

## Supplementary Submission to Joint Regional Planning Panel

**Re: Darrell Lea site  
152-206 Rocky Point Road, Kogarah**

**Panel reference No 2014SYE041 PGR**

Further to the Joint Regional Planning Panel's ("JRPP") letter dated 16<sup>th</sup> April 2014, the following response addresses the matters raised by the JRPP. Specifically the JRPP requested that the applicant for the planning proposal on the Darrell Lea site at 152-206 Rocky Point Rd Kogarah undertake further work to assist the JRPP with its assessment and consideration of the proposal. The additional information requested was as follows:

- " 1) *A plan showing the outcome of applying Council's desired building heights and the building separations for those heights as set out in the Residential Flat Design Code (RFDC);*
- 2) *Written advice as to the resultant FSR achievable from the exercise in point 1 above;*
- 3) *Should the FSR outcome in Point 2 be less than that proposed by the proponent, how the proponent's desired FSR could be achieved within a reasonable building envelope and in accordance with the requirements of the RFDC.*
- 4) *More detailed information regarding:*
  - *For the residential component of the site, the provision of a quantum of communal open space at ground level, including deep soil planting areas , consistent with the requirements of the RFDC;*
  - *Written details of demonstrable community benefits on and off the site."*

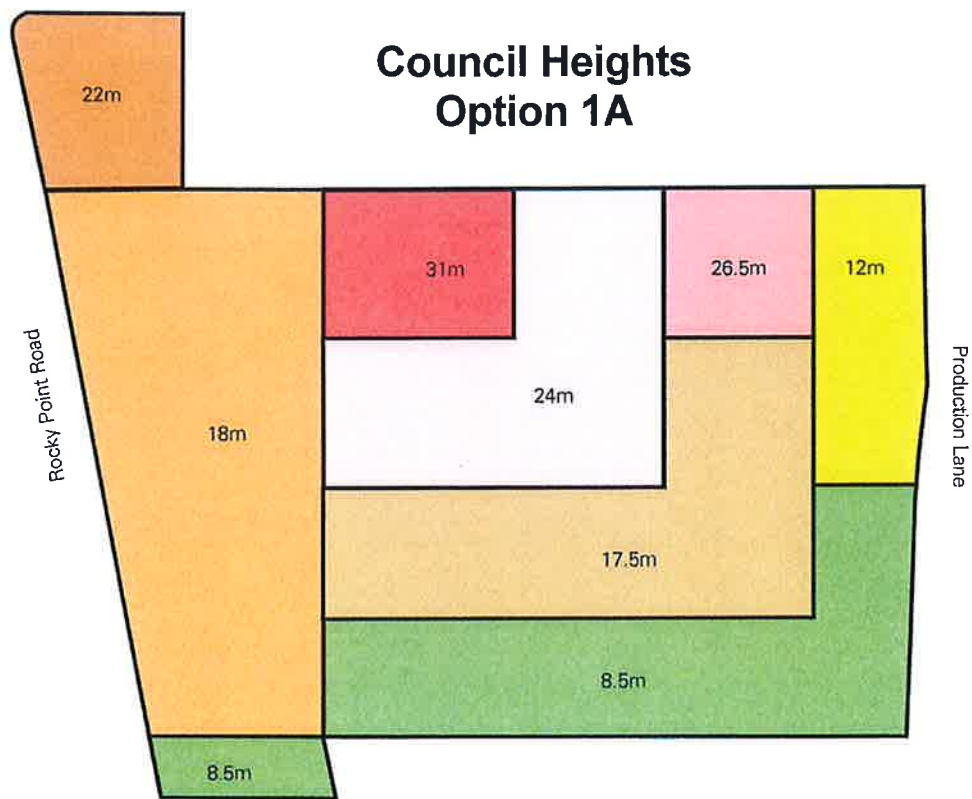
### **1. ADDITIONAL WORK UNDERTAKEN**

The applicant has undertaken this work in good faith in response to this request. The plan requested in part (1) of the JRPP decision is provided as Option 1(a) in this submission, while the plan arising from part (3) of the JRPP decision is provided in Option 2(a) in this submission.

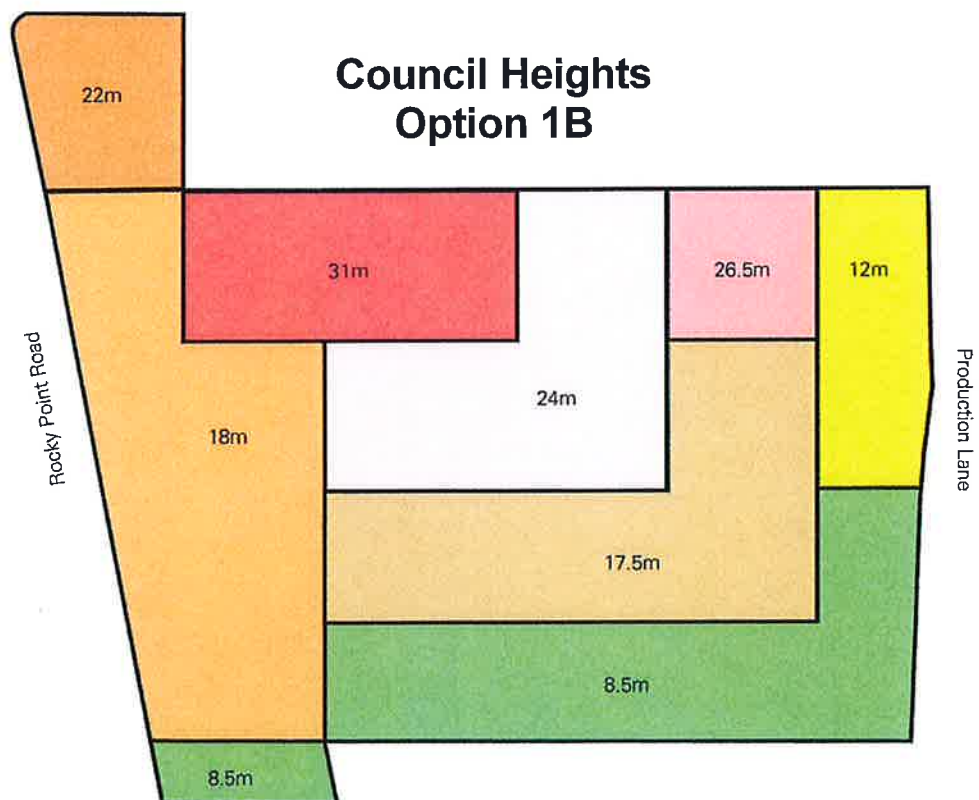
The applicant has also added a variation to each of these two options. This responds to the question by at least one of the panel members on 15 April as to whether the area proposed to be zoned R4 could be expanded. In this variation, presented in options 1(b) and 2(b), the R4 zone has been expanded slightly to include the existing warehouse building adjacent to the Harvey Norman building. This involves demolishing the existing warehouse building which has a low jobs to floor space ratio and hence has minimal impact on the jobs proposed to be generated by the development.

The relevant height maps are provided at **Figures 1 to 4**, while the proposed areas to be zoned are provided at **Figures 5 and 6**.

