

18 June 2021

Jo Zancanaro
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Waverley Council
55 Spring Street
Bondi Junction NSW 2022

Dear Jo,

**LETTER – COUNCIL REQUEST FOR INFORMATION (RFI)
DA-483/2018/D – 163 BIRRELL STREET, WAVERLEY**

This covering letter has been prepared by Mirvac in response to the correspondence provided by Jo Zancanaro on 17 March 2021 that requested for further information for the assessment of the section 4.56 modification D-48-2018-B. This letter addresses each of the items raised and is accompanied by the following supporting documents:

- Architectural Comparison Plans prepared by Mirvac Design (**Attachment A**)
- Operational Waste Management Report prepared by Elephants Foot (**Attachment B**)

1.0 Response to Council RFI Items

1.1 Architectural Comparison Plans

In response to Council's comments, a comparison set of plans demonstrating the differences between the currently Council approved plans and the subject modification application have been provided to **Attachment A**. A schedule of amendments has been provided to the plans to clearly demonstrate the proposed changes comprised in the section 4.56 modification D-483-2018-D.

A summary of the proposed amendments as they pertain to each drawing is provided in the below table, with changes also clouded and identified by item numbers on the comparison plans provided at **Attachment A**. Please note that the below table directly aligns with Table 1 from the SEE submitted with the modification D application.

Drawing	Drawing title	Issue	Description of amendment	Rationale	Cloud Number
PROPOSED BASEMENT PLAN					
DA1101.1	Proposed Basement 1 Plan	J	<p>Sprinkler and hydrant pump rooms removed from the western alignment of the basement.</p> <p>The sprinkler tank room is now located adjacent to the Building C car spaces on Basement 1.</p> <p>Storage cages relocated.</p>	<p>The existing basement footprint has sufficient room for the required sprinkler tanks. The relocation of the sprinkler tanks enables a reduced basement footprint resulting in less intrusive excavation works on site.</p> <p>Following the relocation of fire sprinkler tank room, the conflicting storage cages require relocation to ensure that the ADG storage guidelines are met.</p>	17
DA1101.1	Proposed Basement 1 Plan	J	Club motorbike spaces relocated to be adjacent to the grease arrestor room on the western end of Basement 1.	Following the relocation of fire sprinkler tank room, the conflicting motorbike spaces were relocated closer to the club lobby. The previous location at the bottom of the Basement 1 was considered an inappropriate safety risk.	18
DA1101.1	Proposed Basement 1 Plan	J	Rainwater tank room provided adjacent to the pool plant on the southern end of Basement 1.	Following detailed design, it was found that the project requires the inclusion of a rainwater tank room.	19
DA1101.1	Proposed Basement 1 Plan	J	Relocation of the onsite stormwater detention (OSD) tank from the north eastern corner to the south eastern corner of Basement 1.	<p>As per condition 66 of the Development Consent the OSD tank was not approved.</p> <p>Following specialist consultant design advice, the OSD tank has been relocated with the revised design having been coordinated with the Council Public Domain team through a submission in accordance with condition 66 of the Development Consent.</p> <p>Following review of the preliminary OSD package with Council's Engineers, the package has been updated to satisfy the requirements of the Development Consent, Waverley Council's OSD Checklist and a detailed response register to the requirements outlined by Council in their email correspondence provided on the 16 February 2021 following the meeting with Mirvac on Thursday, 11 February 2021.</p>	14
DA1101.1	Proposed Basement 1 Plan	J	Building B lift/stair and garbage chute reconfigured.	Insufficient allowance previously made. Minor proposed amendment to allow adequate circulation space under the garbage chute in the garbage room provided to Basement 2.	11
PROPOSED GROUND LEVEL PLAN					

