

**PREFERRED PROJECT REPORT
(AMENDED)**

132-138 KILLEATON STREET, ST IVES

DECEMBER 2010

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1.0 INTRODUCTION

A Project Application under Part 3A of the Environmental Planning and Assessment Act was lodged with the Department of Planning on 13 July 2010 for a residential development including basement car parking, communal open space and a private gymnasium. The Project Application (MP 10_0057) was publicly exhibited for 30 days from 1 September 2010 to 1 October 2010.

Following exhibition of the Application, the Department of Planning forwarded a summary of public submissions received during the exhibition period, a copy of which is attached to **Annexure 1**.

On 5 November 2010, the Department of Planning forwarded a letter detailing the issues raised in its preliminary assessment of the Project Application. A copy of the Department's letter is at **Annexure 2**.

This Preferred Project Report has been prepared in accordance with Section 75 of the Environmental Planning and Assessment Act, 1979. The report addresses all relevant issues raised during the notification period and those raised by the Department in its preliminary assessment of the proposal.

This report:

- Summarises the changes to the design of the proposal;
- Outlines the issues raised in the submissions received during the notification period;
- Details the issues raised by the Department of Planning in its letter dated 5 November 2010;
- Identifies and describes the response to the submissions received and issues raised and details the proposed improvements to the project; and
- Provides a conclusion to the report.

2.0 CHANGES TO THE DESIGN OF THE PROPOSAL

This Preferred Project Report involves making changes to the design of the development to directly respond to the issues raised by residents, the Department of Planning and Council. The proposed changes are summarised below and are detailed elsewhere in this report:

1. Block C has been amended by removing an entire level of units. The building is now 4 storeys instead of 5 storeys;
2. Block E has been split into two separate buildings by creating a break at its corner. The northern wing of former Block E is now called Block F and has been relocated 3 metres to the north. One floor of units has been deleted from Block F. The building is now 4 storeys instead of 5 storeys;
3. Blocks B and D have been amended by adding a partial additional level. The additional level makes up for the deleted units on Block C and Block F;
4. The flooding wall along the eastern boundary has been slightly relocated to ensure that no trees will be adversely affected or require removal;
5. Additional deep soil area has been provided between Blocks D and F;
6. The landscape design has been amended to address the altered building footprints and additional deep soil area.

Annexure 4 includes a diagram that illustrates the proposed reconfiguration of building described in items 1 to 3, above.

3.0 RESPONSE TO SUBMISSIONS RECEIVED

The Project Application (MP 10_0057) was publicly exhibited for 30 days from 1 September 2010 to 1 October 2010. Submissions were received by State agencies, Ku-ring-gai Council and local residents. The following sections outline a response to the submissions received.

3.1 State Agencies and Council

Submissions were received from the following organisations:

- Sydney Water;
- RTA (SRDAC);
- NSW Transport; and
- Ku-ring-gai Council.

A copy of the submissions is at **Annexure 1**. The issues raised in the submissions are addressed under each organisation below.

3.1.1 Sydney Water

A copy of the submission received from Sydney Water is included at **Annexure 1**.

Sydney Water has identified that the stormwater drainage facilities for the site will need to be upgraded, and that an accredited Hydraulic Designer is to be engaged to ensure configuration with the standards. It is expected that the Department of Planning will impose this requirement as a condition on an approval.

The submission states that further consideration will be given to the development once an application is made for a Section 73 Certificate. At such time, Sydney Water will assess if any amplification or changes to the system are necessary.

It is standard to include as a condition of consent the requirement to apply for a Section 73 Certificate.

3.1.2 RTA (SRDAC)

A copy of the submission received from SRDAC is included at **Annexure 1**.

The RTA raises no objection to the proposal and provides advisory comments to the Department of Planning in its consideration of the determination.

3.1.3 NSW Transport

A copy of the submission received from NSW Transport is included at **Annexure 1**.

NSW Transport has requested the following to be included as conditions of an approval issued:

- Preparation and implementation of a location specific sustainable travel plan for residents and visitors of the site aimed at reducing single occupancy vehicle use
- The proposed bicycle parking be evenly distributed amongst the individual buildings and provided in convenient locations of the residential parking areas and, with regard to visitors, close to the main entrances to the buildings. (The design principles and specifications for bicycle racks and hardware are contained in the NSW Planning Guidelines for Walking and Cycling)
- Preparation of a Construction Traffic Management Plan (CTMP) to mitigate any potential impacts to accessibility, amenity and safety of public transport users and people traveling on foot or bicycle during construction.

