

Schedule of Amendments Summary _ rev B

Project No: 19032
 Project: **Building A & B Chapel Street Precinct, Rockdale**
 Date: 10.03.2020

Proposed Amendment	
<p>Approved DA Building C & B Character</p> 	<p>Proposed S96 Building A & B Character</p> 
<p>Building Character and Material Changes</p> <ul style="list-style-type: none"> Changes have been made to reflect comments from council to provide alternative material selection to the currently approved sandstone. Material selection has been based on providing high quality materials that reflect the current and future character of the Rockdale Town Centre <p>The locality is comprised of a mixture of existing residential buildings, low to medium and high density, multi-residential, non-residential and single dwellings, with the future vision of the area zoned to encourage an increased scale of high density residential development adjacent to the existing train station. The proposal is designed with a number of different architectural strategies in order to achieve a well-balanced aesthetic and an appropriate visual presence from vantage points both near and far from the site.</p> <p>The two building forms have been developed and located to respond to:</p> <ul style="list-style-type: none"> The new public square at Chapel Street. Orientation to achieve optimum solar access, to increase the number of apartments that receive solar access from the approved DA numbers. <p>Responding to the present context, setbacks and landscaped buffers address the existing residential dwellings. The ground plane is designed to produce an attractive vibrant street edge along Chapel Street, Chapel Lane and Lister Avenue.</p> <p>Facade articulation is achieved through the breakup of materials, variation in balcony forms and the introduction of regular vertical blade walls. These blade walls are separated by balconies and full height glazing set back to add depth to the façade. The top levels have been set back and treated differently to help break up the bulk and mass and assist in minimising the perceived scale of the proposal from street level. In order to provide greater articulation, separation and variety along the elevations, projected bay windows have been provided to the corner of Building A at the corner of Chapel Lane. These windows, projecting forward from the main facade line and roof line, are read as a series of individual vertical elements which assist to break up the horizontal scale of the development.</p>	

Proposed Amendment

The design methodology for the facades is to achieve an appropriate level of articulation and to create an expressive frontage to Chapel Street, Chapel Lane and Lister Avenue. Two languages, taking inspiration both from the residential character of the surrounding context and the future desired character for the area have been developed for the facades and applied to both building forms to reduce the perceived bulk and scale of the buildings into smaller discrete and interconnected forms.

The initial strategy was to articulate the overall building form within the envelopes so that elements of the building read as a series of smaller volumes by expressing discrete parts of the buildings differently. One strategy uses different materials in the horizontal and vertical planes to create depth on the façade, form articulated elements and establish datum lines along the street frontages. The slab edges are expressed horizontally, between these, a series of vertical blade walls to break up the horizontality of the facade.

The second strategy treats the vertical and horizontal elements as a grid running across the facade, with a small difference in colour used for each element. Set within these, balconies and full height glazing alternate, to add variety and depth to the facade.

The proposed buildings have been designed with strong horizontal podium articulation along the main street frontages to Chapel Street, Chapel Lane and Lister Avenue. Expressed horizontal spandrels and balconies define the typical levels, with vertical elements adding depth. The form and materiality is varied to assist in mitigating the perceived bulk and scale.

The upper levels respond to the objectives of the Rockdale Town Centre Masterplan and DCP, with level 3 of Building B and 4 of Building A setting back from the primary facade line to reduce the bulk and scale and increase privacy. Vertical blades are strategically placed to optimise the increased levels of privacy required for bedroom areas. The shift in emphasis to vertical elements clearly defines and distinguishes the upper level form from the base.

Tactile materials are used, brick, off-form concrete and metal, to work with the strong modular expression of the facades to further enhance the finer grain and more tactile aspects of the development.

Materials and finishes proposed for the development are of a high standard, and referential to the surrounding context and the natural and historical aspects that make the site unique.

Approved DA Building B Materiality & Articulation



Proposed S4.56 Building B Materiality & Articulation



1. Building A
 - Podium material changed from sandstone to brick and off-form concrete along Chapel Lane
 - Render & paint on upper level changed to FC & off-form concrete (Lister Ave. & Chapel St.)

Proposed Amendment	
	<ul style="list-style-type: none"> Render & paint on upper level changed to Brick & off-form concrete (Chapel lane)
	<div> <div> Approved DA Building A Character  </div> <div> Proposed S4.56 Building A Character  </div> </div>
2.	<p>Building B</p> <ul style="list-style-type: none"> Podium material changed from sandstone to brick and off-form concrete along Chapel Lane to respond to council comments Render & paint on upper level changed to FC & off-form concrete (Lister Ave. & Chapel St.) Render & paint on upper level changed to Brick & off-form concrete (Chapel lane)
	<div> <div> Approved DA Building B Character  </div> <div> Proposed S4.56 Building B Character  </div> </div>
<p>Building A & B Unit mix and sizes amended</p> <ul style="list-style-type: none"> Change of apartment Mixes/Sizes/Numbers & Layouts Total Units number increased from 249 to 266 Changes to the apartment mix and sizes reflect the current and predicted future market trends and provide a variety of housing choice to supplement the current offer within Rockdale 	

Proposed Amendment

- The slight reduction in unit sizes will provide a greater quantum of more affordable units to cater for different demographic groups.

