

5 December 2024

2210225

Nigel Riley
Senior Strategic Planner
Inner West Council
PO Box 14, Petersham NSW 2049

Dear Nigel, ,

**RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION
71-85 CROWN STREET AND 116 PRINCESS HIGHWAY, ST PETERS**

We write on behalf of the Applicant for the Planning Proposal (PP-2024-574.) related to 71-85 Crown Street and 116 Princess Highway, St Peters, in response to your letter dated 2 August 2024 setting out further information or amendments requested by Council and the Architectural Excellence and Design Review Panel (AEDRP). The purpose of this letter is to submit an amended Planning Proposal package based on a revised reference design for Council's assessment and reporting to the Local Planning Panel.

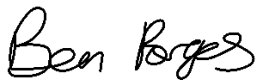
We would like to thank Council for its assistance and feedback since lodgement to clarify certain matters for the Applicant. Based on this feedback, amendments have been made to the proposal that we believe adequately resolve the matters raised by Council and has led to the preparation of a superior reference design to inform the proposed amendments to the Inner West LEP 2022.

The key amendments to the Planning Proposal based on Council's RFI letter is outlined below:

- Altering how maximum building height control is expressed to overcome concerns with potential breaches to the OLS, proposing a maximum building height control of RL51.00 (equivalent to 35m).
- refinements to the reference scheme to respond to AEDRP comments, including a broader selection of materiality and finishes to the facade, adjustments to the built form to comply with the objectives of the ADG and greater articulation and diversity along the Campbell Street elevation.
- Minor adjustment to the proposed FSR control to reflect the changes to the design scheme.

Detailed responses to matters raised by Council and the AEDRP is provided at **Attachment A**. We trust that this is of assistance to allow Council to progress the assessment of the planning proposal. Should you have any matters you wish to discuss further, please do not hesitate to contact via email.

Yours sincerely,



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RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION

Comment	Responsibility
Urban Design	
<p>The Urban Design Report should be revised to address matters raised in the AEDRP meeting minutes on 19 July 2024 (Attachment 1), including further consideration of:</p>	
Building envelope, proposed density and height	
<p>While it is agreed, in principle, that the site has merit for additional density and height, the proposal must demonstrate that it will not result in increased amenity impacts on the surrounding area and appropriately manage built form transitions to the neighbouring area. The proposal should also be considered in the context of the future development on the adjacent sites i.e. it should not preclude redevelopment potential of the adjacent sites.</p>	<p>The reference scheme is accompanied by an ADG assessment demonstrating that any future development can reasonably achieve the objectives of the Apartment Design Guide. Where a variation is proposed to the design criteria, suitable justification has been provided on how the design guidance controls have been achieved to ensure the overall objective has prevailed.</p> <p>Furthermore, the reference scheme has considered the future context of the adjoining sites. This includes continuation of the 23m street wall height along Princes Highway, aligning with future development. Additional relief is also provided through a bespoke design along Crown Street and response to the adjoining 2-3 storey buildings.</p> <p>Sufficient separation is maintained from the northern boundary to ensure it does not preclude future development with setbacks and planting to mitigate any potential overlooking concerns.</p> <p>Additionally, the large road reserve to the south ensures there are no overshadowing impacts on surrounding developments.</p>
<p>The proposed maximum FSR (Floor Space Ratio) should be determined by an urban design and architectural design process which meets or exceeds the targets set in the Apartment Design Guide (ADG), and calculated from a well-resolved reference design.</p>	<p>The proposed FSR has been determined by the reference scheme which demonstrates consistency with the objectives of the ADG.</p>
<p>The proposed building layout and siting strategy should be updated to introduce height variations, setbacks, building articulations and modulations to create a visually interesting built form, particularly as the site transitions to the adjacent low-density</p>	<p>The massing and articulation of the building have been carefully refined, particularly along the Cumberland Street elevation. Breaks in the form create slots that allow natural light into common corridors, provide opportunities for cross-ventilation, and</p>

areas. Additionally, some form of hierarchy between vertical and horizontal elements should be established using building articulation, appropriate building materials, textures and architectural treatments in order to avoid a uniform or monolithic expression.

accommodate pockets of deep soil for planting. Additional articulation is achieved by horizontally breaking the mass, with a podium expressed at the ground level and upper floors set back to highlight varying heights across the elevation.

