

Joint Regional Planning Panel (Sydney East Region)

JRPP No.	2012SYE099
DA No.	DA/748/2011/A
Local Government area	Randwick City Council
Proposed Development	Section 96 modification of the approved development by the alteration to the High Street frontage at levels 6 and 7 of the Seniors College resulting in the addition of 2 rooms, alterations to balconies on the east and west facades, alteration to access stairs to the Deans' apartments on High Street, alteration to the facades of Fourth College at level 4 and Seniors College at Level 2, the relocation of a substation to the carpark level, the extension of southwest corner of Goldstein College at level 3 and the provision of an additional 33 parking spaces.
Street Address	330 Anzac Parade, Kensington NSW 2033 (UNSW)
Applicant	UNSW
Owner	UNSW
Number of Submissions	Nil
Recommendation	Approval subject to conditions
Report By	Adrian McKeown, Planning Officer

1. Executive Summary

Council is in receipt of a Section 96(2) application seeking modification of the consent for DA/748/2011; which was approved by the Joint Regional planning Panel (JRPP) on 15 February 2012. The original approval was for the demolition of the Basser College and Goldstein College buildings and the construction of three buildings (varying between 5 and 8 storeys) for the purpose of student accommodation and associated facilities, including 920 beds, 5 Dean's apartments and 23 tutor's studios. Retail 'cold shell' spaces were also approved. The site is now referred to as 'the Kensington Colleges'.

The subject proposal details various modifications to the approved college buildings including a reconfiguration to stairs at the northern end of the development on High Street, the relocation of a substation within the basement level, the provision of 33 additional parking spaces within the basement level of the development and the reallocation and redistribution of balconies to the college elevations; primarily for safety reasons so that students are less likely to attempt to jump between the balconies.

The subject application was advertised and notified in accordance with Development Control Plan – Public Notification of Development Proposals and Council Plans. No submissions were received.

The subject site is zoned Special Uses No. 5 under the Randwick Local Environmental Plan 1998 (Consolidation). The development involves the provision of student accommodation with supporting retail units and car parking, which will be ancillary to the primary educational function of the Kensington Campus. The proposal is therefore considered to be consistent with the zoning objectives.

The amended design for the approved development will involve minor internal and external changes to the approved building. The proposed amendments do not involve

any increase to the approved maximum height of the approved buildings and will not unreasonably alter the appearance of the facility as viewed from within the site or from the streetscape.

The proposed modifications do not give rise to unreasonable additional amenity impacts and generally maintain the perceived bulk and scale of the approved development. The proposal is considered to be substantially the same development as was originally approved and satisfies Section 96 of the Act.

The proposal satisfies the matters for consideration under Section 79C of the Environmental Planning and Assessment Act 1979, and is recommended for approval.

2. The Proposal

The subject development site is within the UNSW Kensington Campus at the western end facing High Street. The site formerly contained the Basser College and Goldstein College buildings which have now been demolished. In their place is the subject development which is now referred to collectively as the Kensington Colleges. The Kensington Colleges consist of five residential colleges: Seniors' College, Goldstein College, Basser College, Baxter College and Fourth College.



Figure 1: Computer generated image of the proposed development as viewed from the northern side of High Street.

The subject development application includes the following proposed amendments to the Kensington Colleges:

Level 1:

- Stairs addressing High Street are to be relocated so that they are in an east-west orientation. An additional tree planting is proposed.

Level 2:

- Amended openings and stairs are proposed including access to the Seniors College, to communal open space, and stair access to Kensington Colleges;
- An approved substation is to be relocated from north-eastern corner to within the central part of the building. This is to provide a shorter distance to existing electrical infrastructure within the university and to delete an alcove which would have made crime prevention more difficult;

- An amended parking layout within the building will result however no change is proposed to the number of off-street parking spaces. Changes are also proposed to internal access ramps and to an internal kitchen store room.

