

29 August 2019

The General Manager
Waverley Council
PO Box 9
Bondi Junction 1355

ATTN: Kylie Lucas, Senior Assessment Planner

RE: 2019ECI019 (DA-125/2012/B) – 20 ILLAWONG AVENUE, TAMARAMA – AMENDED PLANS

We refer to the decision of the Sydney Eastern City Planning Panel (SECPP) to defer the abovementioned application in line with our request made at the public meeting of 15 August 2019. Amended architectural plans and an amended Traffic Impact Assessment (TIA) have been prepared in line with the position put forward in our correspondence of 14 August 2019 (“the deferral request”), as well as representations made to the SECPP during the public meeting. The purpose of this correspondence is to detail the changes and outline provide a discussion on matters that are relevant to the assessment of the application.

Design Amendments

As indicated within the deferral request, the proposed third level of the development is no longer feasible, and the owners have decided that they do not wish to proceed with this additional level. The amended plans provide for the deletion of the third level, but provides for additional parking within the basement levels and at the ground floor. The changes to the existing approved basement and ground floor levels are described below (note that for simplicity the changes are primarily described relative to the application currently before Council, but additional commentary is provided on the changes relative to the current approval):

Ground Floor

- Two additional car parking spaces are proposed adjacent to the car parking ramp, perpendicular to the approved ground floor spaces.
- The new parking spaces are to be visitor spaces, with two of the visitor spaces adjacent to the building being converted to resident parking spaces.

Upper Basement Carpark (B1)

- Reduction in the size of the shared laundry to accommodate two additional resident parking spaces.
- Reduction in the dimensions of the stairwells to the minimum dimensions permitted by the BCA.
- Deletion of the storage cage behind R.31. Note that this space was previously proposed to be converted to a motorcycle space, based on the circulation area around this space. However, the

reduction in the stairwell dimensions have provided the opportunity for reinstating this space, albeit without storage.

- Provision of two motorbike spaces, one located forward of the central stairwell and one located forward of the north-western lift shaft.
- Provision of additional storage cages (type ST4) behind R.03, R.04 and R.05 and adjacent to R.35 and R.36. These cages are not large enough to accommodate bicycles, but provide storage that is not contained within the current approval.
- Minor rearrangement of services, to account for recent changes to the BCA, namely the requirement for a 1m circulation area surrounding the hydrant pump.
- The proposal also seeks to retain the basement as being free from visitor parking (i.e. the previously proposed conversion of 6 resident parking spaces is no longer proposed).

Lower Basement Carpark (B2)

- Deletion of the western bicycle storage area and replacement with two additional resident parking spaces, and a second communal laundry facility.
- Changes to R.79, the stairwells and motorbike parking location, being identical to those changes proposed on the upper level.
- Provision of additional storage cages similar to that provided on the upper level, with a further five individual storage cages (type ST4, but large enough to accommodate a bicycle) to be used in place of the western bulk bike store area.
- Minor rearrangement to the eastern storage area to accommodate vertical bicycle storage cages (type ST3).
- The proposal also seeks to retain the four resident spaces and associated storage that was previously proposed for deletion to accommodate the ramp to the now deleted B3 level.

Resident Parking

The major impact of the deletion of the third basement level, is the significant reduction in the non-compliance with the maximum parking rate contained within Part B8 of the Waverley Development Control Plan 2012 (WDCP 2012). As indicated within the submitted Statement of Environmental Effects (SEE) and the amended TIA, the proposal will now provide resident parking spaces approximately in accordance with the medium density parking rates for Zone 2. Reasons for the application of the medium density parking rate, are also outlined within the SEE and TIA, and these reasons primarily relate to the surrounding medium density context, and the absence of mass transit options within the proximity of the subject site.

Table 5 within the SEE had outlined selected parking controls contained within WDCP 2012, including that parking permitted for under the medium density parking rates for Zone 2. This table is reproduced below:

Dwelling Type	Required Parking & Dwelling Mix	Number of Dwellings	Total Required Parking
Studio	0.5	0	0
1 Bed	1	39	39
2 Bed	1.2	34	40.8
3+ Bed	1.5	9	13.5
Total Resident Parking			93.3
Visitor	0.2	82	16.4
Total Parking			109.7
Bicycle	1 space per 10 dwellings	82	8.2
Motorcycle	1 per 3 spaces	-	37
Disabled	10% of all spaces	-	11

Table 1 – Parking calculation based on the medium density parking rate for Zone 2 (from Table 5 within SEE).

The table indicates that under the medium density parking rate for Zone 2, total resident parking would be equal to 93.3 spaces and the proposal seeks to provide 94 resident parking spaces. The high density parking rate for Zone 2, which is triggered for developments with 20 units or more, would permit only 66.6 parking spaces within the development, which is on average less than one space per apartment, in a building where more than half of the apartments contain more than one bedroom. This outcome is clearly not suitable for an apartment development in this location.

Note also that Part 8.2.2 of the WDCP 2012 states that the maximum parking figures should be rounded to the nearest whole number (in this case 93). The application seeks to provide 94 spaces, given the 6 additional spaces are located within three separate areas that are suitably dimensioned to be able to accommodate 2 spaces each. Provision of one additional parking space would create a residual area on one of the levels, which would be of little benefit to the overall development, and the provision of 94 spaces, rather than 93 (when the medium density rates permit 93.3 spaces) is of little consequence.

Visitor Parking and Motorcycle Parking

Visitor parking and motorcycle parking are required in line with minimum rates stated within Part B8 of WDCP 2012. The minimum rates are calculated based on the number of apartments within the development. As the proposal does not seek to provide any additional apartments, there is no trigger for additional visitor or motorcycle parking, and the total number of each is proposed to be unchanged, relative to the approved development. This application had previously sought to provide 6 additional visitor parking spaces, which would have achieved compliance with the minimum rate, being 1 space per 5 units (refer to Table 1 above). However, given the third basement level is proposed for deletion, there is no longer an opportunity to provide the additional visitor parking spaces.

Bicycle Parking and Storage

As indicated within the submitted SEE, the existing apartments do not provide any internal storage and the approved basement introduces storage areas behind the majority of parking spaces. Part 8.2.6 of WDCP 2012 indicates that dedicated parking spaces are not required where storage areas are large enough to accommodate a Class 1 bike locker. There are 86 storage cages (notated as either type ST1, ST2 or ST3) within the development that are large enough to accommodate a Class 1 bike locker, and as this Part of WDCP 2012 requires one space per dwelling in “low density” areas (there are no other controls for residential developments), these storage areas alone are sufficient to achieve compliance for the approved 82 dwellings. The storage cages noted as type ‘ST4’ are of variable dimensions, and the 5 largest ST4 spaces, being those located in place of the western bicycle storage area, are also large enough to accommodate a Class 1 bike locker.

