

## Detailed information about proposal and DA submission material

### 1 Overview

1.1 The proposal is for the construction of a 25-storey shop-top housing development comprising:

- 6 levels of basement car parking
- retail premises on the ground level
- commercial premises on the first and second floors
- 220 residential apartments above, including rooftop areas

### 2 Residential component

2.1 The proposed 220 residential apartments have the following bedroom mix:

- 25 x 1 bedroom
- 174 x 2 bedrooms
- 21 x 3 bedrooms

2.2 The residential apartments are proposed on levels 3 to 24.

### 3 Commercial/retail component

3.1 Retail premises of 270 m<sup>2</sup> are proposed at ground floor level.

3.2 Commercial premises of 2,235 m<sup>2</sup> are proposed on Levels 1 and 2.

### 4 Traffic and parking

4.1 220 car parking spaces for the residential apartments including 25 visitor spaces, are proposed within the 6 basement levels.

4.2 32 car parking spaces for the retail premises are proposed at ground floor level.

4.3 25 car parking spaces for the commercial premises are proposed at ground floor level, and in basement 1 and 2 levels.

4.4 The proposed driveway entrance will be from Zolyomi Lane.

4.5 A loading bay for the commercial and retail operations is also proposed at ground floor level.

### 5 Landscaping and communal open space

5.1 A 596 m<sup>2</sup> communal open space area is proposed on level 3.

5.2 Additional private area of open space is proposed for the sole benefit of the units on Level 24, at the rooftop level.

5.3 60 trees are proposed to be planted in the communal open space on level 3 and the rooftop private open spaces and at ground floor level (including street trees).

## **6 Contamination**

- 6.1 According to the reports submitted with the application, the site contains asbestos and is therefore contaminated.
- 6.2 A Remediation Action Plan and a Detailed Site Investigation Report had both been prepared by Douglas Partners and dated February 2016.

## **7 Waste management**

- 7.1 Waste collection is proposed at ground floor level via a loading bay.
- 7.2 A Waste Management Plan Issue A, prepared by Design Cubicle Pty Ltd and dated June 2021 was submitted with the application.

## **8 Other documents submitted with the application**

- 8.1 A Crime Prevention Through Environmental Design prepared by Think Planners and dated 28 May 2021 details measures capable of being included in the building for safety of the residents and discouraging crime.
- 8.2 A Road and Rail Noise Impact Assessment prepared by Rodney Stevens Acoustics and dated 28 May 2021, concludes that the development can be made to comply with the provisions of State Environmental Planning Policy (Infrastructure) 2007 (since replaced by State Environmental Planning Policy (Transport and Infrastructure) 2021).
- 8.3 A Traffic and Parking letter prepared by Varga Traffic Planning Pty Ltd and dated 19 October 2021 confirms adequate turning path, entrance width and vehicle headroom for a 4.5m waste collection vehicle (medium rigid vehicle).
- 8.4 BASIX Certificate 622845M\_04 prepared by EPS and dated 23 June 2021.
- 8.5 A Building Code of Australia Assessment Report prepared by BCS and dated 31 May 2021 identifies that the proposed exits and travel distances are not compliant and need to be amended.
- 8.6 A Geotechnical Investigation and Salinity Assessment prepared by Geotechnique Pty Ltd and dated 24 June 2020 states that the report is based on site observation and information from 3 boreholes only. The report concludes that the salinity of the site does not limit the proposed development, and that the geotechnical conditions do not impose any constraints provided that the recommended excavation methods and footings are carried out.