Drawing	Drawing title	Issue	Description of amendment	Rationale	Cloud Number
DA1102.1	Proposed Ground Level Plan	P	Substation relocated to be fronting Henrietta Street to the south western end of the site.	Following coordination with Ausgrid, the preferred location for the additional substation is adjacent to the existing substation. The relocation was required by a location that is more suitable for Ausgrid's ongoing maintenance of the two substations. On 25 March 2021, Ausgrid has approved and certified the revised substation design. The project number for the approval is AN-21951 and the certification number for this design is 2138079/20210324.	13
DA1102.1	Proposed Ground Level Plan	P	Booster assembly cupboard relocated & integrated with landscaping	Following a detailed review, the booster assembly cupboard has been relocated from its previous location on Henrietta Street to be integrated in the landscaping off Langlee Avenue as this enables easier access for the Fire Brigade and is considered a more appropriate outcome for the amenity of the project.	16
DA1102.1	Proposed Ground Level Plan	P	OSD tank relocated	As per condition 66 of the Development Consent the OSD tank was not approved.. Following specialist consultant design advice, the OSD tank has been relocated with the revised design having been coordinated with the Council Public Domain team through a submission in accordance with condition 66 of the Development Consent. Following review of the preliminary OSD package with Council's Engineers, the package has been updated to satisfy the requirements of the Development Consent, Waverley Council's OSD Checklist and a detailed response register to the requirements outlined by Council in their email correspondence provided on the 16 February 2021 following the meeting with Mirvac on Thursday, 11 February 2021.	15
PROPOSED LEVEL 1 PLAN					
DA1103.1	Proposed Level 1 Plan	N	Building B lift/stair and garbage chute reconfigured.	Insufficient allowance previously made. Minor proposed amendment to allow adequate circulation space under the garbage chute in the garbage room provided to Basement 2.	11
PROPOSED LEVEL 2 PLAN					
DA1104.1	Proposed Level 2 Plan	M	Building B lift/stair and garbage chute reconfigured.	Insufficient allowance previously made. Minor proposed amendment to allow adequate circulation space under the garbage chute in the garbage room provided to Basement 2.	11
PROPOSED LEVEL 3 PLAN					
DA1105.1	Proposed Level 3	M	Building B lift/stair and garbage chute reconfigured.	Insufficient allowance previously made. Minor proposed amendment to allow adequate circulation space under the garbage chute in the garbage room provided to Basement 2.	11

Drawing	Drawing title	Issue	Description of amendment	Rationale	Cloud Number
PROPOSED LEVEL 4 PLAN					
DA1106.1	Proposed Level 4 Plan	M	Glazed sliding door removed	<p>In relation to A404 and A504, an inconsistency between the DA approved Block A Elevations and the Level 4 and Level 5 plans requires updating in this modification.</p> <p>The location and layout of the bathroom on the approved plans cannot accommodate a sliding door to the balcony therefore the glazed sliding door is proposed to be replaced with a solid element.</p> <p>This amendment is not as a result of the proposed amendments to improve the apartment layouts and simply seeks to correct an inconsistency.</p>	12
PROPOSED LEVEL 5 PLAN					
DA1107.1	Proposed Level 5 Plan	L	Glazed sliding door removed	<p>In relation to A404 and A504, an inconsistency between the DA approved Block A Elevations and the Level 4 and Level 5 plans requires updating in this modification.</p> <p>The location and layout of the bathroom on the approved plans cannot accommodate a sliding door to the balcony therefore the glazed sliding door is proposed to be replaced with a solid element.</p> <p>This amendment is not as a result of the proposed amendments to improve the apartment layouts and simply seeks to correct an inconsistency.</p>	12
PROPOSED ROOF PLAN					
DA1109.1	Proposed Roof Plan	K	Building B lift/stair and garbage chute reconfigured.	Insufficient allowance previously made. Minor proposed amendment to allow adequate circulation space under the garbage chute in the garbage room provided to Basement 2.	11
DA1109.1	Proposed Roof Plan	K	Building A Lift Overrun roof RL amended	<p>Unfortunately, an inadequate lift overrun was provided for in Building A in the DA approved design. Other buildings in the project have appropriate lift over run allowances.</p> <p>Section 4.4 of the SEE provides further detail on the proposed minor increase in the lift overrun height to enable a suitable lift for Building A including appropriate lift headroom.</p>	1
BLOCK A ELEVATIONS					
DA2110.1	Block A Elevations	H	Level 1-3 RL lowered by 100mm.	<p>During the detailed design phase and as a consequence of the level 4 building A having a setback, an increase in distance between levels 3 and 4 will be required to ensure floor to ceiling compliance.</p> <p>To achieve this we are proposing to lower levels 1,2 and 3 of Building A by 100mm each, this enables an adequate floor to ceiling distance required between levels 3 and 4 to attain compliance.</p> <p>It is also noted that by taking this approach we are not changing the effective building height approved under the consent.</p>	16