Further, clarification is sought regarding building floorplate efficiencies used to calculate the FSR for both residential and commercial uses. The efficiencies should be validated against industry standard and practice such as 75% efficiency for residential floorplates. Clear yield diagrams and GFA breakdown should be provided to calculate the FSR.

Evidence of GFA yield and efficiencies is provided in **Appendix A**.

The Planning Proposal and supporting documentation should better acknowledge the full development potential of the remainder of the block. The Urban Design Report should include allowable footprints of nearby properties, and this should be illustrated from different angles/ sections, to appreciate the context of the block.

The Urban Design Report has been updated to acknowledge the full development potential of the remaining block. Particularly, the massing strategy diagrams in Section 4.0 of **Appendix A** demonstrate how any future development can adequately respond to future development.

Building separation and setbacks

The proposed building separation and setbacks do not meet the minimum ADG requirements. Building separation and setbacks should also consider the potential building envelopes of the adjoining sites based on the maximum development potential permissible under the existing planning controls so as not to preclude their future development, including additional 3m setback to the adjoining R1 General Residential zone. This would also impact the maximum FSR that can be achieved on the site.

The revised reference scheme in **Appendix A** demonstrates that the objectives of Part 2F and 3F (relating to building separation and visual privacy respectively) have been achieved. Whilst minor variations are proposed to the numerical controls set out in the design criteria, this is considered acceptable as suitable justification provided specifying how design guidance controls have been upheld to achieve the overall objective.

As set out in the ADG's 'Achieving the objective' section, this is considered an acceptable approach as the objectives have been upheld.

Achieving the Objectives

The key to working with Parts 3 and 4 is that a development needs to demonstrate how it meets the objective and design criteria. The design criteria set a clear measurable benchmark for how the objective can be practically achieved. If it is not possible to satisfy the design criteria, applications must demonstrate what other design responses are used to achieve the objective and the design guidance can be used to assist in this. Not all sections within Parts 3 and 4 specify design criteria. In these instances the design guidance should be referred to when demonstrating how an objective is being achieved.

The Urban Design Report, Planning Proposal and draft Development Control Plan (DCP) should be updated to demonstrate compliance with ADG building separation and visual privacy requirements.

The Urban Design Report has been updated to demonstrate compliance with the objectives of the ADG relating. The Planning Proposal and Draft DCP has been updated accordingly.

Floor to floor heights

The Urban Design Report and maximum building height should be updated to adopt the current industry standard of a minimum 3.2m residential floor to floor height in line with the National Construction Code.

The reference scheme adopts standard floor to floor heights of 3.15m. This accounts for setback in the slab and considers building tolerance. This approach is consistent with other projects undertaken by the Applicant. Refer to page 48 of **Appendix A**.

Landscaping

The proposal should be updated to demonstrate compliance with the minimum 7% deep soil zone provision, with a minimum dimension of 6m, as per Parts 4O Landscape design and 4P Planting on structures of the ADG, NSW Biodiversity in Place Framework and Council's Green Roof Policy and Guidelines. There would be benefits in consolidating the deep soil areas to maximise landscaping, canopy and amenity for the future residents. Planting of large street trees along the Campbell Street frontage should also be investigated.

The reference scheme in **Appendix A** provides 9% deep soil planting. This includes large deep soil zones along Campbell St which will be supported by adjoining planting along the street (outside the site area).

