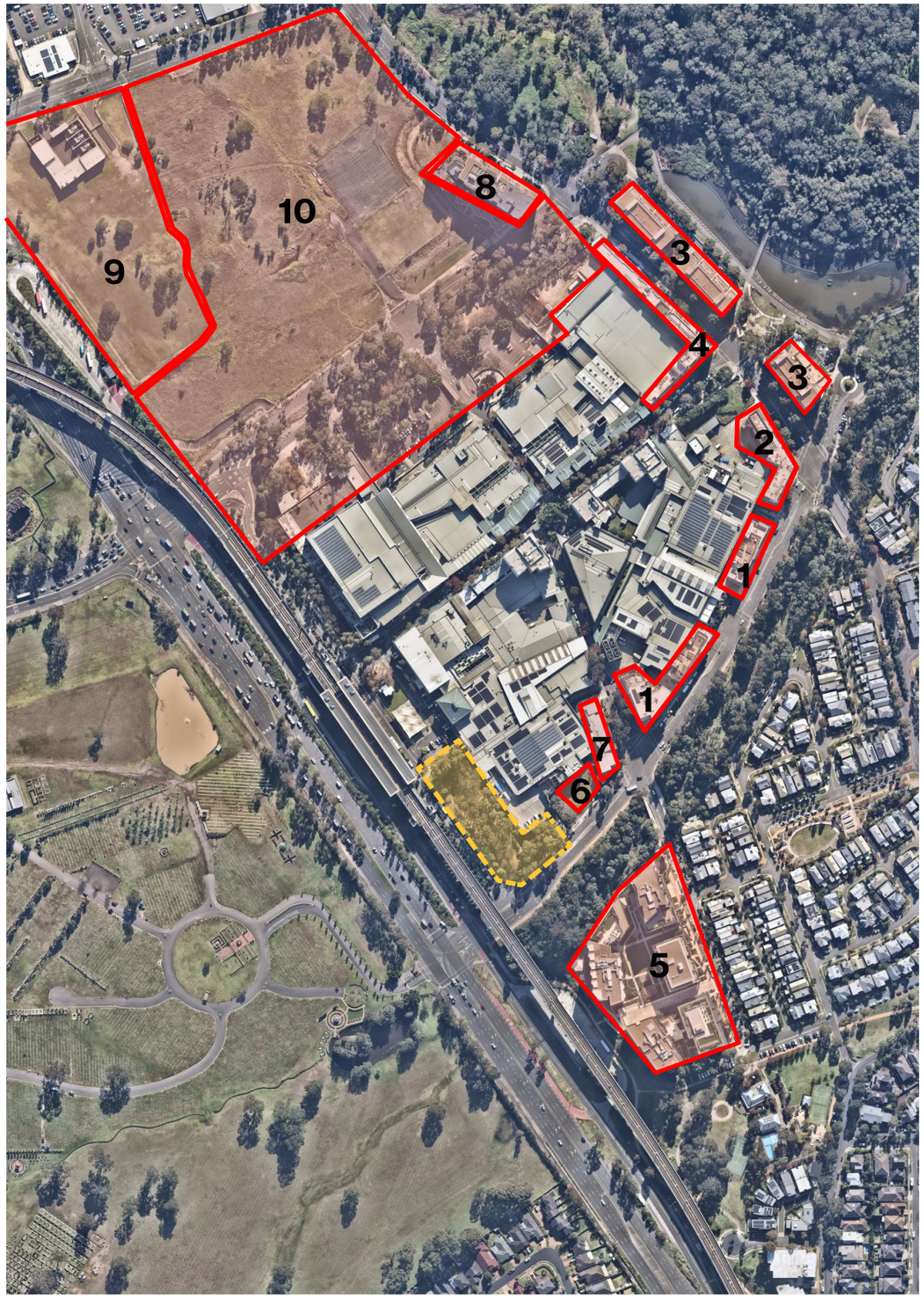
Context and Site Analysis
Current and Emerging Context

Northern Frame Planning Proposal

A planning proposal lodged in August 2024 for Rouse Hill's Northern frame, shows further expansion along Rouse hill's edges. The proposal outlines the intention to facilitate a high-density mixed-use precinct with building heights from 10-24 storeys across the site.



10 Rouse Hill Town Centre Northern Precinct



Context and Site Analysis
Current and Emerging Context

Rouse Hill Stage 2 Expansion

The region is also seeing a lot of growth within existing infrastructure, bolstered by the completion of the metro.

The recently approved stage 2 expansion of the Rouse Hill Town Centre will see the construction of 7, 11 and 12 storey mixed use buildings along the northern edge of the town centre.

A-DA-10
SITE PLANS

ROUSE HILL TOWN CENTRE,
NORTHERN EXPANSION STAGE 2

LEGEND:

1. PAVILION (RETAIL)
2. EAST QUADRANT RETAIL LOOP
3. PODS (RETAIL)
4. TOWN GREEN
5. WEST QUADRANT RETAIL LOOP
6. BUILDING A (RESIDENTIAL)
7. BUILDING B (RESIDENTIAL)
8. BUILDING C (RESIDENTIAL)
9. BUILDING D (RESIDENTIAL)



Note: Content provided by Urbis

Context and Site Analysis
Surrounding Landscape

The Site

The site is located at 2-30 Tempus Street, Rouse Hill, within The Hills local government area (LGA). The site is legally described as Lot 19 in DP 280013.

It has a frontage of approximately 118m to Tempus Street and approximately 50m to White Hart Drive. The site has a total area of 4,387sqm. It is located on the southern edge of Rouse Hill Town Centre and to the east of Rouse Hill Metro Station.

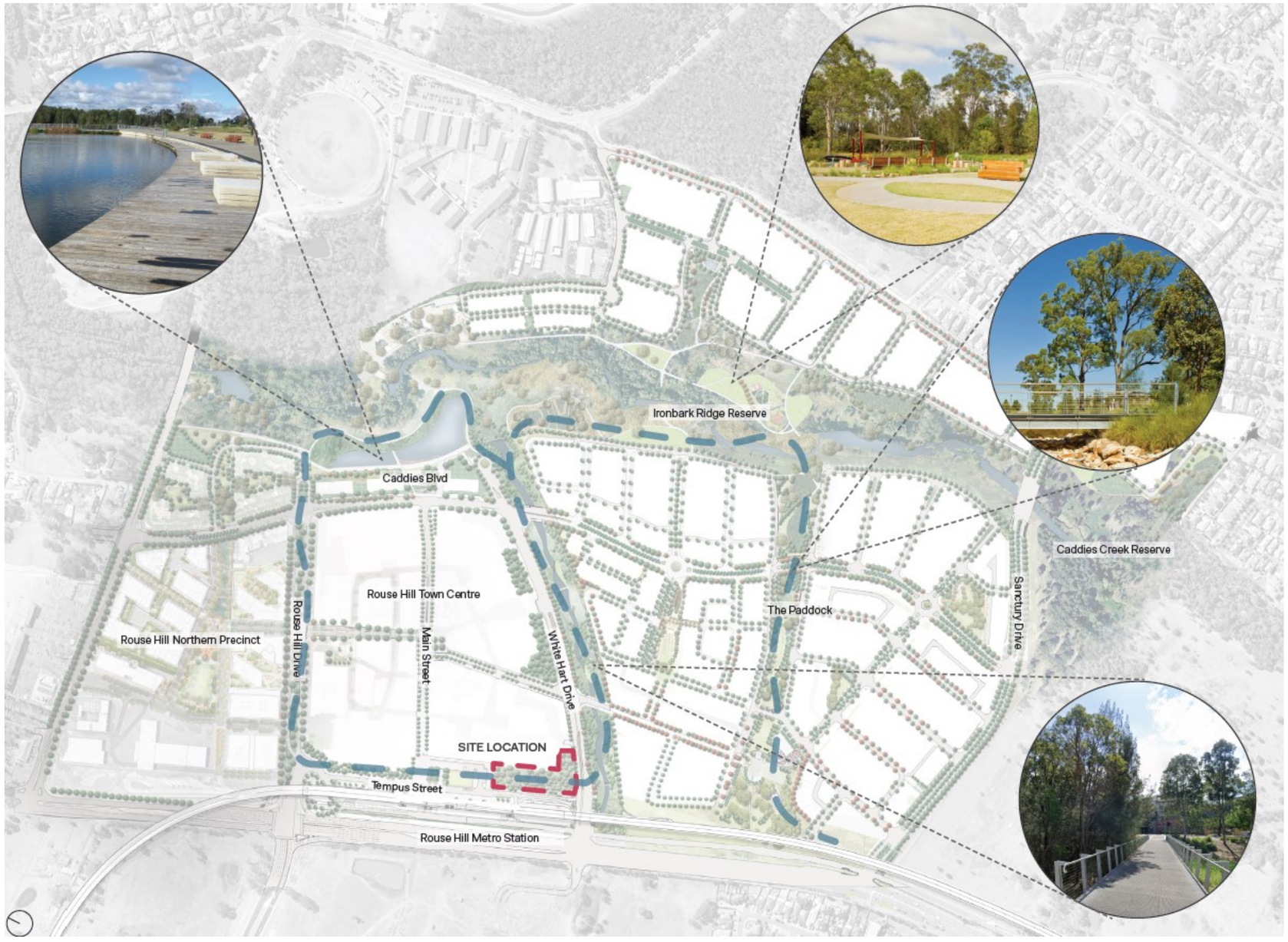
To the east of the site across White Hart Drive is a large residential area comprising single dwellings and town houses.

To the south of the site across White Hart Drive is new residential flat development of approximately 6 to 12 storeys.

Open spaces are located in proximity to the site including Castlebrook Memorial Park to the south- west of the site across Windsor Road, Caddies Creek Park and Reserve to the south of the site and Iron Bark Ridge Reserve to the west of the site at Caddies Creek.

The site is identified as a 'sleeve' site in the Rouse Hill Town Centre Precinct Plan approval (DA 1581/2005/ HB) where the intent is for future development to screen the existing big box retail and car parking structures behind. As the retail and car parking structures have already been constructed and are in operation, the site was temporarily treated with earth berns, and landscaping including tree planting until the site is developed.

No other structures exist on the site.



Note: Content provided by Oculus

4

DESIGN PRINCIPLES

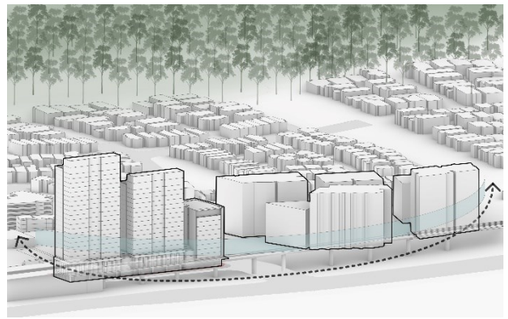
Design Principles

Principle 1: Context and neighborhood character

(1) Good design responds and contributes to its context, which is the key natural and built features of an area, their relationship and the character they create when combined and also includes social, economic, health and environmental conditions. (2) Responding to context involves identifying the desirable elements of an area's existing or future character. (3) Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. (4) Consideration of local context is important for all sites, including sites in the following areas— (a) established areas, (b) areas undergoing change, (c) areas identified for change.

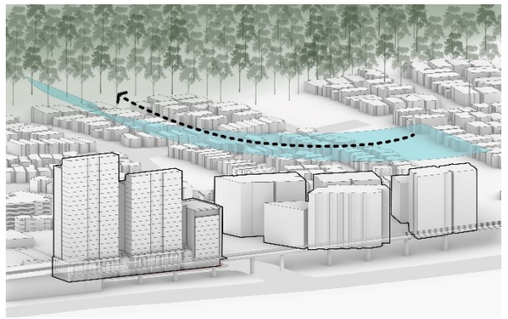
Rouse hill is part of the North West Growth Area, which focuses on the regions urban expansion and sees growth in residential, commercial and recreational spaces. The Rouse Hill Precinct plan extends on this, and outlines the need to support the growing population, especially among young professionals and families. This has been bolstered by the proposed hospital development, and completion of the metro station. It envisions a vibrant and walkable city with amenity and community at its forefront.

The region's housing predominately consists of single, freestanding dwellings, sprawling from the fringes of the town centre. Medium-rise housing developments have recently emerged around these fringes, responding to the region's growth and facilitating growth within walking distance from the town centre and metro station.



1. A Community of Buildings

Create a diverse yet unified collection of residential buildings with distinct architectural expressions. Each building's honest, purposeful design aligns with its intended use, establishing a "family" of buildings that enhances the precinct's character and identity within the greater Rouse Hill Town Centre and Metro area.



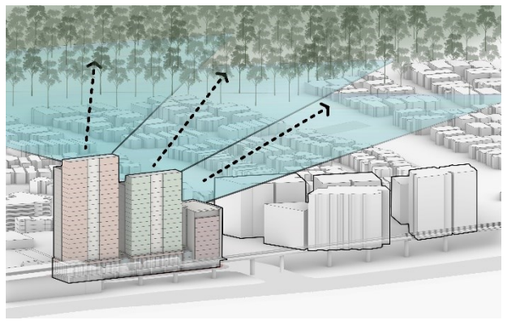
2. Urban Datum

Establish a clear urban datum by progressively stepping up building heights toward the town centre and Metro. Aligned with the local context, this height gradient creates a cohesive and recognizable precinct that celebrates density around a central public transit hub while remaining sensitive to the existing context.



3. Urban Silhouette

Develop a visually cohesive skyline with clustered vertical markers that reflect the district's energy and growth. This urban silhouette, responsive to the natural ridge topography, strategically steps up building heights toward the north and the Metro, forming a legible precinct that celebrates the town centre and the new Metro station.



4. Connection to Country

Integrate principles that honour the natural landscape and cultural heritage, fostering distinct yet harmonious connections to the surrounding land and community values. The elevated rooftops incorporate landscaping, maximizing visual connections to the area's natural beauty.

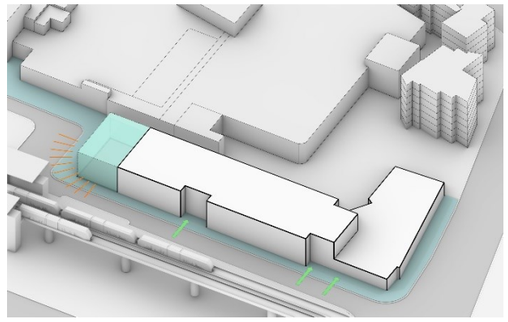
Design Principles

Principle 1: Context and neighborhood character

(1) Good design responds and contributes to its context, which is the key natural and built features of an area, their relationship and the character they create when combined and also includes social, economic, health and environmental conditions. (2) Responding to context involves identifying the desirable elements of an area's existing or future character. (3) Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. (4) Consideration of local context is important for all sites, including sites in the following areas— (a) established areas, (b) areas undergoing change, (c) areas identified for change.

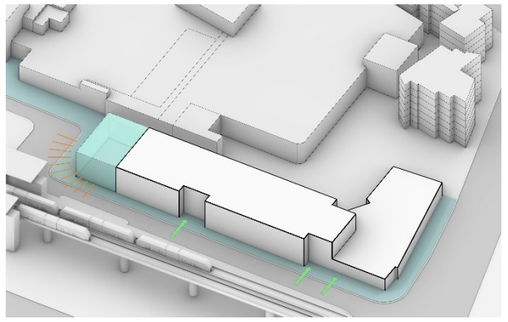
The proposal features a three storey podium that responds to the street and immediate urban fabric - of lower rise commercial and retail developments. While the Built-to-rent and Co-living structure above, broken down into three towers staggering down from north to south, aligns with the region's future growth.

Sitting at the edge of the town centre, and opposite the metro station, the proposal is at the threshold of the city's transportation and commercial hub and will mark the gateway to the city.



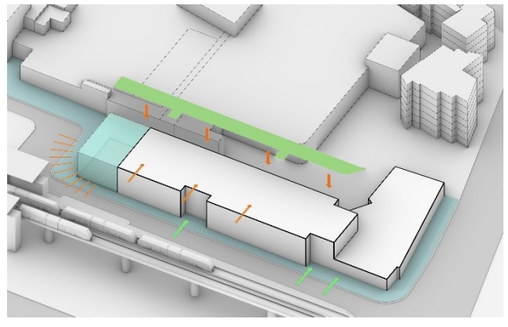
1. The Urban Village

Embracing the essence of the historic marketplace as a modern urban village, creating a dynamic destination where people naturally gather, share, and connect. Positioned at a prominent corner, the market-inspired space serves as both a beacon and an identity marker for the precinct. An active frontage will contribute to overall pedestrian safety along the northern plaza.



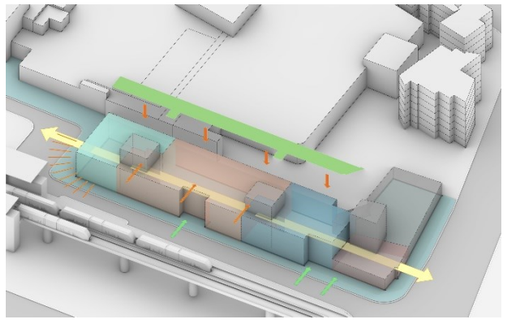
2. The Village High Street

Reinvent the high street as a lively ground-floor experience with community-centered spaces, welcoming residents and visitors to dine, shop, and engage in wellness activities. This concept promotes an active, vibrant ground floor that strengthens social interaction and fosters a strong sense of belonging.



3. The Central Courtyard

Establish a landscaped central courtyard that functions as a communal "town square," connecting buildings with outdoor spaces and nature. This courtyard will be a place for relaxation and gathering, providing open-air access for all residents and visitors, reinforcing a connection to the outdoors.



4. Community Hub

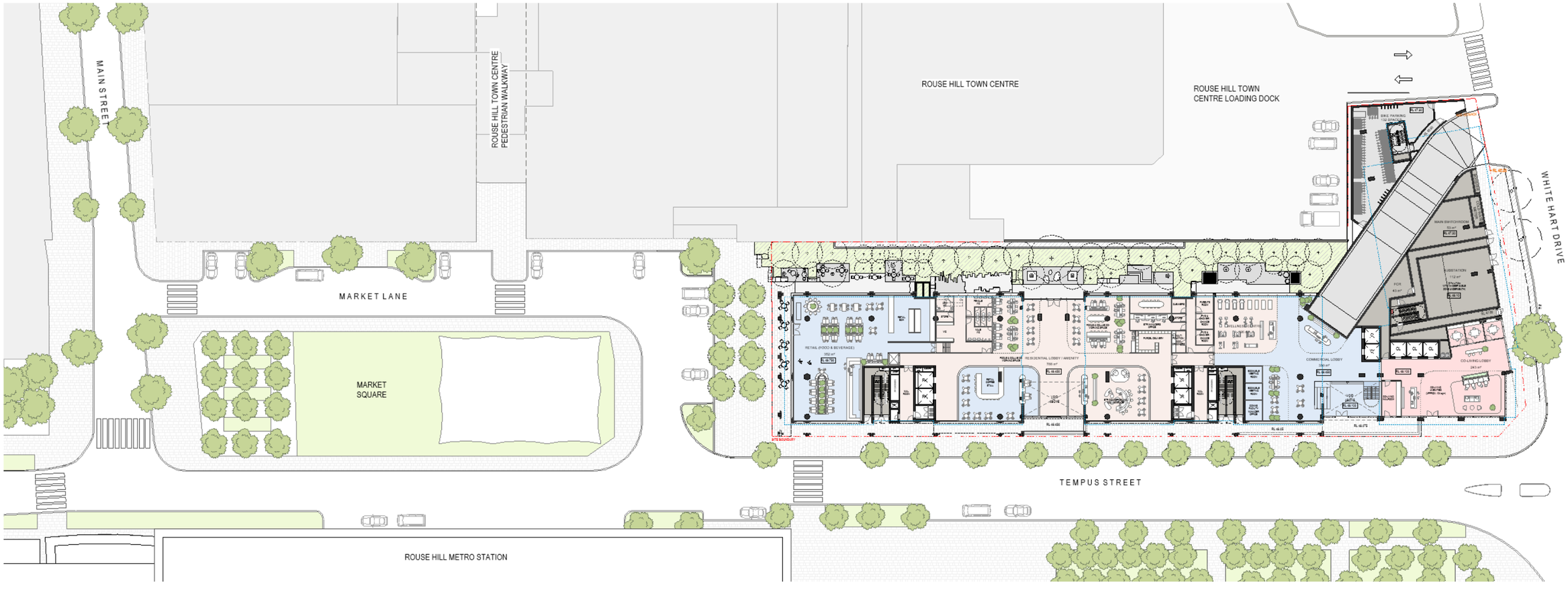
Design a central community hub featuring residential lobbies, communal spaces, and amenities such as libraries, co-working spaces, and wellness areas, all focused on enhancing community engagement and well-being. This hub will serve as an anchor for social interaction, fostering a welcoming and inclusive environment.

Design Principles

Principle 1: Context and neighborhood character

(1) Good design responds and contributes to its context, which is the key natural and built features of an area, their relationship and the character they create when combined and also includes social, economic, health and environmental conditions. (2) Responding to context involves identifying the desirable elements of an area's existing or future character. (3) Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. (4) Consideration of local context is important for all sites, including sites in the following areas— (a) established areas, (b) areas undergoing change, (c) areas identified for change.

The abundance of outdoor and indoor amenity is an extension of the Rouse Hill Town Centre market square and continues pedestrian activation along the centre's edges.



Ground plane and public domain / Interface with Rouse Hill Town Centre

Design Principles

Principle 2: Built form and scale

(1) Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. (2) Good design also achieves an appropriate built form for a site and the building's purpose in terms of the following (a) building alignments and proportions, (b) building type, (c) building articulation, (d) the manipulation of building elements. (3) Appropriate built form— (a) defines the public domain, and (b) contributes to the character of streetscapes and parks, including their views and vistas, and (c) provides internal amenity and outlook.

Site

The proposal sits on a 'sleeve' site that follows Tempus Street from north to south. It terminates at White Hart Drive where it turns eastward to the Rouse Hill Town Centre loading dock and car parking entry. Its northern tip abuts Market lane, which connects to the Rouse Hill town centre and marks the pedestrian entry point to the metro station.

Controls

- The proposal is divided into three towers that are unified by a singular three storey podium.
- Setbacks are established by the ADG, ensuring the privacy and amenity of residents.
- Further setbacks along the street faces have been established to ensure street tree growth.
- The site has no FSR or height restrictions. However, the height of all towers has been defined by the solar access of neighbouring residential properties - acknowledging that the proposal is part of a greater community of buildings.

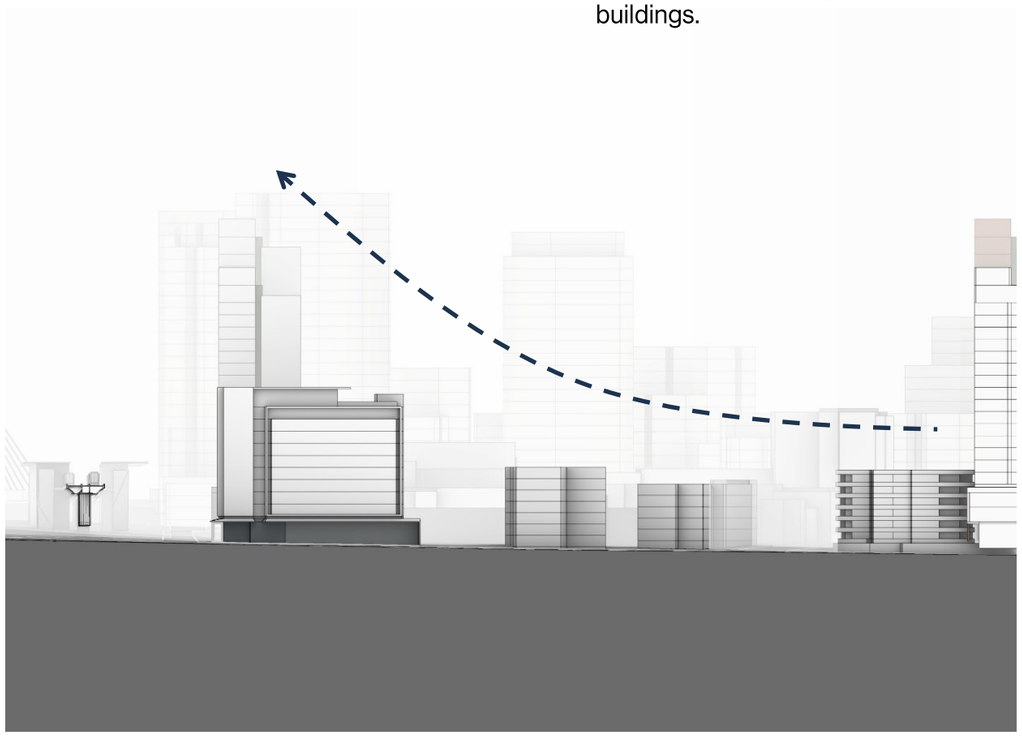
Towers

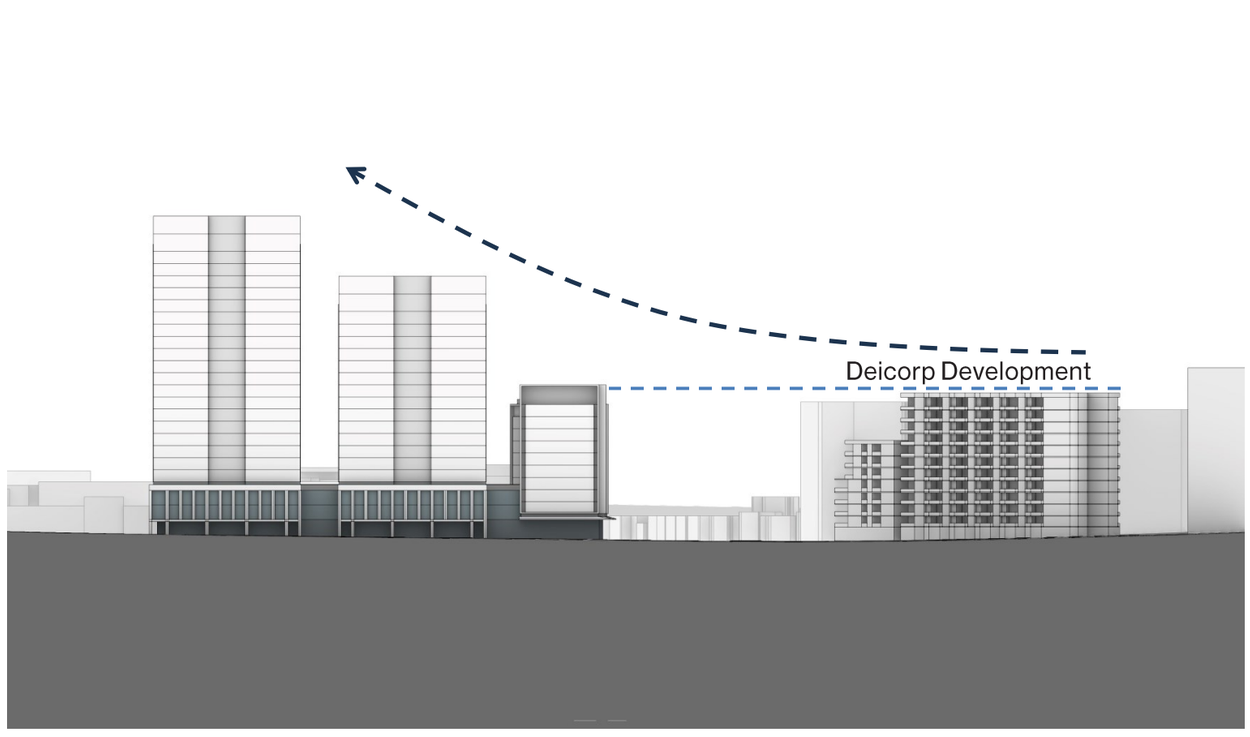
Notches in the tower massing helps break the bulk of the towers. The three-tower configuration also ensures greater solar access and cross ventilation for units. Corridors also have access to daylight. The staggered heights of the tower also creates helps establish rooftop spaces with different character.

Podium

The podium is articulated by masonry and glazing. This was used to play with solidity and transparency, to mark entry points and also break down the street wall.

Active program fills the edges of the ground plane and acts as an extension of the Rouse Hill town centre. Co-working spaces, meeting rooms, a café, bookable function spaces and wellness facilities all occupy the ground plane. Services zones are limited to the building's southern edge, and shifted to the basement where possible, to further dedicate the ground plane to amenities.



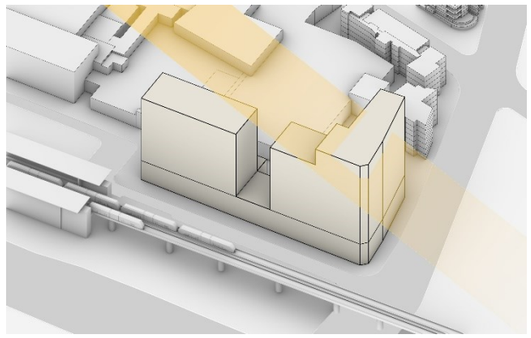


Design Principles

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The initial reference design, shared with the Department of Planning and the Council in March 2024 illustrated below, was provided to Architectus for peer review and improvement. Since then, Architectus has sought to develop an appropriate built form and scale, enhance resident amenity, activate the ground plane, and be more considerate of the surrounding context, as outlined below.



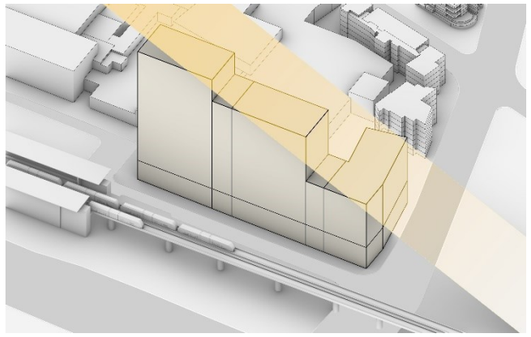
Reference Design (Cox Architecture):
18 storey height
- Commercial
- Build-To-Rent
- Serviced Apartments

Height distributed to the south

Creates impact to neighbouring buildings to the south

Height steps from metro and Town Centre

18m between residential buildings with Habitable rooms facing into non habitable rooms

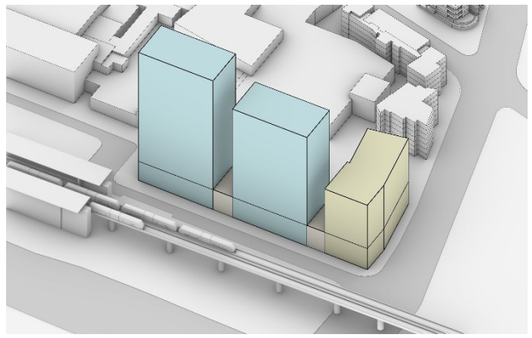


Step 1 (Architectus):
Proposed design seeks to redistributes the mass

23 storey height distributed to the North

Redistribution of height stepping down from town centre / metro towards existing residential development

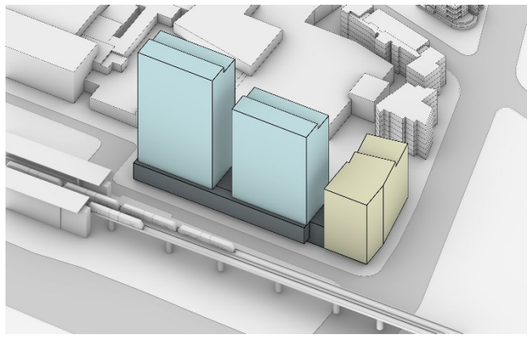
Stepping form introduced to minimise impact to neighbouring buildings to the south



Step 2 (Architectus):
Refined built form and creation of a community of buildings

Appropriate separation between buildings provided

All habitable rooms with aspect and views out



Proposed Design (Architectus):
Contextual response reduces impact to neighbouring buildings

Improved public realm and ground plane activation

Distinct lobbies articulated in breaks within built forms

Towers create an urban cluster as visible marker for Town Centre and Metro

Design Principles

Principle 2: Built form and scale

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There are no planning controls defining setbacks along the site, however the proposal takes on board ADG setback requirements along its shared boundaries.

Podium : Ground Setbacks

Ground floor features residential and public amenities as well as Services zones. All street facing façade set back up to 3.4m at boundary to provide a shaded walkway and extension of existing footpath.

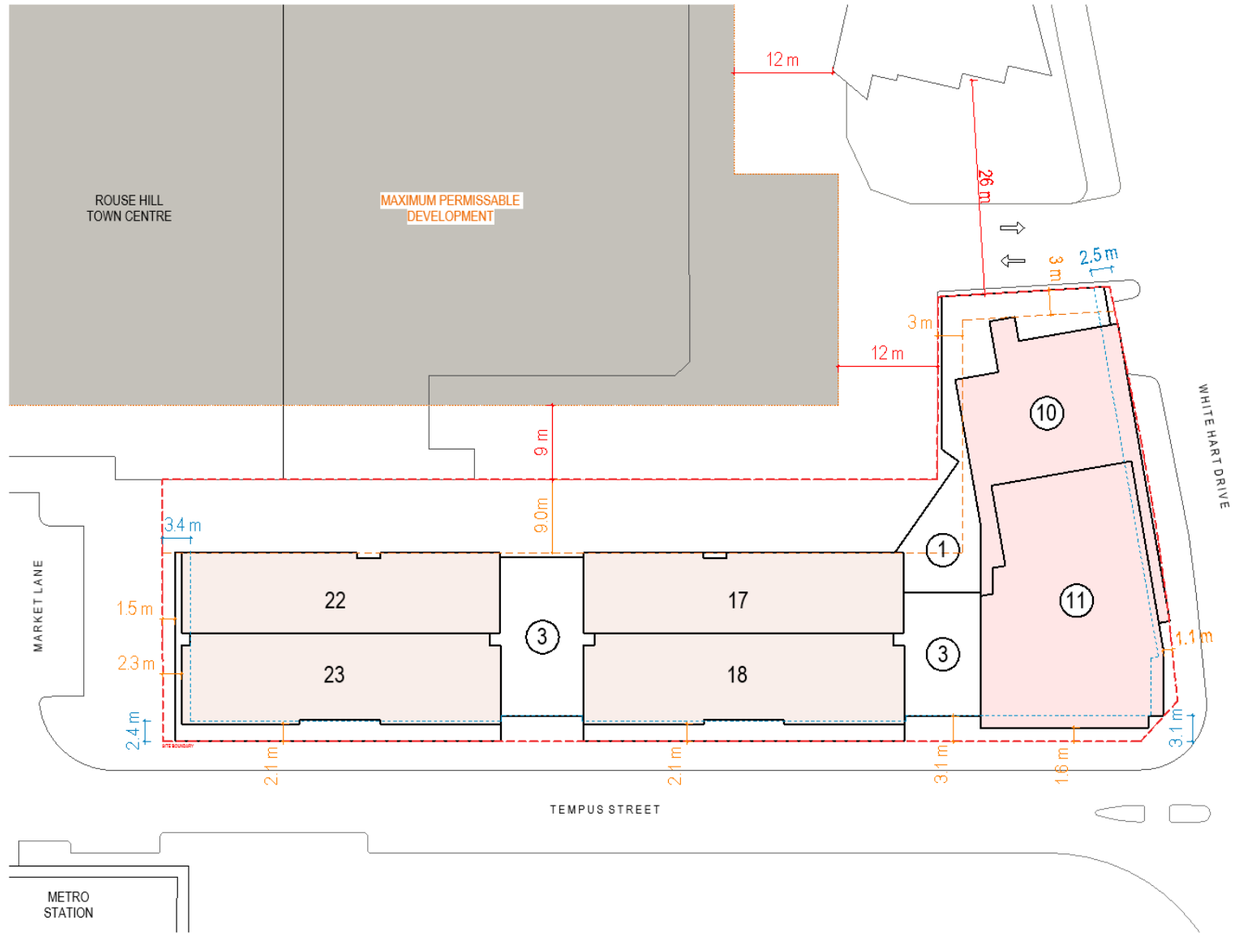
- 3.4m at Market lane, facing plaza
- 2.4m – 3.1m at Tempus Street
- 2.5m at White hart Drive
- 9m to east boundary wall allows to ample deep soil and communal outdoor space.

Podium : Level 1 – 2 Setbacks

- 1.5m at Market lane for Commercial floor, for building articulation
- 9m to east boundary, allows for ample solar access to ground communal open space / deep soil,
- 3m to side boundaries facing RHTC loading dock (ADG) for Co-living.
- 2.4m to Tempus St from Co-living building
- Up to 1.1m at White hart drive for Co-living building.

Tower Setbacks

- BTR – 2.1m at Market lane and Tempus St
- 9m from East boundary

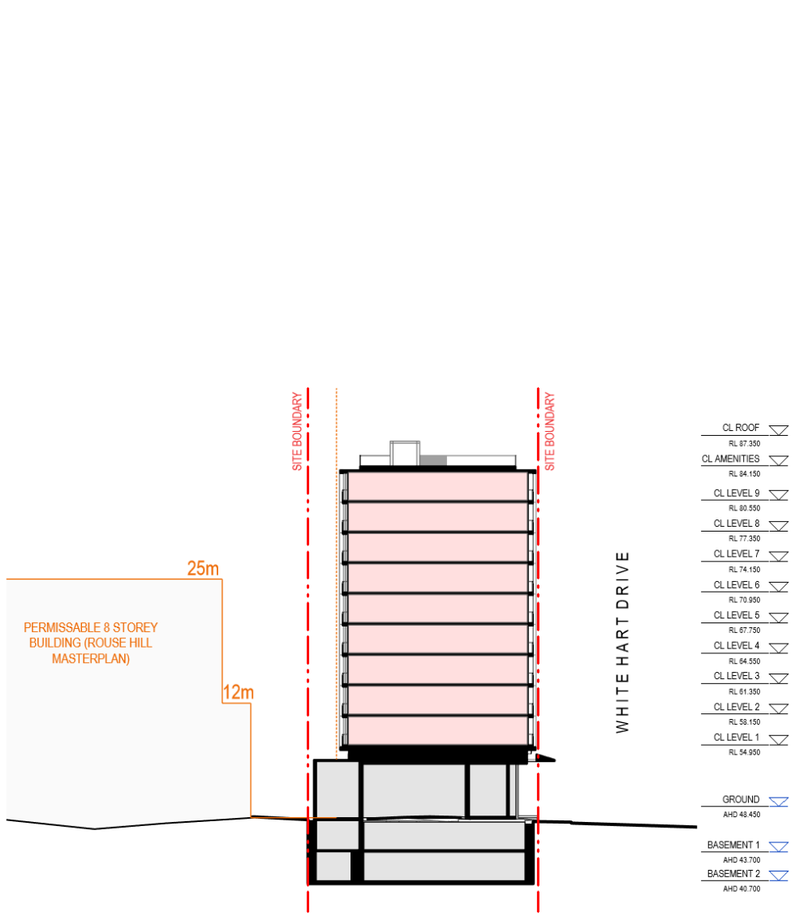


Setbacks and total storeys

Design Principles

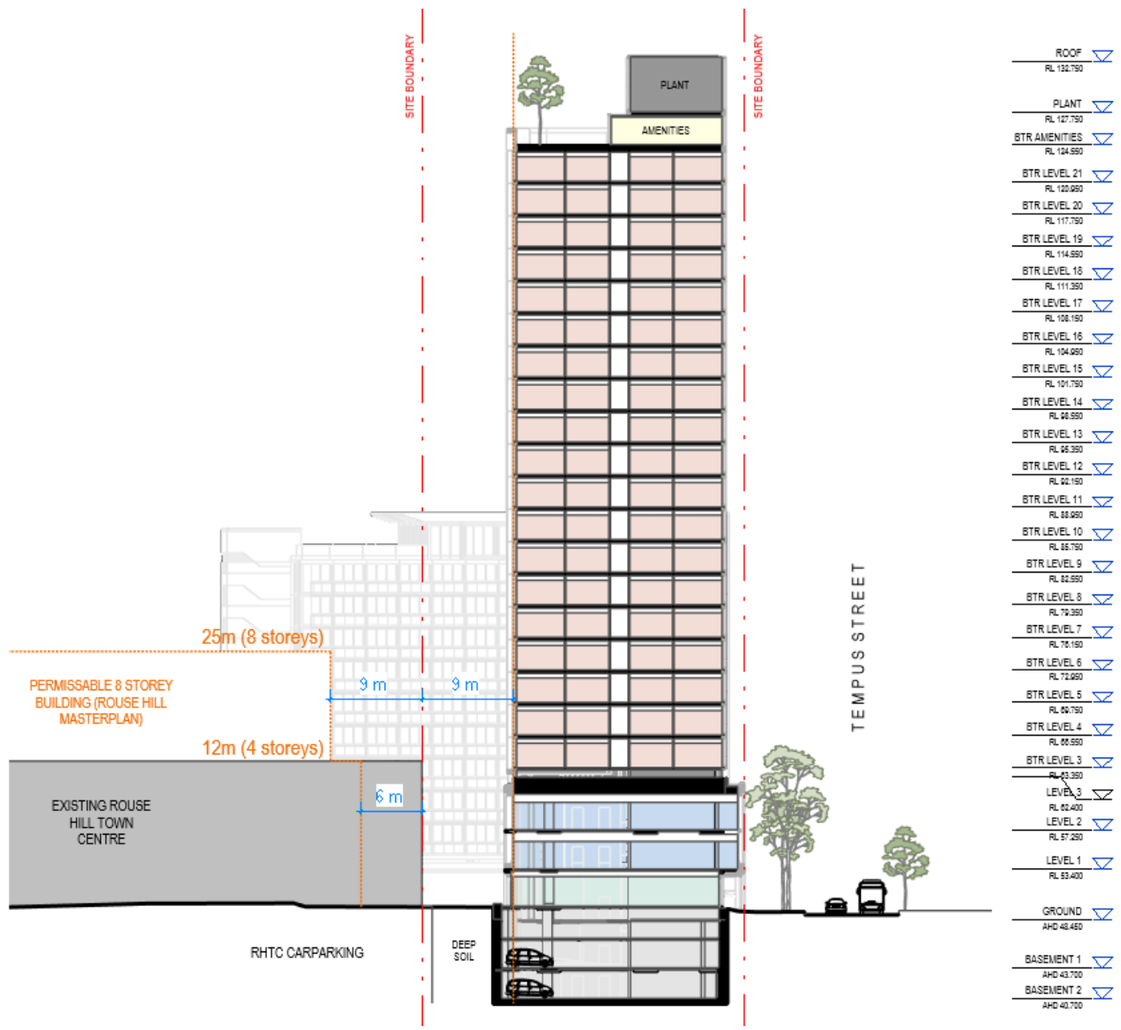
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Street Interface Section - White Hart Drive

- Contextual analysis defines height of Co-Living block
- Ground floor setback to create colonnade from White Hart Drive to Tempus Street
- 3m setback to eastern boundary



Street Interface Section - Tempus Street

- 9m setback to east
- 2.4m street setback on ground floor to provide covered walkway, and extension of public footpath

Design Principles

Principle 2: Built form and scale

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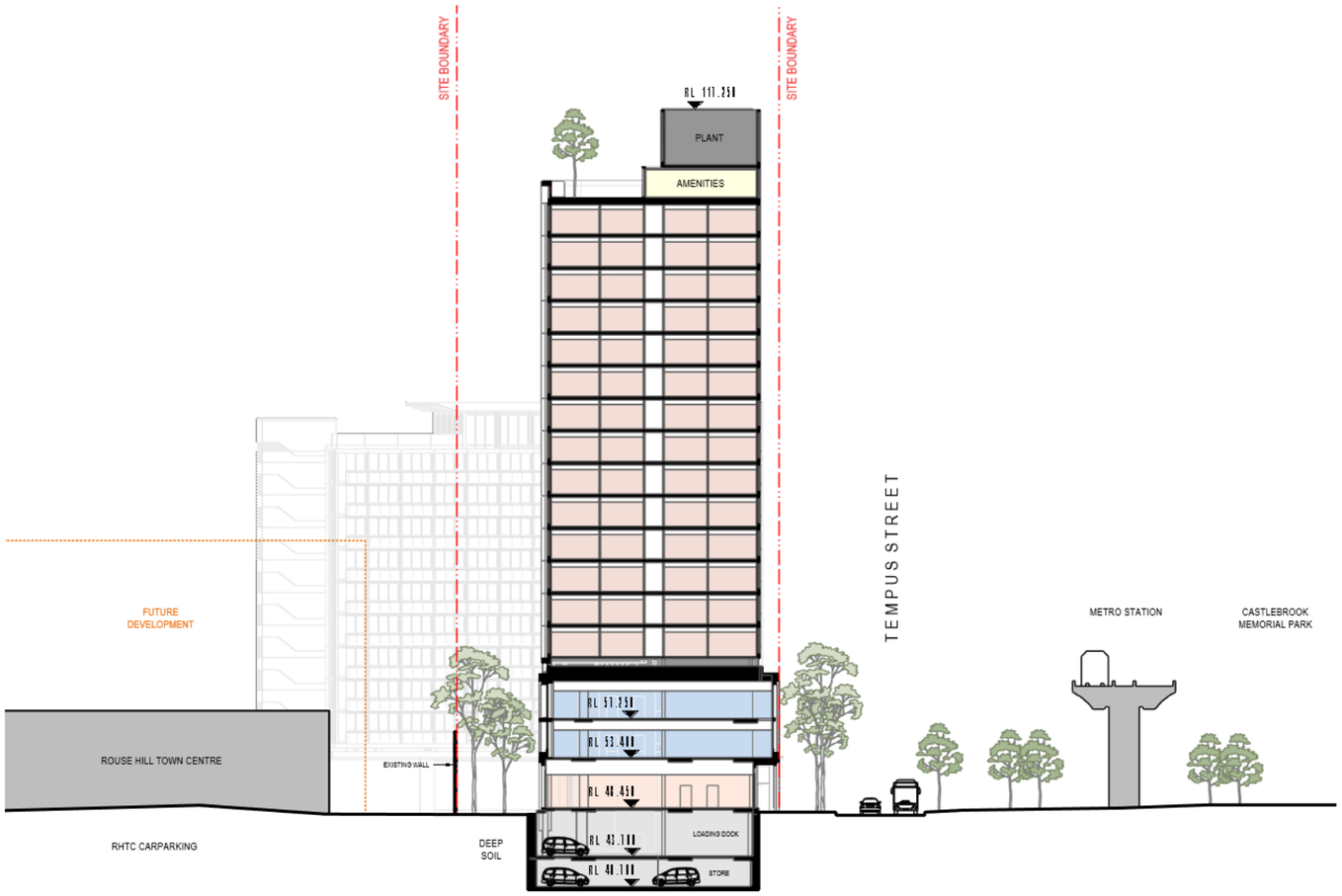


Street Interface Section – Market Lane and White Hart Drive

Design Principles

Principle 2: Built form and scale

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Street Interface Section – Tempus Street

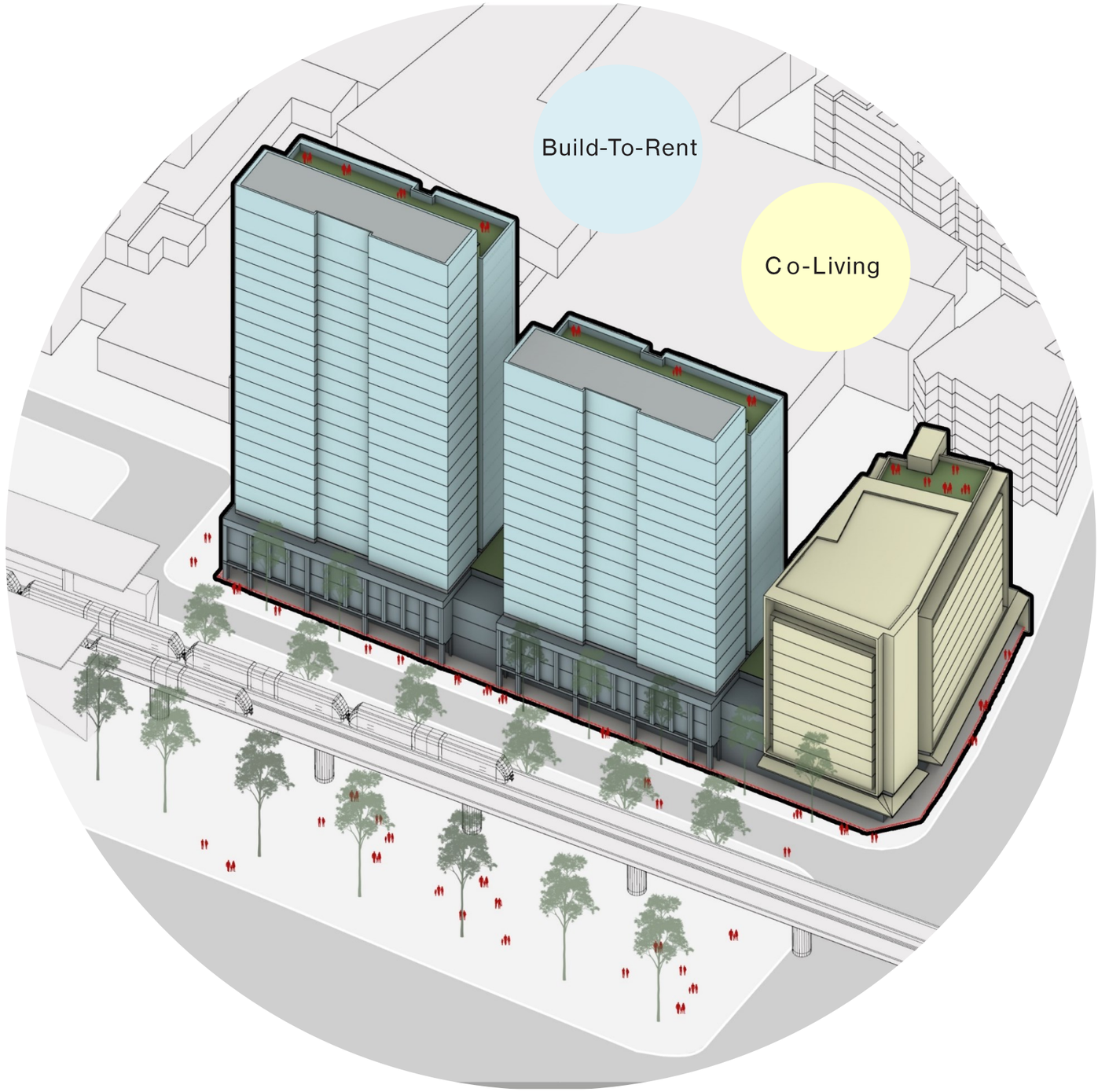
Design Principles
Principle 3: Density

(1) Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. (2) Appropriate densities are consistent with the area's existing or projected population. (3) Appropriate densities are sustained by the following— (a) existing or proposed infrastructure, (b) public transport, (c) access to jobs, (d) community facilities, (e) the environment.

The proposal provides a diverse range of housing medium-term Rouse Hill's commercial and transportation hub. Co-living units offer a medium term housing alternative for young professionals, while dual key built-to-rent units provide a family friendly, intergenerational solution to apartment living. The range of housing available within the proposal, means units can expand and contract as residents' needs change. Residents can also move within the development as their needs evolve.

To balance the abundance of housing, plenty of communal amenity is provided along the ground plane and rooftop spaces. The ground floor includes food & beverage spaces for public use, as well as a mixture of co-working spaces, bookable meeting rooms, study booths and collaboration zones. This is complemented by landscaping which runs through the eastern border of the site, providing a buffer from the neighbouring carpark/loading dock, but also providing open green space for residents and visitors to enjoy.

Each building is topped with indoor and outdoor amenity centered around more casual uses. The Built-to-rent towers include yoga spaces, a gym, dining, library and lounge areas. While the co-living rooftop features laundry facilities, as well as dining areas, a co-working space and ample outdoor space.



Design Principles

Principle 4: Sustainability

(1) Good design combines positive environmental, social and economic outcomes. (2) Good sustainable design includes—(a) use of natural cross ventilation and sunlight for the amenity and liveability of residents, and (b) passive thermal design for ventilation, heating and cooling, which reduces reliance on technology and operation costs. (3) Good sustainable design also includes the following—(a) recycling and reuse of materials and waste, (b) use of sustainable materials, (c) deep soil zones for groundwater recharge and vegetation.