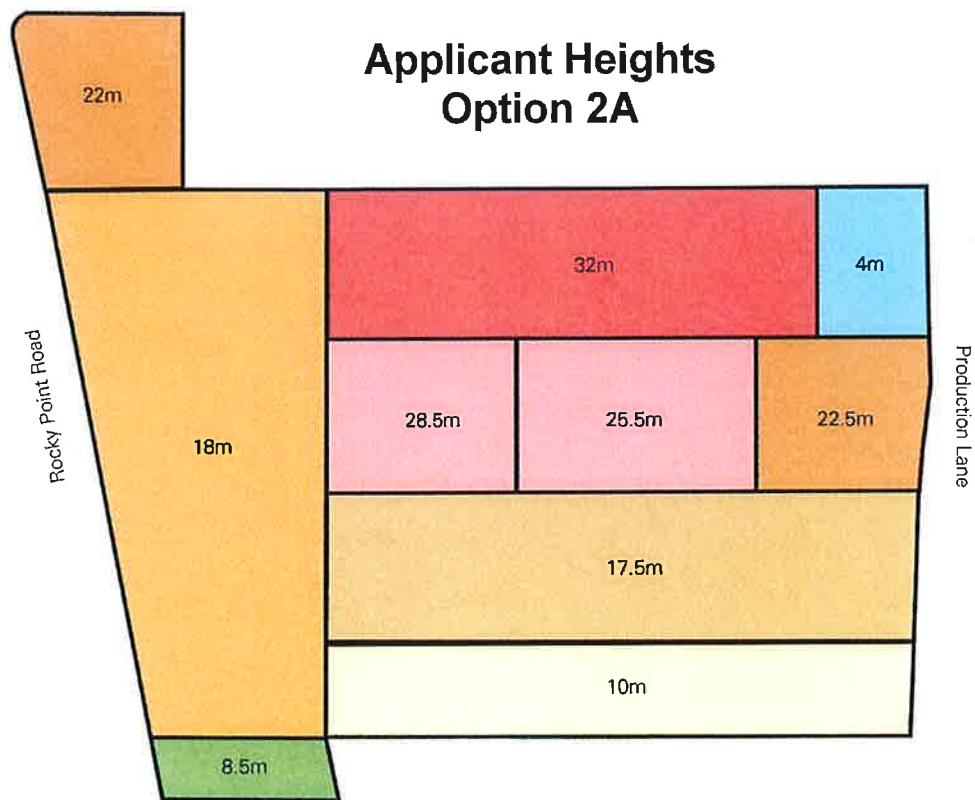
The four options outlined in this supplementary submission are described in the masterplans at **Attachment A**.



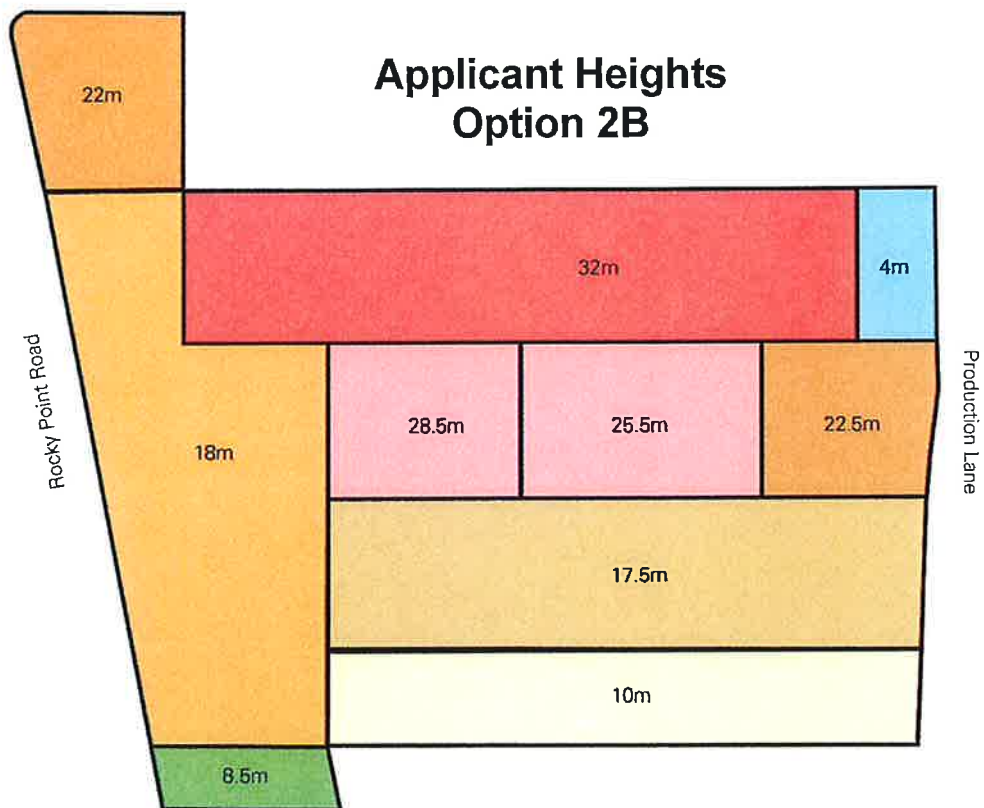
**Figure 1** – Council proposed heights for the R4 Land - Option 1(a)



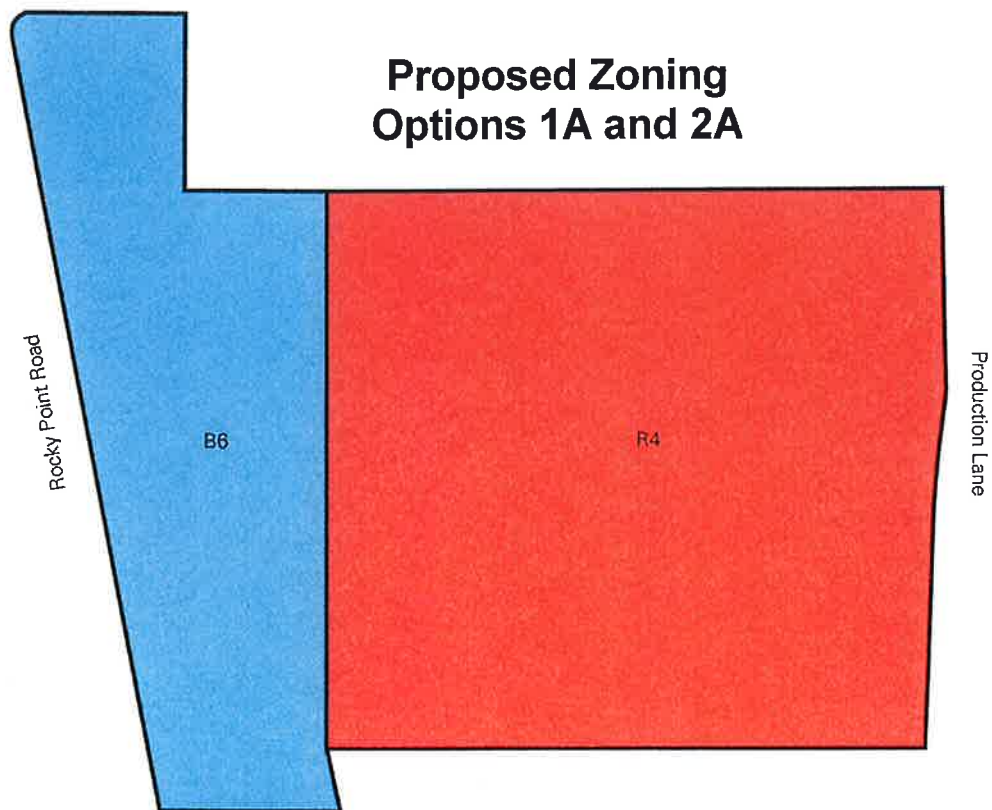
**Figure 2** – Council proposed heights for the R4 Land - Option 1(b)



