

23 September 2020

Catherine Van Laeren **Executive Director** Central River City and Western Parkland City Department of Planning, Industry and Environment 12 Darcy Street PARRAMATTA NSW 2150

atherine Dear Ms Van Laerer

SUBMISSION - 2020 REVISED DRAFT MASTER PLAN FOR THE CARTER STREET PRECINCT (Site C – Meriton Site)

We have reviewed the revised draft Masterplan for the Carter Street Precinct. It is generally consistent with our understanding of the proposed changes that have been presented. however there are a number of issues that need to be resolved expeditiously given the current status of our project.

As you would be aware Meriton is progressing with ongoing construction in Phase 4 and the proposed changes will be accommodated in the final Phase (Phase 3) where we have already commenced excavation works under the current approved "Early Works DA" and where we expect the approval of a "Current DA" for the building under the existing controls. We expect to lodge a "New DA" for Phase 3 within a month under the new controls so we need an urgent response on the issues raised as they are critical in finalising the plans for the New DA.

Upon approval Meriton will build immediately and we look forward to delivering the final phase of our project after many years of delays and uncertainty. This will allow Meriton to continue production on the site creating the housing, jobs and economic activity that is so desperately required at this time.

- 1. Building heights We seek a slight increase in building heights on Phase 3 to 150m to accommodate plant and lift overruns. See attached plan (Attachment A) and associated advice from our lift consultants (Attachment B) to verify the height requirements. As shown in the plan, the overall height of the buildings is no greater than 45 storeys as agreed, however the lift overrun and plant requirements require additional height to accommodate the latest technology and meet respective standards. Please amend accordingly upon implementation.
- 2. Visitor parking While Meriton appreciates and accepts the lower parking rates for residential units under the proposed "incentives clause", we are concerned that the "zero" provision for visitors will have an adverse impact on future residents in terms of practical living. It will also force overspill parking onto the surrounding road network which may be acceptable in normal circumstances, however may cause conflict when SOPA holds events in the future. Instead of zero, we suggest a maximum of 1 visitor space per 20 units which would provide a maximum of 33 spaces under the New DA which currently has in the order of 642 units. Otherwise, requirements for Visitor parking could be excluded from the incentives clause so this can be negotiated with the Council during the assessment of the New DA. For the avoidance of doubt, we would prefer the implementation of the rate. Please amend accordingly upon implementation.

- 3. Active frontages While we can comply with the primary active frontages under the proposed controls, we do not see any need for the secondary frontages. Please refer to the attached Current DA plans for Phase 3 (Attachment C) which are scheduled for approval in October and the approved plans for Phase 4 (Attachment D) which approved and under construction. Neither plan makes provision for the secondary active frontage so applying the provisions to our sites will set unrealistic and unachievable expectations in the Development Framework. We are already conducting retail/commercial leasing campaigns for Phase 3 and Phase 4 and are struggling to attract tenants even with the supermarket as an anchor tenant in Phase 4 and take up of the frontage to Uhrig Road as a community Centre on Phase 3. Accordingly, please remove the secondary frontages from all planning controls.
- 4. Pedestrian Links As per our current plans for Phase 3 (Attachment C) and the approved plans for Phase 4 (Attachment D), the above-ground parking prohibits through site links and therefore applying the provisions to our sites will set unrealistic and unachievable expectations in the Development Framework. Furthermore and as per our submission on the previous draft dated 25 October 2018, it is simply not practical and/or necessary to provide these links in this location given our site already delivers a dedicated pedestrian link, the blocks are only 80m long (maximum) which is very walkable, retail demand is not sufficient for the active street frontage strategy (see above) and the need for access/servicing/utilities at the ground level will be compromised by through-site links. Furthermore, the links create segregation on the block and poor wind, acoustic and CPTED outcomes. Please remove these provisions from the Development Framework and/or remove Meriton sites from being subject to these controls.
- 5. GFA Exemption (Community Centre) As you would be aware, Meriton has entered into a Planning Agreement to deliver a 1,000m2 Community Centre. Preliminary plans that align with the requirements of the Agreement are provided in Attachment E and is the only logical place for the Centre to align with the requirements of the Agreement as well as provide council with the entire area at ground level. In previous discussions with the Council there has been an understanding that the Community Centre could be considered as GFA exempt and we request that this is formalised into the planning documents on the basis that:
 - a. The Community Centre is being provided without the nominated offset under the S7.11 Contributions Plan;
 - b. The Community Centre (as proposed) has provided a large single level multipurpose space with direct and extensive frontage to Uhrig Road;
 - c. The location of the Community Centre does not add to the overall bulk/scale of the building and has a section that is subterranean; and
 - d. The other landowners are not required to dedicate any internal space so have the full benefit of the uplift. They are only required to make monetary contributions and/or land dedications so we should not be unreasonably affected by losing any additional GFA.