Level 3:

- An approved cold shell tenancy is to be extended towards the south west for the Basser College;
- An approved music room is to be extended;
- Stair changes are proposed to the approved Dean's apartment at the northern end.

Level 4:

- Balconies on the western elevation are to be spaced further apart to discourage students from jumping between them;
- Changes are proposed to the internal layout of the Dean's apartment;
- An amended stair layout is proposed.

Level 5:

- Balconies are reconfigured to increase safety;
- An additional four (4) balconies are provided on the eastern elevation of Fourth and Baxter Colleges;
- Balconies are reconfigured on the western elevation of the Basser College and increased in number from 7 to 8.

Level 6:

- Balconies are to be reconfigured as per level 5 above.

Level 7:

- Balconies are reconfigured as per levels 5 & 6 above;
- Four (4) approved double rooms at the northern end of Seniors College are to be converted into six (6) x single rooms;
- Changes are proposed to the northern elevation of the Seniors College such that the northern elevation is visually consistent with those floors below;
- An internal reconfiguration is proposed to the Dean's accessible apartments.

3. Site History

The UNSW campus has been the subject of a series of facility upgrade and development works. The following development applications are relevant to the current proposal:

DA/739/2011	<p>Site preparation and early works for the Kensington Colleges redevelopment, including demolition of existing buildings, removal of trees, excavation, installation of perimeter piles and capping beams, removal of contaminated fill materials, removal of Gate 6 Avenue, and erection of site hoardings and amenities.</p> <p>The above development proposal is directly related to the subject application and was approved by Council's Planning Committee on 6 December 2011, subject to conditions.</p>
DA/748/2011	<p>Redevelopment of the existing UNSW Kensington Colleges including the construction of three buildings varying between five and eight storeys comprising 920 beds, 5 Dean's apartments and 23 tutor studios, upgrade of Gate 5 Avenue, the construction of 1 level of parking for 107 cars and 48 motorcycle spaces, a new pedestrian link from Old Tote courtyard to Gate 7 Avenue, a new podium level landscape areas and a rooftop communal open spaces across the site.</p>

4. Zoning and permissibility:

The subject site is zoned Special Uses No. 5 under Randwick LEP 1998 (Consolidation). The proposed development is considered as being ancillary to the primary educational use of the UNSW campus site and hence is defined as “educational establishment”, which is permissible with consent under the LEP.

5. Design Review Panel comments:

The original proposal was referred to the Design Review Panel (DRP) for comments. The current application has not been referred to the DRP given that the proposed changes will not significantly alter the approved built form or physical appearance of the development as viewed from neighbouring buildings or from the streetscape.

6. Community Consultation:

The owners of adjoining and neighbouring properties were notified of the proposed development; and the proposed development was also advertised, in accordance with the DCP – Public Notification. No submissions were received following the notification process.

7. Technical Officers Comments:

The application has been referred to the relevant technical officers, including where necessary external bodies and the following comments have been provided:-

7.1 Heritage Planner Referral Comments:

The Site

The site falls steeply from east to west and is occupied by Goldstein and Basser Colleges. The site is directly to the east of the Old Tote/Fig Tree Theatre Conservation area which includes the White House, the Old Tote building and the Fig Tree Theatre, surrounded by large fig trees. The site is also adjacent to the Randwick Racecourse conservation area, located on the opposite side of High Street. In terms of Historic Significance, the Statement of Significance for the Old Tote/Fig Tree Theatre Heritage Conservation Area notes that *“the White House, the Old Tote and the fig trees have historical significance as surviving evidence of the use of the university site as Kensington Racecourse.”* In terms of Aesthetic Significance, the Statement notes the visual qualities of the open space formed by the large trees and the three period buildings. Within the subject site, Goldstein Hall, listed on the Australian Institute of Architects Twentieth Century Register of Significant Buildings, was designed by the NSW Government Architect in 1964. The bronze figure group in the pond in front of Goldstein Hall, was identified in the Survey of Sculptures, Monuments and Outdoor Cultural material carried out by the Art Gallery of NSW in 1994. The work, designed by Bert Flugelman, was installed in 1969.