3.1.4 Ku-ring-gai Council

A copy of the submission received from Council is included at **Annexure 1**. The following provides a response to each of the Key Issues raised in the Ku-ring-gai Council's correspondence.

Built form and urban design

The development has been amended to address bulk and scale issues and the relationship of the development with the existing dwelling houses to the east of the site. The proposed amendments are described in detail at section 3.1, but in summary involve creating a break in Building E and reducing the height of Buildings C and E.

With the above proposed changes, the proposed development will provide a significantly improved development with respect to bulk and scale. The development will respond better to its existing surroundings.

The development provides view lines through the site particularly from Killeaton Street to the monastery building.

Height and FSR

The development has been amended so that the basement is not more than 1 metre out of existing ground level. This lowers the development and makes the buildings fully comply with the 17.5 metre height limit. However, part of Buildings B and D seek a variation to the height limit as a result of the proposed redistribution of built form on the site. Details are provided at section 3.1 of this report.

The documentation submitted with the Environmental Assessment contained gross floor area diagrams that neglected to include garage storage rooms inside the buildings, as they were considered to be plant rooms. This resulted in Meriton's GFA calculations differing from those undertaken by Council. This has now been resolved and the GFA of the amended proposal has been calculated in accordance with the relevant Town Centres LEP definition, which reads as follows:

the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:
 - (d) any area for common vertical circulation, such as lifts and stairs, and
 - (e) any basement:
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
 - (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
 - (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
 - (h) any space used for the loading or unloading of goods (including access to it), and
 - (i) terraces and balconies with outer walls less than 1.4 metres high, and
 - (j) voids above a floor at the level of a storey or storey above.

The table below provides an overview of the calculated GFA of the development (refer also to amended GFA diagrams at **Annexure 4**):

Level	Block A	Block B	Block C	Block D	Block E	Block F	Monastery	Total
Ground	1176.9	1364.7	736.6	1590.8	779.5	679.1	294	6621.6
Level 1	1194.3	1361.2	743	1600.6	766.7	679	231.2	6576
Level 2	1194.3	1361.2	743	1600.6	766.7	679	0	6344.8
Level 3	1194.3	1361.2	445.4	1600.6	766.7	389.1	0	5757.3
Level 4	710.7	1122.7	0	1268.1	457.4	0	0	3558.9
Level 5	0	473	0	587.5	0	0	0	1060.5
Total	5470.5	7044	2668	8248.2	3537	2426.2	525.2	29919.1

The table above shows that the proposed GFA of the amended development proposal is 29,919 sqm of gross floor area, resulting in a floor space ratio of 1.30:1. The amended proposal therefore complies with the 1.3:1 maximum permissible FSR for the site.

Deep Soil, landscaping and open space

The proposal has been amended to include additional deep soil area between Buildings D and E/F. This results in an increase of 100 sqm of deep soil area on the site. The amended architectural set of drawings at **Annexure 4** shows the location of the new additional deep soil area. The pathways located on deep soil area have been limited to no more than 1.2 metres wide to ensure they do not affect the deep soil area in accordance with the Town Centres DCP.

The amended landscape plans also provide additional information on the treatment of the main landscaped podium areas. Particularly, information is provided that shows the proposed depth of soil on the podium in the main communal courtyard spaces. The proposed soil depth in these spaces is to be up to 650 mm, which is more than adequate to sustain generously sized trees on the podium area.

Annexure 7 contains a report prepared by Peter Richards, Arborist, which examines the potential impact of the proposed concrete flood wall on the stand of trees along the eastern side of the site. The report confirms that the flood wall will not require removal of any trees and also confirms that the health of the trees will be unaffected. The report contains recommendations to ensure that no impacts on the health of the trees will result.

Environmental and residential amenity

The proposed amended drawings have been analysed by Heggies with respect to solar access. The report at **Annexure 11** demonstrates that the amended development will continue to achieve more than 70% of units with 2 hours of solar access. The 2-hour measure is considered appropriate for solar access consideration as the site will be developed with relatively high density buildings.