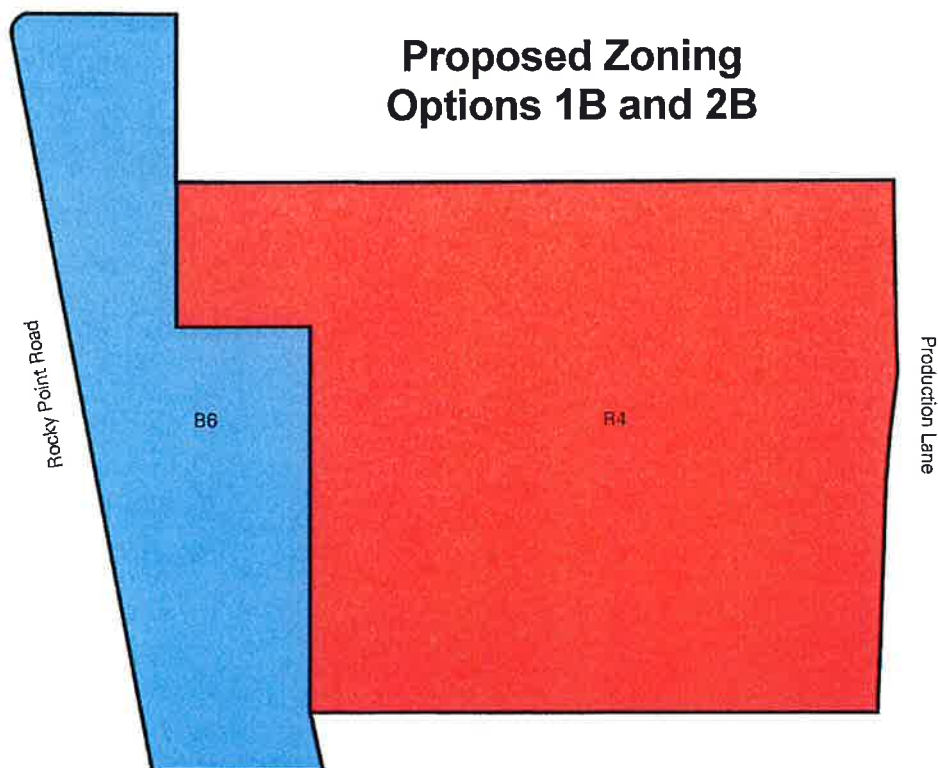
**Figure 3** – Applicant proposed heights for the R4 Land - Option 2(a)



**Figure 4** – Applicant proposed heights for the R4 Land - Option 2(b)



**Figure 5** – Proposed zoning for Options 1(a) and 2(a)



**Figure 6** – Proposed zoning for Options 1(b) and 2(b)

### **Option 1 (a) - Responds to Part (1)**

Option 1(a) complies with the height map proposed by Council for the site as requested by the JRPP for the area proposed to be zoned R4 High Density residential. The heights for the proposed B6 zone have been kept as per the applicants submission considered by the JRPP at its meeting of 15 April as no alteration was requested.

The height Map used for this option is shown at **Figure 1**. It should be noted that the proposed heights in Council's proposed height map differ from its proposed visual height plane shown in **Attachment B** and referred to later in this submission. The two are inconsistent. Both are considered arbitrary with little relationship to actual sight lines from the Margate Street properties.

The areas proposed to be zoned R4 and B6 are shown in **Figure 5**.

The requirements of SEPP 65 and the RFDC have been fully met as demonstrated in **Attachment C** and the proposed public benefits have been itemised in **Attachment D**. A VPA option is not proposed for this "base case" option.

It is noted that Option 1(a) achieves 337 units and an FSR of 1.54:1 on the land proposed to be zoned R4, and an estimated 403 jobs on the land proposed to be zoned B6.

### **Option 1(b) - Responds to Part (1) with a variation to the extent of the R4 zone**

Option 1(b) is identical to Option 1(a) except that it proposes to demolish the existing warehouse building adjacent and immediately east of the Harvey Norman building, and replace it with a residential building.

Option 1(b) fully meets Council's proposed heights shown in **Figure 2**.

The areas proposed to be zoned R4 and B6 are shown in **Figure 6**.

The requirements of SEPP 65 and the RFDC have been fully met as demonstrated in **Attachment C** and the proposed public benefits have been itemised in **Attachment D**. A VPA is proposed for this option.

This options achieves 381 units and an FSR of 1.56:1 on the land proposed to be zoned R4, and an estimated 389 jobs on the land proposed to be zoned B6.

### **Option 2(a) – Responds to Part (3)**

Option 2(a) achieves the FSR sought by the applicant of 2:1 (estimated to be 2.00:1 in the Master plan at Attachment A) and is at variance with Council's preferred height map in some areas. It proposes a maximum height for residential buildings of 32 metres compared to Councils maximum height of 31 metres.

The proposed height controls are shown in **Figure 3**.

As shown in **Attachment B**, Option 2(a) very nearly complies with Council's preferred height plane, with only part of the upper floor of some buildings breaching this height plane. In fact, if a height plane were used that takes into account the visual obstruction of the existing factory buildings at the Margate Street end of the site, all of the proposed buildings would comply with this sight line.

Option 2(a) incorporates a 10 metre height limit along the sites southern boundary to allow for third level lofts as submitted to the JRPP meeting of 15 April and has consistently been proposed. The 10m height limit along this boundary is considered to represent a realistic height for the town houses along the boundary to the Margate street properties. The effect of the 10m height limit also shifts the visual sight line upwards and changes the angle of the visual sight line such that the buildings behind the town houses are no longer visible when standing in the backyards of the Margate Street houses.

It is also noted that the proposed 10m height at this location would fall within the visual site line created by some of the buildings ( ie 5 storey buildings D & E in Attachment A.1) built in accordance with Council's proposed height map.

It is submitted that this meets the JRPP's test of achieving "a reasonable building envelope" referred to in Part (3) of the JRPP decision.

As shown in **Figure 3** the areas proposed to be zoned R4 and B6 remain unchanged from the submission to the JRPP of 15 April.

The requirements of SEPP 65 and the RFDC have been fully met as demonstrated in **Attachment C** and the proposed public benefits have been itemised in **Attachment D**. An expanded VPA is proposed for this option containing proposed benefits valued at \$5.53 million.

Option 2(a) achieves 432 residential units and an FSR of 2:1 on the land proposed to be zoned R4 and an estimated 403 jobs on the land proposed to be zoned B6.

#### **Option 2(b) - Responds to Part (3) with a variation to the extent of the R4 zone**

Option 2(b) is identical to Option 2(a) except that it proposes to demolish the existing warehouse building adjacent and immediately east of the Harvey Norman building, and replace it with a residential building. This option will therefore result in a change to the boundary of the R4 zoned as shown in **Figure 6**.

Option 2(b) is also at variance with Council's preferred height map in some areas. It proposes a maximum height for residential buildings of 32 metres compared to Council's maximum of 31 metres. Whilst this is the case, it proposes an outcome that is close to achieving compliance with Council's preferred height plane as shown in **Attachment B**.

The proposed height controls are contained in **Figure 4**.

