

Our Ref: M170180\_001RG

6 December 2017

The General Manager  
Georges River Council  
Kogarah Town Square  
Belgrave Street  
**KOGARAH NSW 2217**

Dear Sir,

**ADDENDUM STATEMENT OF ENVIRONMENTAL EFFECTS  
NOS. 58-68 REGENT STREET, KOGARAH | DA 2017/451**

We act on behalf of the applicant for the abovementioned development application. The information contained in this letter is provided to supplement the content of the Statement of Environmental Effects (SEE) submitted with the development application and addresses an amendment to the proposal, specifically the introduction of a third level of basement car parking. This addendum SEE is accompanied by amended plans prepared by PBD Architects.

**DESCRIPTION OF PROPOSAL**

The proposal as lodged is for the demolition of existing structures and the construction of a residential flat building over two levels of basement parking. The applicant seeks to amend the proposal such that an additional level of basement parking is provided, identified on Sheet DA 100 as Basement Level 3.

The additional basement level will contain 48 car parking spaces, as well as allocated storage space for dwellings and a plant room. Basement Level 2 is reconfigured slightly to allow for ramp access to the proposed additional level of car parking and relocated resident storage. A parking numbers comparison is provided in **Table 1** below.

Table 1 Parking comparison		
Parking level	Proposed no. of parking spaces [as lodged]	Proposed no. of parking spaces [post amendment]
1	41	41
2	42	40
3	-	48
Total	83	129

**PLANNING ASSESSMENT**

**SEPP No. 65 – Design Quality of Residential Apartment Development**

SEPP No.65 – Design Quality of Residential Flat Buildings (SEPP 65) applies to the assessment of Development Applications for residential flat developments of three or more storeys in height and containing at least four dwellings. Amendment 3 to SEPP 65 commenced on 17 July 2015 and implemented various changes including the introduction of the Apartment Design Guide (ADG). The ADG contains design criteria relating to parking provision and refers to the RMS Guide to Traffic Generating Development (GTTGD) for parking numbers.



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The GTTGD indicates that, in the case of 'high density' residential flat buildings (i.e. a residential flat building containing 20 or more dwellings) in a metropolitan regional (CBD) centre the recommended minimum number of off-street resident parking spaces is as follows:

- 0.4 spaces per 1 bedroom unit
- 0.7 spaces per 2 bedroom unit
- 1.2 spaces per 3 bedroom unit
- 1 space per 7 units (visitor parking)

The dwelling composition of the proposal and the associated parking requirement based on the GTTGD is described at **Table 2**.

Table 2 Parking requirement		
Dwelling type	Parking requirement (GTTGD)	Parking proposed
1 Bedroom	6.4 (based on 16 dwellings)	
2 Bedroom	48.3 (based on 69 dwellings)	
3 Bedroom	13.2 (based on 11 dwellings)	
Total dwellings	13.7 (based on 96 dwellings)	
Total	81.6 spaces	129

The amended proposal will provide sufficient off-street parking as per the recommended minimums contained in the GTTGD. It is noted that the parking rates contained in Kogarah DCP are more onerous than those contained in the GTTGD. The number of parking spaces proposed will also comply with the DCP rates.

The amended proposal is supported by an addendum Traffic Impact Assessment Report prepared by Caldwell and Kent Consulting and dated 5 December 2017. In relation to the amended proposal, the addendum Report confirms that the car park layout, including the circulatory ramp, proposed parking spaces and associated aisle width, are compliant with the relevant applicable Australian Standards, specifically AS2890.1 and AS2890.6.

## CONCLUSION

The amended proposal will improve parking provision at the site and will better serve the future residents of the proposed development. If you have any queries regarding the nature of the amended proposal, please do not hesitate to contact the undersigned on (02) 9531 2555.

Yours faithfully,  
Planning Ingenuity Pty Ltd

Benjamin Black  
**DIRECTOR**

