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9 February 2012

Mr Ashley Cheong
Botany Bay City Council
141 Coward Street
MASCOT NSW

Dear Ashley,

**103-105 O'RIORDAN STREET, MASCOT
ASSESSMENT OF AMENDED SKETCH PLANS**

- 1.1 This letter provides an assessment of the amended sketch plans submitted to Council. The amended sketch plans result in the reduction of the building footprint at levels 5 to 9 to ensure 100% compliance with the solar access requirements under the Residential Flat Design Code for the Sublime building to the south.
- 1.2 Council has undertaken an independent solar analysis of the amended plans and confirmed that the amended sketches achieve 100% compliance with the control.
- 1.3 This letter provides a summary of the amendments and provides an assessment of the amended sketch plans against the Mascot Station Precinct DCP.
- 1.4 As amended the development provides the following unit mix:
 - Studio – 18
 - One bed – 7
 - Two bed – 25 units
 - TOTAL 50 units
- 1.5 An assessment of the amended plans against the provisions of the Mascot Station Precinct DCP is provided below:



ASSESSMENT AGAINST MASCOT STATION PRECINCT DCP

1.6 The following table provides an assessment of the amended plans against the provisions of the Mascot Station Precinct DCP:

CI.	CONTROL	REQUIREMENT	COMMENT	Compliance DA plans	Compliance Amended sketch plans
Section 6 – Urban Form Controls					
C1	Public roads	N/A			
C2	Consolidation	<i>Subject site to be consolidated to create one development site.</i>	The two lots are to be consolidated.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C14	Floor Space Ratios	2:1	The development as amended has a FSR of 3.17:1 which is a departure from the control. Refer to amended SEPP 1 objection submitted with the amended plans.	x	x
C16	Building Heights	<i>Maximum 6 storeys</i>	No change. The development proposes 12 storeys. This has been addressed in detail in the original SEE.	x	X No change
C19	Height modulation	<ul style="list-style-type: none"> <i>3 storeys fronting O'Riordan Street.</i> <i>A maximum of 6 Stories in total.</i> <p>Substantial upper floor or parapet extensions that would constitute an additional floor may not be counted as an extra storey if they provide a corner treatment or create interest in the building design.</p> <p>The site is identified as a height transition area.</p>	No change. The development proposes a four storey podium and a tower form providing an overall height of 12 storeys.	x	X No change
C23	Site Coverage	<i>Max 55%</i>	<p>Site coverage (building) – 37% Including basement area - 100%</p> <p>Excluding the basement level, the site coverage maintains compliance with the DCP control. Although the basement is below ground level, it contributes to site coverage as per Council's</p>	<input checked="" type="checkbox"/> x	<input checked="" type="checkbox"/> X No change

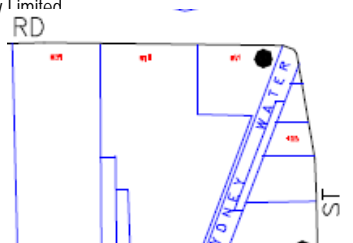
CI.	CONTROL	REQUIREMENT	COMMENT	Compliance DA plans	Compliance Amended sketch plans
Section 6 – Urban Form Controls					
			<p>definition which states: Site Coverage: is defined as that portion of the site covered by the building footprint as defined by the outer face of the external walls of the buildings on the site, including garages, carports, enclosed swimming pools or the like, but excluding; a) Private balconies and verandahs which are not fully enclosed, b) Awnings or porches, and c) Minor garden structures such as barbeques, gazebos or pergolas.</p> <p>The objectives of the site coverage control are to ensure sites are not excessively built upon.</p> <p>The building itself is well below the maximum permitted site coverage, the non compliance is a result of the basement layout.</p> <p>This size and shape of the site significantly impacts on the configuration of the basement. The re-positioning of the building further to the north to increase solar access to the development to the south has had an impact on the efficiency of the basement layout. The previous scheme was able to accommodate the required number of parking spaces and associated services while still providing a deep soil landscaped zone to the south. The revised lift location impacts on the efficiency of the layout and therefore increases the basement coverage.</p> <p>In regards to the visual impact of the built upon area, the building footprint maintains substantial areas of landscaping. The basement levels have been designed to enable 76.4m² of 17% of the site to provide deep soil to a depth of 3 metres. This depth is far in excess of the minimum recommended by the RFDC for large trees. The RFDC recommends a minimum depth of 1.3 metres to accommodate trees up to a height of 16 metres.</p> <p>Notwithstanding the non-compliance with the site coverage control, it is considered that the development achieves the objectives of the site coverage control.</p>		
C25	Minimum Apartment Sizes	<ul style="list-style-type: none"> • <i>Studio - 60 sqm</i> • <i>1 bedroom - 75 sqm</i> • <i>2 bedrooms -</i> 	All units achieve the minimum requirement. Refer to areas schedule and areas on sketch plans.	☑	☑

