

Detailed information about proposal and DA submission material

1 The proposal

- 1.1 The Development Application (DA) has been lodged by Fauborg 24 Pty Ltd for the demolition of existing structures and the staged construction of 2 x 18 storey mixed use buildings. The stages are outlined below.
 - a. Stage 1 comprises lot consolidation and a single building on 11-17 Second Avenue consisting of:
 - 3 ground floor retail premises
 - Serviced apartments on the first level
 - 16 levels of residential apartments with a total of 227 residential units.
 - b. Stage 2 comprises a single building on 9 Second Avenue consisting of:
 - 1 ground floor retail premises
 - 4 commercial tenancies on the first and second levels
 - 15 levels of residential apartments with a total of 59 residential units.
- 1.2 The apartment mix consists of 50 x 1 bedroom units (17.5 %), 219 x 2 bedroom units (76.5%), 17 x 3 bedroom units (6 %).
- 1.3 Both buildings are a podium design. The Stage 1 building has a single level podium with a 16 storey tower on top. The Stage 2 building has a 3 level podium with a 15 storey tower on top. Side setbacks are variable.
- 1.4 A loading area is provided in the basement adjacent to the garbage bin room, for the use of waste services trucks and residents.
- 1.5 All apartments are provided with a balcony, compliant with the minimum dimensions under the Apartment Design Guide.
- 1.6 Serviced apartments are proposed on the first floor of the building as part of Stage 1 of the development. The serviced apartments comprise 22 apartments and 2 common rooms on the first floor and one reception area on the ground floor. The applicant has submitted a plan of management for the operation and management of the serviced apartments. This includes a site manager who will be contactable 24 hours a day, 7 days a week. The serviced apartments are short term accommodation only, that is no more than 3 months in any one period, accommodating persons whose principal place of residence is elsewhere. The serviced apartments will be furnished and equipped to allow for tourists, business people or for short term accommodation.
- 1.7 For each stage, communal open space areas are provided on the ground floor of the site as well as on the rooftop. A total of 2,652 sqm of common open space is provided. These areas include a range of landscaping features, plants, facilities including BBQs with tables and seating, children's play area, seating and turfed areas.
- 1.8 Landscaping plans indicate a selection of trees, shrubs and groundcovers, including Australian native plants. Turfed areas, as well as on-structure planting, have been proposed to optimise use of these areas.

- 1.9 The application states that 28 (10%) apartments are adaptable.
- 1.10 The applicant has submitted a Traffic Impact Report and car parking certification prepared by SafeWay Traffic Management Solutions. The report provides a traffic impact assessment that includes a review of the surrounding road hierarchy, existing traffic controls and the impacts of the projected traffic generation from the development on the capacity of the surrounding road network. The report indicated that the additional traffic generated from the proposal is unlikely to generate any material impact on the existing traffic operations in the vicinity. The parking provision of the proposal is assessed in Attachment 6 of this report.
- 1.11 The application includes a Wind Impact Report which identifies that there are a number of key design elements, such as awnings, that should be retained as they provide a shield from prevailing winds. Further, additional landscaping requirements have been identified for the rooftop common open space and louvres on balconies, to ensure comfortable wind conditions for residents.
- 1.12 The applicant has submitted a DA Acoustic Assessment prepared by Acoustic Logic for the proposal. The Acoustic Assessment assesses the traffic noise from the surrounding public roads and the noise emission criteria of mechanical plant to surrounding properties. The assessment recommended acoustic treatment measures such as external walls being constructed of hebel and appropriate ventilation of apartments to ensure that the traffic noise impacts are addressed. External noise emission criteria can be met with detailed acoustic treatment at the Construction Certificate stage.