Background

A Part 3A project application for construction of student housing immediately to the west of the site was approved by the Department of Planning in November 2008, retaining the existing buildings and trees within the heritage conservation area.

The original application proposed demolition of the existing Goldstein (Block A and Block B) and Basser College buildings, including the Masters Residence along High Street, and construction of new college accommodation buildings. The existing Goldstein Hall, set back from High Street was to be retained. The development was in the form of lower buildings parallel to High Street with higher buildings perpendicular to High Street dividing the intervening space into separate courtyards.

Proposal

A Section 96 application has now been received which proposes a number of internal and external changes at below ground, ground and upper floor levels of the new college accommodation buildings. Below ground, changes are proposed to the basement layout including substation, switchroom and internal ramps. At lower and upper ground level minor changes are proposed to access and landscape arrangements, and a 'cold shell' area in the south west corner of the building is to be enlarged. At levels 04 to 08 an increased number of balconies are to be provided on the east and west elevations of the western building. At level 07 the layout of the eastern building is to be altered to improve the façade design and increase the number of units provided.

Submission

The original application included a detailed Heritage Assessment prepared by Urbis. The HA suggests that the new buildings have been designed to provide east-west pedestrian access through the conservation area and improved views towards it from the east through activation of the ground floor. The HA notes that the new building is of similar height to the recent student housing development to the west. The HA argues the existing Sydney School style buildings do not have sufficient heritage value to warrant retention. The HA argues that the curtilage of the heritage buildings and trees will be retained and that the new development will not visually dominate the conservation area. According to the HA proposed landscaping will improve the integration and aesthetics of the development and its articulated form will complement the historic character of the adjacent conservation area. The HA notes that existing sandstone retaining wall on the south side of High Street, probably constructed in the 1890s in conjunction with the establishment of the Racecourse, is to be retained in conjunction with the proposal. The HA includes recommendations protection measures for the fig trees during construction work and limiting construction access along Fig Tree Lane.

Comments

Concerns were raised in relation to impact on curtilage and setting of built elements, and appropriate consent conditions were included in relation to protection and monitoring to avoid possible physical damage to built elements.

Original heritage comments raised concerns that the 8 storey scale of the proposal would be incompatible with the one to three storey scale of existing buildings in the heritage precinct. It was noted however that the existing Hills Weeping figs would screen the upper levels of the new development, would assist in mediating between the scale of new and existing development and reduce the dominance of the proposal. It was also noted that views towards the main entrance at the eastern end of the Fig Tree Theatre will be retained.

The Section 96 amendment retains the general building footprint and envelope of the previous proposal. In relation to lower ground and upper ground floor changes, these will not significantly impact on the streetscape presentation of the development. In relation to the additional balconies, the Design Statement notes that no changes are proposed to the western elevation adjacent to the listed fig trees. In relation to the level 07 changes, it is noted that the apparent scale to High Street will be increased, but that the area of the building which is affected is not immediately adjacent to the heritage conservation area. There are no heritage objections to the proposed changes.

7.2 Development Engineer Referral Comments:

A Section 96 application has been received seeking several minor internal and external amendments to the approved Kensington Colleges building.

This report is based on the following plans and documentation:

- Modification of Consent report by Urbis, dated September 2012;
- S96 Design Report by Bates Smart dated September 2012.

Council's Development Engineer has confirmed that no comments or changes to previously issued conditions are required for this application.

While it is noted that some alterations have been made to the previous landscape scheme, being the addition of new raised planters and feature trees fronting High Street, as well as a slight adjustment to the alignment of trees shown within the Gate 5 Avenue, neither of these items are major, and are actually seen as a slight improvement as it will result in the provision of additional trees, and as such, no objections are raised.

The assessing officer is advised that the only amendment required will be to reference the new landscape plan for the High Street frontage that has been submitted with this application, in both condition 1 & 47, as follows:

Landscape Plan by Aspect Studios, dwg no 11026 – DA – 03, revision F, dated 11.09.12.

