



21<sup>st</sup> June 2019

Mr Andy Nixey  
Principal Planner  
Key Sites Assessments  
NSW Planning & Environment

Dear Andy,

## RESPONSE TO INFORMATION REQUEST – 1-2 MURRAY ROSE AVENUE

We write on behalf of Austino Pty Ltd (the Applicant) with respect to a State Significant Development Application (SSDA) 9403 seeking consent for two residential flat buildings, comprising 294 apartments, along with landscaping and three levels of basement parking.

This letter is provided in response to a request for further information issued by the Department of Planning and Environment (The Department) on 10<sup>th</sup> May 2019.

The Applicant has carefully considered the issues raised by the Department. A summary of these matters and the applicant's response is tabulated below.

DEPARTMENT REQUEST	APPLICANT RESPONSE
<b>1. Building Height</b>	<b>Refer Attachment A</b>
A revised clause 4.6 variation request that quantifies the requested height variations sought for each building.	A revised Variation Request for both sites has been attached to this report.
<b>2. Trees/Landscaping</b>	<b>Refer Attachment B</b>
<ul style="list-style-type: none"><li>Provide a plan clearly identifying the proposed trees to be removed, using the numbering from the Arborist Report.</li></ul>	Refer Attachment B.
<ul style="list-style-type: none"><li>Provide revised landscape plans that include the proposed 2 m high vegetation screens (including planter section) and the proposed species.</li></ul>	Please refer to sections 7 and 8 of Attachment B which demonstrates a 1000mm high planter with tall and dense screen shrubs. These include Banksia, Strelitzia, Syzygium, Lomandra, Pennisetum and Cupaniopsis species which are drought tolerant and cater for high winds.

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	The mixture of these predominantly native species will provide a dense screen with a 3-tiered effect of groundcovers and grasses – medium shrubs and small trees. These planters will all be irrigated on a drip line system and have a minimum soil depth of 1000mm to ensure sustainable soil volume for growth.
<ul style="list-style-type: none"> <li>Provide further information regarding the viability and longevity of the proposed 2 m high landscape planting in relation to ongoing wind mitigation.</li> </ul>	Refer above.
<ul style="list-style-type: none"> <li>Provide revised landscape plans confirming the proposed tree planting numbers for each species and their location.</li> </ul>	Refer page 30 of Attachment B for the Tree Masterplan.
<ul style="list-style-type: none"> <li>Clarify whether it is proposed to remove trees outside the site boundary, adjacent to Bennelong Parkway. Page 10 of the RTS and the landscape plans state that tree removal adjacent to Bennelong Parkway does not form part of the proposed works. However, page 15 of the RTS addendum states the trees are to be removed. Please note removal of these trees simply because they are of low retention value is insufficient justification.</li> </ul>	<p>SOPA have agreed in principle to the removal of trees outside the property boundary facing Bennelong Parkway. Consent is not sought for the removal of these trees in this SSD application, as they will be subject to a future local development application.</p> <p>Refer page 13 of Attachment B for further details.</p>
<ul style="list-style-type: none"> <li>The identified deep soil zones include 600 mm wide areas to the north of 2 Murray Rose Avenue. Provide further information confirming deep soil planting can be sustained in these areas.</li> </ul>	<p>This area has been removed from the Deep Soil calculation due to its width which will not support mature tree growth.</p> <p>The total deep soil calculation of the site remains in excess of the ADG guideline at 19.8%.</p> <p>Refer to page 26 and 31 of Attachment B for further details.</p>
<b>3. Residential Amenity</b>	<b>Refer Attachment C</b>
Confirm the location and size of each area of communal open space for each building and the level of solar access to these areas (noting the ADG Objective 3D-1 design criteria).	Refer to page 32 of Attachment B for communal open space locations and dimensions across the site. The total area of communal open space across the site is 55.7%.

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<p>Confirm how many apartments within 2 Murray Rose Avenue would receive at least 2 hours of solar access between 8 am and 4 pm in midwinter.</p> <p>Provide a revised/supplemental Lift Analysis Report that includes analysis of the data and conclusions as to why the proposed lift arrangements are reasonable in relation to the ADG recommendations.</p>	<p>66.7% of apartments within 2 Murray Rose Avenue will receive at least 2 hours of solar access between 8am – 4pm. This is a minor variation to the ADG requirement of 70%. The total solar access for the development between 8am – 4pm in midwinter is 70.3% and is compliant with the ADG.</p> <p>Refer the updated architectural plans at Attachment C for further information.</p> <p>Updated lift reports are attached at Attachment G. KONE have reviewed the architectural plans and confirmed the proposed lifts will provide at an 'Excellent Level' of lift service based on recommendations for residential buildings in Australia, which considers the principle criteria of 'handling capacity' and 'waiting time'.</p> <p>The lifts will operate at this excellent level despite the minor non-compliance with Objective 4F-1 of SEPP 65 on both sites, these being:</p> <ol style="list-style-type: none"> <li>1. The maximum number of apartments off a circulation core on a single level is eight: There is a maximum of 11 apartments off a core on site 1. However, this complies with the Design Guidance of this objective which states that no more than 12 apartments should be provided off a circulation core on a single level.</li> <li>2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40: 48.5 apartments sharing a single lift in the west wing of Site 1 and 44 apartments sharing a single lift in the west wing of Site 2.</li> </ol> <p>Despite this numerical non-compliance with the ADG, the proposal meets the Design Guidance for the design of common circulation spaces and</p>