Accordingly, please include a site-specific clause that excludes any GFA for a community facility from the calculation of FSR for the Meriton site (Site C) or increase the FSR control to 5.25:1 to accommodate the additional 1,000m2.

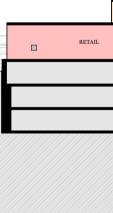
6. Podium Heights – As demonstrated in the current Phase 3 plans (section provided in Attachment F), the Street wall is 5-6 storey's and the same street wall heights will be replicated under the New DA with the possible need for some additional height as we finalise the plans. Accordingly, the proposed street wall height controls for Phase 3 must adopt the maximum 7 storey's as applied elsewhere in the precinct. Please amend the controls accordingly prior to the finalisation of the Development Framework.

The above changes are reasonable and necessary to maintain production on this site and trust they can be easily accommodated.

Please contact the undersigned should you require anything further.



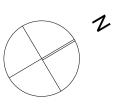
ATTACHMENT A



Section

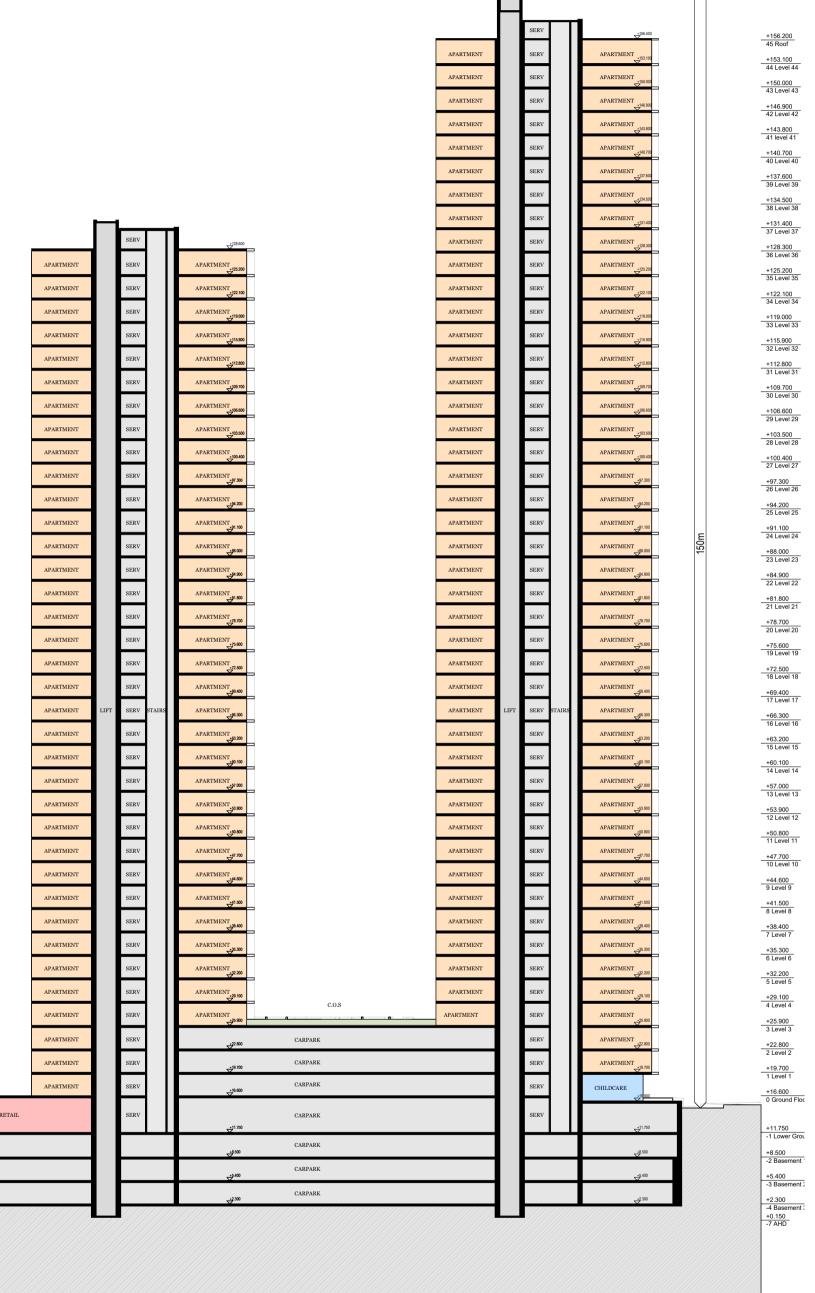
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Rev. Date By Ckd Description