While some issues regarding the treatment that is shown for the public domain (High Street frontage) still remain on these current plans, these items can be dealt with at a late date, as part of the separate plan that needs to be submitted to Council for approval (refer condition 50, Streetscape Improvements), and do not need to be dealt with as part of this application.

7.3 External Referrals:

The original application was referred to the following external bodies for comment:

- NSW Police;
- Roads and Maritime Service (RMS, formerly the RTA); and
- The Sydney Airport Corporation Ltd. / Civil Aviation Safety Authority.

The current application has not been referred to these organisations given that the proposed changes will not significantly alter the approved built form, maximum height or physical appearance of the development.

Furthermore, it is considered that the proposed additional 33 car spaces will not result in an excessive demand for the local road network; given that the majority of the car spaces will be utilised by students who typically do not place a high demand on the local road network during peak hour periods.

8. Randwick Local Environmental Plan 1998 (Consolidation):

Clause 17 Zone No. 5 (Special Uses Zone)

The subject site is zoned Special Uses No. 5 under RLEP 1998 (Consolidation). The proposed development is for the provision of student accommodation with supporting facilities for the university operation, which will be ancillary to the primary educational use of the Kensington Campus. The proposed land use is therefore defined as educational establishment and is permissible within Zone No. 5.

The proposed activity and built form will accommodate development by public authorities on publicly owned land; accommodate development which is for an educational purpose on both privately owned land; and will enable associated and

ancillary development. Consequently, the proposed amendments to the approved plans will result in a development which is consistent with the aims of RLEP 1998 (Consolidation) and the specific objectives of the zone.

Clause 37A Development in Special Uses Zone:

Clause 37A provides that consent may be granted to the development of land within Zone No. 5 only if the consent authority is satisfied that the proposal is compatible with the character of the locality, and will not adversely affect the amenity of nearby and adjoining premises.

The development site is surrounded by student accommodation and institutional buildings associated with the UNSW. More specifically, the areas to the west have been developed with a large scale student accommodation facility (known as "The Village").

The previous consent considered the proposed height and massing of the development and it was noted during Council's assessment that the development would be compatible with the aforementioned student housing facility and would not detract from the predominant character of the campus. The current proposal will not significantly alter the approved building form and will result in a development which is consistent with the existing and desired character of the locality.

Clause 43 Heritage conservation:

The development site is located immediately to the east of the Old Tote / Figtree Theatre Conservation Area listed under the LEP. The Racecourse Precinct Conservation Area is located to the north of the site on the opposite side of High Street.

Council's heritage officer has reviewed the current proposal and advice has been provided that there are no objections to the proposal. See further discussion above - Part 7.1.

9. Policy Controls:

9.1 Randwick Development Control Plan – UNSW Kensington Campus:

The original application was assessed against the objectives and performance requirements of the UNSW Kensington Campus DCP. The amended development will generally be consistent with the objectives and performance requirements of the Development Control Plan in that:

- Although the apparent scale to High Street will be increased as a result of proposed changes to level 7, the High Street frontage will not be detrimentally affected; thereby maintaining the sense of place which will be provided by the development;
- The mature fig trees in Fig Tree Lane will be retained and a comprehensive landscaping scheme for the High Street frontage was also required as a condition of the original consent. It is considered that these measures will mitigate the perceived visual bulk and scale of the proposed works;
- The proposal will not affect the existing fig trees and historical buildings within the Old Tote Courtyard; and
- The proposed changes to the approved "Cold Shell" suites will result in a development whereby the Courtyard and nearby areas are suitably activated.

9.2 Randwick Section 94A Development Contributions Plan:

A monetary levy was required to be paid under the provisions of the Section 94A Development Contributions Plan, effective from 2 July 2007. The current application does not increase the cost of works and will not further increase the monetary levy which is required to be paid.

