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Our ref: MP11_0046

Mr Walter Gordon
Manager Planning and Development
Meriton Apartments Pty Ltd
Level 11, Meriton Tower
528 Kent Street
SYDNEY NSW 2000

Dear Mr Gordon,

Stage 3 Residential Development 61 Mobbs Lane, Epping (MP11_0046)

I refer to our meeting of 21 January 2013, in which the department provided additional advice on the issues raised in its letter of 26 November 2012, and preliminary advice on the proposed revisions to the project application. In this regard, the department advises that the following issues need to be addressed in your response to submissions:

- inconsistencies within the EA and supporting appendices;
- compliance with the zoning, GFA and car parking provisions of the Concept Plan (as modified);
- mechanisms for reducing the bulk and scale of building 17 when viewed from Mobbs Lane;
- mechanisms for reducing the bulk and scale of car parking structures as viewed from Mobbs Lane and within the site;
- traffic and BCA compliance issues associated with the layout of the basement car park;
- the adequacy of the landscaping plans; and
- the staging of landscaping and infrastructure works.

A detailed summary of the department's residual concerns is provided at **Attachment A**.

Should you have any enquiries relating to this matter please contact Kate MacDonald on 9228 6435 or via email on kate.macdonald@planning.nsw.gov.au.

Yours sincerely



Heather Warton

23/1/13

Director
Metropolitan and Regional Projects North

Attachment A

1.1 Inconsistencies within the EA and Supporting Appendices

There are inconsistencies between the table provided on page 6 of the EA, the architectural plans and the technical reports appended to the EA. These inconsistencies are specified below:

- the GFA specified for stages 1, 2 and 3 varies between 30,311 m² and 30,408 m²;
- the car parking proposed for stage 3 varies between 447 and 457; and
- the number of three bedroom apartments in building 15/16 is identified as both one and three.

The final response to submissions should clarify which of these figures is correct.

1.2 Compliance with the Zoning, GFA and Car Parking Provisions of the Concept Plan (as modified)

Zoning

Based on a preliminary assessment of the drawings it appears that some of the structures may encroach into the 'public recreation' zone, which may result in permissibility issues. A zoning overlay plan is requested to verify whether the buildings and podia are contained within the 'residential' zone. Should any structures be located in the 'public recreation' zone, they are to be amended to be entirely within the residential zone.

Based on the information contained in drawing A081, the 'publicly accessible open space' does not achieve the 3.1 ha minima specified in the Concept Plan. Furthermore, the inclusion of areas of the podia as 'publically accessible open space' has not been justified in terms of its accessibility or usability. Further details should be provided to justify the inclusion of these areas in the 'publically accessible' open space calculations.

Gross Floor Area

Based on an audit of the gross floor area approved for stages 1 and 2, and the GFA proposed for stage 3, the proposed development would result in a total GFA across the site of either 80,726 m² or 80,823 m². This exceeds the 80,000 m² maximum approved under the Concept Plan. The cumulative GFA for stages 1, 2 and 3 should be confirmed and amended to comply with the GFA maxima specified in the Concept Plan.

Car Parking

Based on the number of car parking spaces approved under the stage 1 and 2 project approvals (as modified), the number of car parking spaces proposed to service stage 3 would result in a total of 1155 or 1165 car parking spaces across the site. This represents an exceedence of between 10 and 20 spaces when assessed against the car parking maxima specified in the Concept Plan. These figures should be confirmed and the application amended to comply with the car parking maxima specified in the Concept Plan.

Changes to Building Footprints

Concern is raised with the amendment to the Concept Plan footprint in relation to building 17. The height of this building and its proximity to Mobbs Lane is inappropriate and the building should be amended to comply with envelope specified in the approved Concept Plan.

1.3 Mechanisms for Reducing the Bulk and Scale of Car Parking Structures as Viewed from Mobbs Lane and within the Site

Concern is raised with the height of various parking and podium elements, particularly in relation to the visual impact of such elements when viewed from open space areas and Mobbs Lane. This concern could potentially be addressed by landscaping (see section 1.5 below). Notwithstanding, the department considers that portions of building 17 are too close to Mobbs Lane, and the bulk and scale of the building can not be reduced via additional landscaping.

1.4 Traffic and BCA Compliance Issues Associated with the Layout of the Basement Car Park

The final basement plan must be accompanied by a statement from a fire safety engineer, traffic engineer and accessibility consultant assessing compliance with the BCA and the relevant Australian Standards. In particular, the assessment must demonstrate that the basement car park is capable of complying with the fire egress requirements of the BCA. In addition, the traffic assessment must identify how garbage will be collected, address the adequacy of the bin placement areas, and identify whether collection can occur without disruption to vehicles travelling within the site.

1.5 Adequacy of the Landscaping Plans

Detailed landscape plans should be provided which identify landscape treatments for all communal and public open space areas. The plans should provide a similar level of detail to drawing numbers EW-PA01, EW-PA03, EW-PA07, EW-PA08, EW-PA09 and EW-PA17 as originally approved under MP 08_0258. In addition, the plans should provide the following information:

- (a) the location of proposed ground covers, shrubs, hedges and small and canopy trees with an indicative species list for each category (to include mature specimen heights – specific to the site conditions);
- (b) planting between the two rows of 6-storey buildings on the podium to achieve the same effect as the “parkland spine” originally approved under MP 08_0258 (see drawing number EW-PA17 revision 01 dated 22/04/2009). All trees within this area should reach a height of 15 to 25m. Technical plans identifying the minimum soil depths and drainage methods required to sustain mature trees must also be provided;
- (c) planting is to be provided in the form of a dense hedge (or an equivalent screening element) adjacent to the above ground portions of the car park to ensure it is not visible from within the site, the publicly accessible open space, the adjacent reserve and residential properties, or Mobbs Lane;
- (d) the visual bulk of the buildings as viewed from the publicly accessible open space, the adjacent reserve, adjoining residential properties and Mobbs Lane is to be “softened” by the planting of a mixture of canopy and small trees in reasonable proximity to the edges of the podiums/buildings;
- (e) the publicly accessible open space shall be landscaped to enable active recreation (such as the approved fitness path with fitness stations). The proposed child play area is not considered the most suitable active space given its proximity to the existing play area in the adjacent reserve;
- (f) details of the landscaping of the dry detention basin;
- (g) the separation of the publicly accessible and communal open space is to be made clear by way of a physical barrier/partial barrier to ensure the privacy of the residents is maintained;
- (h) a plan is to be provided delineating the publicly accessible and communal open space areas;
- (i) the open space areas and connections between them are to be accessible having regard to AS1428; and
- (j) connecting paths from the publicly accessible open space on site to the local pathway system and child play area in the adjacent reserve (with bollards to delineate the boundary).

A copy of any approved restoration plan is also requested to facilitate an assessment of how the approved restoration works relate to the proposed landscaping.

1.6 Staging of Landscaping and Infrastructure Works

A staging plan should be provided identifying the staging of the proposed works within Stage 3, including the staging of the childcare centre and the adjoining landscape works.