

ATTACHMENT B: INTERNAL REFERRAL & DEAP COMMENTS

Development Engineer & Landscape Officer

The application was referred to Council's Development Engineer Coordinator who provided the following comments:

A Section 4.56 application has been received which seeks to modify the L&E Court approved development by reducing the number of boarding rooms from 360 to 355, reduced building height and FSR, internal reconfiguration, changes to basement, changes to plant and equipment, addition of automated waste collection system on Bunnerong Rd, additional outdoor communal open space, changes to fenestration and materials, changes to landscaping and associated modifications.

Original consent:

Construction of a sixteen (16) storey mixed-use development comprising ground/first/second floor commercial spaces and a boarding house comprising 360 boarding rooms and a manager's room, basement parking, public plaza, pedestrian through-site link, signage, earthworks, landscaping and associated works.

This report is based on the following plans and documentation:

- *Statement of Environmental Effects by Willow Tree Planning dated 10th Nov 2021.*
- *Architectural Plans by PTW Architects dated 29/10/2021.*
- *Traffic Statement by Ason group dated 8th Nov 2021.*
- *Automated Waste Collection System Feasibility Study by WSP dated May 2022.*
- *Landscape Statement/Covering letter by Landform Studios, dated 28/10/21.*
- *Amended Landscape Plans by Landform Studios, dwg no LD-S4.55 – 000 – 900, rev 1, dated 28/10/21.*

Parking Comments

Existing Approval

The original Land & Environment Court approval for was 360 boarding rooms for student accommodation with ground floor commercial of 1912 m². Sixteen carspaces were provided in the basement along with 96 motorbike and 88 bicycle spaces

Given a zero-parking requirement for students in the K2K DCP, the 16 parking spaces were intended to be allocated to the commercial component only and complied with the K2K parking rate for commercial being 1 space per 125m².

Motorbike and bicycle parking complied with Clause 30(h) of the HSEPP which required a minimum of 72 motorbike and bicycle parking (for 360 rooms at 1 space per 5 rooms)

Section 4.56 proposal

The amended proposal will change the number of boarding rooms from 360 to 355 but will not change the commercial GFA or reduce the number of vehicle motorbike or bicycle parking provided however there is a significant change to the basement parking layout

Development Engineering has considered the changes and generally raises no objections to the amended layout apart from the end motorcycle space adjacent to carstacker 1 and closest to the parking aisle. This shall be deleted as it intrudes into

the parking aisle resulting in a non-compliance with AS2890.1 and restricting access into car stackers 5 & 6.

It is recommended this can be addressed by a inclusion of suitable condition which has been included in this report.

Waste Comments

It is indicated in the SEE that it is intended to provide the collection point for the Automated Waste Collection System on the Bunnerong Road frontage

Council's waste management department have indicated that its preference is to provide the AWCS collection point from the internal laneway and so collection from Bunnerong Road should not yet be approved. Design iterations for the AWCS are still in progress on how best to accommodate the AWCS.

It is therefore recommended that any collection point for the AWCS should not be locked in as part of any S4.56 approval until this aspect of the AWCS design has been finalised. Condition 50 has therefore been recommended to be amended, as per below.

In addition, since approval of the original application it has been advised by Council's Waste management department that a third waste chute for food waste will no longer be required. It has also not been recommended in the feasibility study. Accordingly condition 50 bullet point 1 may be deleted.

Should the Section 4.55 application be approved the following engineering conditions shall be amended added or deleted.

- **ADD NEW CONDITION**

- Motorcycle space deletion**

- 1. *The end motorcycle space adjacent to carstacker 1 and closest to the parking aisle shall be deleted as it intrudes into the parking aisle resulting in a non-compliance with AS 2890.1 and restricting access into car stackers 5 & 6*

- **AMEND CONDITION 50**

- Provision for Automated Waste Collection System**

- 50. *Plans submitted for the Construction Certificate shall make provision for installation of an Automated Waste Collection System (AWCS) including but not be limited to;*

- ~~• *A third waste chute of minimum diameter 0.22m immediately adjacent to the two proposed waste chutes, for future use for food/organic waste.*~~

- *A space is to be set aside/identified adjacent to the internal laneway or Bunnerong Road for a future connection point to enable collection by a designated Council Collection Vehicle.*

- The final collection point for the Automated Waste Collection system has not been approved as part of this consent. This will be subject to the concurrence and approval (in writing) of Council's Coordinator of*

Strategic Waste prior to the issuing of a construction certificate.