The proposed density and building use is a direct response to the desired future character of the area and proximity to public transport including both bus and train routes. The number of proposed apartments (266), retail interface along the future Chapel Square and associated car parking (354) is appropriate for the area, and the desired future density of the precinct.

Whilst the development is consistent with the future desired density of the precinct, the proposed building forms provide an appropriate balance between building footprint and landscaped area by increasing the landscaped area at Chapel Lane for Building B for a greener interface to the public domain. This improves the overall amenity, including solar access, access to daylight and ventilation, privacy and consolidated private and communal open space.



The amended development increases the number of apartments from 249 to 266, a total increase of 17 apartments in both Buildings A and B. This is achieved by a more efficient layout of the building (including greater separation between buildings and an overall reduced building footprint), thereby not resulting in any additional bulk or scale to the built form.

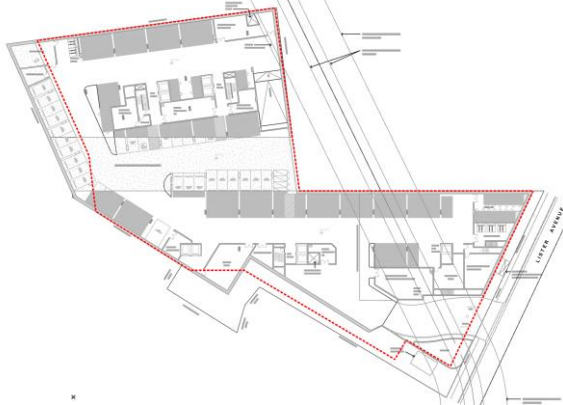

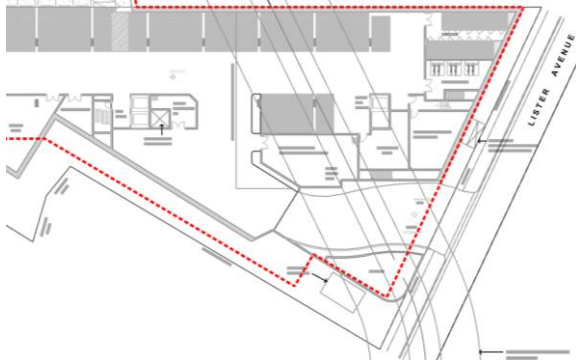

In response to the market feedback from Building C, the proponent has a better understanding of the housing needs of the community. As a result, the proposed apartment mix has also changed, with a greater number of 1-bedroom apartments being proposed.

The proposed apartment mix and sizes have been designed to achieve the objectives of the DCP for a greater variety of housing types to cater for a larger demographic range. The variations in sizes from the DCP are in response to current and future market demands. Accessible apartments are provided to meet the 10% DCP requirement. The development contains a mix of 1, 2 bed and 3 bedroom apartments. Within this range there are apartment types and sizes allowing a variety of options for different demographics and price points.

The proposed range of apartments include a mix of unit typologies, providing a high level of daylight access and natural ventilation. Apartment layouts have been developed to maximise the number of north facing units, street and district views. Solar access and cross-ventilation recommendations of the ADG are met. The proposed apartments are designed to have excellent levels of amenity. All apartments meet or exceed the minimum apartment size recommendations of the ADG and are designed with regular shapes and open plan layouts for ease of furnishing. 10% of apartments are designed as adaptable apartments and an additional 10% incorporate the liveability standards at a silver level, consistent with the ADG.

3.	Approved DA Building A				Section 4.56 Building A			
	Unit	Size	Mix		Unit	Size	Mix	
	1B	51-70 m ²	27%	46	1B	50-51 m ²	30%	56
	1B+	58-70 m ²	16%	28	1B+	55-60 m ²	15%	28
	2B	73-87 m ²	45%	77	2B	76-81m ²	48%	89
	2B+	95 m ²	0.5%	1	2B+	-	-	-
	3B	93-118 m ²	11.5%	20	3B	102-110m ²	7%	14
4.	Approved DA Building B				Section 4.56 Building B			
	Unit	Size	Mix		Unit	Size	Mix	
	1B	53-63 m ²	47%	36	1B	51-54 m ²	42%	33
	1B+	69-76 m ²	5%	4	1B+	58-61 m ²	3%	2
	2B	76-83 m ²	36%	28	2B	76-82m ²	49%	39
	2B+	85 m ²	9%	7	2B+	-	-	-
	3B	98 m ²	3%	2	3B	101-108m ²	6%	5