Communal open space

The proposal should be updated to demonstrate compliance with ADG communal open space standards, including:

- minimum 25% of communal open space provision,
- minimum 50% of the usable communal open space receives a minimum 2-hour sunlight in mid-winter (demonstrated through solar access and shadow diagrams).

The development provides 630m² of communal open space (33%). Shadow plans and solar eye diagrams are provided in **Appendix A** demonstrating that the communal open space achieves over 2hrs of sunlight during mid-winter.

Solar access and natural ventilation

The proposal should be revised to address the solar access and natural ventilation requirements within Parts 4A Solar and daylight access and 4B Natural ventilation of the ADG. Further, shadow diagrams should consider the potential future building envelopes of the adjacent lots as permissible under the existing controls.

Compliant. Refer to Development Yield Summary in **Appendix A**.

Sustainability

Given the scale of development and Council's commitment to Climate Change, the proposal should adopt sustainability commitments or rating tools that exceed minimum requirements established by the ADG, BASIX, NABERS or NatHERS.

The reference scheme provides a suitable scheme which can comply with all legislative sustainability controls. Further consideration of sustainability measures will be provided during the detailed Development Application.

GIS/3D modelling

Following the above matters and AEDRP advice being meaningfully addressed, it is required that all the 3D modelling files in Rhino (or equivalent 3D modelling software) and proposed LEP maps in GIS format be submitted for assessment.

3D models are provided under separate cover.

PDF versions of the LEP maps are provided in **Appendix J**.

GIS versions of the LEP maps can be provided by Studio SC should Council's GIS teams provide relevant GIS data.

Affordable Housing

Inner West Affordable Housing Policy seeks to achieve an affordable housing target of 15% of new residential floor space to be dedicated to very low, low and moderate income households. Where the 15% affordable housing target is not feasible, the land value uplift associated with the proposal should be calculated on a case-by-case basis in accordance with Council's Voluntary Planning Agreements Policy as will the proportion of the value uplift allocated to affordable housing.

This Planning Proposal includes a commitment to deliver 10% of new residential floor space as affordable housing which provides a comparable outcome with the Inner West Affordable Housing Policy. Refer to **Section 8.4** of the Planning Proposal Report.

The Planning Proposal includes references to providing 10% of proposed dwellings as affordable housing – which equates to 15% of new residential floor space – to be clarified in further discussion with Council. However, this percentage was calculated using the difference between maximum permissible residential floor space and proposed residential floor space. The calculation should instead be based on the difference between existing residential floor space and proposed new residential floor space. The proposal is also not accompanied with an affordable housing contribution scheme or planning agreement to provide certainty regarding the delivery of affordable housing.

This Planning Proposal has amended the calculation of affordable housing to reflect existing floor space.

A Letter of Offer will be provided in further consultation with Council.

The Planning Proposal must be revised to include the affordable housing offer and adequately address the following priorities and actions in State and local government strategic planning framework relating to affordable housing:

- Greater Sydney Region Plan Objective 11: Housing is more diverse and affordable
- The Six Cities Region Plan Direction 3: Housing supply, diversity and affordability
- Eastern City District Plan Priority 5: Providing housing supply, choice, and affordability with access to jobs, services and public transport
- Inner West Housing Strategy: Deliver affordable housing
- Inner West Affordable Housing Policy

The Planning Proposal has been revised to include an affordable housing offer of 10% of new residential floor space as affordable housing for a 10 year period. These units will be managed by a Community Housing Provider but will remain under the ownership of the owners. The Planning Proposal has been updated to reflect the priorities and actions of State and Local government strategic plans.

Further, the Planning Proposal should clarify whether it seeks to utilise the incentives provisions for affordable housing in the State Environmental Planning Policy (Housing) 2021. The proposal should either be excluded from the application of these incentives; or the Urban Design Report should be revised to demonstrate the likely built form (i.e. maximum development capacity) utilising the bonus FSR and height controls so that the built form impacts can be assessed.