- Appropriate space for associated Tanks & Pipe infrastructure to the collection point.
- Appropriate space for bulky waste that cannot be accommodated by the AWCS shall be provided adjacent to loading bay amounting to a minimum of 20m³.

Confirmation of the above and other requirements shall be obtained by a suitably qualified AWCS Waste consultant to the satisfaction of the Principal Certifier.

Landscape Comments

Condition 58 of the Land & Environment Court issued consent of 07/06/21 approved the rev 2 Landscape Plans by Landform Studios dated 26/03/21, with condition 125 then requiring that they be certified as fully implemented, prior to any Occupation Certificate.

The SEE submitted with this Modification details that while several changes have been made to the scheme, such as the reconfiguration/relocation of communal open spaces, the intent of the design is still maintained, and does not alter the intended future use of the site or its operations.

A modified Landscape Compliance Statement assessed against the controls of the K2K DCP summarises the following:

- Total Landscape Area Replacement **increased** from 1:1.02 to 1:1.04;
- Permanent Planting & Soil Depth **increased** from 64.2% to 70%;
- Rooftop Planting **increased** from 30% to 32%;
- Communal Open Space **increased** from 641.18sqm to 824.85sqm (+183.67sqm);
- Ground Plane Planting **reduced** from 39.7% to 28%;
- Deep Soil **unchanged** at 2.3% (minimum 25% required);

The main numerical deficiencies are identified as Deep Soil & Ground Plane Planting, which the applicant claims are directly attributed to planning outcomes associated with building mass and the basement ramp, all of which physically prevent an ability to increase areas for either of these two criteria.

Should this S4.55 application be approved, the Assessing Officer is advised that this will affect the following Landscape conditions:

AMEND CONDITION 58 TO NOW READ AS FOLLOWS

Amended Landscape Plans

58. Written certification from a qualified professional in the Landscape industry (must be eligible for membership with a nationally recognised organisation/association) must state that the scheme submitted for the Construction Certificate is substantially consistent with the ~~Landscape Plans by Landform Studios, dwg's LD-S34-000 – 900, rev 2, dated 26/03/21,~~ Amended Landscape Plans by Landform Studios, dwg no LD-S4.55 – 000 –

900, rev 1, dated 28/10/21, with both this statement and plans to then be submitted to, and be approved by, the Principal Certifier.

AMEND CONDITION 125 TO NOW READ AS FOLLOWS:

Landscape Certification

125. Prior to any Occupation Certificate, certification from a qualified professional in the Landscape industry must be submitted to, and be approved by, the Principal Certifier, confirming the date that the completed landscaping was inspected, and that it has been installed substantially in accordance with the ~~Landscape Plans by Landform Studios, dwg's LD-S34-000 - 900, rev 2, dated 26/03/21~~ Amended Landscape Plans by Landform Studios, dwg no LD-S4.55 – 000 – 900, rev 1, dated 28/10/21 as well as any relevant conditions of consent.

Strategic planning

The application was referred to Council's Strategic Planner who provided the following comments:

DA/311/2020/B S4.56 Mod Applications (Scape) 391-397A Anzac Pde + 17 Bunnerong Rd, Kingsford

Concern is raised regarding the reduced floor-to-ceiling height of the Ground Floor Level of the north part of the building. The north 'point' of the building, illustrated on the west and northeast elevations, appears sunken into the ground and inappropriately low in height, proportionally, in relation to the other podium levels of the building. An increase in Ground Floor Level floor-to-ceiling height, to at least that of the original approved DA plans should be made. The minimum recommended floor-to-floor height in the ADG is 4.2m. It is noted that the Second Floor Level height is 4.55m floor-to-ceiling, and that there appears to be the potential for this to be reduced and reallocated to the Ground Floor Level.

