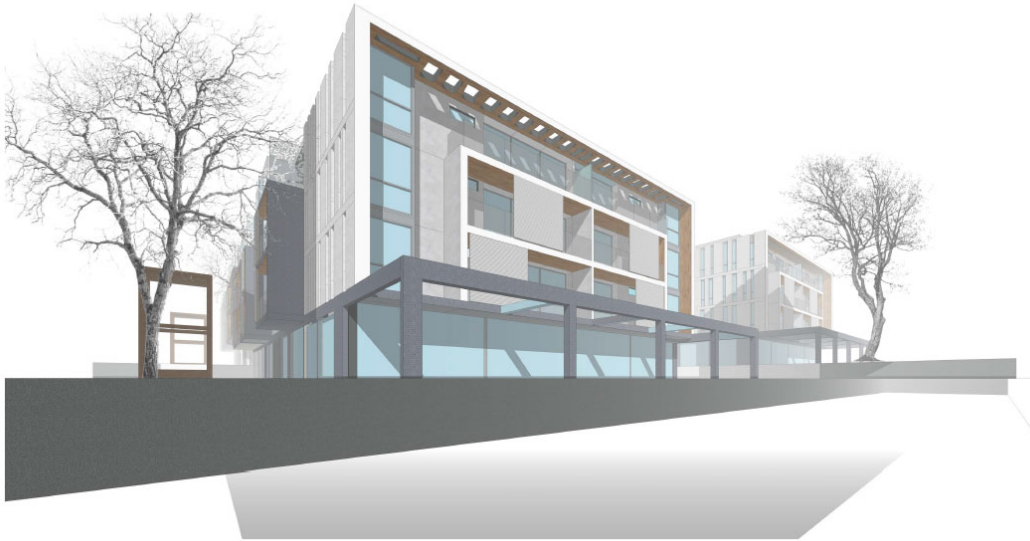


## Detailed information on proposal and DA submission material

### 1 Overview

- 1.1 Benefit Property Corporation is proposing the following development:
  - 2 residential flat buildings containing 123 units made up of 16 studio units, 16 x 1 bedroom units, 78 x 2 bedroom units and 13 x 3 bedroom units
  - 155 parking spaces in 2 basements levels made up of 130 residential spaces and 25 visitor spaces, including 17 disabled car parking spaces
  - associated stormwater drainage works and landscaping.
- 1.2 The site will be accessed by new roads (to be built as per the subdivision conditions of consent under SPP-17-00031) that will run along the northern and southern boundaries.
- 1.3 Each apartment building has a separate rooftop communal open space area, which receives unfettered solar access at all times of the year. Each building contains 2 lift cores with typically 8 apartments accessed from each core.
- 1.4 13 adaptable units are provided, being 10.6% of the total number of units. These units are illustrated on the plans at attachment 5. The pre-adaptable and post-adaptable apartment layouts are also illustrated on the plans.
- 1.5 The majority of the apartments have solar access by either the northern, eastern or western orientations, with cross-through apartments located within the centre of each building to minimise the number of dwellings with a single orientation to the south.
- 1.6 The architectural style and materials and finishes have been chosen to enable a modern and contemporary streetscape to be introduced into the area. The buildings proposed have a contemporary architectural style with flat roofs and several features of articulation, including a variety of recessed balconies and window types. Visual interest is provided through a variety of materials and finishes, including Equitone panelling and off-form concrete.
- 1.7 The proposed buildings encroach over the 12 m maximum height limit. The greatest non-compliance of 3.97 m is due to lift overruns required for rooftop access to be achieved. Part of the roof parapet will be 1.1 m above the height plane, but will be offset by a greater portion, being 1.33 m below the height plane.



## 2 Landscaping

A proposed landscaping scheme has been prepared by Site Image Landscape Architects, and seeks to increase the amount of significant vegetation that is currently provided on the site.

Key elements of the landscape scheme include:

- the planting of perimeter trees
- new street trees to each street frontage
- significant additional shrubs and groundcovers
- the provision of canopy tree cover in the central communal open space corridor
- the provision of smaller plantings on the rooftop

- deep soil areas and a boundary landscaping strip across the full length of the setbacks of the development, which have widths of approximately 6 m. Two separate deep soil areas are also provided to each basement to enable the central planting to reach its mature growth potential.

### **3 Vehicular access, pedestrian access and parking**

Two levels of basement parking are proposed underneath the site, with the basements also sitting partially underneath each ground floor communal open space area. The lot dealt with in this application, proposed Lot 2, will have basement vehicular access from the new street to the north, with the basement driveway entry provided on the western boundary of the lot.

### **4 Communal and private open space**

Extensive communal open space is proposed. Both buildings propose rooftop communal open space for the majority of the roof areas, accessed from both lift cores, and central ground level communal open space is also provided. Overall, the development provides communal open space to greater than half of the area of the proposed lot, with facilities and equipment to cater for a variety of different users and age groups.

The rooftop communal open space areas will be provided with unobstructed solar access throughout the year and cater for a variety of different uses such as a pool, play areas, fitness equipment, sun lounges, and covered and uncovered seating. Small plantings will be provided around the perimeter of each rooftop and a 1 m high glass balustrade will run along the entire perimeter of the rooftop.

The ground level communal open space area is situated between the 2 buildings. It will provide play areas, barbecues and a variety of seating. It will be accessible from footpaths and ramps which are located around the perimeter of the lot.

The ground floor apartments which are located adjacent to an existing or proposed street are provided with direct pedestrian access between the adjacent street and the courtyards of each apartment. The remainder of the apartments in the development are provided with balconies that are directly accessed via sliding doors from the living areas, and in some instances are also accessible from a secondary access point at a bedroom. The rectangular shape of the balconies creates highly useable areas that will be able to comfortably accommodate outdoor cooking facilities and a large outdoor dining table with chairs.

### **5 Waste generation, storage and collection arrangements**

The site will have a waste storage area within the upper basement level. Storage facilities will be provided for residential waste, which will be stored in 13 x 1,100 litre mobile bins and 20 x 240 litre mobile recycling bins.

Space is also available within the basements for bulky waste. Adjacent to each of the garbage rooms is a loading dock within the basement. On each collection day, all waste bins will be removed from the waste storage area, and placed onto a collection area at the rear of the loading dock, with the bins to be serviced from this location.

### **6 Height variation**

The development proposes a building height non-compliance above the 12 m maximum. A Clause 4.6 variation request has been submitted to justify the non-compliance. The parts of the building causing the non-compliance are the lift overruns (greatest non-compliance of 3.97 m), rooftop communal features and small portions of the roof based on the topography of the property.

The tallest rooftop elements have minimal bulk and are in the centre of the buildings, which will assist in them being blocked from view from public places. No portion of any apartment is

situated above the height limit and so the non-compliance is considered to be acceptable. Part of the roof parapet will 1.1 m above the height plane, while a greater portion will be 1.33 m below the height plane.

