

Attachment A
Response to Request for Additional Information from DPIE (SSD 8784)

Request for Information	Response
Design Guidelines	
<ul style="list-style-type: none"> • <i>Provide additional design guidance for landscaping and open space in relation to:</i> <ul style="list-style-type: none"> ○ <i>treatment of basement protrusions and aboveground car parking</i> 	<p>Where basement walls are located above ground level, treatments will be incorporated in order to provide a satisfactory visual outcome and a positive contribution to the public domain. Potential treatments may include public art, stone or masonry facades, vegetation screening and green walls. Suitable treatments for this particular site will be explored in greater detail as part of the future stage development application/s (DAs) for the site.</p> <p>The location of above ground basement walls is shown on Plan 3.10 (Attachment B). Examples of potential treatment options for the basement protrusions and indicative basement sections are shown in the figures below.</p>  <p>INDICATIVE IMAGE SHOWING TREATMENT TO ABOVE GROUND BASEMENT WALLS WITH PUBLIC ART, ARCHITECTURAL TREATMENT, LANDSCAPING SOURCE: TURNER ARCHITECTS - CENTRALE, NORTH RYDE</p>

Request for Information

Response



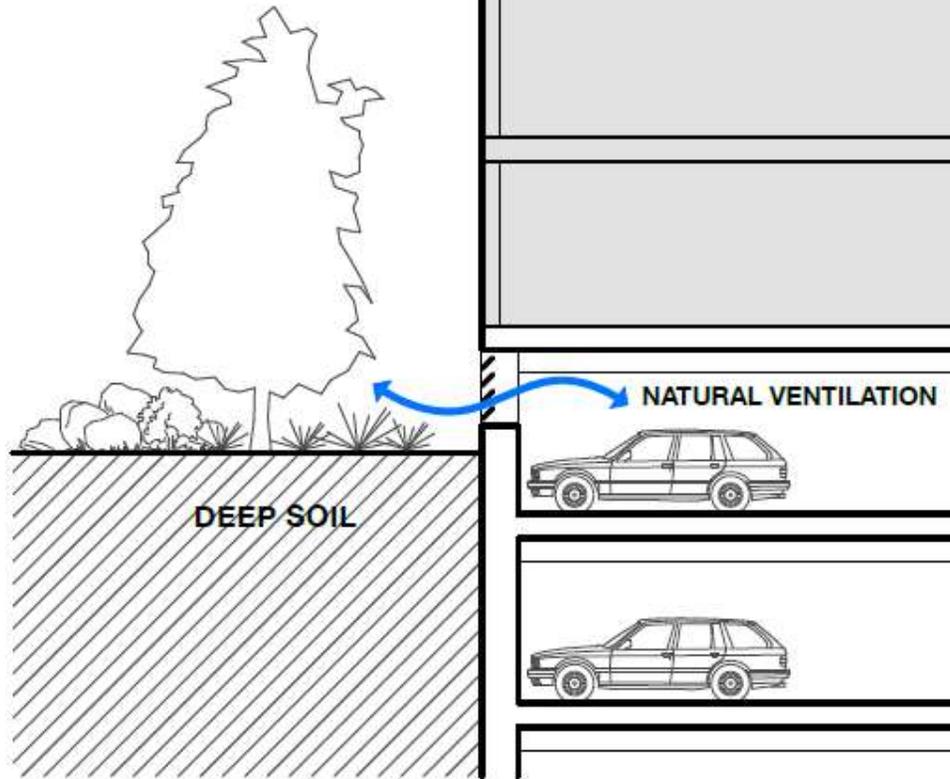
**INDICATIVE IMAGE SHOWING TREATMENT TO ABOVE GROUND BASEMENT WALLS WITH ARCHITECTURAL TREATMENT AND LANDSCAPING
SOURCE: TURNER ARCHITECTS - WASHINGTON PARK**