See also: ESD report by E-lab and Services report by Collective Engineering.

The breakup of the massing into three towers that stagger from north to south, maximises solar access and cross ventilation for the built-to-rent units.

The provision for flexible housing is another component of the proposal that responds to sustainability, as it ensures the building can evolve along with the developing needs of the population.

The housing consists of prefabricated modular components which reduce building time and building wastage.

The proposal is limiting basement excavation to a maximum of two levels, with reduced provisions for carparking acknowledging the proximity of the metro, and encouraging shift to walkable, less vehicle-centric travelling.

While rooftops have been dedicated to indoor and outdoor amenity, provisions have also been made for photovoltaic panels above the rooftop spaces to allow for on-site renewable energy generation.

The eastern portion of the ground plain features deep soil that occupies the long eastern border of the site, providing deep soil close to 15% of the site's area. This zone provides a buffer from the neighbouring loading dock and carparking, while providing private and public spaces for residents and visitors to engage with local flora and fauna which is also supported by the landscaping.

The proposal is also targeting pathway to net zero and alignment with green star apartment credits.

Excerpt from ESD Report:

- Net Zero Operational Carbon ready by 2035 in line with the NSW commitment to reduce fossil fuel dependence.
- Renewable Energy Procurement equivalent to Net Zero Emissions for all retail (base building) and office energy demands.
- 5.5 Star NABERS Energy Commitment Agreement for Office uses greater than 1000 m2 NLA (As required by the Sustainable Buildings SEPP)
- 3.0 Star NABERS Water for Office uses greater than 1000m2 NLA (As required by the Sustainable Buildings SEPP).
- Compliance with increased BASIX Energy, Water and Thermal Comfort targets including;

– Energy 60% – Water 40% – Thermal Comfort:

  - 7.5 Star NatHERS Average (alignment to Green Star Buildings v1c Apartment Pathway requirement)
  - 6 Star NatHERS Minimum

- Alignment to Green Star buildings and sector specific apartment credits. The project is considering the GBCA rating tool suitability noting the GBCA has released the Green Star Buildings – Apartments Pathway v1 in October 2024.

Embedding a range of sustainability initiatives across the development including:

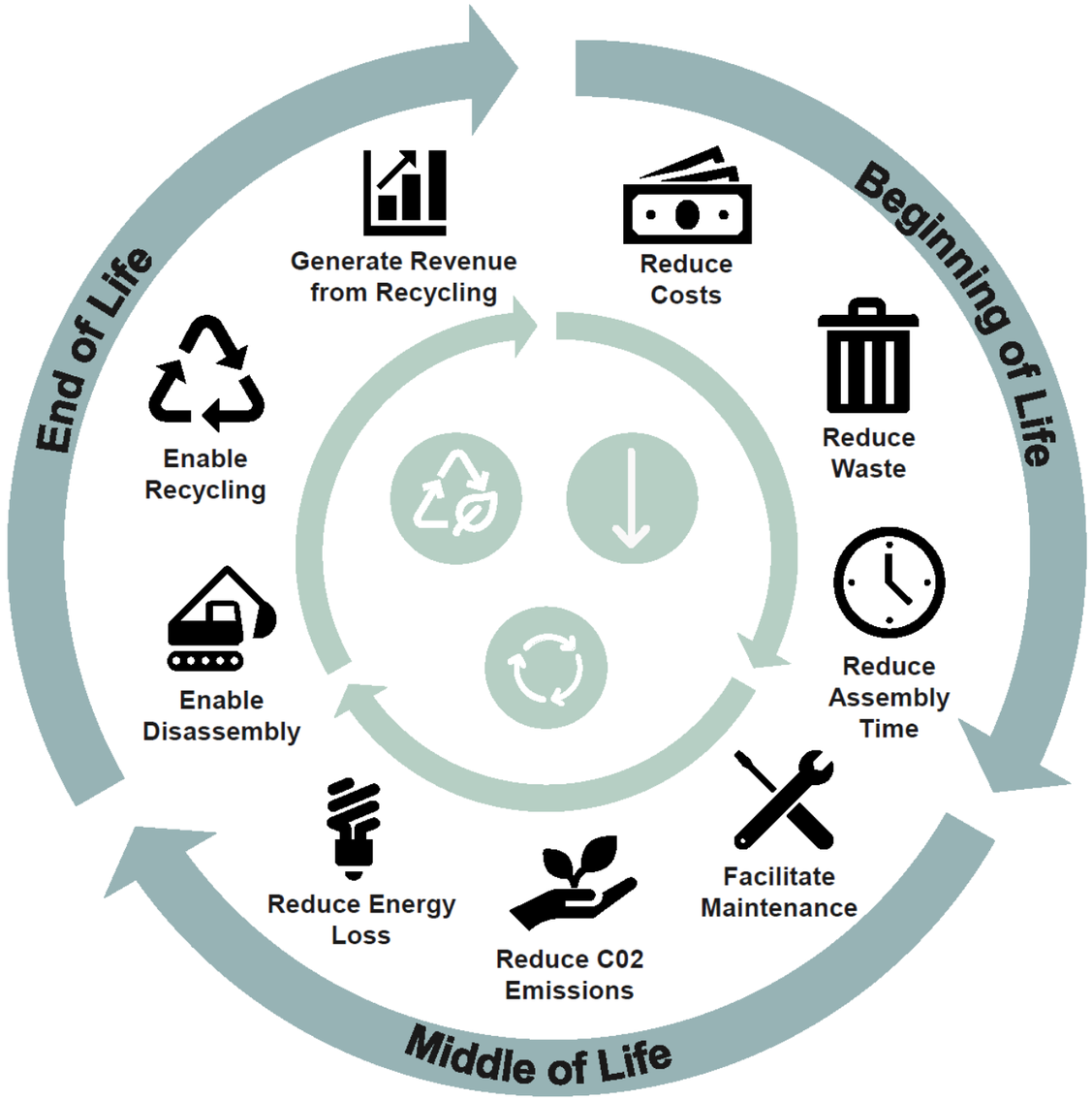
- On-site renewable energy generation through rooftop solar photovoltaics (PV)
- Appropriately sized and high efficiency centralised building services including domestic hot water and mechanical HVAC
- Passive design principles and features such as shading and a high-performance building fabric to balance daylight access and thermal exchange.
- Use of materials which demonstrate a lower environmental impact and minimising the overconsumption and wastage of resources through construction and demolition.

Design Principles
Principle 4: Sustainability

(1) Good design combines positive environmental, social and economic outcomes. (2) Good sustainable design includes—(a) use of natural cross ventilation and sunlight for the amenity and liveability of residents, and (b) passive thermal design for ventilation, heating and cooling, which reduces reliance on technology and operation costs. (3) Good sustainable design also includes the following—(a) recycling and reuse of materials and waste, (b) use of sustainable materials, (c) deep soil zones for groundwater recharge and vegetation.

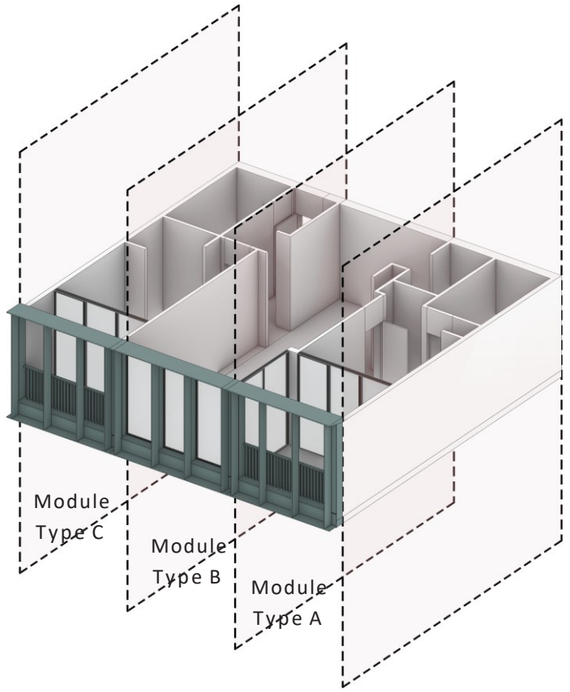
Modular construction methodology

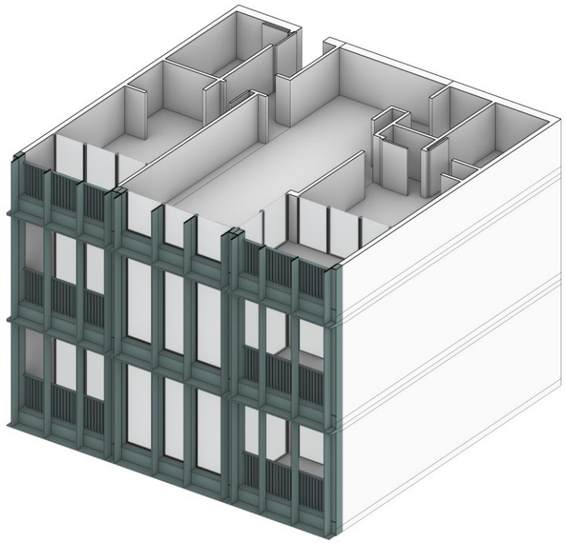
- The circular economy represents “reduce, reuse, recycle” principles for whole of life, making efficient use of finite resources:
- A circular economy could reduce global carbon emissions from construction materials by 38% in 2050 (McKinsey 2019).
- Modules can be built in bulk, allowing the exact quantity of materials to be ordered and cut, minimising waste by up to 80% (McKinsey 2019) due to more precise ordering and most of the waste can be recycled off-site at the factory.
- Modules can be designed for deconstruction, allowing materials to be reused in other projects.
- Modules can be designed for energy efficiency - minimising heat leakage and optimising insulation.



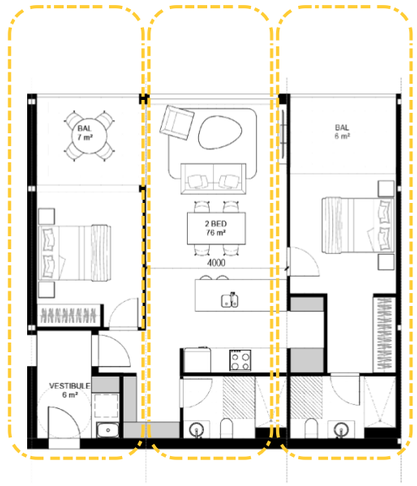
Source: Waste Generation.Buildings. 2021; 11(12):622. Source: CSIRO (2017), DCCEEW (2022), Ellen Macarthur Foundation (2024), Hickory Building Systems, Loizou L, Barati K, Shen X, Li B. Quantifying Advantages of Modular Construction

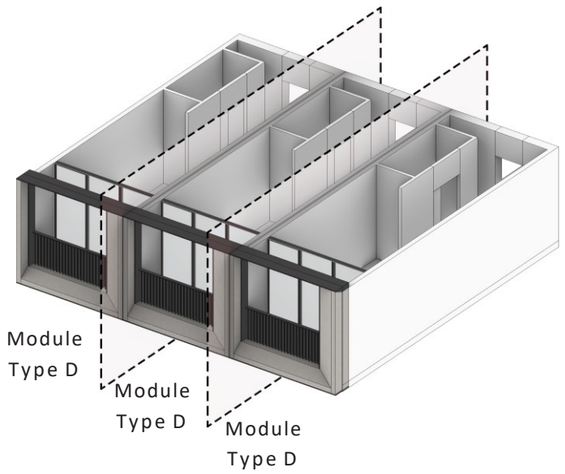
Design Principles
Principle 4: Sustainability



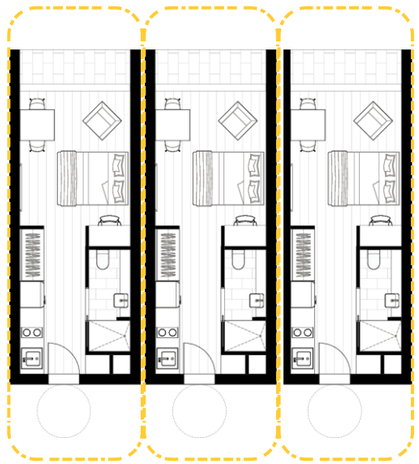


Module Type A | Module Type B | Module Type C





Module Type D | Module Type D | Module Type D



Module Types

Design Principles

Principle 5: Landscape

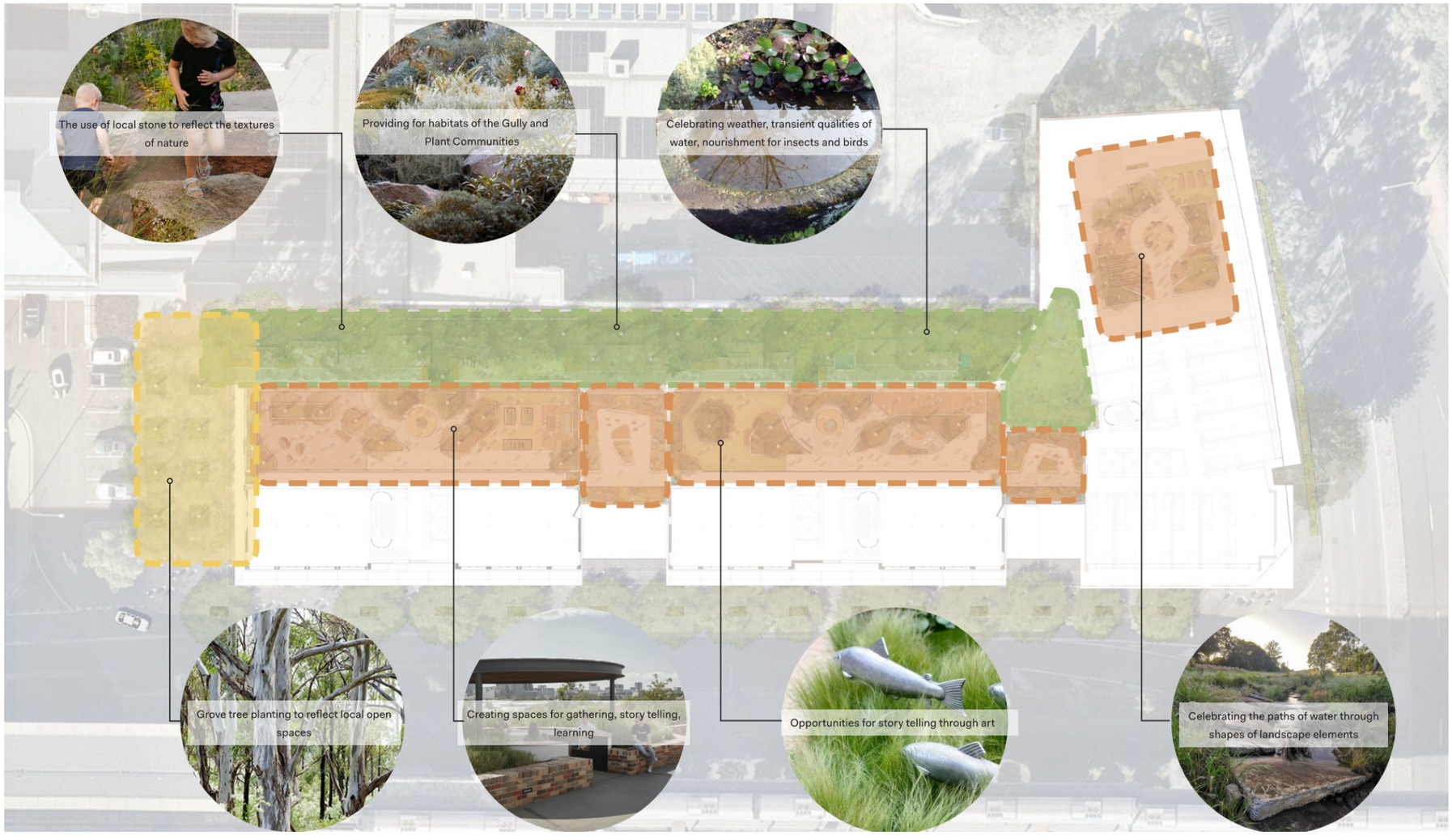
(1) Good design recognises that landscape and buildings operate together as an integrated and sustainable system, resulting in development with good amenity. (2) A positive image and contextual fit of well designed development is achieved by contributing to the landscape character of the streetscape and neighbourhood. (3) Good landscape design enhances the development's environmental performance by retaining positive natural features that contribute to the following— (a) the local context, (b) co-ordinating water and soil management, (c) solar access, (d) micro-climate, (e) tree canopy, (f) habitat values, (g) preserving green networks. (4) Good landscape design optimises the following— (a) usability, (b) privacy and opportunities for social interaction, (c) equitable access, (d) respect for neighbours' amenity. (5) Good landscape design provides for practical establishment and long term management.

See also: Landscape Design Report by Oculus.

The landscape is integrated with the proposal's amenity, public domain and connecting with country response.

The eastern deep soil zone is a major component of the landscape response, providing a buffer from the neighbouring car park with large canopy tree planting. Additional trees have been proposed along the market lane interface, adding to the canopy and providing sheltered space that extends on the existing Market plaza.

The ground plane and rooftop outdoor spaces will also feature a mixture of integrated planting beds with biophilic gardens. Developed in collaboration with AMAC, the landscape endeavors to connect with country by acknowledging the unique cultural layers of the site and its context. This will assist in supporting and sustaining local flora and fauna, as well as strengthening sense of place for residents and visitors. The rooftop spaces also provide an opportunity for visual connections to Caddies Creek, which is an important to the indigenous heritage of Rouse Hill.



Design Principles
Principle 6: Amenity

(1) Good design positively influences internal and external amenity for residents and neighbours. (2) G combines the following— (a) appropriate room dimensions and shapes, (b) access to sunlight, (c) nat (h) efficient layouts and service areas, (i) ease of access for all age groups and degrees of mobility.

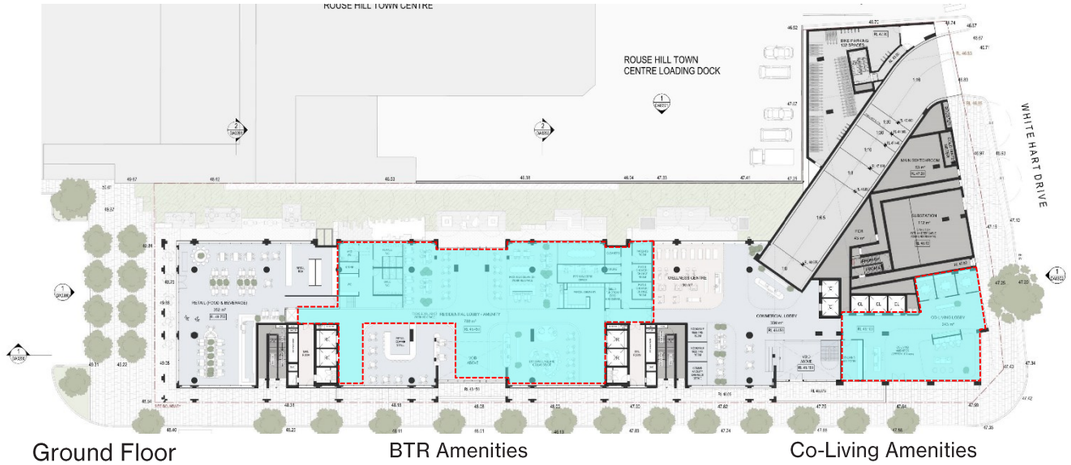
<u>Ground plane / Urban village</u>

With the town centre and metro station in workspaces, the proposal provides spaces that extend and enhance the region's existing amenity. As a part of the urban village, established by the Rouse Hill Town Centre, the proposal's ground plane is dedicated to public and private amenity. Landscaping along the eastern border extends to Market plaza, while retail, workspaces and wellness facilities provide facilities that support [the growing community].

<u>Nature</u>

The eastern deep soil zone and rooftop amenities feature outdoor spaces that support local flora and fauna and provide a meeting and resting point for residents and visitors.





Ground Floor

BTR Amenities

Co-Living Amenities



North BTR Amenities – L22

South BTR Amenities – L17

Co-Living Amenities – L10

Design Principles
Principle 6: Amenity

(1) Good design positively influences internal and external amenity for residents and neighbours. (2) Good amenity contributes to positive living environments and resident well-being. (3) Good amenity combines the following— (a) appropriate room dimensions and shapes, (b) access to sunlight, (c) natural ventilation, (d) outlook, (e) visual and acoustic privacy, (f) storage, (g) indoor and outdoor space, (h) efficient layouts and service areas, (i) ease of access for all age groups and degrees of mobility.

Modular units

The three-tower configuration ensures units achieve ample natural cross ventilation, and solar access. Units also have access to storage cages in the basement which can be flexibly configured to suit the needs of residents.

The unit widths are defined by the 3.5m width established by modules, this has produced large bedrooms, while reducing living room widths. To address this, an L-shaped living, dining kitchen configuration has been designed to ensure ample width is dedicated to living areas. Expansive outdoor and indoor amenity is provided to counter instances where this isn't achieved.

Design Principles
Principle 7: Safety

(1) Good design optimises safety and security within the development and the public domain. (2) Good design provides for quality public and private spaces that are clearly defined and fit for the intended purpose. (3) Opportunities to maximise passive surveillance of public and communal areas promote safety. (4) A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

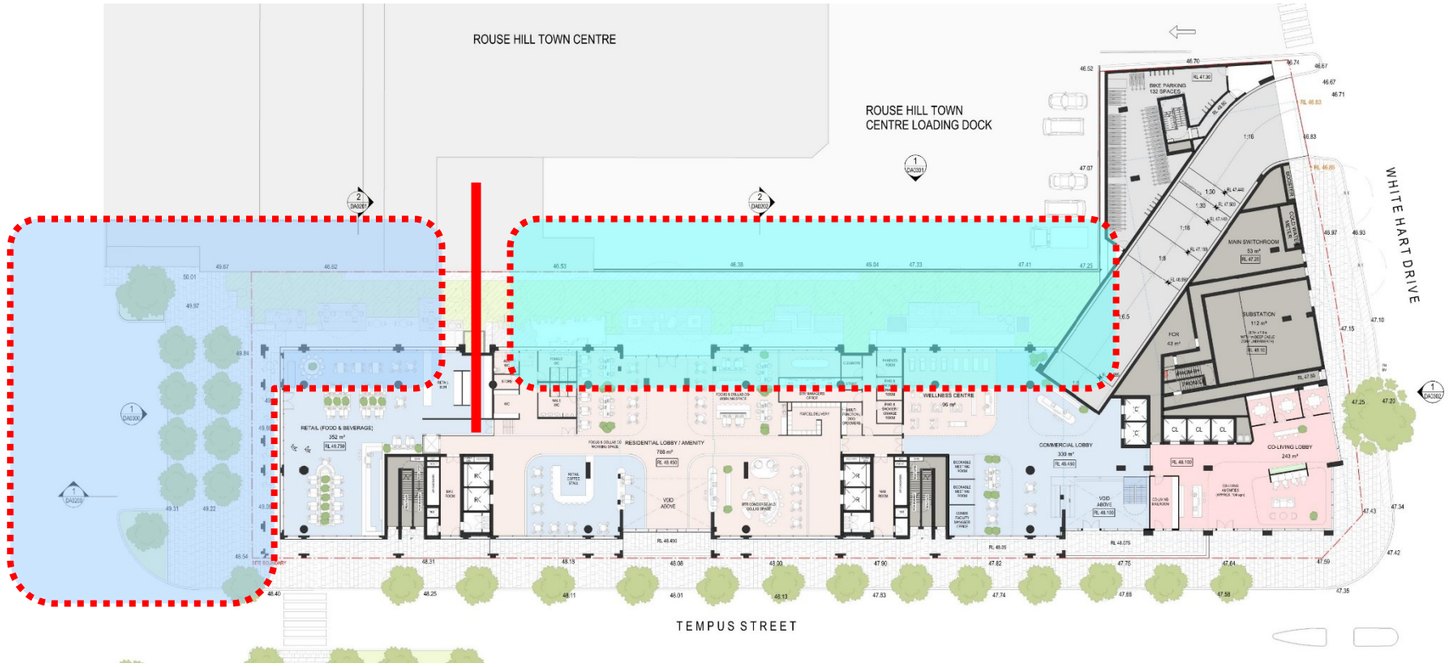
See also: CPTED report by Urbis.

The proposal's community centric approach to the ground plane is a major component of the safety and security response, with active street frontages providing opportunities for passive surveillance across the site. The mixture of uses, ranging from dining to work spaces and wellness, allows the ground to operate within a 24 hour cycle, bringing activity across the site throughout the day and night.

Terracing and vegetation along the eastern deep soil zone, assists in delineating the private and public spaces without visually impeding the landscape. It also allows outdoor seating areas to feel enclosed, while maintaining sight lines. Commercial spaces for the first two levels of the podium, as well as BTR and co-living units facing north and east also provide passive views into the eastern ground landscape.

The driveway entry and services zones have been limited to the southern border of the site, along White Hart Drive. This frees up the Market lane and Tempus Street frontages for pedestrian traffic.

All main entries are along Tempus street and are clearly delineated through recesses along the façade and triple height glazing. These entryways open to the expansive communal amenity zones along the ground plane where lifts are visible across the spaces.





Design Principles

Principle 8: Housing diversity and social interaction

(1) Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. (2) Well designed residential apartment development responds to social context by providing housing and facilities to suit the existing and future social mix. (3) Good design involves practical and flexible features, including— (a) different types of communal spaces for a broad range of people, and (b) opportunities for social interaction among residents.

Both housing typologies provide an alternative solution to medium term housing for the anticipated growth in young professionals and families in the region. Both components are also intended to be under the same operator, which allows amenities to be shared across the site.

Co-living

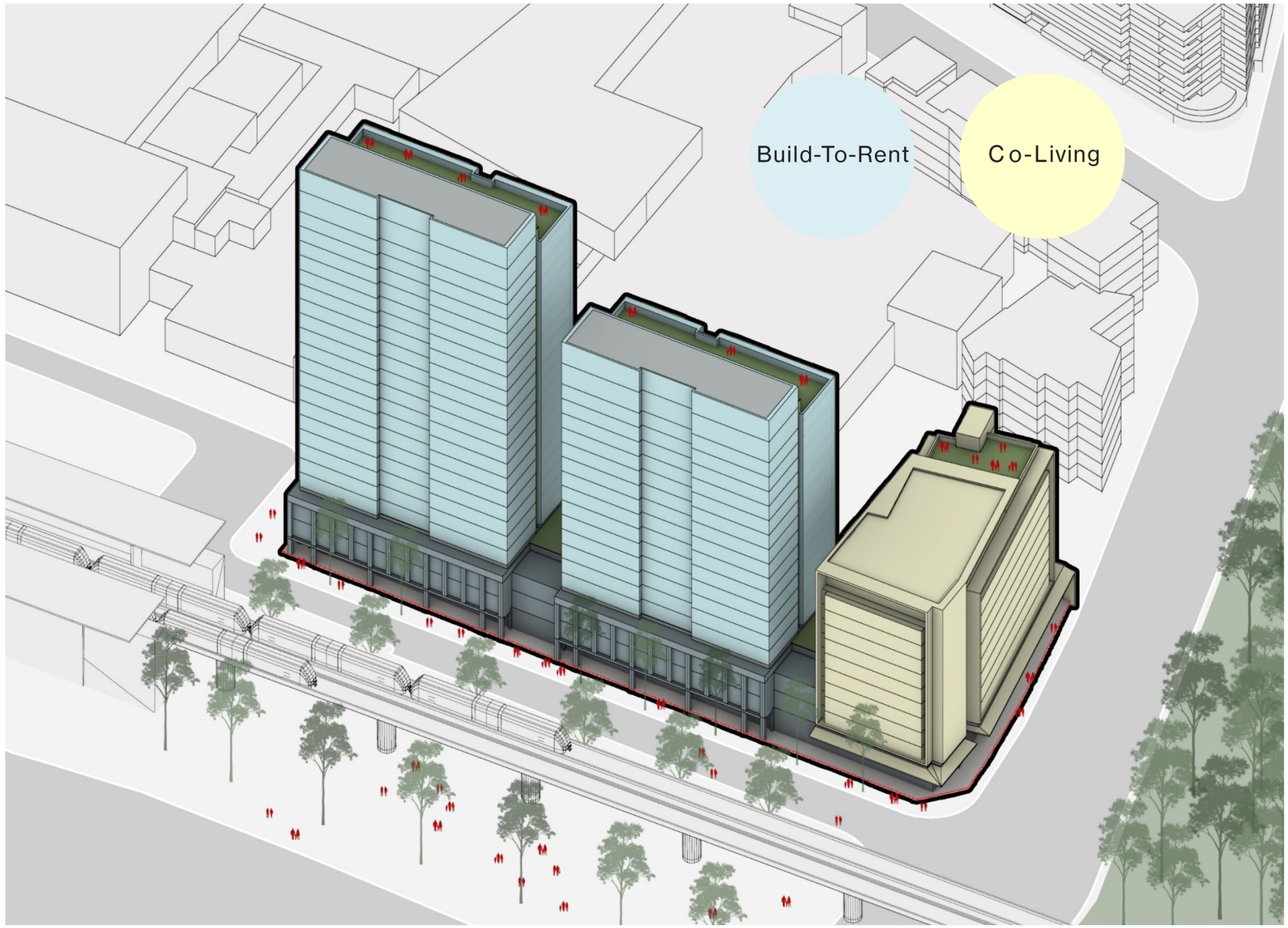
The Co-living units provide housing for young professional singles and couples. Units are mostly self- sufficient and offers compact living with the additional benefits of communal facilities, including laundries and co-working spaces.

Built-to-rent

The purpose built rental housing features additional flexibility through the inclusion of dual key units. Units can expand and contract with the needs of intergenerational residents and sheds light on different modes of living not typically addressed in high density apartment living. The mixture of standalone Studio, 1B, 2B, 3B as well as dual key 2B and dual key 3B units also opens the possibility for residents to move across the development as needs evolve.

Amenities

An assortment of F&B, communal facilities and co-working spaces accommodate small to large scale activities and provide opportunities for residents to interact with each other or the local community. These facilities are spread across the ground plane and rooftops spaces which include both indoor and outdoor spaces.



Design Principles
Principle 9: Aesthetics

(1) Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. (2) Good design uses a variety of materials, colours and textures. (3) The visual appearance of well designed residential apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

The proposal features a complex formation of staggered towers, and an L-shaped podium footprint. Rather than add to the busy-ness of the massing, the materials palette and façade seeks to establish a simple, calming and rhythmic aesthetic. The tones and colours of the materials have been kept natural and earthy, consisting of deep muted reds and greens.

<u>Podium</u>

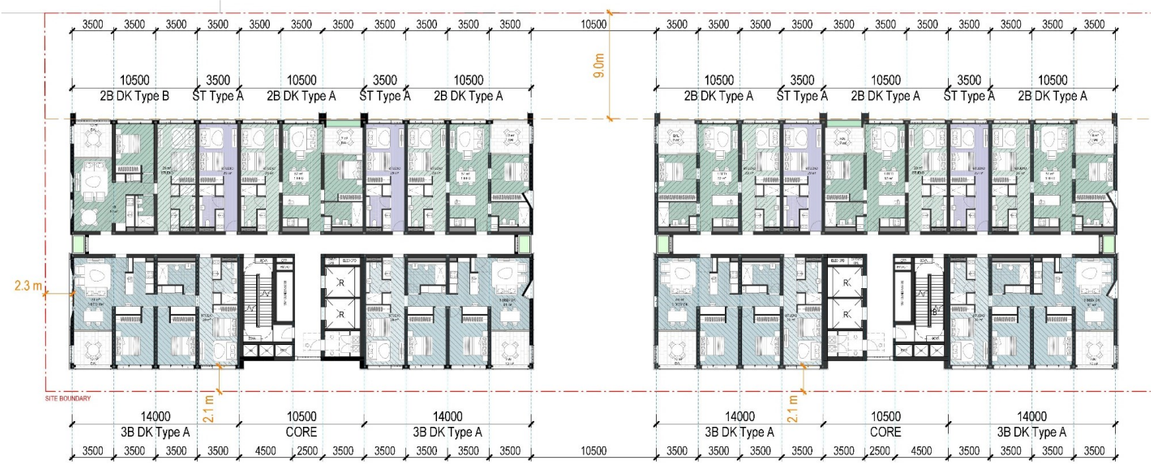
Tall, double height, wide spanning masonry grounds the proposal, while also providing a contrast to the modular stacks that form the towers. It also provides a complimentary backdrop to the expansive deep soil zone along the site's eastern border, as well as the shrubbery that tops the podium levels.

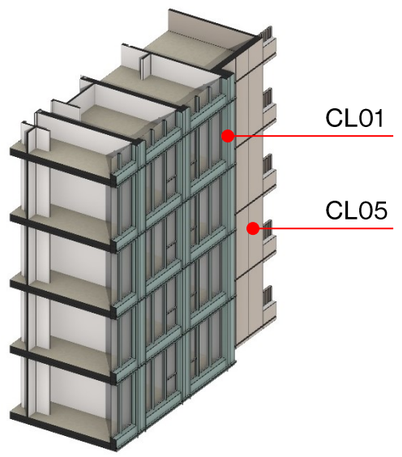
<u>Tower</u>

All three towers are made up of modular components stacked and connected to form the apartments. The façade expression is a result of the modules, and is embedded within each component. Recesses along the facade help to break up the tower massing and establish verticality.

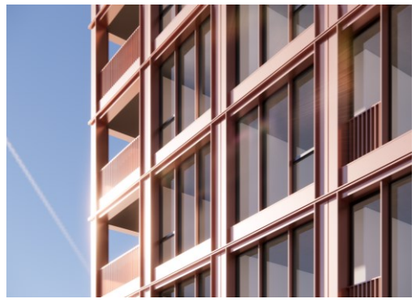
<u>Internal</u>

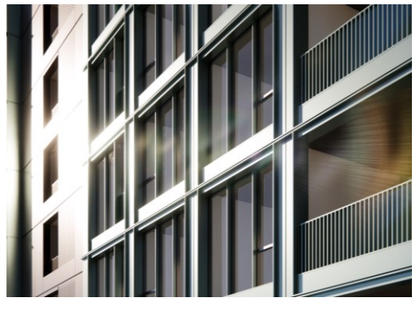
Internally, the units are to maintain the natural tones established in the exteriors.













Facade Finishes - Brick

BR01 - Face brick - Reddish / Brown

BR02 - Face Tiles - Coral / Red

BR03 - Face Tiles - Dark Green

Facade Finishes - Cladding System

CL01 - Aluminium Cladding w/ Vertical Joints or similar - Pale Green

CL02 - Aluminium Cladding w/ Vertical Joints or similar - Coral

CL03 - Aluminium Cladding w/ Vertical Joints or similar - Light Maroon

CL04 - Aluminium Cladding w/ Vertical Joints or similar - Warm Grey

CL05 - Aluminium Cladding w/ Vertical Joints or similar - Stone Grey

Facade Elements

BAL01 - Pale Green Steel post balustrade

BAL02 - Coral Steel post balustrade

BAL03 - Light Maroon Perforated balustrade

Facade Finishes - Window System

GL01 - Glass - Clear

5

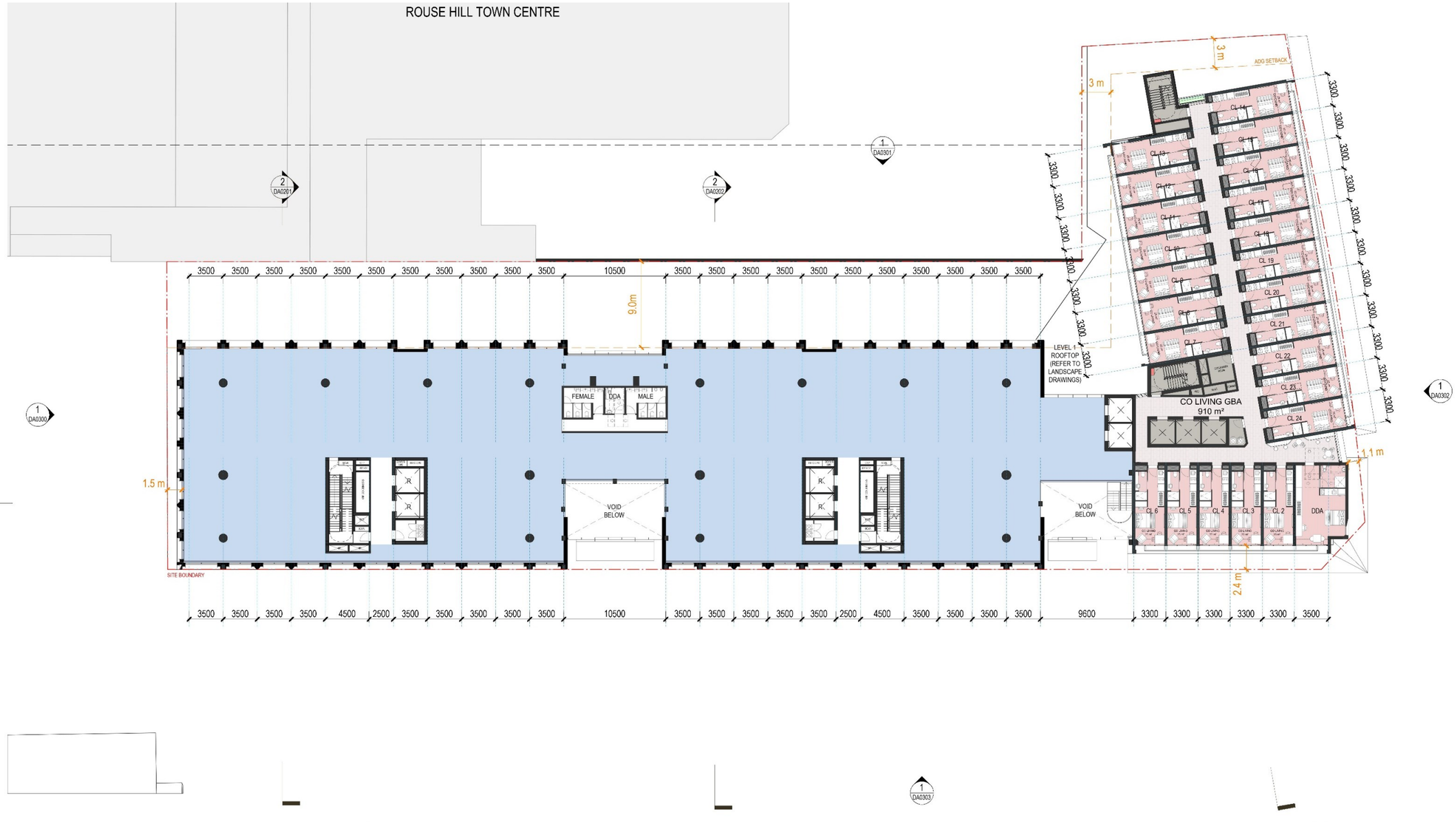
PROPOSAL

Proposal
Ground Floor - Amenity



Proposal

Level 01



Proposal
Residential Level 3


1 DA0301
1 DA0300
1 DA0200
1 DA0302
1 DA0303
3 m
3 m
ADG SETBACK
3300
3300
3300

Proposal
Typical Residential Level 5-8



Proposal

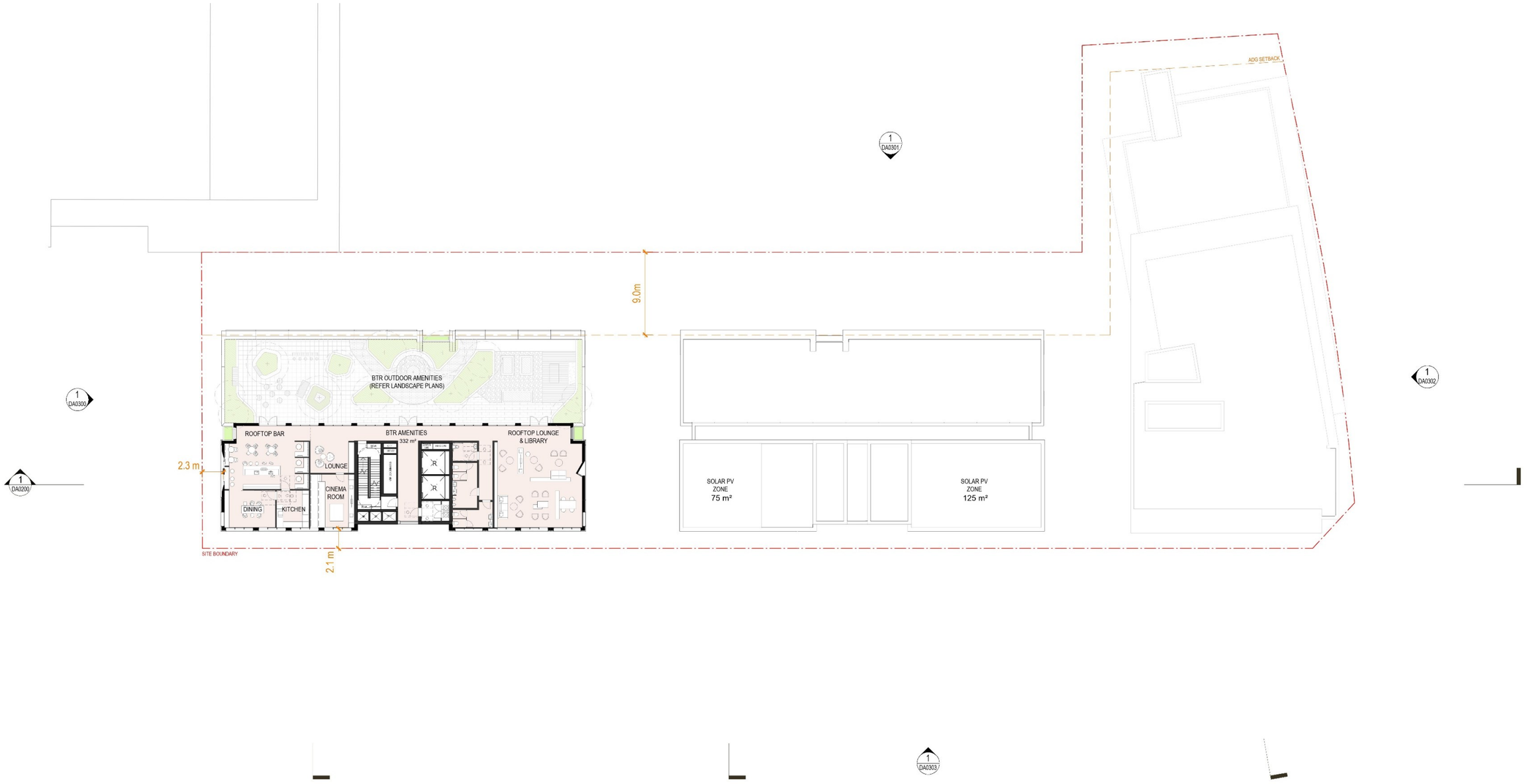
Level 10



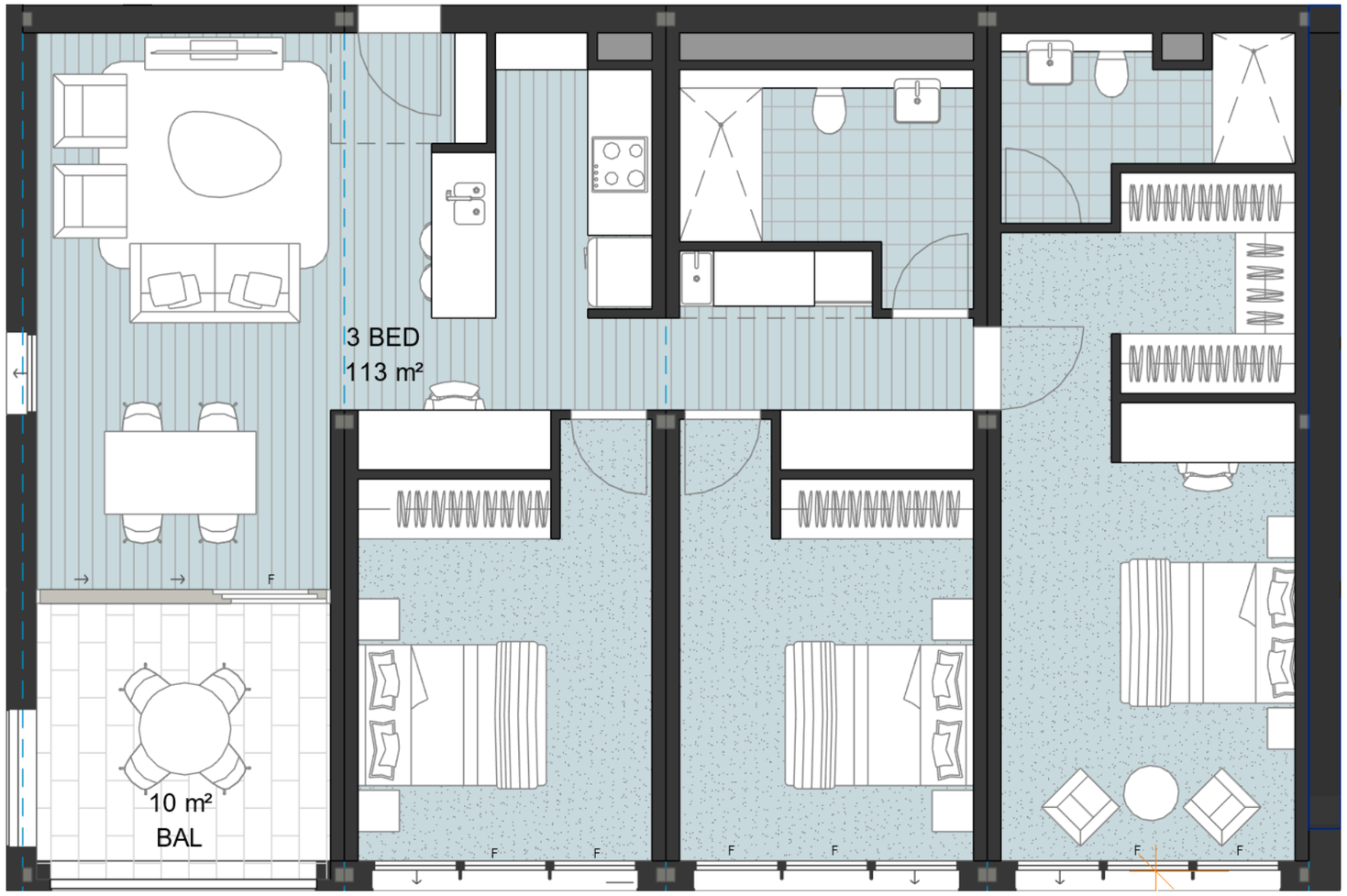
Proposal
Level 17



Proposal
Level 22



Proposal
Apartment Design - Single Key Units









3 Bed BTR Unit (East - West)

Proposal
Apartment Design - Dual Key Units



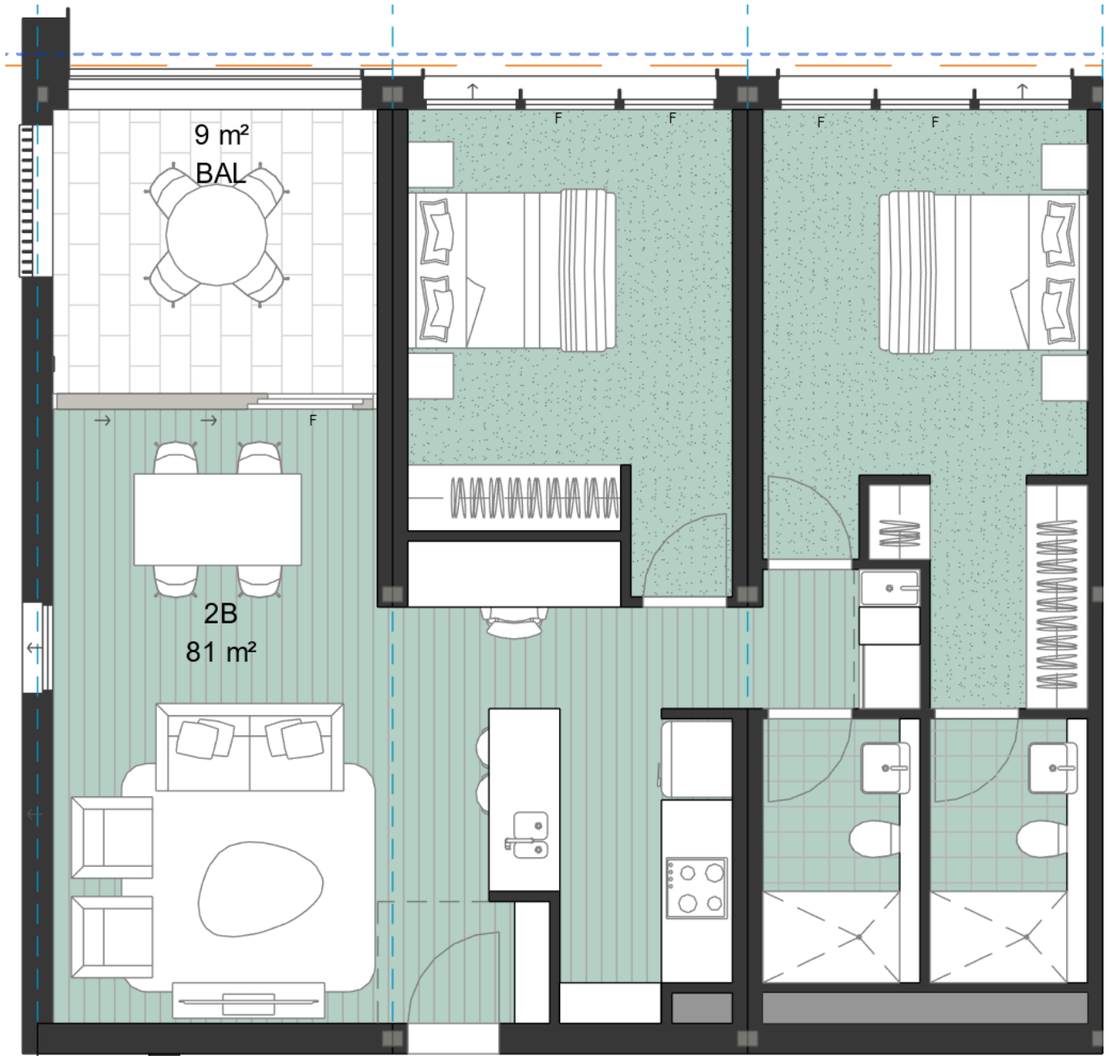
3 Bed Dual Key BTR Unit







Proposal
Apartment Design - Dual Key Units



2 Bed Dual Key BTR Unit







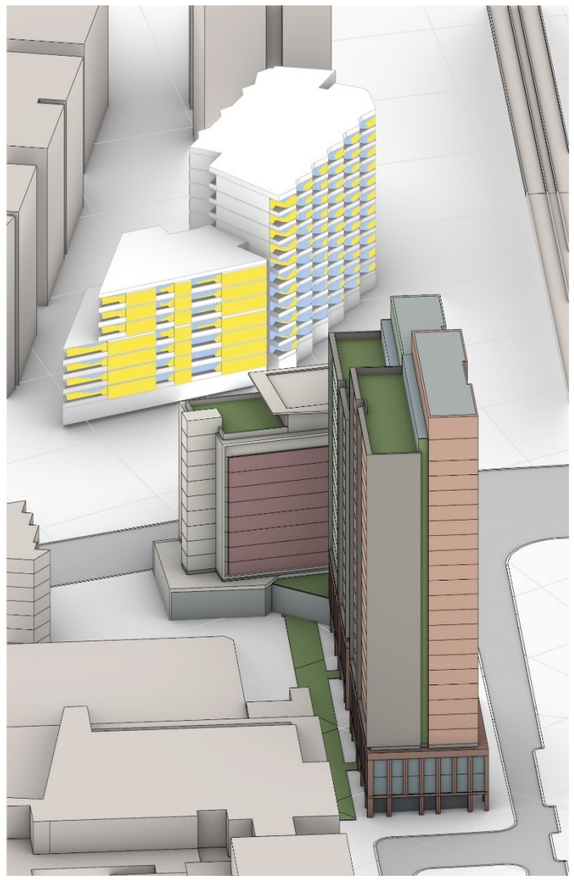
6

SOLAR IMPACT ANALYSIS

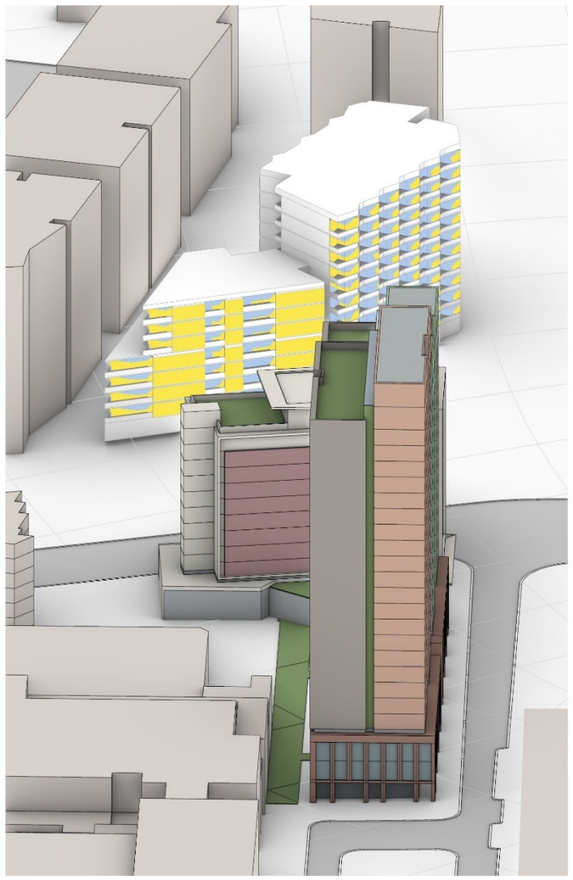
Solar Impact Analysis

Adjacent Building Solar Impact

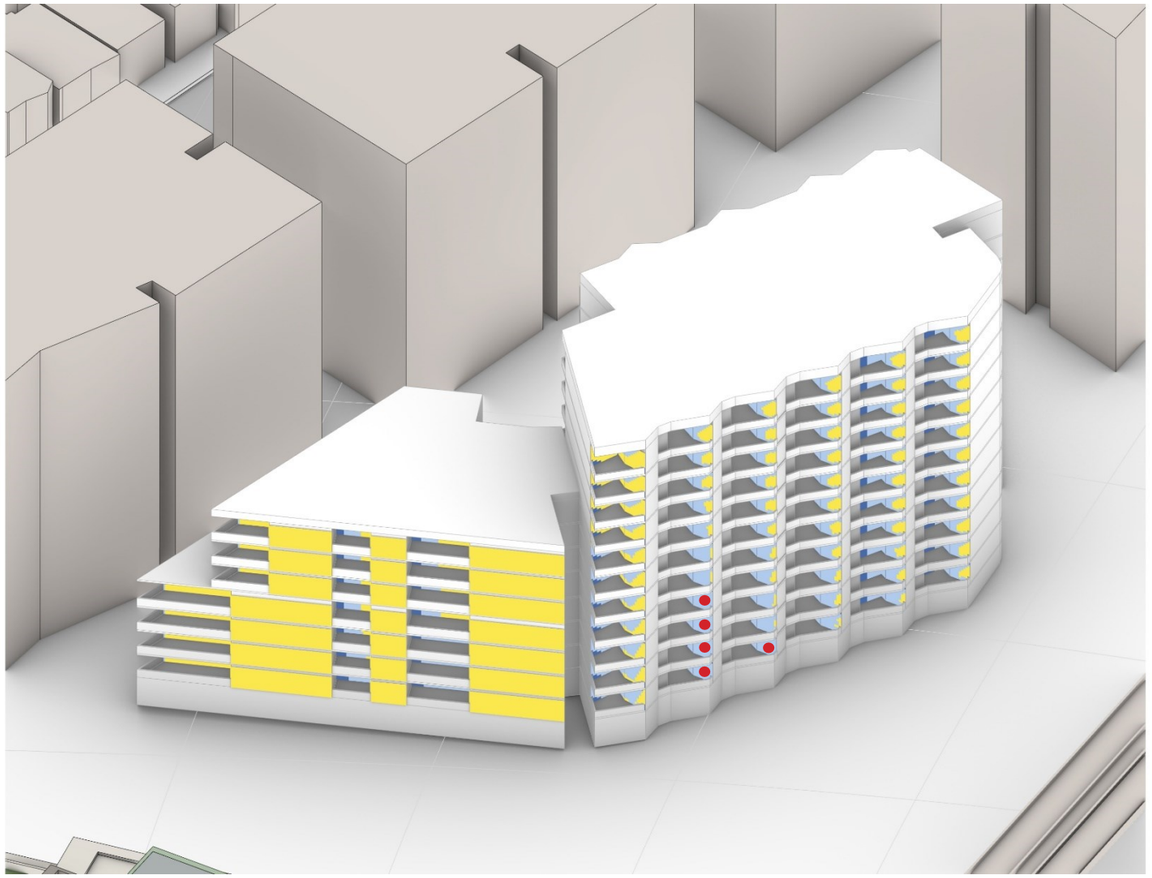
The proposal's impact on the neighbouring multiresidential development's solar access was assessed to minimise impact on solar access. A total of 5 lower level units are impacted by the proposal, however, still achieve less than 2 hours, but more than 1 hour solar acces..