Proposed Amendment							
Approved DA TOTAL Unit Size Mix 1B 53-63 m ² 33% 82 1B+ 69-76 m ² 13% 32 2B 76-83 m ² 42% 105 2B+ 85 m ² 3% 8 3B 98 m ² 9% 22				Section 4.56 TOTAL Unit Size Mix 1B 51-54 m ² 34% 89 1B+ 58-61 m ² 11% 30 2B 76-82m ² 48% 128 2B+ - - - 3B 101-108m ² 7% 19			
Building A & B Basement 2 - 5 extent & layout Basement efficiency has been increased to allow for the increased parking requirements to be provided without increasing the overall basement footprint by minimising the amount of redundant circulation space and maximising the amount of usable space within the basement The basement building services are consolidated and separated from the more active ground level uses. They are designed to operate independently of the residents and car parking zones. Waste is stored in the basement and collected directly off the private access off Lister Avenue. Other plant and services rooms are grouped in a common area, minimising conflict between the back of house services and residents/visitors. Along Lister Avenue, the carpark entry has been simplified to reduce the amount of non-active frontage and to allow for increased landscaping to the street. Two car wash bays are proposed for the overall development. Given Buildings A and B share a common basement, it is proposed that 1 wash bay will be shared between the two buildings, which is sufficient to accommodate the needs of the building’s residents. As a result, Condition 11 will need to be amended – as outlined below.							
Condition 11 – current wording (extract) Residential Spaces – 395 Spaces to be specified and 3 car wash bays as shown in the approved plans.				Condition 11 – proposed wording (extract) Residential Spaces – 395 Spaces to be specified and 2 car wash bays as shown in the approved plans.			
Approved DA Basement Typical (S4.56 footprint shown in the red line) 				Section 4.56 Basement Typical 			
5.	Parking numbers amended to reflect change in apartment mix						
	Residential Rates provided <ul style="list-style-type: none">1 space / 1B (119 x 1) = 1191 space / 2B (128 x 1) = 1282space / 3B (19 x 2) = 38Total = 285 residential						

Proposed Amendment		
6.	Parking layouts, ramp location & service rooms in basements have been amended to increase efficiency and to reduce footprint where possible. The basement has been reduced below the proposed shared zone at the corner of Building B to maintain temporary road access to surrounding sites.	
	Approved DA Basement 1 (S4.56 footprint shown in the red line) 	Section 4.56 Basement 1 
7.	The basement levels have been split with a level difference introduced to each level to allow for the additional headroom requirements for the waste and service vehicles of 4.5m at Basement 1 level	
	B1 – RL -1.20 B2 – RL 1.80 B3 – RL 4.8 B4 – RL 7.8 B5 – RL 10.8	B1 – RL -1.20 - RL-2.45 B2 – RL 1.80 - RL 0.55 B3 – RL 4.8 - RL 3.55 B4 – RL 7.8 - RL 6.55 B5 – RL 10.8 - RL 9.55
8.	Entry ramp extended as part of detailed design to comply with Australian standards & accommodate 10.24m service vehicle requirements	
	Approved DA Basement 1 (S4.56 footprint shown in the red line) 	Section 4.56 Basement 1 
9.	OSD tank location has been relocated as part of detailed design	
	Building A & B Street Level Interface Amended The street level interface has been re-designed to <ul style="list-style-type: none">• Provide clear entry points for residents• Increased active frontages	

Proposed Amendment

- Increased access to ground level units for passive surveillance and active frontages
- Increased opportunities for landscaping to increase the street level amenity

The various ground level interfaces provide a considered approach to activation, surveillance and apartment amenity. Clear access points have been integrated to promote greater activity and clarity at ground level. Vehicle movement is limited to Lister Avenue, allowing all vehicle circulation, parking and on site servicing to occur cohesively and minimising the extent of inactive facade along the street.

The revised proposal for Buildings A and B will provide enhanced amenity through additional landscaping areas at street level and further setbacks to key building levels for a more articulated podium interface to the street. At street level, residential foyers are provided for residents whilst individual apartments are provided with street access via private entries. The proposed buildings provide clear and legible lobbies at key corners for Building A and community and retail uses at the corner of Building B.

The ground level apartments fronting the street have direct gate access to the street. These design strategies provide an active street interface. The design and detail of garden walls, fencing, paving and landscaping ensure that apartments are adequately separated from the more public ground level activities

10. Lobby & Entry location changed
- Lobbies are connected on ground floor
 - More generous lobbies have been provided with greater amenity for residents
 - Less lobby entrances
 - L1: Building A -Chapel avenue lobby double heights