10. Environmental Assessment:

10.1 Section 79C Assessment:

The site has been inspected and the application has been assessed having regard to Section 79C of the Environmental Planning and Assessment Act 1979, as amended.

Section 79C 'Matters for Consideration'	Comments
Section 79C(1)(a)(i) – Provisions of any environmental planning instrument	Refer to the "Environmental Planning Instruments" section of this report for details.
Section 79C(1)(a)(ii) – Provisions of any draft environmental planning instrument	Under the Draft RLEP 2012, the subject site is located within zone SP2 Infrastructure Zone which is consistent with the current Zone 5 (Special Uses) zoning for the site. The proposed development is not inconsistent with the relevant objectives, aims and provisions under the Draft RLEP 2012 with respect to building height and the proposed development is permissible.
Section 79C(1)(a)(iii) – Provisions of any development control plan	Refer to the "Policy Control" section of this report above for details.
Section 79C(1)(a)(iiia) – Provisions of any Planning Agreement or draft Planning Agreement	Not applicable.
Section 79C(1)(a)(iv) – Provisions of the regulations	The relevant clauses of the Environmental Planning and Assessment Regulation 2000 have been addressed by the recommended conditions.
Section 79C(1)(b) – The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality	<p>The environmental impacts of the proposed development on the natural and built environment, which are otherwise not assessed within the body of this report, are addressed below.</p> <p>The proposed development is consistent with the educational function of the locality, and is not considered to result in detrimental social or economic impacts.</p>
Section 79C(1)(c) – The suitability of the site for the development	The subject site is located within an established university campus and has convenient access to the local and regional road network. The site has

Section 79C 'Matters for Consideration'	Comments
	appropriate size and dimensions and is considered to be suitable for the proposed development.
Section 79C(1)(d) – Any submissions made in accordance with the EP&A Act or EP&A Regulation	No submissions have been received.
Section 79C(1)(e) – The public interest	The proposed amendments to the approved plans will not result in any unreasonable environmental, social or economic impacts on the locality. Therefore, the development is considered to be in the public interest.

10.2 Built form and urban design:

Site planning and setbacks:

At the ground level and facing High Street it is proposed to alter the design of stairs which access the Deans Apartment for Seniors College and the administration rooms for Goldstein College. The stairs are proposed to be concealed behind blade walls. The new walls are to be constructed using the same materials (face brick) as those which were approved for the lower ground level walls addressing High Street and will not impose any additional unreasonable impacts on the appearance of the development as viewed from the streetscape.

The proposal to further reduce the approved setback for level 7 of the Seniors College will result in a reduction in the articulation of the college as viewed from High Street and will marginally increase the perceived scale of the building as viewed from High Street. Nevertheless, it is noted that the proposed amendment will result in the façade for Level 7 matching those levels below it in terms of setback. It is also considered that proposed landscape plantings for High Street will mitigate this impact.

Overall, the proposed amendments to the approved plans will result in a development which will integrate successfully with the existing and desired character of the campus.

Built form, height and scale:

The proposed amendments to the approved plans will not result in an increase in the maximum height of the colleges and will make only marginal changes to the perceived visual bulk and scale of the approved buildings; through changes stairs accessing High Street and increased numbers of balconies on the eastern and western elevations of the colleges. No objection is raised to the redistribution of balconies for the colleges given that they will be located within the campus and on the side elevations of the colleges; thereby minimizing any perceived visual impact as viewed from High Street.

The proposed changes to the approved colleges will not result in any additional overshadowing of the surrounding areas and as stated above, the proposal to further reduce the approved setback for level 7 of the Seniors College will result in a reduction in the articulation of the college as viewed from High Street. Nevertheless, it is noted that the proposed amendment will result in Level 7 matching those levels below it in terms of setback.

10.3 Landscape:

The previous consent included landscape plans showing the provision of footpath planting extending from the eastern end of the site to the west. The current application involves only minor changes to the approved landscape scheme and Council's Landscape Officer has provided referral comments which are in support of the current proposal. See further discussion above - Part 7.2.

