

# **APPENDIX 1**

## **Summary of Responses to Department of Planning & Infrastructure Submissions**

## **SUMMARY OF DEPARTMENT OF PLANNING & INFRASTRUCTURE'S REQUIREMENTS**

<b>Issue</b>	<b>Response</b>
The internal dwelling layouts, natural cross ventilation and daylight access to dwellings	A plan/section demonstrating the environmental performance of the various dwelling typologies is to be submitted with this report refer plan <b>1DA150[A]</b> .
Incorporation of balconies and roof terraces as private open space for the student housing	These facilities have been included in the revised plans for the project refer plan <b>3DA200[E]</b> .
The height and relatively solid design of courtyard fences which prevent surveillance of Louis, Vine, and Eveleigh Streets from ground floor living	Amended fencing detail has been included in the revised plans for the project refer to plan <b>1DA151[A]</b> .  A materials and finishes board is to be submitted showing the fencing detail
The provision of individual access to the town houses	Individual access has been included in the revised plans for the project refer plan <b>1DA150[A]</b> .
The enclosure of the bin areas	The enclosure of the bin areas has been included in the revised plans for the project refer plan <b>1DA100[E]</b> & <b>1DA150[A]</b> .
Details concerning the accessing and servicing of the residential flat building/retail garbage storage area	Details of access and servicing are to be submitted with this report refer plan <b>1DA100[E]</b> .
Owner's consent from RailCorp for works proposed on the Lawson Street bridge over the railway line	Refer to Aboriginal Housing Company letter attached.
Final ownership of the bridge upon completion of the works	As per the existing Lawson St bridge, RailCorp will own the structural elements of the bridge and Council will own the finished surfaces.
The functionality of access between the basement car park and the proposed town houses, including the provision of additional stairs on the Eveleigh Street elevation	These facilities have been included in the revised plans for the project refer plans <b>1DA091[E]</b> & <b>1DA100[E]</b> .
The provision of on-site car parking, in close proximity to the child care centre, to provide safe and convenient pedestrian access	The plans have been amended to provide 8 on-street car parking spaces on the northern side of Caroline Street opposite the centre. It is proposed that a 15 minute time limit should be applied to these spaces between the hours of 6.30am and 9.00am and between 3.00pm and 7.00pm on weekdays and a 2-hour limit be imposed at other times refer plan <b>1DA101[E]</b> .
Justification for variations to the height and floor space ratio standards applying to the development of the site	See Section 3.0 of the Preferred Project Report
An assessment addressing the relevant "Rules of Thumb" contained in the Residential Flat Design Code in relation to Building Amenity, Building Performance/Waste Management and Building Form	An assessment prepared by the Project Architects is to be submitted with this report Refer to Architects letter dated 22 August 2012.
Submission of a materials and finishes board	A materials and finishes board has accompanied this report.
Submission of a water sensitive urban design strategy incorporating environmentally sensitive design best practice to address the on-site detention requirements of Sydney Water	A water sensitive urban design strategy will be issued prior to CC.
Submission of a comprehensive plan of management for the student housing	A comprehensive plan of management for the student housing is attached dated 1 August 2012.

Issue	Response
Submission of operational details of the management of the car park, including details concerning access control, security and the allocation of car spaces to the various uses and dwellings in the three (3) precincts	Operational details of the management of the car park are to be submitted prior to the issue of a Construction Certificate.
Submission of a waste management plan	A waste management plan is to be submitted prior to the issue of a Construction Certificate.
Submission of a detail plan at 1:50 scale of typical town house elevations to both Louis and Eveleigh Streets	A detail plan at 1:50 scale of typical town house elevations to both Louis and Eveleigh Streets is to be submitted with this report refer plan <b>1DA150[A] &amp; 1DA151[A]</b> .
Submission of a revised Statement of Commitments responding to the submissions	A revised Statement of Commitments is contained in Appendix 4 of the Preferred Project Report
Submission of details of mechanisms to ensure that the sixty-two (62) dwellings in Precinct 1 are retained as affordable housing in perpetuity	This issue is addressed in the revised Statement of Commitments contained in Appendix 4 of the Preferred Project Report
Submission of details demonstrating that the proposed 4-bedroom town houses nominated as adaptable housing comply with the accessibility standards of AS 4299-1995	Details demonstrating that the proposed 4-bedroom town houses nominated as adaptable housing comply with the accessibility standards of AS 4299-1995 are to be submitted with this report
Submission revised plans as required	Plans incorporating all of the modifications that have been made are attached.