There have been some changes to the storage allocated throughout the development, as a consequence of the redesign. However, the development will continue to provide on average at least 5m³ per apartment within the basement, which is a significant improvement on the storage currently available to the development. The penthouse level apartments are approved to provide 10m³ which complies with Part 4G of the Apartment Design Guide.

Landscaping and Deep Soil

Part A4.9 of the WDCP 2012 requires that 30% of the site be provided as landscaped area. The two additional parking spaces at the ground floor will result in a minor reduction in landscaping across the site of approximately 15m². The modification currently had already sought an increase in landscaped area of approximately 7.4 m², and the amended scheme would therefore seek a net reduction in landscaped area of approximately 7.6m². The landscaped area of the proposal is approximately 1800 m², which equates to in excess of 41% of the site area and is therefore comfortably compliant with the control. Note also that the two new spaces will not be located within approved deep soil areas, nor within areas intended to be used for tree planting.

The proposed increase in the size of the pump room within the upper basement level, will also marginally increase the size of the upper basement level by approximately 1.2m². However, this is to be located underneath an area which is not a part of the approved deep soil zone.

Laundry Facilities

The proposal seeks to reduce by approximately half the total size of the shared laundry facilities provided within the basement levels. The laundry facilities were proposed within the basement in order to offset the demolition of the detached laundry building that is currently located towards the Illawong Avenue frontage.

Part F2.1 of the *Building Code of Australia* (BCA) outlines the following requirements for common laundry facilities:

- (B) *a separate laundry for each 4 sole-occupancy units, or part thereof, that must comprise—*
 - (aa) *clothes washing facilities, comprising at least one washtub and a space for a washing machine; and*

(bb) *clothes drying facilities comprising clothes line or a hoist with not less than 7.5 m of line per sole occupancy unit, or space for one heat operated drying cabinet or appliance.*

The approved development contains sufficient laundry space within the basement alone to achieve compliance for the existing units. However, an audit of the laundry spaces within the building has concluded that approximately half of the existing apartments currently already contain space for washing machines and dryers, and this space is being utilised in this way. Therefore the proposal now seeks to reduce the laundry provision within the basement by half.

There are no washtubs within the existing apartments, to achieve compliance with the BCA, washtubs would now need to be provided within 41 of the approved apartments (which includes the penthouses). It is important to note that BCA compliance is a prescribed condition under Regulation 98 of the *Environmental Planning and Assessment Regulation 2000*. Therefore, as part of the certification process, it will be necessary for the development to accommodate the required facilities, and it is not necessary for this information to be contained within plans submitted with a 4.55 application; it is only necessary that the information be shown within plans submitted with a construction certificate.

Should Council have any particular concerns regarding this matter, the applicant will be willing to accept a condition of consent which outlines parameters surrounding the introduction of the laundry facilities (for instance, that the expanded laundry facilities may not interfere with bicycle parking, storage, etc). Many of the existing apartments are in a poor state of repair, and it is understood that many individual owners intend to undertake minor renovations (new bathrooms and kitchens, etc) either as part of the approved construction works, or a short time after completion. Notably, bathrooms in each apartment currently contain separated shower and bath facilities, and simple alterations to combine these facilities, would provide opportunities to incorporate laundry facilities within existing apartments. Further evidence can be provided if required; however, it is important to emphasise the point that these facilities must be provided as part of certification.

It is likely that in the near future, the laundry spaces in the basement will be used by a very small portion of these apartments, and that the laundries within the basement will eventually be converted to another purpose.

Floor Space Ratio

The SEE had indicated that the proposal provides resident parking that is well in excess of the minimum resident parking requirement, which is given within WDCP 2012 as being zero. The Council Assessment Report had noted that the majority of the third level of basement had been included in Council's calculations for additional GFA. The development will remain non-compliant with the floor space ratio development standard, but the proposal now seeks no new basement floor area, aside from a 1.2m² increase associated with the pump room (which is itself excluded from the calculation of gross floor area).

Although the parking non-compliance may require Council to recalculate the basement floor areas as additional gross floor area, it would not be expected that this would present an issue for the assessment, given the basements are subterranean and have not increased in size (aside from the pump room changes).

We look forward to the opportunity to discuss this proposal with Council and the regional panel. Should you have any questions on the above, please do not hesitate to contact the undersigned.

Yours sincerely,

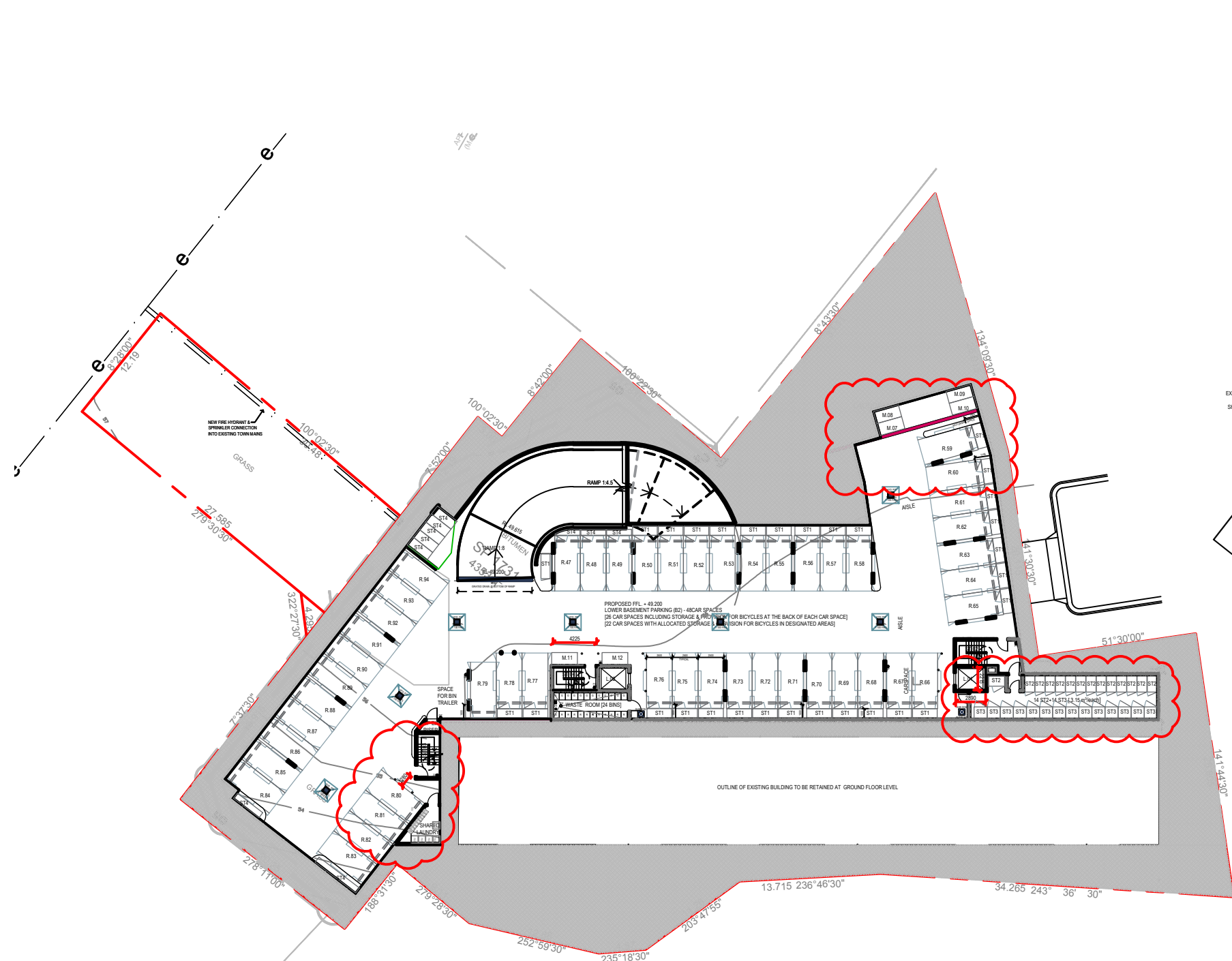
A handwritten signature in black ink, appearing to read 'Brendon'.