The proposed additional tree planting at the northern end of the Goldstein College is supported given that it will integrate into the required landscape scheme.

10.4 Car parking:

The proposal increases the number of student beds from 920 to 922 and based on the DCP parking rate, the development will generate a parking requirement of 64 spaces. The proposed amendments to plans include an additional 33 parking spaces above the number which was previously approved.

A total of 107 parking spaces were to be provided whereas amended plans show 139 parking spaces. The increased number of parking spaces has been achieved through a reduction in the space which was to be allocated for motorbike parking.

Proposal	Requirement	Proposal
922 student beds	$1/15 \times 922 = 61.5$	139
23 tutor's studios	$1/15 \times 23 = 1.53$	
5 Dean's apartment (3 bedrooms)	$1/15 \times 3 \times 5 = 1$	
Total	63.9	139

The proposed parking provision is considered to be satisfactory given that the development will result in a net increase of 51 car spaces above those which were previously provided on the site; and that a condition was included in the original consent that 92 bicycle parking spaces are required to be provided on the site.

Furthermore, it is considered that the proposed additional 33 car spaces will not result in an excessive demand on the local road network; given that the majority of the car spaces will be utilised by students who typically do not place a high demand on the local road network during peak hour periods.

10.5 Amenity

Sun and Weather Protection and Privacy:

There are no proposed changes to approved plans which would further compromise solar and weather protection for the individual rooms of the colleges. It is considered also that the proposed redistribution and reallocation of the approved balconies will not impose any unreasonable impacts on the individual rooms of on neighbouring colleges with regard to visual or acoustic privacy.

Relationship to City Plan

The relationship with the City Plan is as follows:

Outcome: A vibrant and diverse community, leadership in sustainability, excellence in urban design and development, integrated transport and land use.

Direction: Improved design and sustainability across all development, integrating transport and pedestrian links between town centres and key locations.

Conclusion

The development complies with the objectives and performance requirements of relevant State and Local planning controls and it is considered that the proposed changes to the external facades of the approved Kensington Colleges will maintain a satisfactory streetscape outcome for High Street and the internal roads within the campus. The amended development scheme will not result in unreasonable impacts on the amenity of the surrounding areas in terms of visual bulk and scale, solar access, privacy and traffic.

The proposal represents an economic and orderly use of the site and will deliver positive planning benefits.

Therefore, the proposal is recommended for approval subject to conditions.

Recommendation

That the Joint Regional Planning Panel, as the consent authority, grants consent under Section 96 of the Environmental Planning and Assessment Act 1979 as amended to modify Development Consent No. DA/748/2011 by the alteration to the High Street frontage at levels 6 and 7 of the Seniors College resulting in the addition of 2 rooms, alterations to balconies on the east and west facades, alteration to access stairs to the Deans' apartments on High Street, alteration to the facades of Fourth College at level 4 and Seniors College at Level 2, the relocation of a substation to the carpark level, the extension of the southwest corner of Goldstein College at level 3 and the provision of an additional 33 parking spaces, in the following manner:

A. AMEND CONDITION 1 TO READ:

1. The development must be implemented substantially in accordance with the following plans:

Plan / Document Number or Title	Dated	Received	Prepared By
DA0.01(F)	16.12.11	12 Jan 2012	Bates Smart Pty. Ltd.
DA1.01(J)	16/12/11		
DA2.01(G)	16.12.11		
DA2.02(G)	16.12.11		
DA2.03(G)	16.12.11		
DA2.04(G)	16.12.11		
DA2.05(G)	16.12.11		
DA2.06(F)	16.12.11		
DA2.07(F)	16.12.11		
DA2.08(F)	16.12.11		
DA2.09(F)	16.12.11		
DA2.10(F)	16.12.11		
DA2.11(E)	16.12.11		
DA7.01(G)	16.12.11		
DA7.02(F)	16.12.11		
DA8.01(F)	16.12.11		
DA8.02(F)	16.12.11		
DA8.03(G)	16.12.11		
DA8.04(G)	16.12.11		
DA8.05(F)	16.12.11		