In accordance with Section 15C(2) of the Housing SEPP, the in-fill affordable housing provisions do not apply where affordable housing is provided under a planning agreement.

The in-fill affordable housing provisions would only apply if the developer was to offer an additional 10% affordable housing during the detailed Development Application which is not considered feasible under the current scheme. Accordingly, the Applicant does not intend to utilise the incentive provisions relating to in-fill affordable housing.

Notwithstanding, the site is constrained by the OLS and is restricted in terms of additional height.

The affordable housing offer should be accompanied with development feasibility testing to confirm how the affordable housing percentage has been arrived at.

The intent of the affordable housing offer was to provide a comparative outcome with Council's affordable housing policy. As demonstrated in **Section 8.4**, that outcome is achieved.

As per Council's Affordable Housing Policy, a development may provide affordable housing on-site, in another location within the Inner West Council LGA, or pay an equivalent monetary contribution to allow housing units to be built or purchased elsewhere in the Inner West LGA. Council prefers that contributions are provided in the form of dwellings within the development to which the contribution applies and that these be provided as affordable housing in perpetuity.

Noted. It is intended that affordable housing is provided on site.

Creative Spaces and Public Art

The site is in a key gateway location and was the recipient of the prominent The Spirit of St Peters artwork, along the Campbell Avenue façade. The artwork was a collaboration between Westconnex (Public Art Strategy) and Council (Perfect Match Program). This artwork was transformative for the site's prominence and visibility.

Noted.

Council has also supported the protection of industrial and employment lands for creative uses, which need suitable premises such as flexible, larger spaces. The accompanying draft Development Control Plan should be updated to better account for both public art provision and provision of flexible employment floorspace for a variety of uses including creative uses.

The reference scheme provides an excess of 150m² of industrial and employment uses on site when compared to the existing scheme. Additionally, generous 6.2m floor to floor heights are provided for commercial uses to grant flexibility for future light industrial and showroom use.

The reference scheme also demonstrates how the future detailed Development Application can incorporate public art.

The Draft DCP has been updated to include additional provisions for employment land uses and public art.

Traffic and Access

The following matters are raised in relation to the proposed vehicular access, parking and servicing arrangements for this Planning Proposal:

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Traffic report should be updated to include SIDRA analysis for Princes Highway and Barwon Park Road to assess the existing and proposed delay and queue length for the left and right turns out of Barwon Park Road. The assessment should determine whether any further measures are required to improve safety at the intersection;

Refer to **Appendix B**.

Swept path analysis should provide the road width (kerb to kerb) and any on-streetcar parking which may interfere with proposed turning manoeuvres;

Sight triangles analysis should be undertaken at the entry/exit of the car parking area to ensure safe pedestrian and crossing of the driveway area and vehicle entry and exit;

The design of the vehicular access and car parking facilities must comply with AS/NZS 2890. 1: 2004, AS/NZS 2890. 6: 2009 and AS/NZS 2890. 2: 2018;

To allow vehicle drivers adequate visibility to pedestrians on the footpath the driveway and ramps must be designed so that the maximum grade does not exceed 1 in 20 (5%)

within 6m of the property boundary as required by Clause 3.3(a) of AS2890.1-2004 and Control C9 of Marrickville DCP 2011 Part 2.10 Parking Management;

The vehicular access must be designed to provide clear sight lines (triangles) to pedestrians in accordance with the requirements of Clause 3.2.4(b) of AS/NZS 2890.1-2004;

Turntables are generally not supported due to problems with reliability and maintenance. The loading dock must be redesigned such that all vehicular movements to and from the site are in a forward direction without the use of a turntable. It shall also be designed to fully accommodate Council's Waste Vehicle for on-site collection;

Splay corners shall be provided at the intersection to improve sight distance and to improve the amenity of pedestrians at the intersections. The minimum splays shall be 3mx3m;

Reduced car parking provisions should be considered in the draft DCP given the site's location in close proximity to public and active transport. The draft DCP should also incentivise active transport by including appropriate provisions for end of trip facilities and bike parking.