Brendon Clendenning
Principal Planner, Creative Planning Solutions Pty Limited

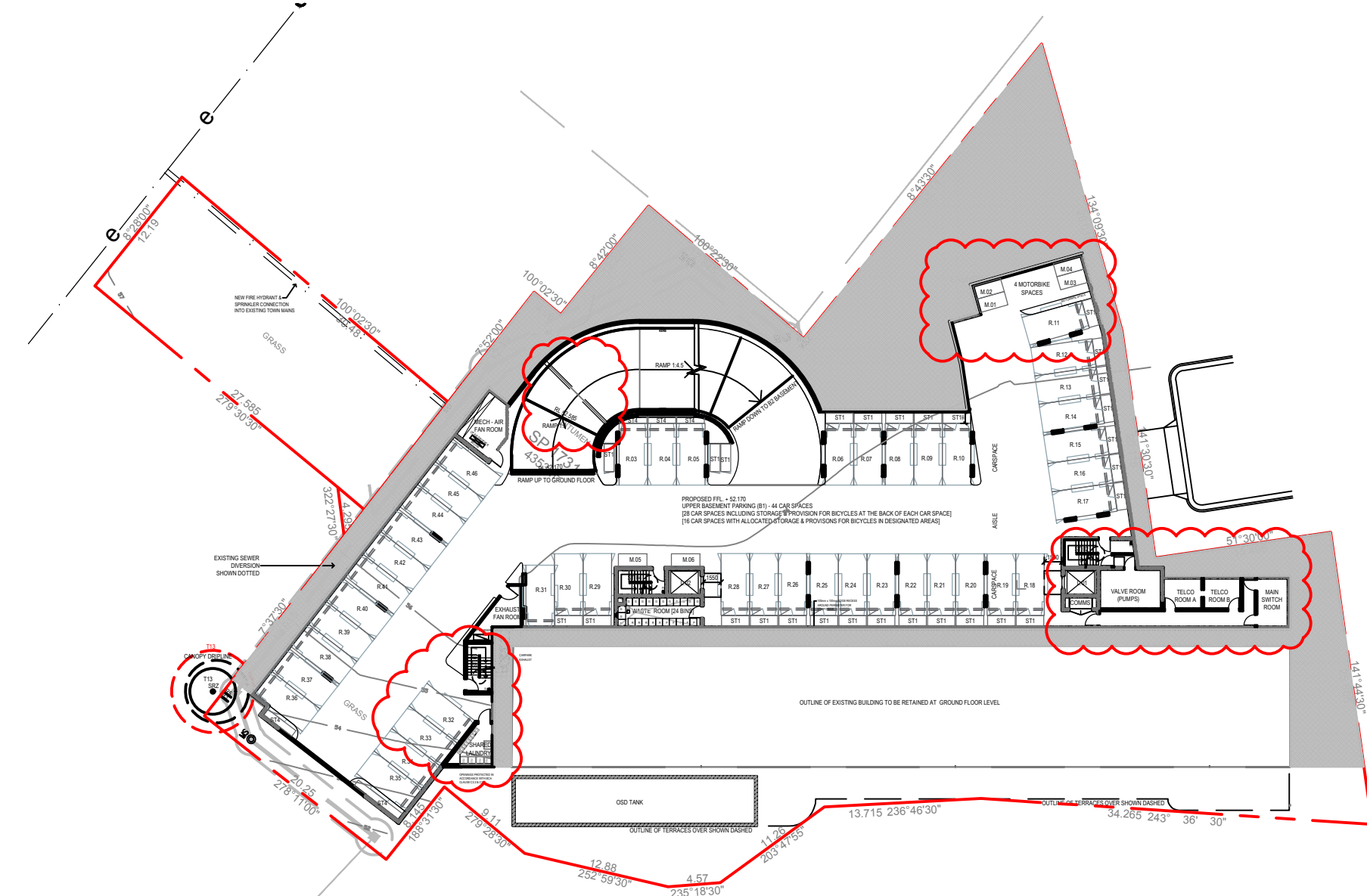
AMENDED

Amendments		
Issue	Description	Date
A	S96 ISSUE	13/01/2017
B	S4.55 DESIGN AMDT 1 ISSUE	06/03/2019
C	S4.55 DESIGN AMDT 1 REV 2	29/08/2019