The requirements of SEPP 65 and the RFDC have been fully met as demonstrated in **Attachment C** and the proposed public benefits have been itemised in **Attachment D**. A further expanded VPA is proposed for this option containing proposed benefits valued at \$7.18 million

This options achieves 485 units and a FSR of 2.05:1 on the land proposed to be zoned R4 and an estimated 389 jobs on the land proposed to be zoned B6.

## 1. SUMMARY OF OPTIONS

Table 1 below provides a summary of the key attributes of the options discussed above.

Table 1 – Summary of Options

	Option 1(a)	Option 1(b)	Option 2(a)	Option 2(b)
Compliance with Council proposed height map <sup>(1)</sup>	Yes	Yes	Yes	Yes
Compliance with Council proposed height plane <sup>(2)</sup>	Yes	Yes	> 95%	>95%
FSR <sup>(1)</sup>	1.52:1	1.56:1	2:1	2.05:1
No of units <sup>(1)</sup>	337	381	432	485
Compliance with council unit mix <sup>(3)</sup>	Yes	Yes	Yes	Yes
Compliance with RFDC <sup>(3)</sup>	Yes	Yes	Yes	Yes
Community open space provided - % of R4 zone <sup>(3)</sup>	35%	38%	38%	38%
Deep soil planting area provided - % of R4 zone <sup>(3)</sup>	10.5%	11.0%	13.7%	11.0%
Estimated jobs in B6 zone <sup>(1)</sup>	403	389	403	389
Estimate number of persons housed <sup>(4)</sup>	660	743	838	939
S94 contribution (est) <sup>(4)</sup>	\$2.785m	\$3.083m	\$3.419m	\$3.789m
Value of extra community benefits <sup>(4)</sup>	Nil	\$1.4m	\$5.53m	\$7.18m
Value of other community benefits – infrastructure <sup>(4)</sup>	\$8.21m	\$8.21m	\$8.21m	\$8.21m
Design competitions for building > 8 levels	No	No	Yes	Yes

### NOTES TO TABLE 1:

- (1) Refer to masterplans in Attachment A
- (2) Refer to height planes in Attachment B. Compliance for Options 2(a) & 2(b) is measured as total building volume below Council proposed height plane.
- (3) Refer to compliance table in Attachment C
- (4) Refer to community benefits schedule in Attachment D

## 2. CONCLUSION

### Building heights

Council's report on the Planning Proposal proposed two alternative measures to govern building heights on the site, nominating height for various parts of the site and also a height plane. The planning proposals as illustrated in Option 2 (both (a) & (b)), fall very substantially within Council's suggested height plane with more than 95% of total building volume below the proposed height plane, although it differs from Council's height map in some areas. These options demonstrate **"reasonable building height envelopes"** as requested by the JRPP

In practical terms, a resident of Margate Street would notice no discernible difference in the actual heights proposed at an FSR of 2:1 as against those proposed using Council's height plane.

### Compliance with SEPP 65 and the RFDC and communal and public open space

The additional work provided demonstrates the applicant's proposal of a 2.0:1 FSR fully complies with the requirement of the RFDC including building separation, solar access and cross-ventilation.

The standards relating to open space in the RFDC have been exceeded (including deep soil planting areas), notwithstanding the fact that the site is directly adjacent to a large public park and is therefore better serviced with open space than most sites in Sydney. Specifically we note that there is 21.3 hectares of public open space within 500 metres of this site and 73.3 hectares within 1 km of the site.

Clearly the communal and public open space requirements have been met in abundance.

### **Public and community benefits**

Option 2 (a) and 2(b) both provide very significant community benefits involving a large S94 contribution, a generous VPA offer and the provision of substantial site related infrastructure. In addition, the proposal would generate about 400 jobs and house approximately 660 people based on Option 1a. For the 2(b) scheme for example the quantifiable **community benefits total \$19.179 million**, comprising;

Infrastructure provision	\$8.21m (Basis - RLB QS estimates)
S94 contribution	\$3.789m(Basis - Council's S94 contribution rates)
Value of VPA offer	\$7.18m (Refer Attachment D)

### **3. Submission**

In light of the above and in response to the matters raised by JRPP it is submitted that:

- a) There is no justifiable reason to deny the applicant's request for approval of an FSR of 2:1 for the part of the site proposed to be zoned R4.
- b) The proposed R4 area be expanded to include the additional area included in Option 2(b);
- c) The part of the site proposed to be zoned B6 be granted an FSR of 1.8:1 as has been consistently proposed.
- d) The heights controls be as proposed in the height map at **Figure 4**.
- e) That the matter be submitted for gateway approval without further delay and that strict timelines be set for its future processing

Planning and design team  
On behalf of DLN Pty Ltd

26 May 2014

**Attachment A** – Master Plan Options

**Attachment B** – Height Plane Diagrams

**Attachment C** – Compliance Table

**Attachment D** – Community Benefits Schedule



## **Attachment Index**

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**Attachment A.1** – *Masterplan for option 1(a)*

**Attachment A.2** – *Masterplan for option 1(b)*

**Attachment A.3** – *Masterplan for option 2(a)*

**Attachment A.4** – *Masterplan for option 2 (b)*

**Attachment B.1** – *Building profiles vs council proposed height plane:  
Options 1(a) and 1(b)*

**Attachment B.2** – *Building profiles vs council proposed height plane:  
Options 2(a) and 2(b)*

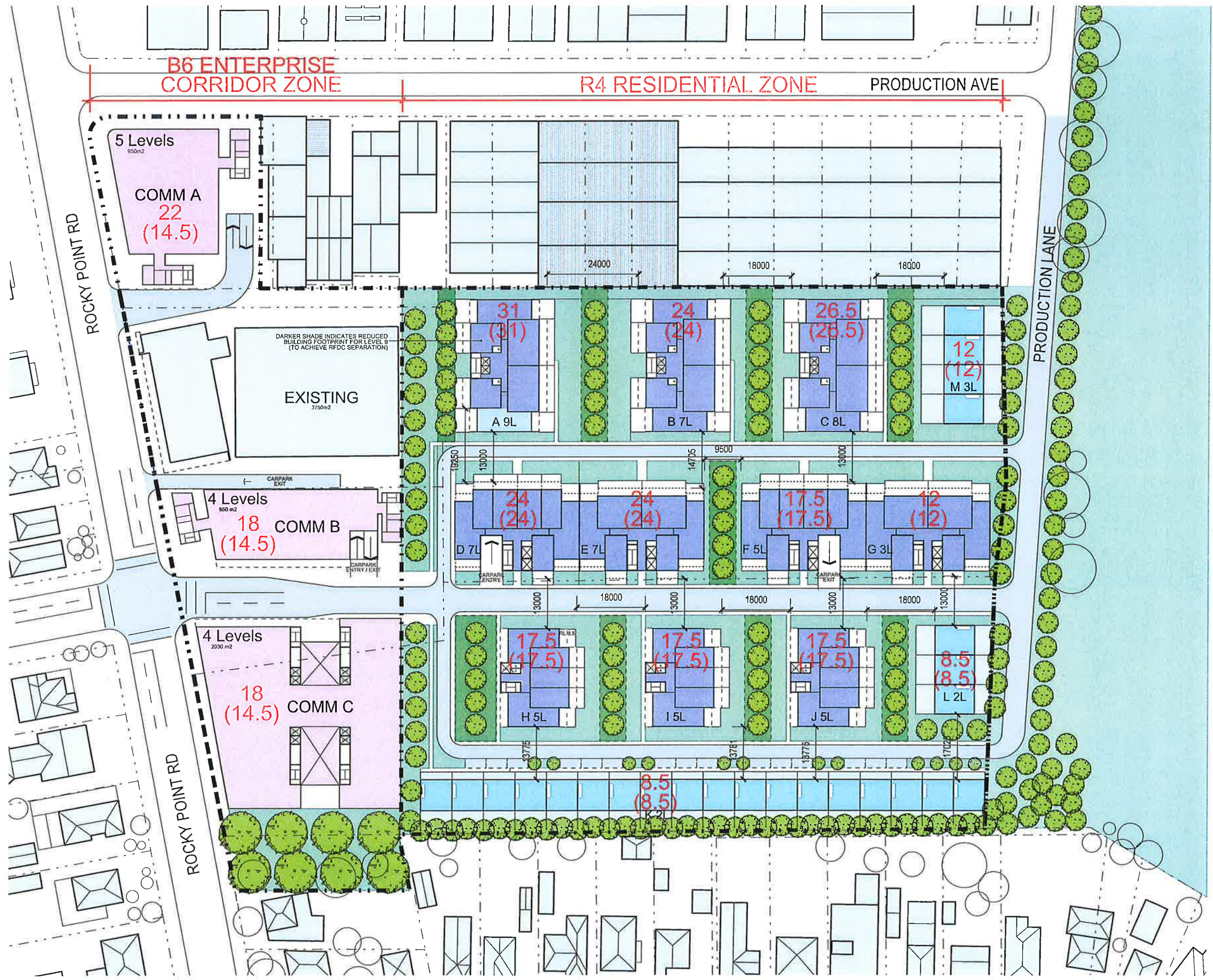
**Attachment C** – *Residential Flat Design Code Compliance Table*

