

Kim Holt

From: Wade Morris <wade@snlbuilding.com.au>
Sent: Tuesday, 13 September 2016 1:59 PM
To: Dean Wooding
Subject: Victory Pde Report & Conditions
Attachments: 20160906_ParkingProvision.docx

Hi Dean,

Thanks for getting the report off to the Panel. After reading the report and draft conditions it all looks good but I do have a few minor comments for your attention and/or consideration.

Report

1. Property settlements have occurred and the site is now owned entirely by Livo & Co Pty Ltd.
2. The parking figures and table need to be amended. There are only 237 basement spaces (not 243). I think an older table has been inserted. The latest one that was reviewed by architect is attached.

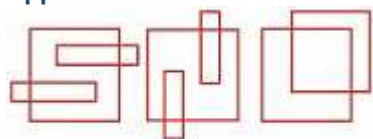
Conditions

1. C.2 Approved Documentation – Detail Survey should be Delf Lascelles. It reads as Del~~s~~ Lascelles which I think was a typo at my end.
2. C.3 – Request this condition be amended to allow for the staged payment of contributions to reflect construction staging. This was done by the Panel for the recent University Dr approval. Suggested wording something similar to:

A total monetary contribution of \$341,870 is to be paid to Council, pursuant to Section 94A of the Environmental Planning and Assessment Act 1979. Such contribution to be payable prior to the issue of a Construction Certificate in respect of each stage of the development, equivalent to 1% of the value of development in that stage. Proof of payment of the contributions to Council is to be provided to the Principle Certifying Authority prior to the issue of a Construction Certificate for each stage.

Cheers

Wade Morris
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PARKING ALLOCATION TABLE – DA2015/906

Stage	Block	Type	Height	Basement Parking	On Street Parking	M.Cycle	Visitor Bicycle
Stage 1	Block A	x 3 terraced homes	3 storey	3		1	1
	Block B	x 41 apartments	4 storey	41		2	3
	Block C	x 9 apartments	3 storey	9		1	2
	Block D	x 6 terraced homes	3 storey	11		1	3
	Block E	x 13 terraced homes	4 storey	15		2	5
Total		72		79	19	7	14
Stage 2	Block F	x 20 apartments	4 storey	20		1	
	Block G	x 15 apartments	3 storey	15		1	
Total		35		35	4	2	0
Stage 3	Block H	x 12 apartments	3 storey	12		1	2
	Block I	x 15 apartments	3 storey	15		1	2
Total		27		27	7	2	4
Stage 4	Block J	x 56 apartments	4 storey	56			
Total		56		56	22	0	2
Stage 5	Block K	x 10 apartments	3 storey	10		1	1
	Block L	x 12 apartments	3 storey	12		1	1
	Block M	x 18 apartments	3 storey	18		2	2
Total		40		40	3	4	4
Site Total		230		237	55	15	24

Q. Total number of visitor spaces proposed on street? **55 on street car spaces, which exceeds the 46 required.**

Q. How many resident bicycle spaces are proposed and where are these located? **Residents are expected to store bikes in car spaces within the secure basements; within allocated storage areas (basement or internal); or on balconies and courtyards.**

Q. How many visitor bicycle spaces are proposed and where are these located? **24 spaces allocated within basement parking areas. Other non-dedicated areas exist where people can secure bikes (eg: common areas, on street adjacent to paths)**

Please annotate the drawings. **All allocated parking is nominated on the basement sheets of the architectural plans.**

Given the surplus on street visitor car parking, a number of spaces could be converted to provide additional on street motorcycle and bicycle parking. This can be amended by condition or alternatively left to the strata body to determine based on resident demand. In the latter case the consent could stipulate the minimum of spaces for each category (car=46; M/C=15) and allow the developer / strata to allocate the balance.