Council's support for reduced car parking rates is noted. The reference design includes reduced parking supply, consistent with Council's comment. The existing DCP (section 2.10) and Draft DCP provides controls which encourage future development to provide reduced car rates.

Section 3.4 Access, Movement and Parking of the accompanying draft site-specific DCP should be updated to clarify that waste vehicles must enter and leave the site in a forward direction without the use of a turntable.

The draft DCP has been updated accordingly.

Inner West AEDRP Comments

Comment	Responsibility
Background	
The Architectural Excellence & Design Review Panel discussed the proposal with Council's strategic planning section and the applicant through an online conference. The Panel has been requested to review a preliminary architectural strategy (as a reference scheme illustrating one potential outcome of a planning proposal) which presents a mixed use proposal with residential apartments seeking the award of a floor space ratio of 4.9:1 within a 25m height.	Noted.
Given the proposed residential apartment use, the Panel acknowledges that the future detailed design of any proposal will be subject to Chapter 4 – State Environmental Planning Policy (SEPP) Housing 2021 - Design of residential apartment development - and the NSW Apartment Design Guide (ADG) will also apply to any detailed proposal.	Noted.

Consistent with s 15 of the Environmental Planning and Assessment Regulation 2021, the Panel's advice is sought ahead of the preparation of a potential site-specific Development Control Plan for the site. At this point, a Planning Proposal is advancing through the Council's strategic planning process.	Noted.
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The Panel's advice is sought in two main regards – the overall built form outcome and the suitability of a future draft Development Control Plan. In this review, the Panel's primary focus is on the built form outcome, with discussions and recommendations made in response to the applicant's design material and associated proposed maximum floor space ratio and height controls.	Noted.
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Discussion and Recommendations

Principle 1 – Context and Neighbourhood Character

While the Panel is broadly satisfied that additional development capacity is appropriate on this site - particularly given the recent re-construction of Campbell Street - the final form and scale of future development should be illustrated in the context of the remainder of the block shown developed to the LEP height and FSR controls - effectively presenting the subject site's future context.	The Urban Design Report includes massing diagrams which demonstrate the future form and scale of the remaining block.
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The Panel suggests that the form and scale of development on the subject site should 'make sense' of the remainder of the block in a future renewal scenario. The notion that the subject site might serve as a southern 'punctuation' of the block and a local marker on the corner of Campbell Street and Princes Highway is persuasive.	As above. The reference scheme has recognised that the development is located on a gateway corner and has emphasised the articulation and punctuation of the southern façade.
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Principle 2 – Built Form and Scale

The Panel queries how the 30% FSR bonus available under affordable housing provisions might interact with a Planning Proposal and any future potential award of FSR. In supporting an increase of development capacity on the subject site, the Panel is concerned that the implications and impacts of an additional 30% FSR (if this is available) are fully analysed and assessed during the Planning Proposal process.	Refer to comment above. It is unfeasible to add any additional affordable housing (beyond the 10% commitment). The future development is unable to utilise the incentive bonuses. It is further noted that any additional height would raise complexities with the OLS limit and is not being progressed by the Applicant.
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The Panel understands (and supports) the intention to treat the Obstacle Limitation Surface (OLS) as a site constraint, establishing the maximum building height limit as an absolute RL.	Noted.
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In considering the award of an appropriate FSR, Council should satisfy itself whether the FSR control anticipates the potential 30% additional FSR bonus or excludes it. The Panel's preference is that the assessment of impacts of bulk, scale, privacy, cross viewing and overshadowing of the proposal determine the site's maximum development capacity.	As above.
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The Planning Proposal should demonstrate that these impacts have been fully accounted for as part of the current evaluation process. The Panel discussed during the Council officers' briefing whether it was desirable to investigate the feasibility of a provision within the Planning Proposal to establish the maximum development capacity of the site inclusive of the possible 30% bonus for affordable housing.

