

23 August 2013

The Director-General  
NSW Department of Planning and Infrastructure  
23-33 Bridge Street  
Sydney NSW 2000

Architecture  
Urban Design  
Planning  
Interior Architecture

Attention: Mark Schofield  
Team Leader, Industry, Social Projects and Key Sites

**RE: North Eveleigh Affordable Housing (SSD Reference: SSD5708)  
Response to City of Sydney Council's Comments and Submission of Amended  
Architectural Drawings**

Dear Mark,

This letter is prepared on behalf of City West Housing, the Applicant for the abovementioned development application. The purpose of this letter is to describe proposed amendments to the scheme, following additional consultation with the City of Sydney Council and further detailed design.

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Copies of the amended drawings are provided at **Attachment A** to this letter.

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## 1. City of Sydney Comments and Proposed Amendments

In correspondence dated 9 August 2013, the City of Sydney identified several outstanding issues regarding the proposed development.

On 14 August 2013, City West Housing and Architectus met with City of Sydney Council representatives Graham Jahn, Director City Planning and Nicola Reeve, Senior Planner. At this meeting it was agreed the design should be amended. The issues raised by Council and the applicant's responses are summarised below:

### Garbage collection

**Council comment:** Noting both the land ownership issues for the land to the east of the development, and in the interim, the length of travel required to manoeuvre the bins should they be collected from Carraigeworks Way;

**Applicant's response:** The garbage room has been reconfigured and relocated so that it is accessible from the eastern side boundary, and closer to Carraigeworks Way. The garbage room entrance is now approximately 10 metres from the site boundary to Carraigeworks Way, which is considered appropriate by the City of Sydney. The proposed changes do not change the building footprint, design or internal circulation.

**OUTCOME:** *Garbage room and ground floor plant areas reconfigured on architectural drawings to ensure garbage room access is approximately 10 metres from the boundary to Carraigeworks Way.*

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Residential amenity

**Council comment:** In their original submission, the City identified concerns about the design of the Type B studio apartments relating to sun, access, ventilation and acoustic amenity.

**Applicant's response:** At the meeting with Council, the Applicant presented detailed sectional drawings of how windows and operable louvres to bedrooms within the Type B Studio apartments will operate. Louvres and windows will provide light and ventilation into bedrooms, whilst also being capable of screening sound. Detailed sections are provided as part of the revised architectural drawings at **Attachment A**.

It was also noted during the meeting with Council that noise issues can be mitigated through good management and that City West Housing allocates a Housing Officer to each of its buildings.

In the end, it was agreed that no further changes were required in response to this issue.

**OUTCOME: No modifications required.**

Floor to floor heights

**Council comment:** Floor to floor heights should be increased from 3m to 3.05m to ensure a floor to ceiling height of 2.7m.

Throughout the LGA, the City of Sydney are experiencing situations where 3m floor to floor heights are not adequate to accommodate the floor structure and the minimum 2.7m floor to ceiling height. This results in the need for Section 96 applications to amend the building height and in some circumstances, floor heights that do not achieve minimum requirements.

**Applicant's response:** The applicant has accepted the Council's position and will increase floor to floor heights to 3.09m, which will provide floor to ceiling heights that exceed the standards recommended in the Residential Flat Design Code. This results in an overall building height increase of 450mm. This is not considered to have any detrimental impacts on the site or surrounds and will ensure good internal amenity.

Refer to the final page of this letter for a summary of the revised building heights as part of the Numerical Summary.

**OUTCOME: Architectural drawings to be amended so that floor to floor height is increased at each level to 3.09m.**

Visitor Parking

**Council's comment:** Insufficient visitor parking spaces – 1 visitor space provided for 88 units.

**Applicant's response:** At this meeting, it was agreed that 3 visitor car spaces would be provided. It should be noted that Council's visitor parking rates are expressed as a maximum and it is therefore appropriate in this instance to provide less than the required maximum of 6 visitor spaces.

**OUTCOME: Architectural drawings amended to replace two resident car parking spaces with two visitor car parking spaces, to provide a total of three visitor parking spaces within the basement.**

### **Activation of Carriageworks Way**

**Council's comment:** Lack of ground floor level activation of Carriageworks Way.

**Applicant's response:** As per Council's original submission, individual entries off Carraigeworks Way to ground floor units are preferred. The Applicant has agreed to provide individual entries to the ground floor level three bedroom apartments. Council agreed with this approach.

**OUTCOME:** *Architectural plans amended to provide individual entries to ground floor three bedroom apartments from Carraigeworks Way.*

### Unit Mix

**Council comment:** There is an oversupply of 1 bedroom units and undersupply of 3 bedroom units.

**Applicant's response:** It was reiterated to Council that this is a specialised development aimed at meeting a specific demand for affordable housing and to cater to the City West Housing's eligibility list. The list shows that over 70% of demand at the moment is for one bedroom apartments. Council agreed to support the dwelling mix on this basis.

**OUTCOME:** *No modifications required.*

On Tuesday 20 August 2013, an amended set of drawings, showing all of the above changes was sent to the City of Sydney Council for review and comment. Following their review, the City has withdrawn their submission. A letter from the Council to this effect is included at **Attachment B** to this letter.

## **2. Proposed change sought by Applicant – Increased height of the lower, zinc-clad roof section**

The proposed curved, mid-level roof element is proposed to be clad in zinc to reference industrial materials found in the area. As part of the detailed design process underway, it was identified that the proposed curve (1 degree at its flattest) does not work with the proposed material (which specifies a minimum slope of 3 degrees).