Approved DA



Section 4.56



Single lobby entry from both streets proposed

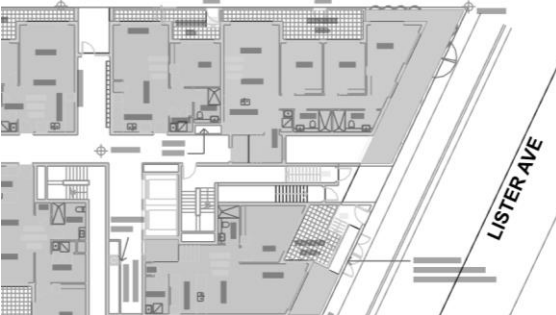
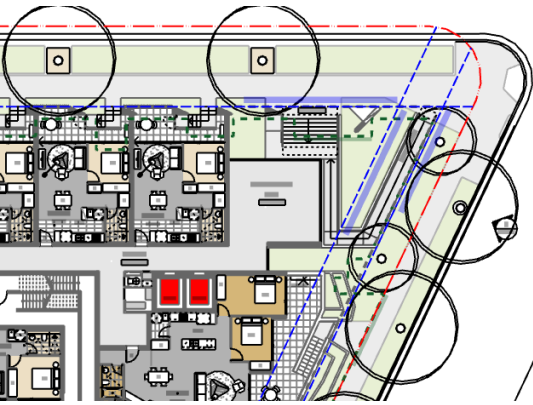
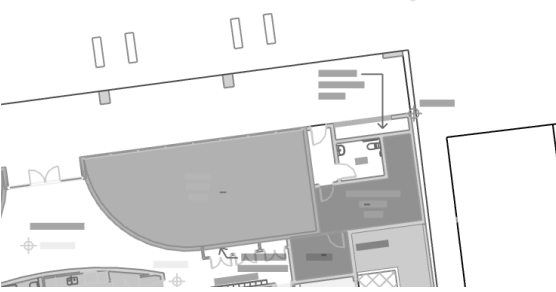
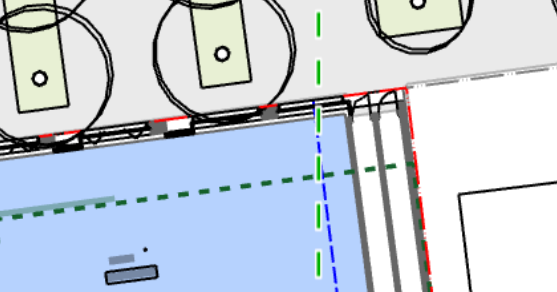
Approved DA



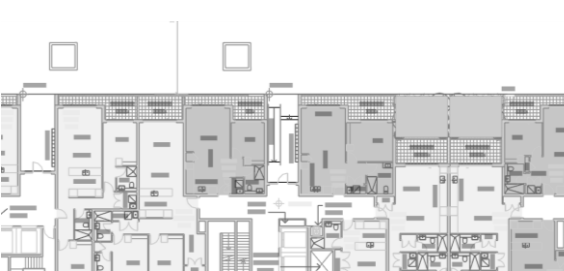
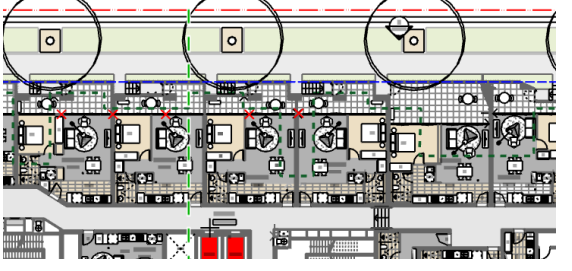
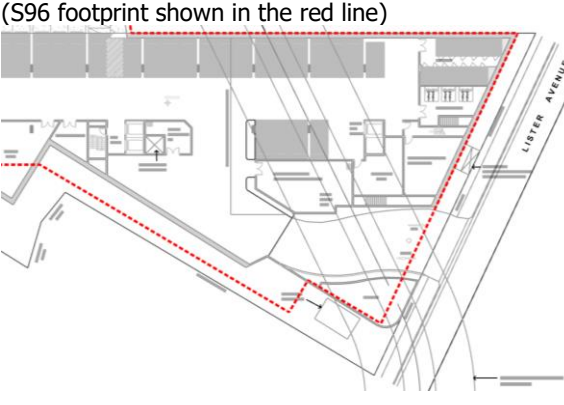
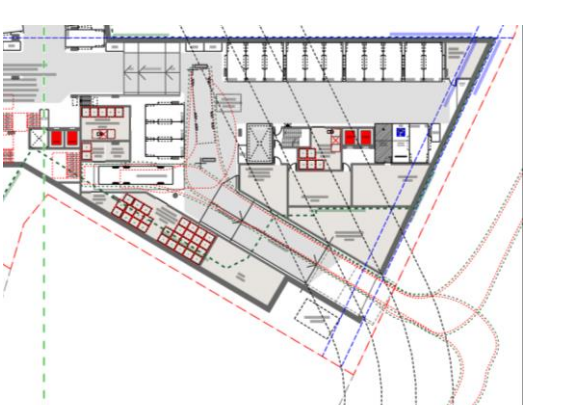


Section 4.56



Double height lobbies at corners with connected corridor for greater legibility and street address