A further concern is the proposed height relationship of the retail area on the Ground Floor Level, to the Anzac Parade footpath level. Level changes should be minimised wherever possible, fully accessible and visually connected with the public domain. The main access route from the Kingsford Light Rail terminus to the building is via the northern signalised crossing. The primary pedestrian approach to the building is therefore from the north, and the building entry to the Ground Floor Level retail should reflect this desire line. The proposed two sets of stairs, at the north 'point' of the building leading down to the Ground Floor Level retail area, is seen as an inappropriate response to marrying up the internal retail spaces and the external public domain and streetscape. The internal and external footpath levels of the building should be matched at the northern 'point' of the building, through stepping the floor level of the retail area, or by other means.

Heritage Planner

The application was referred to Council's Heritage Planner who provided the following comments:

The Site

The consolidated site is currently occupied by:

391 - 393 Anzac Parade- early twentieth century 2 storey commercial/residential building.

395 Anzac Parade- post war single storey garage/automotive workshop premises.

397 – 397A Anzac Parade- 1 ½ storey Interwar Georgian revival style dwelling

17 Bunnerong Road- post war one and two storey commercial and automotive workshop premises.

St Spyridon Church is located further west at nos. 78 – 88 Gardeners which is identified as heritage item (I155) under Randwick LEP 2012, however it is a significant distance from the subject site.

There are number of buildings located along Anzac Parade and Gardeners Road which are identified 'contributory' to the historical character of the Kingsford Town Centre pursuant to Part D2 of the Randwick DCP 2013, as well as several additional buildings identified within the Draft K2K DCP. The Heritage and Contributory Buildings mapping within the K2K DCP identifies nos.385 – 389 Anzac Parade to the north west of the site as contributory buildings.

The site is located within proximity to the boundary of Bayside Local Government Area (defined along the western side of Bunnerong Road, and the southern side of Gardeners Road). Immediately to the southwest of the site and on the opposite side of Bunnerong Road is Daceyville Garden Suburb Conservation Area (C1) pursuant to Botany Bay LEP 2013, and which comprises a number of heritage items including Dacey Garden Reserve and Substation (corner of Gardeners and Bunnerong Roads) (Item 76) Commercial Building located at 1-11 General Bridges Crescent (Item 109).

Background

PL/18/2020 proposed a 17-storey building on the site. The pre-lodgement application followed a competitive design process in accordance with the draft amendments to Randwick LEP, with PTW named as the preferred proponent of the design competition.

DA/204/2020 for demolition of the existing buildings on the consolidated site was approved in November 2020.

The original application proposed a 17-level mixed use building for the purpose of affordable residential accommodation for students and workers, comprising a 3-level podium with a tower above, with one basement level for parking, storage and mechanical services. The podium was to be setback from a northern point (Anzac Parade and Bunnerong Road) incorporating an open space/public plaza area with the tower form cantilevered above.

A previous Section 4.55 application related to consent conditions.

Proposal

A further Section 4.55 application has now been received which proposes 19 separate changes, as listed in the Modification Report/SEE with further detail provided in an Appendix. Proposed changes relate to internal layout, parking, egress stairs, lift lobbies, retail space, commercial space, communal space residential accommodation, outdoor areas, plant areas, service areas, finished floor levels, building height (decreased), landscape design and changes to the podium façade and the ground floor retail façade. Changes are represented in around 25 amended drawings.

The development remains as a 17-level mixed use building for the purpose of affordable

residential accommodation for students and workers, comprising a 3-level podium with a tower above, with one basement level for parking, storage and mechanical services. The podium would be setback from a northern point (Anzac Parade and Bunnerong Road) incorporating an open space/public plaza area with the tower form cantilevered above.

Submission

The original application was accompanied by a Heritage Impact Statement prepared by Urbis has identified the heritage status of the existing properties pursuant to the Randwick LEP 2012 and identified that the subject site is located within the vicinity of local heritage item 'Dacey Garden Reserve and substation' and the Daceyville Garden Suburb Heritage Conservation Area located within the adjoining Bayside Council LGA, and pursuant to Schedule 5 of the Botany Bay LEP 2013.