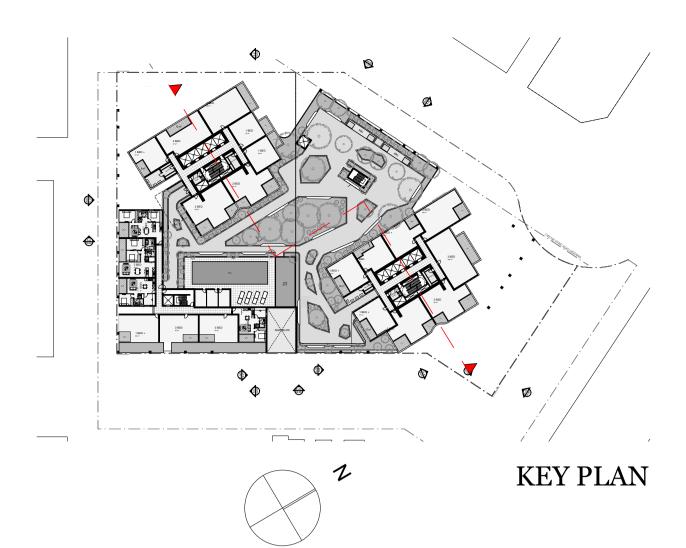




DKO Architecture (NSW) Pty Ltd 42 Davies Street Surry Hills, NSW 2010 T +61 2 8346 4500 info@DKO.com.au



1:500



Project Name Project Address

Carter Street Phase 3Project Number4-6 Uhrig Street,Drawing NameLidcombe, NSW 2141Scale

Date

12278 Section 1:500, 1:1000@A1 July 2019

Client

Meriton

Drawing Number **DA209** Revision

ATTACHMENT B



Our Ref: 0010642162

03/09/2020 Matthew Lennartz

Meriton

KONE Elevators Pty Ltd

185 O'Riordan Road Mascot, NSW 2020 Australia Tel: +61 2 9577 7000 www.kone.com.au

Dear Matthew,

Re: 23 Carter street, Lidcombe

The lift solutions proposed for the Stage 3 Carter Street development are based on assumptions derived from the building information provided used for the traffic studies and the expected people flow and size of the building. To achieve the people flow outcomes the KONE MiniSpace[™] solution is proposed as this solution is designed for high-performance, high-rise building applications which will also offer the added benefits of increased ride comfort (reduced noise and vibration outcomes) and excellent eco-efficiency.

KONE Corporation and KONE Elevators Australia are ISO 9000 accredited and all KONE manufacturing units are also ISO 14001 accredited. The proposed solutions offer lift overrun requirements at the top of the shaft in accordance with the lift design standard EN 81-20 as an acceptable harmonised standard referenced in the Australian Standard AS 1735.1:2016.

The overrun requirement is 6300 mm and is defined as the a minimum safe distance from the top floor served to the underside of the lift machine room concrete floor slab above. This distance is determined as indicated, to comply with the design requirements of the design standard EN 81-20:2014 which considers a number of scenarios the worst case being used to determine the overrun requirement which will ensure the safety of all lift users (including site operatives required to carry out repairs and imminence activities) in both normal operation and under emergency stop conditions.

The machine room is located directly above the lift shaft and with the machine room concrete floor slab are an extension of the elevator shaft. The height of the machine room is 3500 mm which makes allowance for the minimum overhead space required for mechanical lifting devices required to install the machine and for long term maintenance and repair.