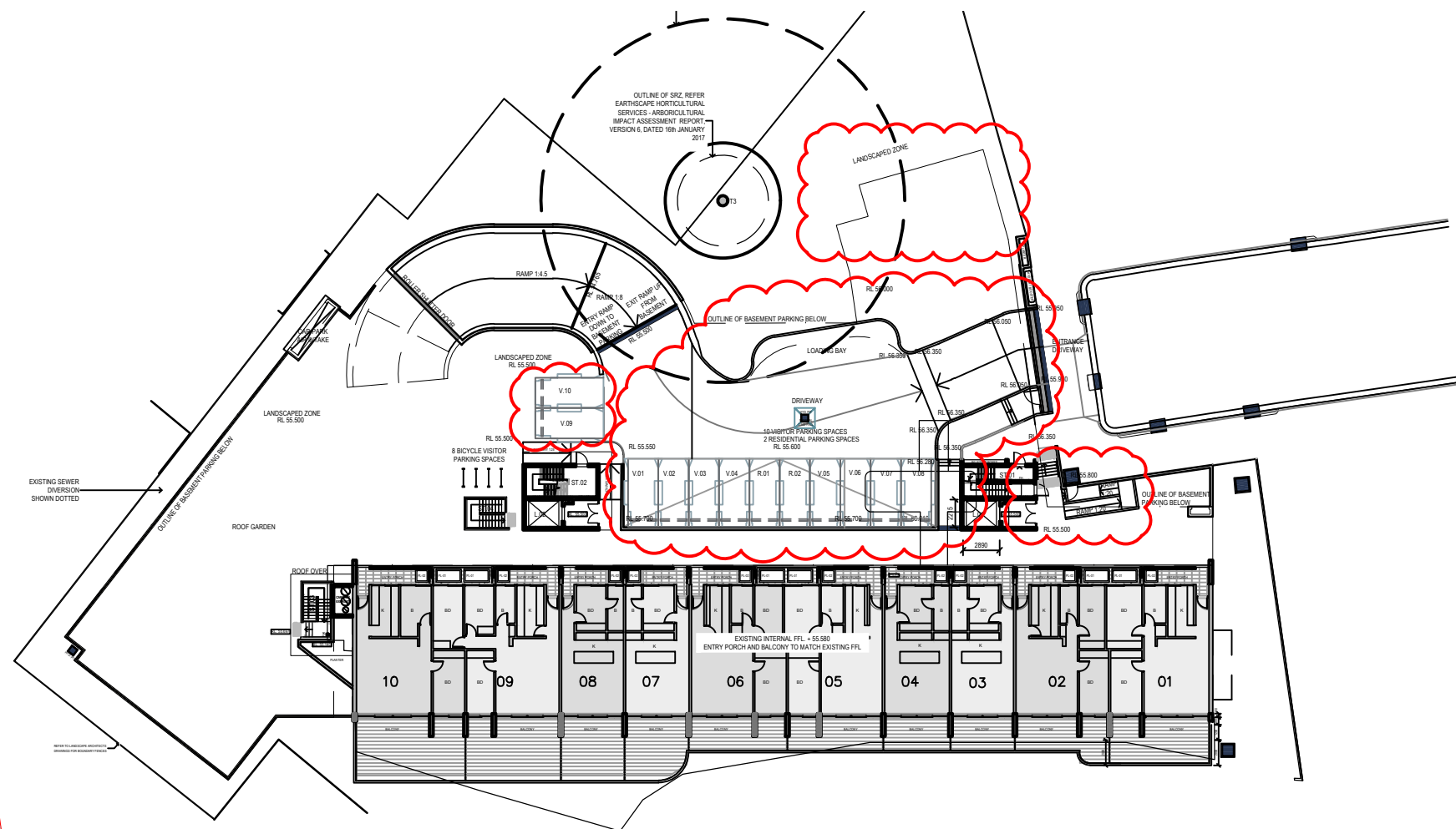
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Waverley Council
Application No: DA-125/2012/B
Date Received: 30/08/2019



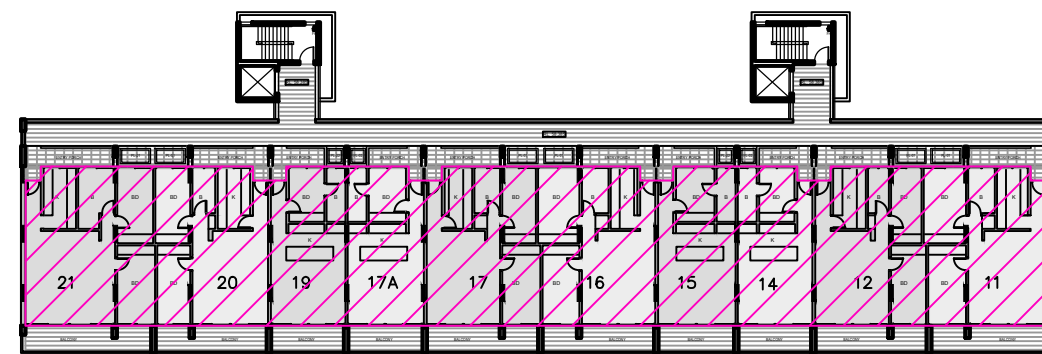
03 UPPER BASEMENT CARPARK (B2)
A2001 1:500 EXCAVATION FOOTPRINT: 1881 SQM /



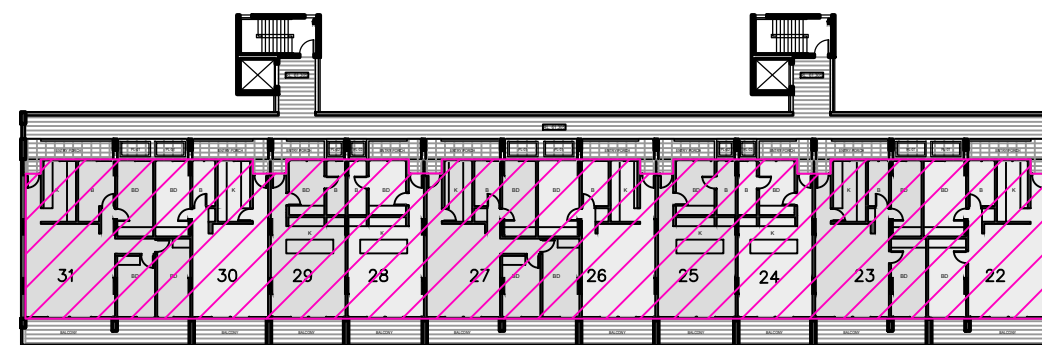
02 LOWER BASEMENT CARPARK (B1)
A2000 1:500 EXCAVATION FOOTPRINT: 1881 SQM /



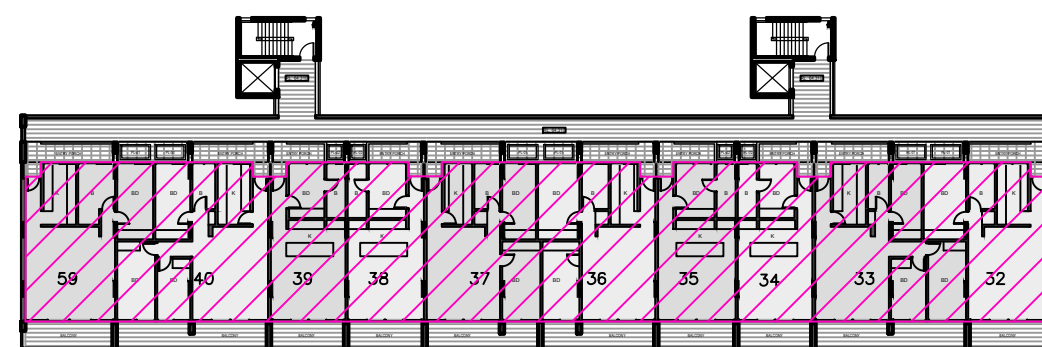
03 LEVEL 00- GROUND FLOOR
A2001 1:500 EXCAVATION FOOTPRINT: 1881 SQM /