11.	Lister Avenue lobby RL amended to provide access to street level
<p>Approved DA RL 14.60</p> 	<p>Section 4.56 RL 15.00</p>  <p>Double height lobbies at corners with connected corridor for greater legibility and street address</p>
12.	<p>Building B Manager's room removed and communal space provided for greater resident amenity and activation of the street interface at Chapel Street and Chapel Lane. This type of communal open space, as with other similar developments, is anticipated to be a popular area for residents to use for a variety of different purposes, which they could book through building management.</p>
<p>Approved DA</p> 	<p>Section 4.56</p> 
13.	<p>Retail area increased for greater activation of the street interface. Outdoor dining could be provided in Chapel Square under Council's Outdoor Dining Policy.</p> <p>The proposed colonnades have been amended to improve the development's urban design outcome. Colonnades are generally dark spaces which reduce the public's exposure to the building. The amendments propose to remove the colonnades to increase the visual experience from the building to the public domain.</p>

<p>Approved DA</p>  <p>BUILDING B CHAPEL LANE</p>	<p>Section 4.56</p> 
<p>14. Street entries provided for ground level units for greater resident amenity and activation of the street interface</p>	
<p>Approved DA</p> 	<p>Section 4.56</p> 
<p>15. Carpark entry point relocated to work with new OSD tank location and to provide clear entry point from Lister Avenue</p>	
<p>Approved DA Entry (S96 footprint shown in the red line)</p>  <p>LISTER AVENUE</p>	<p>Section 4.56 Entry</p> 

Setbacks and building separation

The proposal seeks to increase the approved DA building separation between Building A & B at Chapel Lane for improved amenity and contributes to the public domain with active and vibrant street frontages.

16. Increased setback to the corner of Chapel Lane & Lister Ave. The approved development incorporated the following setbacks:

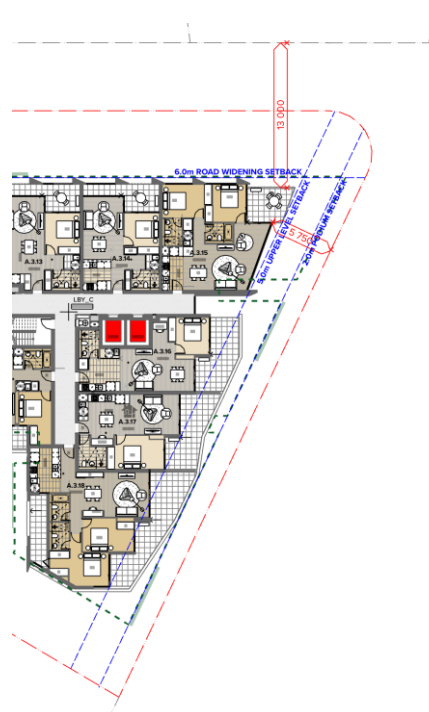
- 12 metres from Chapel Lane
- 2 metres from Lister Avenue podium levels
- 5 metres from Lister Avenue Upper levels.

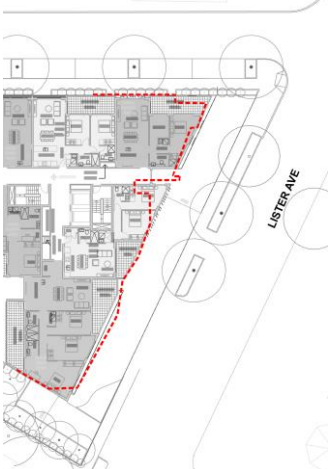
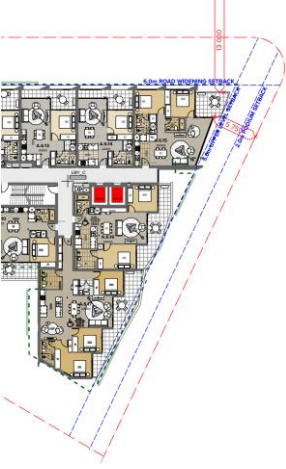
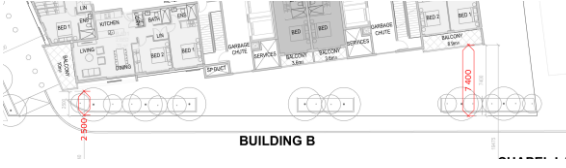
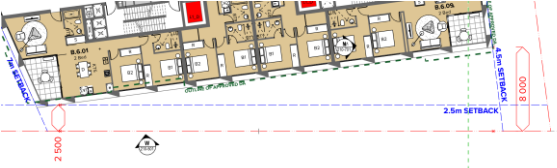
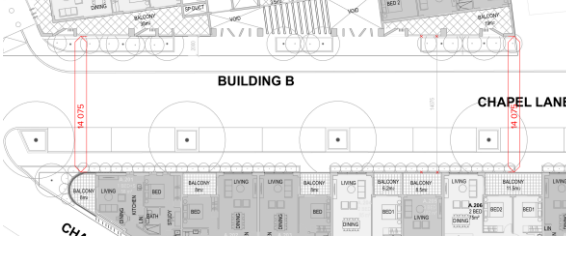
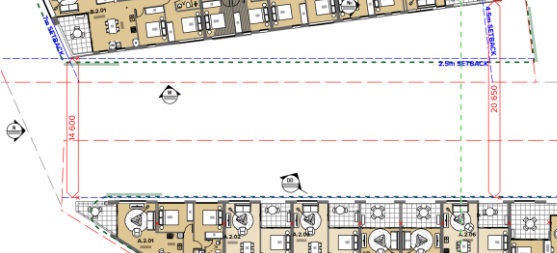
The amendments proposed to increase these setbacks from between 5.5 to 12 metres (from south to north).