Yours Sincerely

Sarah Berlini National Business Development Manager Major Projects

KONE Elevators Pty Ltd

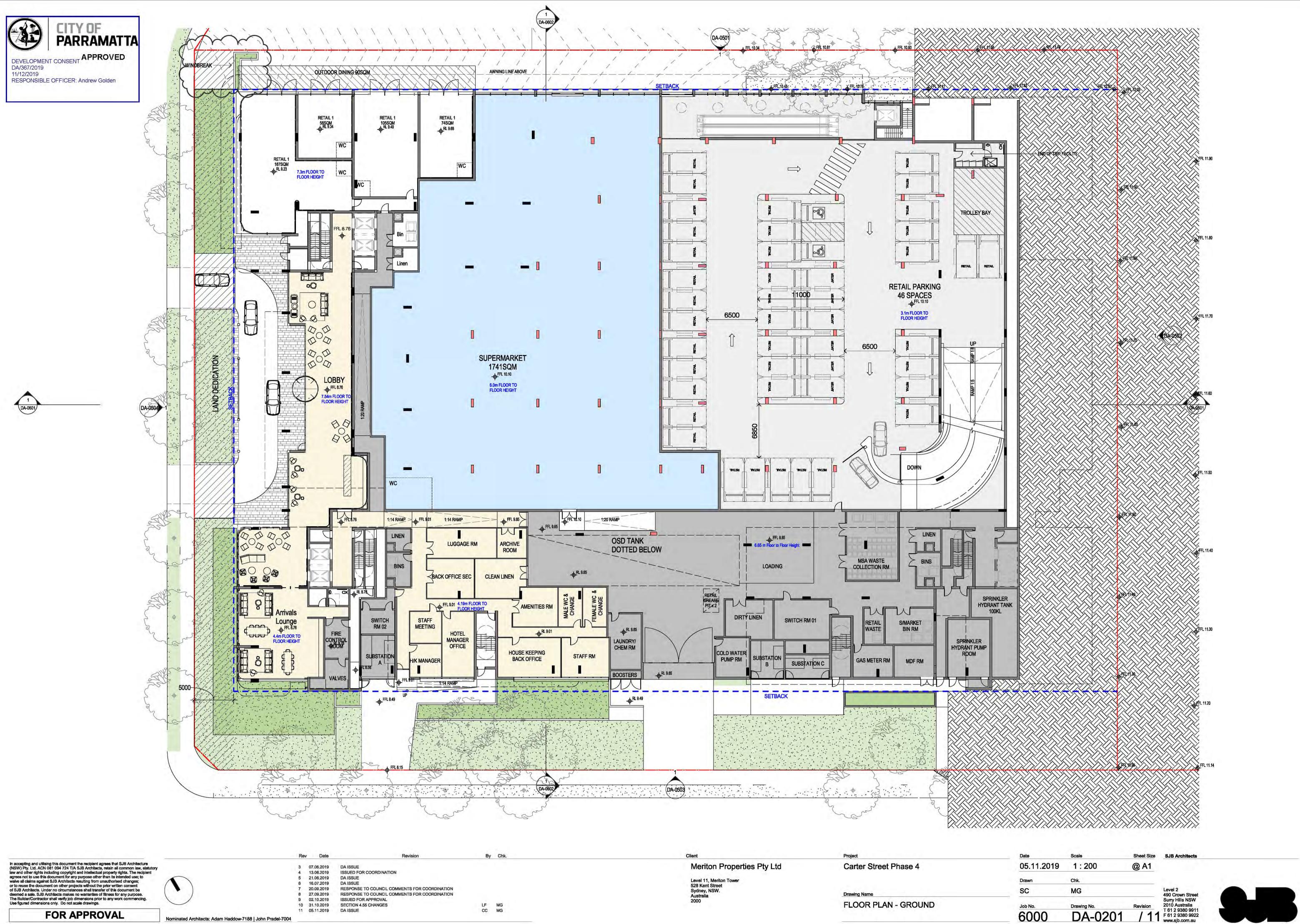
ATTACHMENT C







ATTACHMENT D



ATTACHMENT E







ATTACHMENT F

| SE | ЕСТ | 10 | Ν | A |
|----|-----|----|---|---|
| | | | | |

72m HEIGHT LIMIT +82.300 21 Roof APARTMENT BALC +79.100 20 Level 20 BALC +76.000 19 Level 19 APARTMENT BALC BALC APARTMENT APARTMENT +72.900 18 Level 18 BALC BALC APARTMENT APARTMENT +69.800 17 Level 17 BALC BALC BALC APARTMENT APARTMENT BALC +66.700 16 Level 16 APARTMENT APARTMENT +63.600 15 Level 15 BALC BALC APARTMENT APARTMENT BALC +60.500 14 Level 14 BALC BALC APARTMENT APARTMENT BALC +57.400 13 Level 13 APARTMENT APARTMENT +54.300 12 Level 12 BALC BALC BALC APARTMENT APARTMENT +51.200 11 Level 11 BALC APARTMENT APARTMENT BALC BALC +48.100 10 Level 10 APARTMENT APARTMENT +45.000 9 Level 9 BALC BALC PEDESTRIAN LINK APARTMENT APARTMENT +41.900 8 Level 8 BALC BALC +38.800 7 Level 7 APARTMENT APARTMENT BALC BALC COMMUNAL OPEN SPACE APARTMENT +35.700 6 Level 6 APARTMENT BALC BALC APARTMENT APARTMENT +32.600 5 Level 5 BALC BALC TOW +30.600 APARTMENT +29.500 +29.500 4 Level 4 APARTMENT BALC CARPARK COMMUNITY CENTRE APARTMENT +25.900 3 Level 3 APARTMENT RAMP +22.800 2 Level 2 APARTMENT RAMP CARPARK +19.700 Level 1 CARPARK RAMP APARTMENT +16.600 0 Ground Floor CARPARK GARBAGE HOLDING AREA RAMP $\overline{\ }$ RETAIL +11.750 -1 Lower Ground -RAMP-+<u>11.100</u> BASEMENT 1 CARPARK BICYCLE STORAGE +8.500 -2 Basement 1 <u>+</u>8.500 BASEMENT 2 CARPARK +5.400 -3 Basement 2