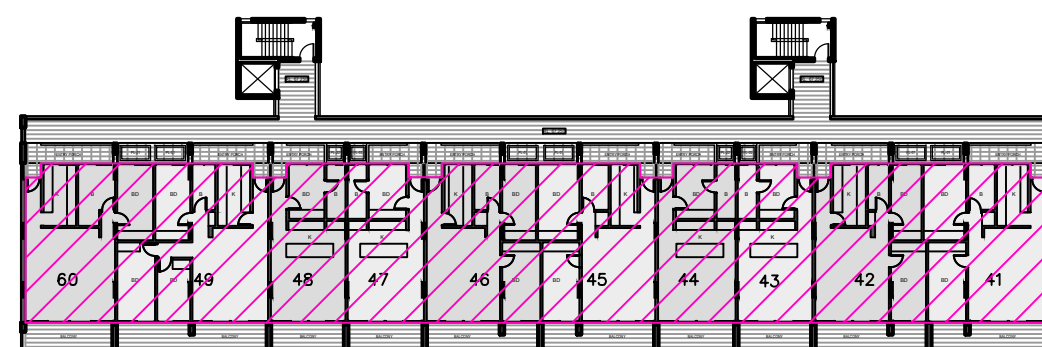
05 LEVEL 01
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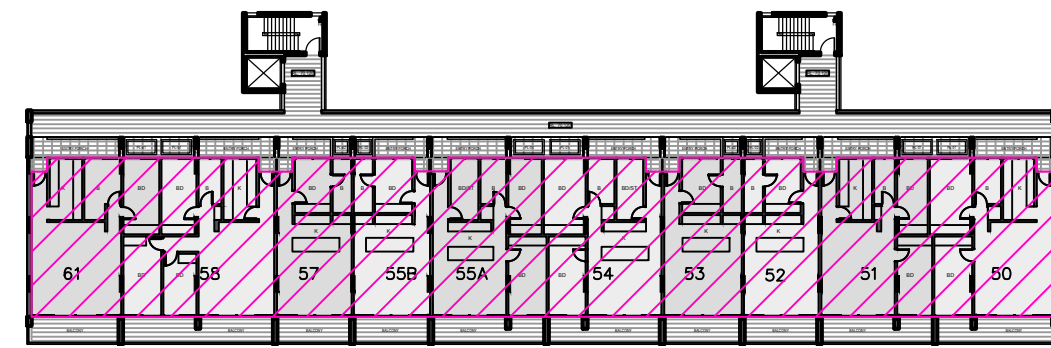
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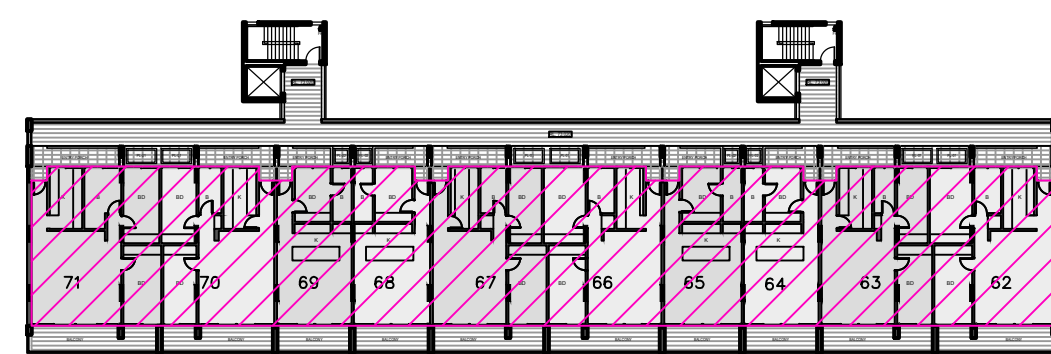
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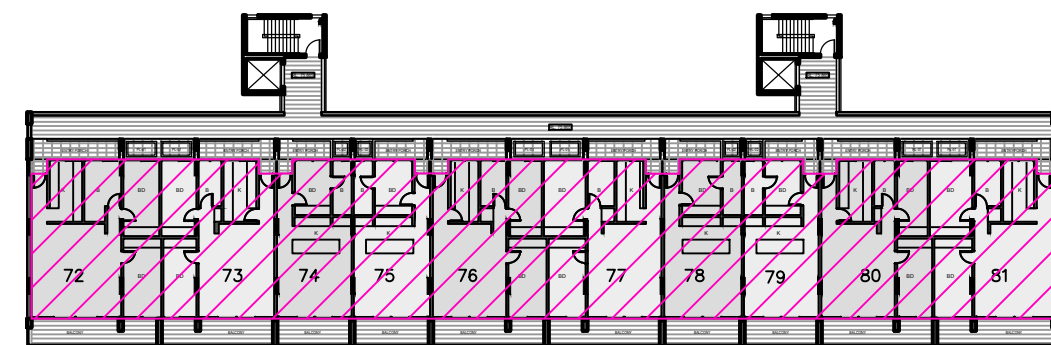
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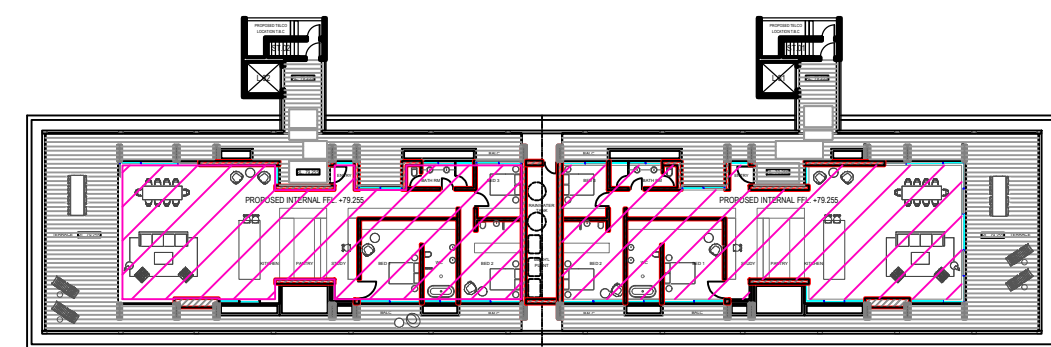
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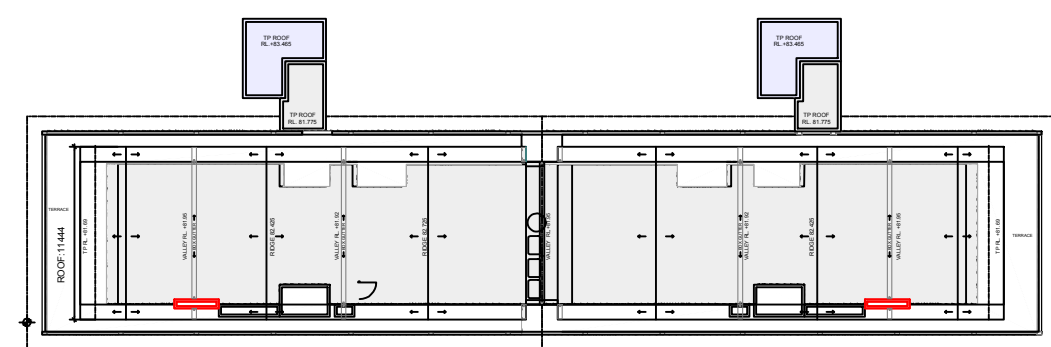
10 LEVEL 06
A2007 1:500 GFA: 710 SqM