Drawing	Drawing title	Issue	Description of amendment	Rationale	Cloud Number
DA2110.1	Block A Elevations	H	Building A Lift Overrun roof RL amended.	<p>Unfortunately, an inadequate lift overrun was provided for in Building A in the DA approved design. Other buildings in the project have appropriate lift over run allowances.</p> <p>Section 4.4 of the SEE provides further detail on the proposed minor increase in the lift overrun height to enable a suitable lift for Building A including appropriate lift headroom.</p>	1
DA2110.1	Block A Elevations	H	Apartment A404 and A504 window to bathroom to have fixed opaque glazing.	<p>It has been identified during detailed design that the location and layout of the bathroom cannot accommodate an operable window. Accordingly, opaque glazing is proposed for privacy reasons.</p> <p>This amendment is not because of the proposed amendments to the apartment layouts.</p>	2
DA2110.1	Block A Elevations	H	Building A Level 1, 2, 3 typical lobby and A404 and A504 window break up modified. Operable window added.	<p>It has been identified during the detailed design that the approved window requires slight amendment.</p> <p>An awning window has been added to Bedroom 2 as this requires ventilation. Window span is 1700mm in width and cannot accommodate a single awning window. A mullion is required to be installed.</p> <p>To maintain architectural consistency in the façade, this window break up and operability is proposed for Levels 1 -5.</p> <p>This amendment is not because of the proposed amendments to the apartment layouts but rather to ensure a suitable glazing suite is installed to the approved plans.</p>	3
DA2110.1	Block A Elevations	H	Operable windows added to Bedroom 1 of apartments A107, A207, A307.	<p>An awning window has been added to Bedroom 1 as it requires ventilation, and this was not provided in the DA approved plans.</p> <p>This amendment is not because of the proposed amendments to the apartment layouts but rather to ensure a suitable glazing suite is installed to the approved plans.</p>	4
DA2110.1	Block A Elevations	H	Apartment A105, A205, A305 window break up modified.	<p>It has been identified during the detailed design that the approved window requires slight amendment.</p> <p>The window span is 1700mm in width and cannot accommodate a single awning window. A mullion is required to be installed.</p> <p>This amendment is not because of the proposed amendments to the apartment layouts but rather to ensure a suitable glazing suite is installed to the approved plans.</p>	5

Drawing	Drawing title	Issue	Description of amendment	Rationale	Cloud Number
DA2110.1	Block A Elevations	H	Glazed sliding door removed.	<p>In relation to A404 and A504, an inconsistency between the DA approved Block A Elevations and the Level 4 and Level 5 plans requires updating in this modification.</p> <p>The location and layout of the bathroom on the approved plans cannot accommodate a sliding door to the balcony therefore the glazed sliding door is proposed to be replaced with a solid element.</p> <p>This amendment is not as a result of the proposed amendments to improve the apartment layouts and simply seeks to correct an inconsistency.</p>	12
BLOCK B ELEVATIONS					
DA2111.1	Block B Elevations	F	Building B Levels 1 and 2 RLs lowered by 100mm.	<p>As a result of details design including specialist services consultant input, it has been identified that inadequate floor to floor height was provided to Level 2 of Building B in the DA approved design. Due to level 3 of Building B having a setback, an increase in distance between levels 2 and 3 will be required to ensure floor to ceiling compliance.</p> <p>An additional 100mm is required to enable adequate floor to floor heights on Level 2. To accommodate this requirement for Level 3 without increasing the overall approved building height, extensive work was undertaken to facilitate a suitable solution. It is now proposed to lower Levels 1 and 2 of Building B by 100mm each, enabling an adequate floor to ceiling distance required between levels 2 and 3 to attain compliance.</p> <p>By taking this approach, the overall approved building does not change.</p>	6
DA2111.1	Block B Elevations	F	Apartment BG04, B103, B203 window removed from Bedroom 2	<p>Following a review of these apartments in association with adjoining properties, it was determined that both 34 and 36 Langlee are within close proximity to the façade of apartments BG04, B103 and B203. The current layouts could improve privacy by removal of a window to the façade. Accordingly, it is proposed a window is removed from B2 and made a solid element.</p> <p>This amendment is not because of the proposed amendments to the apartment layouts and improves privacy to adjoining residents.</p>	7
DA2111.1	Block B Elevations	F	Apartment BG04, B103, B203 window removed in bathroom	<p>It is proposed to remove a window as a result of the proposed amendments to these apartment layouts.</p> <p>The location and layout of the bathroom cannot accommodate an operable window, which has been removed due to the south facing aspect of the apartment and to ensure a high level of privacy to neighbours is provided.</p> <p>Importantly, the amenity of the selected apartments are not compromised.</p>	8

