

ANNEXURE 3

**Correspondence dated 1st December 2017
from TCG Planning concerning
Akuna Street Pedestrian Forecourt**

**Various Allotments
Terralong, Akuna and Shoalhaven Streets, Kiama**



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The General Manager
Kiama Municipal Council
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1 December 2017

Attention: Stephen Richardson
Cowman Stoddart

Dear Mr Richardson,

**DEVELOPMENT APPLICATION DA.10.2016./1414
SUBMISSION OF ADDITIONAL INFORMATION**

**Proposed Demolition of Structures, Removal of Vegetation and Construction of Mixed Use Development
(Retail, Commercial, Supermarket and Shop Top Housing Comprising 98 Apartments
at Terralong, Akuna and Shoalhaven Streets, Kiama (Various Lots))**

Reference is made to the assessment report dated 24.11.17 which was prepared by Cowman Stoddart on behalf of Kiama Council, in relation to the proposed mixed use development at Terralong and Shoalhaven Streets, Kiama. The recommendations of this report contain a number of suggested reasons for refusal, which have been addressed thorough the submission of revised plans by ADM Architects and through the submission of additional truck turning templates and supplementary correspondence prepared by Jones Nicholson. The following correspondence provides further information in response to Item 8 of this Assessment Report which states the following:

"8. The pedestrian forecourt provided to the Akuna Street frontage is located significantly below street level. Providing a public domain significantly below street level will compromise safety and security with reduced visibility from the street and minimise passive surveillance. The proposal will therefore not maintain or enhance the public domain contrary to the Section 3C Public Domain Interface of the NSW Apartment Design Guide. The inability to maintain or enhance the amenity of the public domain is contrary to the provisions of clause 29 of State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development."

At a meeting with Council on 28 November 2017 ADM Architects reiterated that the significant slope of the land along the Akuna Street frontage has significantly impacted on the level of the pedestrian forecourt. Council officers indicated that they would be prepared to consider supplementary correspondence, which confirms the management measures which could be introduced, to address safety and security issues within this pedestrian forecourt.

In response to this request the following amendments and management measures are proposed:

- Surveillance of the pedestrian forecourt during the daytime period will occur from the adjacent shops, with glazed frontages. This area will be an activated space during daylight hours, thereby minimising the potential for antisocial behaviour or loitering.
- Lighting of the pedestrian forecourt area will be provided in accordance with '*Lighting for Roads and Public Spaces*'- Part 3.1: *Pedestrian area (Category P) lighting- Performance and design requirements (AS/NZS 1158.3.1:2005)*' with the following key principle adopted:
 - Lighting in this space will be provided at 1200mm centres.
 - A lighting strategy will be prepared in conjunction with the Construction Certificate to provide details regarding the lighting in this location.
 - Vandal resistant lighting will be used to reduce the potential for damage in this publicly accessible area and to reduce ongoing maintenance costs.
 - The underside of the roof above this forecourt will be painted in a light colour to allow for reflection of lighting and to minimise dark areas of concealment.
 - Lighting will be concentrated within this forecourt space and will be positioned to minimise light spill into adjacent residences either above or adjacent to the site.
 - Clear signage within this area will direct visitors to the retail premises.
 - Secure entry will be provided to the communal open space and residential lobbies with key card access. This will also prevent unauthorised access to the bicycle storage areas.
- Closed Circuit Television (CCTV) surveillance will be provided within this area on a 24 x 7 basis to discourage loitering and allow for recording of antisocial behaviour, should it occur.

Should clarification of this information be required, please contact the applicant in the first instance, or the undersigned.

Yours Faithfully,



Elaine Treglown
Director
TCG Planning