The current application has been accompanied by a Modification Report/SEE which advises as follows in relation to Heritage Conservation:

The proposed modification will not result in any unacceptable impacts on the surrounding heritage items and conservation area in Bayside LGA.

Controls

The K2K Planning Proposal which was with the Department of Planning, Industry and Environment awaiting finalisation at the time the original application was submitted, was gazetted on 14 August 2020 as Randwick LEP 2012 Amendment No.8. The subject site is identified as an 'opportunity site' within the K2K Planning Strategy.

The Draft Development Control Plan for K2K which was endorsed by Council for public exhibition in July 2020, was adopted 17 November 2020.

The draft DCP heritage conservation objectives aim to conserve and enhance the character and significance of heritage items and ensure that the heritage significance is considered for items and development affecting contributory buildings and heritage items within the vicinity. The controls also require that heritage impact of development located within the vicinity of heritage items within adjoining local government areas is considered, as well as a number of requirements for building adjacent to items or contributory buildings. It also requires that development should maintain and reinstate the emphasis of street corners and cross routes through reinforcement of historic height lines remaining at, and adjacent to intersections.

Comments

The amended proposal for the site should be consistent with floor space ratios and building height controls contained in the K2K Planning Proposal, and the Building Envelope Controls contained in the K2K Development Control Plan in order to satisfy the Urban Design and Placemaking Guiding Principle of achieving a sensitive transition in relation to recently constructed development and surrounding established lower scaled residential neighbourhoods, and in order to ensure impacts on the setting and views to and from heritage properties in the vicinity of the site are minimised.

In accordance with previous heritage comments, the proposed incorporation of an atrium element within the northern point of the site would allow for enhanced setting at the lower levels of the existing historical character at Kingsford Junction, and an increase visual permeability of the site and opportunities for views looking north and west from Bunnerong Road and Dacey Gardens Anzac Parade and from Anzac Parade looking south towards the gardens. The proposed public domain improvements and landscaping would also increase the amenity of the site and its visual relationship with the nearby

historical built forms and landscape. The proposed design and articulation to the podium levels would be visually compatible with the fine grain early twentieth century character of the subject streetscapes.

As the site is located within the vicinity of several local heritage items identified within the Botany Bay LEP 2013, the proposal should be referred to Bayside Council for consideration as part of the notification process.

Environmental Health

The application was referred to Council's Environmental Health Officer who provided the following comments (note: certain amendments or omission of conditions (due to duplication or conflicting with conditions in original consent) have been made as indicated below):

Proposed Development:

The proposed modification seeks to amend the design and layout of the boarding house development approved under DA/311/2020.

Comments:

Acoustic Amenity

The aspects of the amended design and layout that are of concern include:

- *Amendment to the layout of retail space and back of house areas on Ground Level*
- *Provision of future automated waste collection system collection point along Bunnerong Road*
- *Provision of future automated waste collection system collection point along Bunnerong Road*
- *Level 1 Plan amended to provide for commercial use only*
- *Level 2 Plan amended to delete commercial space and provide Scape communal space*
- *Addition of communal outdoor space in the northern corner on Level 2*
- *Reduction in number of rooms on Level 2 to create additional communal living area*
- *Addition of outdoor area, roof access stair and hydraulic lift on Level 15*
- *Amendment to outdoor area and plant space on Level 16*
- *Amendment to podium façade design to accommodate the amended commercial/communal internal layouts*

The potential noise impact from increase in outdoor communal areas and proposed changes to locations of plant and equipment need to be considered. Acoustic report prepared by Acoustic Logic (Document 20200304.7/1407A/R0/RF) dated 14 July 2022 has been provided to Council with the application.

The acoustic report recommends a further review of mechanical serviced proposed for the site be undertaken during the design finalisation of the project to ensure that any alterations to layouts or proposed equipment is able to meet the acoustic requirements for the site. Recommendations and management controls have been provided in the acoustic report to meet the relevant noise criteria.

The Management Statement prepared by Scape Australia Management dated April 2020 V0.1 was provided with the proposed modifications. Appropriate conditions will be included in this referral considering the potential acoustic impacts.

