



Our Reference: DA/61/2018
Contact: Alex McDougall
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S Ibrahim
LEVEL 1
8 Knox Lane
DOUBLE BAY NSW 2028

17 June 2019

Dear Sir,

Development DA/61/2018

Application No:

Property: 48 - 54 Beecroft, 49 - 53 Beecroft Road and 52 - 54 Rawson Street, EPPING

Description: 21 storey mixed use building comprising 2 – 3 storey podium containing 5 retail tenancies and 18 storeys of shop-top housing above containing 130 apartments (46 x 1 bed, 70 x 2 bed and 14 x 3 bed) over 4 storeys of basement car parking; public through-site link; and demolition of existing buildings. The application will be determined by the Sydney Central City Planning Panel.

Thank you for your response to the Sydney Central City Planning Panel decision deferral of 3 April 2019. After review, the following issues remain outstanding and require resolution before Council officers can be in a position to make a positive recommendation.

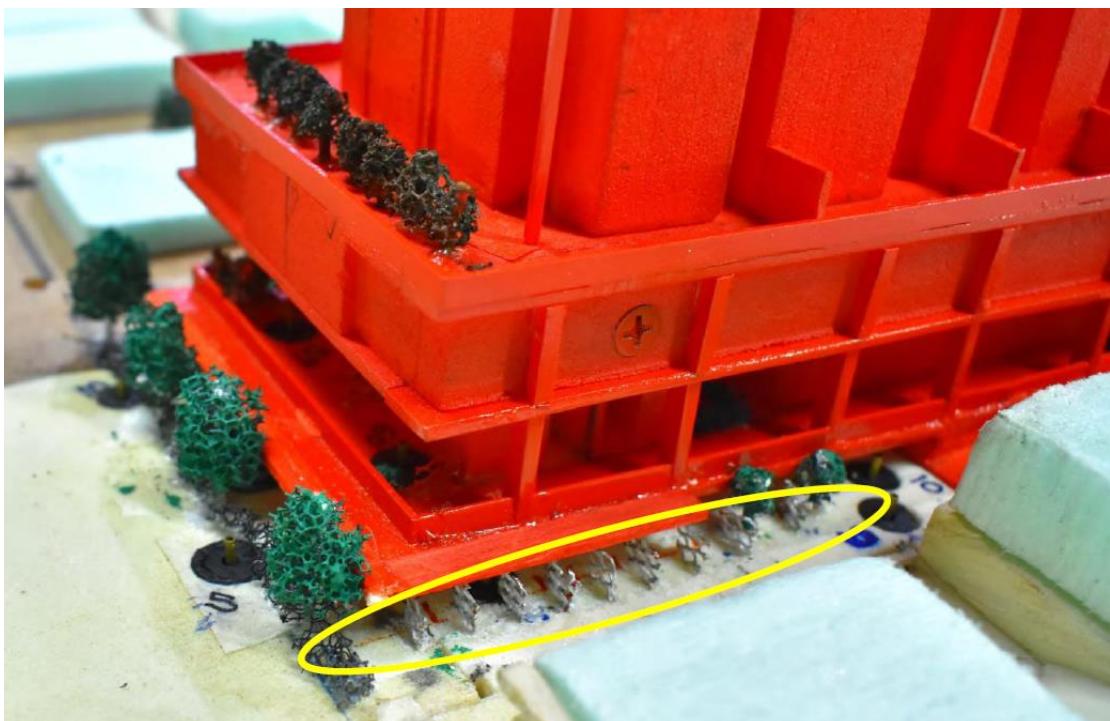
Public Domain

- The top of pedestrian ramp, including handrail and tactile, must not extend beyond the 1.5m building set back line. The pedestrian ramp cannot project into the adjacent future street wall and subsequent clear path of travel along Beecroft Road.
- Please provide cross-section details showing how the top of the pedestrian ramp integrates with the Beecroft Road pavement, in particular where planters finish short of ramp length.
- Please remove potted trees at Beecroft Road retail frontage; these block clear path of travel and divide the street wall into a series of bays, not conducive to seamless public domain.