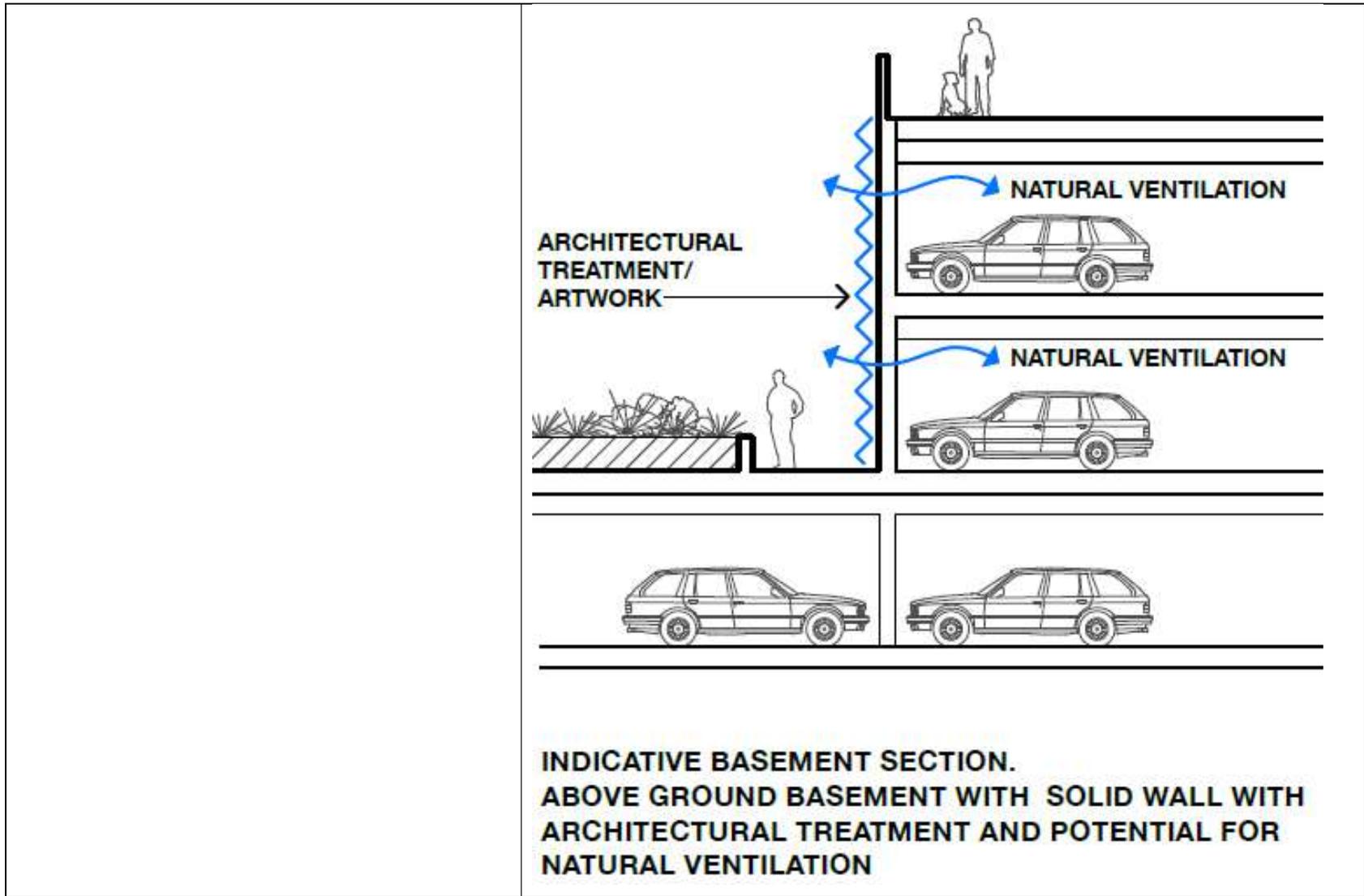
**INDICATIVE IMAGE SHOWING TREATMENT TO ABOVE GROUND BASEMENT WALLS WITH SET BACK NATURAL VENTILATION TO BASEMENT
SOURCE: SMART DESIGN - ARLINGTON**