Recommendation:

Should the application be approved, it is recommended that the following conditions be included:

REQUIREMENTS BEFORE A CONSTRUCTION CERTIFICATE CAN BE ISSUED

The following conditions of consent must be complied with before a 'Construction Certificate' is issued by either an Accredited Certifier or Randwick City Council. All necessary information to demonstrate compliance with the following conditions of consent must be included in the documentation for the construction certificate.

These conditions have been applied to satisfy the relevant requirements of the Environmental Planning & Assessment Act 1979, Environmental Planning & Assessment Regulation 2000, Council's development consent conditions and to achieve reasonable levels of environmental amenity.

- ~~1. Noise emissions from plant and equipment and the use and operation of the development including structure borne noise must satisfy the relevant noise criteria in the Protection of the Environment Operations Act 1997 and Environment Protection Authority Guidelines and Noise Policy for Industry and details to demonstrate compliance with the relevant noise criteria shall be included in the construction certificate.~~
2. A report/correspondence prepared by a suitably qualified and experienced consultant in acoustics shall be submitted to Councils Manager Development Assessments and accepted **prior to a construction certificate being issued** for the development, which demonstrates that noise and vibration emissions from the development will satisfy the relevant provisions of the
 - a. Protection of the Environment Operations Act 1997,
 - b. NSW Environmental Protection Authority (NSW EPA); Noise Policy for Industry and relevant Guidelines, and
 - c. The adopted Council K2K DCP and development control measures as set out in Section 14 Acoustic Privacy and Section 26 Student Accommodation; and
 - d. relevant conditions of consent (including any relevant approved acoustic report and recommendations), and
 - e. Australian Standard AS2107:2016 "Acoustics - Recommended design sound levels and reverberation times for building interiors"
 - f. Department of Planning Development Near Rail Corridor and Busy Roads – Interim Guideline.

The assessment and report must include all relevant fixed and operational noise sources and satisfy the requirements as detailed in the relevant DCP.

Assessment note: Condition 27 is amended to reference point f.

REQUIREMENTS TO BE INCLUDED IN THE CONSTRUCTION CERTIFICATE

The requirements contained in the following conditions of consent must be complied with and details of compliance must be included in the construction certificate for the development.

These conditions have been applied to satisfy the relevant requirements of the Environmental Planning & Assessment Act 1979, Environmental Planning & Assessment Regulation 2000, Council's development consent conditions and to achieve reasonable levels of environmental amenity.

3. Noise from the development must not cause an 'offensive noise' as defined in the Protection of the Environment Operations Act 1997 and must satisfy the project amenity/intrusiveness noise level or the maximum noise level as detailed in the NSW EPA Noise Policy for Industry 2017 (NPfI) and conditions of this development consent.

The design and construction recommendations in the acoustic report prepared by Acoustic Logic (Document 20200304.7/1407A/R0/RF) dated 14 July 2022 shall be included in the construction certificate.

A report prepared by a qualified Acoustic Consultant, which provides details of compliance with the abovementioned criteria, must be provided to the Council and the Certifier for the development and any recommendations and requirements are to be included in the Construction Certificate accordingly.

Note: Added as condition 60A.

REQUIREMENTS PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

The following conditions of consent must be complied with prior to the 'Principal Certifying Authority' issuing an 'Occupation Certificate'.

Note: For the purpose of this consent, any reference to 'occupation certificate' shall also be taken to mean 'interim occupation certificate' unless otherwise stated.

These conditions have been applied to satisfy the relevant requirements of the Environmental Planning & Assessment Act 1979, Environmental Planning & Assessment Regulation 2000, Council's development consent and to maintain reasonable levels of public health, safety and amenity.

4. ~~A report, prepared by a suitably qualified and experienced consultant in acoustics, shall be submitted to the Principal Certifier and Council, which demonstrates and certifies that noise and vibration from the development satisfies the relevant provisions of the Protection of the Environment Operations Act 1997, NSW Environment Protection Authority Noise Policy for Industry 2017 and conditions of this development consent (including any relevant approved acoustic report and recommendations), to the satisfaction of Council. The assessment and report must include all relevant fixed and operational noise sources.~~

OPERATIONAL CONDITIONS

The following operational conditions must be complied with at all times, throughout the use and operation of the development.