2:00PM Sun eye View



2:30PM Sun eye View



Adjacent Building Solar Impact: 5 Apartments

< 1 Hour

< 2 Hour
> 1 Hour

≥ 2 Hour

7

FACADE

Facade & Materiality
Precedents

Honest, Layered, Rhythmic, Consistent

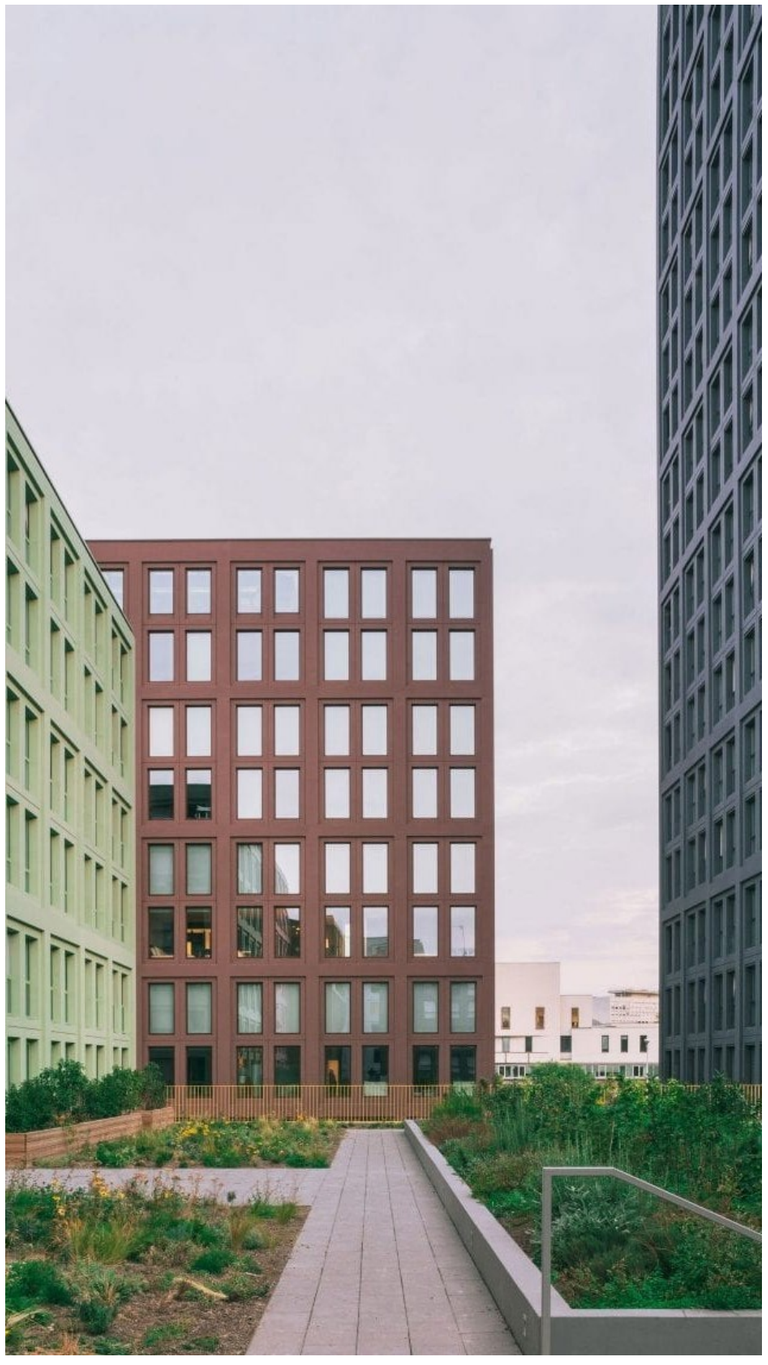


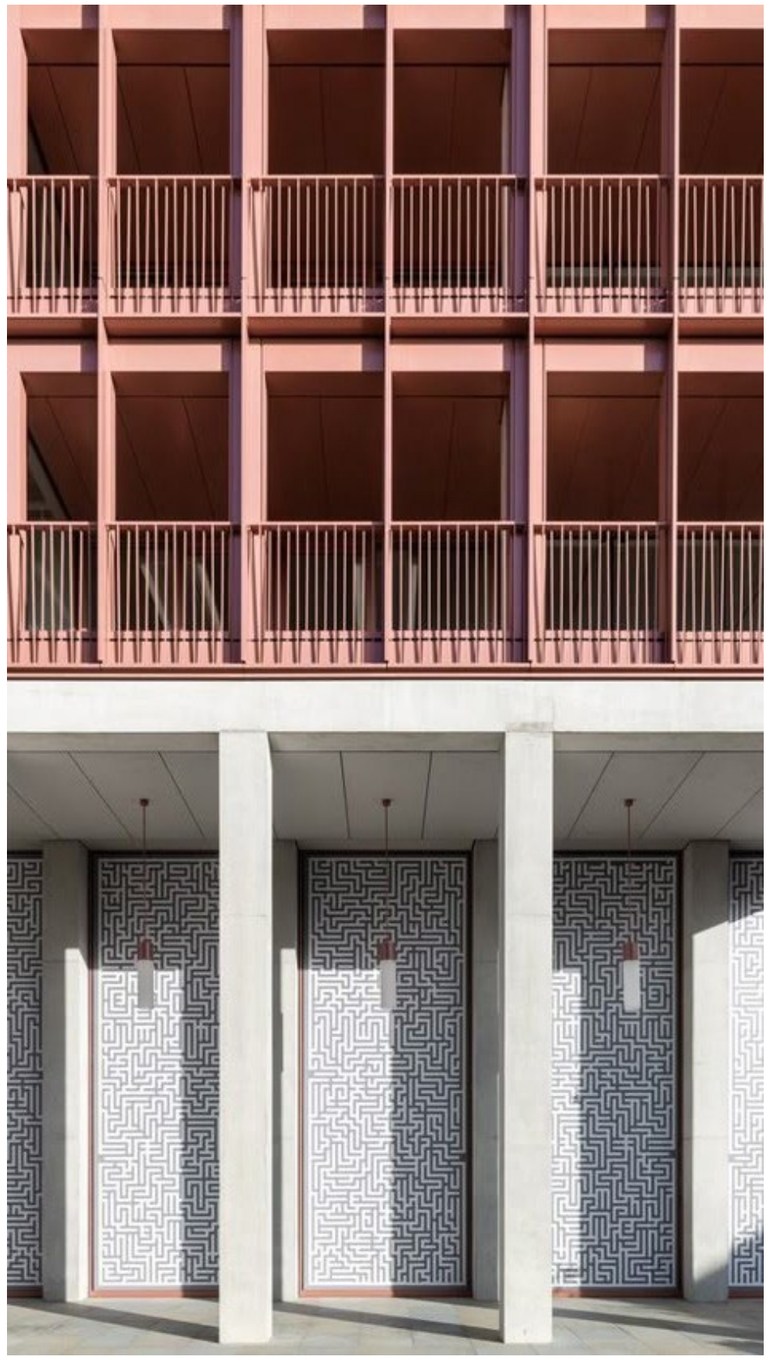


Facade & Materiality
Precedents

Playful, Purposeful, Colourful



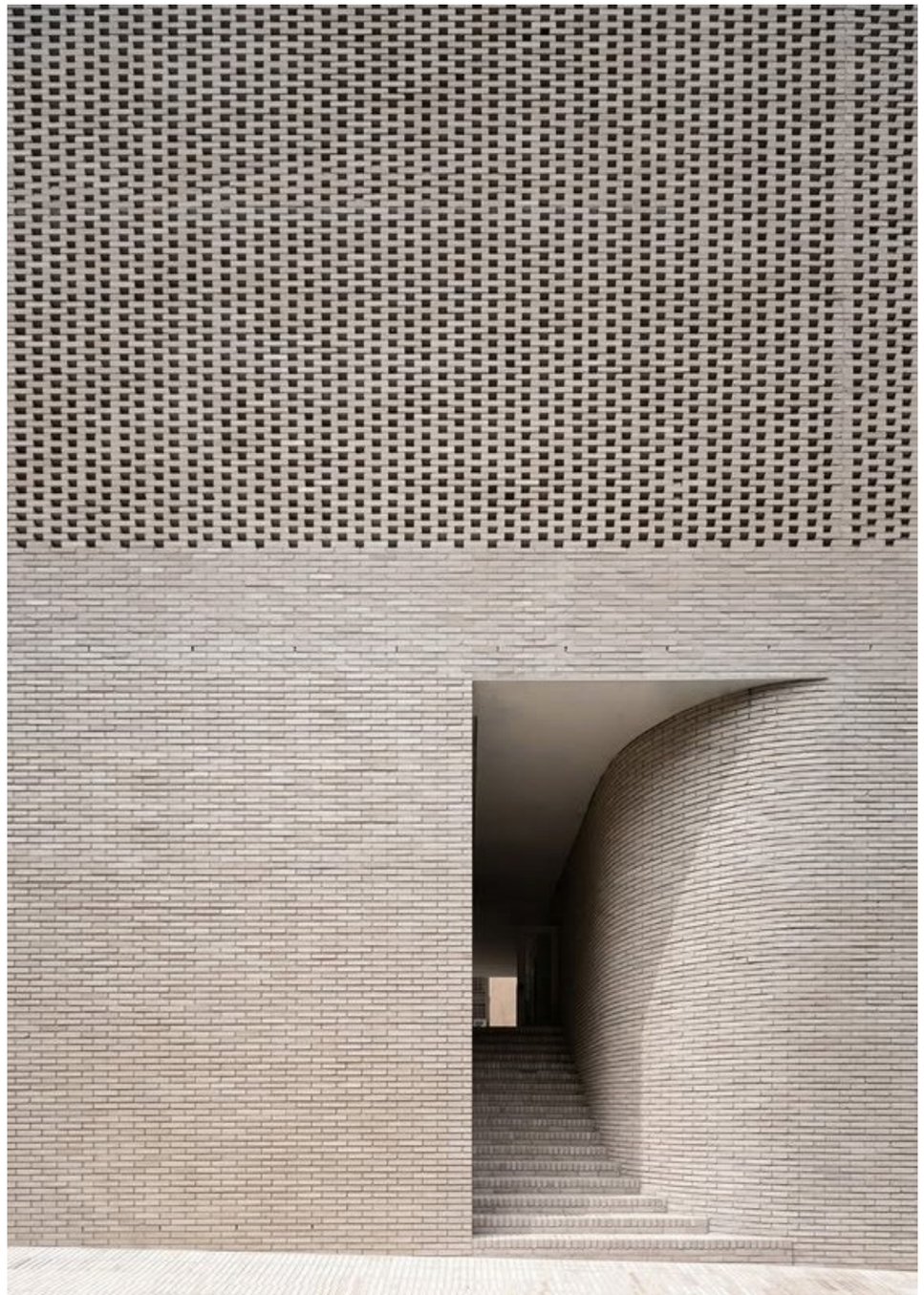


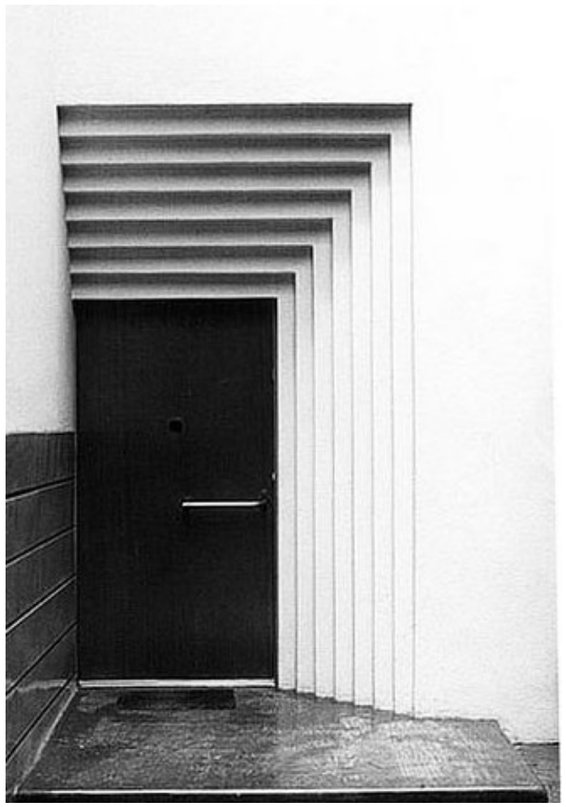


Facade & Materiality

Precedents

Crafted, Inviting, Tactile

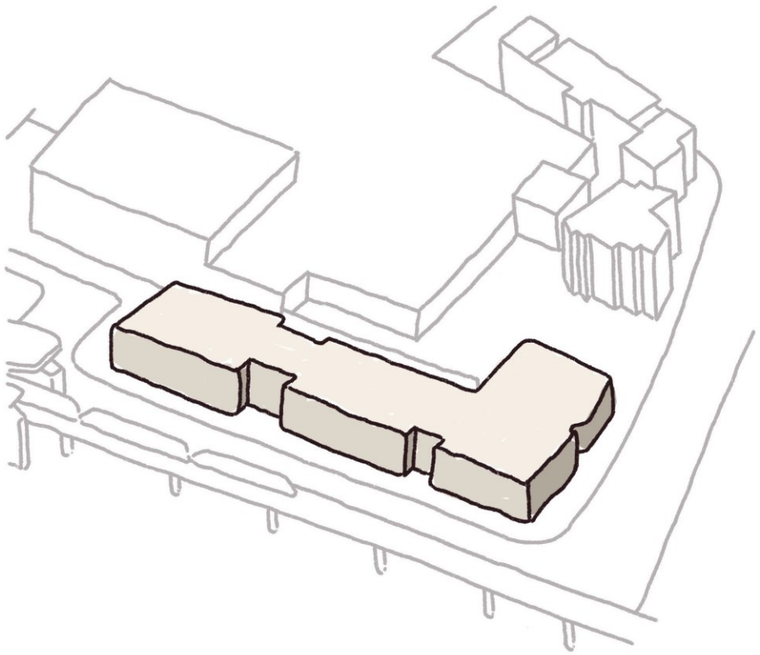


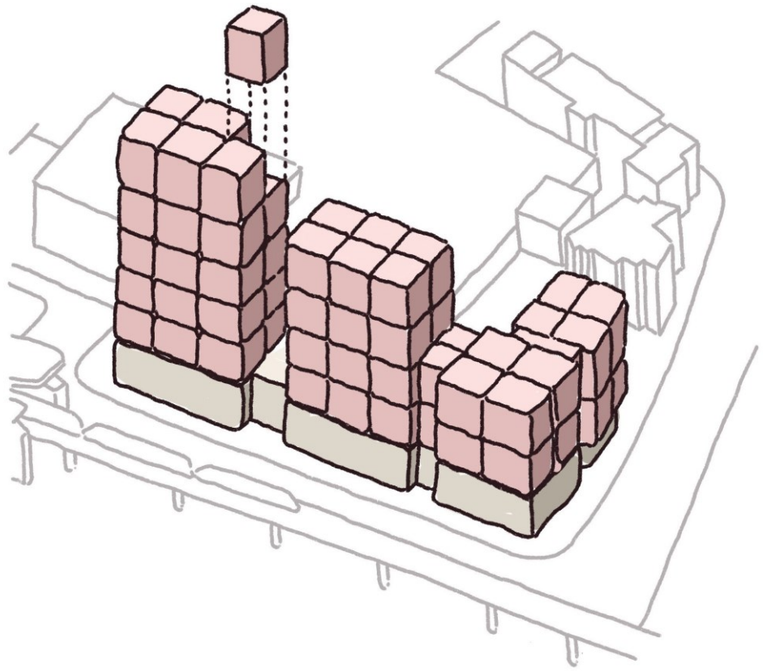






Facade & Materiality
Facade Concept





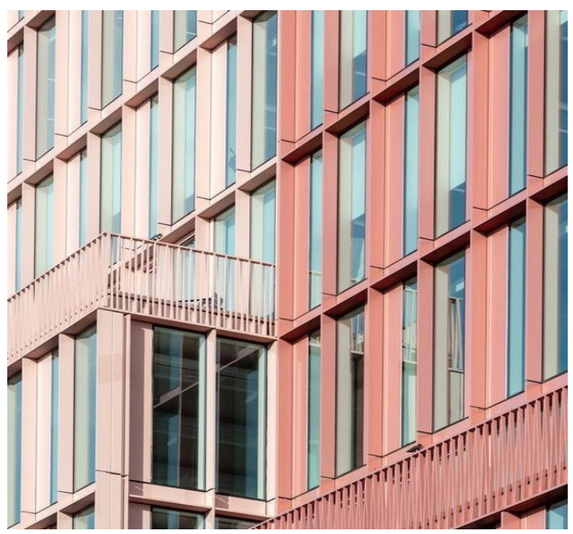
Solid, Single, Unifying Base



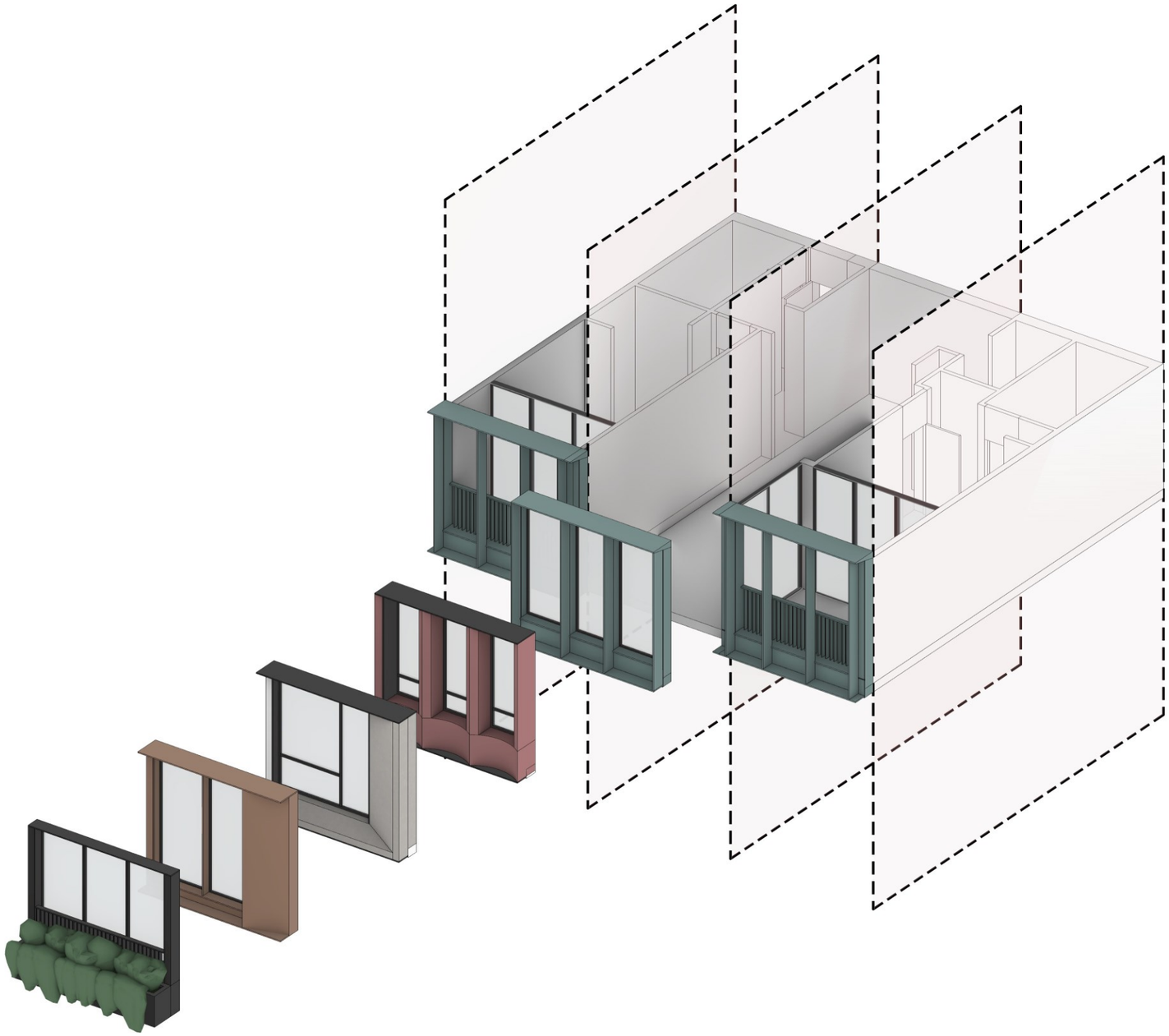


Modular, Repetitive, Rhythmic Top





Facade & Materiality
Facade Concept



8

VISUALISATION

Visualizations
View from White Hart Drive



Visualizations

View from White Hart Drive



Visualizations

View of public domain - North



Visualizations

Aerial view of West elevation



Visualizations

View from Tempus Street



Visualizations

View from Tempus Street looking north



Visualizations

View from Tempus Street looking south



Visualizations

View from the Metro Station Looking South



Visualizations

View from the Metro Station Looking South



Visualizations

View of public domain - North

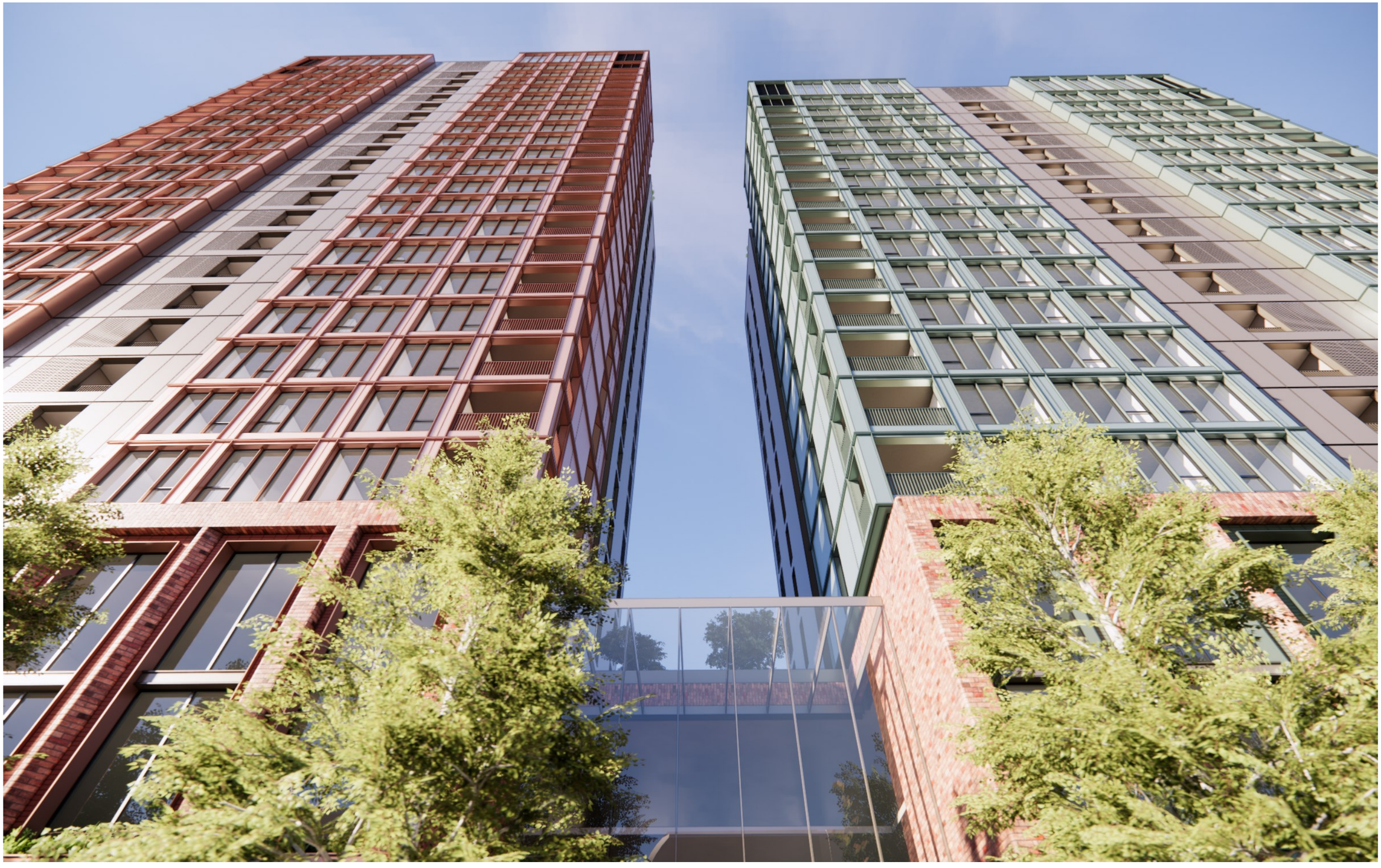


Visualizations

View of public domain - North



Visualisations
Façade Details – BTR Entrance



Visualisations
Façade Details – Co-Living Units



Visualisations
Façade Details – Co-Living Units



Visualisations

Façade Details – BTR - Podium



Visualisations
Façade Details – North BTR Tower



Visualisations
Façade Details – South BTR Tower



Visualisations
Façade Details – South BTR Tower



9

RESPONSE TO SDRP1 COMMENTS

SDRP Comments
Summary

The design was presented to the State Design Review Panel on 4th December 2024. The comments received from the panel were broken down into 4 key areas and are summarised below:

1. **Connecting with Country (Items 1 – 7):** improving practices for future projects but also clarifying current approach.

2. **Site Strategy and Landscape (Items 8 – 21):** enhancing street, apartment and communal amenity through further massing explorations and an integrated landscape response.

3. **Architecture (Items 22 – 29):** exploring façade articulation (and tension between podium vs tower, modular vs traditional construction) and clarifying apartment amenity and ADG compliance.

4. **Sustainability (Items 30 – 34):** develop and clarify strategic and design approach to sustainability.

Response to SDRP Comments
GANSW Letter

GOVERNMENT ARCHITECT NEW SOUTH WALES

13th December 2024

Simon Liang
Development Manager
Freecity
simon@freecity.com

PROJECT: **2 Tempus Street, Rouse Hill**
RE: **State Design Review Panel – 4th December 2024 – Review 1**

Dear Simon,

Thank you for the opportunity to review the above project at an early stage. Please find below a summary of advice and recommendations arising from the design review session held on 4th December.

The masterplan appears to be strongly influenced by the construction methodology and yield, with less consideration given to other important factors, such as Country, landscape, and the public domain. Further design development is required to mitigate the bulk and scale of the development and achieve better urban design outcomes for the site and surrounding area.

The following elements of the proposal are supported:

- The intention to continue to consult with local Aboriginal knowledge-holders and develop an authentic response to Country.
- The solar and massing studies undertaken to minimise overshadowing on the nearby residential development.
- The proposed location of a food and beverage retail tenancy on the northern side of the site, with potential to address the existing town centre plaza, noting further comments below.
- The intention to pursue alternative loading strategies to increase the provision of deep soil and landscaping at ground level.
- The proposal to clearly articulate the modular construction method in the design of the tower facades.

The following commentary provides advice and recommendations for the project:

Connecting with Country

An understanding of Country offers the potential to inform richer and more place-responsive design solutions. Where possible, Connecting with Country themes should be integral to the whole project.

1. For future projects, engage with local Aboriginal knowledge-holders at the beginning of the project so that their input can inform the architectural design response from the outset.
2. Consider the inclusion of an Indigenous consultant with local knowledge on the design team who can connect the architect and landscape architect with the local community.

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GOVERNMENT ARCHITECT NEW SOUTH WALES

3. Ensure that the response to Country is guided by local Aboriginal knowledge-holders and articulate, in future presentations, how engagement is informing the design approach.
4. If the use of Aboriginal languages is proposed for the signage, plan for a thorough engagement process and allow for this in the project program.
5. If the names or images of Aboriginal people who are deceased are proposed to be used in the project, engage with their decedents and seek permission.
6. Consider apartments for Aboriginal people to allow them space back on Country. Liaise with local Aboriginal knowledge-holders to understand the spatial needs of Aboriginal families.
7. Refer to the Connecting with Country Framework and case studies on the GANSW website for more information and guidance, in particular regarding how the health and wellbeing of Country can inform the architecture.

Site strategy and landscape

The design of the development should prioritise good urban design outcomes and a high level of residential amenity, however the bulk and scale of the proposal is currently limiting the level of amenity that the site can offer.

8. Demonstrate how the proposal will deliver significant public benefit, high amenity for the build-to-rent dwellings, and high sustainability outcomes to justify the proposed height, which is a substantial increase over the recommended height controls in the Rouse Hill Masterplan.

The site lends itself to a long, thin building. Continue to explore and test the opportunities and limitations of the proposed modular construction system to refine the built form, optimise amenity for residents, improve the streetscape and increase deep soil.

9. Test whether rotating some of the modules and/or relocating the cores will assist with reducing the depth of the building. Provide drawings to illustrate the options explored.
10. Demonstrate that the setback provided along the north-eastern boundary does not impact the ability of the neighbouring site to be developed in the future.

Existing and new tree canopy along Tempus Street and on the north-western boundary has the potential to mitigate the scale of the development and create a more amenable environment. It is critical that this tree canopy is protected and enhanced.

11. Increase the building setback to create space for a green corridor along Tempus Street. When testing the setbacks, allow for additional trees to complement the existing street trees and ensure there is adequate space for crown growth.
12. The Cumberland Plain species consists of trees that can reach 25 to 30m in height. Prioritise and strategically incorporate these trees in the proposal to:
    a. mitigate the scale of the development
    b. reduce wind at street level

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NEW SOUTH WALES

c. create a shaded pedestrian route to/from the town centre

d. provide privacy and a green outlook for residents of the building

e. provide views to canopy for commuters from the metro station

f. reduce the solar heat load on the west-facing facades

g. connect the development with its context.

13. Apply a 'no net loss' approach to the provision of trees on the site and replace trees to be removed with endemic species. Provide diagrams illustrating existing trees to be retained (including APZs), trees to be removed, and new trees proposed.

14. Achieve a total deep soil zone of 15% of the site area, in line with the ADG design guidance for sites over 1,500m².

    a. Ensure that the deep soil zones achieve at least the minimum required widths as per the ADG and are generous enough to allow existing and new trees to thrive.

    b. Provide clear, dimensioned plans to support deep soil calculations.

The proposal for retail activation at ground level on the north-western side of the site is supported, however further analysis is required to demonstrate how the proposal responds spatially to the existing public domain (i.e., beyond the paving selection) and mitigates the scale of the development as viewed from the nearby existing public open space.

15. Work with local Council to remove or minimise the existing parking spaces adjacent to the site to create an improved public domain outcome for the Rouse Hill town centre, for example through the provision of a landscaped public square with trees.

16. Increase the building setback from the north-western boundary to allow space for deep soil and trees. This would allow the site to positively contribute to the town centre and mitigate the scale of the tower as viewed from the public domain.

After the meeting the following advice was provided:

17. Explore the potential for a tower setback and podium street wall along the north-western boundary to better address the scale of the town square and provide the opportunity for a landscaped podium terrace to visually connect with the public domain.

The communal open space at ground level is well-connected to the internal ground floor programme. This relationship should be maintained and strengthened as the design develops.

18. Strategically design the paving and seating areas so that the open space is not over-programmed. Prioritise soft landscaping to create a green oasis and outlook for the ground level internal areas. Describe and illustrate the quality of the ground level open space.

19. Maximise visual porosity from the ground level internal areas to the communal open space.

20. Maximise opportunities within the design of the landscape spaces to increase biodiversity on the site.

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21. Continue to develop the alternate loading strategy (Option 2) to increase the area of deep soil provided along the north-eastern boundary.

Architecture

The intention to embrace the modular construction method in the articulation of the tower facades is supported. The rhythm and repetition of the system has the potential to deliver a high-quality façade.

22. Continue to develop the tower façade design for the modules. In doing so, consider a tailored response and vary the design of each façade to respond to its solar orientation, acoustics, visual privacy and the character of the immediate context.

The precedent images provided illustrate a heavy, masonry base that the proposed podium design does not currently convey.

23. As the design develops, ensure that the thickness and solidity of the podium is expressed and emphasised so that it appears as a robust element, distinct from the tower.

24. Undertake wind studies and confirm that the proposed design does not create unsafe or uncomfortable conditions for pedestrians at street level. Mitigate wind through the design of the built form rather than reliance on awnings and/or tree canopy.

There is inconsistency in the way the dual-key apartments are being calculated with regard to apartment size and ADG amenity.

25. Be consistent and clearly communicate ADG compliance for the BTR apartments. Note: Dual key apartments are regarded as two sole occupancy units when calculating the apartment mix.

26. Consider future flexibility with regard to the apartment module sizes to ensure that each apartment has a good level of amenity when used as a stand-alone sole occupancy unit or as a dual key apartment.

27. Confirm that the total area dedicated to communal open space achieves or exceeds the minimum requirements of the ADG.

After the meeting the following advice was provided:

The scheme is currently proposing some BTR apartments that are smaller than the minimum requirements, however no internal communal space has been provided to offset this reduction.

28. Where compliance with the ADG design criteria cannot be met, the project team must provide justification and demonstrate how the objectives of the ADG will be achieved through an alternative design approach, for example generous internal communal amenity.

29. Continue to refine the design for the tops of the towers, which currently appear unresolved and lack articulation.

Sustainability

The developer's ability to own and operate the building over the long term provides a unique opportunity for a highly sustainable, low-carbon building that minimises energy use. As the design develops, demonstrate an ambitious sustainability

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Response to SDRP Comments
GANSW Letter

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strategy, that not only encompasses the operational aspects of the building but is embedded in the architecture.

30. Continue to provide details of the proposed ESD performance targets and initiatives and describe how the project will achieve them.
31. Continue to develop the design of the building to improve fundamental ESD principles such as access to daylight and natural ventilation.
32. Provide façade sections illustrating how the proposed design for each façade responds to its solar orientation. Support the proposed approach with solar analysis studies.
33. As the building has excellent access to public transport, minimise the number of car spaces and provide measures to facilitate sustainable transport, such as dedicated car-share spaces and secure bicycle parking.
34. Provide strategies for how a net-zero building can be achieved. This is highly encouraged to reach NSW's Net Zero emissions goal by 2050. Refer to 'NSW, DPIE, Net Zero Plan, Stage 1: 2020-2030' for further information.

It is recommended that the project return to the SDRP following further design development. The advice provided is to be addressed at the next session.

Please contact GANSW Design Advisor, Brooke Matthews (brooke.matthews@dpie.nsw.gov.au), if you have any queries regarding this advice.

Sincerely,

Emma Kirkman
Principal Design Advisor
Chair, SDRP

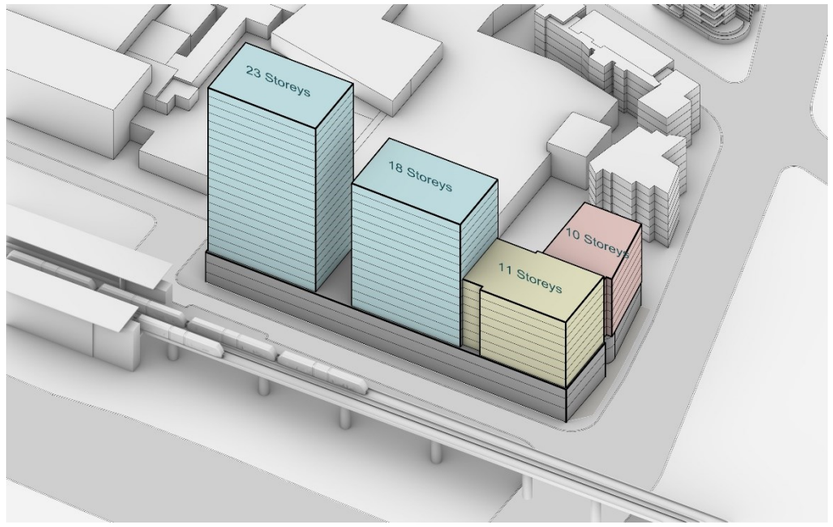
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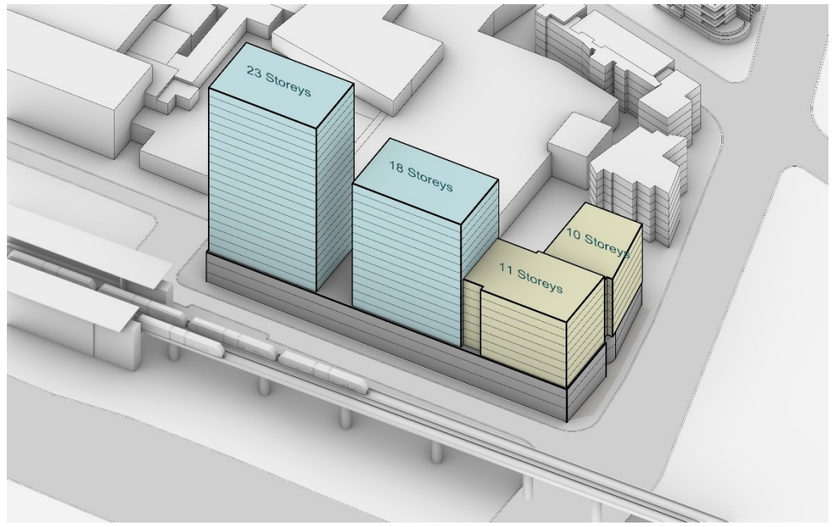
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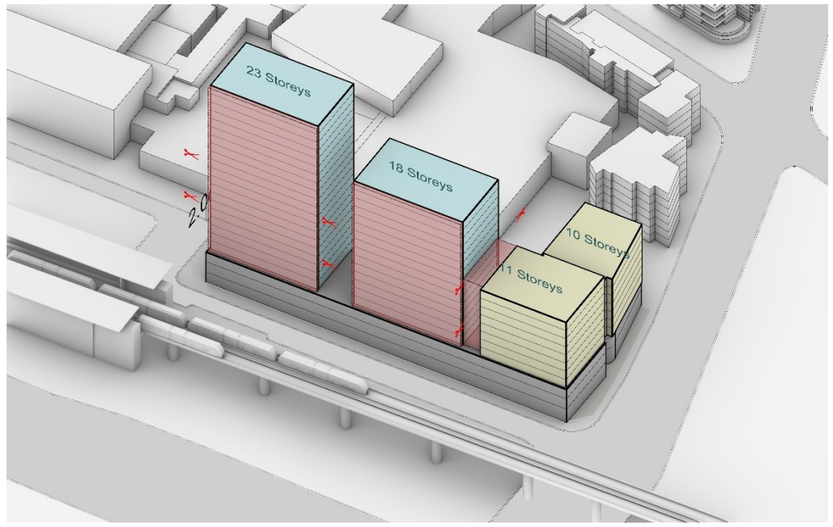
Response to SDRP Comments
Massing Development



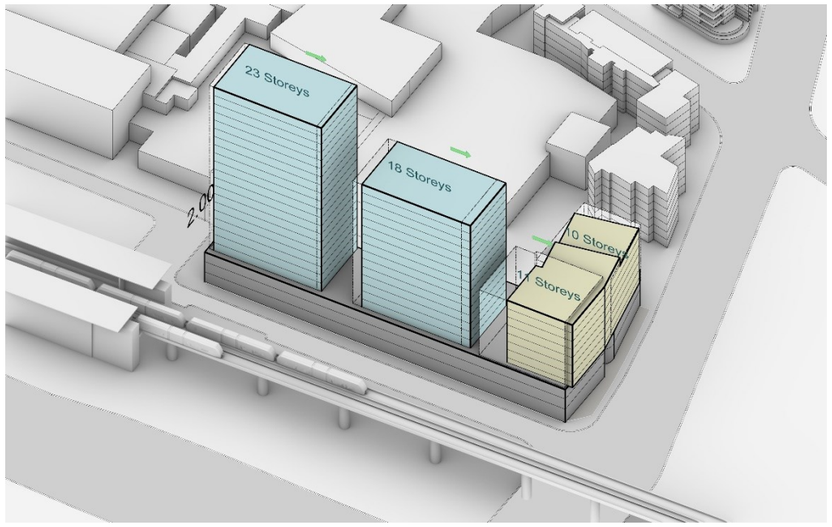
SDRP 1 Scheme



Step 1
Converting the Service Apartments to Co-Living



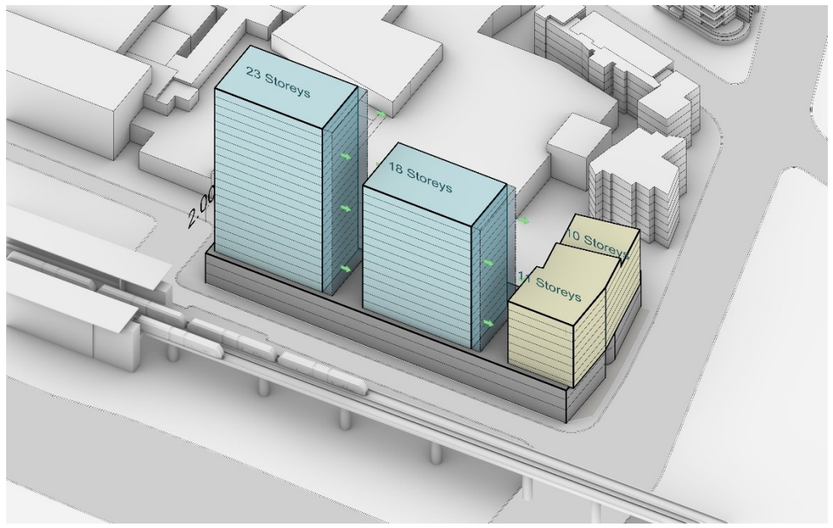
Step 2
Add 2M Setback between the Towers and the Podium from the South –
Add a prober recess between the Co-Living and the BTR Sothern Tower.



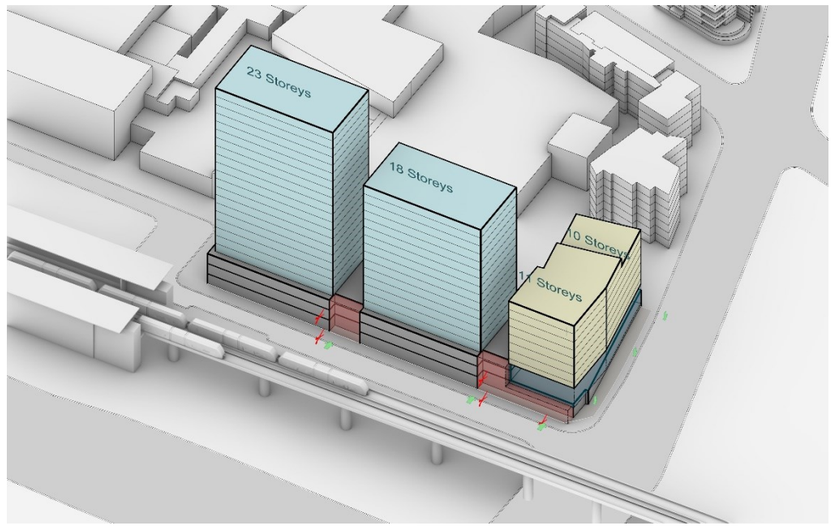
Step 3
Moving the Towers to the South-East for additional setback to the Podium from the North.

Response to SDRP Comments

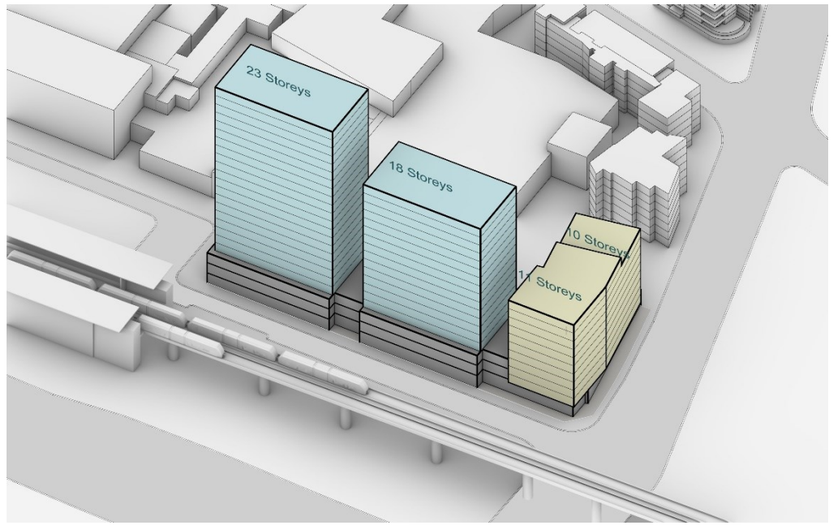
Massing Development



Step 4
Adding additional yield to the BTR towers- 3.5m to the South-East side of each tower.



Step 5
Articulate the Massing and dropping the Co-Living levels to Level 1



Final Massing

SDRP responses are addressed per item in the following pages.

Items 1 – 7: Connecting with Country

An understanding of Country offers the potential to inform richer and more place-responsive design solutions. Where possible, Connecting with Country themes should be integral to the whole project.

1. For future projects, engage with local Aboriginal knowledge-holders at the beginning of the project so that their input can inform the architectural design response from the outset.
2. Consider the inclusion of an Indigenous consultant with local knowledge on the design team who can connect the architect and landscape architect with the local community.
3. Ensure that the response to Country is guided by local Aboriginal knowledge-holders and articulate, in future presentations, how engagement is informing the design approach.
4. If the use of Aboriginal languages is proposed for the signage, plan for a thorough engagement process and allow for this in the project program.
5. If the names or images of Aboriginal people who are deceased are proposed to be used in the project, engage with their decedents and seek permission.
6. Consider apartments for Aboriginal people to allow them space back on Country. Liaise with local Aboriginal knowledge-holders to understand the spatial needs of Aboriginal families.
7. Refer to the Connecting with Country Framework and case studies on the GANSW website for more information and guidance, in particular regarding how the health and wellbeing of Country can inform the architecture.

An understanding of Country offers the potential to inform richer and more place-responsive design solutions. Where possible, Connecting with Country themes should be integral to the whole project.

1. For future projects, engage with local Aboriginal knowledge-holders at the beginning of the project so that their input can inform the architectural design response from the outset.

Noted.

2. Consider the inclusion of an Indigenous consultant with local knowledge on the design team who can connect the architect and landscape architect with the local community

AMAC has extensive knowledge of the local Aboriginal community and as a non-indigenous consultant offers a position outside any political considerations that may occur. AMAC brings 25 years of relationships with the Aboriginal community of the Rouse Hill area where they have established strong professional relationships with a large number of Aboriginal people and organisations, centred around trust and respect.

3. Ensure that the response to Country is guided by local Aboriginal knowledge-holders and articulate, in future presentations, how engagement is informing the design approach.

AMAC has endeavoured to have an inclusive approach with this report by allowing all those who identify as First Nation's Australians and with the Rouse Hill area to have an input into this matter. A variety of Fist Nations organisations and individuals have been included in workshop agenda review, workshop participation, Walk on Country design review and report revie . This has allowed First Nations Australians to engage in a meaningful and ongoing manner from the outset of this process and allowed this cultural safety and consultation to be to be ongoing.

4. If the use of Aboriginal languages is proposed for the signage, plan for a thorough engagement process and allow for this in the project program.