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BASEMENT 1 CARPARK

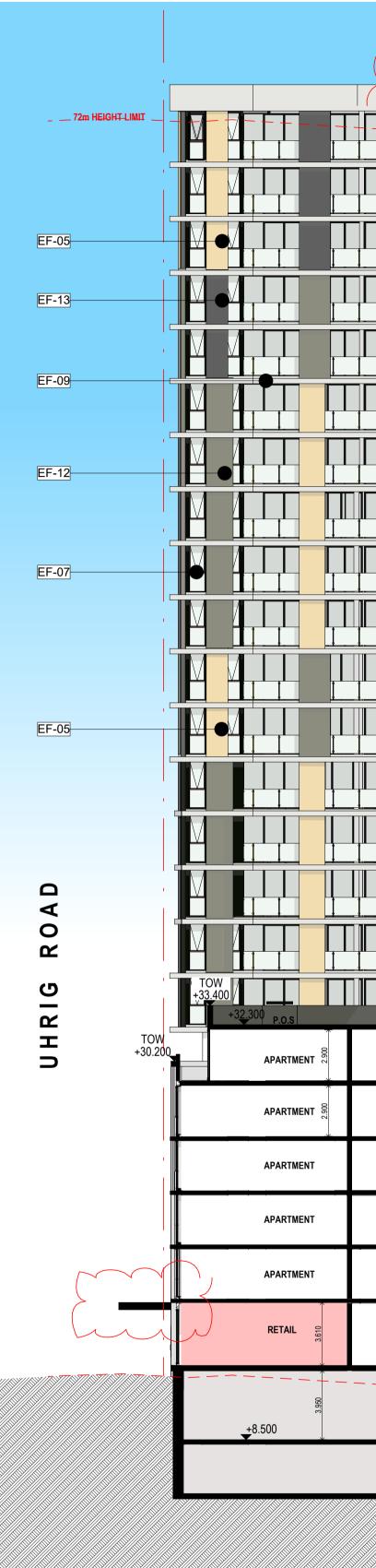
BASEMENT 2 CARPARK

| | } | RL +87.100 ROOF TERRACE | | ROOF TERRACE | BOUNDRYLME | |
|--------------|---|-------------------------|---|----------------|---|---------------------------------------|
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| | | BALC APARTMENT | | APARTMENT | | 19 Level 19 +72.500 |
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| | | BALC APARTMENT | | APARTMENT | | 17 Level 17 +66.300 |
| | | BALC APARTMENT | | APARTMENT | | 16 Level 16 +63.200 15 Level 15 |
| | | BALC APARTMENT | - | APARTMENT | ' . | +60.100 14 Level 14 |
| | | BALC APARTMENT | - | APARTMENT | ' | +57.000 13 Level 13 |
| NE | | BALC APARTMENT | - | APARTMENT | | +53.900 12 Level 12 |
| SREAK LINE | | BALC APARTMENT | - | APARTMENT | , | +50.800 11 Level 11 |
| BRE | | BALC | - | APARTMENT | | +47.700 10 Level 10 |
| | | BALC | - | APARTMENT BALC | | +44.600 9 Level 9 |
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| \checkmark | | | | APARTMENT BALC | A O | +38.400 7 Level 7 |
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| | | 2800 | | APARTMENT | | 2 Level 2 +19.700 |
| | | 2800 | | CHILDCARE | | 1 Level 1 +16.600 |
| | | | | +15.000 | | 0 Ground Floor |
| | > | +11.750 | | - 293 | | +11.750 -1 Lower Ground |
| | | € +8.500 | | | | +8.500 -2 Basement 1 |
| | | | | | | +5.400 -3 Basement 2 |
| | | | | | | ±0.000 |
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S-A