These conditions have been applied to satisfy the relevant requirements of the Environmental Planning & Assessment Act 1979, Environmental Planning & Assessment Regulation 2000, Council's development consent and to maintain reasonable levels of public health and environmental amenity.

Environmental Amenity

- ~~5. The operation of all plant and equipment shall not give rise to an 'offensive noise' as defined in the Protection of the Environment Operations Act 1997 and Regulations.~~
- ~~6. Noise from all plant and equipment must not give rise to an 'offensive noise', as defined in the Protection of the Environment Operations Act 1997 and shall not give rise to a sound pressure level at any affected premises that exceeds the background (L_{A90}), -15 min noise level, measured in the absence of the noise source/s under consideration by more than 5dB(A). The source noise level shall be assessed in accordance with the NSW Environment Protection Authority's Noise Policy for Industry 2017.~~
- ~~7. The onsite manager must establish and maintain a formal and documented system for the recording and resolution of complaints made to the premises by residents or any other affected constituents. All complaints are to be attended to in a courteous and efficient manner and referred promptly to the onsite manager or other site manager. The appropriate remedial action, where possible, is to be implemented immediately and management is to contact the complainant within 48 hours to confirm details of action taken.~~

~~Upon reasonable prior notice, management must make available the incident book to the police and/or Council authorised officers.~~

- 8. The Management Statement prepared by Scape Australia Management dated April 2020 V0.1 shall be implemented at all times.**

Note: Added as condition 157A.

- ~~9. The use of the premises and the operation of plant and equipment shall not give rise to the transmission of vibration or damage to other properties.~~
- ~~10. An acoustic report, prepared by a suitably qualified and experienced consultant in acoustics, must be provided to the Council **within 3 months of the issuing of an occupation certificate**, which demonstrates and confirms that the relevant provisions of the Protection of the Environment Operations Act 1997 and the noise criteria and requirements contained in this consent has been satisfied (including any relevant approved acoustic report and recommendations). The assessment and report must include all relevant fixed and operational noise sources.~~

- 11. No music is permitted in outdoor areas**

Note: added as condition 157B

- 12. Outdoor terraces are to be closed between 10:00pm – 7:00am**

Note: added as condition 157C

- ~~13. There are to be no emissions or discharges from the premises which will give rise to a public nuisance or result in an offence under the Protection of the Environment Operations Act 1997.~~
- ~~14. The manager of the student accommodation must be a responsible person over the age of 18 years and must be a permanent occupant.~~
- ~~15. A notice shall be placed near the entrance to the property in a visible position to the public advising of the manager's name and after hours contact number.~~
- ~~16. Each occupant shall be furnished with a set of house rules (i.e., the Plan of Management as updated in accordance with conditions) and that no variation shall be permitted without the further concurrence of Council.~~
- ~~17. The owner or owner's agent shall maintain a record of all residents with details of their names, length of stay & number of persons in each room. This information shall be stored for a minimum of 12 months on site and made available to Council Officers upon request.~~
- ~~18. All residents are to sign a lease or licence agreeing to comply with the Plan of Management (as updated in accordance with conditions) for the student accommodation.~~
- ~~19. The individual rooms, common areas, shared facilities, and yard are to be maintained in a clean and tidy state and individual's rubbish is to be placed in the appropriate receptacles.~~

Design Excellence Advisory Panel

The application was referred to Council's Design Excellence Advisory Panel who provided the following comments:

PANEL COMMENTS

Description

Construction of a sixteen (16) storey mixed-use development comprising ground/first floor commercial spaces and a boarding house comprising 360 boarding rooms, communal areas and a manager's room, basement parking, public plaza, pedestrian through-site link, signage, earthworks, landscaping and associated works.

The proposal has been reviewed by DEAP previously.

At the meeting it was confirmed by the proponent that the primary use of this large development will be for student accommodation. The Panel notes that there are no provisions for communal kitchens, larger shared student rooms or dispersed, floor-based communal spaces within the typical (L4 – 14) levels of the building.

The revised proposal is subject to Land and Environment Court Judgement/Order 2020/00288436 dated 07 June 2021.