CI.	CONTROL	REQUIREMENT	COMMENT	Compliance DA plans	Compliance Amended sketch plans
Section 6 – Urban Form Controls					
		<i>100 sqm</i> <ul style="list-style-type: none"> <i>3 bedrooms - 130 sqm</i> 			
C 26	Apartment Mix	<i>Max 25% one bed and studios</i>	<p>50% of the apartments comprise either studio or one bed. This has increased by modifying the mix of apartments to enable greater setback to the southern boundary.</p> <p>This is reflective of the configuration of the site, floorplates and Council's minimum unit sizes. Although seeking a minor non-compliance with the proportion of one bed units, the development still achieves a good mix of units for the Mascot area.</p> <p>In addition, census data from the most recent and available census (2006) indicates the dominance in the Mascot Area of couple families with no children. This household structure is the most common in the Mascot area based on the 2006 census. The provision of studio and one bedroom units will continue to provide an affordable housing option for the dominance of this household structure.</p>	X	x
C26A	Min Apartment width	<ul style="list-style-type: none"> <i>Cross overs – 4m</i> <i>Single level – 6m</i> 	All units comply.	☑	☑
C26B	Facilities	<i>Laundry, food preparation and sanitary facilities to be in a convenient location within apartment.</i>	All facilities are conveniently located	☑	☑
C26 C/D	Tiling	<i>Floor to ceiling tiles are required.</i>	Complies.	☑	☑
C26E /F	Building Separation	<i>Up to 4 stories:</i> <ul style="list-style-type: none"> <i>12 metres between habitable rooms/balconies;</i> <i>9 metres between habitable/balconies and nonhabitable rooms; and</i> <i>6 metres between non-habitable rooms.</i> 	<p>As a result of the amended sketch plans, increased separation is proposed.</p> <p>Refer to amended detailed assessment below.</p>	☑	☑

CI.	CONTROL	REQUIREMENT	COMMENT	Compliance DA plans	Compliance Amended sketch plans
Section 6 – Urban Form Controls					
		<i>St) – 6m</i> <ul style="list-style-type: none"> <i>Side and rear – 3m</i> <i>No part of the structure, including basement carpark is to encroach into the setback zone</i> <i>All setback zones are to provide deep soil planting areas</i> <i>Min 3m setback to Linear Park</i> 	<p>Due to the triangular configuration of the site, the basement extends to the property boundary on O’Riordan St and cannot comply with the setback requirement.</p> <p>The podium is built to the boundary of the site fronting Linear Park. The design facilitates appropriately levels of landscaping along the frontage. The reduced setback also facilitates increased solar access to the north face of the Sublime Building.</p>		change
C34A	Deep soil zones	<i>Underground parking to be confined to allow deep soil.</i> <i>OSD not to be located in deep soil zones.</i>	As a result of the shifting of the building to the north, no deep soil is provided. Refer to further discussion above.	x	X No change
C34C	Deep Soil Zones in Contaminated Sites	<i>Deep soil planting is required in all setbacks zones.</i> <i>If contaminated sites are to be capped or contained they may be mounded to meet any new site ground levels over a capped or contained area.</i>	As discussed above, planting on podium is provided in the setback zone along O’Riordan St.	x	X No change
C35	Landscape setback	<i>As fronts O’Riordan St requires combination of 50% lawn and 50% planting.</i>	A combination of grass and planting is proposed within the setback.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> No change
C37	Rear/Side Setbacks to Linear Park	<i>All development sites adjoining the proposed Linear Park shall have a minimum 3 metre landscaped setback for the full length of their relevant side or rear boundary.</i>	The building is built to the boundary with Linear Park. This enables direct visual surveillance / overlooking of the park.	x	X No change