SECTION A (Part 2)

1:200



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+72.500 18 Level 18

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+66.300 16 Level 16

+63.200 15 Level 15

+60.100 14 Level 14

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+50.800 11 Level 11

+47.700 10 Level 10

> +44.600 9 Level 9

+41.500 8 Level 8

+38.400 7 Level 7

+35.300 6 Level 6

12 Level 12

17 Level 17

+22.800 2 Level 2

+19.700 1 Level 1

+16.600 0 Ground Floor

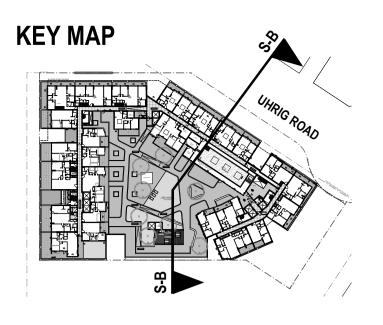
+11.750 -1 Lower Ground

> +8.500 -2 Basement 1

+5.400 -3 Basement 2

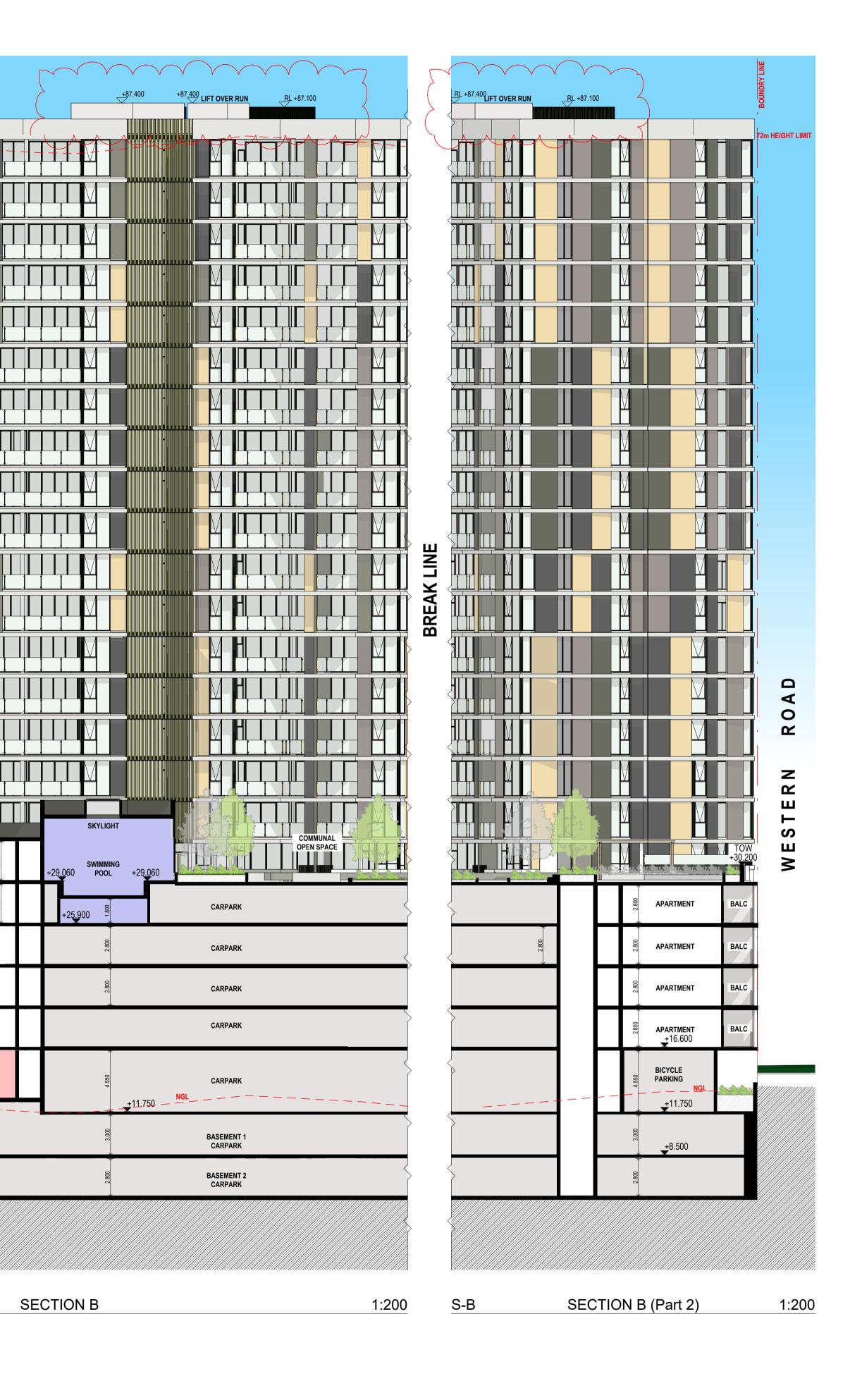
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| with e. | Α | Date 6/08/2019 | WL,PP,S Z,OS | IL | Issue For DA |
| | В | 6/08/2019 | | | Issue For DA |
| | С | 18/02/202 0 | WL | AN | Revised Issue for DA |
| | D | 23/04/202 0 | WL | IL | Revised Issue for DA |