First Nation's Australians who identify with the Rouse Hill area primarily have some identification with the Dharug (Hinterland dialect) language and all participants in this ongoing consultative process have considered the use of this language to be a very positive step in its continued reclamation by the First Nations people of the area.

All words, motifs, artwork, and symbols will be subject to ongoing review by the First Nations participants of this process. At least two further consultative points are planed for First Nations input into these matters with a third allowed for if required to review said material.

5. If the names or images of Aboriginal people who are deceased are proposed to be used in the project, engage with their decedents and seek permission.

Noted. Workshop held also highlighted that preferred approach is to use geographic names and local words rather than the names of the living or deceased.

6. Consider apartments for Aboriginal people to allow them space back on Country. Liaise with local Aboriginal knowledge-holders to understand the spatial needs of Aboriginal families.

AMAC has no expertise in the spatial needs of Aboriginal families and most participants stated they also had little or no knowledge outside their own familial groups is why one of the stakeholders is the Aboriginal Housing Company an institution that works extensively in this area. Housing is an issue for all members of society at present and the needs of Aboriginal families are as diverse as any cultural group in the area. . This development seeks to address housing issues in the Rouse Hill area using the Build top Rent premise creating single, 2- and 3-bedroom apartments. Mr Mundine of the Aboriginal Housing Company was supportive of the project and the build to rent concept and stated his support the development as it would address some of the concerns regarding housing in the area. Prioritising places for First nations persons back on Country was a method raised within the workshop process by several participants and is being considered as a step in the letting process if possible.

SDRP responses are addressed per item in the following pages.

Items 1 – 7: Connecting with Country
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7. Refer to the Connecting with Country Framework and case studies on the GANSW website for more information and guidance, regarding how the health and wellbeing of Country can inform the architecture. AMAC has used and referred to the Connecting with Country Framework constantly in this process to create a place of cultural safety where all opinions and knowledge are held as valid, protect Indigenous Cultural and Intellectual property, (ICIP). listen to community concerns about development and how it will affect Country, to enable the First Nations community to guide the project throughout the project life cycle, including ongoing maintenance as well as endeavoring to create opportunities for first nations community and provide opportunities for meaningful input into the project. Using language, artwork, spatial awareness, recycled sandstone, native vegetation as well as integrating traditional sightlines, waterways and the wider environment into the development the developers have sought to pursue significant outcomes in Connecting with Country.

SDRP responses are addressed per item in the following pages.

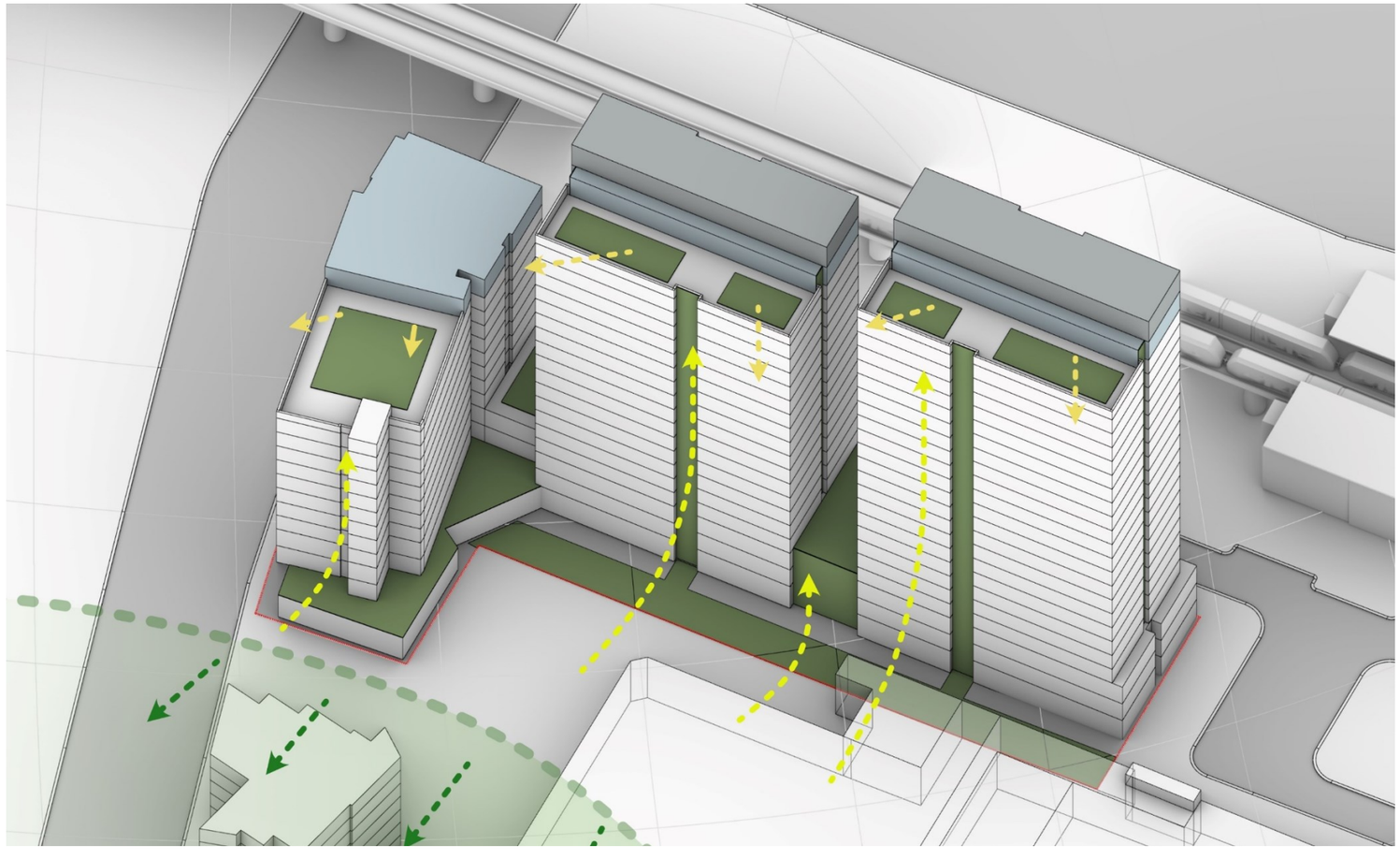
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Landscape approach to Connecting with Country:

- *The use of local stone to reflect the textures of nature*
- *Providing for habitats of the Gully and Plant communities*
- *Celebrating weather, transient qualities of water, nourishment for insects and birds*
- *Grove tree planting to reflect local open spaces*
- *Creating spaces for gathering, story telling, learning*
- *Opportunities for story telling through art*
- *Celebrating the paths of water through shapes of landscape elements*



Extending/ Replicating the Natural context along the towers

Item 8

Demonstrate how the proposal will deliver significant public benefit, high amenity for the build-to-rent dwellings, and high sustainability outcomes to justify the proposed height, which is a substantial increase over the recommended height controls in the Rouse Hill Masterplan.

The proposal looks to Rouse hill's growth and future development. With the completion of the metro and hospital, the region will see a boost in population, especially among young professionals and families.

Statutory planning documents do not underline a limit in height or FSR and instead emphasise the growing need for housing and amenity.

While there are no statutory height limits on the site, the proposal's massing and maximum height is governed by the provision of solar access to neighboring buildings.

The increase in height and density is offset by the proposal's provision of public and private amenity which is located along most of the ground plane, and along the three rooftops.

The proposal's street frontages are activated through residential and public amenities, including co-working spaces, meeting rooms, a café, bookable function spaces and wellness facilities.

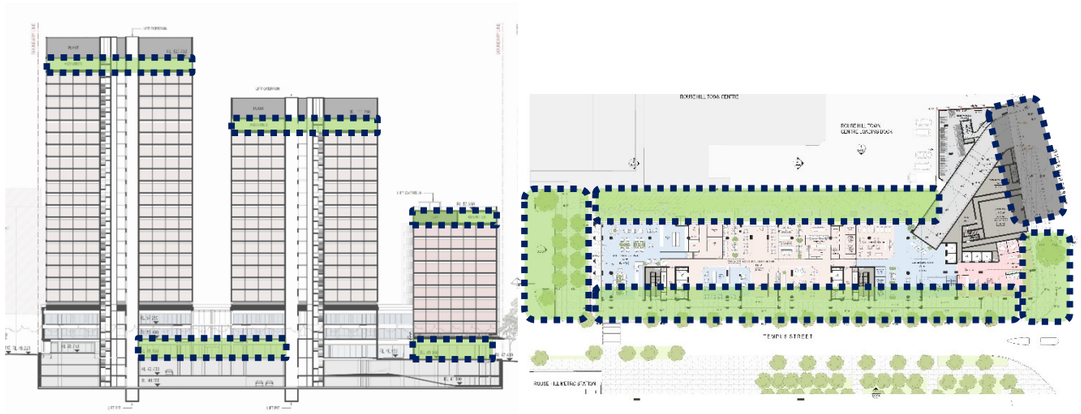
Services zones are limited to the building's southern edge, and shifted to the basement where possible, to further dedicate the ground plane to amenities.

Landscaping sprawls out to the public domain and into the proposal's eastern boundary where additional green space provides a buffer between the proposal and surrounding buildings.

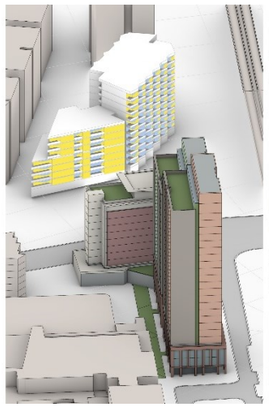
With its proximity to the metro, the proposal seeks to limit the provision of car spaces, at the 0.2 SEPP Housing rate for the BTR and Co-living components. Minimum car spaces also reduces the need for further basement excavation.

By providing alternative and flexible housing stock, the proposal arguably provides a sustainable response to housing needs – as it accommodates for a gap in the market:

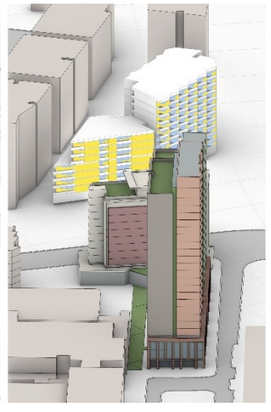
- Housing stock that can expand and contract with its residents
- Medium term housing



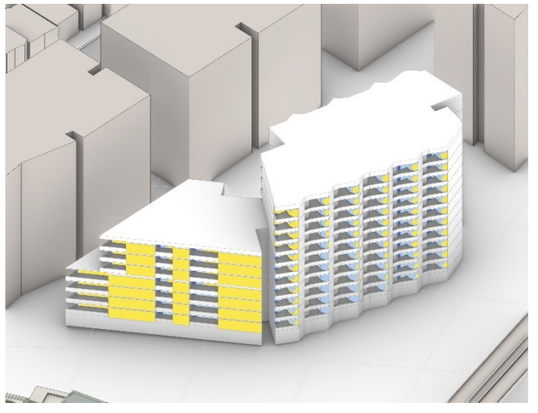
Enhancing ground floor activation on all sides of the building while providing a generous range of amenities for all BTR and the Co-Living units.



2:00PM Suneye View



2:30PM Suneye View



Adjacent Building Solar Impact: 5 Apartments

Minimizing the solar impact on neighbouring properties

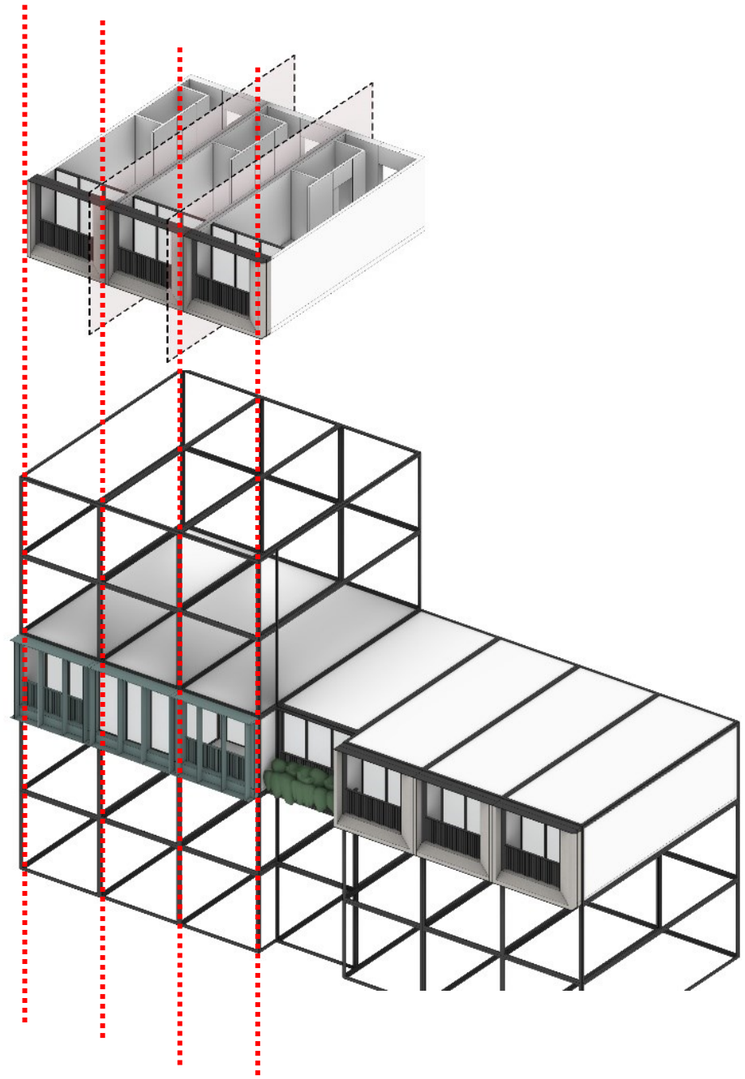
Item 9

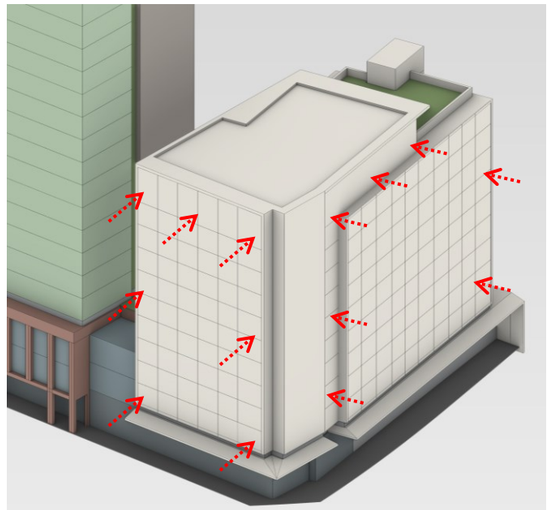
9. Test whether rotating some of the modules and/or relocating the cores will assist with reducing the depth of the building. Provide drawings to illustrate the options explored.

The rotation of modules was explored early in the proposal's conception; however, it was found that any significant misalignments between module stacks wasn't feasible due to structural limitations. It also did not assist with reducing the depth of the building.

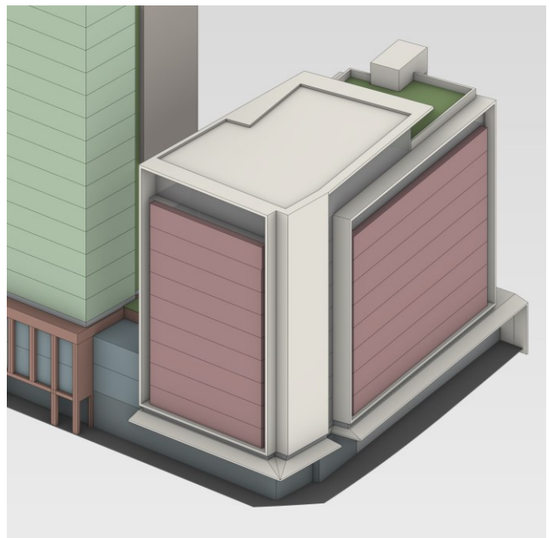
The depth of the building, however, was reduced by 1m through the finetuning of the apartment and core design.

Furthermore, due to the module's transportation efficiency, all modules were standardized to a width of 3.5 meters.





Recessing some Modules

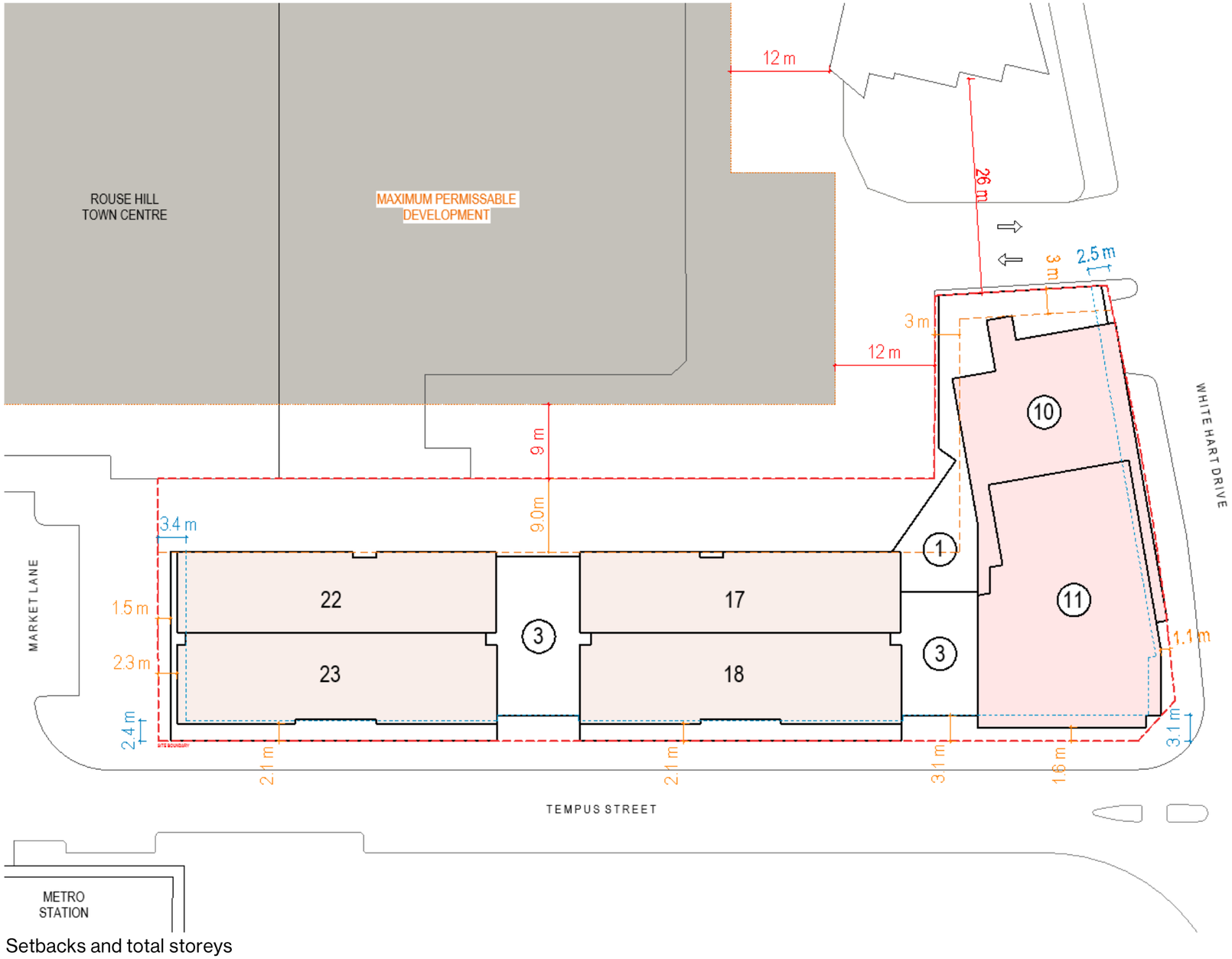


While adhering to modular construction constraints and structural alignment, the project incorporates purposeful recesses that reflect the building's usability and enhance its aesthetic appeal.

Item 10

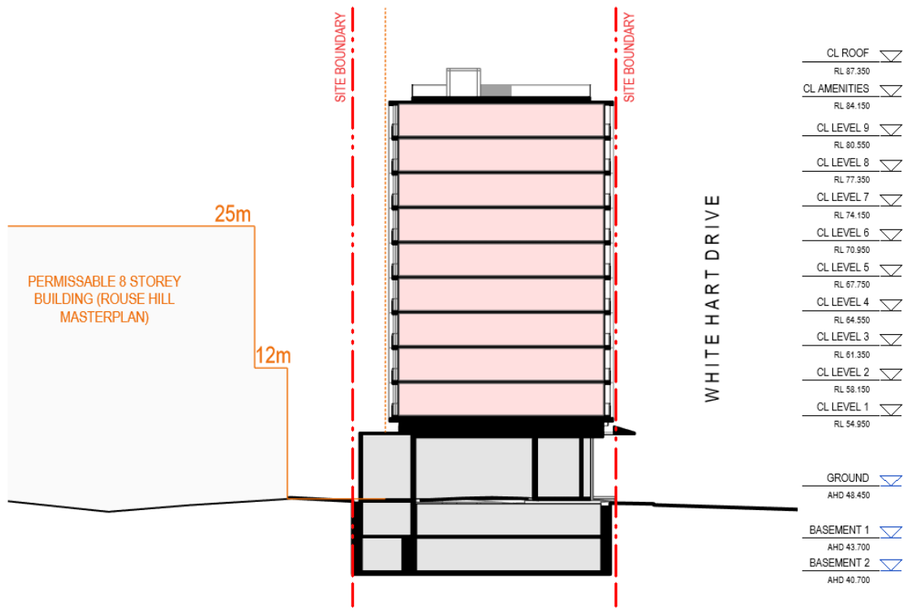
10. Demonstrate that the setback provided along the north-eastern boundary does not impact the ability of the neighbouring site to be developed in the future.

The neighbouring site along the eastern boundary is zoned as a commercial development at a permissible height of 8 storeys. As per the Apartment Design Guide (ADG), the setback from the proposal's eastern boundary is 9m. Any development on the neighbouring site, with non-habitable or habitable rooms along the boundary will require a 4.5m to 9m setback, which will not impact the site's ability to be developed in the future.

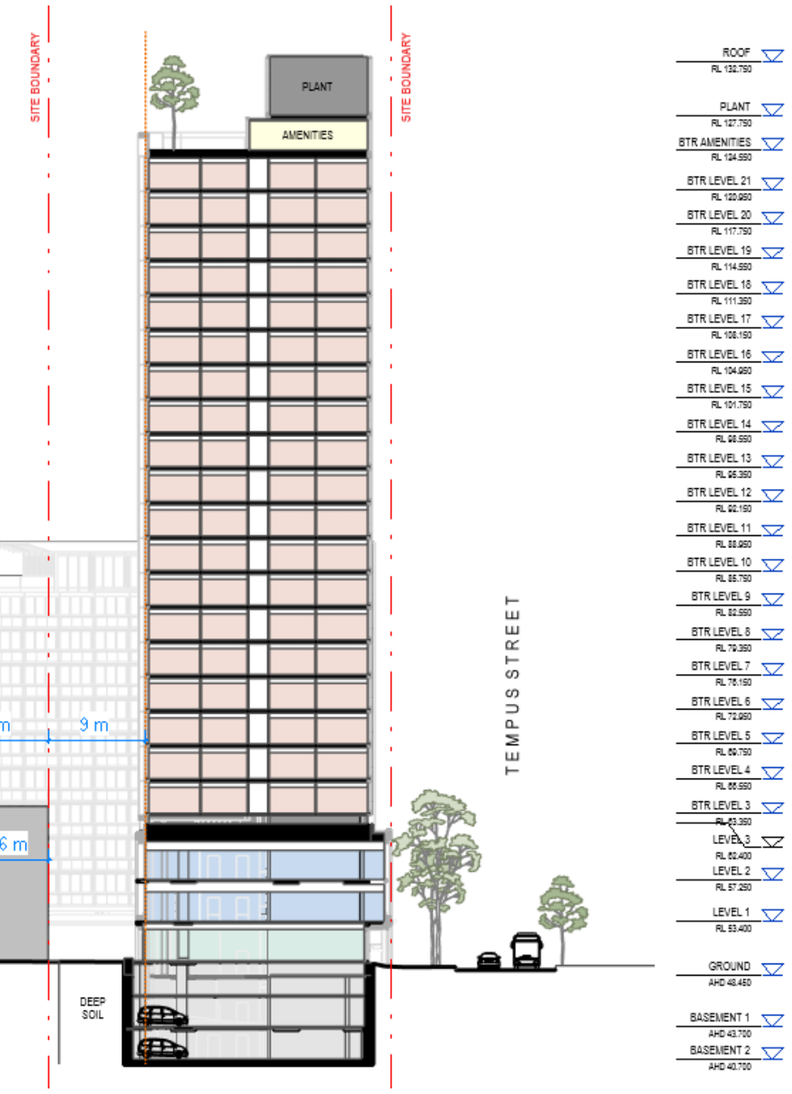


Setbacks and total storeys

Item 10
10. Demonstrate that the setback provided along the north-eastern boundary does not impact the ability of the neighbouring site to be developed in the future.



White Hart Drive Section, with permissible future development in elevation



Tempus Street Section

Item 11

Existing and new tree canopy along Tempus Street and on the north-western boundary has the potential to mitigate the scale of the development and create a more amenable environment. It is critical that this tree canopy is protected and enhanced.
11. Increase the building setback to create space for a green corridor along Tempus Street. When testing the setbacks, allow for additional trees to complement the existing street trees and ensure there is adequate space for crown growth.

The existing trees along Tempus street have been retained, with additional complimentary greenery proposed along the podium rooftops.

Existing trees along market lane have been retained, with additional trees also added along with integrated seating to provide active landscaped spaces for public use.

Podium and tower massing has been setback form Tempus St and market lane facades to facilitate street tree canopy growth .



Item 12

12. The Cumberland Plain species consists of trees that can reach 25 to 30m in height. Prioritise and strategically incorporate these trees in the proposal to:

a. mitigate the scale of the development
b. reduce wind at street level
c. create a shaded pedestrian route to/from the town centre
d. provide privacy and a green outlook for residents of the building
e. provide views to canopy for commuters from the metro station
f. reduce the solar heat load on the west-facing facades
g. connect the development with its context.

The planting selection has included a range of tree and mass planting species that are within The Cumberland Plain species list to achieve the listed objectives. Larger Cumberland Plain trees are focused on the ground floor COS area within the deep soil zone.

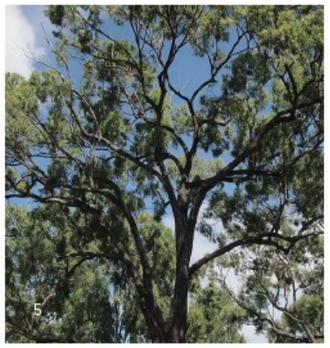
See full planting list in Appendix II.



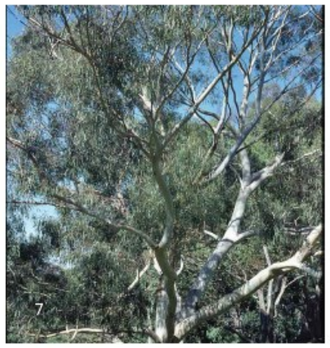


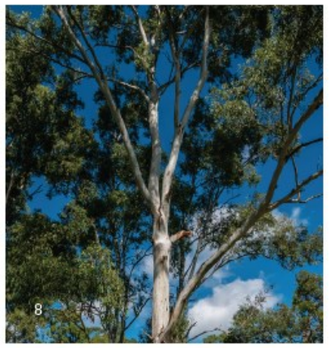


















6.4 Planting Palette

Ground Floor - Trees

Image	Botanic Name	Common Name	H x W (m)	Pot Size
1	*Acacia implexa* *	Hickory Wattle	8 x 5	200L
2	*Brachychiton discolor* **	Lacebark Tree	15 x 8	200L
3	*Calodendrum capense*	Cape Chestnut	12 x 10	200L
4	*Eucalyptus amplifolia* *	Cabbage Gum	25 x 8	400L
5	*Eucalyptus crebra* *	Narrow-leaved Ironbark	20 x 10	400L
6	*Eucalyptus maculata* *	Spotted Gum	25 x 10	400L
7	*Eucalyptus scoparia* **	Wallangarra White Gum	15 x 8	400L
8	*Eucalyptus tereticornis* *	Forest Red Gum	30 x 15	400L
9	*Gleditsia tricanthos 'Sunburst'*	Sunburst Honey Locust	12 x 7	200L
10	*Melaleuca decora* *	White Feather Honeymyrtle	8 x 6	200L
11	*Melaleuca linariifolia* **	Snow-in-Summer	15 x 8	200L

* Cumberland Plain Woodland species

** Australian Native Plant Species

Item 13
13. Apply a 'no net loss' approach to the provision of trees on the site and replace trees to be removed with endemic species. Provide diagrams illustrating existing trees to be retained (including APZs), trees to be removed, and new trees proposed.
The perimeter sites around RHTC were always intended (and zoned) under the approved MP and Precinct Plan as development sites. These were always intended to be 'sleeve' sites that sleeved the town centre car parks, loading docks and back of retail boxes, as well as completing and activating the street frontages to the streets around the town centre. As such, the temporary landscape (including the trees) was always intended to be temporary and removed at some point in time and the existing temporary trees should not be used as the baseline for a tree replacement strategy. The landscape DA documentation will include reference to existing trees to be removed and retained. A tree canopy cover diagram will also be included in the Landscape SSDA Report.

Item 14

14. Achieve a total deep soil zone of 15% of the site area, in line with the ADG design guidance for sites over 1,500m2.

a. Ensure that the deep soil zones achieve at least the minimum required widths as per the ADG and are generous enough to allow existing and new trees to thrive.

b. Provide clear, dimensioned plans to support deep soil calculations.

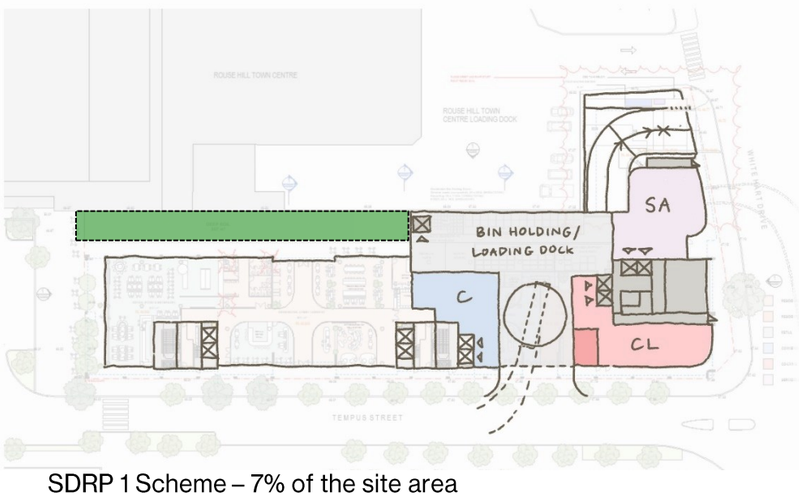
The proposal for retail activation at ground level on the north-western side of the site is supported, however further analysis is required to demonstrate how the proposal responds spatially to the existing public domain (i.e., beyond the paving selection) and mitigates the scale of the development as viewed from the nearby existing public open space.

The proposal provides 14.6sqm of deep soil along the north eastern portion of the site. This is 14.6% of the site's total area, and is a minimum of 6m wide, to allow for mature tree growth. Although just shy of the 15% requirement, the proposal's ample rooftop planting, and support of new trees along the public domain supplements the remaining 0.4%.

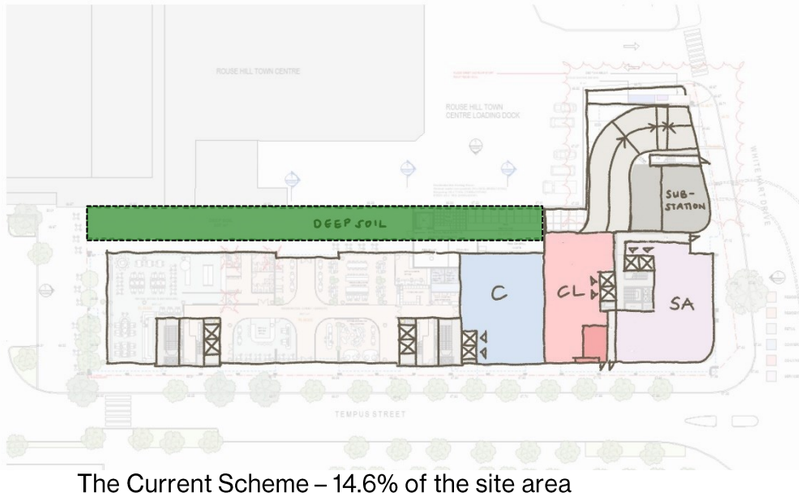
Studies looking at the loading dock and ramp configuration were undertaken following SDRP 1. The outcome of the studies was the relocation of the loading and waste area into basement 1. This helped dedicate more of the south east landscape to deep soil area, increasing from 7% to 14.6%.



Increasing the Dep Soil area from 7% to 14.6%



SDRP 1 Scheme – 7% of the site area



The Current Scheme – 14.6% of the site area

Item 15

15. Work with local Council to remove or minimise the existing parking spaces adjacent to the site to create an improved public domain outcome for the Rouse Hill town centre, for example through the provision of a landscaped public square with trees.

On-street parking along Market Lane is located on a separate site associated with the town centre and would be subject to owner consent to remove or modify. Notwithstanding, generous setbacks and public domain are proposed along this frontage to encourage street activation adjacent to the ground floor food and beverage retail tenancy.

Legend

- Site boundary
- Deep soil zone

1. F+B outdoor dining area with seating
2. Potential plaza and tree grove framing view to market (Not part of this DA)
3. Existing street trees along Tempus St to be retained
4. F+B outdoor dining on permeable paving and elevated deck over deep soil zone
5. Communal lawn and private garden area
6. Central feature landscape elevated deck with feature trees
7. Communal gathering space on elevated decks with seating
8. Wellness garden on elevated deck with water feature
9. Retaining wall between deep soil zone and existing car park ventilation with strip footing
10. Canopy tree planting within deep soil zone
11. Existing tree and verge along White Hart Drive to be retained
12. Existing trees in approximate of substation to be removed
13. Potential to remove parking to extend plaza (not part of this DA)



Item 16 - 17

16. Increase the building setback from the north-western boundary to allow space for deep soil and trees. This would allow the site to positively contribute to the town centre and mitigate the scale of the tower as viewed from the public domain.

17. Explore the potential for a tower setback and podium street wall along the north-western boundary to better address the scale of the town square and provide the opportunity for a landscaped podium terrace to visually connect with the public domain.

All existing street trees on Tempus Street, which exist beyond the site's boundaries at an additional 3.5m, have been retained. The podium and tower massing has been setback along Market Lane and Tempus Street to help articulate the tower and podium, as well as mitigate the street wall effect. The expression of the façade has also been refined to support the breakup of the massing.

Landscaping has extended to the podium roof to create a visual connection between the podium and public domain, while also softening the outlook for residents within the Built-to-rent towers.

As outlined under item 14, the deep soil area has increased along the north-eastern boundary of the site, achieving 14.6% of the site area, which exceeds ADG's requirements.



Retaining the Trees on Tempus Street



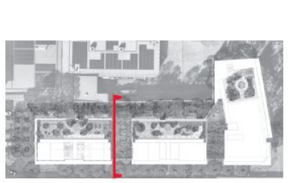


The podium and tower massing has been setback along Market Lane and Tempus Street.

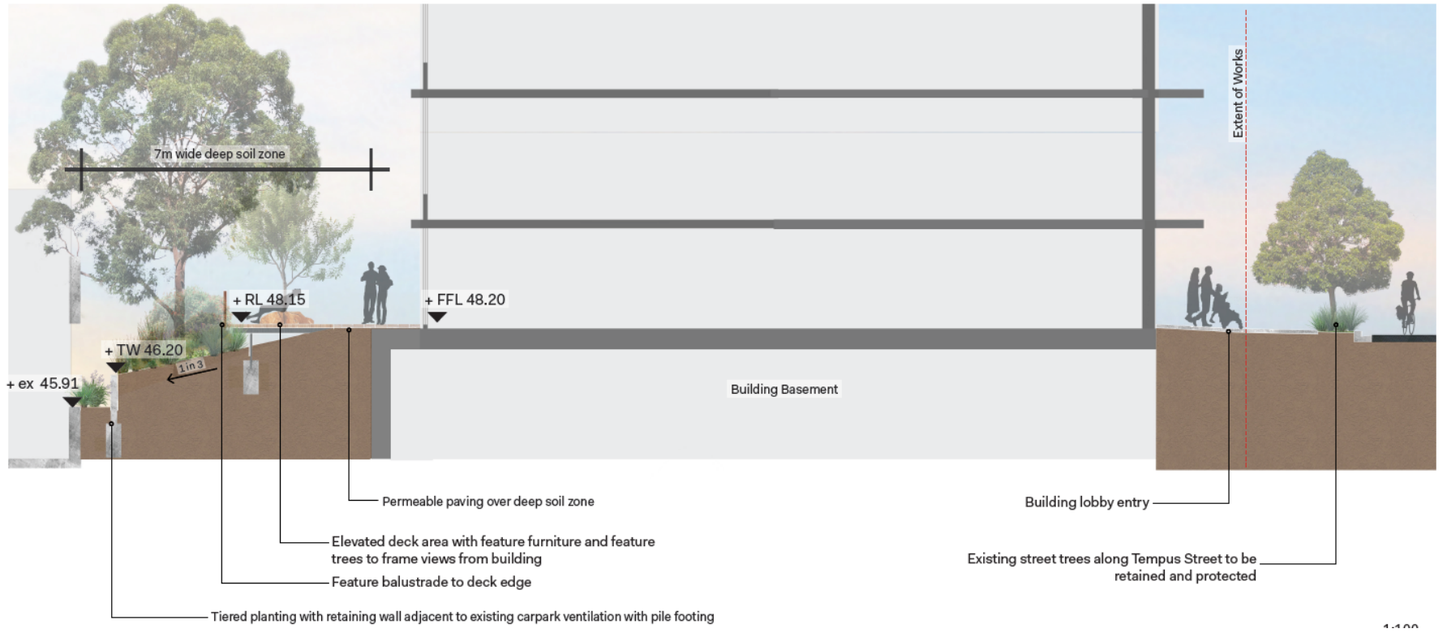
Item 18

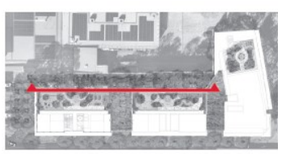
18. Strategically design the paving and seating areas so that the open space is not over-programmed. Prioritise soft landscaping to create a green oasis and outlook for the ground level internal areas. Describe and illustrate the quality of the ground level open space.

The design of the ground floor COS prioritises soft landscape in the form of tree and low level planting to ensure that the space creates a green outlook space. The space is programmed into 3 main zones associated with retail, residential and wellness uses within the building, however, these are designed to not dominate the space with decks cantilevered over the deep soil / landscape zone and significant area given over to soft landscape. The quality of the space is illustrated in the plan, sections and images within the Landscape SSDA Report.

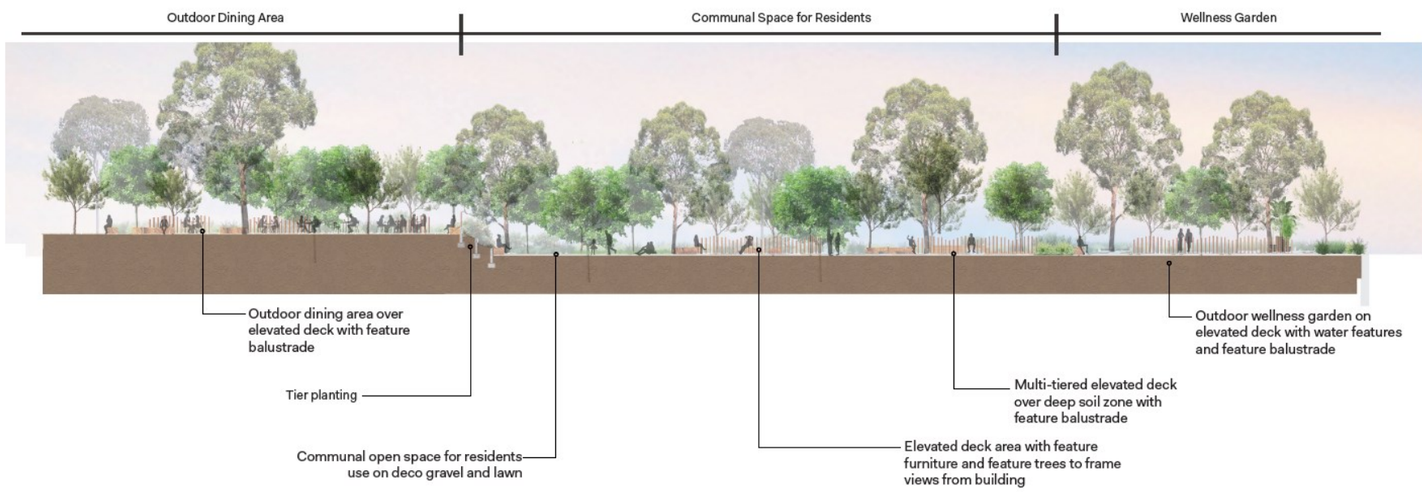


KEY PLAN





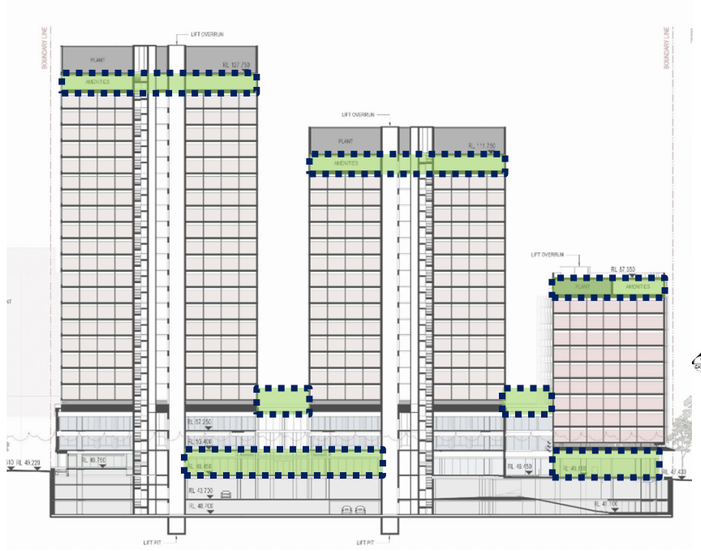
KEY PLAN

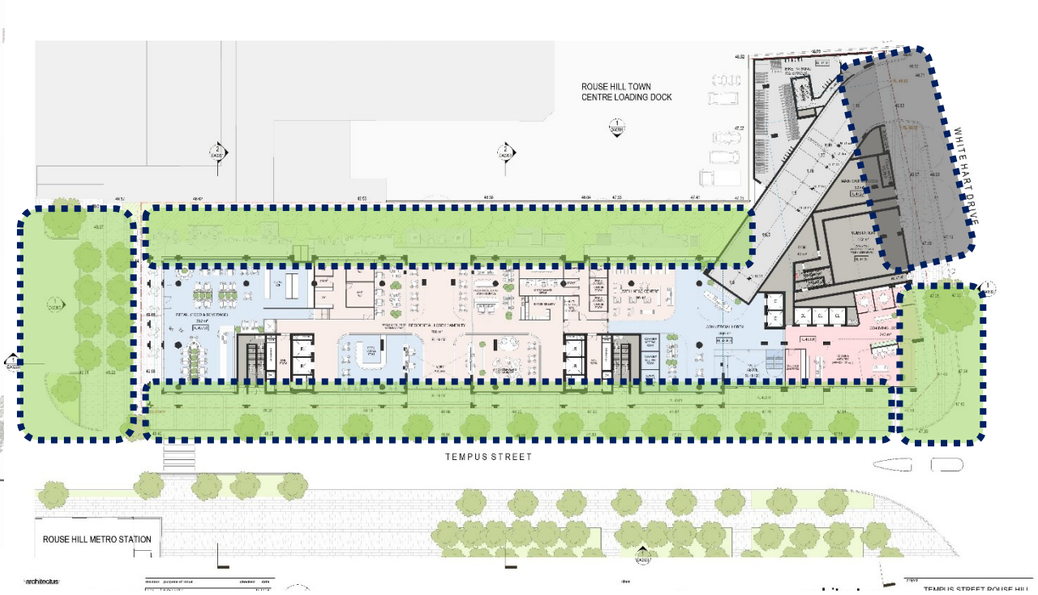


Item 19

19. Maximise visual porosity from the ground level internal areas to the communal open space.

The Tempus Street and Market Lane ground level spaces are dedicated to public and private spaces, with a mixture of communal, co-working, retail, and wellness spaces. By virtue of the long, and slender shape of the site, and central spine configuration, these spaces feature full view of the communal open spaces.





Enhancing ground floor activation on all sides of the building while providing a generous range of amenities for all BTR and the Co-Living units.





Maximising the open space along The Tempus Street and Market Lane ground level

Item 20
20. Maximise opportunities within the design of the landscape spaces to increase biodiversity on the site.
The proposed plant species selections prioritises use of native and locally endemic species, particularly Cumberland Plain Woodland species. A number of large Cumberland Plain Woodland trees are proposed for the ground level COS, with smaller native tree species used on the roof terraces. The predominant native and locally endemic planting palette will help to promote biodiversity. The planting palettes also respond to the different environmental and microclimatic conditions of the various spaces with the ground level COS being a more sheltered and shaded environment, and the roof terraces being more open with greater solar access. These different environmental conditions and the specific landscape response to them, enable the creation of distinct ecological characters, promoting biodiversity.

Item 21

21. Continue to develop the alternate loading strategy (Option 2) to increase the area of deep soil provided along the north-eastern boundary.

Studies were undertaken to investigate relocating the proposals loading and waste holding areas within the basement levels.

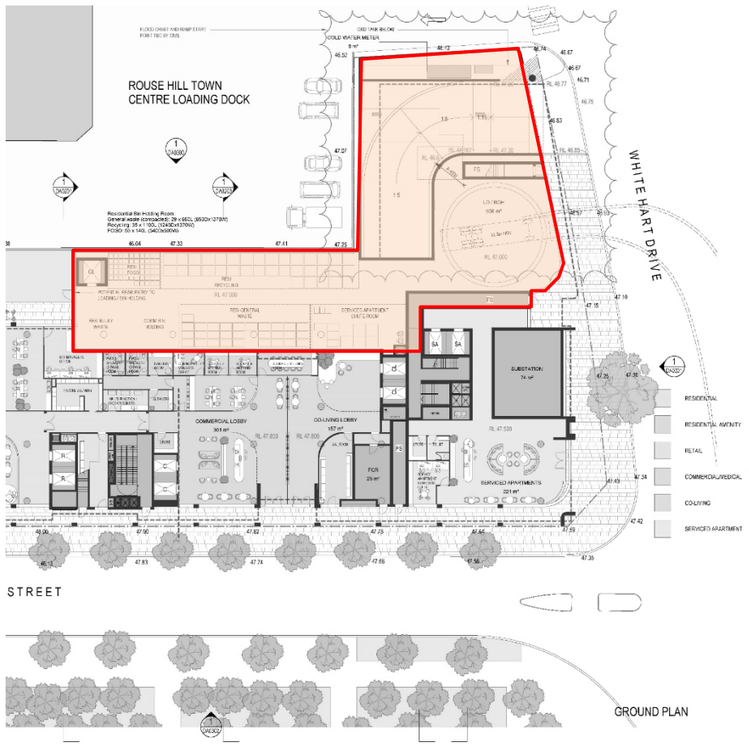
It was found the best outcome, operationally, and in boosting amenity space, was in option 2, with the relocation of loading and waste to B1, and the use of a turntable to mitigate space taken up by waste vehicle's swept path.

The challenge was ensuring the ramp redesign would remain efficient, and minimize any impact on the ground plane, especially when achieving head height clearances.

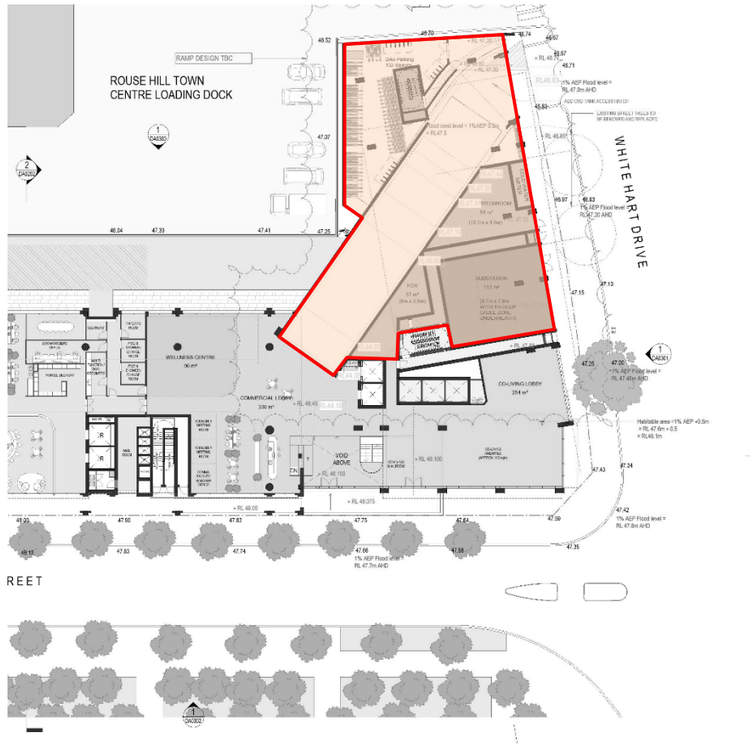
The final strategy anticipates the use of private MRV waste collection, which will be managed by the owner of the site,. Collection will be frequent, to assist in reducing the size of the bin holding room.

The ramp and b1 is designed to provide 3.9m head height, and for the swept path of a HRV, with a turn table placed between the north and south tower cores to boost efficiency.

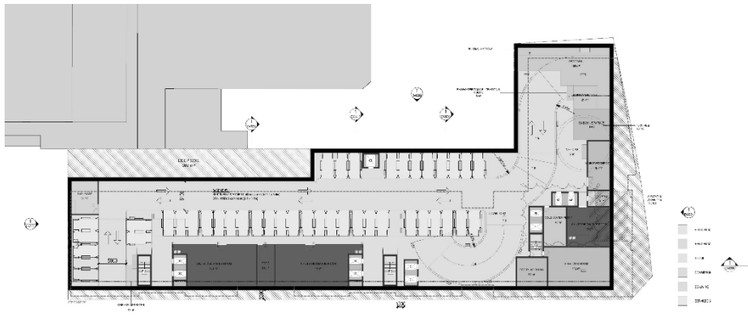
Relocating loading and waste to basement, and ensuring holding area and swept path area is minimized assisted in dedicating more space to deep soil.