CI.	CONTROL	REQUIREMENT	COMMENT	Compliance DA plans	Compliance Amended sketch plans
Section 6 – Urban Form Controls					
		<i>to be accompanied by a wind environment statement.</i>			
C48-C49	Noise Attenuation	<i>All development shall be accompanied by a report by an acoustic consultant.</i>	An acoustic report was submitted with the DA and a supplementary acoustic report was submitted considering the buzzing effect from the transformer.	☑	☑
C50	Internal Noise Transmission	<i>Dividing walls and floors between dwellings and between different uses, in mixed-use developments, shall be constructed in a manner that limits noise transmission.</i>	Noted. Capable of complying.	☑	☑
C51	Site contamination	<i>Compliance with DCP 34 – Contaminated land management.</i>	Noted. Addressed in original SEE.	☑	☑
C52	Airport Link Railway	<i>Not applicable.</i>	n/a	☑	☑
C54	Acid Sulphate Soil	<i>Acid Sulphate Soils Management plan required.</i>	An acid sulphate soils report was submitted with the DA.	☑	☑
C55	Groundwater	<i>Geotech report required to assess dewatering requirements.</i>	The site will require dewatering and a geotech report was submitted with the DA.	☑	☑
C58	Car Parking	<ul style="list-style-type: none"> <i>1 space/studio and 1 bed apartment</i> <i>2 spaces/all other apartments</i> <i>1 visitor space per 7 dwellings</i> <i>2 car wash bays</i> 	Based on the amended sketch plans parking is generated as follows: <ul style="list-style-type: none"> one bed/studio 25 x 1 = 25 two/three 25 x 2 = 50 Visitors 50/7 = 7 spaces Car wash bays = 2 TOTAL req 84 spaces 94 spaces have been provided.	X ☑	☑
C63	Internal vehicular access and movement	<ul style="list-style-type: none"> <i>Pedestrian entries should be separate from vehicular access</i> <i>Queing of</i> 	Pedestrian access is separate to vehicular access. The configuration of the parking areas have been considered in the traffic report as amended.	☑	☑

CI.	CONTROL	REQUIREMENT	COMMENT	Compliance DA plans	Compliance Amended sketch plans
Section 6 – Urban Form Controls					
		<i>vehicles to occur within the site</i> <ul style="list-style-type: none"> <i>Driveways to comply with Council's access DCP</i> 			
C65	Parking aisles	<ul style="list-style-type: none"> <i>Min aisle width with 90° parking – 6m</i> <i>Length of blind aisles to be extended by 1m. Max length approx 16m.</i> 	Complies. Refer to amended traffic report submitted to Council.	☑	☑
C66	Disabled parking	<i>Compliance with Access DCP.</i>	Compliance achieved.	☑	☑
C73	Urban Design	<i>Designed to provide relatively quiet Communal/private open space areas adjacent to the proposed Linear Park, by using the main building(s) on their sites to help screen traffic noise emanating from O'Riordan Street.</i>	The building form will screen traffic noise providing a physical buffer through the use the building and associated landscaping.	☑	☑
C74	<i>View corridors - Linear Park</i>	<i>Design of site is to permit wide angled views/ view corridors into this proposed open space from the corner of Gardners / O'Riordan.</i>	Communal open located in northern corner to maintain vista across site. The location of the building frames the view corridor along Linear Park.	☑	☑
C75	<i>Corner attenuation</i>	<i>Distinctive corner treatment that addresses the street required. Extract from Figure 30.</i>	Figure 30 in the DCP identifies the corner of Gardners Rd & O'Riordan Street as a prominent corner site. This site contains the electricity substation and has not been consolidated as part of the adjacent development site as contemplated in the DCP. As such, it is unlikely that this site will be redeveloped. The subject site, being the eastern entry to the Precinct will play a greater role in the gateway to the Precinct and accordingly should have greater corner accentuation. The scheme provides for a prominent building	☑	☑