Additional cores have been provided to the buildings with the aim of achieving compliance with the maximum of 8 apartments per core, as required by SEPP 65.

Private open space for the apartments has been designed to comply with the SEPP 65 Design Code.

Carparking, transport and accessibility

In accordance with the Town Centres DCP, the amended proposal generates a requirement for 287 to 390 resident parking spaces. The proposed basement areas provide for 331 resident parking spaces and, therefore, the proposal complies in that respect.

With regard to visitor parking, the Town Centres DCP requires such parking to be provided at a rate of 1 space per 4 units. This is considered to be an excessive requirement. The amended proposal provides for increased visitor parking on the site, although a variation from the DCP requirement is sought.

The originally submitted proposal provided parking at a rate of 1 space per 10 units. The amended proposal provides parking at the rate of 1 space per 7 units. This results in a total of 43 visitor parking spaces on the site - 12 more than originally proposed.

Annexure 5 contains a report prepared by TTPA, which demonstrates that visitor parking is actually utilised at the rate of approximately 1 space per 12 units. Therefore, it is considered that the proposed visitor parking rate of 1 space per 7 units will be adequate visitor parking for the development.

Waste Management

The waste management report has been amended to address the issues raised by Council. A copy of the amended report is at **Annexure 10**.

Threatened species

The amended landscape plan ensures that species are selected from the Scientific Determination for Sydney Turpentine Ironbark Forest.

Drainage and stormwater management

Annexure 9 contains amended stormwater drainage plans. The plans provide clarification on the proposed solution to the flooding issue along the eastern side of the site. In summary, the proposed works involve only the installation of a concrete barrier wall (2 metres in height) that is to be erected on the subject site along the eastern property alignment. The wall will divert stormwater runoff, in major rainfall events, towards the front of the site and dispersed onto Killeaton Street to be handled by Council's stormwater drainage infrastructure. Stormwater runoff from the site will not flow through adjoining properties to the east.

Construction management

A preliminary Construction Management Plan was submitted with the Environmental Assessment report. A detailed CMP will be prepared and submitted with the Construction Certificate application. The detailed CMP will provide specifics on a range of issues surrounding the proposed staging of the development.

Contamination and geotechnical issues

No significant issues of concern were raised by Council in relation to geotechnical or contamination issues on site. The Environmental Assessment report submitted included all relevant documentation relating to geotechnical and contamination matters. The reports make recommendations relating to the proposed redevelopment of the site.

Utilities

Discussions are underway with all relevant utility providers so that compliance can readily be achieved with any associated conditions of consent.

Contributions

Section 94 Contributions will be paid for in accordance with the Minister's Directions under Section 94E.

Consultation

All received State agency referrals/submissions have been addressed in sections 2.1.1 to 2.1.3.

Statement of Commitments

An amended Statement of Commitments is at **Annexure 6**. The amended Statement provides further relevant information and details regarding staging of the development and stormwater management on the site.

3.2 Local Residents

A total of 55 resident submissions were received in relation to the proposal. The issues raised are addressed under the categories below.

Context

The subject site has been rezoned under the Town Centres LEP to allow for 5-storey residential flat buildings, as is proposed. The adjoining land to the east has also been rezoned in the Town Centres LEP to allow for 3-storey residential flat buildings. Also, land to the west at 124-128 Killeaton Street is zoned for 5-storey residential flat buildings.

Although the current existing surroundings consist mainly of detached dwelling houses and educational facilities, the zonings above will allow for the land to be redeveloped at any point in the future, which will put the subject development into an entirely suitable context.

The proposal has been amended by reducing the height of Buildings C and E along the eastern side of the site to 4-storeys. This reduced height will ensure a better relationship with the existing dwelling houses to the east until such time the land is redeveloped in accordance with the higher density zonings. Details of the proposed amended building heights are at section 3.1 of this report.

Bulk and scale

Various significant changes have been made to the distribution of floor space on the site with the aim of further reducing potential adverse impacts on the amenity of the existing dwelling houses that adjoin the eastern side of the site. The changes reduce the bulk and scale impacts of the development on the adjoining properties to the east. Details of the proposed changes to the building are at section 3.1 of this report.