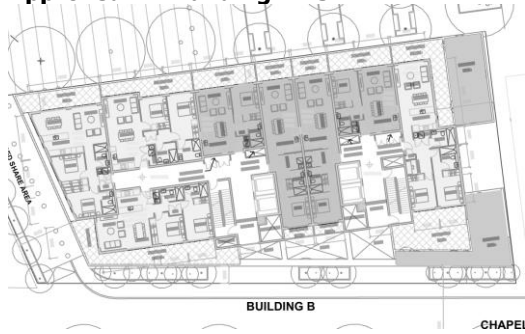



Approved DA Building A Podium level



Section 4.56 Building A Podium level



	<p>Approved DA Building A Upper level</p> 	<p>Section 4.56 Building A Upper level</p> 
17.	<p>Building B setback along Chapel Lane increased. The approved development included 2.5 to 7.4m setbacks along the upper levels and a 2.5 metre setback along the podium level. The amendment proposes to increase the setback to between 2.5 to 8.0 metres (from west to east).</p>	
	<p>Approved DA Building B Upper levels</p> 	<p>Section 4.56 Building B Upper levels</p> 
18.	<p>Building separation between building A & B increased from 14.075 metres to between 14.6 – 20.65 metres.</p>	
	<p>Approved DA Building B Lower levels</p> 	<p>Section 4.56 Building B Lower levels</p> 
<p>Building A Building extent amended</p>		
19.	<p>Building extents amended to increase building separation, with the overall area maintained.</p> <ul style="list-style-type: none"> • Setbacks to Building A on level 4 have been increased by 1-2m along Chapel Lane to provide a clearer definition between the podium and upper levels. • Setbacks to Building B on level 3 have been increased by 1-2m along Chapel Street to provide a clearer definition between the podium and upper levels. 	

<p>Approved DA Building B L3</p> 	<p>Section 4.56 Building B L3</p> 
<p>Approved DA Building A L4</p> 	<p>Section 4.56 Building A L4</p> 
<p>Building height increased</p> <p>The site is subject to a maximum building height of 28m, however, as the site is located in "Area A" under the height of buildings map an additional 12m height is permitted due to the site having an area of over 1500sqm. As such, the land is subject to an overall height limit of 40m.</p> <p>As outlined below, there is a minor increase in the height when compared to the approved development (specifically for Building A). The proposed amendments result in a maximum height of 40.84 metres (RL 54.4), which is 1.7 metres greater than the approved 39.14 metres.</p> <p>As a result of the proposed amendments, a more efficient building layout is possible, which allows for an additional storey to be included, without an increase to the overall building envelope. To accommodate the additional level an increase in height is required which is only 0.84 metres over the 40 metres permitted under the LEP. This minor departure from the height standard allows for additional housing to be provided in the highly accessible and strategic location, within walking distance to major public transport infrastructure, services and employment. Give the additional height does not increase the overall building footprint, there are not additional environmental impacts associated such as visual massing or overshadowing.</p> <p>The scale of the proposed development is generally in accordance with the LEP height controls outlined in the LEP. The proposal remains consistent with the objectives of the DCP and ADG. The proposed heights have been developed through a considered approach between providing a high level of residential amenity, a successful public domain interface and providing a proposal that is appropriate for the site. The proposal is appropriately articulated to minimise the perceived scale. Setbacks, separation and variety along the elevations and layering of façade elements, assist in creating expressive street frontages and enhancing the development's relationship with the public domain. The proposed buildings meet Council's objectives for buildings that responds to the site, locality and landscape, and demonstrates well articulated buildings incorporated with well designed landscaping and open space.</p>	

20.	Building A Building A maximum RL changed from 52.700 to 54.400 with an additional half level has been provided on L11		
	Approved DA RL 52.70 RL 13.56 (street level) Max Height 39.14m	Section 4.56 RL 55.40 (Lift over-run) RL 13.56 (street level) Max Height 41.84m	
	Approved DA	Section 4.56	
21.	Building B maximum RL changed from 52.500 to 53.900		
	Approved DA RL 52.50 RL 15.98 (street level) Max Height 36.52m	Section 4.56 RL 55.05 (Lift over-run) RL 15.98 (street level) Max Height 39.07m	
	Approved DA	Section 4.56	
Core & corridor changed			
22.	Three lifts have been deleted overall, to reflect the number of units serviced and to provide direct access to the rooftop communal areas. The number of lifts is sufficient to accommodate the proposed number of apartments and complies with the ADG guidelines.		
23.	Stairs have been amended to reflect the change in layout and compliance with the NCC		
Increased GFA to site A & B			
24.	Building A: • Increase of 1,805 m ² GFA This additional GFA is a result of the proposed additional level, which requires a minor departure to height (a maximum departure of 0.84 metres)	Approved DA 14,082 m ²	Section 4.56 15,887 m ²
25.	Building B: • Increase of 288 m ² GFA This additional GFA is a result of additional retail GFA.	Approved DA Total – 6,992 m ² Resi – 6,768 m ² Retail - 224 m ²	Section 4.56 Total – 7,280 Resi – 6,827m ² Retail - 454 m ²