DA10.01(D)	16.12.11		
11026-DA-01(E)	08.12.2011	12 Jan 2012	Aspect Studios
11026-DA-02(A)	08.12.2011		
11026-DA-03(E)	08.12.2011		
11026-DA-04(E)	08.12.2011		
11026-DA-05(E)	08.12.2011		
11026-DA-06(E)	08.12.2011		
11026-DA-07(E)	08.12.2011		
11026-DA-08(E)	08.12.2011		

as amended by the following Section 96'A' plans:

Plan / Document Number or Title	Dated	Received	Prepared By
DA2.01(H)	14.09.12	19.10.12	Bates Smart Pty. Ltd.
DA2.02(H)	14.09.12	19.10.12	Bates Smart Pty. Ltd.
DA2.03(H)	14.09.12	19.10.12	Bates Smart Pty. Ltd.
DA2.04(H)	14.09.12	19.10.12	Bates Smart Pty. Ltd.
DA2.05(G)	14.09.12	19.10.12	Bates Smart Pty. Ltd.
DA2.06(G)	14.09.12	19.10.12	Bates Smart Pty. Ltd.
DA2.07(G)	14.09.12	19.10.12	Bates Smart Pty. Ltd.
DA2.08(G)	14.09.12	19.10.12	Bates Smart Pty. Ltd.
DA2.09(G)	14.09.12	19.10.12	Bates Smart Pty. Ltd.
DA2.10(G)	14.09.12	19.10.12	Bates Smart Pty. Ltd.
DA2.11(F)	14.09.12	08.11.12	Bates Smart Pty. Ltd.
DA7.01(H)	14.09.12	19.10.12	Bates Smart Pty. Ltd.
DA7.02(G)	14.09.12	19.10.12	Bates Smart Pty. Ltd.
DA8.05(G)	14.09.12	19.10.12	Bates Smart Pty. Ltd.
11026-DA-03(F)	11.09.12	19.10.12	Aspect Studios

,the application form and any supporting information received with the application, except as may be amended by the following conditions:

B. AMEND CONDITION No. 47 TO READ:

47. Landscaping at this site must be installed substantially in accordance with the approved landscape plans by Aspect Studios, dwg 11026-DA-01 – 08, dated 08.12.11, *as amended by the Section 96'A' plan Number 11026-DA-03(F) dated 11.09.12*, subject to the following additional requirements being included on amended plans, which are to be submitted to, and be approved by, the relevant certifying body, prior to the commencement of site works:
- Planting schedules divided up into individual areas of the site showing the exact quantities and location of all proposed planting.
 - Adequate soil volume for the species being proposed must be provided for those planter boxes/raised gardens to be provided over slab. Generally, those smaller, low growing species (up to 1m in height) will require a minimum soil depth of at least 300 - 400mm; those plants and shrubs which will attain a mature height of between 1m - 2.5m will require at least 600mm in depth, with those larger shrubs and trees to require a minimum soil depth of between 600mm - 1m or more in depth respectively, and can be increased where necessary through mounding.

- c. All lawn areas must have a minimum soil depth of 300mm.
- d. In order to reduce the amount of storm-water generated by the site, as well as to recharge groundwater supplies, porous/permeable paving shall be used in all hard surfacing not over slab.
- e. To ensure satisfactory maintenance of the landscaped areas, an automatic drip irrigation system shall be installed throughout all planted areas under-cover which are not exposed to natural rainfall. Details shall be provided showing that the system will be connected to the sites rainwater tanks, with back-up connection to the mains supply, in accordance with all current Sydney Water requirements.
- f. All detention tanks and below ground stormwater infiltration systems located within the landscaped areas shall have a minimum soil cover of 600mm to ensure sufficient soil depth for plant establishment.
- g. Any substation required shall be screened from view. The proposed location, elevation and screening method shall be shown on all detailed landscape drawings and specifications.