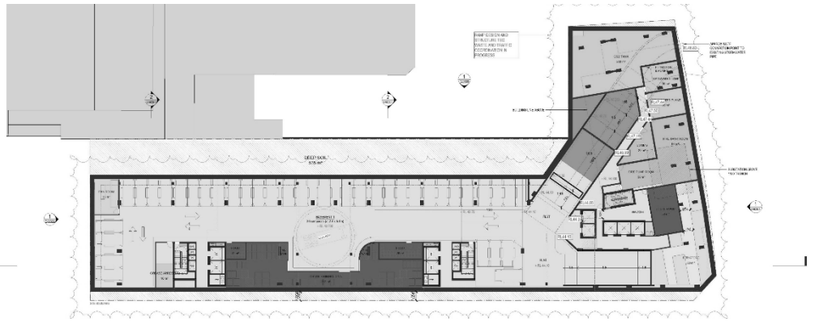
SDRP 1 Scheme Ground Floor



Current Scheme Ground Floor



SDRP 1 Scheme Basement Floor



Current Scheme Basement Floor

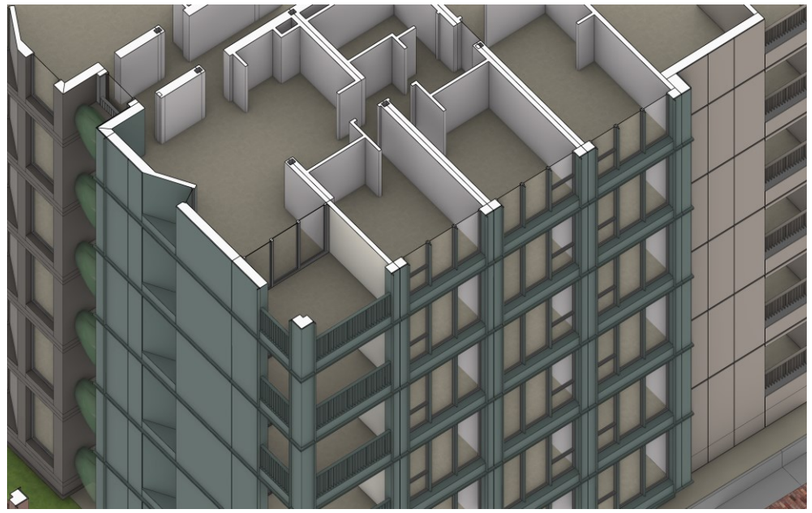
The loading and waste holding areas were relocated to the basement level, accompanied by an optimized ramp strategy. This adjustment eliminated the need for a ground-level loading dock, creating a larger deep soil zone and expanding the activated area to the North.

Item 22

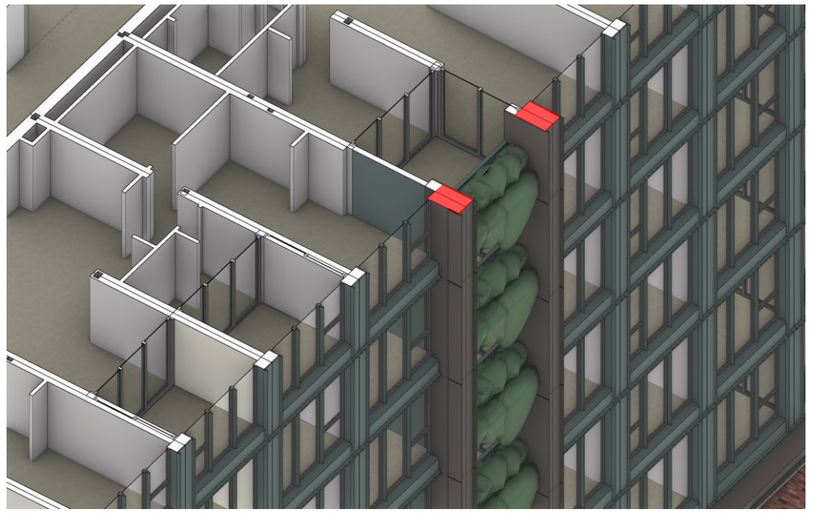
22. Continue to develop the tower façade design for the modules. In doing so, consider a tailored response and vary the design of each façade to respond to its solar orientation, acoustics, visual privacy and the character of the immediate context.

Module widths have been reduced to 2 types; with 3.5m modules in the Built-to-rent towers, and 3.3m modules in the Co-living.

This has introduced further regularity to the façade which is expressed along the elevations.

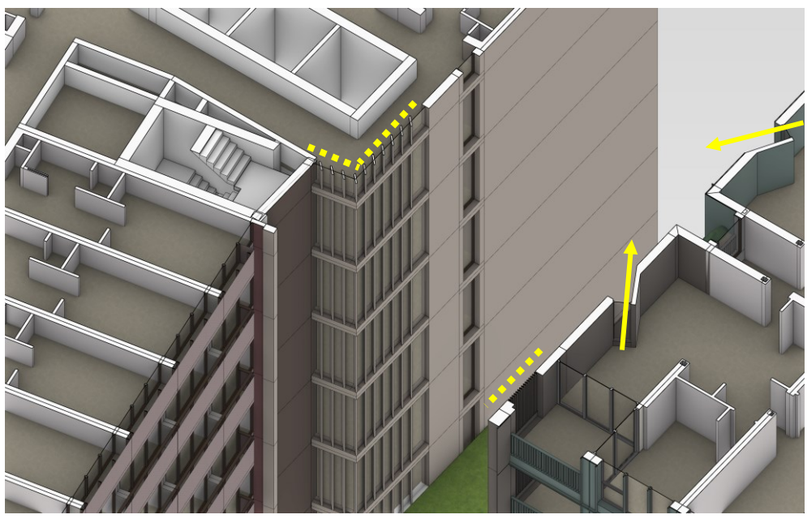


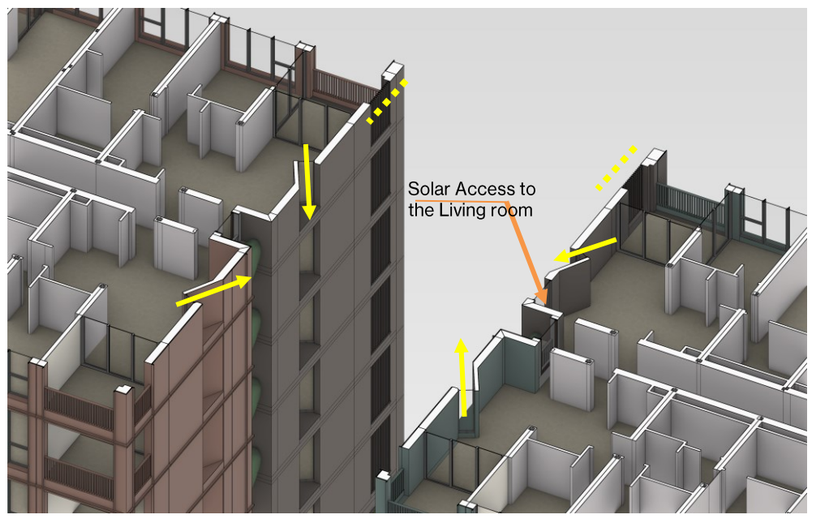
South-East Facade



North-West Facade

The façade articulation is designed in response to the building's orientation. On the south-facing façade, the elements are shallower, whereas they are deeper on the north-facing façade to optimize performance, while allowing a proper solar access to the private spaces.



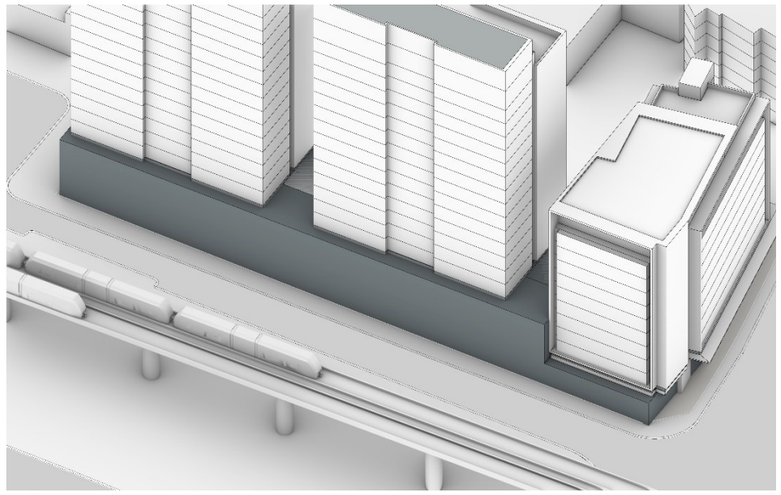


Privacy Treatments along the 3 Towers by adding an oriented fence in front of opposing openings and the incorporation of articulated angled windows to enhance discretion and minimize direct visibility.

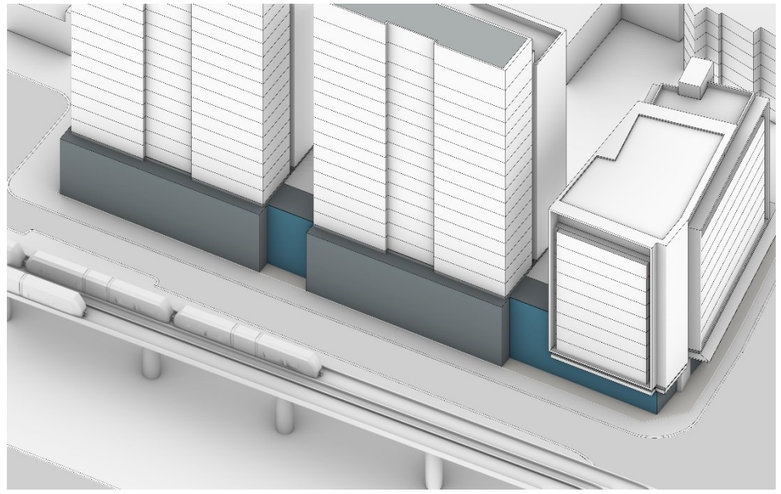
Item 23

23. As the design develops, ensure that the thickness and solidity of the podium is expressed and emphasized so that it appears as a robust element, distinct from the tower.

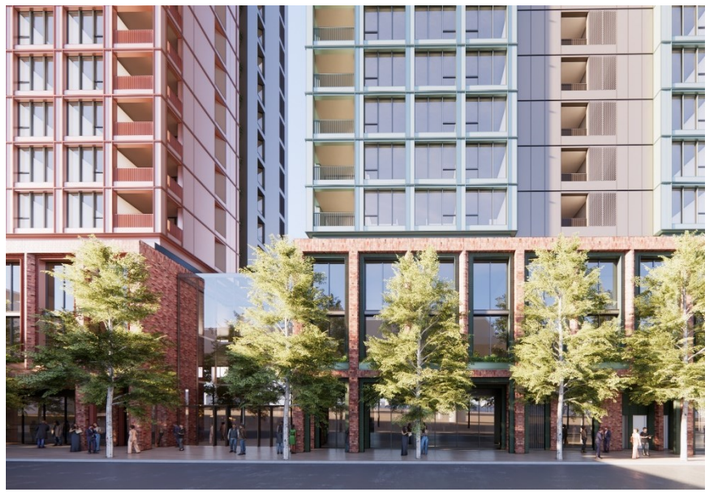
Podium broken down to two components, with brick blades running along elevations. Features brick masonry along podium levels,.. Broken down to north and south component of towers. The space between the podium and tower is fully glazed, open and airy. This helps introduce more solidity to podium, without creating a street wall. It also provides a visual connection from street in west, to outdoor communal area in east, on other side of building.

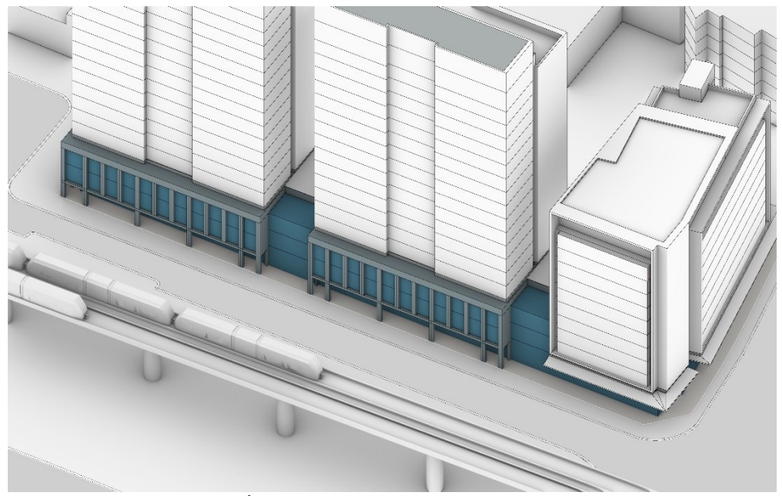


1. Podium extrusion – too heavy.

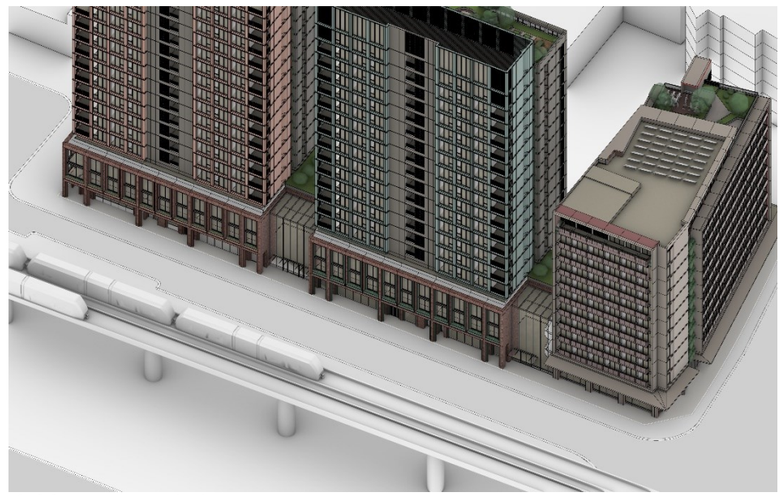


2. Recesses added to break up massing.





3. Vertical elements / colonnade introduced to break down scale.



4. Masonry and glass.

Item 24

24. Undertake wind studies and confirm that the proposed design does not create unsafe or uncomfortable conditions for pedestrians at street level. Mitigate wind through the design of the built form rather than reliance on awnings and/or tree canopy.

Desktop wind studies conducted by Windtech showed that the breakup of the tower structures and podium, mitigate downdraughts from the tower façade to the ground plane. This maintains the comfort of pedestrians on street level, as well as residents in the rooftop amenities and ground level outdoor communal spaces.

This is further managed through the setting back of the ground plane façade line, which provided a sheltered walkway within the site's boundaries, but with minimum use of awnings.



Item 25
25. Be consistent and clearly communicate ADG compliance for the BTR apartments. Note: Dual key apartments are regarded as two sole occupancy units when calculating the apartment mix.
All calculations, including traffic, waste, ADG and car parking is based on the non-dual key number of units – which is the maximum number of Sole Occupancy Units (SOU) the proposal can accommodate.

Item 26

26. Consider future flexibility with regard to the apartment module sizes to ensure that each apartment has a good level of amenity when used as a stand-alone sole occupancy unit or as a dual key apartment.

A rigorous design workshop process was undertaken with the modular supplier/provider (Spacelabs, a company owned by Freecity) to understand the limits and possibilities of modular construction.

Although modular construction offers an efficient and streamlined method of construction, it was discovered early on, that the maximum size and weight of the modules was determined by transportation and installation limits.

Units mostly consist of 2-3 connected modules. The size of openings between connecting modules was also limited by the structural integrity of each module during transportation and installation.

Although larger modules can be built, their use severely impacts construction program and cost.

As such, all Built-to-Rent units comprise of 3.5m modules, which provide 3.3m internal width. Most apartments are made up of multiple modules places side by side.

To mitigate the limit on internal width, most unit types feature large open plan living and dining spaces, which comprise of an "L-shaped" configuration to allow for 4m clear widths (as per ADG).

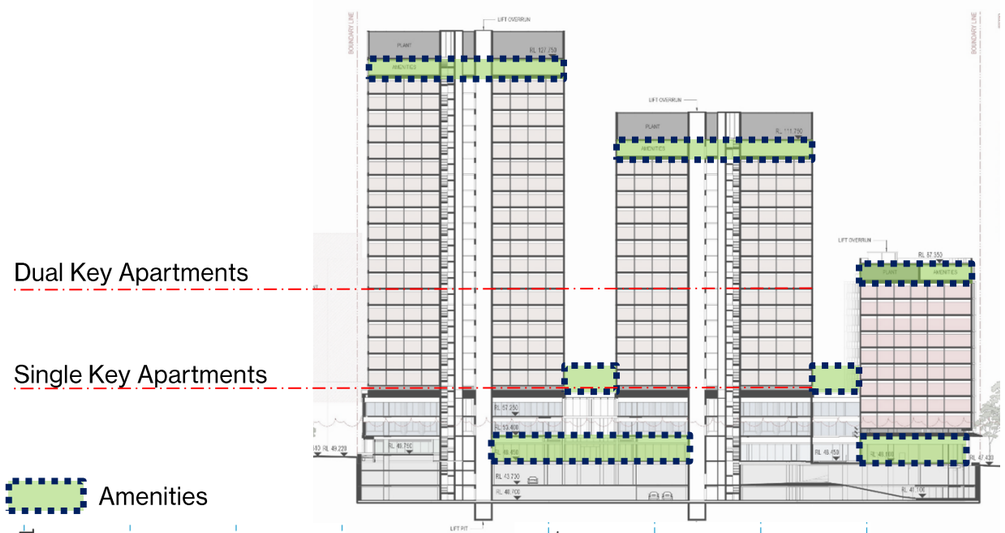
Internal and outdoor amenity spaces are maximized along the ground plane and rooftops to balance/offset units that provide reduced balcony area, and living room widths.

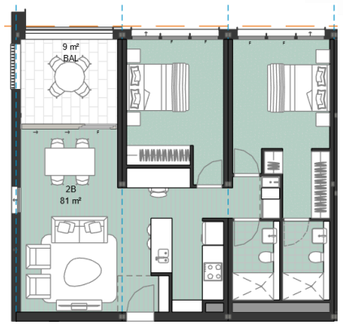
The amenities provided also responds to the flexibility and diversity explored within the unit types. Uses are a mixture of individual and shared spaces, catering needs for growing families, as well as young professionals.

See also Item 8.

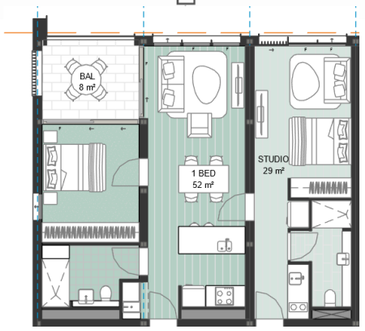
The proposal also seeks the dispensations allowed by Housing SEPP for BTR, in storage provisions, balcony area, and unit layouts.

Note:
Dual key units comprise of a combination of two smaller unit types. For example, the 3B dual key comprises of 2B + 1B units. While the 2B dual key comprises of 1B + studio units. This combination shows that each unit within the dual key unit, achieves ADG requirements. However, when combined, the provisions fall outside of the requirement for the bigger unit type.





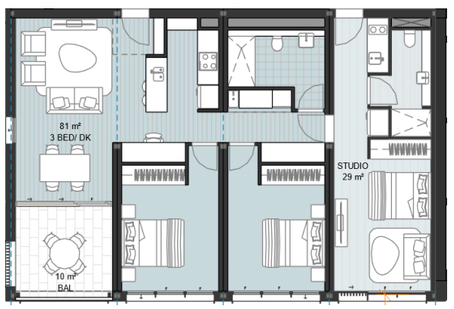
2 Bedroom -Single



2 Bedroom –Dual Key



3 Bedroom -Single



3 Bedroom –Dual Key

Item 27

27. Confirm that the total area dedicated to communal open space achieves or exceeds the minimum requirements of the ADG.

Total dedicated communal open space for the proposal is 1448 sqm which exceeds the minimum requirement of 25% of the site area.

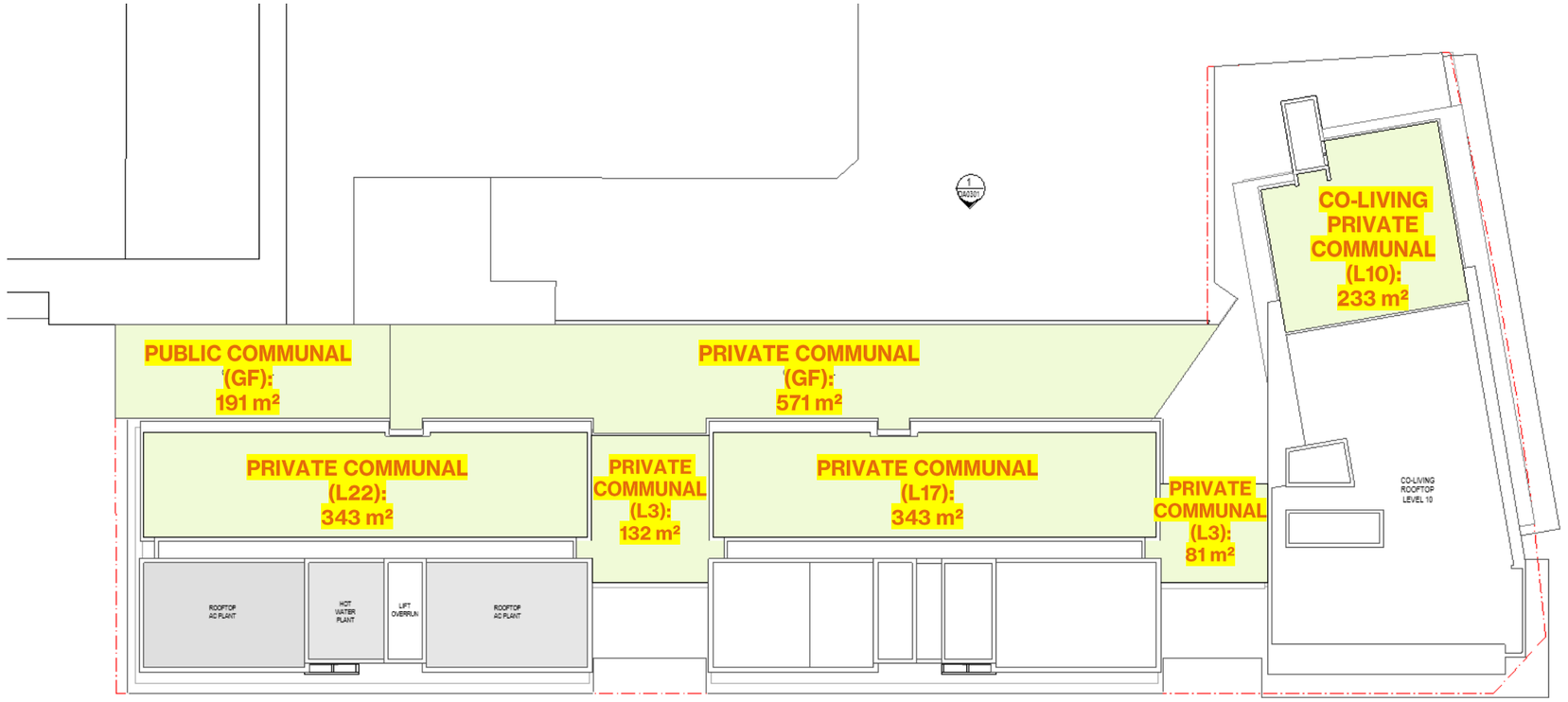
Site area: 4385 sqm

Ground communal open space (public + private): 762 sqm

L17 communal open space: 343 sqm

L22 communal open space: 343 sqm

Total communal open space: 1448 sqm (33% site area)



Item 28

The scheme is currently proposing some BTR apartments that are smaller than the minimum requirements, however no internal communal space has been provided to offset this reduction.
28. Where compliance with the ADG design criteria cannot be met, the project team must provide justification and demonstrate how the objectives of the ADG will be achieved through an alternative design approach, for example generous internal communal amenity.

Internal communal space is located in the ground plane, as well as a portion of the rooftop amenities (where outdoor amenities are also provided).

As demonstrated under item 26, the proposal seeks to provide a variety of amenity spaces which respond to the diversity of housing provided.

Internal communal spaces include:

- Work and meeting spaces for large groups
- Smaller booth-style work spaces
- Collaboration spaces
- Dog grooming
- Coffee stall
- Bookable function rooms
- Retail / F&B, which is also public interface
- Wellness centre
- Yoga room
- Gym
- Rooftop bar / kitchen



BTR Amenities - Ground Floor

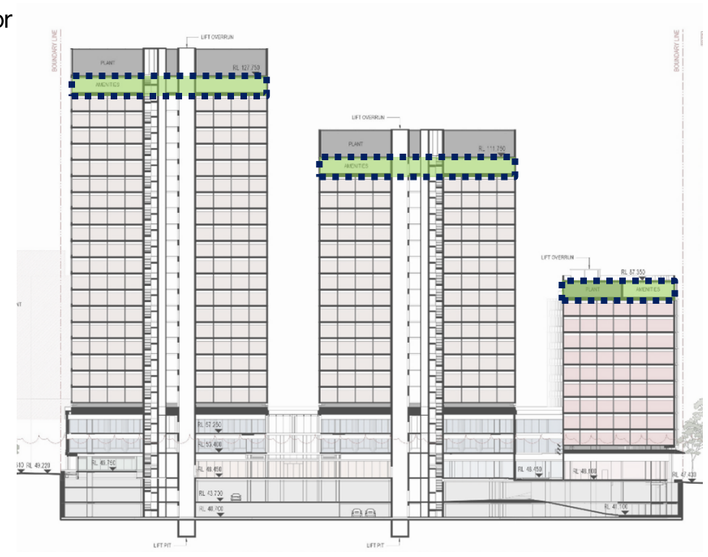
BTR Amenities - Level 17

BTR Amenities - Level 22

Item 29

29. Continue to refine the design for the tops of the towers, which currently appear unresolved and lack articulation.

The tops of the towers balance the need for rooftop plant area, photovoltaics and outdoor amenity space.







Levels 10, 17, 22 Rooftops

Item 30

30. Continue to provide details of the proposed ESD performance targets and initiatives and describe how the project will achieve them.

BASIX Energy: 66%

- Central Hot Water System Electric Heat Pump (3.0 < COP <=3.5)
- ~10 kW Roof top PV System
- BMS System
- Communal Spaces Lighting to be controlled with Time Clocks + Motion Sensors
- Electric Cook top and oven
- Dishwasher 4.5 Star and Clothes Dryer 2 Star

NatHERS

- Passive Design Measures Shading/Building Shaded Geometry
- Ceiling Fans where required
- High Performance Façade thermal performance targets to satisfy thermal comfort requirements
- Cross Ventilation and Daylighting

BASIX Water: 49%

- Rain Water tank serving common lawn and planters
- 5 Star Washing Machine
- 5 Star Dishwasher
- 4 Star Toilets
- 5 Star Kitchen/Bathroom Taps
- 3 Star Showers

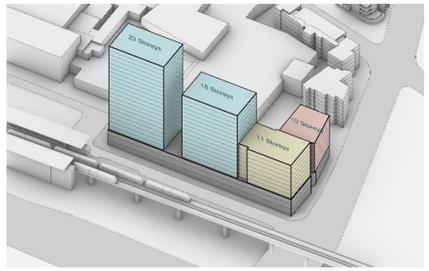
Item 31 - 32

31. Continue to develop the design of the building to improve fundamental ESD principles such as access to daylight and natural ventilation.

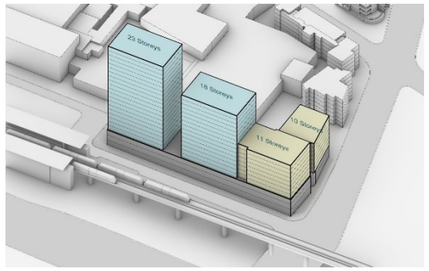
The tower massing was fine tuned to maximize cross ventilation, improve solar access and privacy between units.

By clearly separating the Built-to-rent towers into two buildings, more corners were created to allow for cross ventilation along the first 9 levels.

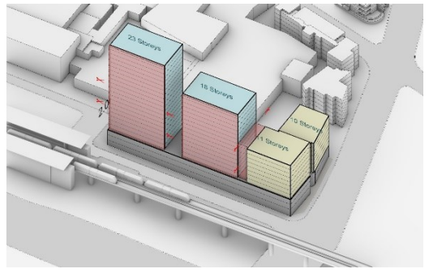
As the building is orientated West and East, most units, on both sides of the towers, achieve 2hrs solar access. The additional corners also allow for further solar access.



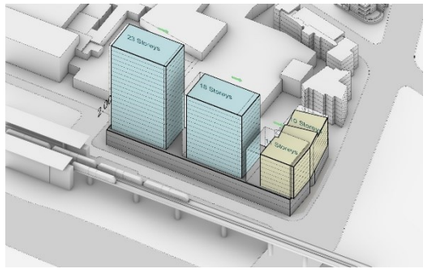
SDRP 1 Scheme



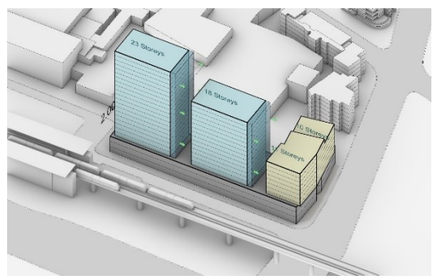
Step 1
Converting the Service Apartments to Co-Living



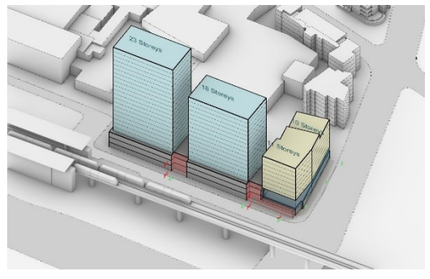
Step 2
Add 2M Setback between the Towers and the Podium from the South – Add a prober recess between the Co-Living and the BTR Sothern Tower.



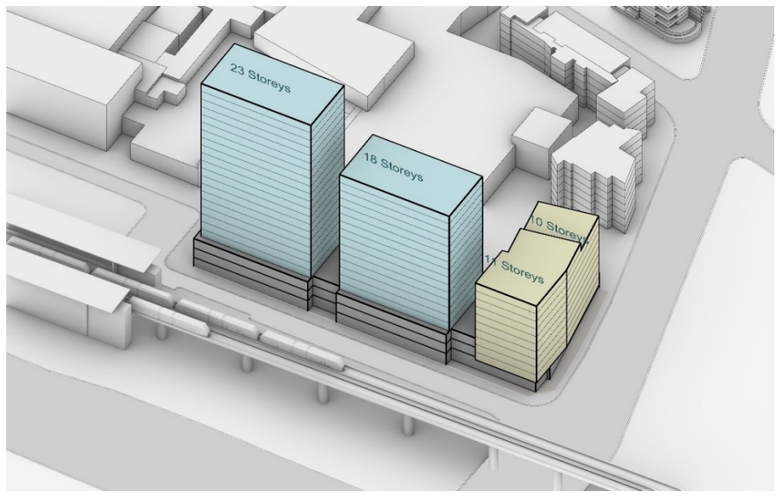
Step 3
Moving the Towers to the South-East for additional setback to the Podium from the North.



Step 4
Adding additional yield to the BTR towers- 3.5m to the South-East side of each tower.



Step 5
Articulate the Massing and dropping the Co-Living levels to Level 1



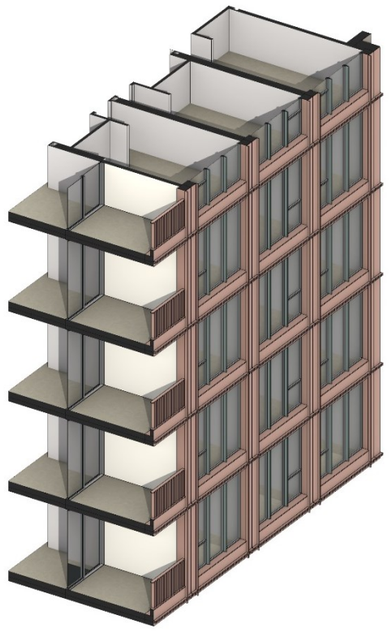
The Final Massing

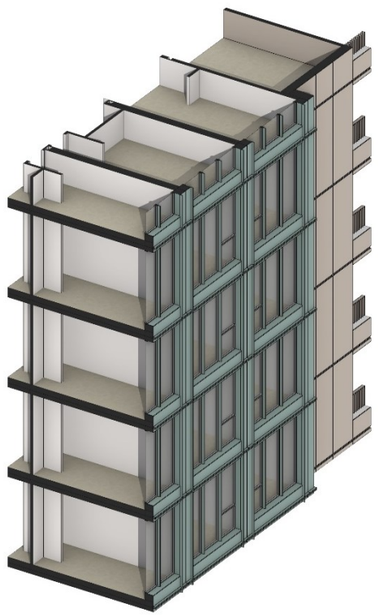
Item 32

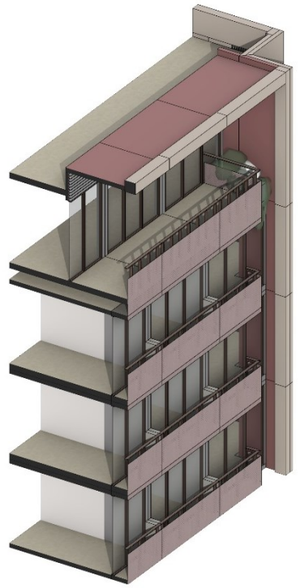
32. Provide façade sections illustrating how the proposed design for each façade responds to its solar orientation. Support the proposed approach with solar analysis studies.

The building is long and narrow, following a north to south axis. Units are located on both sides of the length of the tower and as such have access to western and eastern sun.

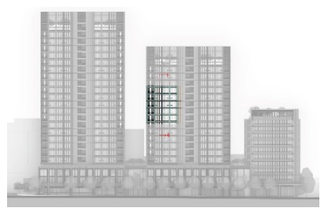
Balconies have been kept at a maximum of 2.5m deep to maintain daylight access through the balcony and into living spaces. Windows punctured along the northern ends of each tower, allow for privacy while also providing additional solar access.



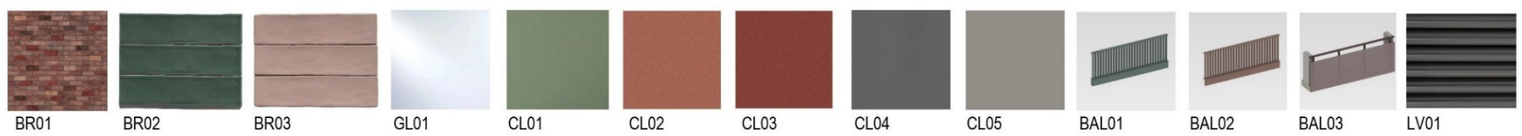












Facade Finishes - Brick

BR01 - Face brick - Reddish / Brown

BR02 - Face Tiles - Coral / Red

BR03 - Face Tiles - Dark Green

Facade Finishes - Cladding System

CL01 - Aluminium Cladding w/ Vertical Joints or similar - Pale Green

CL02 - Aluminium Cladding w/ Vertical Joints or similar - Coral

CL03 - Aluminium Cladding w/ Vertical Joints or similar - Light Maroon

CL04 - Aluminium Cladding w/ Vertical Joints or similar - Warm Grey

CL05 - Aluminium Cladding w/ Vertical Joints or similar - Stone Grey

Facade Elements

BAL01 - Pale Green Steel post balustrade

BAL02 - Coral Steel post balustrade

BAL03 - Light Maroon Perforated balustrade

Facade Finishes - Window System

GL01 - Glass - Clear

Item 33
33. As the building has excellent access to public transport, minimise the number of car spaces and provide measures to facilitate sustainable transport, such as dedicated car-share spaces and secure bicycle parking.
Car parking for the build-to-rent and co-living components of the development is proposed to be provided at the car parking rates outlined in the Housing SEPP which are lower than Council's DCP residential parking rates. A lower provision of car parking is also being proposed for the commercial office component of the development. The lower proposed parking provision acknowledges the site's excellent proximity to public transport including Rouse Hill Metro Station and frequent bus services along the T-way. To encourage higher levels of active travel to and from the site, secure bicycle parking would be provided for use by residents, while bicycle racks would also be provided in an accessible area for use by visitors.

Item 32

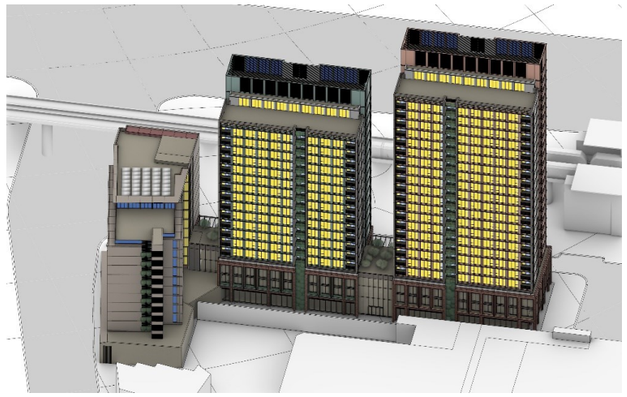
32. Provide façade sections illustrating how the proposed design for each façade responds to its solar orientation. Support the proposed approach with solar analysis studies.

The façade and balcony articulation was further informed through solar access and heat gain analysis shown below.

Solar access analysis

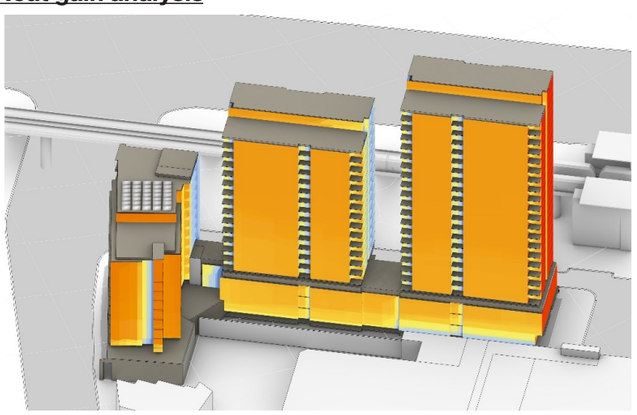


The façade and balcony depths are designed to ensure a minimum of two hours of solar access to private spaces. The yellow in the diagram shows areas of the floorplate achieving 2 hours solar access.

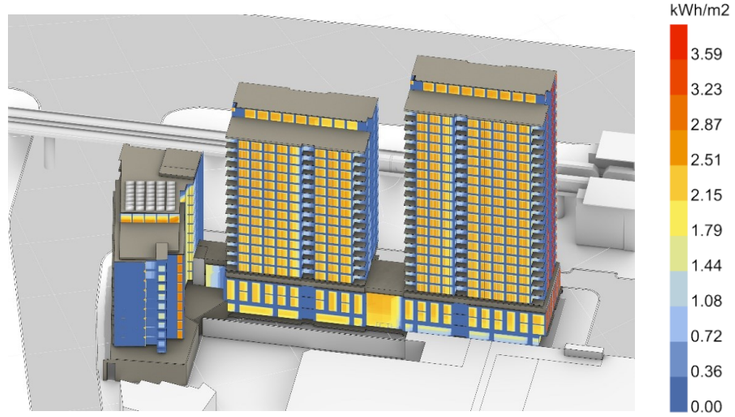


Overall view along Eastern facade showing 2 hours solar access.

Heat gain analysis



Before any façade treatments, radiation/heat gain over the façade is high.



The addition of façade treatments significantly reduces heat gain.

Item 34
34. Provide strategies for how a net-zero building can be achieved. This is highly encouraged to reach NSW's Net Zero emissions goal by 2050. Refer to 'NSW, DPIE, Net Zero Plan, Stage 1: 2020-2030' for further information.

E-lab consulting have developed a net zero statement that looks at addressing the buildings commercial office space as well as other building typologies. By estimating the annual energy of the project a quantified approach to the benefits of Roof top PV can be undertaken to understand peak load reduction and greenhouse gas emission reductions.

The net zero approach was first addressed in a 4 step process:

1. Conserving energy: by reducing the thermal load into the building through self shading building geometry and high performance building fabric (insulated walls and glazing)
2. Energy Efficiency: By ensuring all service energy is efficient as possible, energy is reduced
3. Renewable Energy through on site solar allows energy demand and peak loads to be reduced all before relying on offsite renewable energy
4. All energy is proposed to be procured by renewables.

Development Summary

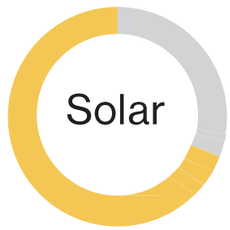
4,385m²
Site Area

33,401m²
GFA achieved

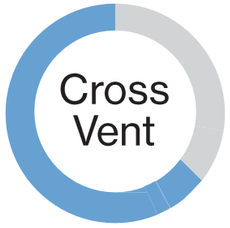
1257m² (approx.29%)
Communal Private Open Space*

641m² (approx. 14.6%)
Deep Soil

491
Number of units



74%



60%

2 Built-to-Rent Configurations

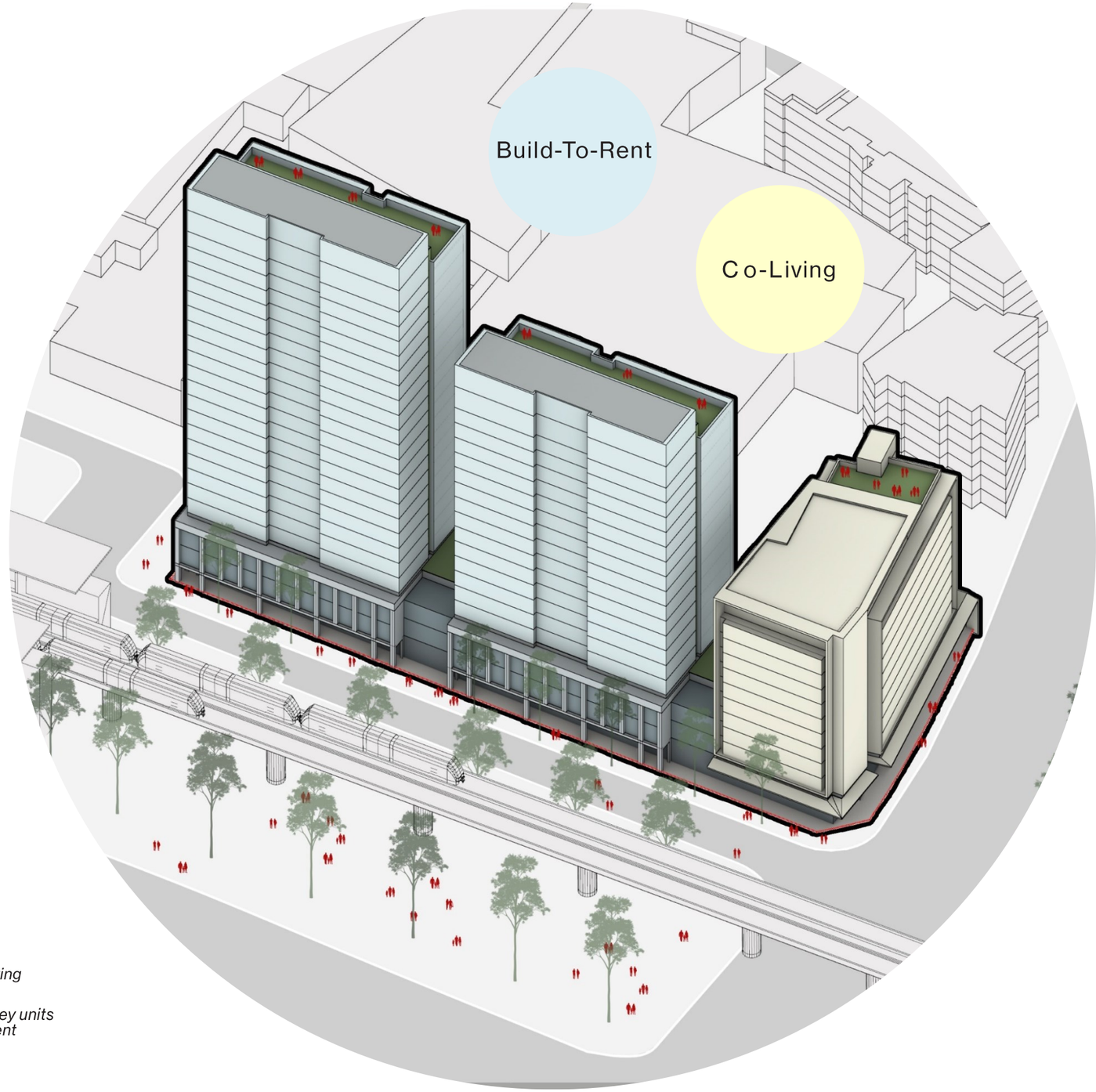
STANDARD

61% Built-to-rent	**39%** Co-Living	Total
332 units**	216 units	548 units

DUAL KEY

51% Built-to-rent	**49%** Co-Living	Total
227 units	216 units	443 units

	GFA
BTR	21,507
Co-Living	4,209
Commercial / Retail	7,685
Total	**33,401m²**



Notes

**Total includes BTR and Co-living private open space.*

***Number is inclusive of dual key units for ADG compliance assessment purposes,*

10

RESPONSE TO SDRP 2 COMMENTS

SDRP Comments
Summary

The design was presented to the State Design Review Panel for a second time on 16th April 2025. The comments received from the panel were broken down into 4 key areas:

1. **Connecting with Country (Items 1 – 3)** – Refer to Connecting with Country report for responses.

2. **Site Strategy and Landscape (Items 4 – 12)** – Refer to Landscape report for responses.

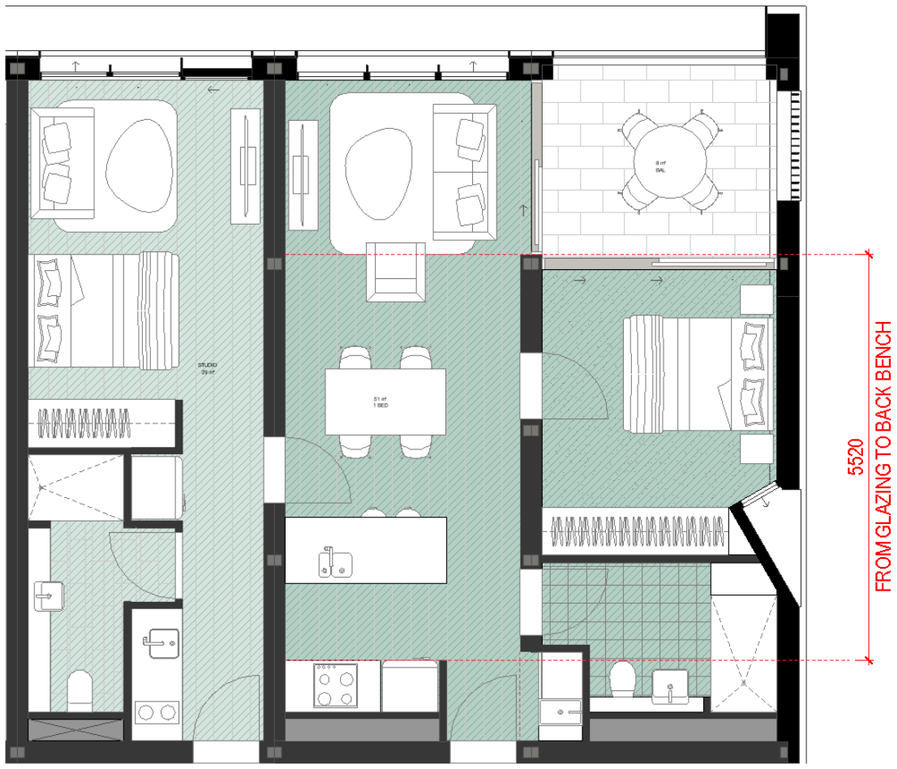
3. **Architecture (Items 13 – 19) –** Responses outlined in following pages.

4. **Sustainability (Items 20 – 21) –** Refer to ESD report for responses.

Item 13

13. Review the planning of the one- and two-bedroom apartments to ensure that the depth of the living area does not exceed the maximum distance stipulated in the ADG (Objective 4D-2)

The current scheme complies with the maximum distance of 2.5X Ceiling height, as stipulated in the ADG. This equates to 7m depth measured from the inside façade line to front of kitchen bench.



ADG OBJECTIVE 4D-2:

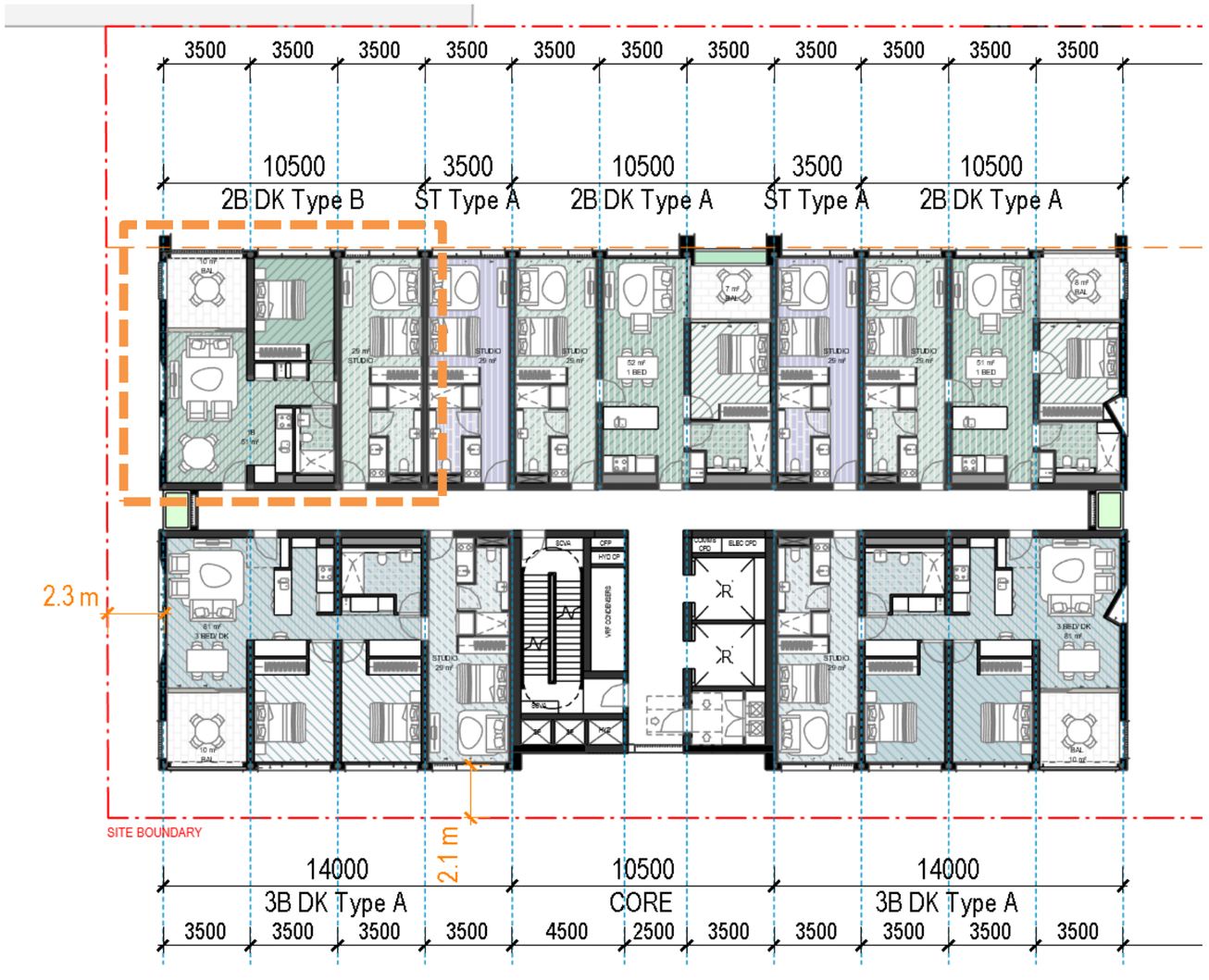
1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height

2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window

Item 14

14. Where possible, relocate or flip the apartment layouts so that the living areas benefit from dual orientation at the end of the towers.

The layout updates were incorporated into the design as shown.

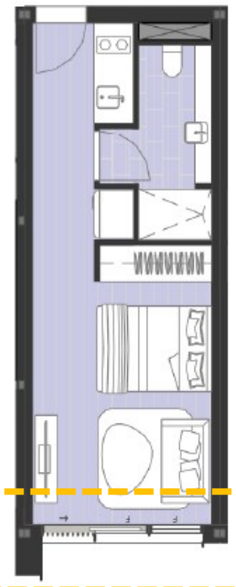


Level 9 Floor plan

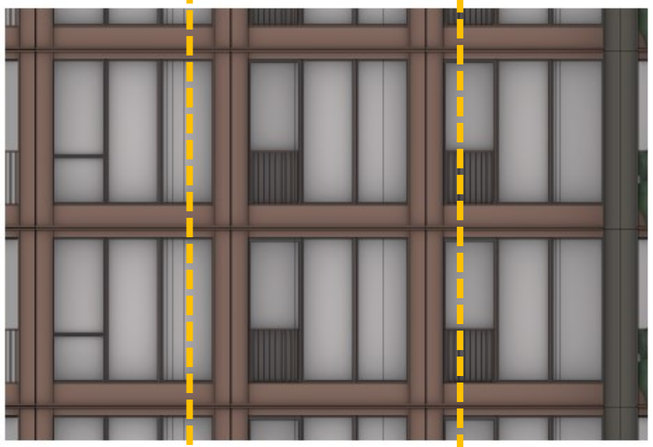
Item 15

15. Incorporate a Juliet balcony for each of the studio apartments to create a greater sense of space and a connection to outdoors.

