

# SUPPLEMENTARY ASSESSMENT REPORT

**Date** 20 July, 2020

**Ref.** PPSSNH-65

**DA No.** 6/2018 (s.455 Application)

**To:** Sydney North Planning Panel

**Meeting Date:** 24 June 2020

**From:** Ms P Frecklington (Council Assessment Officer)

**Proposal:** Section 4.55(2) application to modify approved demolition of remaining structures and basements, excavation to accommodate ten (10) basement levels including the provision of 316 public car parking spaces, construction of a fourteen (14) storey commercial building and two (2) mixed-use towers of twenty-six (26) storeys and forty-seven (47) storeys providing a total of 654 units and including a public library and retail space (including a supermarket), creation of a new laneway and public domain works at Christie Lane and Lithgow Street and associated works including tree removal, signage, and stratum subdivision.

**Address:** 71-79 Lithgow Street, 82-90 Christie Street, 84A Christie Street, 546-564 Pacific Highway, Christie Lane, and Lithgow Street, St Leonards.

**RE:** **RESPONSE TO DEFERRAL OF ITEM NO. PPSSNH-65**

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## BACKGROUND

1. On 23 June 2020, the Sydney North Planning Panel ("the Panel") raised some questions regarding the bicycle storage provision and access thereto. To address the concerns of the Panel, revised basement plans were tabled to the Panel including details of the proposed bicycle parking spaces.
2. On 24 June 2020, a public meeting via teleconference was held in relation to the s4.55 application to modify DA6/2018.
3. On 25 June 2020, the Panel resolved to defer the matter to allow time for:
  - a) Council to properly consider the latest basement plans provided to the Panel on 23/06/2020, including consideration by Council and its traffic engineer of the adequacy of the latest plans in terms of residential storage and bicycle parking but also changes to car parking, especially accessible parking and access thereto; and
  - b) the preparation of a Supplementary Assessment Report and revised recommended conditions to be provided to the Panel.
4. No changes are proposed to the on-site provision of car parking spaces and accessible car parking spaces in the revised basement plans, however, a shortfall of two (2) commercial accessible spaces was detected. Revised basement plans for levels 05 and 06 have been submitted accordingly (16/07/2020) to address this oversight. Minor changes to the car parking and bicycle parking layout are proposed which are endorsed by Council's Traffic Engineer.

5. The revised plans have been reviewed by Council's Traffic Engineer who has confirmed that the proposed bicycle facilities are as per AS2890.3-2015 and parking spaces for people with disabilities are as per AS2890.6:2009. Council's Traffic Engineer raises no objections to the bicycle parking layout and access thereto. No new conditions or amendments to the draft conditions of consent are required by Council's Traffic Engineer.
6. All apartments meet the minimum *Apartment Design Guide* (ADG) requirements for in-apartment storage and provide additional storage space in the basement lockers to fit individual bikes.
7. Council is satisfied that the revised plans have satisfactorily addressed the concerns of the Panel and meet the requirements for residential storage and bicycle parking as well as accessible parking under the *Lane Cove Development Control Plan 2010* (LCDCP 2010) and relevant Australian Standards.
8. It is recommended that the application is approved, subject to the draft conditions of consent as amended by the modification of **Condition 49A – Approved Amended (s4.55) Plans**.

## REVISED PLANS

The following revised basement plans were submitted to the Panel on 23/06/2020 and have been considered by Council:

| Drawing Ref | Title                              | Prepared by    | Rev / date       | Date Received |
|-------------|------------------------------------|----------------|------------------|---------------|
| DA-10-0900  | DA-Section 4.55 – Basement 10 Plan | PTW Architects | Rev I / 04/05/20 | 23/06/2020    |
| DA-10-1000  | DA-Section 4.55 – Basement 09 Plan |                | Rev I / 04/05/20 |               |
| DA-10-1100  | DA-Section 4.55 – Basement 08 Plan |                | Rev I / 04/05/20 |               |
| DA-10-1200  | DA-Section 4.55 – Basement 07 Plan |                | Rev J / 04/05/20 |               |
| DA-10-1300  | DA-Section 4.55 – Basement 06 Plan |                | Rev J / 04/05/20 |               |
| DA-10-1400  | DA-Section 4.55 – Basement 05 Plan |                | Rev J / 04/05/20 |               |
| DA-10-1500  | DA-Section 4.55 – Basement 04 Plan |                | Rev J / 04/05/20 |               |
| DA-10-1600  | DA-Section 4.55 – Basement 03 Plan |                | Rev J / 04/05/20 |               |
| DA-10-1700  | DA-Section 4.55 – Basement 02 Plan |                | Rev J / 04/05/20 |               |

As amended by revised basement plans for levels B05 and B06 provided to Council on 16 July 2020, as follows:

| Drawing Ref | Title                              | Prepared by    | Rev / date       | Date Received |
|-------------|------------------------------------|----------------|------------------|---------------|
| DA-10-1300  | DA-Section 4.55 – Basement 06 Plan | PTW Architects | Rev J / 04/05/20 | 17/2020       |
| DA-10-1400  | DA-Section 4.55 – Basement 05 Plan |                | Rev J / 04/05/20 |               |

## SUMMARY OF AMENDMENTS

The revised basement plans submitted to the Panel on 23/06/2020 as amended by revised plans for Basement levels 05 and 06, include the following amendments:

- details of bicycle racks and storage facilities;
- provision of two (2) additional commercial accessible parking spaces for the commercial component to correct an oversight; and
- minor changes to the car parking layout.

A detailed breakdown of the amendments is provided at **Annexure 3**.

## REFERRALS

Council's Traffic Engineer has raised no objection to the proposal as amended by the replacement basement plans. No new conditions or changes to the draft conditions of consent are recommended. Comments are provided below:

*"I have reviewed the basements plans for DA6/2018 and there are a few changes made to the previous approved plans. Please see the details below in terms of traffic:*

- *There is a shortfall of 24 car spaces which are reduced from the commercial car parking spaces.*
- *The car parking spaces have been rearranged accordingly so that it will be more accessible.*
- *The median strip or traffic island on the ramps have been removed and replaced with bollards for manoeuvring.*
- *The bicycle parking spaces have been spread throughout the basements.*
- *The express access has been extended.*

*The bicycle parking facilities are as per AS2890.3-2015 and parking spaces for people with disabilities are as per AS2890.6. Also, express access has been extended to achieve the gradient to satisfy the Australian Standard.*

*The shortfall of car parking spaces is acceptable given the proximity of the train station and metro.*

*I believe there are no additional issues and previous traffic conditions should be sufficient for this s4.55."*

## ASSESSMENT

### State Environmental Planning Policy No. 65 (Design Quality of Residential Apartment Development)

#### **Topic 3J – Bicycle and car parking**

The proposal satisfies the following objectives:

- **Objective 3J2** - Parking and facilities are provided for other modes of transport; and
- **Objective 3J3** – Car park design and access is safe and secure.

The proposed reduction to the on-site car parking by 17 spaces under the s4.55 application is supported and discussed in **Section 7.8.12** of the Assessment Report. This total variation and shortfall of 24 commercial vehicle spaces is supported by Council's Traffic Engineer due to the sites close proximity to St Leonards train station and bus interchange.

The revised basement plans provide for 660 bicycle parking spaces, which exceeds the 570 required under the DCP.

Council's Traffic Engineer has reviewed the revised plans and determined that the bicycle parking facilities are as per AS2890.3-2015 – *Parking facilities: Bicycle parking*.