Request for Information

Response



**INDICATIVE BASEMENT SECTION.
ABOVE GROUND BASEMENT WITH NATURAL VENTILATION
TO BASEMENT AND DEEP SOIL PLANTING IN FRONT**



Request for Information

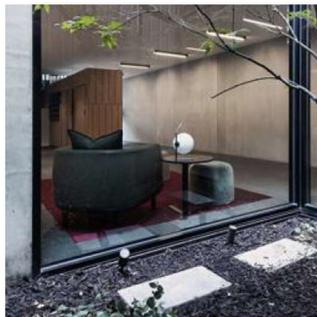
- *building identity and the provision of high quality pedestrian access to residential lobbies*

Response

The residential lobbies will be designed to:

- provide a clear building identity
- be inviting with access to natural daylight
- be located with good visibility from the public domain
- incorporate landscaping and plantings
- be spacious and incorporate furniture for visitors in waiting areas
- make use of durable materials and finishes of a high quality
- incorporate areas for mailboxes and deliveries.

The location of the future residential lobbies is shown on Plan 3.09 (**Attachment B**). Examples of potential treatment options for the residential lobbies are shown below. The design of the residential lobbies will be further refined as part of the future DA/s for the site.



INDICATIVE IMAGE SHOWING ENTRY LOBBY WITH NATURAL LIGHT, SEATING, LANDSCAPING. SOURCE: SJB ARCHITECTS - TAPESTRY



INDICATIVE IMAGE SHOWING ENTRY LOBBY WITH NATURAL LIGHT, SEATING, AND LANDSCAPING. SOURCE: TURNER ARCHITECTS - WOOLAWARE

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<ul style="list-style-type: none"> ○ <i>the pedestrian through-site link in terms of its public and private purposes, accessibility, visual connectivity and passive surveillance</i> 	<p>The pedestrian through-site link provides the following design benefits to both the general public and future residents:</p> <ul style="list-style-type: none"> • the public domain area is enhanced through the provision of a physical linkage that provides pedestrians with direct and easy access between Beecroft Road and Ray Road • the non-residential uses proposed at ground level (southern tower) will have frontage to the through-site link to promote activation of the public domain area • the through-site link provides a break in the built form envelope, encouraging views through the development site and improving natural ventilation • residents, employees and visitors will benefit from a landscaped courtyard that provides building entries located away from Beecroft Road. <p>An indicative plan has been developed to demonstrate how a ramped path may be incorporated into the landscaping enable an accessible link between Beecroft Road and Ray Road (see Plan 3.04 at Attachment B). The through-site link will be landscaped with plantings, deep soil areas for mature trees and include street furniture and public art.</p> <p>Passive surveillance of the through-site link will be provided from the ground floor non-residential uses and the residential apartments in the southern and middle towers which will overlook the space. Appropriate lighting and the landscape design, developed in accordance with Crime Prevention Through Environmental Design (CPTED) principles, will further assist in making the through-site link a safe public access through the site. CPTED principles will be considered in greater detail as part of the future DAs for the site.</p> <p>The development of the pedestrian through-site link will be further refined as part the future DA/s for the site.</p>
<ul style="list-style-type: none"> • <i>Clarify the through-site link design capacity and consider safety for cyclists.</i> 	<p>The pedestrian through-site link has been designed to provide a publicly accessible link between Beecroft Road and Ray Road. The through-site link will facilitate convenient movement and connectivity across the site for both residents and the general public.</p> <p>The steeper gradient at the western extent of the through-site link incorporates sharp, hairpin turns along the pathway and stairs which will discourage cyclists to use the link as a shortcut between Ray Road and Beecroft Road. Therefore, the through-site link does not include the provision of a dedicated cycleway and has been designed to ensure cyclists will need to dismount in order to navigate across the site. The inclusion of fixed furniture, trees and planter boxes, various textures and bollards will further encourage cyclists to dismount prior to entering the</p>