As above.

The Panel appreciates that the applicant has presented a detailed reference scheme for the purposes of illustrating a potential outcome of the Planning proposal. The Panel recommends that a guiding principle for any future development uplift is that the subsequent detailed design solution is capable of meeting or exceeding each of the critical targets set out in the NSW Apartment Design Guide (ADG) including Parts 1 to 4. The proposed award of FSR should be determined by an urban design and architectural design process, and calculated from an well-resolved reference design.

The Urban Design Report in **Appendix A** demonstrates how the objectives of the ADG have been achieved. As outlined above, minor variation are proposed to the design criteria but sufficient justification has been provided how the reference scheme incorporates design guidance measures to ultimately achieve the relevant objective.

The Panel supports the applicant's vision for mixed residential and light industrial uses and encourages the split in uses be resolved as part of the Planning Proposal and determined through the reference design in order to maintain light industrial uses existing at the subject site today.

Noted. As demonstrated in **Appendix A**, the reference scheme remains to incorporate a range of uses and seeks to provide additional employment uses on site.

The Panel expressed some reservations about the detailed siting of the proposed nine-storey built form when viewed from the public domain, particularly from King Street. The Panel recommends the proposal introduce some meaningful building height differential to create visual interest within the built form. Additionally, some form of hierarchy between vertical and horizontal elements should be established using building articulation, appropriate building materials, textures and architectural treatments in order to avoid a uniform or monolithic expression.

The revised scheme in **Appendix A** provides a meaningful breakdown of mass and form, responding to the future development along Princes Highway through a consistent street wall height which will be carried through with future development to the north.

The applicant should ensure that adequate floor-to-floor heights for the residential component are provided within the proposal to ensure consistency with the minimum 2.7m floor-to-ceiling heights within the ADG and also compliance with the relevant provisions for waterproofing and insulation within the NSW Design & Building Practitioners Act 2020 and the relevant NCC provisions.

Compliant. The reference scheme includes 2.7m floor to ceiling heights on residential levels.

The Panel is concerned that only 2 lifts are offered for 87 dwellings, the commercial spaces and four basement levels. The mixed use proposal should provide a separate vertical circulation for the non-residential and light industrial components. Additionally, entry lobbies and foyer spaces for the residential component should be segregated (from non-residential uses) considering amenity of the residents. Further, the applicant should further refine the reference design to achieve a realistic design solution (for example incorporating the required number of fire stairs and lifts) given these elements have implications on the resultant gross floor area calculations and are used to guide the FSR control.

An additional lift has been provided exclusively for non-residential uses. The reference scheme also includes separate lobbies for residential and non-residential uses. The reference scheme includes a realistic fire response including the correct number of fire stairs and lifts.

Principle 3 - Density

The Panel offers in principle support for the proposed density subject to the recommendations of this report being meaningfully addressed.

Noted

The Panel expects the applicant should quantify and confirm the nature of public benefits offered as part of the Planning Proposal process given the extent of floor space ratio, building height and density increase proposed.

Confirmation of the public benefit as part of this planning proposal is discussed throughout **Section 8.4** of the Planning Proposal Report.

Principle 4 – Sustainability

The Panel expects the proposal will meet or exceed the minimum solar access and natural cross ventilation targets within Parts 4A Solar and daylight access and 4B Natural ventilation of the ADG.

The development complies with the objectives and objectives and design criteria of the ADG's Part 4A and 4B. Refer to Development Yield Summary in **Appendix A**.

Revised documentation should include suns-eye views at hourly interval between 9am to 3pm in mid-winter, confirming that both living rooms and balconies achieve at least 2 hours of direct sunlight for at least 70% apartments.

Sun eye diagrams are provided in **Appendix A** demonstrating compliance with sunlight requirements.

