

Mr Saul Moran
Development Manager
ARNCLIFFE EDEN PROPERTY PTY LTD
173 SUSSEX STREET
SYDNEY NSW 2000

23/05/2022

Dear Mr Moran

Eden Street, Arncliffe Mixed Use Redevelopment (SSD-11429726)
Request for additional information

I refer to the Assessment for the Eden Street, Arncliffe Mixed Use Redevelopment (SSD-11429726). We require additional information as follows:

Princess Highway/Brodie Spark Drive intersection performance

1. The intersection performance tables contained within Appendix 6 of the revised Transport Impact Assessment show vehicle movements turning right from Princes Highway to Brodie Spark Drive are unchanged by the proposed development, despite an increase in trips being noted in the remainder of the report.

Please have the traffic engineer review the tables to include accurate trip details and provide an updated detailed analysis of the specific impact on the Level of service (LoS) on the right turn from Princes Highway to Brodie Spark Drive, including existing and projected:

- vehicle trips
- delays
- saturation levels
- overall LoS

The wider analysis of intersection performance should be updated as necessary to take account of any new /revised information.

Development on behalf of Land and Housing Corporation

2. The EIS states that the development is being carried out on behalf of Land and Housing Corporation (LAHC). Please provide information that addresses the following questions to substantiate this statement:
 - Are the interests of the LAHC being accommodated? Or is the activity being carried out jointly?
 - Are there elements of control, supervision or direction by LAHC?
 - Who is paying for the activity? Who is supervising it?
 - Is there an agreement between the two parties and what are its terms?
 - Who owns the land?
 - Is LAHC an incidental beneficiary?

Flood levels

3. The recommended finished floor levels and driveway RLs within the revised Flood Impact Assessment (FIA) do not appear consistent with the levels shown on the proposed plans. Please review the recommendations of the FIA and demonstrate how these have been incorporated into the proposal, including revised plans as necessary. Please also provide the AEP and PMF levels for the site so the adequacy of the recommended levels can be verified.

Amended plans

4. Provide a height blanket diagram showing the proposed buildings measured against the 70m height plane across the site.
5. Provide amended elevation plans which:
 - clearly annotate the setback from the front face of the building (as it varies at different levels) to the side boundary at that location (ie. at the front face of the wall where elevation is taken from)
 - remove the variable boundary lines for clarity
 - remove the red height limit line for clarity, noting the height blanket diagram will be provided.
6. Update the car parking table on drawing DA 0000 to accurately reflect the car parking proposed on the lower ground (91 rather than 85) and basement level 1 (210 rather than 216).
7. Update the development summary table on drawing DA 0000 F to include wintergardens in the total GFA and FSR calculations.
8. Update the key on Drawing DA4101 to show 889 m² of wintergarden instead of 848 m².
9. Update the key on Drawing DA4103 to show 482 m² of wintergarden instead of 418 m².
10. Provide an updated planting schedule confirming the number of replacement trees.
11. Provide an updated final consolidated set of architectural plans.

Please provide the above information by Thu 26 May 2022.

If you have any questions, please contact David Glasgow, on 82751182/ at david.glasgow@planning.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'AWatson'.

Amy Watson
Team Leader
Key Sites Assessments