

Memorandum



TO Kim Holt
Planning Panel Secretariat
FROM: Kerry Kyriacou
Acting Director Planning

SCPP No.	2017SCL036
Subject:	SCPP Report - 150-174 Barker St & 181 Botany St & 1-7, 18-21 Jane St & 8-20, 28-42 Young St, Randwick (DA/664/2016)
DATE:	16 August, 2017 FILE: DA/664/2016

I refer the DA for the 'Newmarket' site that will be considered at the Sydney Planning Panel meeting on 17 August 2017.

The Applicant is seeking to amend/delete some of the Council's recommended conditions for this application (see attached).

I have also asked the Applicant to provide amended sections as there were errors in the nominated RLs that did not reconcile with the elevations. They are correct now and the nominated plans in condition 1 can be substituted with the ones attached.

Please find following my comments in response to the suggested changes to the conditions:

- Condition 2b requires *"that the proposed garbage area at the ground level of the eastern building (E1.2) shall be deleted from the plans and the adjacent retail area extended in its place. An alternative garbage area shall be provided in the basement of the proposed development. Details to be submitted in conjunction with the Waste Management Plan to Council's Manager Development Assessment for approval prior to the issuing of construction certificate, and Condition 2C requires that "The proposed loading dock adjacent to the south eastern corner of building E1.2 shall be deleted and replaced with landscaping. "*

The Applicant is seeking to replace condition 2b with the following:

"The Applicant shall prepare an Operational Management Plan and submit to Council's Manager Development Assessment for approval prior to the issuing of construction certificate. The Operational Management Plan shall address the following matters:

- *Retail waste management procedures, including location of storage and collection, method of waste transfer, and maintenance requirements.*
- *Residential waste management procedures, including location of storage and collection, method of waste transfer, and maintenance requirements.*
- *Loading dock management procedures, including use to be limited to removalist vehicles only, maintenance requirements."*

It is proposed by the Applicant that the subject waste area be reduced in size and now be a collection point for the recycling bins. The household waste area will

now be located in the basement area and on collection day a tug will take the bins to a collection area next to the loading dock that is proposed to be deleted by condition 2C. Whilst the waste room frontage has been reduced in size, the hydrant and booster pump is still proposed to be retained at this location which compromises the purpose of the condition which is seeking to maximise the amount of active frontage to the public domain. As a detailed waste management has not been submitted there may be opportunities to reduce the number of bins by increased frequency of collections and the rate of compaction. As such it is recommended that the condition 2b be amended as follows:

- *Condition 2b*

The proposed garbage area at the ground level of the eastern building (E1.2) shall be utilised as a collection point for recycling bins and shall be minimised in size and frontage to ST1 so that the retail frontage of the development is maximised. The final configuration of the collection point shall be determined subject to a Waste Management Plan being submitted to Council's Manager Development Assessment for approval prior to the issuing of construction certificate. The household waste area shall be provided in the basement of the development and the hydrant/booster pumps shall be relocated so that the retail frontage is maximised. The Waste Management Plan shall address the following matters but is not limited to:

- *Retail waste management requirements & procedures, including compaction rates, frequency of collection, size & number of bins, location of storage and collection, method of waste transfer, and maintenance requirements.*
- *Residential waste management requirements & procedures, including compaction rates, frequency of collection, size & number of bins, location of storage and collection, method of waste transfer, and maintenance requirements.*

The concern with having a loading dock in close proximity to residential dwellings was the basis for its deletion and the imposition of Condition 2c. However, the use of the loading dock area as an exclusive area for residential removalist vehicles is supported subject to it being managed effectively by the owners corporation. As such Condition 2c should be amended as follows:

- *Condition 2c*

The proposed loading dock adjacent to the south eastern corner of building E1.2 shall only be used for removalists vehicles and shall be subject to appropriate restrictions in the strata by laws. Details to be provided to the Manager Development Assessment for approval prior to the issuing of an occupation certificate.

The Applicant has investigated the request by the Design Excellence Panel for penetrations in the roof slab of the topmost corner balconies to be provide allow more light and views of sky, further mediating the building mass at the corners. The challenge of providing the planter required by condition 2e and the loss of amenity for the balcony from a lack of weather protection is acknowledged. The Applicant was also requested to investigate a treatment to the soffit linings to the upper level balconies in a similar manner to that of the roof soffit thereby providing a more recessive appearance. This was rejected by the Applicant as it would in their opinion, detract from the ordered simplicity of the façade design. It is considered that there is still the opportunity to comply with the condition and provide slab penetrations/alternate treatments to this part of the building whilst

still achieving a reasonable level of amenity for the balcony spaces. As such, its recommended that condition 2g remain and that options be provided to Council's Design Excellence Panel for their consideration.

The detail provided for the planters to the upper level terraces is satisfactory subject to their adjustment pursuant to the outcome accepted under condition 2g and with other similar ground covers being included such as 'Blue Chalk Sticks' or similar, as well as low grass/shrub plantings, to create layers as well as visual contrast. As such the condition should be amended as follows:

- Condition 2e

Planters shall be provided continuously along the north and south edges of the upper level terraces. The Planters are to be provided in accordance with Drawing Reference SK-036, dated 11/08/17 subject to any adjustment required under condition 2g. The plant species in the planter boxes shall include 'Pig Face' and other similar ground covers such as 'Blue Chalk Sticks' or similar, as well as low grass/shrub plantings, to create layers as well as visual contrast. The Planters shall be located on common property and an access agreement is to be incorporated in the strata by laws for on-going maintenance purposes. Details of the plant species and access arrangements are to be submitted to Council's Manager Development Assessment for approval prior to the issuing of construction certificate.

Please let me know if you have any questions about the above.

Regards,



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