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LEGEND:

| EF-01 Finish: Painted C Product: Pre-Cas Colour: Light Gree | st Concrete | EF-06 Finish: Painted Metal Product: Metal Colour: Black | EF-11 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 4 |
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| EF-02 Finish: Painted C Product: Pre-Cas Colour: Grey 1 | | EF-07 Finish: Glass Product: Glass Colour: Grey Type: Refer BASIX report Shading: No additional shading | EF-12 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 5 |
| EF-03 Finish: Painted C Product: Pre-Cas Colour: Grey 2 | | EF-08 Finish: Glass Product: Glass Colour: Grey Type: Refer BASIX report Shading: No additional shading | EF-13 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 6 |
| EF-04 Finish: Painted M Product: Metal Colour: Grey 3 | letal | EF-09 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: White | EF-14 Finish: Frameless Glass Product: Glass Colour: Clear Type: Refer BASIX report Shading: No additional shading |
| EF-05 Finish: Painted C Product: Precast Colour: Beige/Go | Concrete | EF-10 Finish: Powdercoat Product: Aluminium Colour: Black | EF-15 Finish: Colour Back Glass Product: Colour Back Glass Colour: Grey 7 Type: Refer BASIX report Shading: No additional shading |

Project Name Project Address

Carter Street Phase 3 Project Number 4-6 Uhrig Street, Lidcombe, NSW 2141

Drawing Name Scale Date

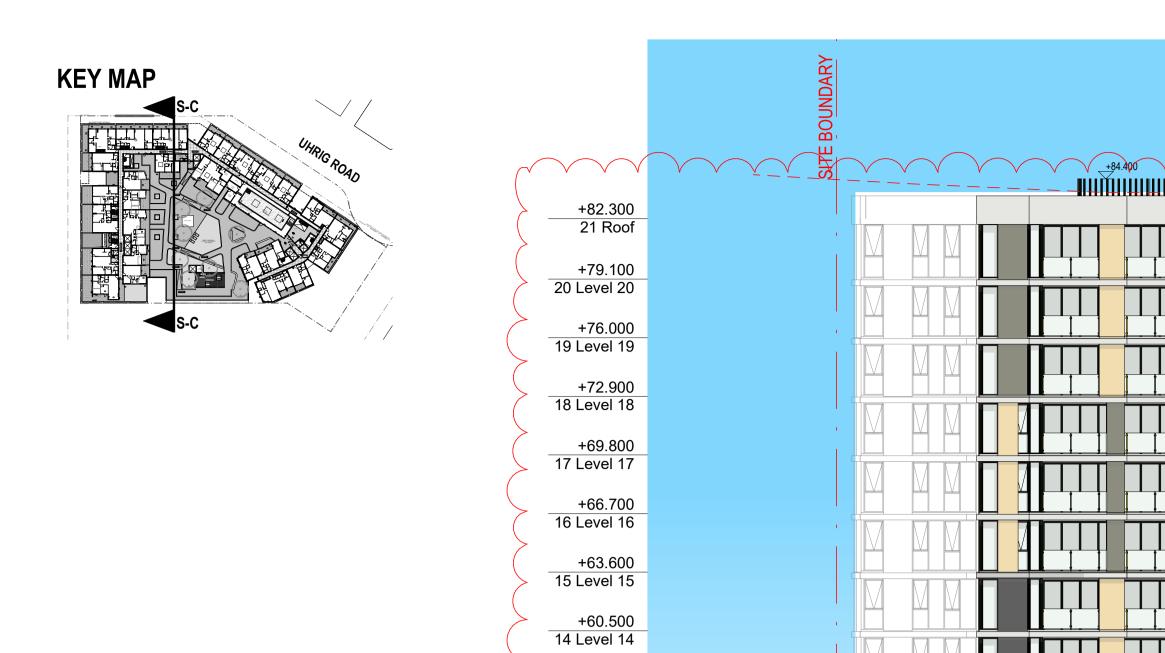
12278 Section B 1:200, 1:1500@A1 July 2019