Communal open space

Proposed Communal open space has been increased to meet ADG requirements

The proposal considers the interface with the public domain, the variety of outdoor spaces generated by the buildings and the use of roof terraces to provide additional recreational space for the residents.

The landscape design of the proposal allows for an integrated transition between communal and private, maintaining privacy and allowing for resident access to the communal spaces. Roof top terraces are proposed to ensure outdoor space is both functional and visually interesting. Tree planting assists in providing privacy to the amenity uses on ground. These areas receive good levels of solar access and a high level of amenity, enhancing the public domain along the street edge.

The proposed communal spaces are designed to engender community spirit for residents within the development by offering north facing private open spaces including areas for groups to congregate and also for more private activities at both ground and roof level. Common areas are designed for equitable access.

Approved DA

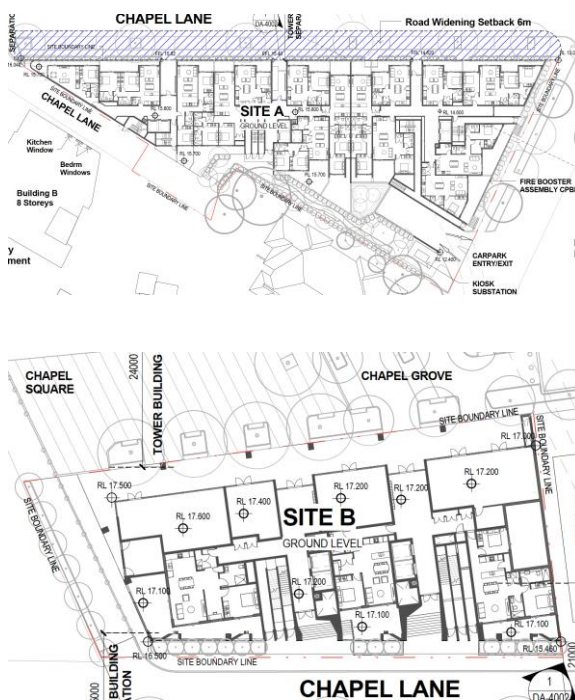
1,180 m²
(24% of site area)

Section 4.56

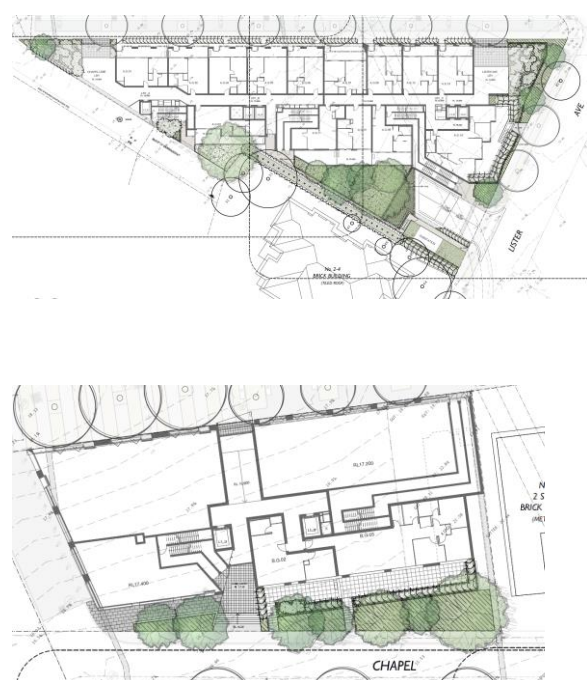
1,227 m²
(25% of site area)

26. Building A & B Communal open space area amended to provide for increased amenity and provide 2 areas
- Lobby reduced to 1
 - L3 - garden removed

