

Attachment 11 - DEP Comments and Applicant's and Council's response

DEP

Neighbourhood shops located at the ground floor of building D are recessed significantly behind the park. Active uses may be better located at a street interface or closer to the intersection with Terminal Place/McLeod Road.

Council comment

The applicant made amendments to the proposed development to remove the neighbourhood shops and incorporate Build-to rent- housing pursuant to State Environmental Planning Policy Housing 2021, Chapter 3 Diverse housing, Part 4 – Build-to-rent housing. As part of the change to the development, the ground floor is proposed as 'amenity spaces' for the build-to-rent component and a manager's office.

DEP

Whilst a chamber substation is a good outcome for the quality of the project the position of the chamber significantly reduces active frontage in the most prominent façade.

Council comment

The location of the substation will reduce the amount of access required by the energy provider via the Public Park. An easement plan which includes access for power forms part of the Executed Planning Agreement dated 18 September 2024.

DEP

Connection with the surrounding area including the town centre, railway station and bus interchange.

Applicant's response

The current amending DA does not seek changes on ground floor plane, the connectivity with surrounding has been resolved in DA2022/0776 and obtained development approval.

Council comment

The amending DA does not seek changes on ground floor plane, this is generally as approved under DA2022/0776.

DEP

Quality and safety of through site links and connection to broader context.

Applicant's response

The current amending DA does not seek changes on ground floor plane, the connectivity with surrounding has been addressed in DA2022/0776 and obtained development approval.

Council comment

The amending DA does not seek changes on ground floor plane, site links and connection to the broader context, this is generally as approved under DA2022/0776.

DEP

Improved safety and amenity at the ground floor, including access to ground floor apartments.

Applicant's response

The current amending DA does not seek changes on ground floor plane, the connectivity with surrounding has been addressed in DA2022/0776 and obtained development approval.

Council comment

The amending DA does not alter the previously approved ground floor apartments.

DEP

Improved amenity (solar access, cross ventilation etc) to apartments at all levels.

Applicant's response

The current Amending DA is increasing the height by extruding the approved DA2022/0776 apartment layout. Amenity level such as cross ventilation is maintained as per DA2022/0776 scheme, this amending DA increase solar access to higher level apartments. Refer to ADG compliance table by PTW demonstrating compliance to ADG.

Council comment

A detailed ADG assessment s undertaken under Attachment 9 of this report.

DEP

Compliance with the ADG (in particular, building separation).

Applicant's response

*This has been addressed in DA2022/0776 and not relevant to current amending DA. The amending DA is seeking additional levels and the increase of upper levels height is in compliance with ADG separation requirements
ADG building separation has been addressed in the following drawings:
DA-B-10-1300_LEVEL 03-08 PLAN (LEVEL 05 SHOWN)
DA-B-10-1400_LEVEL 09-13 PLAN (LEVEL 10 SHOWN)
DA-B-10-1500_LEVEL 14 PLAN, DA-B-10-1600_LEVEL 15 PLAN
DA-B-20-0200_BUILDING B - SOUTH-EAST & SOUTH-WEST
DA-B-20-0300_BUILDING C - NORTH-WEST & NORTH-EAST
DA-B-20-0400_BUILDING C - SOUTH-EAST & SOUTH-WEST
DA-B-20-0600_BUILDING D - NORTH-EAST.*

Council comment

A detailed ADG assessment s undertaken under Attachment 9 of this report.

DEP

Improved amenity to the affordable housing component and/or relocation of apartments.

Applicant's response

The location and selection of the affordable housing component is driven by the affordable housing provider. Adhering to their brief

Council comment

The affordable housing component was originally proposed in Building B these are now nominated in Building Cand D2. The location of the affordable housing component is considered satisfactory.

DEP

Accessibility of adaptable apartments.

Applicant's response

All adaptable apartments are compliance with National construction Code and Australia Standard 4299. This is supported by Access Mobility Solutions, the accessible consultant report dated April 2024.

Council comment

The adaptable apartments are nominated on various levels throughout all buildings and is considered acceptable.