Drawing	Drawing title	Issue	Description of amendment	Rationale	Cloud Number
BLOCK C ELEVATIONS					
DA2112.1	Block C Elevations	I	Apartment C101 & C201 Window relocated	It is proposed to relocate a window to prevent it from clashing with a wall due to the proposed internal replanning improvements of the apartment. Please reference the Proposed Apartment Layout Amendment Table (Table 2) for further detail.	9
DA2112.1	Block C Elevations	I	Apartment C101 & C201 Balcony glazing modified	As part of the internal layout amendments sought to these apartments, a study is sought to be introduced. As a result, a solid section of balcony is required to shift, and glazed sliding doors are required to be adjusted.	10

1.2 Waste Management

In response to Council's comments, the Operational Waste Management Plan (OWMP) has been updated and can be found at **Attachment B**.

Council RFI	Response	Report Reference
Commercial:		
<p>The applicant proposes the following bin numbers for commercial waste and recycling which is sufficient:</p> <p>3 x 1100L mobile garbage bins for general waste (collected 3 x per week) 2 x 1100L mobile garbage bins for comingled recycling (collected 3 x per week)</p> <p>**Doorways need to be large enough to accommodate the transport of the 1100L bins. The transport route to point of collection must be marked on the drawings.</p>	<p>It is noted that sufficient bins have been provided.</p> <p>In relation to the doorways, the doorway to the Commercial Waste Room is 3,450mm wide which is sufficient to accommodate for the transport of 1,100L bins.</p> <p>The travel path of the bins from the Goods Lift to the Commercial Waste Room is provided within the OWMP prepared by Elephants Foot (Attachment B).</p>	<p>OWMP:</p> <p>Appendix A.3 – Bin Moving Path: Page 22-23</p>