11 LEVEL 07
A2007 1:500 GFA: 710 SqM



12 LEVEL 08 - PENTHOUSES
A2008 1:500 GFA: 480 SqM



13 ROOF LEVEL
A2009 1:500 GFA: 695 SqM

PROJECT SUMMARY		
ITEM:	EXISTING:	PROPOSED:
SITE AREA (A)	4353m ² (A)	-
SITE AREA (SUBDIVISION) (B)	N/A	3980.4m ² (B)
- LOT 1	N/A	368.2m ²
- LOT 2	N/A	4.4m ²
GROSS FLOOR AREA (GFA) TOTAL:	5755m ² (C)	6200m ² (D)
BUILDING A	5680m ²	5680m ²
LAUNDRY (DMLSHD)	75m ²	N/A
PENTHOUSE (A2)	N/A	480m ²
BASEMENT PARKING LEVELS	N/A	40m ²
FLOOR SPACE RATIO (FSR):		
EXISTING: [C]/[A]	1.32 : 1	-
PROPOSED: [D]/[A]	-	1.42 : 1
PROPOSED: [D]/[B]	-	1.56 : 1

PARKING SPACES	
ON-GRADE PARKING:	
10 VISITOR CARSPACES	
2 TOTAL VISITOR CARSPACES	
2 TOTAL RESIDENTIAL CARSPACES	
UPPER BASEMENT PARKING (B1):	
28 STANDARD RESIDENTIAL CARSPACES	
+ STORAGE & BICYCLE CAGE	
16 STANDARD RESIDENTIAL CARSPACES	
44 TOTAL RESIDENTIAL CARSPACES	
06 MOTORCYCLE SPACES	
LOWER BASEMENT PARKING (B2):	
30 STANDARD RESIDENTIAL CARSPACES	
+ STORAGE & BICYCLE CAGE	
18 STANDARD RESIDENTIAL CARSPACES	
48 TOTAL RESIDENTIAL CARSPACES	
06 MOTORCYCLE SPACES	
94 TOTAL RESIDENT CARSPACES	
10 TOTAL VISITOR CARSPACES	
12 TOTAL MOTORCYCLE SPACES	

BICYCLE PARKING & STORAGE	
BICYCLE PARKING - CLASS 3:	
8 ON-GRADE - CORE 02	
BICYCLE PARKING - CLASS 1:	
58 CAGES - ST1	
PROVISION BEHIND CARSPACE	
14 LOCKERS - ST2	
14 LOCKERS - ST3	
86 TOTAL BICYCLE LOCKERS	
STORAGE ALLOCATION	
LOCATION WITHIN BASEMENT	No. m ² /unit
EXISTING UNITS	80 5.00 (min)
PROPOSED UNITS	2 10.00
NOTE: STORAGE WILL BE PROVIDED TO UNITS THROUGH STORAGE TYPES NOMINATED. THIS ALLOCATION OF VOLUME WILL FACILITATE STORAGE FOR A BICYCLE - CLASS 1.	

STORAGE TYPES		
TYPES	No.	m ² /st
ST1 - 2400x1000w2100H	58	5.00
ST2 - 1500x1000w2100H	14	3.15
ST3 - 1270x1170w2100H	14	3.12
ST4 - VARIOUS UP TO 3m ²	15	
WASTE STORAGE		
WASTE ALLOCATION WITHIN BASEMENT		
LOCATION	BIN TYPE	No.
LVL 1 BASEMENT	MGB's - GARBAGE	13
	MGB's - RECYCLING	11
LVL 2 BASEMENT	MGB's - GARBAGE	14
	MGB's - RECYCLING	10
TOTAL	MGB's - GARBAGE	27
	MGB's - RECYCLING	21

AREA INCLUDED FOR GFA
CALCULATION
(REFER TO ADDENDUM SCHEDULES)

Services Engineers
FLOTH Sustainable Building Consultants
Level 1, Tower 1,
495 Victoria Avenue
Chatswood NSW 2067
(02)9419 4100
Civil & Structural Consulting Engineers
James Taylor and Associates
Suite 301,
115 Military Road
Neutral Bay NSW 2089
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Project Manager
Midson Group
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(02)9668 6923
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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
20 ILLAWONG AVENUE
TAMARAMA NSW 2026
ALTERATIONS &
ADDITIONS

Drawing Title
PROJECT SUMMARY

Scale 1:500 @A1
Drawing created (date) 05/09/2016
By PL
Plotted and checked by DF
Verified AH
Approved DF
Project No
160455
Drawing No Issue
A1101 [DA004] C
File Plot Date
FILES SDATES

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AMENDED

Amendments		
Issue	Description	Date
A	S96 ISSUE	13/01/2017
B	S4.55 DESIGN AMDT 1 ISSUE	06/03/2019
C	FOR INFORMATION	07/08/2019
D	S4.55 DESIGN AMDT 1 REV 2	29/08/2019

RECEIVED
Waverley Council

Application No: DA-125/2012/B

Date Received: 30/08/2019

GENERAL NOTES

GENERAL ITEMS

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THIS DRAWING TO BE READ IN CONJUNCTION WITH THE FINISHES & FIXTURES, FITTINGS AND EQUIPMENT SCHEDULE.

THIS DRAWING TO BE READ IN CONJUNCTION WITH MECHANICAL, HYDRAULIC AND ELECTRICAL DESIGN DOCUMENTATION PROVIDED BY THE PROJECT ENGINEERS.

FINAL COORDINATION TO OCCUR WITH SERVICES SUB-CONTRACTORS PRIOR TO COMMENCEMENT OF WORKS.

BASEMENT SETOUT DIMENSIONS ALLOW FOR A 20MM OFFSET FROM THE OUTSIDE FACE OF STRUCTURE.