## Topic 4G – Storage

The ADG prescribes that adequate well-designed storage is to be provided in each apartment, and that in addition to storage in kitchens, bathrooms and bedrooms, the following storage is to be provided with at least 50% of the required storage located within the apartment:

| Dwelling type | Storage size volume |
|---------------|---------------------|
| 1 bed units   | 6m <sup>2</sup>     |
| 2 bed units   | 8m <sup>2</sup>     |
| 3+ bed units  | 10m <sup>2</sup>    |

The storage provision for reconfigured unit mix is compliant with ADG requirements, as demonstrated in the table below:

| Unit                          | ADG Required     | Proposed In-Apartment storage | Complies | Proposed Basement Storage              | Complies | Bike Storage (0.715x1.84x2.1) | Quantity |      |
|-------------------------------|------------------|-------------------------------|----------|--|----------|-------------------------------|----------|------|
| 1-bed storage                 | 6m <sup>3</sup>  | 3m <sup>3</sup>               | ✓        | 3.1m <sup>3</sup> - 6.2m <sup>3</sup>  | ✓        | -                             | 181      |      |
| 1-bed storage & bicycle       | 6m <sup>3</sup>  | 3m <sup>3</sup>               | ✓        | 5.7m <sup>3</sup> - 7m <sup>3</sup>    | ✓        | 2.7m <sup>3</sup>             |          | 3    |
| 2-bed storage                 | 8m <sup>3</sup>  | 4m <sup>3</sup>               | ✓        | 4.9m <sup>3</sup> - 7.5m <sup>3</sup>  | ✓        | -                             | 277      |      |
| 2-bed storage & bicycle       | 8m <sup>3</sup>  | 4m <sup>3</sup>               | ✓        | 6.7m <sup>3</sup> - 14.9m <sup>3</sup> | ✓        | 2.7m <sup>3</sup>             |          | 113  |
| 3-bed                         | 10m <sup>3</sup> | 5m <sup>3</sup>               | ✓        | 6.6m <sup>3</sup> - 7.4m <sup>3</sup>  | ✓        | -                             | 12       |      |
| 2-bed storage & bicycle       | 10m <sup>3</sup> | 5m <sup>3</sup>               | ✓        | 7.8m <sup>3</sup> - 21.1m <sup>3</sup> | ✓        | 2.7m <sup>3</sup>             |          | 63   |
| Total Storage Cages           |                  |                               |          |  |          |                               | 470      |      |
| Total Storage & Bicycle Cages |                  |                               |          |  |          |                               |          | 179* |
| Total Cages Provided          |                  |                               |          |  |          |                               | 649      |      |

\*159 bicycle storage cages for residents are required under the LCDCP 2010.

## Lane Cove DCP 2010

### Bicycle parking provision

A comparison of the proposed bicycle parking provision and DCP requirement is outlined below:

| Level          | Residents | Residential Visitors | Commercial Employees | Commercial Visitors | Retail Employees | Retail Visitors | Total |
|----------------|-----------|----------------------|----------------------|---------------------|------------------|-----------------|-------|
| B03            |           |                      |                      |                     | 60               | 29              | 89    |
| B04            |           |                      |                      |                     | 72               | 29              | 101   |
| B05            |           |                      | 136                  | 25                  | 65               |                 | 226   |
| B06            | 8         |                      |                      |                     |                  |                 | 8     |
| B07            | 38        | 39                   |                      |                     |                  |                 | 77    |
| B08            | 42        | 13                   |                      |                     |                  |                 | 55    |
| B09            | 40        | 13                   |                      |                     |                  |                 | 53    |
| B10            | 51        |                      |                      |                     |                  |                 | 51    |
| Total Proposed | 179       | 65                   | 136                  | 25                  | 197              | 58              | 660   |
| DCP Required   | 159       | 65                   | 65                   | 25                  | 197              | 58              | 570   |

Note: AS2890.3-2015 provides a set of minimum requirements for the layout, design and security of bicycle parking facilities, but does not specify the bicycle parking rate per development type.

Note: The variation in the bicycle parking provision stated under the original s4.55 application (573 spaces) and the total number in the total table above (660) is due to the detailed basement plans submitted to the Panel, which now show the individual bicycle spaces and refinement of the car parking layout to achieve greater clarity and efficiency.