The addition of a Juliet balcony was explored for the studio apartments. As it impacted the internal layout of the unit, an alternative façade solution was explored and incorporated into the proposal. A full height sliding door along the façade line, improves connection to the outside without impacting the internal area of the apartment. Handrails have been included in the detail to ensure protection for occupants.



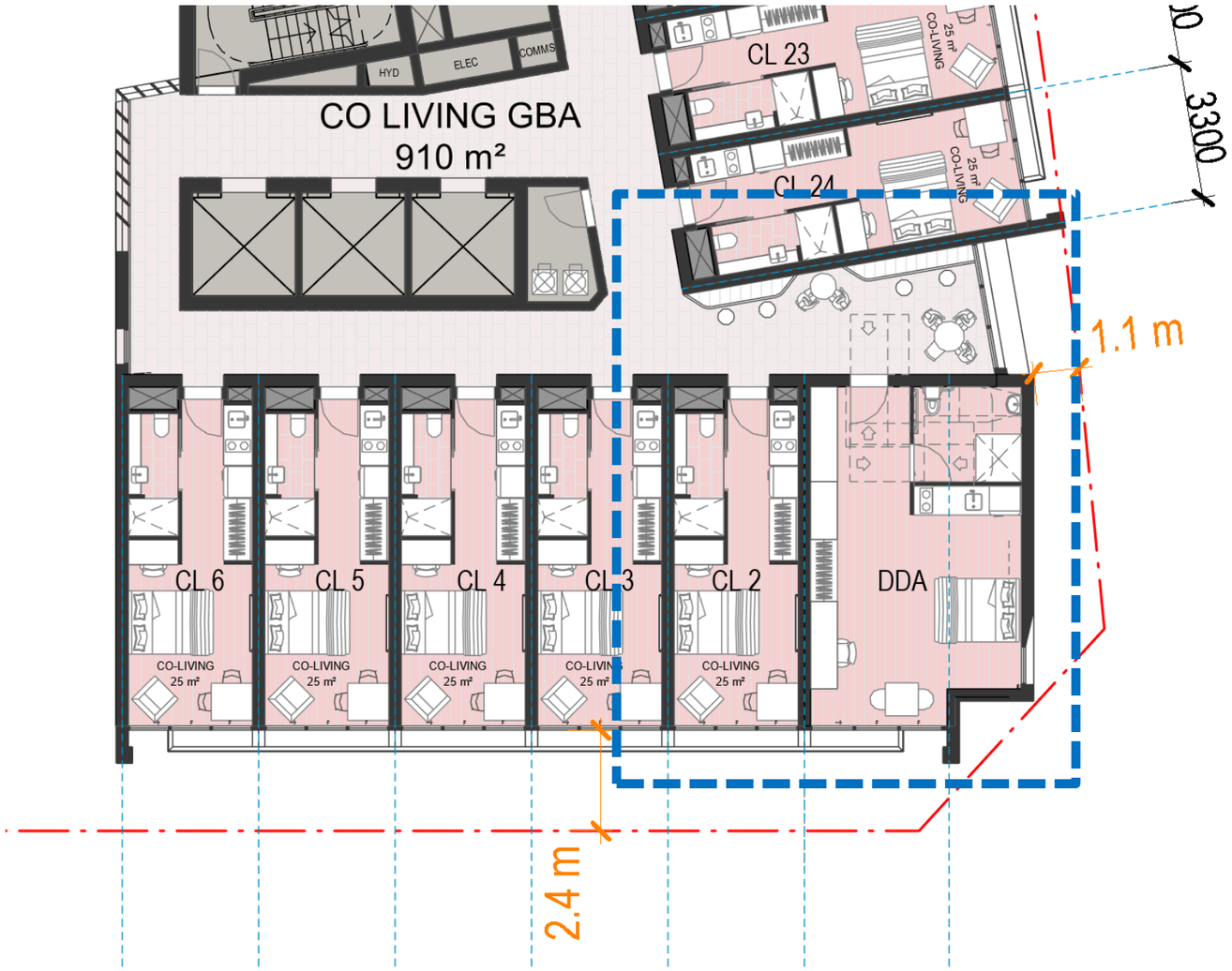
Studio unit plan.



Studio unit western façade.

Item 16
16. Demonstrate how the conflicting requirements of natural ventilation and acoustics will be achieved, given the site's location opposite the Metro station. Where possible, utilise passive attenuation measures to mitigate noise.
Please refer to Acoustic Report. Ason group noted that acoustic disruption from the metro station was minimal and not an issue for the proposal. Units should be able to achieve natural cross ventilation with minimum acoustic interference.

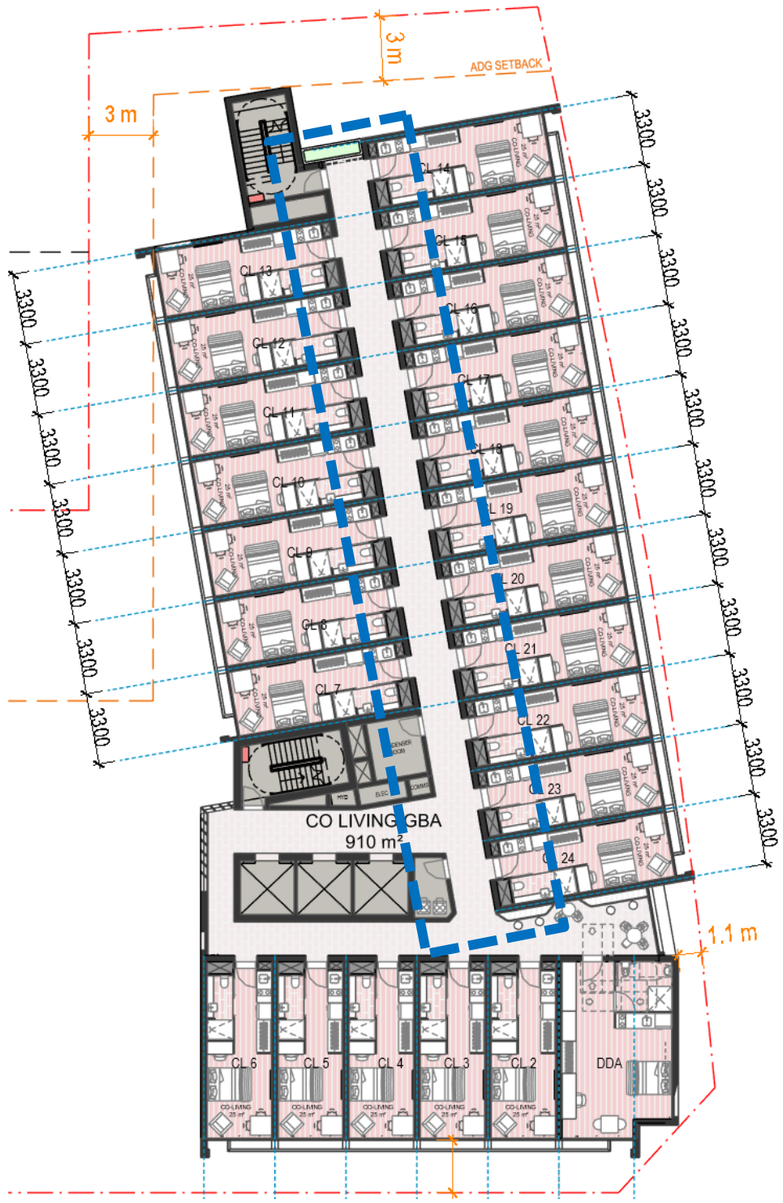
Item 17
17. Review the planning of the co-living apartment on the southern corner so that the entry door does not inhibit the use of the wedge-shaped corridor as a break-out space. Provide seating to create an informal sitting area adjacent to the glazing. Alternatively revise the planning to incorporate an informal communal space on each floor.
Corner co-living unit updated as shown.



Item 18

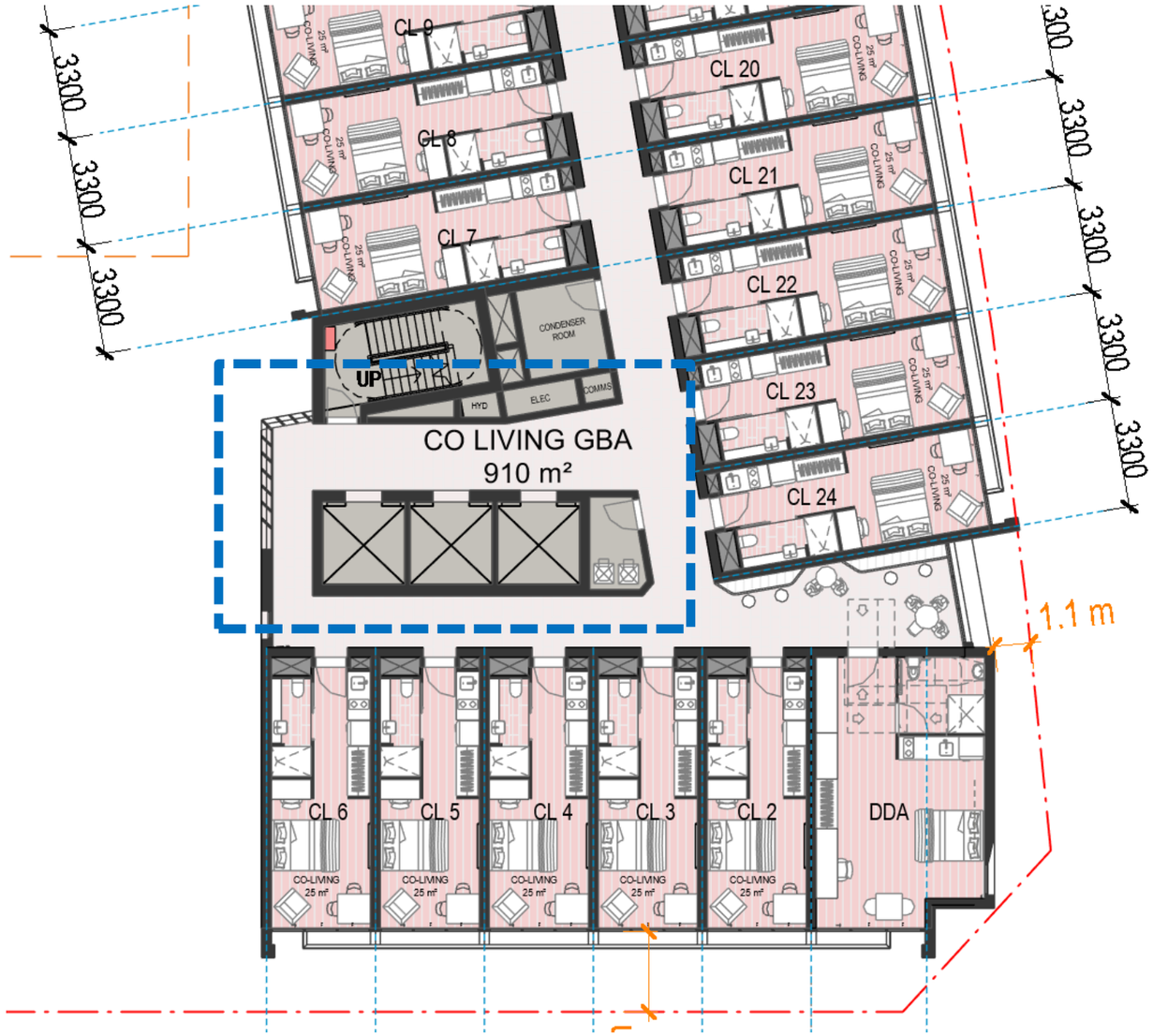
18. Introduce a recess at each apartment entry door to provide relief to the long common corridors of the co-living apartments.

Corridor and entry door design updated., as shown.



Item 19
19. As the design develops, ensure that the fire stairs remain open to allow the co-living residents to travel between levels.

Already part of design, as shown.



11

BETTER PLACED DESIGN OBJECTIVES

Responses to GANSW Better Placed Design Objectives

OBJECTIVE 1

Better fit
Contextual, local and of its place

Good design in the built environment is informed by and derived from its location, context and social setting. It is place-based and relevant to and resonant with local character, heritage and communal aspirations. It also contributes to evolving and future character and setting.

As part of the North West Growth area, the proposal addresses the region's growing demand for medium term housing, providing a mixture of built-to-rent and co-living units which will help accommodate a boost in the student and young professional population.

The ground plane is dedicated to communal use, with a mixture of retail, co-working and wellness spaces. These spaces serve as an extension of the Rouse Hill Town Centre and adjacent transportation hub, responding to and enhancing the existing surroundings.

OBJECTIVE 2

Better performance
Sustainable, adaptable and durable

Environmental sustainability and responsiveness is essential to meet the highest performance standards for living and working. Sustainability is no longer an optional extra, but a fundamental aspect of functional, whole of life design.

The proposal utilizes volumetric modular construction which minimizes construction waste and allows for future flexibility; with streamlined assembly and the possibility of disassembly and re-use.

Dual key built-to-rent units cater to shifting tenant demands, while co-living units provide compact self contained units served by communal spaces.

The units have been designed to achieve BASIX compliance, as well as ADG solar and cross ventilation compliance.

OBJECTIVE 3

Better for community
Inclusive, connected and diverse

The design of the built environment must seek to address growing economic and social disparity and inequity, by creating inclusive, welcoming and equitable environments. Incorporating diverse uses, housing types and economic frameworks will support engaging places and resilient communities

The proposal's built-to-rent and co-living housing typologies provide a flexible housing solution that suits medium to long term tenancies. Owned and managed by the same operator, the proposal offers consistent housing with high amenity.

The units are supported by numerous communal spaces which provide opportunities for communities to be fostered within the development.

OBJECTIVE 4

Better for people
Safe, comfortable and liveable

The built environment must be designed for people with a focus on safety, comfort and the basic requirement of using public space. The many aspects of human comfort which affect the usability of a place must be addressed to support good places for people.

The proposal's ground plane enhances the Tempus street streetscape by providing a high amenity destination for both residents and visitors. A mixture of public and private amenities - from a café, to co-working spaces - activate the streetscape while providing passive surveillance across the ground plane.

These spaces are integrated with landscaping, providing vistas into soft and inviting greenery through out the ground plane.

The proposal's landscape design brings the region's flora into the development, while also providing subtle but effective demarcation between private and public spaces.

OBJECTIVE 5

Better working
Functional, efficient and fit for purpose

Having a considered, tailored response to the program or requirements of a building or place, allows for efficiency and usability with the potential to adapt to change. Buildings and spaces which work well for their proposed use will remain valuable and well-utilised.

The proposal considers the changing and growing needs of the population by providing housing that can expand and contract with tenants. Compact co-living units, as well as dual key tenancies and a range of unit types, from studio to 3 bedroom apartments, accommodate a wide spectrum of potential tenants, from singles to growing families.

This is complemented by communal spaces that cater for various scales of working and gathering, ensuring spaces are welcoming for all.

OBJECTIVE 6

Better value
Creating and adding value

Good design generates ongoing value for people and communities and minimises costs over time. Creating shared value of place in the built environment raises standards and quality of life for users, as well as adding return on investment for industry

The proposal adds value to region, and specifically to the adjacent Rouse Hill Town Centre by providing an extension of the much loved village centre, and bringing further activation along the city's edges.

The vast ground plane is dedicated to communal spaces which enrich tenants with opportunities to engage with the community.

OBJECTIVE 7

Better look and feel
Engaging, inviting and attractive

The built environment should be welcoming and aesthetically pleasing, encouraging communities to use and enjoy local places. The feel of a place, and how we use and relate to our environments is dependent upon the aesthetic quality of our places, spaces and buildings. The visual environment should contribute to its surroundings and promote positive engagement.

Natural toned masonry along the podium provides a calm and inviting base complimented by the proposal's landscape design. The landscaping features native flora that bring elements of the region's natural features through the streetscape, into the building and across its rooftops.

The units stacked above, celebrate the rhythm and repetition typical of modular construction, while also using browns and warm reds typical of the natural context to soften the massing.

12

APPENDIX I: SSDA DRAWING SET

SSDA Drawing Set



Artist Impression - View from corner Tempus Street and White Hart Drive

Rouse Hill Apartments

SSDA

DA0000_DRAWING LIST

SHEET NO.	SHEET NAME	REVISION
DA0000	DWG Register - Title Page	P.05
DA0001	Basix Design Specification	P.05
DA0002	Site Plan	P.05
DA0003	Site Analysis	P.05
DA0004	Demolition Plan	P.05
DA0091	Basement 2 Plan	P.06
DA0092	Basement 1 Plan	P.06
DA0093	Basement 1 Mezzanine Plan	P.04
DA0100	Ground Plan	P.05
DA0101	Level 1-2 Plan	P.05
DA0103	Level 3-4 Plan	P.05
DA0105	Level 5-8 Plan	P.05
DA0109	Level 9 Plan	P.05
DA0110	Level 10 Plan - Co-living Rooftop Amenities	P.05
DA0111	Level 11-16 Plan	P.05
DA0117	Level 17 Plan - BTR Rooftop Amenities	P.05
DA0118	Level 18-21 Plan	P.05
DA0122	Level 22 Plan - BTR Rooftop Amenities	P.05
DA0123	Roof Plan	P.05
DA0200	Section A	P.06
DA0201	Section B	P.05
DA0202	Section C	P.06
DA0203	Section D	P.05
DA0300	North Elevation	P.05
DA0301	East Elevation	P.05
DA0302	South Elevation	P.05
DA0303	West Elevation	P.05
DA0551	GFA Plans	P.05
DA0552	GBA Plans	P.05
DA0553	NRA - GLAR - NSA Plans	P.05
DA0600	Shadow Analysis - Winter	P.05
DA0601	Shadow Analysis - Summer	P.05
DA0602	Sun Eye Views	P.05
DA0610	ADG - Solar Access Diagram	P.05
DA0611	ADG - Cross Ventilation Apartments Diagram	P.05
DA0650	ADG - Storage Diagram	P.05
DA0900	Accessible SOU - Unit 1	P.05
DA0901	Accessible SOU - Unit 2	P.05
DA0902	Accessible SOU - Unit 3	P.05
DA0910	SDRP Comment 13 - ADG Objective 4D-2	P.02
DA0950	Facade Detail A	P.04
DA0951	Facade Detail B	P.04
DA0960	Perspective Views	P.05
DA0961	Perspective Views	P.05
DA0962	Perspective Views	P.05
DA0963	Perspective Views	P.05
DA0964	Perspective Views	P.05

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revision	purpose of issue	checked	date
P.00	DRAFT SSDA		15.11.24
P.01	DRAFT ISSUE		12.03.25
P.02	SSDA ISSUE		07.04.25
P.03	SDRP 2 COMMENTS		16.05.25
P.04	SDRP 2 + BASIX COMMENTS		05.06.25
P.05	SSDA ISSUE A		13.06.25

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Nominated Architect Ray Brown 6539
ABN 90 131 246 684

approved	scale
MD	1:200 @A1
prepared	project no
KL, MK, SD, VJ	240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing

DWG Register - Title Page

drawing no.	revision
DA0000	**P.05**

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Site Plan



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0 20 40 60 100 m

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revision	purpose of issue	checked	date
P.00	DRAFT SSDA		15.11.24
P.01	DRAFT ISSUE		12.03.25
P.02	SSDA ISSUE		07.04.25
P.03	SDRP 2 COMMENTS		16.05.25
P.04	SDRP 2 + BASIX COMMENTS		05.06.25
P.05	SSDA ISSUE A		13.06.25

LEGEND

SUBJECT SITE

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ABN 90 131 246 684

approved	scale
MD	1:2000 @A1
prepared	project no
KL, MK, SD, VJ	240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

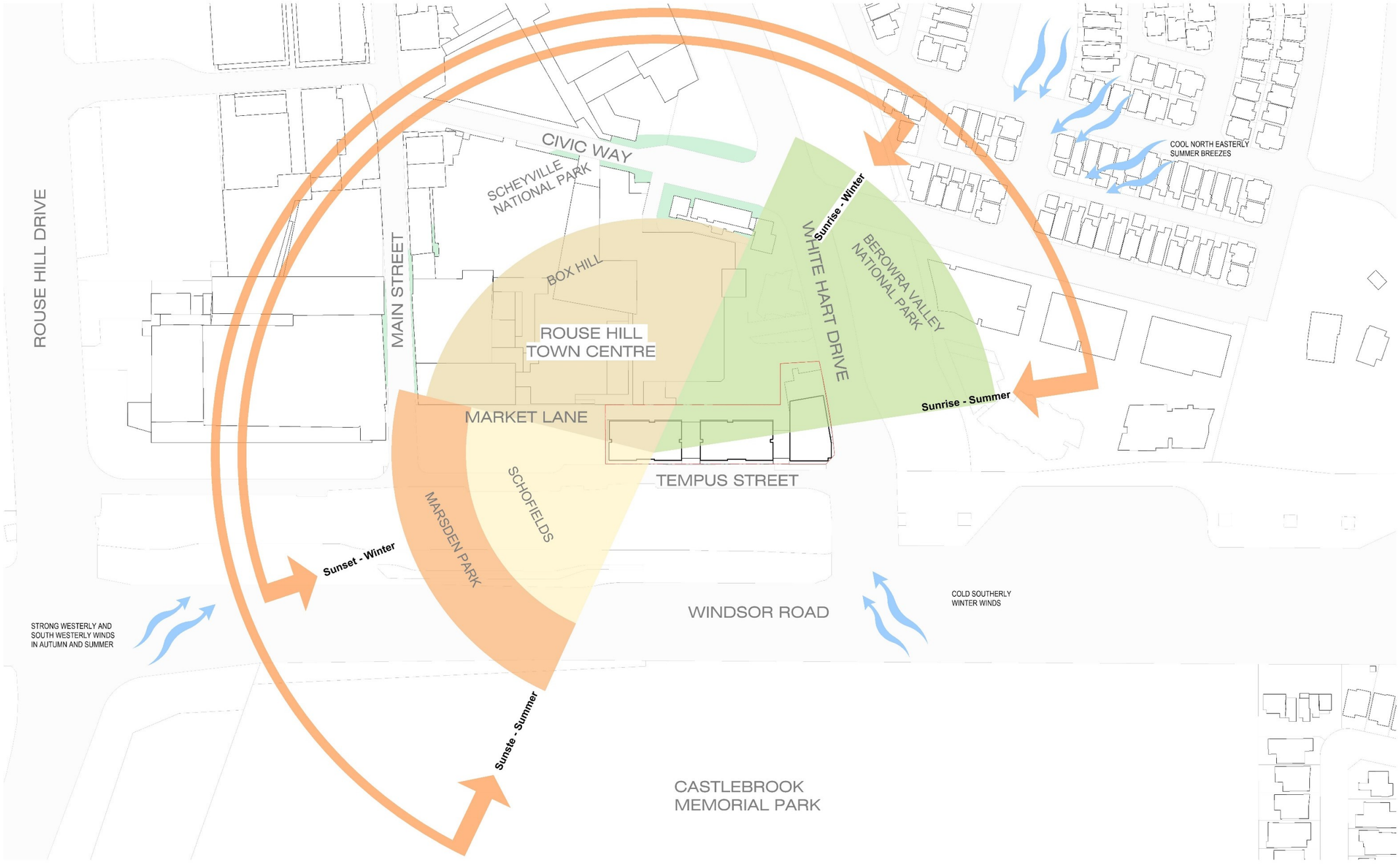
drawing

Site Plan

drawing no.	revision
DA0002	P.05

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Site Analysis



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revision	purpose of issue	checked	date
P.00	DRAFT SSDA		15.11.24
P.01	DRAFT ISSUE		12.03.25
P.02	SSDA ISSUE		07.04.25
P.03	SDRP 2 COMMENTS		16.05.25
P.04	SDRP 2 + BASIX COMMENTS		05.06.25
P.05	SSDA ISSUE A		13.06.25

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approved: MD | scale: 1:1000 @A1

prepared: KL, MK, SD, VJ | project no: 240130

project: TEMPUS STREET ROUSE HILL

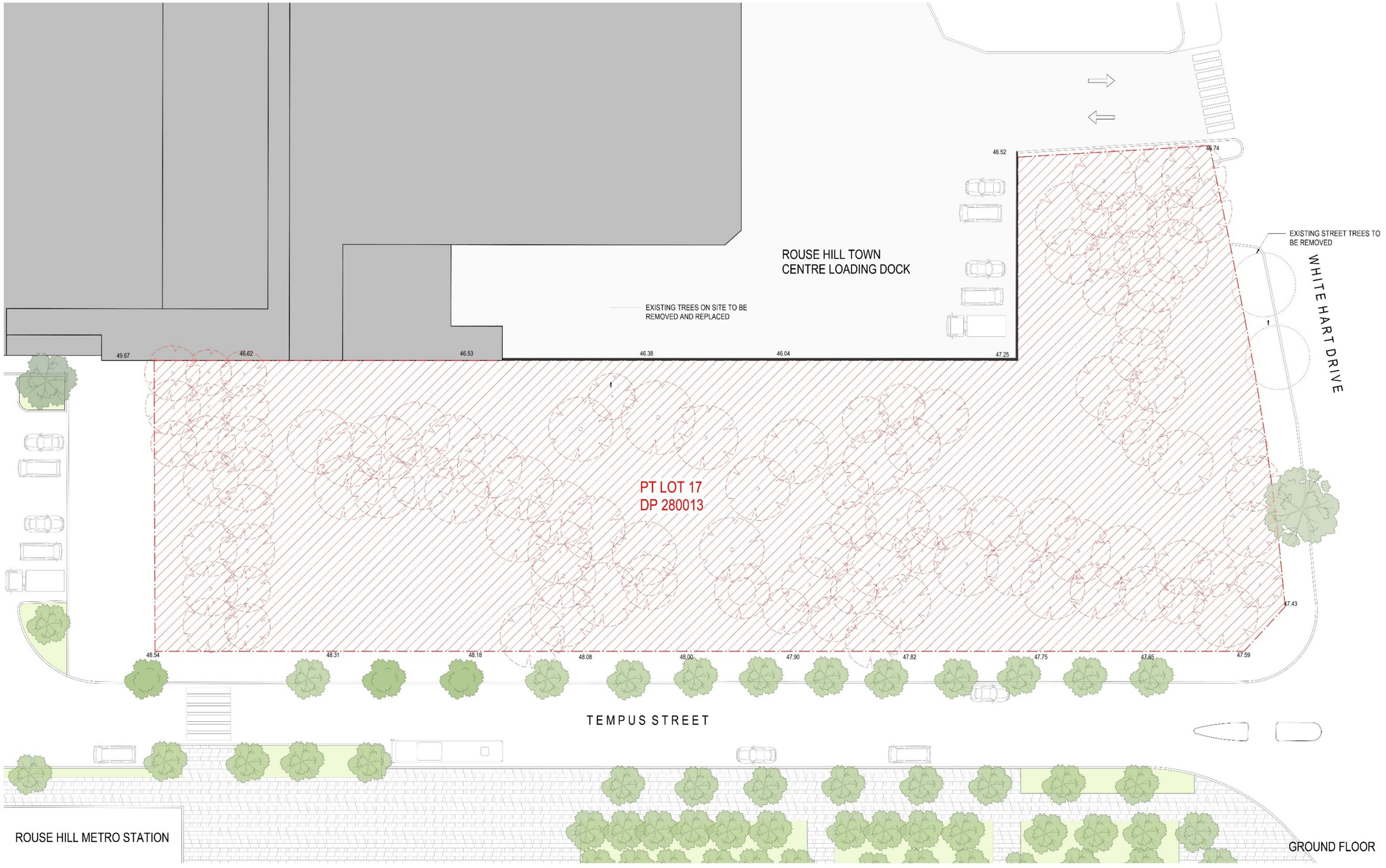
Tempus Street, Rouse Hill, NSW

drawing: Site Analysis

drawing no.: DA0003 | revision: P.05

13/06/2025 11:44:51 AM

Demolition Plan



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0 2 4 6 10 m

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revision	purpose of issue	checked	date
P.00	DRAFT SSDA		15.11.24
P.01	DRAFT ISSUE		12.03.25
P.02	SSDA ISSUE		07.04.25
P.03	SDRP 2 COMMENTS		16.05.25
P.04	SDRP 2 + BASIX COMMENTS		05.06.25
P.05	SSDA ISSUE A		13.06.25

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Nominated Architect Ray Brown 6539
ABN 90 131 246 684

approved	scale
MD	1:200 @A1
prepared	project no
KL, MK, SD, VJ	240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

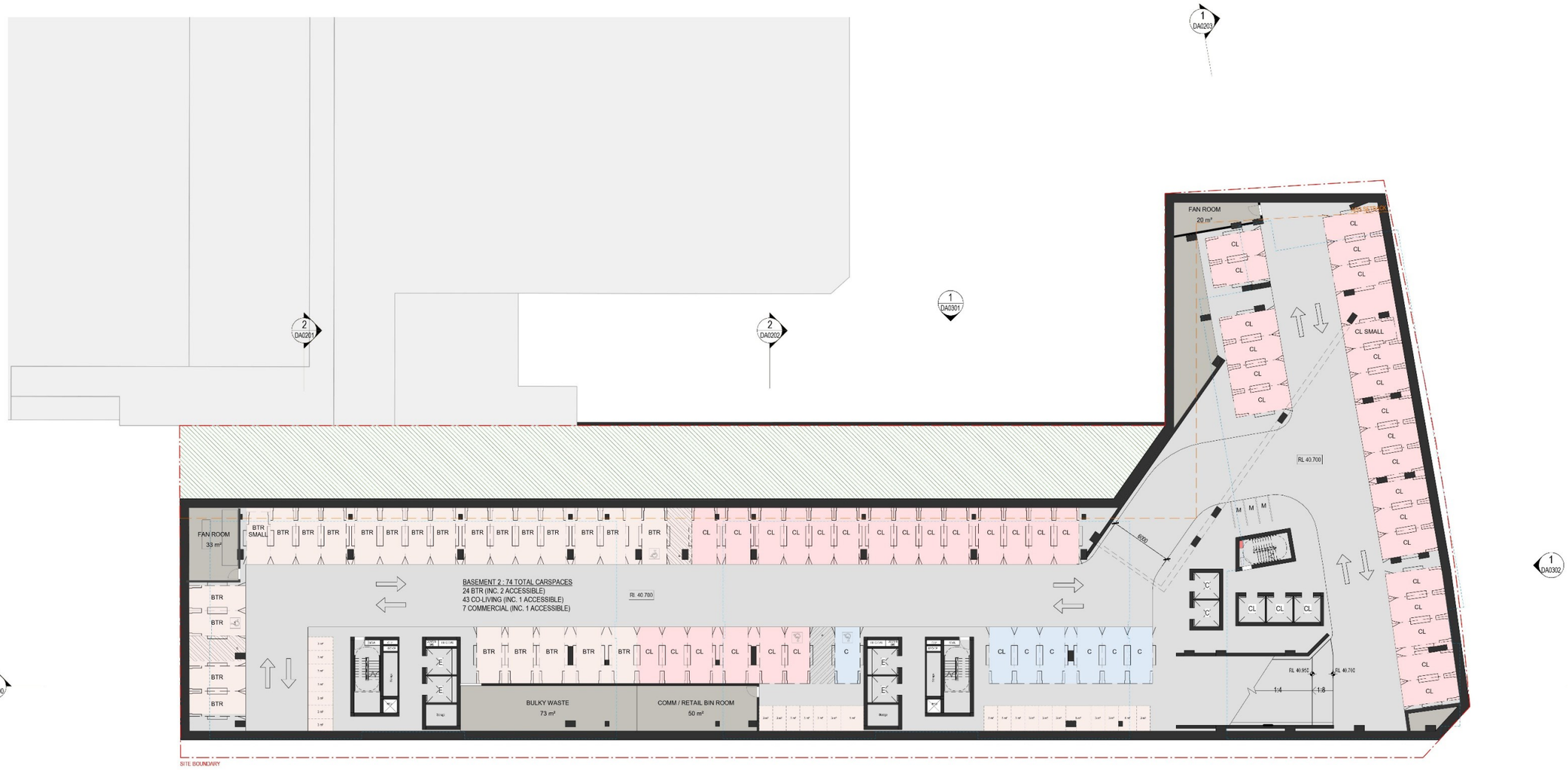
drawing

Demolition Plan

drawing no.	revision
DA0004	**P.05**

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Basement 2 Plan



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P.03	SSDA ISSUE		07.04.25
P.04	SDRP 2 COMMENTS		16.06.25
P.05	SDRP 2 + BASIX COMMENTS		05.06.25
P.06	SSDA ISSUE A		13.06.25

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approved	scale
MD	1:200 @A1
prepared	project no
KL, MK, SD, VJ	240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

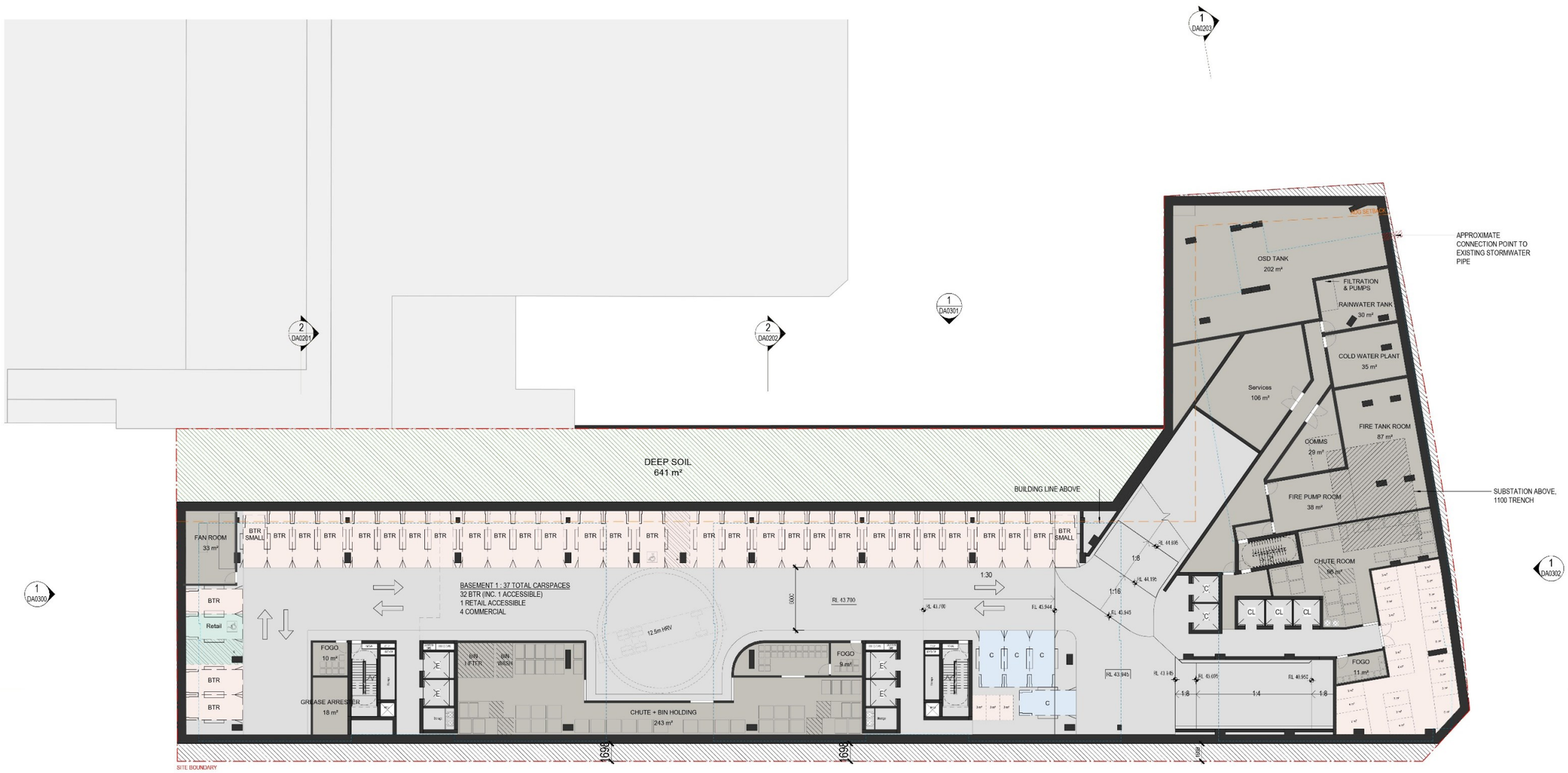
drawing

Basement 2 Plan

drawing no.	revision
DA0091	**P.06**

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Basement 1 Plan



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P.02	DRAFT ISSUE		12.03.25
P.03	SSDA ISSUE		07.04.25
P.04	SDRP 2 COMMENTS		16.05.25
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approved: MD | scale: 1:200 @A1

prepared: KL, MK, SD, VJ | project no: 240130

project: TEMPUS STREET ROUSE HILL

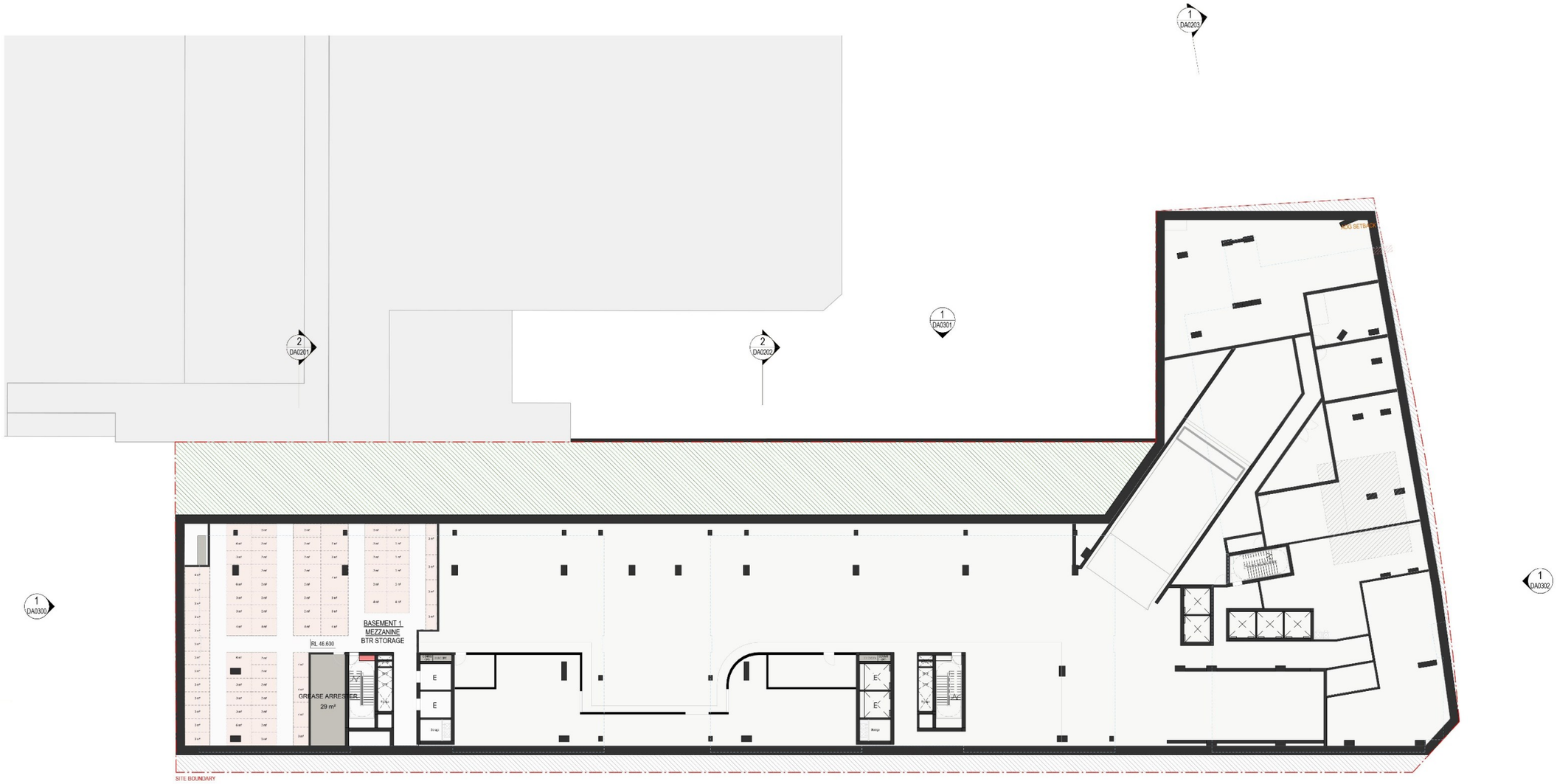
Tempus Street, Rouse Hill, NSW

drawing: Basement 1 Plan

drawing no.: **DA0092** | revision: **P.06**

13/06/2025 11:45:26 AM

Basement 1 Mezzanine Plan



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0 500 1000 1500 2500 mm

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approved	scale
MD	1:50 @A1
prepared	project no
KL, MK, SD, VJ	240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing

Basement 1 Mezzanine Plan

drawing no.	revision
DA0093	**P.04**

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Ground Plan



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approved	scale
MD	1:200 @A1
prepared	project no
KL, MK, SD, VJ	240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

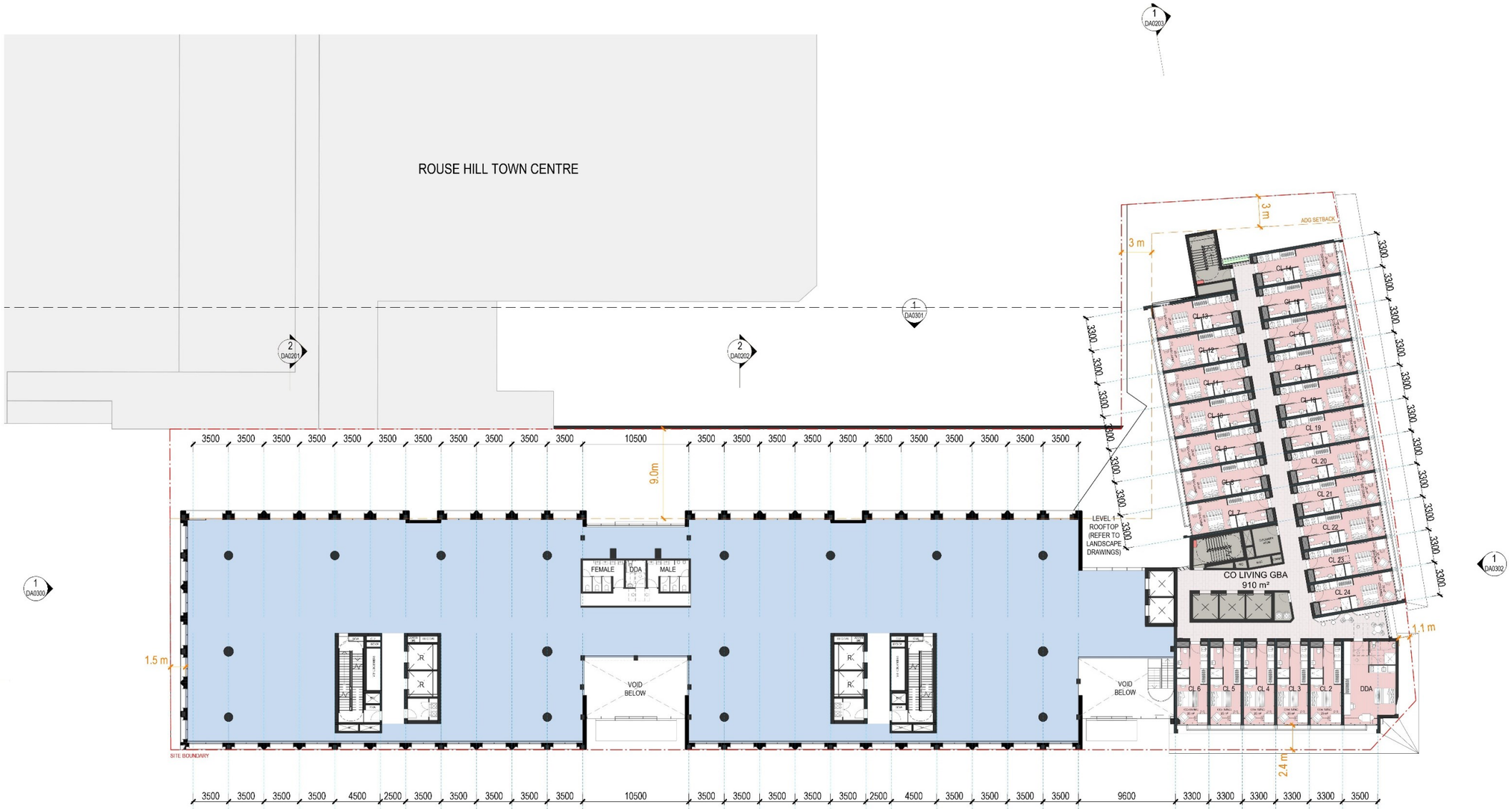
drawing

Ground Plan

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DA0100	P.05

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Level 1-2 Plan



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P.03	SDRP 2 COMMENTS		16.06.25
P.04	SDRP 2 + BASIX COMMENTS		05.06.25
P.05	SSDA ISSUE A		13.06.25

UNIT TYPES

- CO-LIVING
- STUDIO
- 1 BED
- 2 BED
- 2 BED DK
- 2 BED DK-STUDIO
- 3 BED
- 3 BED DK
- 3 BED DK-STUDIO

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approved	scale
MD	1:200 @A1
prepared	project no
KL, MK, SD, VJ	240130

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TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

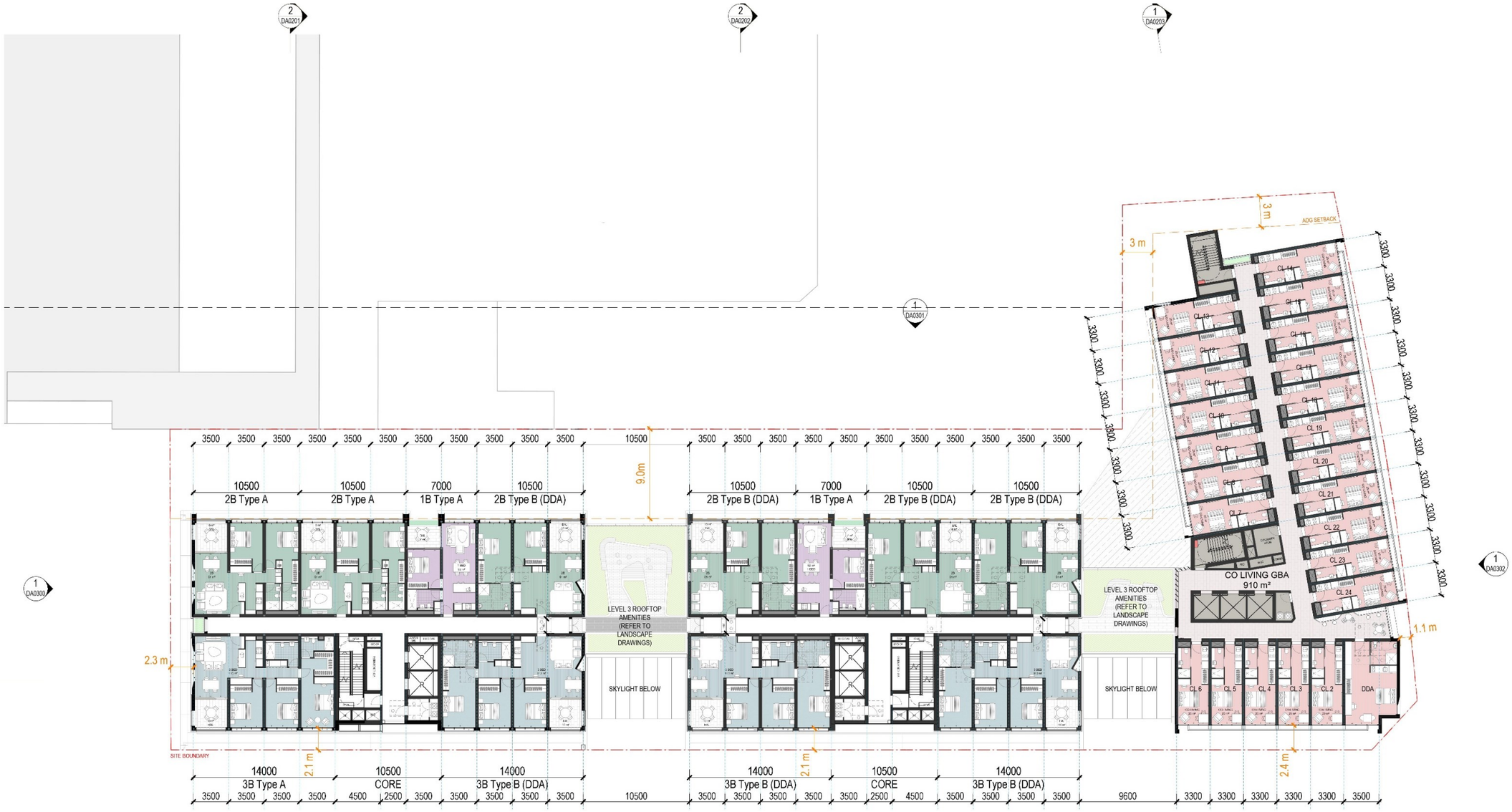
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Level 1-2 Plan

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DA0101	**P.05**

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Level 3-4 Plan



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P.02	SSDA ISSUE		07.04.25
P.03	SDRP 2 COMMENTS		16.05.25
P.04	SDRP 2 + BASIX COMMENTS		05.06.25
P.05	SSDA ISSUE A		13.06.25