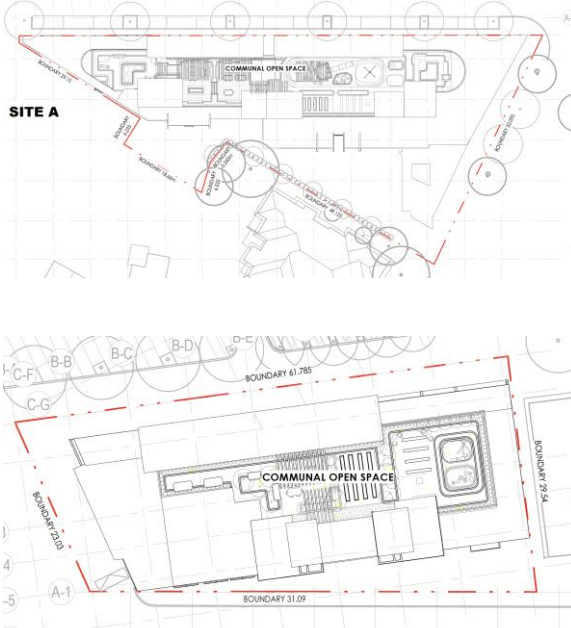
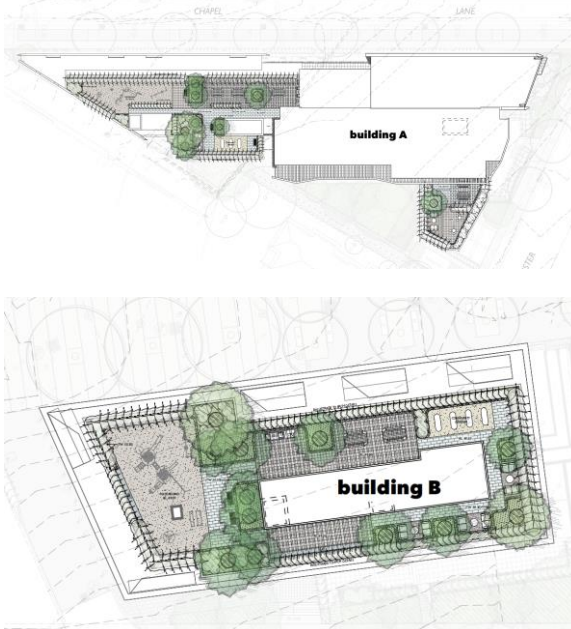
Approved DA



Section 4.56 street level



27. Building B Communal open space area amended to provide for increased amenity and to reduce services on the rooftop
- Service Rooms have been relocated to basements
 - 2 lobbies combined to one lobby

<div>Approved DA</div> <div></div>		<div>Section 4.56</div> <div></div>	
Rearrange Landscape			
<div>28.</div> <div><div>Deep Soil amended</div><div>Deep soil zone based on the calculation of site A & B only.</div><div>Proposed deep soil area: 402 m² @ 8.4% of site area</div></div> <div>The development achieves the deep soil and open space recommendations of the ADG (7%) and in doing so provides a variety of open space and landscaped areas to enhance the overall amenity for the residents and wider community.</div>			
<div>Approved DA</div> <div>Deep soil area: 343m²</div> <div>7% of site area</div>		<div>Section 4.56</div> <div>Proposed deep soil area: 402 m²</div> <div>8.4% of site area</div>	
<div>Building A & B GFA, Solar Access, Cross ventilation</div> <div><div><div>Natural ventilation & solar access for both buildings has been increased to provide greater amenity for residents</div><div>The proposed development is designed to contribute positively to the environmental, social and economic aspects of the area. The massing, orientation and internal apartment planning have been organised to maximise natural daylight and solar access to the primary living spaces and external areas.</div><div>The proposal exceeds the natural cross ventilation recommendations of SEPP65 with 61% of Building A and 67% of Building B apartments achieving the cross-ventilation recommendation.</div><div>Increased solar access from the approved DA is also provided by the inclusion of more north facing apartments, with 77% of apartments in Building B (an increase of 22% from the approved DA 55%) and 49% of apartments in Building A (an increase of 5% from the approved DA 44%) achieving the 2-hour solar access recommendation.</div></div></div>			
<div>29.</div> <div>Building A:</div> <div><div>Solar Access improved 4.8%</div><div>Natural Ventilation improved from 0.5%</div></div>		<div>Approved DA</div> <div>Solar Access 44.2%</div> <div>Natural Ventilation 60.5%</div>	<div>Section 4.56</div> <div>Solar Access 49%</div> <div>Natural Ventilation 61%</div>

30.	Building B: <ul style="list-style-type: none"> Solar Access improved 21.2% Natural ventilation improved 3.6% 	Approved DA Solar Access 55.8% Natural Ventilation 63.4%	Section 4.56 Solar Access 77% Natural Ventilation 67%
Building A & B Adaptable Apartments <p>The proposed buildings provide a range of dwelling types that match the demographic diversity of Rockdale, including the provision of 10% of dwellings that may be adapted to meet the needs of people with limited physical mobility. An additional 10% of apartments have been provided to meet the requirements of Liveable Housing design consistent with the requirements of the ADG.</p> <p>The proposed apartments are designed to have excellent levels of amenity. All apartments meet or exceed the minimum apartment size recommendations of the ADG and are designed with regular shapes and open plan layouts for ease of furnishing.</p>			
31.	Changes in Pre & Post adaptation apartments (types/layouts/unit numbers) due to the change in mix and numbers The DCP requirement for 10% adaptable units has been maintained with 27 adaptable units and associated car spaces provided		
32.	Livable apartments have been provided to meet the 20% ADG requirements Total of 28 units with 10 unit types		