

Matthew Rosel

From: Brendan Hoskins <BHoskins@jbaurban.com.au>
Sent: Tuesday, 9 February 2016 3:17 PM
To: Matthew Rosel
Subject: RE: SSD 6010 MOD1 and SSD 7133 - further information request
Attachments: 15028_DA2100[05].pdf

Categories: Amendment

Hi Matt,

Please see answers to your queries below. The Landscape Drawings are being updated to reflect all works in the landscaping scheme. We will respond to the City's comment on security separately.

Regards
Brendan

Brendan Hoskins Senior Planner

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From: Matthew.Rosel@planning.nsw.gov.au [mailto:Matthew.Rosel@planning.nsw.gov.au]
Sent: Friday, 5 February 2016 4:24 PM
To: Brendan Hoskins
Subject: SSD 6010 MOD1 and SSD 7133 - further information request

Hi Brendan,

I am finalising my assessment of the above applications and there are a number of points of further information I require before I can complete the assessment, refer below:

1. review the estimated employment figures for the site - 2,400 construction jobs seems excessive, by comparison W2 building estimated 180 construction jobs and Crown Sydney Hotel Resort (71 storeys) at Barangaroo estimates 1,100 construction jobs;

The total of 2,400 jobs was a figure of inductions which the building provided. The total construction jobs (full time) would be approximately 185.

2. can you provide further justification around the security measures for the central courtyard. Including confirming whether the reception area of Building W1 will be staffed 24hrs a day, whether CCTV will be installed within the courtyard and if so whether it will be monitored live (i.e. at the 24hr reception desk of W1). Also confirm any other additional measures to increase the security of the space;

Urbanest has a standard 24-hour service model which will be implemented into both the Building W1 and W2 developments. This model includes:

- a fully staffed reception desk
- live-in manager and resident assistants
- an extensive CCTV network (both internal and external which will include the central courtyard) which is monitored in real time both on site and within Urbanest's centralised security centre

- site based and roving third party security contractors
- single-point building access with secure card access control at multiple gateway locations throughout the building
- assistance and support from Urbanest’s head office in Sydney and multiple nearby Urbanest student accommodation developments as required.

These features provide the building and its occupants with the highest level of security and safety, something which is of paramount importance to Urbanest as a business and University partner.

3. in response to condition A8 of the Concept Proposal, and to clarify compliance, provide:
- a) an up to date breakdown of the floor area already taken up by other approvals within Darling Square site;
 - b) an up to date breakdown of the floor area already taken up by the proposal; and
 - c) floor area estimations for the remaining Plots.

Please see table of GFA breakdown below:

Application	GFA Approved/Proposed (m²)
Approved	
Western Plot (Student Accommodation – Building W2)	14,341
North-West Plot (Public car park/ commercial office building)	44,010
South-West Plot (Mixed Use Residential Development)	46,815
North-East Plot (Mixed Use Residential Development)	53,652
Proposed	
<i>Western Plot (Student Accommodation – Building W1)</i>	<i>13,209</i>
Future	
North Plot	2547
South-East Plot	25,237
Total	199,811
Maximum approved under Concept Proposal	199,811

4. updated drawing DA2100 indicates that 114 bicycle parking spaces are provided within the internal bicycle store at ground level. This is contrary to the discussion at section 2.4.2 of the RtS. Can you confirm whether 90 or 114 spaces are proposed;

The number of bicycle parking spaces provided is unchanged from the exhibited proposal, with 90 spaces still proposed. The incorrect annotation on Drawing A2100_05 has been updated (see attached).

5. can you confirm the dimensions of the LED screen;

The final size of the LED screen will be determined during design development with the supplier. A maximum extent of 4.6M x 3.0M is sought for the LED screen.

6. on page 11 of the RtS (and Appendix A) you correctly note that Council has raised concerns about garbage collection. However, the RtS does not appear to include a response to this issue; and

AJ+C prepared a diagram submitted with the Design Report (Appendix B of the RtS) whilst illustrates that the bins are able to be manoeuvred sufficiently from the bin store to their collection point. Urbanest utilise a waste

contractor for all facilities, as will be the case with both Buildings W1 and W2. The waste contractor has unrestricted access to the bin store, allowing them to collect bins on an a needs basis, ensuring that collection times on the kerbside are minimised. Consultation has been carried out with the waste contractor who has endorsed the proposed arrangement and location of the bin store. As identified correctly by Council, the site is constrained in area and access, resulting in on-street waste collection being the only viable option.

7. with regard to the Operational and Security Plan of Management, please clarify what is meant by your statement 'It is expected that a response on the satisfaction of SHFA will be provided through the assessment process' – does this mean that SHFA will respond directly to the Department with its endorsement (or not) of the Plan?.

We are expecting that SHFA will respond directly to Urbanest who have been in contact with them. The requested change is to clean up the consent, if SHFA are not able to confirm in time for a determination we are happy to not seek this change.

If you have any questions please feel free to email to call.

Kind regards

Matthew Rosel

Consultant Planner

Key Sites Assessments

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