UNIT TYPES

- CO-LIVING
- STUDIO
- 1 BED
- 2 BED
- 2 BED DK
- 2 BED DK-STUDIO
- 3 BED
- 3 BED DK
- 3 BED DK-STUDIO

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prepared KL, MK, SD, VJ project no 240130

project
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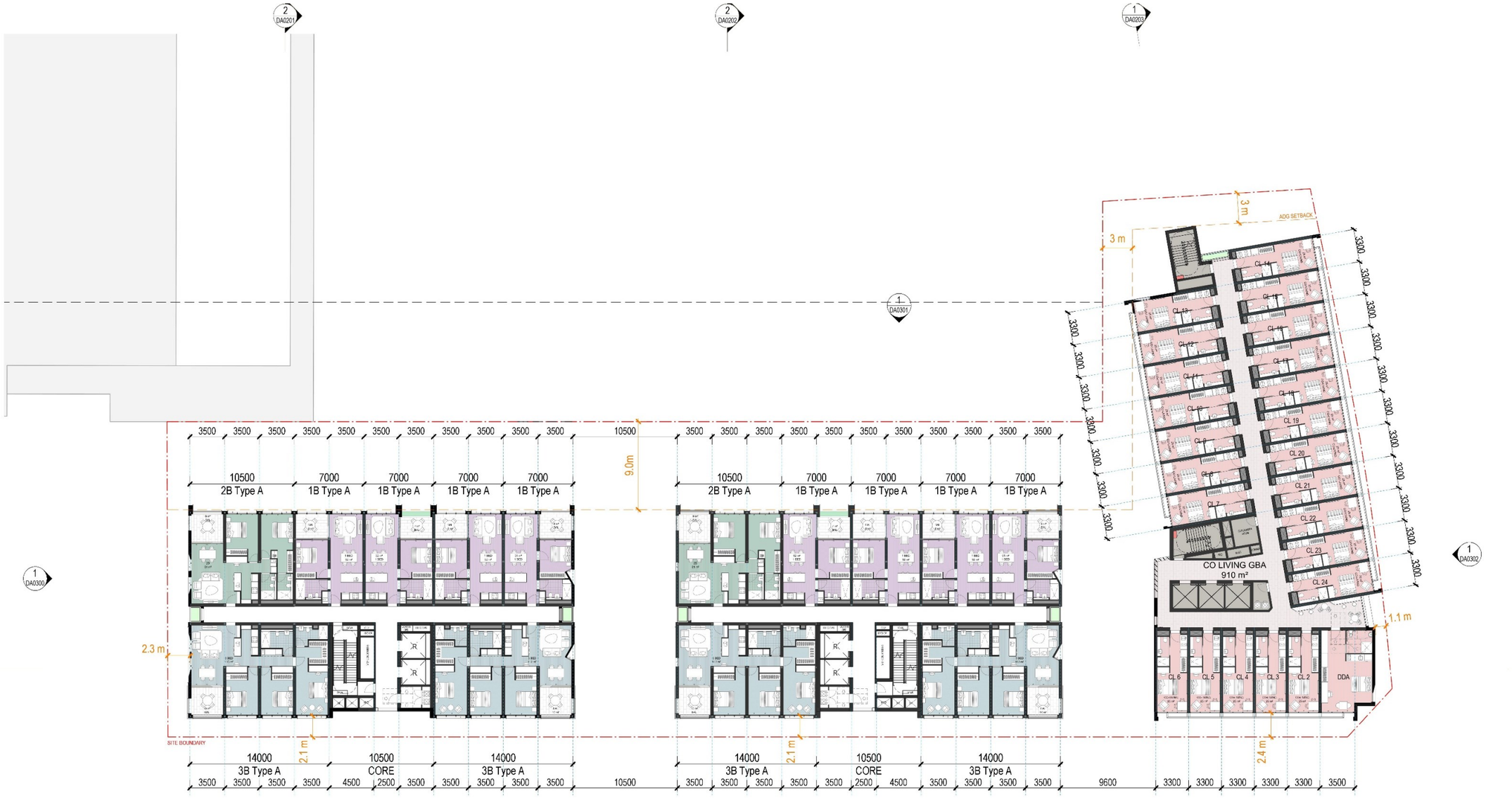
drawing
Level 3-4 Plan

drawing no. DA0103

revision P.05

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Level 5-8 Plan



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P.04	SDRP 2 + BASIX COMMENTS		05.06.25
P.05	SSDA ISSUE A		13.06.25

UNIT TYPES

- CO-LIVING
- STUDIO
- 1 BED
- 2 BED
- 2 BED DK
- 3 BED
- 3 BED DK
- 2 BED DK-STUDIO
- 3 BED DK-STUDIO

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approved	scale
MD	1:200 @A1
prepared	project no
KL, MK, SD, VJ	240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

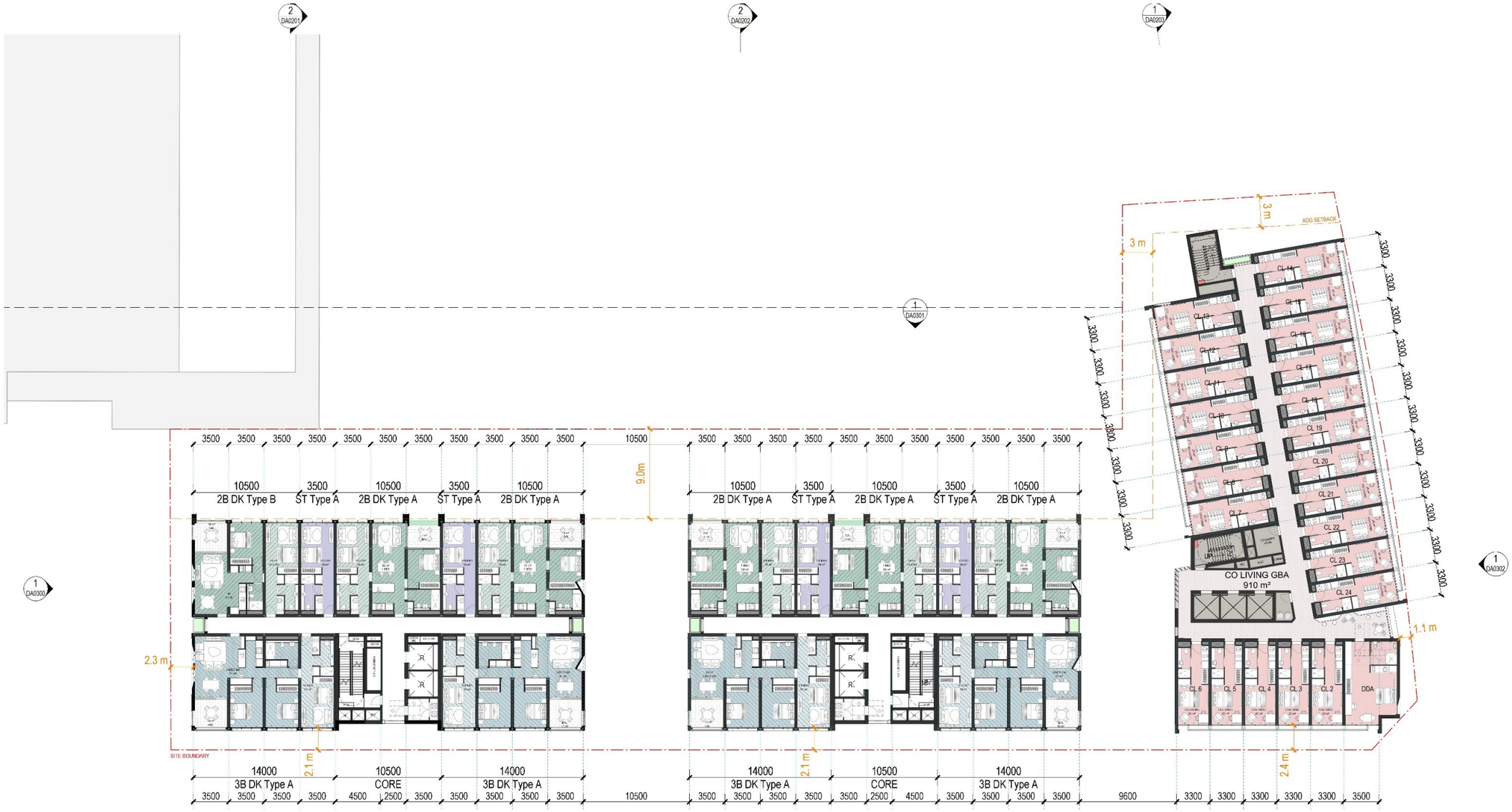
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Level 5-8 Plan

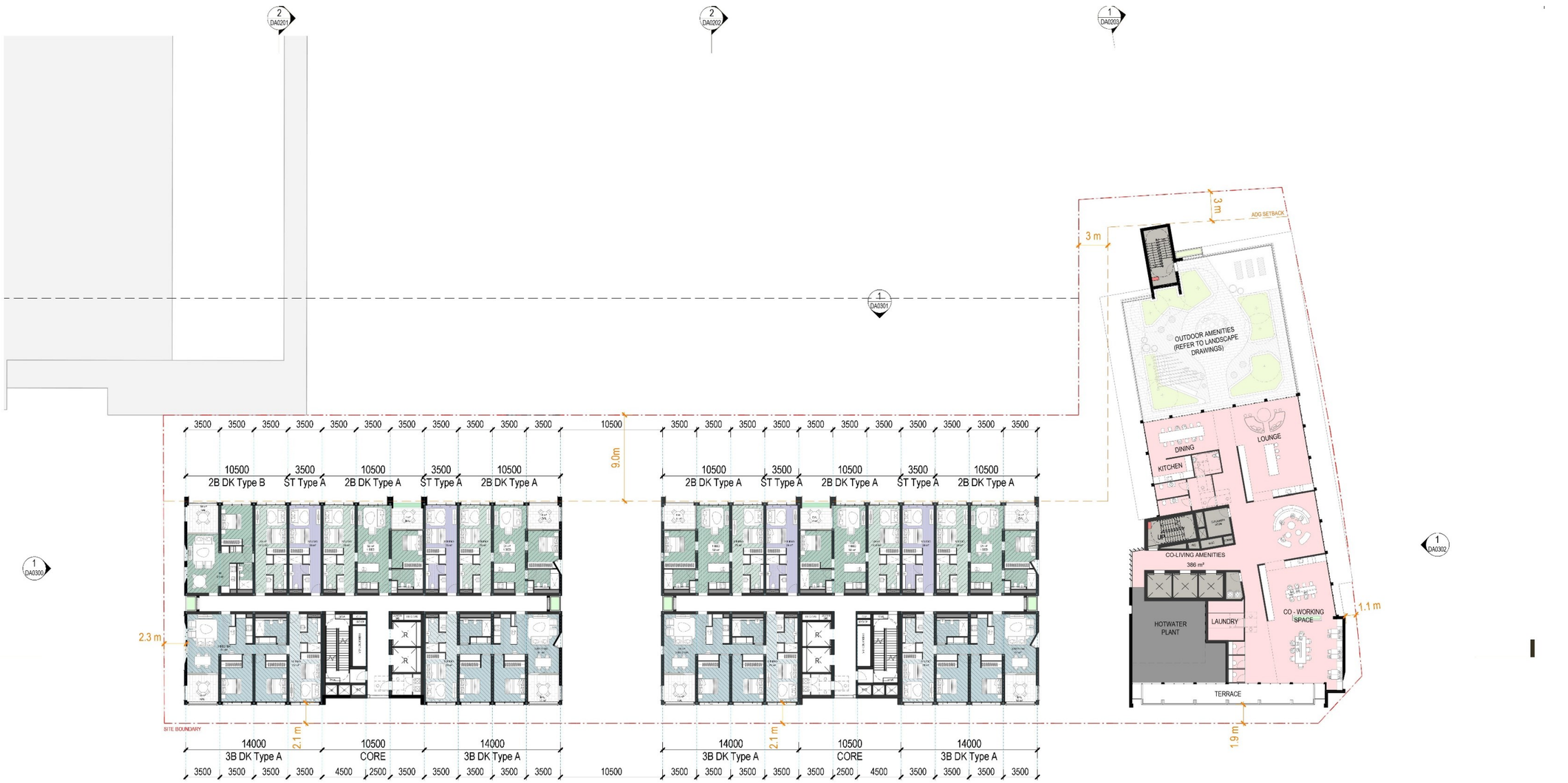
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DA0105	**P.05**

13/06/2025 11:46:28 AM

Level 9 Plan


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2 DA0202
1 DA0203
1 DA0301
1 DA0300
1 DA0200
1 DA0302
1 DA0303
3 m
3 m
ADG SETBACK
3300
3300
3300

Level 10 Plan



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P.04	SDRP 2 + BASIX COMMENTS		05.06.25
P.05	SSDA ISSUE A		13.06.25

UNIT TYPES

- CO-LIVING
- STUDIO
- 1 BED
- 2 BED
- 2 BED DK
- 3 BED
- 3 BED DK
- 2 BED DK-STUDIO
- 3 BED DK-STUDIO

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MD	1:200 @A1
prepared	project no
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project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing

Level 10 Plan - Co-living Rooftop Amenities

drawing no.	revision
DA0110	P.05

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Level 11-16 Plan



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P.04	SORP 2 + BASIX COMMENTS		05.06.25
P.05	SSDA ISSUE A		13.06.25

UNIT TYPES

- CO-LIVING
- STUDIO
- 1 BED
- 2 BED
- 2 BED DK
- 2 BED DK-STUDIO
- 3 BED
- 3 BED DK
- 3 BED DK-STUDIO

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approved	scale
MD	1:200 @A1
prepared	project no
KL, MK, SD, VJ	240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing

Level 11-16 Plan

drawing no.	revision
DA0111	**P.05**

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Level 17 Plan



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P.05	SSDA ISSUE A		13.06.25

UNIT TYPES

- CO-LIVING
- STUDIO
- 1 BED
- 2 BED
- 2 BED DK
- 3 BED
- 3 BED DK
- 2 BED DK-STUDIO
- 3 BED DK-STUDIO

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scale 1:200 @A1
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project no 240130

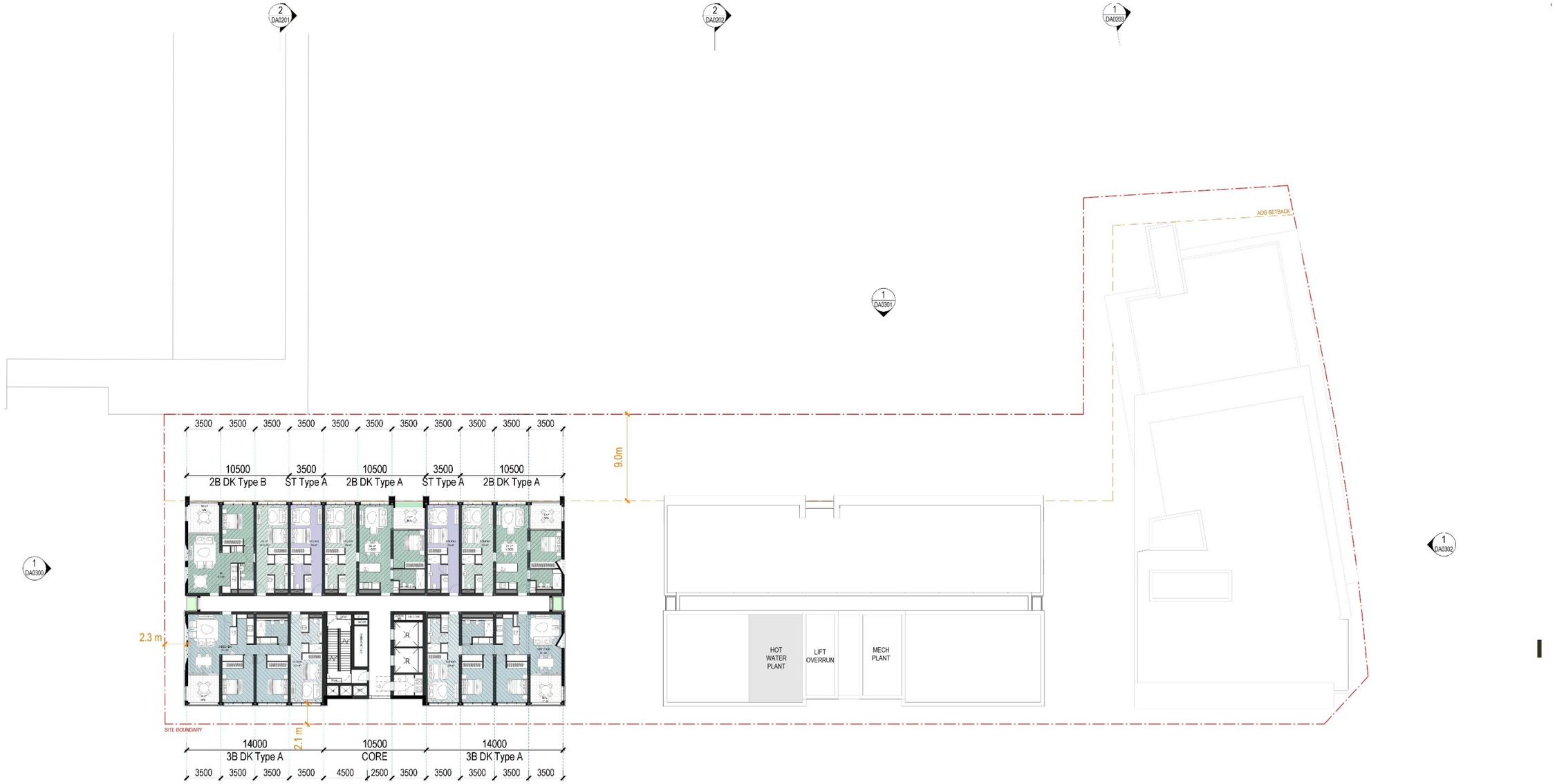
project
TEMPUS STREET ROUSE HILL
Tempus Street, Rouse Hill, NSW

drawing
Level 17 Plan - BTR Rooftop Amenities

drawing no. DA0117
revision P.05

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Level 18-21 Plan



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P.05	SSDA ISSUE A		13.06.25

UNIT TYPES

- CO-LIVING
- STUDIO
- 1 BED
- 2 BED
- 2 BED DK
- 3 BED
- 3 BED DK
- 2 BED DK-STUDIO
- 3 BED DK-STUDIO

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approved	scale
MD	1:200 @A1
prepared	project no
KL, MK, SD, VJ	240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

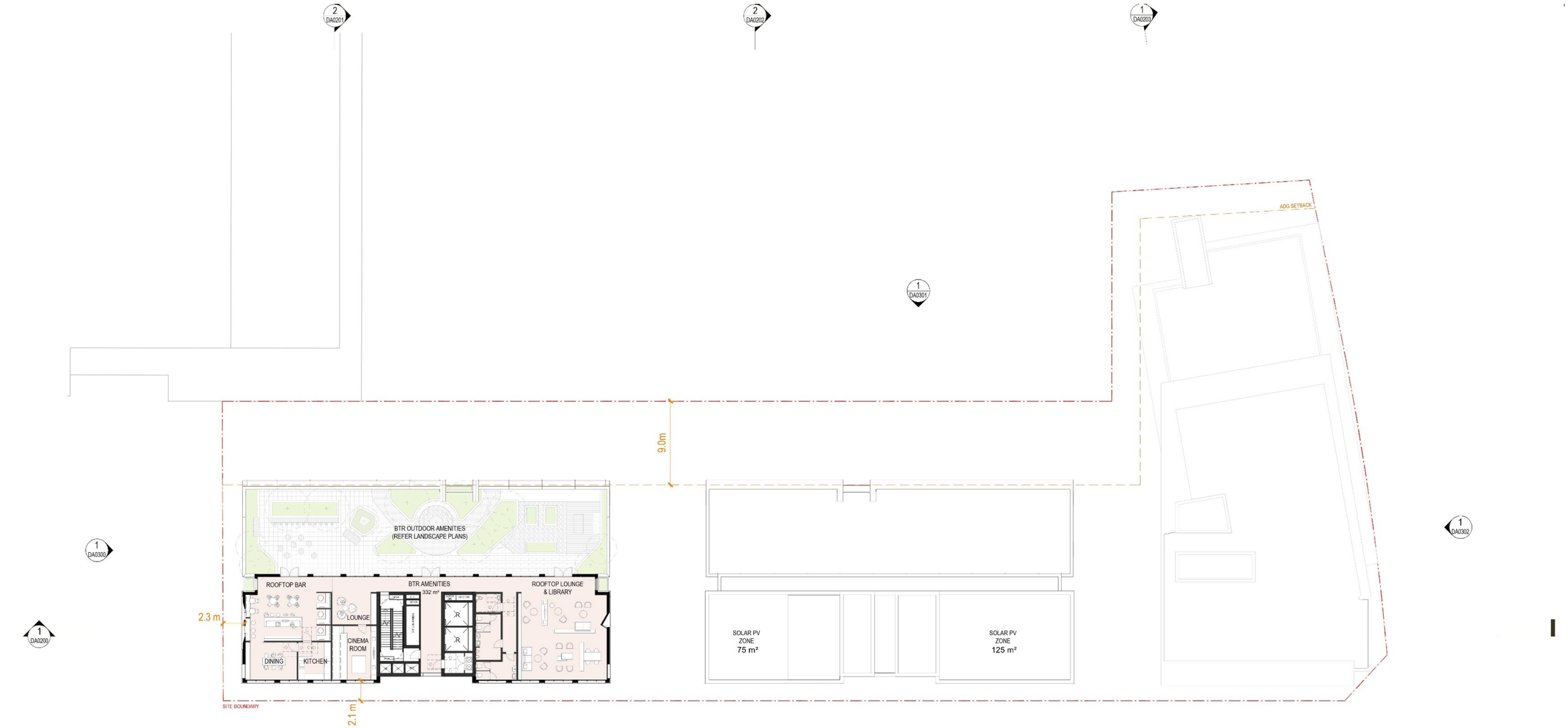
drawing

Level 18-21 Plan

drawing no.	revision
DA0118	P.05

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Level 22 Plan



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P.05	SSDA ISSUE A		13.06.25

UNIT TYPES

- CO-LIVING
- STUDIO
- 1 BED
- 2 BED
- 2 BED DK
- 3 BED
- 3 BED DK
- 2 BED DK-STUDIO
- 3 BED DK-STUDIO

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TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

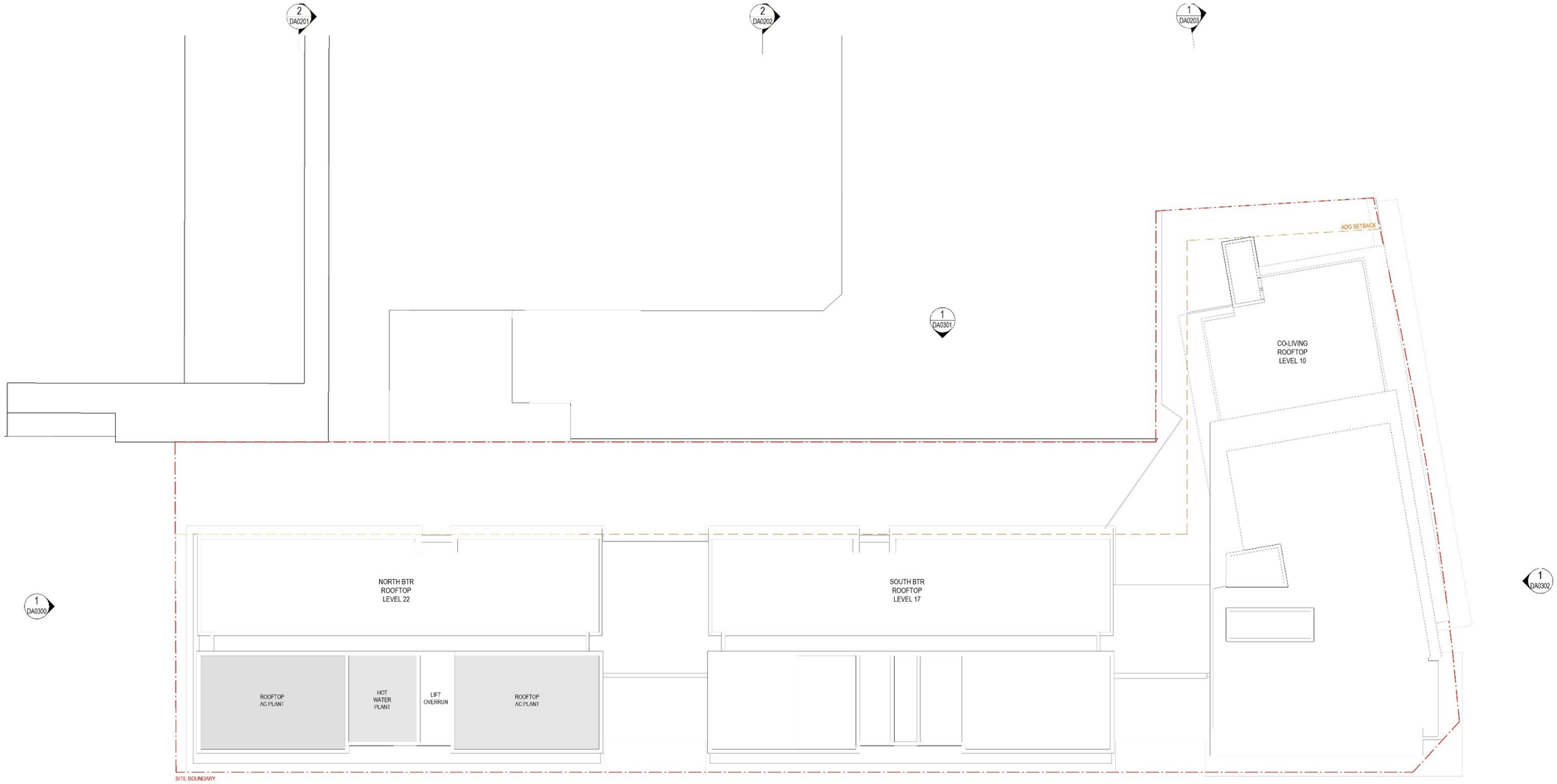
drawing

Level 22 Plan - BTR Rooftop Amenities

drawing no.	revision
DA0122	P.05

13/06/2025 11:47:41 AM

Roof Plan



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P.03	SDRP 2 COMMENTS		16.05.25
P.04	SDRP 2 + BASIX COMMENTS		05.06.25
P.05	SSDA ISSUE A		13.06.25

1
DA0303

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approved	scale
MD	1:200 @A1
prepared	project no
KL, MK, SD, VJ	240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

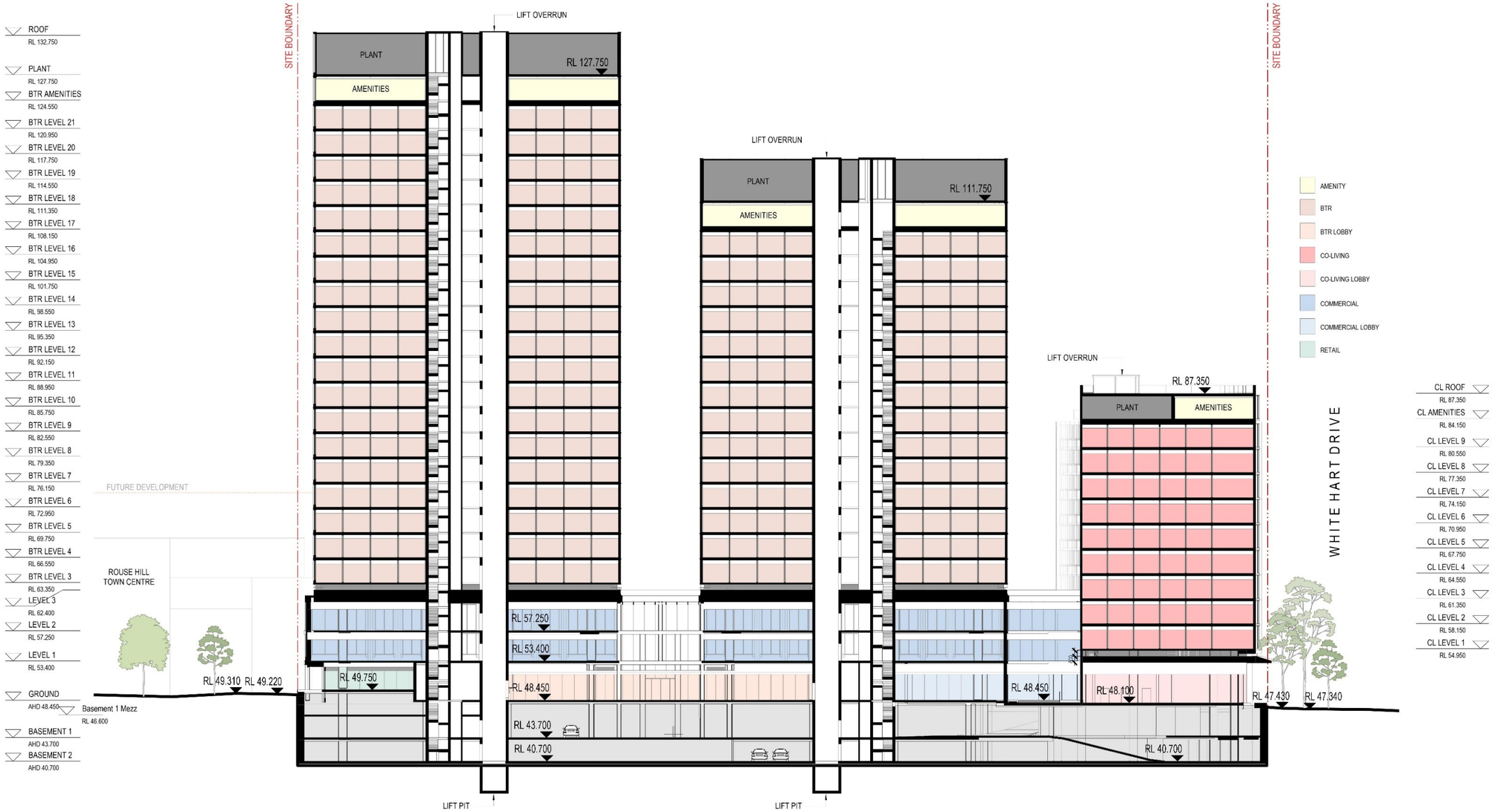
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Roof Plan

drawing no.	revision
DA0123	**P.05**

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Section A



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approved: MD
scale: 1:200 @A1
prepared: KL, MK, SD, VJ
project no: 240130

project: TEMPUS STREET ROUSE HILL
Tempus Street, Rouse Hill, NSW

drawing: Section A

drawing no.: DA0200
revision: P.06

13/06/2025 11:48:06 AM

Section B



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0 2.5 5 7.5 12.5 m

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P.05	SSDA ISSUE A		13.06.25

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approved	scale
MD	1:250 @A1
prepared	project no
KL, MK, SD, VJ	240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing

Section B

drawing no.	revision
DA0201	**P.05**

13/06/2025 11:48:23 AM

Section C



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prepared	project no
KL, MK, SD, VJ	240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

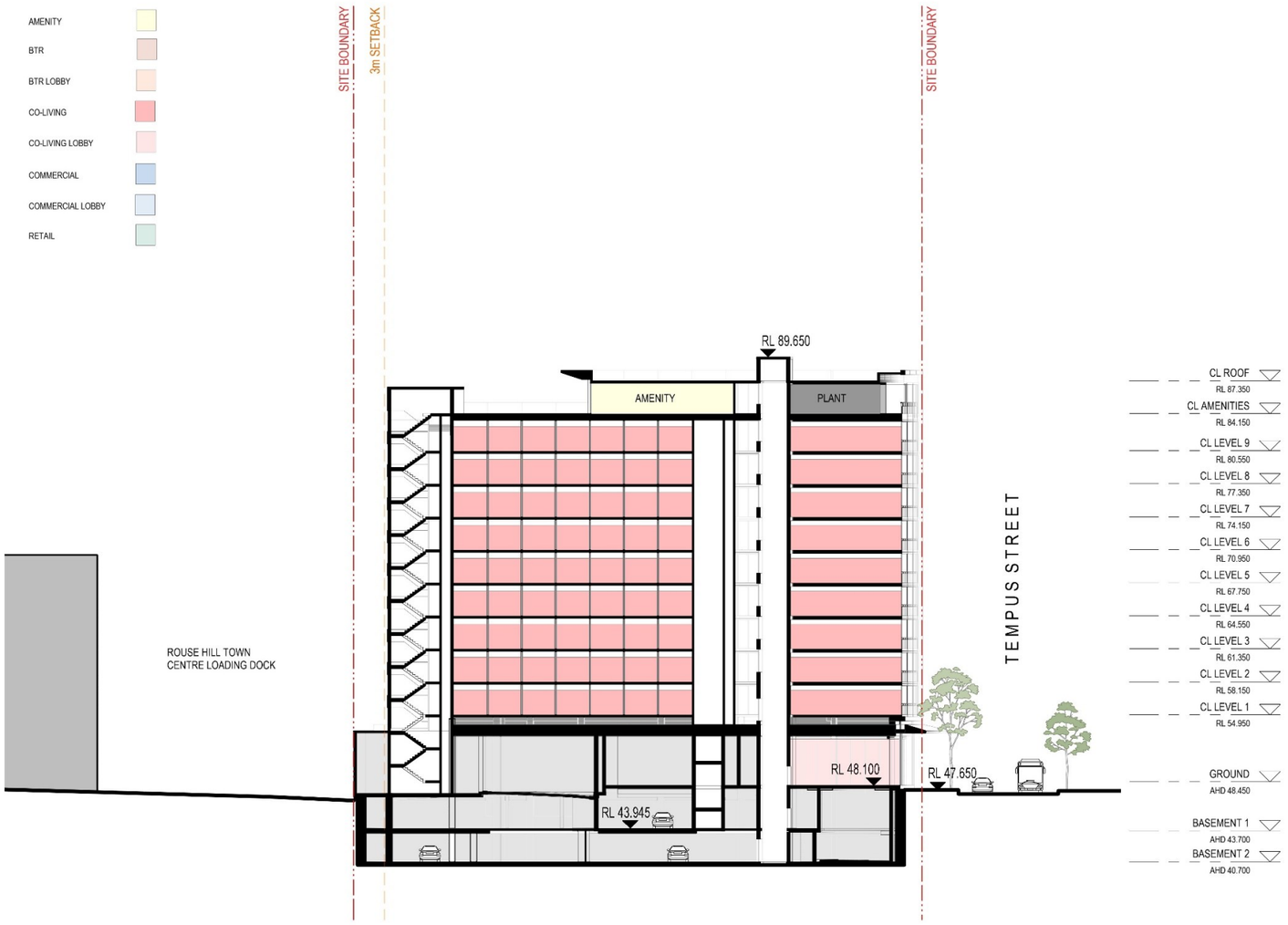
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Section C

drawing no.	revision
DA0202	**P.06**

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Section D



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P.05	SSDA ISSUE A		13.06.25

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approved: MD | scale: 1:250 @A1

prepared: KL, MK, SD, VJ | project no: 240130

project: TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing: Section D

drawing no.: **DA0203** | revision: **P.05**

13/06/2025 11:48:47 AM

North Elevation

Façade Finishes - Brick

BR01 - Face brick - Reddish / Brown

BR02 - Face Tiles - Coral / Red

BR03 - Face Tiles - Dark Green

Façade Finishes - Cladding System

CL01 - Aluminium Cladding w/ Vertical Joints or similar - Pale Green

CL02 - Aluminium Cladding w/ Vertical Joints or similar - Coral

CL03 - Aluminium Cladding w/ Vertical Joints or similar - Light Maroon

CL04 - Aluminium Cladding w/ Vertical Joints or similar - Warm Grey

CL05 - Aluminium Cladding w/ Vertical Joints or similar - Stone Grey

Façade Elements

BAL01 - Pale Green Steel post balustrade

BAL02 - Coral Steel post balustrade

BAL03 - Light Maroon Perforated balustrade

LV01 - Louvres - Dark Grey

Façade Finishes - Window System

GL01 - Glass - Clear


SITE BOUNDARY
SITE BOUNDARY
CL05
LV01
CL01
BR01
BR02
BL03
CL04
CL02
BL02
BR01
BR03
ROOF
RL 132.750
PLANT
RL 127.750
BTR AMENITIES
RL 124.550
BTR LEVEL 21
RL 120.950
BTR LEVEL 20
RL 117.750
BTR LEVEL 19
RL 114.550
BTR LEVEL 18
RL 111.350
BTR LEVEL 17
RL 108.150
BTR LEVEL 16
RL 104.950
BTR LEVEL 15
RL 101.750
BTR LEVEL 14
RL 98.550
BTR LEVEL 13
RL 95.350
BTR LEVEL 12
RL 92.150
BTR LEVEL 11
RL 88.950
BTR LEVEL 10
RL 85.750
BTR LEVEL 9
RL 82.550
BTR LEVEL 8
RL 79.350
BTR LEVEL 7
RL 76.150
BTR LEVEL 6
RL 72.950
BTR LEVEL 5
RL 69.750
BTR LEVEL 4
RL 66.550
BTR LEVEL 3
RL 63.350
LEVEL 2
RL 57.250
LEVEL 1
RL 53.400
GROUND
AHD 48.450
BASEMENT 1
AHD 43.700
5000
3200
3600
3200
3200
3200

East Elevation

Façade Finishes - Brick

BR01 - Face brick - Reddish / Brown

BR02 - Face Tiles - Coral / Red

BR03 - Face Tiles - Dark Green

Façade Finishes - Cladding System

CL01 - Aluminium Cladding w/ Vertical Joints or similar - Pale Green

CL02 - Aluminium Cladding w/ Vertical Joints or similar - Coral

CL03 - Aluminium Cladding w/ Vertical Joints or similar - Light Maroon

CL04 - Aluminium Cladding w/ Vertical Joints or similar - Warm Grey

CL05 - Aluminium Cladding w/ Vertical Joints or similar - Stone Grey

Façade Elements

BAL01 - Pale Green Steel post balustrade

BAL02 - Coral Steel post balustrade

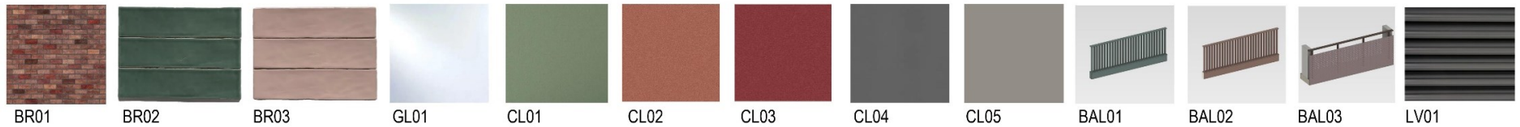
BAL03 - Light Maroon Perforated balustrade

LV01 - Louvres - Dark Grey

Façade Finishes - Window System

GL01 - Glass - Clear





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P.04	SDRP 2 + BASIX COMMENTS		05.06.25
P.05	SSDA ISSUE A		13.06.25

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approved	scale
	MD 1:250 @A1
prepared	project no
KL, MK, SD, VJ	240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing

East Elevation

drawing no.	revision
DA0301	**P.05**

13/06/2025 11:49:11 AM

South Elevation

Façade Finishes - Brick

BR01 - Face brick - Reddish / Brown

BR02 - Face Tiles - Coral / Red

BR03 - Face Tiles - Dark Green

Façade Finishes - Cladding System

CL01 - Aluminium Cladding w/ Vertical Joints or similar - Pale Green

CL02 - Aluminium Cladding w/ Vertical Joints or similar - Coral

CL03 - Aluminium Cladding w/ Vertical Joints or similar - Light Maroon

CL04 - Aluminium Cladding w/ Vertical Joints or similar - Warm Grey

CL05 - Aluminium Cladding w/ Vertical Joints or similar - Stone Grey

Façade Elements

BAL01 - Pale Green Steel post balustrade

BAL02 - Coral Steel post balustrade

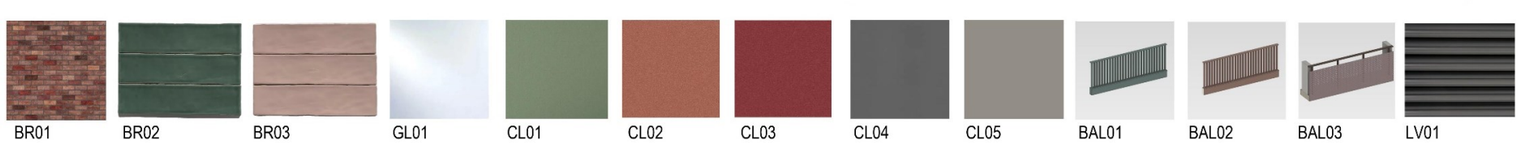
BAL03 - Light Maroon Perforated balustrade

LV01 - Louvres - Dark Grey

Façade Finishes - Window System

GL01 - Glass - Clear





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prepared	project no
KL, MK, SD, VJ	240130

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TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing

South Elevation

drawing no.	revision
DA0302	**P.05**

13/06/2025 11:49:25 AM

West Elevation

Façade Finishes - Brick

BR01 - Face brick - Reddish / Brown

BR02 - Face Tiles - Coral / Red

BR03 - Face Tiles - Dark Green

Façade Finishes - Cladding System

CL01 - Aluminium Cladding w/ Vertical Joints or similar - Pale Green

CL02 - Aluminium Cladding w/ Vertical Joints or similar - Coral

CL03 - Aluminium Cladding w/ Vertical Joints or similar - Light Maroon

CL04 - Aluminium Cladding w/ Vertical Joints or similar - Warm Grey

CL05 - Aluminium Cladding w/ Vertical Joints or similar - Stone Grey

Façade Elements

BAL01 - Pale Green Steel post balustrade

BAL02 - Coral Steel post balustrade

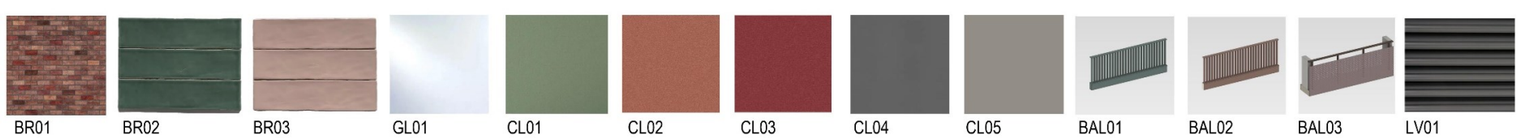
BAL03 - Light Maroon Perforated balustrade

LV01 - Louvres - Dark Grey

Façade Finishes - Window System

GL01 - Glass - Clear





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approved: MD | scale: 1:250 @A1

prepared: KL, MK, SD, VJ | project no: 240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

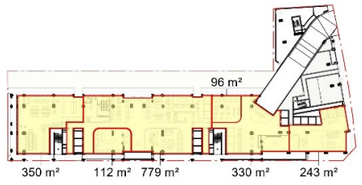
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West Elevation

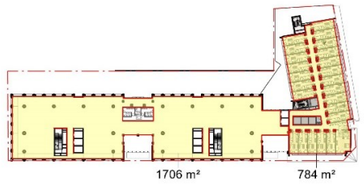
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GFA Plans



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12 *GFA_L1-2
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13 *GFA_L3-4
1 : 1000



14 *GFA_L5-8
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15 *GFA_L9
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16 *GFA_L10
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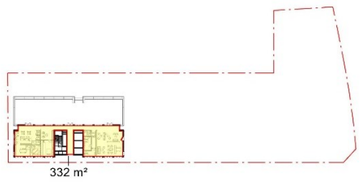
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20 *GFA_L22
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project

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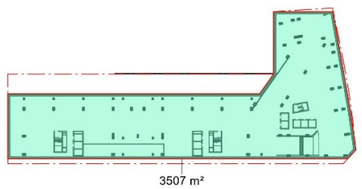
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GFA Plans

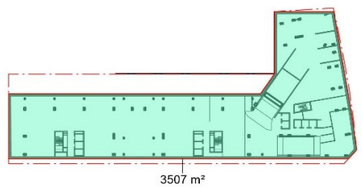
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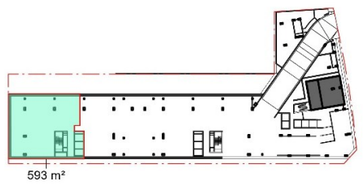
GBA Plans



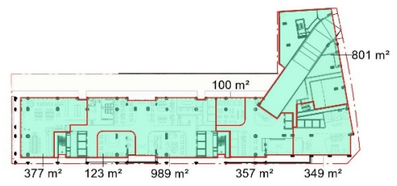
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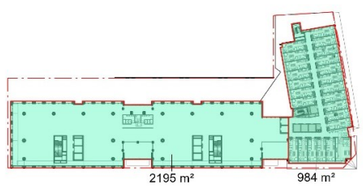
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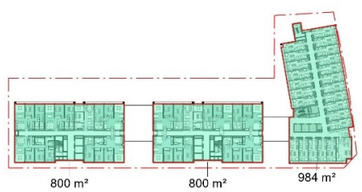
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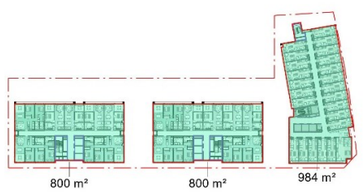
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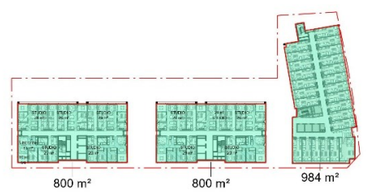
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18 *GBA_L3-4
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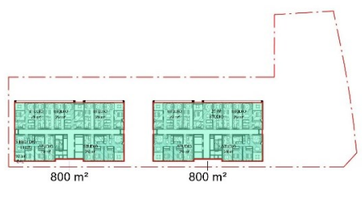
19 *GBA_L5-8
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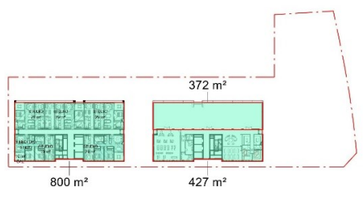
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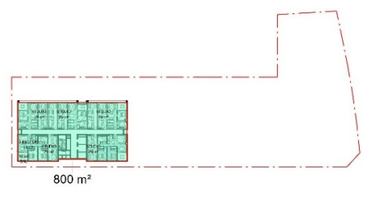
21 *GBA_L10
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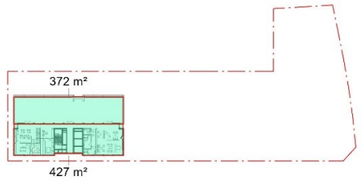
22 *GBA_L11-16
1 : 1000



23 *GBA_L17
1 : 1000



24 *GBA_L18-21
1 : 1000



25 *GBA_L22
1 : 1000

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0 2 4 6 10 m

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revision	purpose of issue	checked	date
P.00	DRAFT SSDA		15.11.24
P.01	DRAFT ISSUE		12.03.25
P.02	SSDA ISSUE		07.04.25
P.03	SDRP 2 COMMENTS		16.05.25
P.04	SDRP 2 + BASIX COMMENTS		05.06.25
P.05	SSDA ISSUE A		13.06.25

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Nominated Architect Ray Brown 6539
ABN 90 131 246 684

approved	scale
MD	1:200 @A1
prepared	project no
KL, MK, SD, VJ	240130

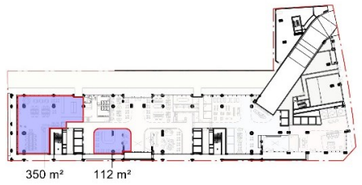
project
TEMPUS STREET ROUSE HILL
Tempus Street, Rouse Hill, NSW

drawing
GBA Plans

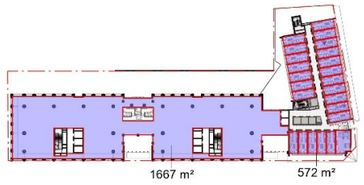
drawing no. DA0552
revision P.05

13/06/2025 11:50:26 AM

NRA – GLAR – NSA Plans



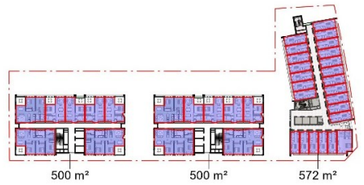
11 *NRA_GROUND
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13 *NRA_L1-2
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12 *NRA_L3-4
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14 *NRA_L5-8
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15 *NRA_L9
1 : 1000



16 *NRA_L10
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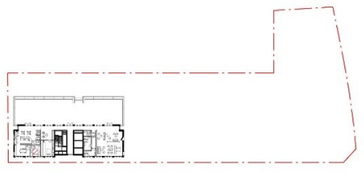
17 *NRA_L11-16
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18 *NRA_L17
1 : 1000



19 *NRA_L18-21
1 : 1000



20 *NRA_L22
1 : 1000

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0 2 4 6 10 m

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P.00	DRAFT SSDA		15.11.24
P.01	DRAFT ISSUE		12.03.25
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P.03	SDRP 2 COMMENTS		16.05.25
P.04	SDRP 2 + BASIX COMMENTS		05.06.25
P.05	SSDA ISSUE A		13.06.25

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approved: MD
scale: 1:200 @A1
prepared: KL, MK, SD, VJ
project no: 240130

project
TEMPUS STREET ROUSE HILL
Tempus Street, Rouse Hill, NSW

drawing
NRA - GLAR - NSA Plans

drawing no.: **DA0553**
revision: **P.05**

13/06/2025 11:50:47 AM

Shadow Analysis - Winter



1 21.06.24 - 9 AM WINTER
1 : 2000



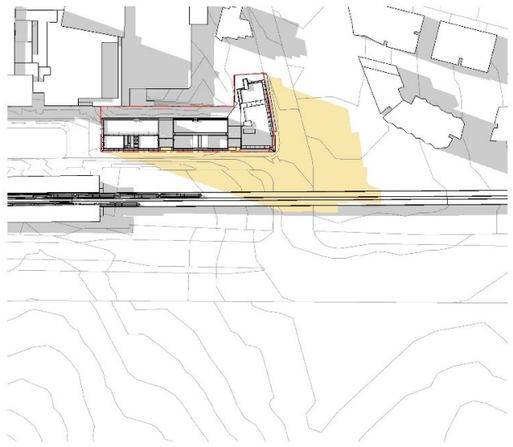
2 21.06.24 - 10 AM WINTER
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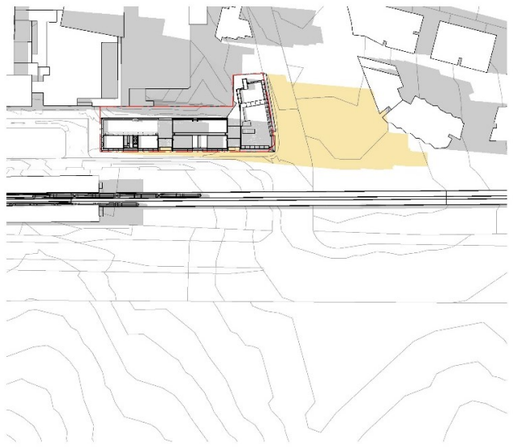
3 21.06.24 - 11 AM WINTER
1 : 2000



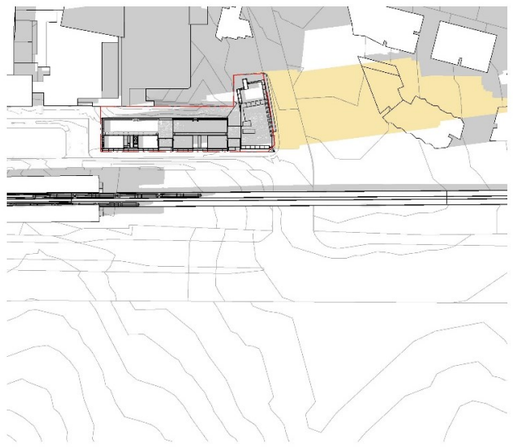
4 21.06.24 - 12 PM WINTER
1 : 2000



5 21.06.24 - 1 PM WINTER
1 : 2000



6 21.06.24 - 2 PM WINTER
1 : 2000



7 21.06.24 - 3 PM WINTER
1 : 2000

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0 20 40 60 100
m

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revision	purpose of issue	checked	date
P.00	DRAFT SSDA		15.11.24
P.01	DRAFT ISSUE		12.03.25
P.02	SSDA ISSUE		07.04.25
P.03	SDRP 2 COMMENTS		16.05.25
P.04	SDRP 2 + BASIX COMMENTS		05.06.25
P.05	SSDA ISSUE A		13.06.25

LEGEND

SHADOW CAST BY PROPOSAL

client

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Nominated Architect Ray Brown 6539
ABN 90 131 246 684

approved	scale
MD	1:2000 @A1
prepared	project no
KL, MK, SD, VJ	240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