Landscaping, trees and deep soil

The landscaping of the site has been revised to address depths of soil over podium areas on the site. Additional deep soil planting has also been proposed in the communal courtyard area between Buildings D and E on the site. The amended landscape plans are at **Annexure 8**. The proposed design will ensure that the completed landscape works provide a green and leafy setting for the buildings on the site. The retention of trees on the site will be a feature of the new landscaping. The arborist report at **Annexure 7** provides confirmation that the trees along the eastern side of the site will be unaffected by the proposed development and its associated works.

Traffic, parking and pedestrian safety

The proposal complies with the DCP requirements for resident parking. Visitor parking has been increased to address concerns raised. The level of proposed visitor parking has been justified by TTPA traffic consultants – details are at section 3.1 of this report.

The traffic report submitted with the Environmental Assessment report concludes the following:

- the traffic generation of the proposed development will not present any adverse traffic implications, particularly due to the diverse approach and departure routes;

- the proposed parking provision will be adequate of the proposed development and will ensure that generally no overflow parking will occur within the surrounding road network;
- the proposed access, internal circulation and parking arrangements will be appropriate and designed in accordance with AS2890.1.

It is noteworthy that the RTA did not raise any concerns with the proposed development in its submission – see **Annexure 1**.

Drainage and flooding

The proposed stormwater scheme for the site is designed to reduce any potential flooding on the adjoining sites to the east. Currently those sites are adversely affected by stormwater run-off during major rainfall events.

The proposal does not involve augmentation of the existing drainage lines that run along the easements to College Crescent, as no level of augmentation will provide certainty in reducing flooding impacts on those adjoining properties. The proposed flood wall that is to be erected on the site along the eastern alignment will provide the most effective measure of redirecting water away from those adjoining properties during major rainfall events. Further details about the proposed stormwater management scheme are at section 3.1 of this report.

Flora and fauna

The site contains an important area of biodiversity towards the front of the site. The flora and fauna report that was submitted with the Major Project Application concludes that the proposed construction within the subject site does not impose “a significant effect” on the STIF endangered ecological community on the subject site or the locality.

The submitted report also contains results from the fauna survey undertaken. It was found that no threatened fauna species were recorded on site during the survey work.

The proposed development involves the establishment of new landscaping to complement the retained trees and vegetation on the site. This will ensure that existing habitats are developed to encourage wildlife communities on the site.

Air and noise pollution

Some objectors have requested that an acoustic fence be installed along the eastern boundary of the site. This is not considered necessary as the proposal is unlikely to generate noise levels that would justify the erection of such a fence. In any case, for an acoustic fence to be effective it would need to be in excess of 2 metres high, which will result in significant impacts on all properties affected.

The proposed development will not give rise to air pollution. The development is residential only and does not include any component that ordinarily is associated with pollution generation.

Overlooking and overshadowing

The proposal has been amended to address concerns raised by residents that adjoin the eastern side of the subject site. Buildings C and E have been reduced in height – details are provided in section 3.1. The reduced height of the buildings significantly reduces overlooking impacts and overshadowing impacts.

The amended architectural plan set at **Annexure 4** contains shadow diagrams that show the extent to which adjoining properties to the east are affected by shadow. The comparison mid-winter 3pm diagrams below show how significantly the shadow has been reduced by the proposed amendments.