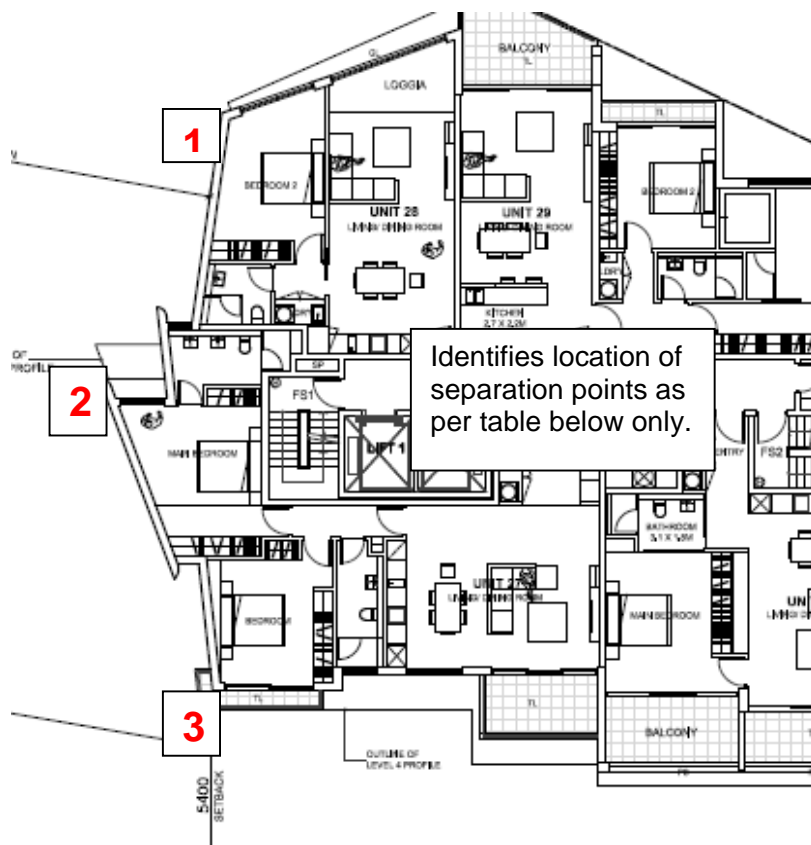


CI.	CONTROL	REQUIREMENT	COMMENT	Compliance DA plans	Compliance Amended sketch plans
Section 6 – Urban Form Controls					
			form that addresses the key intersection of O’Riordan and Gardeners Road.		
C76	<i>Facade composition</i>	<ul style="list-style-type: none"> • <i>Clearly defined base, middle & top</i> • <i>Balance of vertical and horizontal proportions</i> • <i>Varying wall setbacks</i> • <i>Block walls broken into smaller segments.</i> • <i>Break up large horizontal facades by wall colour and or texture.</i> 	Clearly defined by the formation of the facades and architectural treatments. The building form is highly articulated and is broken into a series of elements.	☑	☑
C77	<i>Balcony design</i>	<ul style="list-style-type: none"> • <i>Be functional</i> • <i>Use of recessed or projecting balconies subject to controlling bulk.</i> • <i>Balustrades to maintain privacy.</i> 	<p>The building form presents in the round with the use of varying projections and balcony forms to add visual interest.</p> <p>The further reductions to the building form as a result of the sketch plans to the upper levels will further differentiate the base of the building.</p>	☑	☑
C78	<i>Materials</i>	<ul style="list-style-type: none"> • <i>Use of contrasting materials</i> • <i>All windows to have low reflectivity.</i> 	A range of materials are proposed including face brick and rendered surfaces.	☑	☑
C79	<i>Entries</i>	<ul style="list-style-type: none"> • <i>Provide distinctive entries that are clearly identifiable.</i> 	The entry to the building is clearly identifiable.	☑	☑

