

From: Brendan Metcalfe <[REDACTED]>
Sent: Wednesday, 2 December 2020 7:30 AM
To: Jane Anderson - IPCN <[REDACTED]>
Cc: Renee Coull <[REDACTED]>; Eva Stanbury <[REDACTED]>
Subject: FW: 30-46 Auburn Road Regents Park - IPC - Question on Notice

Hi Jane

I refer to the IPC briefing yesterday for 30-46 Auburn Road Regents Park. At the briefing we took a question on notice in relation to building heights and the provision of roof top open space. Please see our response below.

Background

The proponent is seeking the following heights.

	Gateway determination as altered	Proponent request	Proponent peer review (August 2020)	Department Recommendation
6 storey	19m	23m	25m	23m
8 storey	25m	29m	31m	29m
12 storey	38m	47m	41m	41m

The Department indicated that the reasons for the additional height put forward by the proponent relate to provision of roof top communal open space and roof gardens, site topography and potential need for Clause 4.6 variations.

Question from IPC

- Is there opportunity within the proposed 41m height limit to achieve anything on the rooftop (e.g. rooftop garden or communal open space)?

Response from the Department

- The Smith & Tzannes independent peer review, prepared on behalf of the proponent, dated 26 August 2020, presented alternate heights for the proposal, including a 41m height for the 12 storey building. This varies from the proponents original request for 47m for the 12 storey building. The peer review indicates 3.8m is required for lift overruns to rooftop communal open space on the 6 and 8 storey buildings, but concludes that the 47m height is excessive for the 12 storey building and that it is not desirable to have communal open space at that level due to potential wind speeds that would reduce the amenity of this space. Refer to the figure below.
- The Department recommended heights are based on the Apartment Design Guideline (ADG) metrics to ensure the number of storeys can be delivered. The Department considers that supporting the height in metres proposed by the proponent, is inconsistent with the ADG and could allow for additional storeys being accommodated on the site above what has been supported through this planning proposal. The 41m control is not intended to facilitate rooftop open space.
- The Department notes that, consistent with the Standard Instrument, Bankstown LEP 2015 requires building height to be measured to the highest point of the building, including plant

and lift overruns. Under Clause 5.6 Architectural roof features lift overruns may exceed the height limit where an architectural roof feature is provided. This allows for some flexibility in roof top design without opening up potential for an additional storey to be provided. However, it is noted that the clause **does not allow for the architectural roof feature to include floor space area. Council should be consulted on the interpretation of this provision in relation to use of rooftops for communal open space.**

- The concept design schemes for the planning proposal (at 2:1 FSR) provide an additional 1,380sqm for potential use for communal open space at the ground level demonstrating that the site is capable of meeting communal open space guidance under the Apartment Design Guideline (ADG) without the need for use of the rooftops. Increases to the FSR may impact upon the communal open space provision at the ground floor level.

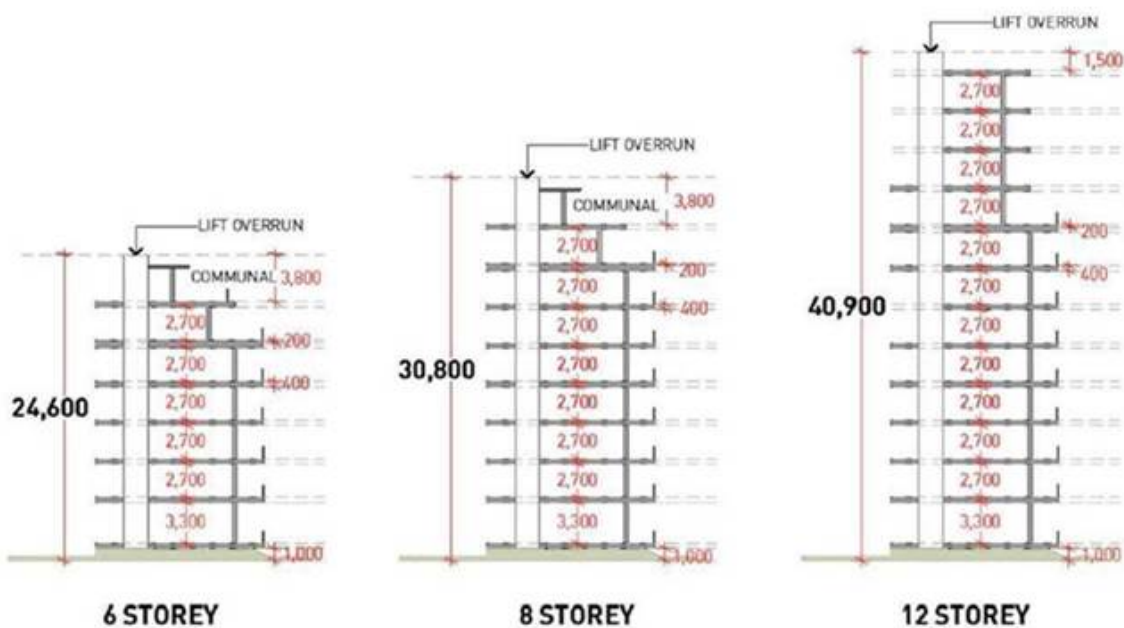


FIGURE 1: BUILDING HEIGHTS