

Detailed information about proposal

1 Overview

- 1.1 Based on the latest final amended plans, the proposed development now intends to amend the approved 10 storey mixed-use building under JRPP-14-02428 to:
 - 1.1.1 create 2 additional storeys (levels 11 and 12) comprising 58 additional units
 - 1.1.2 amend the approved levels 9 and 10, including reconfiguration of unit layouts across Blocks A, B and C, bringing the external wall alignments to the street boundaries (to achieve the same alignment as approved for the lower floors under MOD-19-00464), and creating an additional 38 units
 - 1.1.3 increase the overall building height from 33 m to 40.55 m (a Clause 4.6 variation request is at attachment 7 to vary the maximum height by 0.55 m)
 - 1.1.4 increase the total number of units by 96.
- 1.2 There will be no change to the approved arrangement of levels 1 to 8, or any changes to the bin collection areas and loading bays.
- 1.3 Car parking provision was originally approved for 570 spaces. Minor reconfigurations to the storage cages are proposed in the basement levels, which will result in the current proposal providing a total of 560 car parking spaces (excluding car wash and loading bays) for the whole development.

2 Residential component

- 2.1 The proposed total apartment numbers and mix under this application are as follows:
 - 1 bedroom x 27 (7.5%)
 - 2 bedroom x 306 (84.5%)
 - 3 bedroom x 29 (8.0%)Total units = 362 (including 10% adaptable units)
- 2.2 Minor reconfigurations are also proposed to the approved balcony sizes and shapes on levels 9 and 10. Most of these reconfigured balconies comply with the exception of 4 units. This is discussed in detail in key issues in the main report.
- 2.3 Cross ventilation to the reconfigured units on levels 9 and 10 remains similar to that originally approved and solar access is marginally improved given the realignment of building walls closer to the main building envelope.

3 Car parking provision

- 3.1 The proposed residential units require a minimum of 332 residential spaces and 72 visitor spaces.
- 3.2 The approved commercial and retail shops required 141 car spaces (based on BDCP 2006 which was in force at that time).
- 3.3 A minimum of 545 spaces, including spaces for the retail/commercial uses, is required for the amended proposal. A total of 560 spaces is being provided in this proposal.

4 Materials and finishes

- 4.1 The proposed external façade treatments remain similar as previously approved under the latest modification application under MOD-19-00464, except to the approved balustrade wall frames from a beige to dark grey colour.

5 Rooftop communal open spaces

- 5.1 The proposed reconfigurations of levels 9 and 10 will delete the approved communal open space areas on level 9 under JRPP-14-02428 by 601 m². Communal open space (COS) proposed on podium level 2 will remain at 2,016 m². This podium level communal open space is numerically compliant with the ADG, providing 30.1% of COS compared to the minimum requirement of 25% of the site area (6,525 m²). A minimum of 50% of the COS on level 2 also receives a minimum 2 hours of solar access as required by the ADG.

6 Submission documents

- 6.1 Statement of Environmental Effects dated February 2020 and prepared by Mecone.
- 6.2 SEPP 65 Design Verification Statement dated 20 April 2020 and prepared by Architex (Registration No. 3972).
- 6.3 BASIX Certificate No. 987109M_05, dated 27 November 2020 and prepared by Northrop Consulting Engineers Pty Ltd was submitted to accompany the revised current plans.
- 6.4 Access Review Report dated 30 March 2020 and prepared by Loka Consulting Engineers Pty Ltd, in relation to the proposed adaptable units. Subject to the proposed recommendations, the proposed adaptable units will be compliant with the requirements of Australian Standard 4299 – 1995. A revised access report will be required for consistency with the final amended plans being the subject of this report.
- 6.5 BCA Deemed to Satisfy Assessment Report dated 26 March 2020 and prepared by DIX Gardner Group Pty Ltd. This assessment report has identified a few access issues in the basement areas and up to level 2 which might require a redesign or a performance solution. A detailed design prior to Construction Certificate stage will be required to address these issues, and which are already covered under existing consent condition 5.1.1 of JRPP-14-02628.
- 6.6 A Traffic Management Report dated 22 April 2020 prepared by Loka Consulting Engineers was submitted with the application which confirms that internal parking, circulation and ramp dimensions are compliant with the Australian Standard 2890.1:2004. Additional vehicle trips that will result from the additional units are considered satisfactory by our Traffic Engineer.