CI.	CONTROL	REQUIREMENT	COMMENT	Compliance DA plans	Compliance Amended sketch plans
Section 6 – Urban Form Controls					
C80	<i>Integration of roof elements</i>	<ul style="list-style-type: none"> <i>Lift overruns, plant etc shall be integrated into the design.</i> 	The lift and plant has been centrally located and is integrated through the use of materials and screening.	☑	☑
C81	<i>Roof terraces</i>	<ul style="list-style-type: none"> <i>Encouraged. Provide shelter to encourage their use.</i> <i>Only permitted where wont impact on privacy of adjoining.</i> 	Not proposed.	☑	☑
C81A	<i>Maintenance</i>	<ul style="list-style-type: none"> <i>Ensure appropriate materials to ensure their longevity.</i> 	The dominant material is brick.	☑	☑
C84	<i>Crime Prevention</i>	<ul style="list-style-type: none"> <i>Encourage natural surveillance</i> <i>Minimise the number of entry and exit points.</i> <i>Provide clear sight lines</i> <i>Provide pedestrian access at street level</i> 	The configuration of units enables passive surveillance of the communal areas and future Linear Park.	☑	☑
C94	<i>Accessibility</i>	<i>Compliance with Access DCP.</i>	Compliance achieved.	☑	☑
C96	<i>Pedestrian Access</i>	<i>Where practicable ground level residential units fronting the street should be individually accessible.</i>	Unit 3 has individual entry from Linear Park. Due to the levels and the underground parking this is not achievable to the remainder of the units.	☑	☑
C98-C103	<i>Services</i>	<i>Where necessary applicant will be responsible for providing</i> <ul style="list-style-type: none"> <i>Underground cabling</i> <i>Electricity substations</i> <i>Water & sewerage services</i> 	Noted. A letter was previously submitted to Council confirming the commitment to underground the wires associated with this development.	☑	☑

CI.	CONTROL	REQUIREMENT	COMMENT	Compliance DA plans	Compliance Amended sketch plans
Section 6 – Urban Form Controls					
		<ul style="list-style-type: none"> Stormwater Drainage Fire Hydrants Waste storage area and pick up locations 			
	Water and sewerage	May require upgrade to existing Sydney Water system.	Noted. Capable of complying.	☑	☑
C105	Fencing	Solid fences will not be permitted forward of the landscaped setback areas.	No solid fencing is proposed forward of the landscaped areas.	☑	☑
C108	Storage Areas	4m ² per dwelling.	All dwellings have in excess of the required storage area. This includes area with the basement and within the units. All storage areas within the basement will be assigned to individual units within the strata plan.	☑	☑

- 1.7 The separation distances between the southern elevation of the proposed building and the northern elevation of the Sublime Building has been increased as a result of the accompanying amended sketch plans.
- 1.8 The following diagram and table outline the separation distances between the proposed development and the Sublime Building based on the DA plans and amended sketch plans in accordance with the Residential Flat Design Code.



1.9 The following table provides a summary of the separation between the proposed building and the building to the south:

Level		Previous DA plans	As a result of amended sketch plans	Required under RFDC	Complies
Ground	1	19.3	19.3	9	Yes
	2	16.2	16.2	9	Yes
	3	21.7	21.7	9	Yes
Levels 1 – 3	1	19.3	19.3	9	Yes
	2	16.7	16.7	9	Yes
	3	21.7	21.7	9	Yes
Level 4	1	19.3	19.3	13	Yes
	2	16.7	16.7	13	Yes
	3	21.7	21.7	13	Yes
Levels 5 – 7	1	19.3	22.3	13	Yes
	2	16.7	21	13	Yes
	3	21.7	24.5	13	Yes
Levels 8 - 9	1	19.3	22.3	18	Yes
	2	16.7	21	18	Yes
	3	21.7	24.5	18	Yes
Level 10	1	22.3	22.38	18	Yes
	2	21.7	21.7	18	Yes
	3	24.8	24.8	18	Yes

Level		Previous DA plans	As a result of amended sketch plans	Required under RFDC	Complies
Level 11	1	22.3	22.38	18	Yes
	2	21.7	21.7	18	Yes
	3	24.8	24.8	18	Yes

- 1.10 As shown above, the development fully complies with the separation distances suggested under the Residential Flat Design Code.
- 1.11 The separation enhances the acoustic and visual privacy for existing residents and the transition of building form along O’Riordan Street.

CONCLUSION

- 1.12 It is therefore considered that the matters raised by the neighbours to the south have been appropriately addressed in the submitted amended sketch plans as outlined in this submission.
- 1.13 The development will make a substantial contribution to the Mascot area and accordingly should be recommended for approval.

Should you wish to discuss this matter further please contact Larissa Brennan on 0414 730 842 or via email ljburbanplanning@bigpond.com.

Yours sincerely



Larissa Brennan
Director
LJB Urban Planning Pty Ltd