**Attachment D** – *Community Benefits Schedule*



ATTACHMENT A.1: MASTERPLAN FOR OPTION 1(a)

ATTACHMENT A.1  
MASTERPLAN FOR OPTION 1(a)



TOTAL SITE AREA: 33 488 m<sup>2</sup>

R4 RESIDENTIAL ZONE

SITE AREA: 22 325 m<sup>2</sup>  
FLOOR SPACE: 33 823 m<sup>2</sup>  
FSR: 1.52:1

UNIT MIX  
1 BED UNITS: 96 (30.7%)  
2 BED UNITS: 183 (58.7%)  
3 BED UNITS: 33 (10.6%)  
TOWNHOUSES: 25  
TOTAL DWELLINGS: 337

COUNCIL DCP  
10-30%  
50-75%  
10-30%

	PROVIDED	RFDC REQUIREMENT
COMMUNAL OPEN SPACE	7 764 (35% OF SITE AREA)	5 581 25%
DEEP SOIL ZONE	2 312 (30% OF COMM. OPEN SPACE)	1 395 (25% OF COMM. OPEN SPACE)

B6 ENTERPRISE CORRIDOR ZONE

SITE AREA: 11 163 m<sup>2</sup>  
FLOOR SPACE:  
EXISTING 3 750  
PROPOSED 16 310  
TOTAL 20 060 m<sup>2</sup>  
FSR: 1.8:1

EMPLOYMENT TABLE

1. PRE 2010	90	DARREL LEA
2. CURRENTLY	90	DARREL LEA
	30	HARVEY NORMAN
TOTAL =	120	
3. PROPOSED	30	HARVEY NORMAN
TOTAL =	403	

LEGEND FOR RESIDENTIAL BLOCK NOTATION

8.5 ← PROPOSED HEIGHT (m)  
(8.5) ← COUNCIL PROPOSED HEIGHT (m)  
G 3L ← BLOCK (G) AND NUMBER OF LEVELS (3)

TITLE: GROUND FLOOR PLAN  
SCALE: 1:1000 @ A3  
DATE: 23rd MAY 2014

152-206 ROCKYPOINT ROAD, ROCKDALE, PLANNING PROPOSAL  
MASTERPLAN FOR OPTION 1(a)

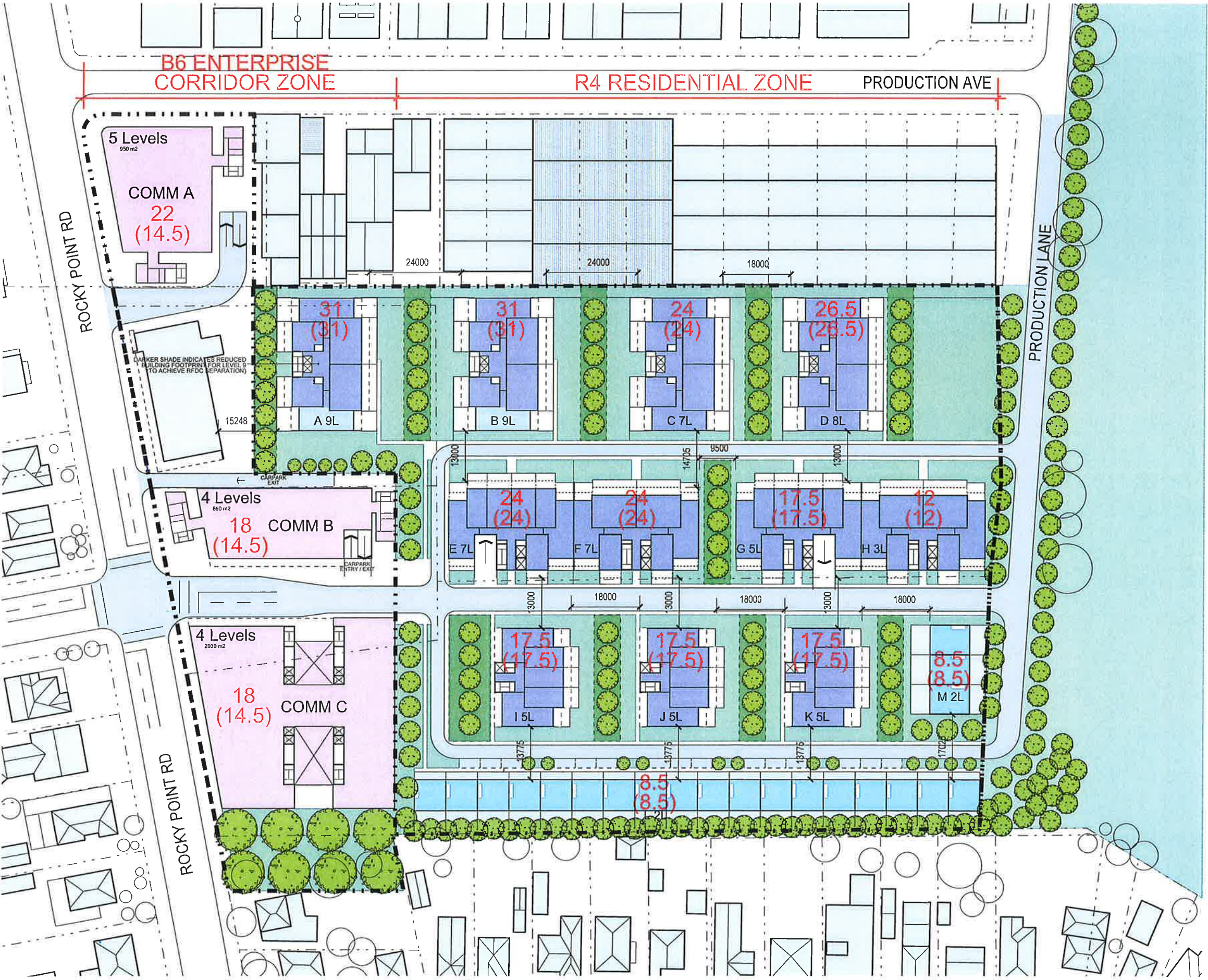
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ATTACHMENT A.2: MASTERPLAN FOR OPTION 1(b)