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	<p>through-site link. This is to ensure the ongoing safety of both cyclists and pedestrians and to maintain a pedestrian-friendly environment through the development site.</p> <p>Further, the draft Parramatta Bike Plan 2017-2037 indicates there will be a future on-road painted bicycle lane along Ray Road that will provide a linkage to various regional connections. Cyclists will, therefore, be able to travel efficiently along Ray Road without the reliance of a shortcut through the development site. Cyclists wishing to travel at faster speeds will likely avoid the through-site link and make use of the existing and (future) dedicated cyclist infrastructure surrounding the site.</p>
Deep Soil Zones	
<ul style="list-style-type: none"> Consider providing additional deep soil zones within the widened pedestrian through-site link to provide improved amenity and visual privacy for residential uses. 	<p>Additional deep soil zones to provide shade and amenity have been incorporated within the through-site pedestrian link, including two separate deep soil zones of 41 m² and 37 m². These areas are shown on updated Plan 4.03 (Attachment B).</p> <p>In total, the concept proposal now provides 1,880 m² of deep soil zones across the development site, which equates to 18.5% of the site area. This exceeds the minimum deep soil zone requirement set out in the Apartment Design Guide (DPE, 2015) which recommends 7% of the total site area (for sites greater than 1,500 m²) to consist of deep soil zones.</p>
Land Uses	
<ul style="list-style-type: none"> Provide further justification for, and design guidance on, the success of the non-residential space along Beecroft Road. 	<p>The proposed non-residential floor space has been designed in a manner that is consistent with the recommendations of the Hill PDA assessment (October 2019), where it was determined that a smaller provision (i.e. less than 1,000 square metres) of retail and commercial floor space should be confined to the ground floor level fronting Beecroft Road maximising exposure to passing vehicular traffic. The proposed non-residential floor space allocation was considered to be a suitable size to accommodate a variety of small-scale non-residential uses.</p> <p>Hill PDA has provided further advice on this matter and is included at Attachment F. The advice from Hill PDA includes an analysis of the following:</p> <ul style="list-style-type: none"> competing centres in proximity to the site and their respective retail offerings the likely trade areas in context to the positioning of the site and desirable attributes for retail uses (such as accessibility and convenience) including the primary, secondary and tertiary trade areas

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	<ul style="list-style-type: none"> • forecast expenditure and retail sales by residents within the trade areas <p>On the basis of the analysis of competing trade centres, the likely trade areas and forecast expenditure and retail sales, various non-residential uses are identified in the Hill PDA advice that could potentially be provided on the site, including options for the following types of non-residential uses:</p> <ul style="list-style-type: none"> • Small format (neighbourhood) shopping centre – prospective tenants could include a convenience store or small format grocer as well as a several personal services (such as hairdresser, dry cleaners etc). These uses would largely serve local residents within an 800 metre walkable catchment – particularly Epping residents north of Carlingford Road and west of Beecroft Road • Small format supermarket – potential for an independent operator or a national operator (such as an IGA Xpress). Even Woolworths have been providing smaller supermarket formats in the metropolitan area including stores at both Eveleigh and Bronte (around 350 sqm), both of which have no on-site car parking. Woolworths currently has no supermarket or other type of store in Epping. • Chinese store – Epping currently has a small Korean food/grocery store (around 200 sqm) but no Chinese supermarket or food/grocery store. Most of this type of shopping by trade area residents is undertaken in Eastwood and Carlingford. Therefore, a Chinese food/grocery store occupying one of the non-residential spaces is a viable option to service the significant Chinese population in the local area. • Other possible uses – potential for medical services (one of the fastest growing industries due to an ageing population), a café/restaurant or personal services (such as hairdresser or dry cleaner) <p>The HillPDA advice concludes that <i>the proposed level of non-residential GFA of 750 to 1,000 sqm on the ground floor can feasibly accommodate a range of retail and other uses and is therefore appropriate on the subject site.</i></p> <p>The Environmental Impact Statement (EIS) specifically sought consent for ‘office premises’ under section 4.38(3) of the EP&A Act, which provides that the Minister may grant consent to a SSD application, despite the development being partly prohibited by an environmental planning instrument.</p>