Client

Meriton

Drawing Number **DA308** Revision

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+57.400 13 Level 13

+54.300 12 Level 12

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9 Level 9

+41.900 8 Level 8

+38.800 7 Level 7

+35.700 6 Level 6

+32.600

+29.500 4 Level 4

+25.900 3 Level 3

+22.800 2 Level 2

+19.700 Level 1

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-1 Lower Ground

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5 Level 5

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COMMUNAL OPEN SPACE

TOW +30,200

BALC APARTMENT

BALC APARTMENT

BALC APARTMENT

BALC APARTMENT

SERVICES ROOM

<u>+</u>8.500

MAIL ROOM

+51.200 11 Level 11



Rev. Date By Ckd Description WL,PP,S Z,OS 6/08/2019 IL Issue For DA 6/08/2019

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Issue For DA C 18/02/202 WL AN Revised Issue for DA

D 23/04/202 WL IL Revised Issue for DA

| +84.400 +84.400 LIFT OVER RVN | | 72m HEIGHT LIMIT | 3M SETBACK STE BOUNDARY |
|---|--|-------------------------|----------------------------|
| | | EF-05 EF-12 EF-13 | |
| | | EF-07 | |
| BICYCLE PARKING COMMUNITY CENTRE COMMUNITY CENTRE CARPARK | | APARTMENT BALC | |
| CARPARK L M | 999 | APARTMENT BALC | |
| BASEMENT 1 CARPARK BASEMENT 2 CARPARK | NGL 000000000000000000000000000000000000 | +11.750 +11.095 | |

SECTION C



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LEGEND:

| Prod | 1 h: Painted Concrete uct: Pre-Cast Concrete ur: Light Grey | EF-06 Finish: Painted Metal Product: Metal Colour: Black | EF-11 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 4 |
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| Prod | 2 h: Painted Concrete uct: Pre-Cast Concrete ur: Grey 1 | EF-07 Finish: Glass Product: Glass Colour: Grey Type: Refer BASIX report Shading: No additional shading | EF-12 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 5 |
| Prod | 3 h: Painted Concrete uct: Pre-Cast Concrete ur: Grey 2 | EF-08 Finish: Glass Product: Glass Colour: Grey Type: Refer BASIX report Shading: No additional shading | EF-13 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 6 |
| Prod | 4 h: Painted Metal uct: Metal ur: Grey 3 | EF-09 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: White | EF-14 Finish: Frameless Glass Product: Glass Colour: Clear Type: Refer BASIX report Shading: No additional shading |
| Prod | 5 h: Painted Concrete uct: Precast Concrete ur: Beige/Gold | EF-10 Finish: Powdercoat Product: Aluminium Colour: Black | EF-15 Finish: Colour Back Glass Product: Colour Back Glass Colour: Grey 7 Type: Refer BASIX report Shading: No additional shading |



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Project Name Project Address

Carter Street Phase 3 Project Number 4-6 Uhrig Street, Lidcombe, NSW 2141

Drawing Name Date

12278 Section C 1:200, 1:1500@A1 July 2019

Client

Meriton

Drawing Number **DA309** Revision

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