ATTACHMENT A.2  
MASTERPLAN FOR OPTION 1(b)



TOTAL SITE AREA: 33 488 m2

R4 RESIDENTIAL ZONE

SITE AREA: 24 135 m2  
FLOOR SPACE: 37 624 m2  
FSR: 1.56:1

UNIT MIX  
1 BED UNITS: 109 (30.3%)  
2 BED UNITS: 213 (59.2%)  
3 BED UNITS: 38 (10.6%)  
TOWNHOUSES: 21

COUNCIL DCP  
10-30%  
50-75%  
10-30%

TOTAL DWELLINGS: 381

	PROVIDED	RFDC REQUIREMENT
COMMUNAL OPEN SPACE	9 282 (38% OF SITE AREA)	6 033 25%
DEEP SOIL ZONE	2 700 (29% OF COMM. OPEN SPACE)	1 508 (25% OF COMM. OPEN SPACE)

B6 ENTERPRISE CORRIDOR ZONE

SITE AREA: 9 353  
FLOOR SPACE:  
EXISTING 2 300  
PROPOSED 16 310  
TOTAL 18 610 m2  
FSR: 1.9:1

EMPLOYMENT TABLE

1. PRE 2010	90	DARREL LEA
2. CURRENTLY	90	DARREL LEA
	30	HARVEY NORMAN
TOTAL =	120	
3. PROPOSED	16	HARVEY NORMAN
	373	
TOTAL =	389	

LEGEND FOR RESIDENTIAL BLOCK NOTATION

8.5 ← PROPOSED HEIGHT (m)  
(8.5) ← COUNCIL PROPOSED HEIGHT (m)  
G 3L ← BLOCK (G) AND NUMBER OF LEVELS (3)

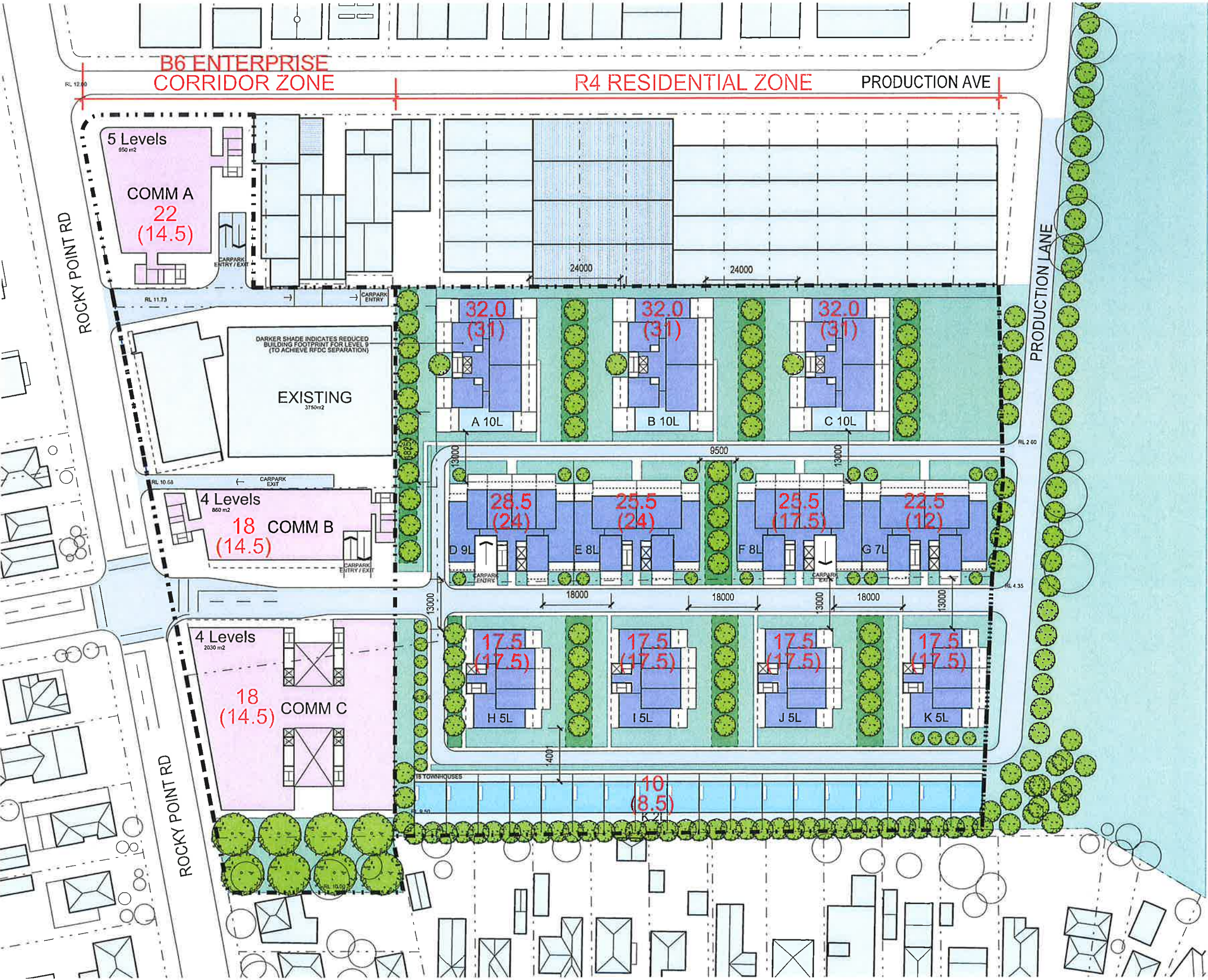
TITLE: GROUND FLOOR PLAN  
SCALE: 1:1000 @ A3  
DATE: 23rd MAY 2014

152-206 ROCKYPOINT ROAD, ROCKDALE, PLANNING PROPOSAL  
MASTERPLAN FOR OPTION 1(b)



ATTACHMENT A.3: MASTERPLAN FOR OPTION 2(a)

ATTACHMENT A.3  
MASTERPLAN FOR OPTION 2(a)



TOTAL SITE AREA: 33 488 m2

R4 RESIDENTIAL ZONE

SITE AREA: 22 325 m2  
FLOOR SPACE: 44 686 m2  
FSR: 2.00:1

UNIT MIX  
1 BED UNITS: 128 (30.9%)  
2 BED UNITS: 240 (58.0%)  
3 BED UNITS: 46 (11.1%)  
TOWNHOUSES: 18  
COUNCIL DCP  
10-30%  
50-75%  
10-30%

TOTAL DWELLINGS: 432

	PROVIDED	RFDC REQUIREMENT
COMMUNAL OPEN SPACE	8 508 (38% OF SITE AREA)	5 581 25%
DEEP SOIL ZONE	2 191 (36% OF COMM. OPEN SPACE)	1 395 (25% OF COMM. OPEN SPACE)

B6 ENTERPRISE CORRIDOR ZONE

SITE AREA: 11 163 m2  
FLOOR SPACE: 3 750  
EXISTING  
PROPOSED  
TOTAL  
FSR: 20 060 m2 1.8:1

EMPLOYMENT TABLE

1. PRE 2010	90	DARREL LEA
2. CURRENTLY	90	DARREL LEA
	30	HARVEY NORMAN
TOTAL =	120	
3. PROPOSED	30	HARVEY NORMAN
	373	
TOTAL =	403	