Rather than change this material, which is integral to the design, it is proposed to increase the slope of this roof to meet the manufacturer's specifications for the material.

In order to achieve the slope, it is proposed to increase the height of the roof in this section (which is not the tallest part of the building) by approximately 40cm (refer to Figure 1). This outcome does not present any additional impacts and protects the 2.7m floor to ceiling heights for the affected apartments.

In order to maintain a minimum 2.7 metre floor to ceiling height at the southern bedroom, the maximum height of the zinc roof is increased by 430mm to RL 48.37. This will not project above the maximum building height, and is not considered to have any noticeable impact, given the extent of increased height occurs at a very minor and localised part of the roof.

**OUTCOME:** *This modification is reflected on the amended architectural drawings submitted under separate cover.*

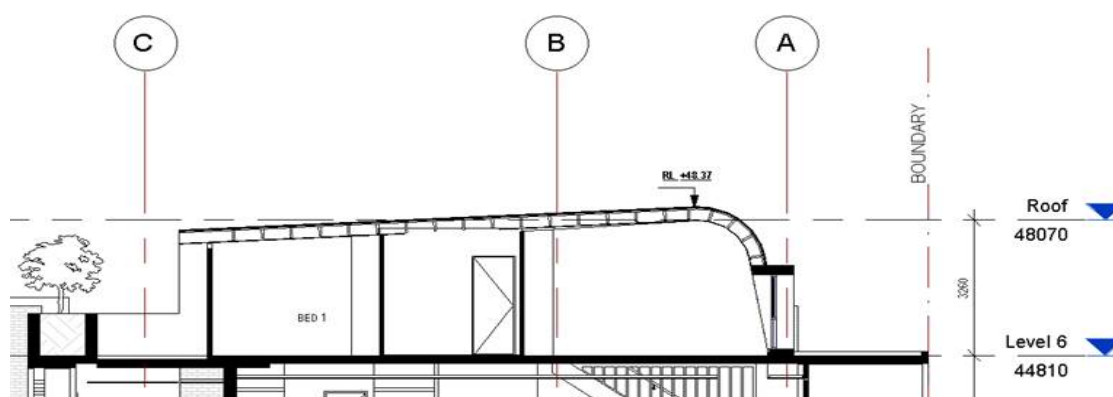


Figure 1 - Level 6 section

### 3. Numerical Summary – Amended Scheme

A revised overview of the scheme, as shown in the amended drawings at **Attachment A** is provided below:

	2008 Concept Plan Requirement	Exhibited DA	Proposed Post-Exhibition – For Approval	Revised plans (20 August 2013)
<b>GFA</b>	6480m <sup>2</sup>	5933m <sup>2</sup>	6000.3 m <sup>2</sup>	6000.3 m <sup>2</sup> (No change)
<b>Number Units</b>	n/a	88	88	88 (No change)
<b>Height in Storeys</b>	6 storeys	Part 6-storey, part 7-storey	Part 6-storey, part 7-storey	Part 6-storey, part 7-storey (No change)
<b>Parapet RL</b>		RL 48.6	RL 48.82	RL 49.27 (+ 450mm)
<b>Lift overrun RL</b>		RL 49.2	RL 49.56	RL 50.01 (+ 540mm)
<b>Plant RL</b>			RL 49.82	RL 50.27 (+ 450mm)
<b>Roof RL</b>	RL 44.1	RL 47.1	RL 47.62	48.07 (+ 450mm)
<b>Zinc Roof RL</b>		RL 47.1	RL 47.94	RL 48.40 (+ 460mm)
<b>Car Spaces</b>	MAXIMUM 51 spaces (Sydney LEP 2012)	39 space	38 spaces + 1 basement visitor space	36 spaces + 3 basement visitor space (- 2 residential spaces + 2 visitor spaces)
<b>Bike Spaces</b>	n/a	88	88	88 (No change)
<b>Unit Mix</b>	n/a	<b>Unit type</b>	<b>Unit type</b>	<b>Unit type</b>
		<b>N0.</b>	<b>N0.</b>	<b>N0.</b>
		<b>%</b>	<b>%</b>	<b>%</b>
		<b>Unit type</b>	<b>Unit type</b>	<b>Unit type</b>
		<b>N0.</b>	<b>N0.</b>	<b>N0.</b>
		<b>%</b>	<b>%</b>	<b>%</b>
		Studio	Studio	Studio
		10	10	10
		11%	11%	11%
		1 Bed	1 Bed	1 Bed
		37	37	37
		42%	42%	42%
		2 Bed	2 Bed	2 Bed
		36	36	36
		41%	41%	41%
		3 Bed	3 Bed	3 Bed
		5	5	5
		6%	6%	6%
		<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>
		<b>88</b>	<b>88</b>	<b>88</b>
		<b>100%</b>	<b>100%</b>	<b>100%</b>
				No change

#### 4. Conclusion

The proposed modifications are considered to adequately respond to Council's concerns. Council have indicated their support for the proposed design. Refer to the letter from Council at **Attachment B** to this letter.

The proposed modifications will have a negligible additional environmental impact, with the maximum building height to be marginally increased by 450mm. This is not considered to have any significant material impact on Carraigeworks or the surrounding area.

Accordingly, it is recommended the proposed development be **granted approval** by the NSW Department of Planning and Infrastructure.

Should you have any questions or wish to discuss any of the above matters further, please feel free to contact the undersigned on 82528400 or [jane.freeman@architectus.com.au](mailto:jane.freeman@architectus.com.au).

Yours sincerely,



Jane Freeman  
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