The applicant should demonstrate that the number of south-facing apartments receiving no sunlight between 9am and 3pm at mid-winter do not exceed the maximum 15% target within Objective 4A-1 of the ADG.

Compliant. Refer to **Appendix A**.

Use of ceiling fans within all habitable areas of the apartments as a low energy alternative is strongly encouraged by the Panel.

Noted. This will be considered during the future Development Application.

Provision of appropriately sized rainwater tank should be considered for water harvesting and re-use within the development.

Noted. This will be considered during the future Development Application.

The applicant should nominate an appropriately sized and integrated rooftop photovoltaic system and confirm location in the revised 2D and 3D architectural drawings.

Solar panels are demonstrated on the roof level in **Appendix A**. This will be considered further during the future Development Application, noting the height limit with the OLS.

Additionally, the Panel encourages the applicant to adopt sustainability commitments or rating tools that exceed minimum requirements established by the ADG, BASIX, NABERS or NatHERS.

Noted. The reference scheme is capable of achieving all legislative sustainability requirements. This will be considered during the future Development Application.

Principle 5 – Landscape

Detailed landscape architecture drawings were not provided to the Panel as part of the Planning Proposal documentation. The Panel recommends the involvement of a suitably qualified landscape architect for successful integration of landscape design with architectural design as part of future stages.

Studio SC have designed the deep soil and landscaping areas to ensure successful landscaping. The future Development Application will be supported by a Landscape Architect and ensure the meaningful integration of landscaping within the design.

<p>The landscape design should demonstrate compliance with Parts 4O Landscape design and 4P Planting on structures of the ADG, and Council's Green Roof Policy and Guidelines.</p>	<p>Refer to ADG assessment in Appendix A.</p>
<p>The applicant should confirm that ADG deep soil targets will be met. The Panel strongly encourages the achievement of deep soil and replacement planting targets. The reference design should reflect such targets and the Panel appreciates there may be different benefits in where deep soil is located and whether it is distributed or consolidated. Alternatively, a compelling urban design justification should be provided if the target within Part 3E Deep soil zones of the ADG is not achieved.</p>	<p>Compliant. The development achieves 9% deep soil. Deep soil zones have been consolidated with a large planting zone provided along the frontages of Crown Street and Campbell Street. The Crown St zone provides relief and setback from the corner while creating a vegetated area directly adjacent R1 zoning.</p>
<p>The applicant should establish minimum targets for tree canopy cover across the subject site.</p>	<p>The development achieves 15% canopy cover.</p>
<p>Principle 6 – Amenity</p>	
<p>The applicant should investigate and incorporate suitable design measures for noise attenuation along the Princes Highway frontage whilst also achieving appropriate outlook and opportunities for natural cross ventilation.</p>	<p>The reference scheme includes design measure for noise attenuation along the Princes Highway such as wintergardens.</p>
<p>Principle 7 – Safety</p>	
<p>No discussion - the proposal is capable of achieving this principle.</p>	<p>Noted.</p>
<p>Principle 8 – Housing Diversity and Social Interaction</p>	
<p>No discussion - however the Panel supports measures to increase the availability and quantum of affordable housing in strategically valuable locations across the Inner West. The Panel also encourages that affordable housing include a diverse range of apartment types to cater for a variety of different household sizes.</p>	<p>Refer to Section 8.4 of the Planning Panel Report. This will be further discussed with Council throughout the assessment of the Planning Proposal.</p>
<p>Principle 9 – Aesthetics</p>	
<p>Refer to discussion and recommendations offered above in Principle 2 Built Form and Scale of this report and subject to future detailed design.</p>	<p>Noted.</p>
<p>Conclusion</p>	
<p>Recognising its independent, expert and advisory role, the Panel offers in principle support to the Planning Proposal, subject to suggestions and recommendations set out in this report being meaningfully addressed. The Panel requests that the proposal return for further review once any amendments have been incorporated as part of the ongoing Planning Proposal assessment.</p>	<p>Noted.</p>