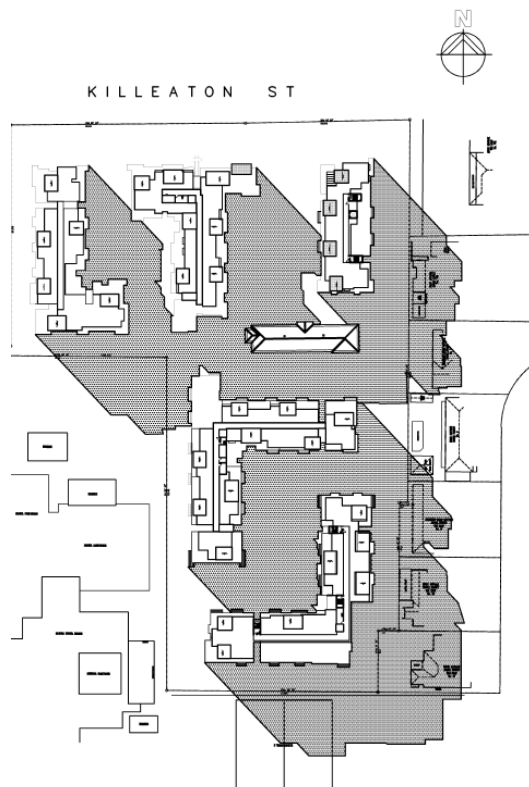


Figure 1: 3pm mid-winter shadow cast under original proposal

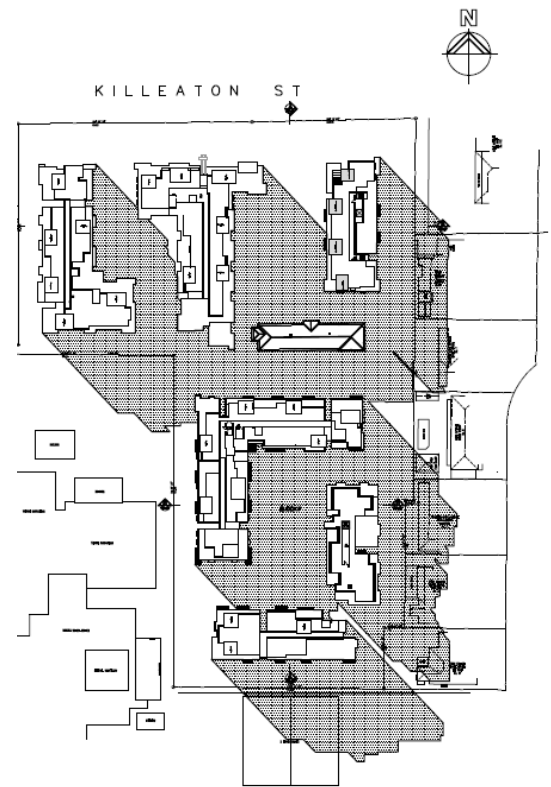


Figure 2: 3pm mid-winter shadow cast under amended proposal

Pedestrian facilities

It is proposed to provide a pedestrian footway along the Killeaton Street frontage between the subject site and Mona Vale Road. **Annexure 6** contains an amended Statement of Commitments that includes details on the proposed provision of the pedestrian footway.

Security

Concerns have been raised by some objectors about the security risk associated with having 5-storey buildings located alongside the adjoining Masada College. Meriton is currently in discussions with Masada College regarding proposed screen tree planting along the College side of the shared boundary. Meriton has offered to fund this tree planting exercise.

Impacts during construction

A construction management plan was contained in the submitted Environmental Assessment. The report was prepared to specifically address the Director General Requirements issued for the Major Project application. The report is comprehensive and addresses all relevant construction and site management matters to ensure impacts from construction activities are minimised. The draft Statement of Commitments contained in the submitted Environmental Assessment confirms the detailed approach.

Lack of infrastructure and public transport

The submitted Environmental Assessment contains consideration of servicing for the site, including gas, water, sewer, electricity and telecommunications.

The subject site and others in the locality have been 'upzoned' in the Ku-ring-gai Council Town Centres LEP because they have been considered appropriate for higher density development. The rezoning and LEP making process gave due consideration to all the relevant services and infrastructure issues.

Various submissions raise concern that there are no public transport options available in proximity to the site. The fact is that there are public transport options available consisting of buses and taxis or a combination of buses, taxis and trains. **Annexure 3** contains results of a search on the NSW Transport Info website for travel from Killeaton Street St Ives to Martin Place, Sydney. The results provide 5 options for public transport travel.

Heritage impacts

The Monastery and the stables buildings are not listed in Council's LEP or on any other register. Nonetheless, the proposal involves retaining these buildings for adaptive reuse. The development has been designed to provide a view corridor to the Monastery between the proposed buildings. The heritage report that was submitted with the Major Project Application supports the proposal and its treatment of the Monastery and the stables buildings.

Planning Control Compliance

The proposal generally complies with the relevant planning controls. Where a variation is sought to the planning controls, it has been assessed and justified in the submitted Environmental Assessment report.

The proposal has been rechecked for compliance with the maximum permissible floor space ratio for the site. Details in this regard are at section 3.1 of this report.