Council RFI	Response	Report Reference
Glass crusher – if this is planned to be used to crush and store glass waste, details must be provided regarding where the glass crusher will be stored onsite, and the associated 60L bins for crushed glass storage. No bottle or glass sorting, recycling or collection should take place between 8:00pm - 8:00am Monday to Friday, 8:00pm - 9:00am Saturday, and 8:00pm - 10:00am on Sunday and Public Holidays.	<p>Consistent with the OWMP and SEE provided for the 4.56 modification that is being assessed we advise that there is no longer a requirement for a glass crusher due to the reduction in size of the approved development and suitability of a glass crusher as a result.</p> <p>As provided in the OWMP and in line with Development Application Conditions of Consent Items 159 and 160, it is recommended that all glass is to be emptied and transferred within the premises and removed in containers in order to reduce the impact of noise on the local community.</p> <p>Consistent with the Council RFI it is proposed that no bottle or glass sorting, recycling or collection should take place between 8:00pm - 8:00am Monday to Friday, 8:00pm - 9:00am Saturday, and 8:00pm - 10:00am on Sunday and Public Holidays.</p>	OWMP: Glass Crusher: Page 15
Waste oil – if this is planned to be generated as a waste stream, details must be provided regarding where the waste oil will be stored and details of trade waste management.	<p>The management of waste oil and further details of the management of trade waste will be captured throughout the Club Fitout Development Consent process.</p> <p>Cooking oil is planned to be generated as a waste stream for the Club and Café uses. The Club and Café operator will enter an arrangement with a private waste oil management company to collect the used cooking oil on site.</p> <p>The private collection company will provide collection receptacles that are mobile and can be held kitchen of the club fitout and would be arranged for pick up once a week.</p>	OWMP: Waste Oils: Page 15
Residential:		
As an independent living property is considered residential, the property type is meant to have a Domestic Waste Service and Waverley council provides a 4-bin service (general waste, container recycling, paper recycling and garden organics). As such, although the development has proposed enough recycling bins, half of those need to be allocated to paper recycling.	The OWMP has been updated to identify that 50% of recycling bins are to be allocated to paper / cardboard recycling.	OWMP: Bin Summary: Page 10
<p>The bin number are sufficient for residential waste and recycling as follows:</p> <p>8 x 660L mobile garbage bins for general waste (collected weekly)</p> <p>4 x 660L mobile garbage bins for container recycling (collected fortnightly)</p> <p>4 x 660L mobile garbage bins for paper recycling (collected fortnightly)</p> <p>**Doorways need to be large enough to accommodate the transport of the 1100L bins. The transport route to point of collection must be marked on the drawings.</p>	<p>It is noted that sufficient bins have been provided for residential waste and recycling.</p> <p>In relation to the doorways, the doorway to each of the Residential Waste Rooms is sufficient to accommodate the transport of 660L bins as specified by Elephant's Foot within Table 2 (Page 10) of the OWMP.</p> <p>Please note the widths above are also sufficient to accommodate for the transport of 1,100L bins.</p> <p>The travel path of the bins from each Waste Room is appended to the OWMP prepared by Elephants Foot (Attachment B).</p>	OWMP: Appendix A.3 – Bin Moving Path: Page 22-23

Council RFI	Response	Report Reference
It is recommended that with the dual chute system, it remains as planned – one chute for general waste and one chute for comingled recycling, but that residents, cleaners, building managers are able to place paper and cardboard into blue lidded paper recycling bins and that these bins are accessible to residents. This needs to be reflected in the Waste Management Plan.	<p>One garbage and one co-mingled recycling chute will be installed per building core with access provided on all residential levels of each building and core.</p> <p>660L MGBs for paper/cardboard recycling will be kept in the residential bulky waste room on Basement Level 1, a location that is accessible to all residents.</p> <p>Residents will be responsible for walking their waste and co-mingled recycling to the disposal point on their level and placing it into the correct chute. The residents will also be responsible for walking their paper/cardboard recycling to the bulky waste room and placing their paper/cardboard recycling into the bin.</p> <p>The waste subcontractor will provide signage detailing instructions on how to effectively operate the chute systems, with the Building Manager to ensure effective signage, communication and education is provided to occupants, tenants and cleaners to encourage and promote the correct separation of garbage and recycling items within the chute system, and the correct disposal of paper/cardboard recycling to the bulky waste room.</p>	OWMP: Seniors ILU Waste: Page 11
It is also noted that the bulky waste storage space allocated is sufficient.	It is noted that sufficient bins have been provided.	N/A
The applicant must clarify what is meant by the partial bins in this table:	<p>This table demonstrates how many bins under the chute are required per day, with anything <1 implying a bin will last more than a day under the chute and volume managing equipment (like linear equipment) is not required.</p> <p>It is calculated by dividing the volume per core per week, by the size of the bin by 7 days of the week.</p> <p>This section of Table 2 of the report has been removed to avoid any misunderstanding.</p> <p>See Table 2 – Calculated Waste Generation, for brief summary.</p>	OWMP: Table 2: Page 10

2.0 Conclusion

On behalf of Mirvac and Easts Rugby Leagues Club, we would like to thank you for the opportunity to further coordinate and collaborate with Waverley Council.

We thank you for your time and can be available at any time at Council's convenience. If required to discuss the contents of this package please contact on **0419 646 403** or nicholas.mccarthy@mirvac.com.

Yours sincerely,



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