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	<p>The further analysis undertaken by HillPDA has identified additional prohibited uses that may be successfully accommodated on the site in the proposed 750 m² to 1,000 m² GFA range. Such uses fall under the definition of ‘business premises’, ‘shops’ and ‘food and drink premises’ in the <i>Hornsby Local Environmental Plan 2013</i> (HLEP 2013) and are further justified in the table below.</p>		
	Prohibited use in the R4 zone	Justification for proposed use	Future potential uses on the site
	Office premises	The potential for future ‘office premises’ on the site is requested and justified in the EIS.	<ul style="list-style-type: none"> Office suites for professional services
	Business premises	‘Business premises’ are prohibited in the R4 zone. The HillPDA advice confirms that there is potential for the non-residential component on the site to accommodate personal services such as a hairdresser and/or dry cleaners.	<ul style="list-style-type: none"> Hairdresser Dry cleaner
	Food and drink premises	‘Food and drink premises’ are prohibited in the R4 zone. The HillPDA advice confirms that there is potential for the non-residential component on the site to accommodate a café or restaurant.	<ul style="list-style-type: none"> Café Restaurant
	Medical Centre	‘Medical centres’ are prohibited in the R4 zone.	<ul style="list-style-type: none"> Medical consulting suites
	Shops	‘Neighbourhood shops’ are permitted with consent in the R4 zone, however clause 5.4 of the HLEP 2013 restricts the retail floor space of a neighbourhood shop to a maximum of 100 sqm.	<ul style="list-style-type: none"> Food/grocery store (i.e. Chinese store) Small format supermarket

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		<p>The HillPDA advice states that a viable and sustainable food and grocery store (i.e. Chinese store) in the order of approximately 350 to 400 sqm could be accommodated on the site (similar to an IGA Express or Woolworths Metro style store).</p> <p>Accordingly, it is appropriate to allow for 'shops' to be accommodated on the site that allows an appropriate amount of floor space to provide for such uses.</p>
	<p>In response to the additional advice from HillPDA and in consideration of the potential non-residential uses on the site, it is appropriate to request the Concept Proposal to provide for a range of non-residential uses in the order of 750 m² to 1,000 m². Providing a range (as opposed to a set amount of GFA) provides for an appropriate degree of flexibility in developing the non-residential floor space in accordance with market demand, which will be determined at future detailed DA stage.</p> <p>Success of non-residential floor space</p> <p>The non-residential floor space is strategically located at ground level and central to the site adjacent to the Beecroft Road (eastern) frontage and the through-site pedestrian link. This is considered to be a suitable location for the success of the non-residential floor space as it will promote activation at street level through the provision of a small-scale commercial premises in close proximity to the primary pedestrian entries to the site and will also be visible from the Beecroft Road vehicular entry point to the site and the entries to the lobbies of the residential flat buildings. Further, the location of non-residential uses at ground level provides an appropriate interface to Beecroft Road, as opposed to the provision of residential development at ground level that would potentially be impacted by road traffic noise.</p>	

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	<p>Summary</p> <p>In summary, it is considered that the proposed non-residential floor space is appropriately designed and located to accommodate viable non-residential land uses and will, therefore, be a successful component of the future development.</p>
Documentation	
<ul style="list-style-type: none"> Amend Section 1 within the Design Drawings to accurately show the proposed Beecroft Road setback without trees. 	<p>The East/West Section 1 drawing has been amended to show the proposed Beecroft Road setback without trees. Refer Plan 5.05 at Attachment B.</p>
<ul style="list-style-type: none"> Amend Envelope View 1 within the Design Report to accurately show the treatment of the Beecroft Road setback, containing footpaths and a hard courtyard in lieu of tree planting shown. 	<p>View 1 has been amended to show the treatment of the Beecroft Road setback without trees. Refer Plan 5.02 at Attachment B.</p>
<ul style="list-style-type: none"> Please provide high-quality photomontages or perspectives of the proposal that are suitable for use within the Department's Assessment Report and website. For instance, provide an updated perspective of the previous image of the internal courtyard and adjacent indicative buildings. 	<p>A photomontage of the indicative future development on the site is provided at Attachment C.</p>