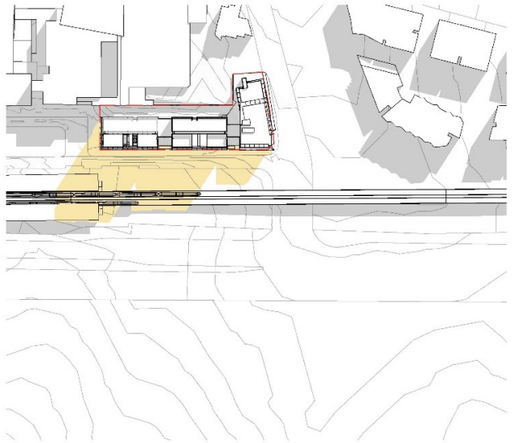
drawing

Shadow Analysis - Winter

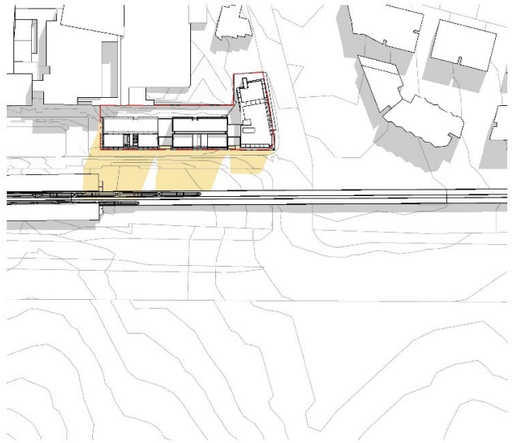
drawing no.	revision
DA0600	**P.05**

13/06/2025 11:51:29 AM

Shadow Analysis - Summer



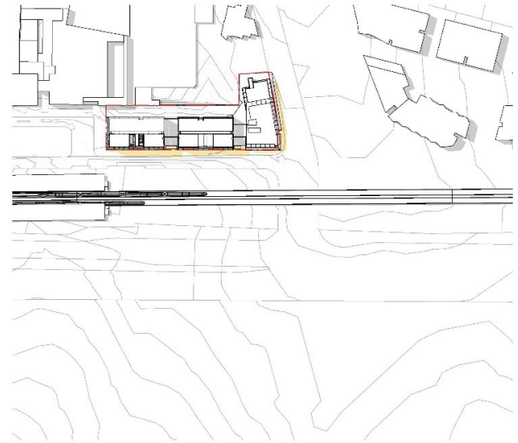
1 21.12.24 - 9 AM SUMMER
1 : 2000



2 21.12.24 - 10 AM SUMMER
1 : 2000



3 21.12.24 - 11 AM SUMMER
1 : 2000



4 21.12.24 - 12 PM SUMMER
1 : 2000



5 21.12.24 - 1 PM SUMMER
1 : 2000



6 21.12.24 - 2 PM SUMMER
1 : 2000



7 21.12.24 - 3 PM SUMMER
1 : 2000

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0 20 40 60 100
m

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P.00	DRAFT SSDA		15.11.24
P.01	DRAFT ISSUE		12.03.25
P.02	SSDA ISSUE		07.04.25
P.03	SDRP 2 COMMENTS		16.05.25
P.04	SDRP 2 + BASIX COMMENTS		05.06.25
P.05	SSDA ISSUE A		13.06.25

LEGEND

SHADOW CAST BY PROPOSAL

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Nominated Architect Ray Brown 6539
ABN 90 131 246 684

approved	scale
MD	1:2000 @A1
prepared	project no
KL, MK, SD, VJ	240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

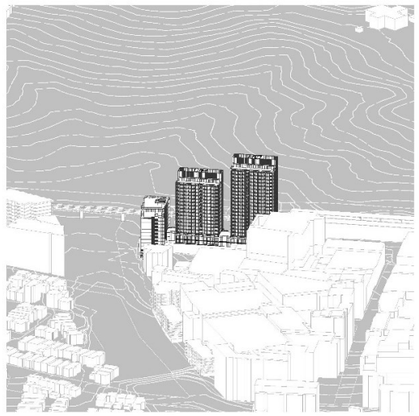
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Shadow Analysis - Summer

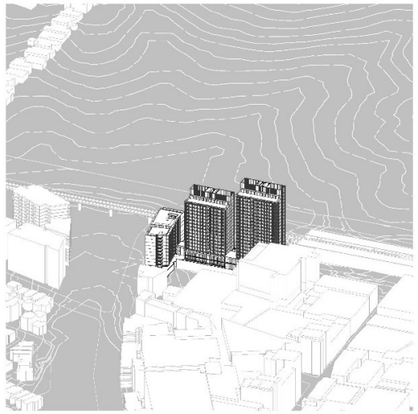
drawing no.	revision
DA0601	**P.05**

13/06/2025 11:52:07 AM

Sun Eye Views



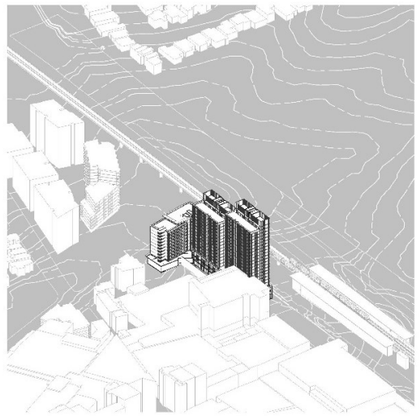
1 Sun eye view - 2024 Jun-21, 09-00



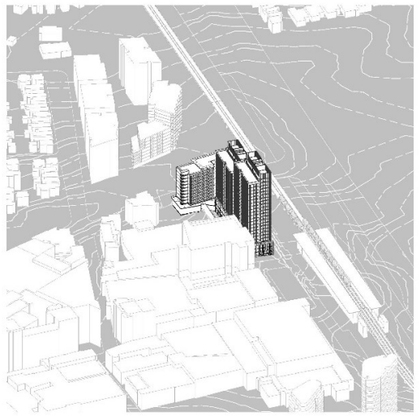
2 Sun eye view - 2024 Jun-21, 10-00



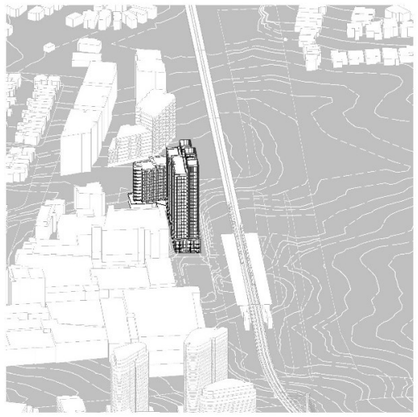
3 Sun eye view - 2024 Jun-21, 11-00



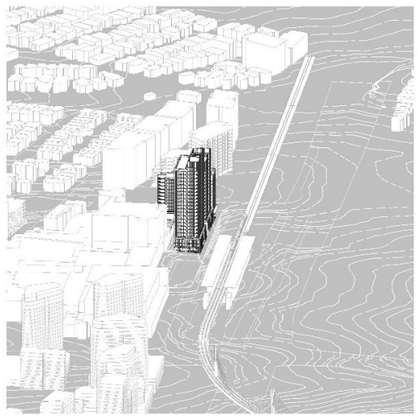
4 Sun eye view - 2024 Jun-21, 12-00



5 Sun eye view - 2024 Jun-21, 13-00



6 Sun eye view - 2024 Jun-21, 14-00



7 Sun eye view - 2024 Jun-21, 15-00

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0 2 4 6 10 m

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revision	purpose of issue	checked	date
P.00	DRAFT SSDA		15.11.24
P.01	DRAFT ISSUE		12.03.25
P.02	SSDA ISSUE		07.04.25
P.03	SDRP 2 COMMENTS		16.06.25
P.04	SDRP 2 + BASIX COMMENTS		05.06.25
P.05	SSDA ISSUE A		13.06.25

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ABN 90 131 246 684

approved	scale
MD	1:200 @A1
prepared	project no
KL, MK, SD, VJ	240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing

Sun Eye Views

drawing no.	revision
DA0602	**P.05**

13/06/2025 11:52:30 AM

ADG – Solar Access Diagram



1 LEVEL 3-4 - SOLAR ACCESS DIAGRAM
1 : 1000



2 Level 5-8 - SOLAR ACCESS DIAGRAM
1 : 1000



3 Level 9 - SOLAR ACCESS DIAGRAM
1 : 1000



4 LEVEL 10 - SOLAR ACCESS DIAGRAM
1 : 1000



5 LEVEL 11-16 - SOLAR ACCESS DIAGRAM
1 : 1000



6 LEVEL 17 - SOLAR ACCESS DIAGRAM
1 : 1000



7 LEVEL 18-21 - SOLAR ACCESS DIAGRAM
1 : 1000

Total		DUAL KEY UNITS built to rent						total	SPLIT UNITS built to rent				total	ADG COMPLIANCE (FOR SPLIT UNITS) built to rent		
		studio	1 bed	2 bed	2 bed dual key	3 bed	3 bed dual key	units	studio	1 bed	2 bed	3 bed	units	solar access	cross ventilation	no sun
		42	36	20	63	24	42	227	147	99	62	24	332	247	48	0
		19%	16%	9%	28%	11%	19%	100%	44%	30%	19%	7%	100%	74%	60%	0%

		residential unit count						total	residential unit count				total			
		studio	1 bed	2 bed	2 bed dual key	3 bed	3 bed dual key	units per level	studio	1 bed	2 bed	3 bed	units per level	solar access	cross ventilation	no sun
Roof	ROOF															
L23 - Plant	PLANT															
L22																
L21	TYP L21-23	2	3	0	3	0	2	7	7	3	2	0	12	9		
L20		2	3	0	3	0	2	7	7	3	2	0	12	9		
L19		2	3	0	3	0	2	7	7	3	2	0	12	9		
L18		2	3	0	3	0	2	7	7	3	2	0	12	9		
L17		2	3	0	3	0	2	7	7	3	2	0	12	9		
L16	TYP L9-16	4	3	0	6	0	4	14	14	6	4	0	24	17		
L15		4	3	0	6	0	4	14	14	6	4	0	24	17		
L14		4	3	0	6	0	4	14	14	6	4	0	24	17		
L13		4	3	0	6	0	4	14	14	6	4	0	24	17		
L12		4	3	0	6	0	4	14	14	6	4	0	24	17		
L11		4	3	0	6	0	4	14	14	6	4	0	24	17		
L10		4	3	0	6	0	4	14	14	6	4	0	24	17		
L9		4	3	0	6	0	4	14	14	6	4	0	24	17		
L8	TYP L5-8	0	8	2	0	4	0	14	0	8	2	4	14	11	8	
L7		0	8	2	0	4	0	14	0	8	2	4	14	11	8	
L6		0	8	2	0	4	0	14	0	8	2	4	14	11	8	
L5		0	8	2	0	4	0	14	0	8	2	4	14	11	8	
L4		0	2	0	0	4	0	12	0	2	6	4	12	11	8	
L3		0	2	6	0	4	0	12	0	2	6	4	12	11	8	
L2	COMMERCIAL															
L1																
GF																
B1																
B2																
Total		42	36	20	63	24	42	227	147	99	62	24	332	247	48	0

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P.00	DRAFT SSDA		15.11.24
P.01	DRAFT ISSUE		12.03.25
P.02	SSDA ISSUE		07.04.25
P.03	SDRP 2 COMMENTS		16.05.25
P.04	SDRP 2 + BASIX COMMENTS		05.06.25
P.05	SSDA ISSUE A		13.06.25



LEGEND

- 2 HOURS SOLAR ACCESS (21ST JUNE, 9AM - 3PM)
- UNDER 2 HOURS SOLAR ACCESS (21ST JUNE, 9AM - 3PM)
- NO SOLAR ACCESS

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Nominated Architect Ray Brown 6539
ABN 90 131 246 684

approved	scale
MD	1:200 @A1
prepared	project no
KL, MK, SD, VJ	240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing

ADG - Solar Access Diagram

drawing no.	revision
DA0610	**P.05**

13/06/2025 11:52:48 AM

ADG – Cross Ventilation Diagram



1 LEVEL 3-4 - CROSS VENTILATION DIAGRAM
1 : 1000



2 LEVEL 5-8 - CROSS VENTILATION DIAGRAM
1 : 1000

Total		DUAL KEY UNITS built to rent						total	SPLIT UNITS built to rent				total	ADG COMPLIANCE (FOR SPLIT UNITS) built to rent		
		studio	1 bed	2 bed	2 bed dual key	3 bed	3 bed dual key	units	studio	1 bed	2 bed	3 bed	units	solar access	cross ventilation	no sun
		42	36	20	63	24	42	227	147	99	62	24	332	247	48	0
		19%	16%	9%	28%	11%	19%	100%	44%	30%	19%	7%	100%	74%	60%	0%

		residential unit count						total	residential unit count				total			
		studio	1 bed	2 bed	2 bed dual key	3 bed	3 bed dual key	units per level	studio	1 bed	2 bed	3 bed	units per level	solar access	cross ventilation	no sun
Roof	ROOF															
L23 - Plant	PLANT															
L22																
L21	TYP L21-23	2	3	0	3	0	2	7	7	3	2	0	12	9		
L20		2	3	0	3	0	2	7	7	3	2	0	12	9		
L19		2	3	0	3	0	2	7	7	3	2	0	12	9		
L18		2	3	0	3	0	2	7	7	3	2	0	12	9		
L17		2	3	0	3	0	2	7	7	3	2	0	12	9		
L16	TYP L9-20	4	3	0	6	0	4	14	14	6	4	0	24	17		
L15		4	3	0	6	0	4	14	14	6	4	0	24	17		
L14		4	3	0	6	0	4	14	14	6	4	0	24	17		
L13		4	3	0	6	0	4	14	14	6	4	0	24	17		
L12		4	3	0	6	0	4	14	14	6	4	0	24	17		
L11		4	3	0	6	0	4	14	14	6	4	0	24	17		
L10		4	3	0	6	0	4	14	14	6	4	0	24	17		
L9		4	3	0	6	0	4	14	14	6	4	0	24	17		
L8	TYP L3-8	0	8	2	0	4	0	14	0	8	2	4	14	11	8	
L7		0	8	2	0	4	0	14	0	8	2	4	14	11	8	
L6		0	8	2	0	4	0	14	0	8	2	4	14	11	8	
L5		0	8	2	0	4	0	14	0	8	2	4	14	11	8	
L4		0	2	0	0	4	0	12	0	2	6	4	12	11	8	
L3		0	2	6	0	4	0	12	0	2	6	4	12	11	8	
L2																
L1	COMMERCIAL															
GF																
B1																
B2																
Total		42	36	20	63	24	42	227	147	99	62	24	332	247	48	0

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0 2 4 6 10 m

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P.03	SDRP 2 COMMENTS		16.05.25
P.04	SDRP 2 + BASIX COMMENTS		05.06.25
P.05	SSDA ISSUE A		13.06.25



LEGEND

- CROSS VENTILATED
- NOT CROSS VENTILATED
- OPERABLE WINDOW / SLIDING DOOR

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approved	scale
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prepared	project no
KL, MK, SD, VJ	240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing

ADG - Cross Ventilation Apartments Diagram

drawing no.	revision
DA0611	**P.05**

13/06/2025 11:52:59 AM

ADG – Storage Diagram

APARTMENT STORAGE

		per unit			totals			
unit type	**total units**	**ADG req. (m3)**	**internal (m3)**	**external (m3)**	**ADG (m3)**	**internal (m3)**	**external (m3)**	**area (m2)****
Studio	147	4	0	4	588	0	588	245.0
1 Bed Type A	99	6	2.4	3.6	594	237.6	356.4	148.5
2 Bed DK Type A		8	7.2	0.8				
2 Bed Type A	12	8	7.2	0.8	96	86.4	9.6	4.0
2 Bed Type B (DDA)	8	8	2.4	5.6	64	19.2	44.8	18.7
2 Bed Type C*	42	8	8	0	336	336		0.0
3 Bed DK Type A*		10	10					
3 Bed Type A*	18	10	10	0	180	180	0	0.0
3 Bed Type B (DDA)	6	10	9.6	0.4	60	57.6	2.4	1.0
	332				**1918**	**916.8**	**1001.2**	**417.2**

Note: storage area not provided in apartment will be located outside of the apartment, on site.
* Internal storage within apartment exceeds ADG requirement. However, for calculating external storage, minimum number is shown
** area calculated with 2.4m ceiling height.

Note: ADG states at least 50% of required storage is to be located within the apartment. However, the project is seeking flexibility for the breakup of storage provided within and outside of apartment, noting dispensations allowed by SEPP Housing for BTR storage.

Internal = storage provided within unit
External = additional storage required, and to be provided outside of unit.

Cubic metre calculations below are based on 2.4m ceiling height.



STUDIO

Required: 4m3
Internal: 0m3 (can explore full joinery option)
External: 4m3





2 BED DK TYPE A
(1B + STUDIO)

1B
Required: 6m3
Internal: 2.4m3
External: 3.6m3





3 BED DK TYPE A
(2B + STUDIO)

2B
Required: 8m3
Internal: 1.2m3
External: 6m3

STUDIO
Required: 4m3
Internal: 0m3
External: 4m3



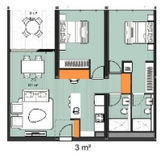




1 BED TYPE A

Required: 6m3
Internal: 2.4m3 (can explore full joinery option)
External: 3.6m3





2 BED TYPE A

Required: 8m3
Internal: 7.2m3
External: 0.8m3





2 BED TYPE B (DDA)

Required: 8m3
Internal: 2.4m3
External: 5.6m3





3 BED TYPE A

3B
Required: 10m3
Internal: 12m3
External: 0m3



3 BED TYPE B (DDA)

3B
Required: 10m3
Internal: 9.6m3
External: 0.4m3

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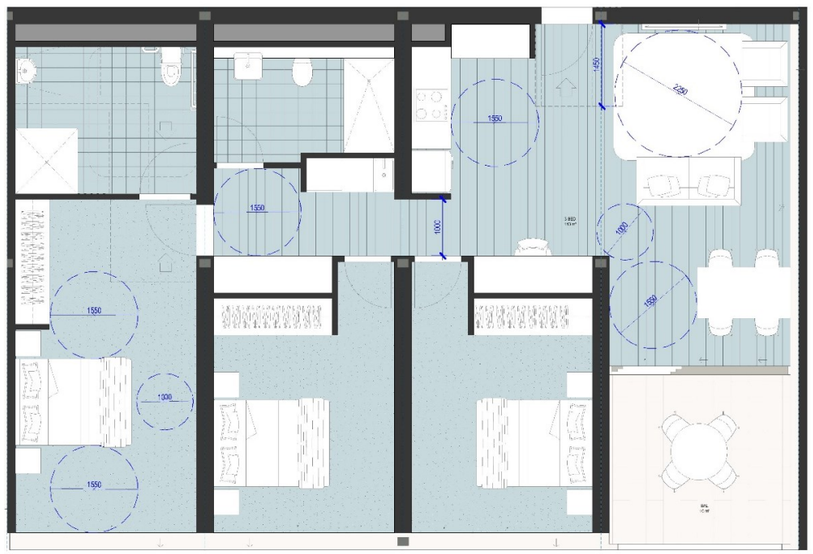
project
TEMPUS STREET ROUSE HILL
Tempus Street, Rouse Hill, NSW

drawing
ADG - Storage Diagram

drawing no. **DA0650** revision **P.05**

13/06/2025 2:16:30 PM

Accessible SOU – Unit 1



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approved: MD — scale: 1:50 @A1

prepared: KL, MK, SD, VJ — project no: 240130

project: TEMPUS STREET ROUSE HILL

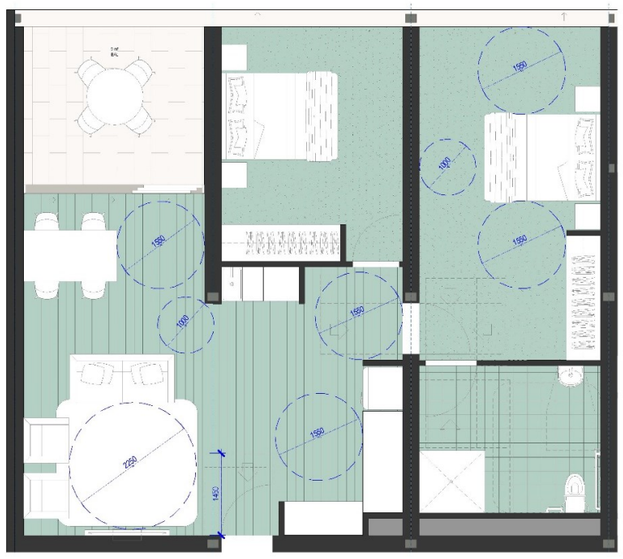
Tempus Street, Rouse Hill, NSW

drawing: Accessible SOU - Unit 1

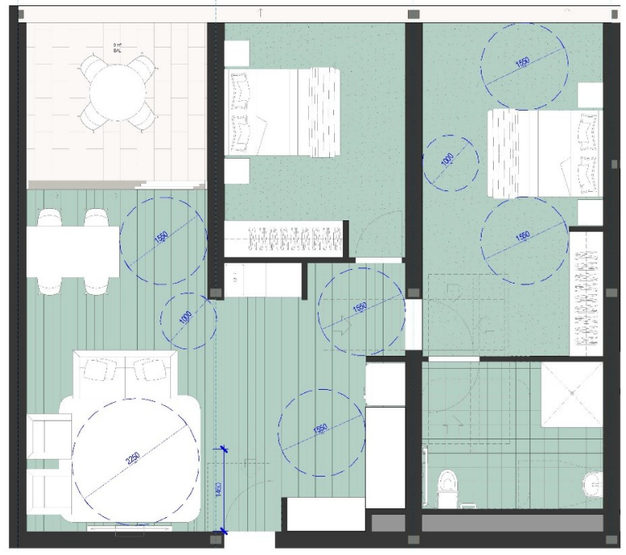
drawing no.: **DA0900** — revision: **P.05**

13/06/2025 11:53:18 AM

Accessible SOU – Unit 2



1 2 BED - Accessible SOU - RH
SCALE: 1 : 50



2 2 BED - Accessible SOU - LH
SCALE: 1 : 50

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prepared	project no
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project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

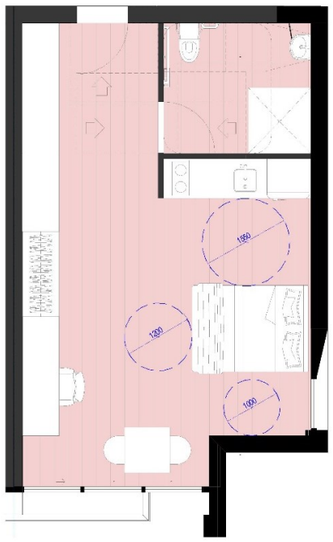
drawing

Accessible SOU - Unit 2

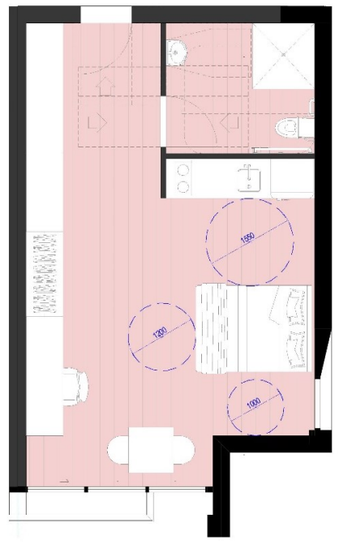
drawing no.	revision
DA0901	P.05

13/06/2025 11:53:29 AM

Accessible SOU – Unit 3



1 CO-LIVING DDA UNIT - LH
SCALE: 1 : 50



2 CO-LIVING DDA UNIT - RH
SCALE: 1 : 50

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prepared: KL, MK, SD, VJ
project no: 240130

project
TEMPUS STREET ROUSE HILL
Tempus Street, Rouse Hill, NSW

drawing
Accessible SOU - Unit 3

drawing no.: **DA0902**
revision: **P.05**

13/06/2025 11:53:41 AM

Façade Detail A

BR01 - Face brick - Reddish / Brown

BR02 - Face Tiles - Coral / Red

BR03 - Face Tiles - Dark Green

CL01 - Aluminium Cladding w/ Vertical Joints or similar - Pale Green

CL02 - Aluminium Cladding w/ Vertical Joints or similar - Coral

CL03 - Aluminium Cladding w/ Vertical Joints or similar - Light Maroon

CL04 - Aluminium Cladding w/ Vertical Joints or similar - Warm Grey

CL05 - Aluminium Cladding w/ Vertical Joints or similar - Stone Grey

BAL01 - Pale Green Steel post balustrade

BAL02 - Coral Steel post balustrade

BAL03 - Light Maroon Perforated balustrade

LV01 - Louvres - Dark Grey

GL01 - Glass - Clear



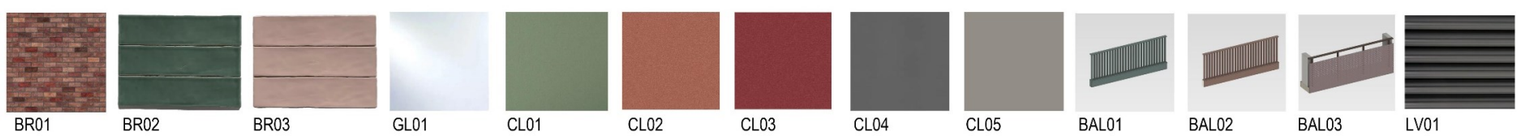




BTR Entrance



North BTR Tower Podium



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TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing

Facade Detail A

drawing no.	revision
DA0950	P.04

13/06/2025 11:53:49 AM

Façade Detail B

Façade Finishes - Brick

BR01 - Face brick - Reddish / Brown

BR02 - Face Tiles - Coral / Red

BR03 - Face Tiles - Dark Green

Façade Finishes - Cladding System

CL01 - Aluminium Cladding w/ Vertical Joints or similar - Pale Green

CL02 - Aluminium Cladding w/ Vertical Joints or similar - Coral

CL03 - Aluminium Cladding w/ Vertical Joints or similar - Light Maroon

CL04 - Aluminium Cladding w/ Vertical Joints or similar - Warm Grey

CL05 - Aluminium Cladding w/ Vertical Joints or similar - Stone Grey

Façade Elements

BAL01 - Pale Green Steel post balustrade

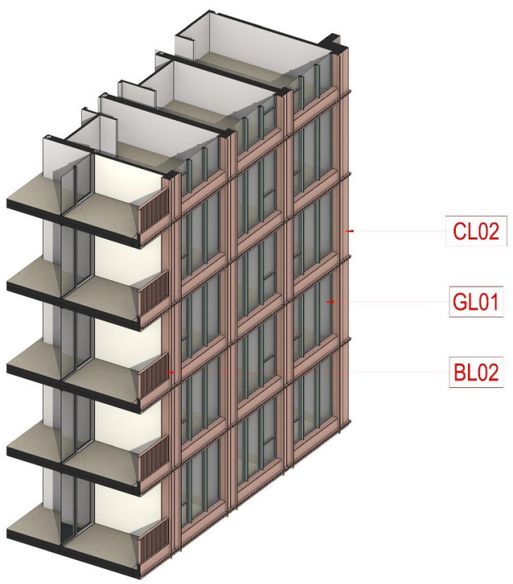
BAL02 - Coral Steel post balustrade

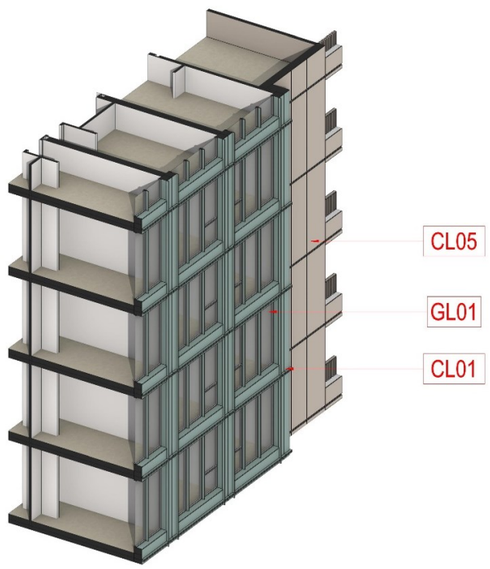
BAL03 - Light Maroon Perforated balustrade

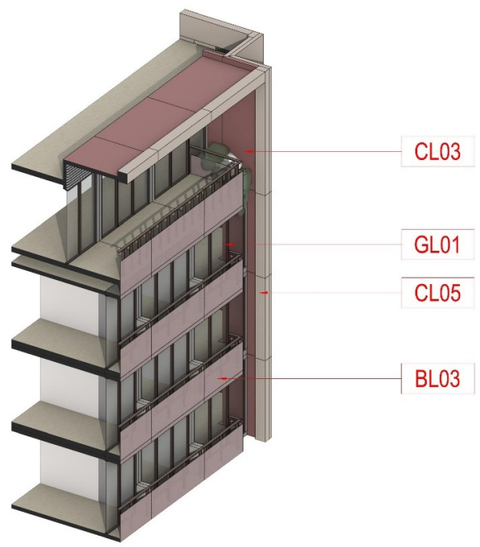
LV01 - Louvres - Dark Grey

Façade Finishes - Window System

GL01 - Glass - Clear

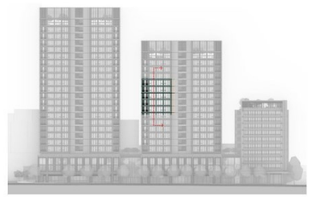








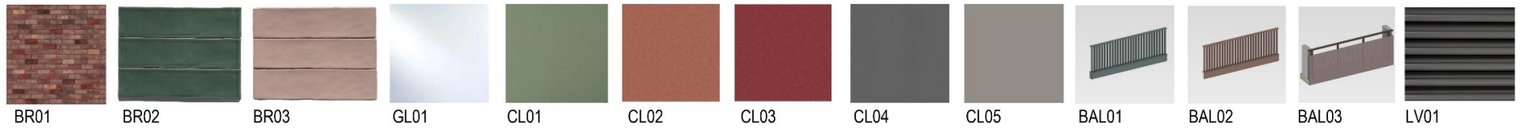
North Tower - BTR



South Tower - BTR



Co-Living



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approved	scale
MD	1:50 @A1
prepared	project no
KL, MK, SD, VJ	240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing

Facade Detail B

drawing no.	revision
DA0951	**P.04**

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Western Elevation (Tempus Street)



Western Elevation (Tempus Street)

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prepared: KL, MK, SD, VJ | project no: 240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing

Perspective Views

drawing no.: **DA0960** | revision: **P.05**

13/06/2025 3:44:05 PM

View from Tempus Street



View from Tempus Street

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approved	scale
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prepared	project no
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project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing

Perspective Views

drawing no.	revision
DA0961	P.05

13/06/2025 11:54:26 AM

View from Tempus Street and Market Lane



View from corner Tempus Street and Market Lane

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project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing

Perspective Views

drawing no.: **DA0962** | revision: **P.05**

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View from Market Lane



View from Market Lane

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ABN 90 131 246 684

approved	scale
MD	1:50 @A1
prepared	project no
KL, MK, SD, VJ	240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing

Perspective Views

drawing no.	revision
DA0963	P.05

13/06/2025 11:54:55 AM

View from Tempus Street and White Hart Drive



View from corner Tempus Street and White Hart Drive

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revision	purpose of issue	checked	date
P.00	DRAFT SSDA		15.11.24
P.01	DRAFT ISSUE		12.03.25
P.02	SSDA ISSUE		07.04.25
P.03	SDRP 2 COMMENTS		16.05.25
P.04	SDRP 2 + BASIX COMMENTS		05.06.25
P.05	SSDA ISSUE A		13.06.25

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APPENDIX II: ADG COMPLIANCE AND DESIGN VERIFICATION

ADG Compliance

This report has been prepared for the Applicant as a review of the SSDA drawings issued on 7th April 2025.
This report has been signed by a registered architect before the SSDA lodgement.



Marko Damic (reg. 8730)
Architectus Principal
08/04/2025

Summary of Compliance with the NSW Apartment Design Guide

Objectives and Design Criteria	Consistency
Part 2 Developing the controls	
2E Building Depth Use a range of appropriate maximum apartment depths of 12-18m from glass line to glass line when precinct planning and testing development controls. This will ensure that the apartments receive adequate daylight and natural ventilation and optimise natural cross-ventilation. Consider varying building depths relative to orientation. For example, buildings facing east-west capture sun from both aspects and may have apartments up to 18m wide (if dual aspect) while buildings facing north-south should be narrower.	✓ The proposed scheme complies. Subject to detailed design layouts, apartment depths will not exceed 12-18m from glass line to glass line. Depths vary according to apartment type and whether it is a single aspect or corner apartment.
2F Building Separation Minimum separation distances for buildings are: Five to eight stories (approximately 25m): - 18m between habitable rooms/balconies Nine storeys and above (over 25m): - 24m between habitable rooms/balconies	✓ The envelope design provides adequate building separation to meet minimum ADG requirements. Setbacks are generally consistent with the ADG. The Build to Rent towers have been designed as two separate buildings with apartments having Northern, Eastern and Western aspects with 10.5m separation between buildings for non-habitable spaces. The façade between the buildings utilises angled openings which direct views away from the adjacent towers, ensuring privacy between habitable spaces. With the angled openings, the distance between the towers is at least 16.5m. The Eastern boundary to the Rouse Hill Town Centre Shopping Centre 3 storey Loading dock provides a 9m setback and this is deemed as an equitable setback from 3 storey Rouse Hill shopping centre loading dock. Which exceeds the ADG design guidance for service and plant areas use the non-habitable room distances. The building is built 2m off the Northern and Western boundary to Market Lane and Tempus Street as this faces the metro and the new public plaza to the metro. Whilst it is highly unlikely for it to be developed it is also in excess of the ADG required setback due to the road network.
Part 3 Siting the Development	
3D Communal and Public Open Space	
Objective An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.	✓

Design Criteria Communal open space has a minimum area equal to 25% of the site.	✓ Site Area: 4385m² Required communal and public open space: 1096m² (25% of site area) Achieved: • Landscaped (public) communal open space (GF): 191m² (including landscape) • Landscaped (private) communal open space (GF): 571m² (including landscape) • Landscaped Private Communal Area (L17): 343m² (including landscape • Landscaped Private Communal Area (L22): 343m² (including landscape) TOTAL Outdoor open space: 1448 m² (33% of site area) – Including landscaping Communal Open Space is defined in the ADG as: 'Outdoor space located within the site at ground level or on a structure that is within common ownership and for the recreational use of residents of the development. Communal open space may be accessible to residents only, or to the public'. The proposed scheme provides extensive amounts of open space dispersed throughout the ground plane to the rooftop amenity spaces. The concept design provides public access to a generous amount of open space. Given this generosity, the combined effect of private communal open space, and publicly accessible communal open space substantively exceeds the minimum requirements of the ADG. When the ground floor public communal open space is included, the aggregate area represents 33% which substantially exceeds the 25% minimum requirement of the ADG.
Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter).	✓ The principal usable part of the communal open space is situated on ground, level 17 & level 22. There will be a minimum of 50% direct sunlight to the principal usable part of the communal open space on ground, level 17 & 22 for a minimum of 2 hours between 9am and 3pm on 21 June (mid-winter). The proposal achieves 100% direct sun access to its principal usable space for the communal open space on level 17 and level 22. • Level 17 primary usable communal outdoor space: 343m² • Level 22 Primary usable communal outdoor space: 343m² • Area receiving 2 hours direct sunlight on level 17: 343m² (100% of usable outdoor space) • Area receiving 2 hours direct sunlight on level 22: 343m² (100% of usable outdoor space)

3E Deep Soil Zones

Objective

Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality.

✓

Design Criteria

Deep soil zones are to meet the following minimum requirements:

Site Area	Minimum Dimensions	Deep Soil Zone (% of site area)
Less than 650m²	-	7%
650m² – 1,500m²	3m	
Greater than 1,500m²	6m	
Greater than 1,500m² with significant existing tree cover	6m	

✓

Deep soil area on site: 641m² (14.6% of total site area)

Although just shy of the 15% requirement, the proposal's ample rooftop planting, and support of new trees along the public domain, supplements the remaining 0.4%.

Design guidance

On some sites it may be possible to provide larger deep soil zones, depending on the site area and context:

- 10% of the site as deep soil on sites with an area of 650m2 - 1,500m2
- 15% of the site as deep soil on sites greater than 1,500m2

3F Visual Privacy

Objective

Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.

✓

Design Criteria

Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:

Building Height	Habitable rooms and balconies	Non-habitable rooms
Up to 12m (4 storeys)	6m	3m
Up to 25m (5-8 storeys)	9m	4.5m
Over 25m (9+ storeys)	12m	6m

✓

The proposed scheme complies. Subject to detailed design layouts, all apartment layouts will be designed with minimum required separation distances, ensuring appropriate visual privacy.

The building side walls have been designed with angled windows to assure adequate building separation assuring privacy. Due to the sight lines all adjacent side windows are facing blank façade walls, effectively having an effect of habitable space facing non-habitable space, therefore achieving appropriate separation.

3J Bicycle and Car Parking	
Objective Car Parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.	✓
Design Criteria For development in the following locations: • on sites that are within 800m of a railway station or light rail stop in the Sydney Metropolitan Area; or • on land zoned, and sites within 400m of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre The minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less. The car parking needs for a development must be provided off street.	✓ Car parking spaces are provided in accordance with the Housing SEPP rates. 56 car spaces (including 3 DDA) are provided. The proposed scheme seeks to minimise car parking given proximity to public transport hub and metro within 50m and for environmental purposes. The proposed parking rates meets the 0.2spaces/apartment Housing SEPP rates for car parking. Bicycle and Car Parking subject to detailed design layouts.
Part 4 Designing the Buildings	
4A Solar and Daylight access	
Objective To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.	✓
Design Criteria 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 in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.	✓ A total of 247 of 332 apartments (74%) receive direct sunlight for a minimum of 2 hours.
A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.	✓ A total of 0 of 332 apartments (0%) receive no direct sunlight between 9am and 3pm mid- winter. 332 apartments out of a total of 332 receive direct sunlight creating a shortfall of 0 units.
4B Natural Ventilation	
Objective The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.	✓
Design Criteria At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.	✓ A total of 48 of 80 apartments up to level 9 (60%) are naturally cross-ventilated.

Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	✓ No cross over or cross through apartments in this development
4C Ceiling Height	
Objective Ceiling height achieves sufficient natural ventilation and daylight access.	✓
Design Criteria Measured from finished floor level to finished ceiling level, minimum ceiling heights are: **Minimum ceiling height** Habitable rooms: 2.7m Non-habitable: 2.4m For 2 storey apartments: 2.7m for main living area floor; 2.4m for second floor, where its area does not exceed 50% of the apartment area Attic spaces: 1.8m at edge of room with a 30 degree minimum ceiling slope If located in mixed use areas: 3.3m for ground and first floor to promote future flexibility of use These minimums do not preclude higher ceilings if desired.	✓ Subject to detailed design layouts, ceiling heights for residential units on all levels achieve 2.7m min. for habitable rooms.
4D Apartment Size and Layout	
Objective The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	✓ The proposed scheme complies. Subject to detailed design layouts, all apartment layouts will be functional, well-organised and provide a high standard of amenity.
Design Criteria Apartments are required to have the following minimum internal areas: **Apartment Type / Minimum internal area** Studio: 35m² 1 bedroom: 50m² 2 bedroom: 70m² 3 bedroom: 90m² The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each.	× The ADG provides guidance to allow flexibility for apartment layouts over time, with one design solution being dual key apartments. They allow for a variety of configurations that caters for home offices, separate tenancy or multi-generational living. The proposal is a family focused product developed for flexibility of the modern family unit from elderly parents to teenage kids requiring flexible spaces. The proposal provides a mix of Studio, one- and two- bedroom units. Each dual key apartment is regarded as two sole occupancy units for the purposes of the BCA and for calculating dwelling mix as per the ADG. Each unit type is designed to comply with the minimum internal area requirements under this part. • Studio - 29m2 • 1 bedroom – 51-54m2 • 2 bedrooms – 81m2 • 3 bedrooms – 112-113m2

	The proposed units generally meet or exceed the ADG minimum internal area requirements for units. The current design seeks flexibility for internal apartment sizes based on the DPIE BtR flexible design fact sheet. Whilst the studio apartment is slightly undersized, built in furniture will provide flexibility, functionality and well organised spaces combining to provide a high standard of amenity.
Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.	✓ The proposed scheme complies. Subject to detailed design layouts, all habitable rooms will be provided with a window opening for natural daylight and air.
Objective Environmental performance of the apartment is maximised.	✓
Design Criteria Habitable room depths are limited to a maximum of 2.5 x the ceiling height.	✓ The proposed scheme complies. Subject to detailed design layouts, all habitable room depths will be limited to a maximum of 2.5x the ceiling height.
In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	✓ The proposed scheme complies. Subject to detailed design layouts, the maximum habitable room depths in open plan layouts will be 8m from a window.
Objective Apartment layouts are designed to accommodate a variety of household activities and needs.	✓ The client will be providing a range of built in furniture options which will provide flexibility, functionality and well organised spaces combining to provide a high standard of amenity.
Design Criteria Master bedrooms have a minimum area of $10m^2$ and other bedrooms $9m^2$ (excluding wardrobe space).	✓ The proposed scheme complies. Subject to detailed design layouts, all master bedrooms will have a minimum area of 10m2 (excluding wardrobe space).
Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	✓ The proposed scheme complies. Subject to detailed design layouts, all bedrooms will have a minimum dimension of 3m (excluding wardrobe space).
Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments.	× The scheme seeks to pursue modern methods of construction using modular units that follow a consistent width throughout the towers. Given the width constraints of the modular system, living rooms for Studio and 1 bedroom units achieve 3.2m clear width. This is offset by the provision of wider bedrooms (3.2m) and an abundance of communal amenities for residents. The particular limitation of VMC (Volumetric Modular Construction) requires modules to be constrained in width due to transport. This small departure from ADG dimensions, is more than compensated by the environmental benefits of VMC (minimising waste and carbon footprint) and speed of construction. Furthermore, DPIE BtR flexible design fact sheet allows for small departures depending on ability to furnish the apartments which has been demonstrated in the proposed layouts. With all apartments pre-furnished with the TV units

	installed on walls, the 400mm usually reserved for TV joinery effectively makes the room the same functional width as traditionally furnished 3.6m wide apartment.
The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	✓ No cross over or cross through apartments in this development
4E Private Open Space and Balconies	
Objectives Apartments provide appropriately sized private open space and balconies to enhance residential amenity.	✓
Design Criteria All apartments are required to have primary balconies as follows: Dwelling Type / Minimum Area / Minimum depth Studio apartment / 4m² / - 1 bedroom apartment / 8m² / 2m 2 bedroom apartment / 10m² / 2m 3+ bedroom apartment / 12m² / 2.4m The minimum balcony depth to be counted as contributing to the balcony area is 1m.	× All apartments will have required primary balconies. There will be no condensers on balconies. The proposal incorporates modern methods of construction using modular units that are limited by transportation widths – 3.5m centre to centre. Balcony sizes, except for the 1 bedroom apartment, achieve below the ADG minimum standard. The current design seeks flexibility for balcony sizes based on the DPIE BtR flexible design fact sheet. Build-to-rent residential developments are provided with greater flexibility regarding balcony sizes, provided that the development provides communal open space over and above the minimum 25% ADG requirement, as detailed in the BtR flexible design fact sheet. The proposal is providing more than the minimum 25% of communal open space providing greater usability for occupants than the minimal traditional balcony provided for the smallest sized units.
For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m.	✓ No apartment proposed on ground floor or on a podium.
4F Common Circulation and Spaces	
Objective Common circulation spaces achieve good amenity and properly service the number of apartments.	✓ The BTR towers have adopted a high level of amenity achieved through the following outcomes: • Sunlight through windows on both ends of corridor, and additional opening at lift lobby. • Access to ample daylight and ventilation in common circulation spaces.
Design Criteria	
The maximum number of apartments off a circulation core on a single level is eight.	× The maximum number of apartments off a circulation core on a single level has been exceeded in the current proposal for some floorplates (generally 6-12 off a core). The flexibility provided by DPIE BTR design has been applied to ensure the commercial viability of the project. The excess in unit numbers per core is due to the dual key arrangement of the floor plans. Although, as individual units,

	this increases the unit number, it also allows for flexibility in the type of unit available to residents– the apartments can expand and contract as the residents' needs evolve. This is a particular feature of BTR typology that increases the flexibility and leasing options. Compared to the traditional strata development, the proposal features a similar number of bedrooms/occupants per core as comparable (non-dual key) Strata development.
For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	Not Applicable
4G Storage	
Objective Adequate, well designed storage is provided in each apartment.	✓ The proposed scheme complies. Subject to detailed design layouts, adequate, well-designed storage will be provided in each apartment.
Design Criteria In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: Dwelling Type / Minimum Volume Studio apartment – 4m³ 1 bedroom apartment – 6m³ 2 bedroom apartment – 8m³ 3+ bedroom apartment – 10m³ At least 50% of the required storage is to be located within the apartment.	✓ The proposed scheme complies. Subject to detailed design layouts, the required storage for all apartments will be provided. The total external storage count includes the bicycle racks in the basement: • Internal Required (50% min): 1918m³ • Internal Provided: 917m³ • External Required: 1001m³ • External Provided: 1001m³ It is noted that section 75 of the Housing SEPP and the Build-to-rent flexible design fact sheet provide flexibility regarding apartment storage. In line with section 75, a creative solution has been adopted in the design to maximise apartment storage, in which residents are afforded the option to utilise bicycle storage spaces for apartment storage. The proposal will seek dispensation in the requirement for 50% storage within the apartment, with flexibility in the split as detailed in the BtR flexible design fact sheet.
Objectives: Additional storage is conveniently located, accessible and nominated for individual apartment.	✓ Conveniently located and accessible additional storage spaces are designated for each individual apartment with over 50% in the apartments
4H Acoustic Privacy	
Objectives Noise transfer is minimised through the siting of buildings and building layout.	✓ Noise transfer is minimised through strategic building siting and layout.
Objectives Noise impacts are mitigated within apartments through layout and acoustic treatments.	✓ Within apartments, noise impacts are mitigated through thoughtful layout and acoustic treatment

4J Noise and Pollution	
Objectives In noisy or hostile environments, the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.	✓ Can comply with acoustic requirements. Refer to acoustic engineer's report.
Objectives Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.	✓ The building design includes appropriate noise shielding and attenuation techniques to mitigate noise transmission.
4K Apartment Mix	
Objectives A range of apartment types and sizes is provided to cater for different household types now and into the future.	✓ The ADG provides guidance to allow flexibility for apartment layouts over time, with one design solution being dual key apartments. They allow for a variety of configurations that caters for home offices, separate tenancy or multi-generational living. The proposal provides a mix of Studio, one- and two- bedroom units. By offering a variety of living spaces, from studios to larger family units, the development can accommodate a wide range of residents, promoting inclusivity and meeting the diverse demands of the rental market.
Objectives The apartment mix is distributed to suitable locations within the building.	✓ The typical floor plate is replicated on each typical level, ensuring an equal distribution of apartment types throughout the building. Additionally, the distribution of apartment mix within the building is optimised to accommodate various locations and preferences.
4L Ground Floor Apartments	
Objectives Street frontage activity is maximised where ground floor apartments are located.	Not Applicable
Objectives Design of ground floor apartments delivers amenity and safety for residents.	Not Applicable
4M Facades	
Objectives Building facades provide visual interest along the street while respecting the character of the local area.	✓ Building facades enhance street visual interest while respecting local character by prioritising quality finishes, crafted details, and positively responding to the architecture of the adjacent built form.
Objectives Building functions are expressed by the façade.	✓ The facade design is influenced by the placement of naturally ventilated breezeways, which organically divide the built form and provide space for integrated landscaping. These breaks up the built form along Tempus Street, with material articulation to provide visual interest to the public realm. A meticulously crafted base features hit-and-miss brickwork, soldier course handmade bricks, and high-quality detailing, ensuring a premium public experience.
4N Roof Design	
Objectives Roof treatments are integrated into the building design and positively respond to the street.	✓ Roof treatments are seamlessly integrated into the building design, with all plant equipment screened, enclosed, and recessed at the tower 'crowns' to ensure they complement the streetscape. This approach not only conceals plant & equipment, it provides thermal comfort for the resident amenity floor and enhances the aesthetic appeal of the building.

Objectives Opportunities to use roof space for residential accommodation and open space are maximised.	✓ Opportunities for residential accommodation and open space utilisation on roofs are maximised by offering this level to the residents as a communal area. The level 17 & level 22 rooftops enhance the equitable and diverse residential amenity, providing residents with panoramic views of the surrounding landscape. These carefully curated spaces offer opportunities for relaxation, socialisation, and recreation, thereby enriching the residential experience and aligning with the key fundamentals of a build-to-rent operating model.
Objectives Roof design incorporates sustainability features.	✓ The roof design incorporates sustainability features such as photovoltaic (PV) panels, which harness solar energy to generate electricity.
4O Landscape Design	
Objectives Landscape design is viable and sustainable.	✓ Landscape design is both viable and sustainable. Refer to Landscape Report.
Objectives Landscape design contributes to the streetscape and amenity.	✓ Landscape elements, including the central courtyard, level 17 & 22 landscaped BBQ area, and landscaped rooftop terraces, enhance the streetscape and amenity of the development. These green spaces provide residents with opportunities for relaxation, recreation, and socialisation, while also improving air quality and promoting biodiversity.
4P Planting on Structures	
Objectives Appropriate soil profiles are provided.	✓ Appropriate soil profiles are provided. Refer to Landscape Report .
Objectives Plant growth is optimised with appropriate selection and maintenance.	✓ Selected species will be carefully chosen to thrive in the local climate and environmental conditions within the building. A comprehensive maintenance plan will ensure the ongoing health and vitality of the landscaping, reflecting the commitment to maintaining high standards of upkeep in a fully managed building environment, characteristic of the build-to-rent model.
Objectives Planting on structures contributes to the quality and amenity of communal and public open spaces.	✓ Planting on structures enhances the quality and amenity of communal and public open spaces. In the case of the eastern courtyard, the structure is expertly designed to accommodate large volumes of soil, allowing plants to thrive. This innovative approach not only adds greenery and beauty to the space but also creates a sustainable and vibrant environment for residents to enjoy.
4Q Universal Design	
Objectives Universal design features are included in apartment design to promote flexible housing for all community members.	✓ Apartments feature universal design elements to promote flexible housing for all.

Objectives A variety of apartments with adaptable designs are provided.	✓ Apartment layouts accommodate a range of lifestyle needs and are adaptable.
Objectives Apartment layouts are flexible and accommodate a range of lifestyle needs.	✓ Apartment layouts are designed to be flexible, accommodating a wide range of lifestyle needs.
4R Adaptive Reuse	
Objectives New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.	Not applicable
Objectives Adapted buildings provide residential amenity while not precluding future adaptive reuse.	Not applicable
4S Mixed Use	
Objectives Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.	✓ The inclusion of non-residential uses on the ground floor, such as retail, contributes to active street frontages that align with the character of the precinct.
Objectives Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.	✓ Residential levels are seamlessly integrated within the development, prioritising safety and amenity for residents.
Landscaped communal open space should be provided at podium or roof levels.	✓ Communal open spaces with landscaping are provided at podium or roof levels, specifically at Level 17 and Level 22.
4T Awnings and Signage	
Objectives Awnings are well located and complement and integrate with the building design.	✓ Awnings are strategically located and integrate well with building design offering shelter and amenity as a public benefit.
Objectives Signage responds to the context and desired streetscape character.	✓ Signage location nominated is contextually responsive and enhances desired streetscape character.
4U Energy Efficiency	
Objectives Development incorporates passive environmental design.	✓ The development incorporates passive environmental design principles.

Objectives Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.	✓ Development incorporates passive environmental and solar design principles.
Objectives Adequate natural ventilation minimises the need for mechanical ventilation.	✓ Adequate natural ventilation is provided to minimise reliance on mechanical systems.
4V Water Management and Conservation	
Objectives Potable water use is minimised.	✓ The design can comply with the objective
Objectives Urban stormwater is treated on site before being discharged to receiving waters.	✓ The design can comply with the objective
Objectives Flood management systems are integrated into site design.	✓ The design can comply with the objective
4W Waste Management	
Objectives Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.	✓ Waste storage facilities are designed within the basement and a dedicated loading dock which is consolidated along White Hart Drive, a primary access road for the Rouse Hill Town Centre loading dock. Services along White Hart Drive have been integrated into the facades and concealed by landscaping to minimise streetscape impacts.
Objectives Domestic waste is minimised by providing safe and convenient source separation and recycling.	✓ Source separation and recycling systems are provided to minimise domestic waste.
4X Building Maintenance	
Objectives Building design detail provides protection from weathering.	✓ Building design details prioritise weather protection and ease of maintenance.
Objectives Systems and access enable ease of maintenance.	✓ Systems and access enable efficient maintenance, reducing ongoing costs.
Objectives Material selection reduces ongoing maintenance costs.	✓ The materials selected reduce ongoing maintenance costs.

Design Verification

I, Marko Damic, of Architectus Pty Ltd, hereby declare that I am a qualified Architect in accordance with the Architects Act 2003, as defined by Clause 3 of the Environmental Planning and Assessment Regulation 2000.

I confirm that the design of the proposed mixed-use residential development adheres to the 9 design principles and apartment design objectives set out the Housing SEPP. Where deviations from the Apartment Design objectives occur, comprehensive justifications are provided and outlined in Appendix II: ADG Compliance.

This statement has been prepared on behalf of Freecity to support the SSDA submitted to the Department of Planning, NSW.

This statement addresses Housing SEPP's 9 Design Principles and details the objectives contained in the Apartment Design Guide.



Marko Damic (reg. 8730)
Architectus Principal
14/04/2025

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