The basement level of the development has been reduced to ensure that it does not extend above the ground by more than 1 metre. This ensures compliance with the 17.5 metre height limit. However, due to the proposed amendments, some variation is sought to the height limit for part of Buildings B and D, which is discussed in section 3.1

Visual impacts

The proposal has been designed with compliant side setbacks and the amended proposal reduces the height of buildings along the eastern side of the site. Trees are to be retained along the eastern side of the site, which will provide a good visual buffer. These attributes

will ensure that visual impacts from the perspective of adjoining properties will be minimised.

A large number of trees are also to be retained along the Killeaton Street frontage, which will provide an effective visual buffer to the streetscape. Additional height is proposed to the rear part of Building B, which takes a central position at the front of the site. This additional height is discussed in section 3.1.

The proposal is to be finished in quality materials that will provide an enduring appearance to the buildings. The architecture of the buildings is contemporary and the built form has been distributed over the site to provide reasonable breaks between building elevations to Killeaton Street.

Market issues

Some objectors raise concern about the available market for units. Meriton is aware of high demand for the proposed units.

Concern has been raised about the impact on market values of objectors' properties. This cannot be substantiated and is therefore not a valid matter for consideration.

Conflict of interest

A donations disclosure statement has been submitted with the Major Project Application, which discloses any donations made.

Excavation impacts

To alleviate concerns about potential impacts on adjoining properties arising from excavation activities, a condition of consent is often imposed that requires a dilapidation report to be prepared prior to works on site. The Statement of Commitments submitted with the Environmental Assessment report makes reference to excavation impacts.

4.0 RESPONSE TO DEPARTMENT OF PLANNING COMMENTS

On 5 November 2010, the Department of Planning forwarded a letter detailing the issues raised in its preliminary assessment of the Project Application. A copy of the Department's letter is at **Annexure 2**.

The following provides a response to each of the issues raised in the Department's correspondence.

4.1 Key issues

Bulk and Scale / Interface Issues

Various significant changes have been made to the distribution of floor space on the site with the aim of further reducing potential adverse impacts on the amenity of the existing dwelling houses that adjoin the eastern side of the site.

Block C has been amended by removing an entire level of units. The building is now 4 storeys instead of 5 storeys. The top floor of units is set back in accordance with the requirements of the Town Centres DCP.

Block E has been split into two separate buildings by creating a break at its corner. The northern wing of former Block E is now called Block F and has been relocated 3 metres to the north. One floor of units has been deleted from Block F. The building is now 4 storeys instead of 5 storeys. The top floor of units is set back in accordance with the requirements of the Town Centres DCP.

Blocks B and D have been amended by adding a partial additional level. The additional level makes up for the deleted units on Block C and Block F. However, the development remains compliant with the total gross floor area for the site. The southeastern corner of Block B has been amended to incorporate an additional unit at each level.

The above changes to the proposal are incorporated into the submitted amended architectural drawing set at **Annexure 4**. The plans contain information that provides confirmation on compliance with the limit and method of gross floor area calculation in accordance with the Town Centres LEP. The proposal provides for 29,919 sqm of gross floor area, resulting in a floor space ratio of 1.30:1.

The changes to the buildings substantially reduce potential impacts relating, particularly, to overshadowing and overlooking. The buildings will also appear considerably less bulky when viewed from the adjoining properties to the east.

The submitted amended architectural plans demonstrate that all areas of the basement carpark extend no more than 1-metre above existing ground level. This ensures compliance with the 17.5 metre LEP height control for Blocks A, C, E, F and part Blocks B and D.

The additional partial levels proposed for Blocks B and D seek a variation to the 17.5-metre height limit. The proposed additional height has been carefully considered and located away from all surrounding properties.

The additional partial level to Block B has been set well back from the remainder of the building's Killeaton Street frontage. This will minimise the perceived bulk and ensure minimal disruption to the presentation of the buildings to Killeaton Street. The siting of the new partial floor is such that it will have no overlooking impacts on surrounding residents. The additional overshadowing will also have no impact on surrounding residential properties.

The additional partial level to Block D has been set well back from the residential properties to the east. This will ensure that visual bulk issues are minimised and no overlooking or overshadowing impacts will result on those residential properties.

Amended shadow diagrams have been included in the amended architectural drawing set at **Annexure 4**.