ROCK EXCAVATION SHALL BE CARRIED OUT STRICTLY IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERS REPORT. DOUGLAS PARTNERS DATED NOVEMBER 2018.

ALLOW FOR TEMPORARY SHORING FOR TOP LAYERS OTHER THAN ROCK REFER TO GEOTECHNICAL ENGINEERS REPORT. DOUGLAS PARTNERS DATED NOVEMBER 2018.

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architecture interior design urban design landscape
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Drawing Title

LOWER BASEMENT PARKING
(B2)

Scale 1:200 @A1

Drawing created (date) 05/09/2016

By PL

Plotted and checked by DF

Verified AH

Approved DF

Project No

160455

Drawing No Issue

A2000 [DA102] D

File Plot Date

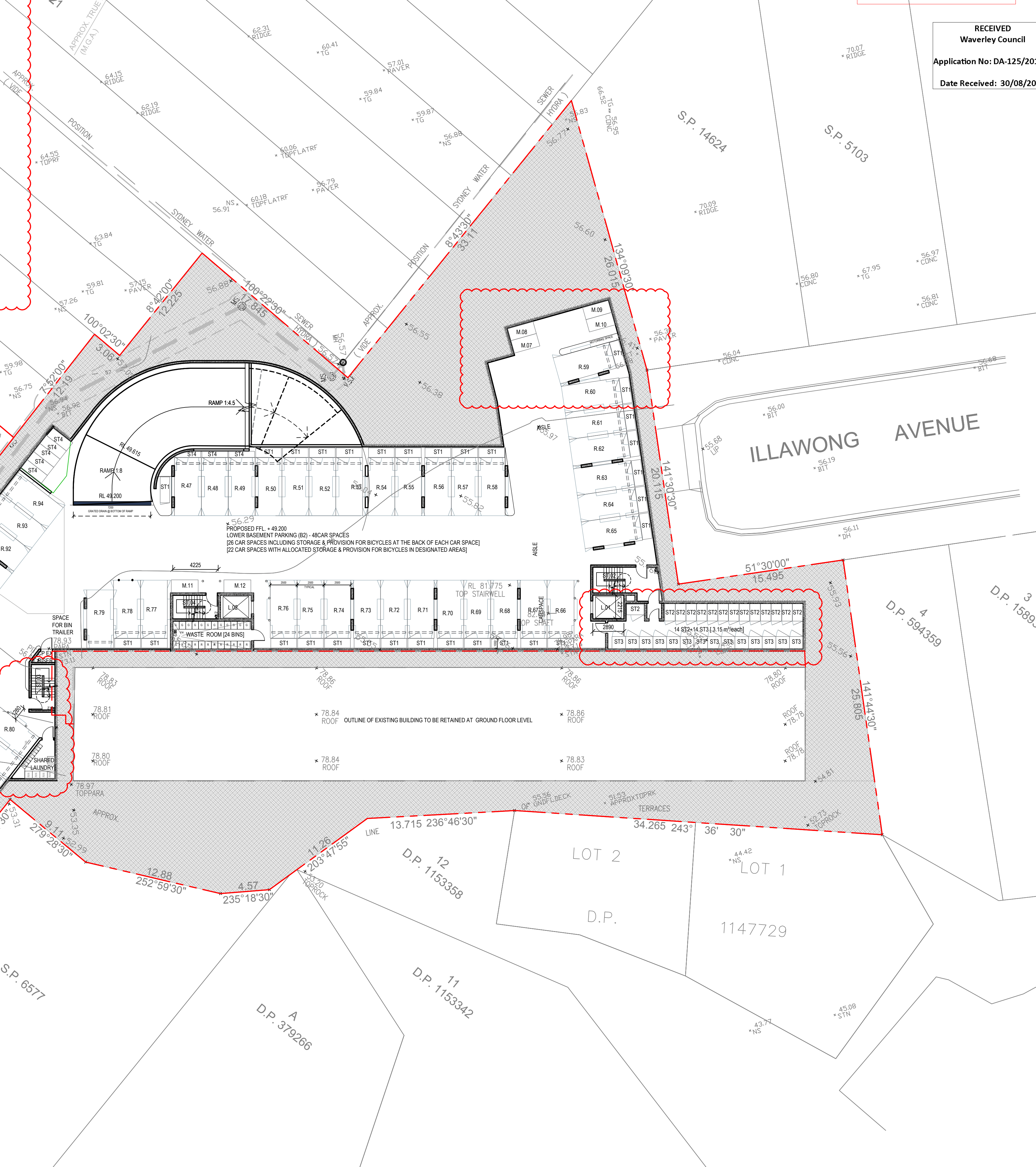
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PARKING SPACES
ON-GRADE PARKING: 10 VISITOR CARSPACES [ON-GRADE] 10 TOTAL VISITOR CARSPACES 2 TOTAL RESIDENTIAL CARSPACES
UPPER BASEMENT PARKING (B1): 28 STANDARD RESIDENTIAL CARSPACES + STORAGE & BICYCLE CAGE 16 STANDARD RESIDENTIAL CARSPACES
44 TOTAL RESIDENTIAL CARSPACES 06 MOTORCYCLE SPACES
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94 TOTAL RESIDENT CARSPACES 10 TOTAL VISITOR CARSPACES 12 TOTAL MOTORCYCLE SPACES

BICYCLE PARKING & STORAGE
BICYCLE PARKING - CLASS 3: 8 ON-GRADE - CORE 02
BICYCLE PARKING - CLASS 1: 58 CAGES - ST1 PROVISION BEHIND CARSPACE 14 LOCKERS - ST2 14 LOCKERS - ST3 86 TOTAL BICYCLE LOCKERS
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LOCATION WITHIN BASEMENT
EXISTING UNITS
PROPOSED UNITS
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STORAGE TYPES
TYPES
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ST2 - 1500Lx1000Wx2100H
ST3 - 1270Lx1170Wx2100H
[BIKE LOCKER]
ST4 - VARIOUS UP TO 3m ³
No.
m ³ /st
WASTE STORAGE
WASTE ALLOCATION WITHIN BASEMENT
LOCATION BIN TYPE
No.
LVL 1 BASEMENT
MGBS - GARBAGE
MGBS - RECYCLING
LVL 2 BASEMENT
MGBS - GARBAGE
MGBS - RECYCLING
TOTAL
MGBS - GARBAGE
MGBS - RECYCLING



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UPPER BASEMENT PARKING
(B1)