The Panels comments below (in **RED**) are directed to a S4.56 modification of the court-approved development, as submitted by the applicant to Council. These matters have been summarised by the responsible Council officer in the Planners

Memo to the DEAP. The Panels response and comments in relation to these and other matters are as follows:

- Reduced number of boarding rooms from 360 to 355,
 - *ACCEPTED, no further comment.*
- Reduced building height down to RL80.20 (increased floor to floor heights to 2.96m noting condition 8 limited maximum height to 80.27 Sydney airports)
 - *ACCEPTED, no further comment*
- Reduced FSR (from 6:1 down to 5.98:1 accounting for 41.23sqm reduction),
 - *ACCEPTED, no further comment*
- Changes to basement (car stackers and layout – no change to parking space numbers),
 - *ACCEPTED, no further comment*
- Additional outdoor communal open space in northern corner on level 2 (inclusive of reducing number of boarding rooms),
 - *ACCEPTED, no further comment*
- Level 15 new outdoor area, roof access and hydraulic lift
 - *ACCEPTED, no further comment*
- Level 16: Amended outdoor area and plant on level 16
 - *ACCEPTED, no further comment*
- Changes to fenestration and materials including flattened curve on northern part of the ground floor retail façade
 - *ACCEPTED, no further comment*
- Ground level retail space relocated and back of house layout amended
 - *ACCEPTED, no further comment*
- Level 1 and level 2 uses amended to provide commercial space only on level 1 (no change to 1:1 FSR required under LEP) and scape boarding house communal uses on level 2 (increased by 183.67sqm), including amended podium façade design at both levels.
 - *ACCEPTED, no further comment*
- Changes to landscaping and associated modifications.
 - *ACCEPTED, no further comment*
- Addition of automated waste collection system from Bunnerong Rd corner wedge in southern corner
 - *Insufficient information provided, indicative location at corner of Bunnerong Rd and pedestrian laneway appears too prominent. Further details to be supplied and agreed with Council.*

- *Changes to plant and equipment (location of booster and substation now off Bunnerong Road), gas meter off laneway.*
- *The Panel notes that the southern laneway is designated as a pedestrian link.*

Whilst acknowledging that the laneway is an appropriate location for vehicular access to the building, fire exits and utility service provisions, the Panel is concerned about character, activation and safety within this space.

Further information should be provided in relation to property interface to southern edge of thoroughfare, and how this is going to be integrated with the laneway.

Bollards were mentioned to foster the idea of it being a shared space, however no detail was provided about how this would be managed whilst maintaining vehicular access.

For safety and amenity reasons, laneway light fittings, furniture and finishes should be of high public domain quality.

To mitigate its potentially utilitarian, un-activated character, the two corner retail spaces should incorporate full height glazing and openings out to visually (and physically) engage with the laneway. The booster valves and substation access/ventilation located on the Bunnerong Rd. corner is not acceptable and needs to be relocated or ensure this critical location is free of this infrastructure and visually connected into the retail space.

The street awnings should be continuous for the full length of the thoroughfare.

The delivery of viable landscaped areas within this area is also questioned, given the extent of the basement footprint below, and the limited areas indicated for planting - noting the plans show opportunities for tree planting, but this isn't represented in the sections/elevations.

Relevant additional matters raised by the Panel:

- *Relocation of residential and commercial co-located Lobby to Bunnerong Rd.*
- *The Panel accepts this amendment.*
- *Retail level interface with Anzac Pde footpath*
- *The Panel queried the interface of the building at Anzac Pde footpath level. Grade changes should be minimised, fully accessible and visually connected with the public domain. Location of entries should be aligned with access points where possible. The curved indent appears to be a remnant from the previous layout and is inconsistent with the new proposal.*
- *Environmental Control within individual boarding rooms*
- *The Panel commented on the control of the environment within boarding rooms. Occupants of these very small spaces can suffer from a lack of ability to manage, solar ingress, internal temperature and natural ventilation. The applicant should comprehensively demonstrate effective external solar*

shading on affected rooms and supply details of how the environmental conditions are able to be controlled by occupants.

SUMMARY AND RECOMMENDATIONS

Subject to matters raised in this report being addressed to the satisfaction of Council, the development does not need to return for further DEAP review.