LEGEND FOR RESIDENTIAL BLOCK NOTATION

8.5 ← PROPOSED HEIGHT (m)  
(8.5) ← COUNCIL PROPOSED HEIGHT (m)  
G 3L ← BLOCK (G) AND NUMBER OF LEVELS (3)

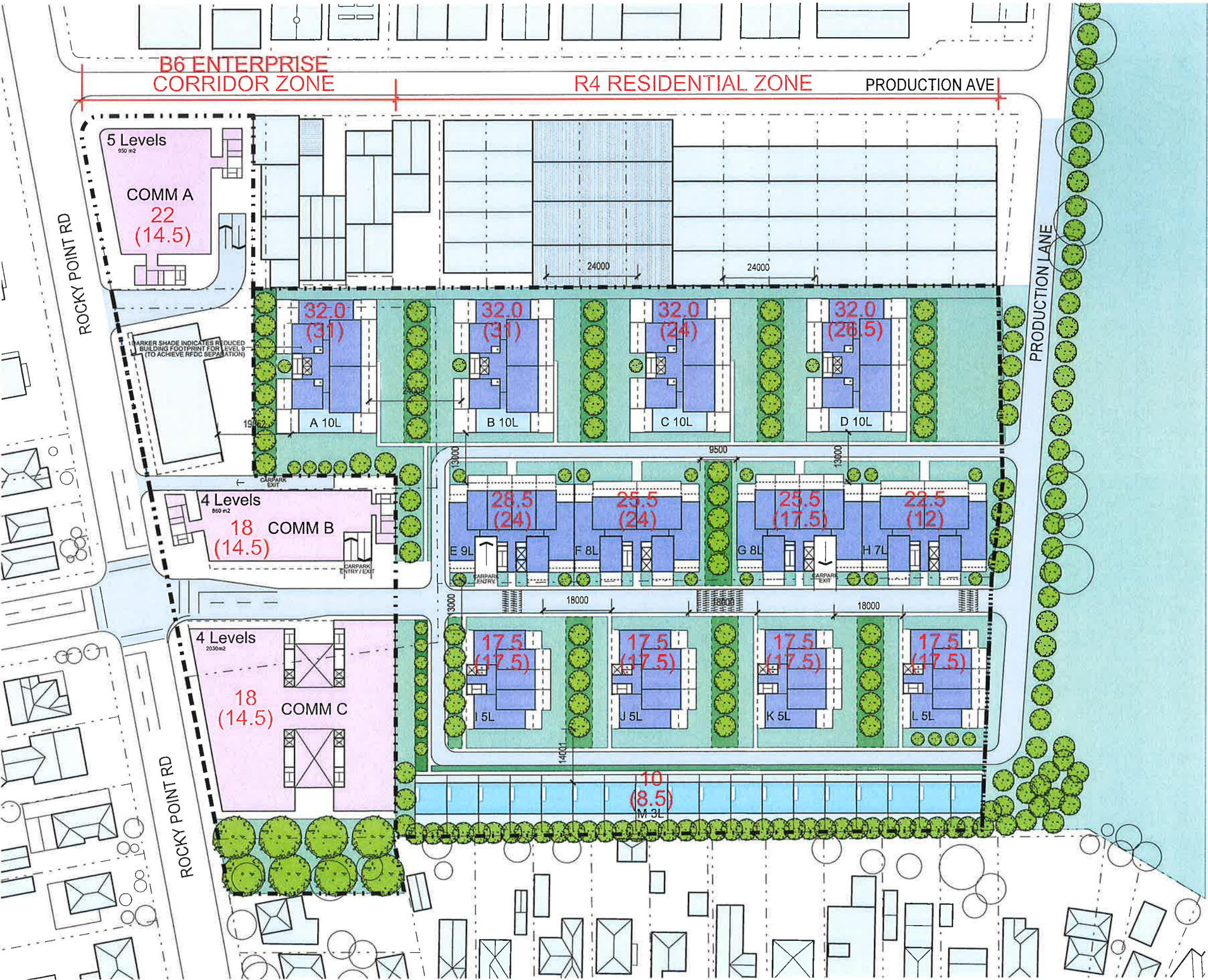
TITLE: GROUND FLOOR PLAN  
SCALE: 1:1000 @ A3  
DATE: 23rd MAY 2014

152-206 ROCKYPOINT ROAD, ROCKDALE, PLANNING PROPOSAL  
MASTERPLAN FOR OPTION 2(a)



ATTACHMENT A.4: MASTERPLAN FOR OPTION 2(b)

ATTACHMENT A.4  
MASTERPLAN FOR OPTION 2(b)



TOTAL SITE AREA: 33 488 m2

R4 RESIDENTIAL ZONE

SITE AREA: 24 135 m2  
FLOOR SPACE: 49 546 m2  
FSR: 2.05:1

UNIT MIX: 143 (30.6%) 10-30%  
1 BED UNITS: 274 (58.6%) 50-75%  
2 BED UNITS: 50 (10.7%) 10-30%  
3 BED UNITS: 18  
TOWNHOUSES: 18

TOTAL DWELLINGS: 485

	PROVIDED	RFDC REQUIREMENT
COMMUNAL OPEN SPACE	9 223 (38% OF SITE AREA)	6 033 25%
DEEP SOIL ZONE	2 542 (29% OF COMM. OPEN SPACE)	1 508 (25% OF COMM. OPEN SPACE)

B6 ENTERPRISE CORRIDOR ZONE

SITE AREA: 9 353  
FLOOR SPACE: 2 300  
EXISTING: 16 310  
PROPOSED: 18 610 m2  
TOTAL: 1.9:1  
FSR: 1.9:1

EMPLOYMENT TABLE

1. PRE 2010	90	DARREL LEA
2. CURRENTLY	90	DARREL LEA
	30	HARVEY NORMAN
TOTAL =	120	
3. PROPOSED	16	HARVEY NORMAN
	373	
TOTAL =	389	

LEGEND FOR RESIDENTIAL BLOCK NOTATION

8.5 ← PROPOSED HEIGHT (m)  
(8.5) ← COUNCIL PROPOSED HEIGHT (m)  
G 3L ← BLOCK (G) AND NUMBER OF LEVELS (3)

TITLE: GROUND FLOOR PLAN  
SCALE: 1:1000 @ A3  
DATE: 23rd MAY 2014

152-206 ROCKYPOINT ROAD, ROCKDALE, PLANNING PROPOSAL  
MASTERPLAN FOR OPTION 2(b)





**LEGEND**

COUNCIL HEIGHT MAP EXCEEDS HEIGHT PLANE

LOWER HEIGHT RESIDENTIAL BUILDINGS EAST OF SECTION LINE

TITLE: HEIGHT MAP  
 SCALE: NTS  
 DATE: 23rd MAY 2014

152-206 ROCKYPOINT ROAD, ROCKDALE, PLANNING PROPOSAL  
**BUILDING PROFILES Vs COUNCIL PROPOSED HEIGHT PLANE**  
 OPTIONS 1(a) AND 1(b)