Scale 1:200 @A1

Drawing created (date) 05/09/2016

By PL

Plotted and checked by DF

Verified AH

Approved DF

Project No

160455

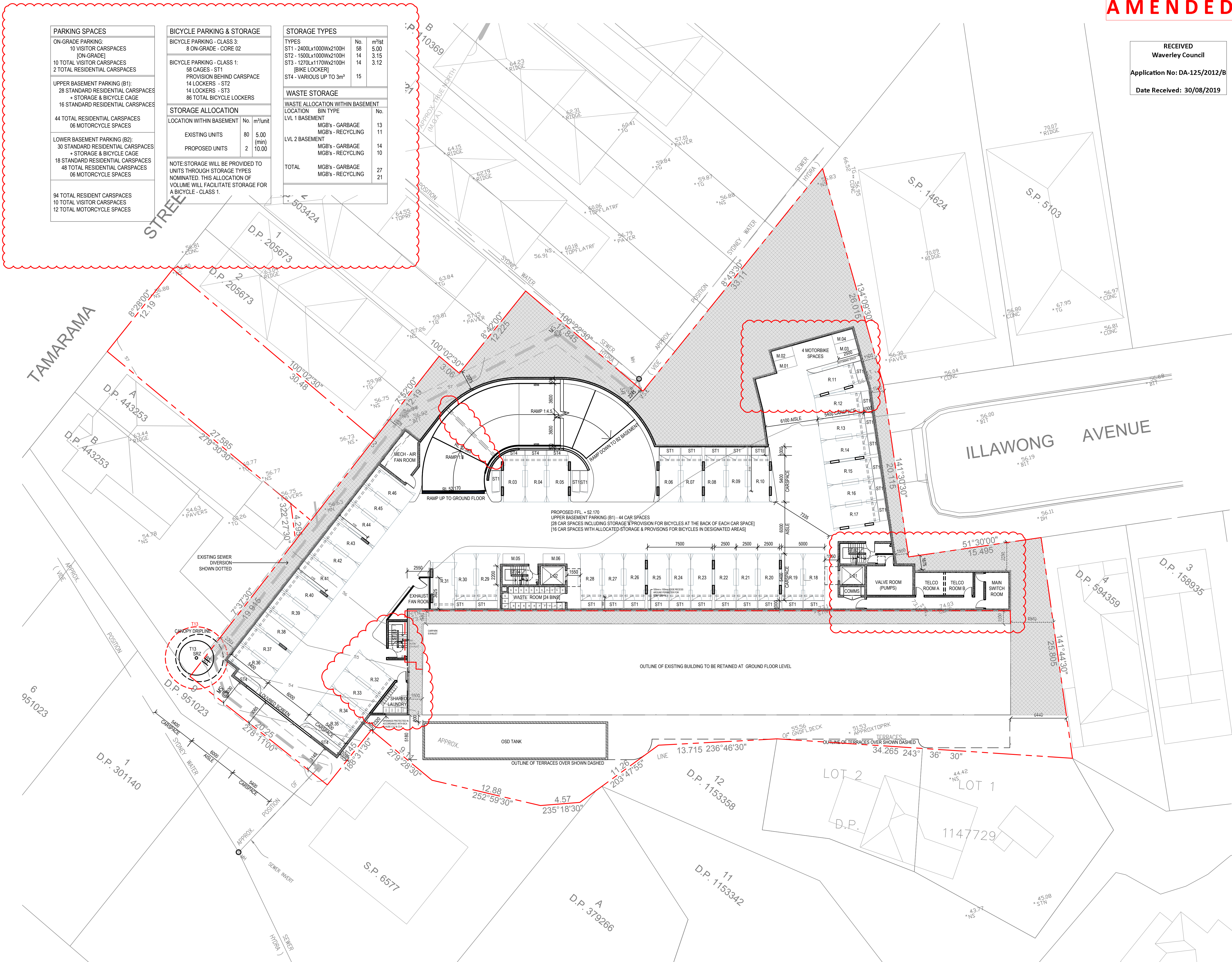
Drawing No Issue

A2001 [DA101] C

File Plot Date

SFILES SDATES

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Do not scale drawings. Use figured Dimensions.



GENERAL NOTES

GENERAL ITEMS

THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNLESS OTHERWISE INDICATED

DO NOT SCALE OFF THESE DRAWINGS. WRITTEN DIMENSION TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. BUILDER TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. CONTACT ARCHITECT IF DISCREPANCIES OCCUR BETWEEN ARCHITECTURAL AND CONSULTANTS DOCUMENTS.

THIS DRAWING TO BE READ IN CONJUNCTION WITH THE FINISHES & FIXTURES, FITTINGS AND EQUIPMENT SCHEDULE.

THIS DRAWING TO BE READ IN CONJUNCTION WITH MECHANICAL, HYDRAULIC AND ELECTRICAL DESIGN DOCUMENTATION PROVIDED BY THE PROJECT ENGINEERS.

FINAL COORDINATION TO OCCUR WITH SERVICES SUB-CONTRACTORS PRIOR TO COMMENCEMENT OF WORKS.

FINISHES LEGEND

CODE	DESCRIPTION
FIN.01	FINISHED CONCRETE: LIGHT PALE TONE - CLASS 2
FIN.02	PAINTED RENDER: OVER CONCRETE/MASONRY
FIN.03.T	COMPOSITE TIMBER: DECKING & SOFFIT CLADDING
FIN.04.B	PAINTED STAINLESS STEEL: BALUSTRADE
FIN.04.G	GLASS BALUSTRADE: BASE MOUNTED (AXION-METROPOLIS RANGE)
FIN.05.S	PAINTED STRUCTURAL STEEL:
FIN.06.R	ROOF CLADDING: METAL ROOF SHEETING
FIN.07	FLAT ROOF: PEBBLES
FIN.08.C	COLUMN CLADDING: PRE-FINISHED FC SHEETING (EQUITONE - TECTIVA)
FIN.09.T	STONE PAVING: 600 x 300 x 10mm
PL-01	PRECAST TROUGH PLANTERS: 2200L x 1000W x 800H (QUATRO DESIGN)
PL-02	PRECAST SQUARE PLANTERS: 1100 SQ. x 700 H (QUATRO DESIGN)

AMENDED

Amendments		
Issue	Description	Date
A	S96 ISSUE	13/01/2017
B	S4.55 DESIGN AMDT 1 ISSUE	06/03/2019
C	S4.55 DESIGN AMDT 1 REV 2	29/08/2019

RECEIVED
Waverley Council

Application No: DA-125/2012/B

Date Received: 30/08/2019

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architecture interior design urban design landscape
nsm architect M. Sheldon 3950

Project Title
20 ILLAWONG AVENUE
TAMARAMA NSW 2026
ALTERATIONS &
ADDITIONS

Drawing Title
PROPOSED SECTION

Scale	1:200 @A1
Drawing created (date)	05/09/2016
By	PL
Plotted and checked by	DF
Verified	AH
Approved	DF
Project No	160455
Drawing No	Issue
A3100 [DA300]	C
File	Plot Date
SFILES	SDATES

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