Landscaping

The proposal has been amended to include additional deep soil area between Buildings D and E/F. This results in an increase of 100 sqm of deep soil area on the site. The amended architectural set of drawings at **Annexure 4** shows the location of the new additional deep soil area. The pathways located on deep soil area have been limited to no more than 1.2 metres wide to ensure they do not affect the deep soil area in accordance with the Town Centres DCP.

The amendments to the deep soil area have been incorporated into the amended landscape plans, which are at **Annexure 8**. The amended landscape plans also provide additional information on the treatment of the main landscaped podium areas. Particularly, information is provided that shows the proposed depth of soil on the podium in the main communal courtyard spaces. The proposed soil depth in these spaces is to be up to 650 mm, which is more than adequate to sustain generously sized trees on the podium area.

Annexure 7 contains a report prepared by Peter Richards, Arborist, which examines the potential impact of the proposed concrete flood wall on the stand of trees along the eastern side of the site. The report confirms that the flood wall will not require removal of any trees and also confirms that the health of the trees will be unaffected. The report contains recommendations to ensure that no impacts on the health of the trees will result.

Traffic and Parking / Accessibility

In accordance with the Town Centres DCP, the amended proposal generates a requirement for 287 to 390 resident parking spaces. The proposed basement areas provide for 331 resident parking spaces and, therefore, the proposal complies in that respect.

With regard to visitor parking, the Town Centres DCP requires such parking to be provided at a rate of 1 space per 4 units. This is considered to be an excessive requirement. The amended proposal provides for increased visitor parking on the site, although a variation from the DCP requirement is sought.

The originally submitted proposal provided parking at a rate of 1 space per 10 units. The amended proposal provides parking at the rate of 1 space per 7 units. This results in a total of 43 visitor parking spaces on the site - 12 more than originally proposed.

Annexure 5 contains a report prepared by TTPA, which demonstrates that visitor parking is actually utilised at the rate of approximately 1 space per 12 units. Therefore, it is considered that the proposed visitor parking rate of 1 space per 7 units is adequate visitor parking for the development.

It is proposed to provide a pedestrian footway along the Killeaton Street frontage between the subject site and Mona Vale Road. **Annexure 6** contains an amended Statement of Commitments that includes details on the proposed provision of the pedestrian footway.

Drainage

Annexure 9 contains amended stormwater drainage plans. The plans provide clarification on the proposed solution to the flooding issue along the eastern side of the site. In summary, the proposed works involve only the installation of a concrete barrier wall (2 metres in height) that is to be erected on the subject site along the eastern property alignment. The wall will divert stormwater runoff, in major rainfall events, towards the front of the site and dispersed onto Killeaton Street to be handled by Council's stormwater drainage infrastructure. Stormwater runoff from the site will not flow through adjoining properties to the east.

The amended landscape plans include conceptual images of the proposed concrete wall and its visual treatment. The amended landscape plans are at **Annexure 8**.

4.2 Additional Information

The following additional information has been requested in the Department's correspondence.

Plans, long sections and cross sections detailing the relationship of proposed finished ground levels and basement level with existing natural ground levels.

The amended architectural plan set at **Annexure 4** contains the required diagrams that demonstrate the relationship of proposed finished ground levels and basement level with existing natural ground levels.

Plans and sections indicating the extent of cut and fill required across the site and adjacent to all site boundaries, including calculations of proposed fill to be placed on site.

The submitted amended architectural plans contain section diagrams that clearly show that no fill is required on the site. The section diagrams show the extent of excavation required to accommodate the proposed basement areas.

Dimensioned plans which address Bulk and Scale / Interface Issues are required, including revised shadow diagrams and a clear illustration of GFA inclusions, is required to be submitted.

The amended architectural plan set at **Annexure 4** contains amended floor space distribution as described in section 3.1. The reduced height of buildings C and E will provide an improved interface with the adjoining properties to the east.

The architectural plan set also contains amended shadow diagrams and gross floor area calculations in accordance with the relevant definition in the Town Centres LEP.

5.0 CONCLUSION

Issues raised by the Department of Planning and arising from the notification period of the Project Application have been adequately addressed in this Preferred Project Report. Draft Statement of Commitments has been amended in this report to more closely reflect the construction of the site. The proposed development is considered to address all relevant matters listed in the Director General requirements and is worthy of approval.