

Detailed information on proposal and DA submission material

1. Overview

- 1.1. The development application (DA) was lodged by Peter Brooks Architects, proposing:
 - Construction of a part 3, part 4 storey residential flat building containing 106 apartments, over 2 levels of basement car parking for 136 cars.
 - The building form comprises 2 x 4storey wings linked by a 3 storey section on the southern (Grange Avenue) frontage.
 - The U-shaped building form creates a centrally located and northerly orientated communal open space.
 - A secondary communal open space is provided adjacent to the western site boundary as depicted on the landscape plans submitted with the application.
- 1.2. The proposal was reviewed by Council at a Pre-Application discussion (PAM C15/29455 & C15/29414). Many of the matters raised in the PAM minutes relate to submission requirements and are not specific to the detailed application. The current application was lodged on 31 March 2016.
- 1.3. The application has been accompanied by the following consultant reports:
 - SEPP 65 Report and ADG Review;
 - Assessor Certificate BDAV14510600 dated 30 November 2015;
 - Basix Certificate 687275M dated 30 November 2015;
 - BCA Report – Tom Miskovich & Associates dated 30 November 2015;
 - Civil Drawings – C&M Consulting Engineers dated 23 October 2015
 - Crime Prevention report – CPTED table
 - SEE Revision A – Mike George Planning Pty Ltd dated November 2015;
 - Stormwater Report – C&M Consulting Engineers dated November 2015;
 - Traffic Report – TDG Consulting dated August 2016
 - Access Final – Morris Golding Accessibility Consulting dated 26 November 2015.
- 1.4. Site access is achieved from proposed Road No. 2 on the northern side of the site. Each driveway access is 6m wide. Separate pedestrian pathways are provided into the building from each street frontage.
- 1.5. A centrally located communal open space is provided which has a northerly aspect and an area of 768m². A secondary communal open space is provided along the western boundary and provides a further 420m² of shared outdoor space for residents use.
- 1.6. The architectural design is supported by a SEPP 65 report and ADG review. Amended plans (Revision C) were submitted on 8 May 2018 to address outstanding concerns relating to the roof design, screening to balconies across the centrally located communal open space and the provision of individual entries to some street facing apartments. There are some outstanding anomalies between the Architectural Plans and the Landscape Plans which have not been resolved on the current plan amendments and are addressed in more detail by a deferred commencement condition.

2. Residential component

- 2.1. The residential component comprises a range of apartment sizes and layouts ranging from 50m² up to 102.9m². Many apartments face the public domain due the site having three street frontages with the internally facing apartments overlooking the centrally located communal open space. The U-shape building arrangement seeks to maximise access to sunlight by orientating as many units towards the north as possible.
- 2.2. Of the 106 residential apartments there are 29 x 1 bedroom apartments (27.3%), 62 x 2 bedroom apartments (58.4%) and 15 x 3 bedroom apartments (14.1%). Eleven (11) of the apartments have been designed as adaptable apartments.

3. General

- 3.1. The previous subdivision approval (DA-15-02309) established the lot configuration of the subject site and the adjoining lots. The subject site is identified as Lot 7 on the subdivision plan below. It is located directly east of Lot 13 which is zoned RE1 and will form part of the public open space available to the neighbouring development.

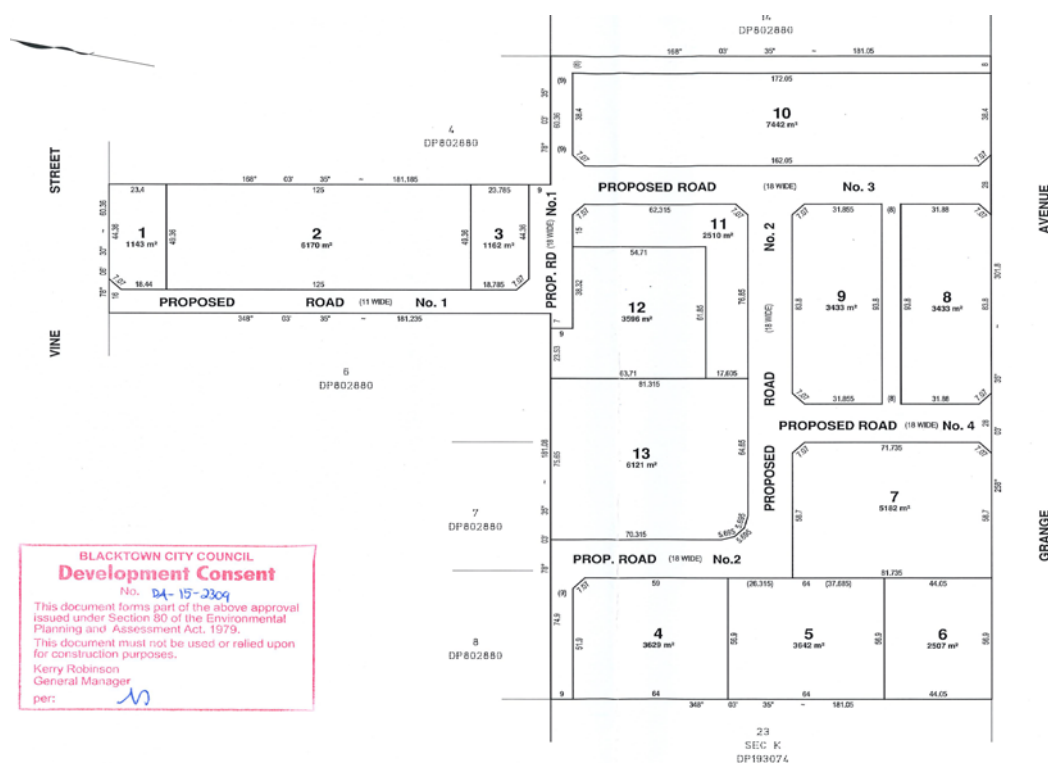


Figure 1: Subdivision plans (DA-15-02309)

4. Traffic, parking, noise, other matters

- 4.1. The basement car parking is accessible from proposed Road No. 2 and provides parking for 114 resident spaces and 22 visitor spaces. Bicycle parking for 25 bicycles is also provided within the basement. A Parking and Traffic report prepared by TDG Consulting, dated August 2016 has been submitted in support of the proposal and concludes that the proposed parking is adequate for the development proposed and the trips generated can be accommodated on nearby roads.