- A clear path of travel at the bottom of the pedestrian ramp (i.e. Rawson Street level) is unclear. The proposed stairs connecting Hunts Lane to retail/lobby level project into possible clear path of travel on the north side of pedestrian lane and the proposed 2-off trees obstruct possible clear path of travel on the south side of the pedestrian lane. Please redesign to ensure a clear path of travel.
- Details at the interface of Hunts Lane kerb and the pedestrian lane must be provided. It is not clear if this interface is flush and accessible for the full length of Hunts lane. Please provide the proposed bollard detail and outline whether the bollard spacing is accessible.

Wind

The wind report includes significant tree/shrub planting and screening within the public domain to achieve the desired wind speed criteria. While this landscaping has, for the most part, not been detailed on the submitted architectural/landscaping drawings, it appears from the below figure (extracted from the RWDI wind report) that it is likely to have an unacceptable impact on pedestrian movement.



As previously stated, the through site link and Council footways are to be impeded by nothing except the street tree planting anticipated by the Public Domain Guidelines. Please review the options for compliance.

Residential Entry

With the introduction of the step-free through site link the residential entrance becomes a dark dead-end trap point. It is recommended that this area be internalised, with the threshold closer to Rawson Street, to improve the safety of occupants.

Green Travel Plan

Thank you for the updated Green Travel Plan. I note that while you discussed the minimum requirements for a Green Travel Plan with our Traffic & Transport team, you have not included all of their recommendations. Regardless, concern remains that the revised Green Travel Plan will not be acceptable to the determination Panel.

Car Share

The revised proposal includes one additional car share space for a total of two. The SCCPP deferral recommended, “*additional car share spaces*” (emphasis added). Based on the car share rates approved elsewhere in Epping, it is recommended that a total of 4 spaces be provided. Please note that these spaces do not count towards the maximum number of car parking spaces allowable for residents/visitors. Other green travel plans have also provided occupants with partly or fully subsidised memberships for the on-site car share vehicles for an initial period to encourage take-up.

Opal

Similar developments have provided an Opal card with \$100 credit to all initial residents and commercial staff as part of the Transport Access Guide to encourage trialling of public transport.

End-of-trip

Similar development have provided end-of-trip facilities to incentivise cycling for commercial staff.

Transport Access Guide

Similar developments have included car-pooling information boards and groups.

It is recommended that above initiatives are adopted to increase the quality of the Green Travel Plan.

Alignment Drawings

The latest public domain alignment drawings are generally satisfactory. However, a significant discrepancy appears on drawings C0507 – Rev. D. Section Chainage 40 shows footway surface grade as 2.5%. However, the calculated grade from property boundary to offset -3.718m is 8%. Please resolve this inconsistency.

Universal Access

The landings on the switch back ramp leading from the basement to the Rawson Street entry must provide a clear circulation width no less than 1540mm as shown in AS1428.1 Fig 25(C).

FSR

The Gross Floor Area calculation still does not appear to include the retail waste storage area at lower ground floor level (~28.0m²) or the storage area at first floor level (~15.7m²). Inclusion of this space results in a breach of the FSR standard. Please resolve.

Sydney Metro

As has previously been advised, Council officers cannot recommend approval of the application until Sydney Metro have provided concurrence.

Drawings

Please provide a longitudinal section through the through site link which includes the car parking below the link. The drawings are necessary to demonstrate that the proposed parking spaces under the link have sufficient headroom.

When resubmitting the drawings please submit all drawings, not just the relevant drawings, to ensure the correct full set is presented to the jury.

Conclusion

The next determination meeting of the Sydney Central City Planning Panel that we can target is 7 August 2019. However, in order to meet the relevant scheduling deadlines, you must have resolved all of the above matters to Council officers' satisfaction by 31 July 2019.

You may wish to check the progress of your application online anytime by visiting www.cityofparramatta.nsw.gov.au, then selecting the "Business &

Development" menu, "Planning" and then scroll down to click on the link to "My Development". Alternatively, you may wish to phone the Development Assessment Officer, Alex McDougall on 9806 5998.

Yours faithfully

A handwritten signature in black ink, appearing to read "Alex McDougall".

Alex McDougall
Executive Planner
City Significant Development