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	will offer an 'excellent' level of lift service for future residents.
<b>4. Contamination</b>	<b>Refer Attachment D</b>
Provide a revised Remedial Action Plan responding to the attached comments from the Sydney Olympic Park Authority.	Please refer to Attachment D for an updated RAP and response table to SOPA's comments.
<p>Green Star Proposed Condition:</p> <p><i>Prior to the issue of a Construction Certificate, the Applicant must provide to SOPA's Director, Environment and Planning:</i></p> <p>a) <i>Evidence that a Green Star Accredited Professional (GSAP) has been engaged throughout the Green Star certification period; and</i></p> <p>b) <i>A Green Star scorecard, signed off by the GSAP for the project, updated to reflect any changes to the proposed Green Star pathway.</i></p>	Noted. The applicant accepts the proposed condition.
<p>Proposed RAP Condition:</p> <p><i>Prior to any below ground development occurring, an amended Remedial Action Plan (RAP), must be submitted to the satisfaction of SOPA's Senior Manager, Planning</i></p>	Noted. The applicant accepts the proposed condition.
Public Domain and Landscaping	Noted.
<b>5. Other Matters</b>	
Confirm whether the Planning Agreement includes infrastructure contributions.	<p>It is confirmed that the Planning Agreement includes Infrastructure contributions. The Planning Agreement between Austino and SOPA states the following:</p> <p><i>"The developer must pay the Developer Contributions in connection with the works in a</i></p>

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	<i>manner described in the Contribution Framework".</i>
<b>6. Parramatta Council Submissions</b>	<b>Refer Attachment E - F</b>
<p><i>Site 1</i></p> <p>The applicant will need to demonstrate the pavers used at the entry to the loading bay will be able to support a 25t truck. The preference is bitumen or concrete graded to support a 25t truck.</p>	<p>Noted. The recommended paver will support a 25-tonne truck.</p> <p>Refer to Appendix E for further details.</p>
<p>The applicant will need to swap the load bays around making the SRV space the MRV space. An SRV parking in that space as proposed on the plan will obstruct the bin's travel path and present a WHS issue. The applicant must ensure the MRV space is vacant on collection day for use by Council's waste contractors. Council requires this to be put in the by-laws for the property.</p>	<p>Noted. The loading bays have been swapped.</p> <p>Refer Attachment C and F.</p>
<p>No clearly identifiable room for storage of bulk household waste.</p>	<p>Please refer Drawing DA-10-1900, attached at Attachment F.</p>
<p>Recycling chutes are not supported. Applicant is to allow space for a 240L recycling bin on each floor adjacent to the garbage chute. The room is to be clearly marked and signed to encourage correct usage of the facilities.</p>	<p>Noted. Floor plans have been amended to reflect Council's preferred arrangement.</p> <p>Refer to Attachment C.</p>
<p>The applicant is to provide a 3500mm ground to ceiling clearance height throughout the truck's travel path.</p>	<p>A minimum 3,500mm ceiling clearance has been achieved. Refer to Attachment C for relevant section.</p>
<p><i>Site 2</i></p> <p>The applicant to remove the traffic island on site to allow the truck to enter the site in a forward direction and reverse into the loading dock. If this cannot be deleted, this need to be moved inwards to allow a greater swept path for the truck</p>	<p>Noted. Traffic Island has been removed.</p> <p>Refer Attachment F.</p>

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The applicant is to provide a 3500mm ground to ceiling clearance height throughout the truck's travel path.	A 3500mm ceiling clearance has been achieved. Refer to Attachment C for relevant section.
Recycling chutes are not supported. Applicant is to allow space for a 240L recycling bin on each floor adjacent to the garbage chute. The room is to be clearly marked and signed to encourage correct usage of the facilities.	Noted. Floor plans have been amended to reflect Council's preferred arrangement.  Refer to Attachment C.

We trust that the above satisfactorily addresses issues raised by The Department in its letter dated 10<sup>th</sup> May 2019 and the application can now be determined.

Should you have any questions regarding the content of this correspondence, please contact the undersigned on [nwheeler@urbis.com.au](mailto:nwheeler@urbis.com.au) or my colleague Katie Weaver on 8233 7640.

Yours sincerely,



Nik Wheeler  
Associate Director

Enc:

Attachment A  
Attachment B  
Attachment C  
Attachment D  
Attachment E  
Attachment F  
Attachment G