**NOTE:**  
 PROPOSED BUILDING  
 VOLUME ABOVE  
 COUNCIL'S PROPOSED  
 HEIGHT PLANE IS  
 LESS THAN 5%

**LEGEND**

COUNCIL HEIGHT MAP  
EXCEEDS HEIGHT PLANE

LOWER HEIGHT  
RESIDENTIAL BUILDINGS  
EAST OF SECTION LINE

TITLE: HEIGHT MAP  
 SCALE: NTS  
 DATE: 23rd MAY 2014

152-206 ROCKYPOINT ROAD, ROCKDALE, PLANNING PROPOSAL  
**BUILDING PROFILES Vs COUNCIL PROPOSED HEIGHT PLANE**  
 OPTIONS 2(a) AND 2(b)

# ATTACHMENT C

## Residential Flat Design Code

### Compliance Table

	RFDC Recommendation	Masterplan Option 1 (A)	Masterplan Option 1 (B)	Masterplan Option 2 (A)	Masterplan Option 2 (B)
<b>Part 1 Local Context</b>					
Building Depth	Apartment Depth 10-18m	Y	Y	Y	Y
Building Separation	24m between hab rooms/balconies (9 storeys +) 18m between hab rooms/balconies (5-8 storeys) 13m between balconies and non-hab rooms 9m between non-hab rooms	Y	Y	Y	Y
<b>Part 2 Site Design</b>					
Site Analysis		Y	Y	Y	Y
Deep Soil Zones	Minimum of 25% of open space	Y	Y	Y	Y
Open Space	25-30% of site – 30% for brownfield sites	Y	Y	Y	Y
Orientation		Y	Y	Y	Y
Visual Privacy	Design building layouts to minimize direct overlooking of rooms Provide appropriate separation	Y	Y	Y	Y
Building Entry	Provide direct visual and physical links between street and entry	Y	Y	Y	Y
Parking	Give preference to underground parking Limit number of visitor parking spaces	Y	Y	Y	Y
Pedestrian Access	Provide barrier free access to at least 20% of apartments	Y	Y	Y	Y
Vehicle Access	Limit driveway width to 6m maximum Locate vehicle entries away from main pedestrian entries and on secondary frontages	Y	Y	Y	Y
<b>Part 3 Building Design</b>					
Apartment Layout	Provide open space for every apartment Orient living spaces towards the primary outlook Single aspect apartments should be limited in depth to 8m from an apartment Minimum sizes; 50m <sup>2</sup> (1 bed), 70m <sup>2</sup> (2 bed) & 95m <sup>2</sup> (3 bed)	Y	Y	Y	Y
Apartment Mix	Provide a mix of 1,2 & 3 bed apartments Mix determined by Rockdale DCP: 1 bed 10-30%, 2 bed 50-75% & 3 bed 10-30%	Y	Y	Y	Y
Balconies	Locate balconies adjacent to living areas Provide balconies with a minimum depth of 2m Locate balconies facing predominantly North, East or West	Y	Y	Y	Y
Ceiling Heights	2.7m for habitable rooms, 2.4m allowed for non-habitable	Y	Y	Y	Y
Flexibility	Adequate room sizes or open plan apartments Minimisation of internal structural walls	Y	Y	Y	Y
Ground Floor Apartments	Optimise number of ground floor apartments with separate entries Provide private open space	Y	Y	Y	Y
Internal Circulation	Generally, limit number of units accessible from double loaded corridor to 8 Provide natural light to corridors Minimise corridor lengths and tight corners	Y	Y	Y	Y
Acoustic Privacy	Locate busy and noisy areas next to each other Use storage and circulation zones as noise buffers	Y	Y	Y	Y
Daylight Access	Living spaces in at least 70% of apartments should receive a minimum of 2 hours sunlight between 9am and 3pm in mid winter Limit number of single aspect apartments with a southerly aspect to a maximum of 10% Locate service areas to the south and west	Y	Y	Y	Y
Natural Ventilation	Apartment depths of 10-18m support natural cross ventilation 60% of units to be naturally cross ventilated 25% of kitchens to be naturally cross ventilated	Y	Y	Y	Y

\* The following will be addressed at Stage 1 DA; garbage, storage, stormwater, facades.



# ATTACHMENT D

COMMUNITY BENEFITS

Benefit item	Planning proposal option				Comments
	1(a)	1(b)	2(a)	2(b)	
<b>1 General benefits (people &amp; jobs):</b>					
Estimated number of persons housed	660	743	838	939	Based on household occupancy rates as set out in Rockdale Section 94 Contribution Plan 2004
Estimated number of jobs provided	403	389	403	389	
<b>2 Infrastructure items (\$ value):</b>					
Roads & footpaths	890,000	890,000	890,000	890,000	
Communal Open Space	2,740,000	2,740,000	2,740,000	2,740,000	
Intersection upgrade at Weeney St	820,000	820,000	820,000	820,000	
Stormwater	1,100,000	1,100,000	1,100,000	1,100,000	
Hydraulics and Fire	970,000	970,000	970,000	970,000	
Electricity supply	1,260,000	1,260,000	1,260,000	1,260,000	
Gas supply	220,000	220,000	220,000	220,000	
Telco connections	210,000	210,000	210,000	210,000	
<b>Sub-total value of infrastructure</b>	<b>8,210,000</b>	<b>8,210,000</b>	<b>8,210,000</b>	<b>8,210,000</b>	
<b>3 S94 contribution (\$ value)</b>	<b>2,785,000</b>	<b>3,083,000</b>	<b>3,419,000</b>	<b>3,789,000</b>	Calculated from Council's S94 plan
<b>4 Benefits offered by VPA (\$ value):</b>					
Boulevarding of Production lane	nil	715,000	715,000	715,000	Provided when residential development > 50% completed . Cost estimate by RLB Quantity Surveyors.
Public park and playground on N/E corner	nil	585,000	585,000	585,000	Playground costs \$425,000 (RLB QS) plus \$160,000 notional land cost (800m2 area @ nominal land value of \$200/m2 (See Green Square). Provided when residential development > 50% completed
Contribution to LATM for Margate Street	nil	100,000	100,000	100,000	Provided on DA approval
Child care centre on site	nil	nil	2,230,000	2,680,000	Assumes 50 child centre in 2(a) and 60 child centre in 2(b). Based on 500m2 of indoor space with a construction cost of \$1,760m2 (Source: BMT Quantity Surveyors Calculator) and land acquisition cost of 1,500m2 (LPI Rockdale Land Values of January 2013 of \$1.8M). Provided when OC issued for more than 60% of units
Apartments for palliative care patient families	nil	nil	1,400,000	2,300,000	<b>3 units:</b> 2x2br + 1.1br for 2(a); <b>5 units:</b> 3x2br & 2x 1br for 2(b) - provided when 200 units have been built
Contribution to Arncliffe Scotts baseball facilites	nil	nil	50,000	100,000	Paid for actual works within 12 months of OC for first residential building
Contribution to Brighton Seagulls facilites	nil	nil	50,000	100,000	Paid for actual works within 12 months of OC for first residential building
Contrib to Council environmental works near site	nil	nil	nil	100,000	Paid for actual works within 2 years of OC for first residential building
Design competitions for building > 8 storeys	nil	nil	400,000	500,000	Assumes \$100,00 per competition each involving 3 architecture firms
<b>Sub-total Value of VPA contributions</b>	<b>nil</b>	<b>1,400,000</b>	<b>5,530,000</b>	<b>7,180,000</b>	
<b>Total value of benefits from categories 2,3,&amp; 4</b>	<b>10,995,000</b>	<b>12,693,000</b>	<b>17,159,000</b>	<b>19,179,000</b>	