

Memorandum



TO: Cr Procopiadis

FROM: Karen Armstrong

DATE: 17 November 2003

FILE:

**SUBJECT: Victoria Park Refined Masterplan amendment
– overview of Council report**

South Sydney Council will be considering a report on the above Masterplan at its Planning and Development Committee meeting of 19 November 2003.

The masterplan amendment proposes 3 slim line towers of up to 35 storeys (including podium levels of between 3 and 5 storeys), up to 150,000 sq m of residential floor space and up to 43,000 sq m of commercial (including 8,000 sq m for retail and flexibility to use 25,000 as office or residential).

The report notes that while further information is required, **'in-principle' endorsement could be granted, subject to:**

- Reducing heights of the 3 slim towers (max 25 storeys or 80 m for the northern tower, and max 22 storeys or 65m for the two southern towers, measured from ground level)
- Changes to the land use mix – proposed flexible commercial/residential (25,000) should stay commercial; further public open space required
- Off-street parking - to be based on further traffic analysis and Council's draft Parking DCP (which increases the number of spaces that can be provided under the current DCP)
- Further investigation of key issues including –
 - Increased public open space
 - better design/landscaping and a service street along South Dowling Street
 - street layout refinements – to be more permeable
 - a Building height plan and massing diagram – to clarify/improve building locations/scales around the site and the towers
 - highest architectural standards of design for the towers
 - strategies to achieve SEPP 65 compliance – i.e. better apartment design eg dual oriented units, better unit mix, etc
 - further assessment of the transport modelling done by Arup
 - better document integration of reservation on southern side of O'Dea with the RTA design requirements for this intersection

Key Issues affecting Randwick residents

Heights/overshadowing

The applicant had submitted an alternative proposal to limit the towers to between 22 to 25 storeys ABOVE the podium levels (i.e. 25 - 28 stories in total).

The report instead recommends limiting the towers to 22 (south towers) and 25 (north tower). It notes that Kensington residents will be affected by shadows shortly after 1pm with the current proposal, however with the recommended tower reductions this will improve solar access, with privacy/overlooking issues to be further addressed at DA stage.

With a reduction of 10-12 storeys from the towers, the towers are similar in scale to those further north along South Dowling Street and any impact on Kensington residents would now appear reasonable (subject to DA review).

Traffic/Parking

The report requires a review of the traffic analysis by Arup (recognising inconsistencies that are likely to have underestimated the total number of on-site car spaces created and also the peak hour vehicle generation). Randwick Council's concerns on the intersection treatments to South Dowling St do not appear adequately addressed in the report. RCC involvement in the revised traffic analysis should be pursued with South Sydney Council.

Commercial/retail

A maximum of 8,000 sq m for retail has been clarified and is appropriate for local demand and should not adversely impact on Kensington town centre.

Karen Armstrong
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CC Dominic Sullivan

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