Council's Traffic Engineer has offered the following comments:

- the proposed bicycle parking provision is compliant with the DCP requirement;
- the bicycle parking facilities are as per AS2890.3-2015; and
- access to the bicycle parking spaces, which are spread across the basement levels, is acceptable.

### **Accessible Parking**

No changes are proposed to the accessible parking provision under the revised basement plans. Council's Traffic Engineer has offered the following comments:

- the minor changes to the car parking layout will improve accessibility; and
- the proposed parking spaces for people with disabilities are as per AS2890.6.

The proposal is acceptable with regards to *Clause 1.11 – Access and mobility* under *Part D: Commercial and Mixed-Use Development* and *Part F: Access and mobility of LCDCP 2010*.

### **Car Parking Provision and Layout**

Council's Traffic Engineer has reviewed the revised plans and determined that the minor changes to the car parking layout would achieve improved access to the parking spaces.

No changes are proposed to the car parking provision under the s4.55 application, as follows:

| Level                     | Residents  |            | Commercial |            | Public (Site A Retail) |            | Retail (Site B) |            | Total        |            |
|---------------------------|------------|------------|------------|------------|------------------------|------------|-----------------|------------|--------------|------------|
|                           | Standard   | Accessible | Standard   | Accessible | Standard               | Accessible | Standard        | Accessible | Standard     | Accessible |
| LB10                      | 123        | 14         | 0          | 0          | 0                      | 0          | 0               | 0          | 123          | 14         |
| LB09                      | 118        | 15         | 0          | 0          | 0                      | 0          | 0               | 0          | 118          | 15         |
| LB08                      | 116        | 17         | 0          | 0          | 0                      | 0          | 0               | 0          | 116          | 17         |
| LB07                      | 104        | 17         | 0          | 0          | 0                      | 0          | 0               | 0          | 104          | 17         |
| LB06                      | 17         | 1          | 88         | 11         | 0                      | 0          | 0               | 0          | 106          | 11         |
| LB05                      | 0          | 0          | 21         | 1          | 15                     | 0          | 55              | 3          | 92           | 3          |
| LB04                      | 0          | 0          | 0          | 0          | 104                    | 7          | 0               | 0          | 104          | 7          |
| LB03                      | 0          | 0          | 0          | 0          | 105                    | 6          | 0               | 0          | 105          | 6          |
| LB02                      | 0          | 0          | 0          | 0          | 76                     | 3          | 0               | 0          | 76           | 3          |
| <b>Total</b>              | <b>478</b> | <b>64</b>  | <b>109</b> | <b>12</b>  | <b>300</b>             | <b>16</b>  | <b>55</b>       | <b>3</b>   | <b>944</b>   | <b>93</b>  |
|                           | <b>542</b> |            | <b>121</b> |            | <b>316</b>             |            | <b>58</b>       |            | <b>1,037</b> |            |
| <b>DCP Required</b>       | <b>604</b> | <b>64</b>  | <b>176</b> | <b>20</b>  | <b>164</b>             | <b>41</b>  | <b>43</b>       | <b>11</b>  | <b>987</b>   | <b>135</b> |
| <b>Total DCP Required</b> | <b>668</b> |            | <b>195</b> |            | <b>205</b>             |            | <b>54</b>       |            | <b>1,122</b> |            |

Note: Revised basement plans for levels B05 and B06 have been submitted to correct an oversight in the commercial accessible car parking provision (i.e. 10 spaces increased to 12).

## **CONCLUSION**

Council is satisfied that the revised plans have satisfactorily addressed the concerns of the Panel and meet the requirements for residential storage and bicycle parking as well as accessible parking under the *Lane Cove Development Control Plan 2010* (LCDCP 2010) and relevant Australian Standards.

Yours Sincerely,

A handwritten signature in dark ink, appearing to read 'P. Frecklington', is centered within a light gray rectangular box.

Philippa Frecklington

## **ANNEXURES**

- 1. Revised Plans for Basement Levels 05 and 06**
- 2. Draft Conditions of Consent**
- 3. Summary of Amendments**