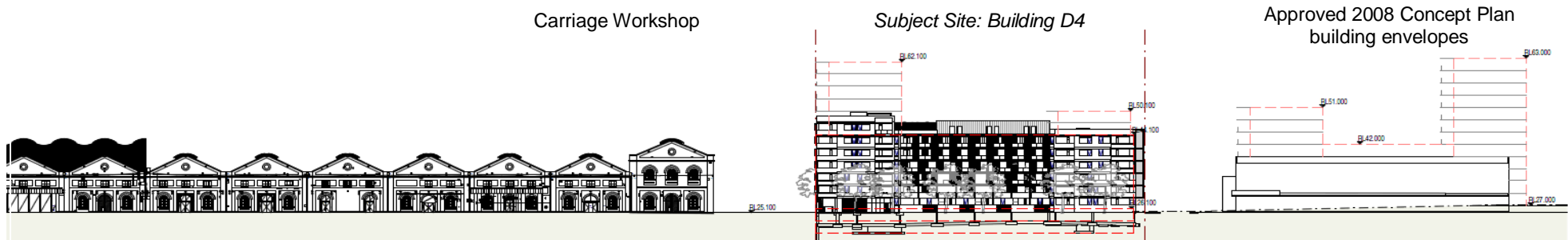


## Attachment C: Modification of Concept Plan – Response to Public Submissions

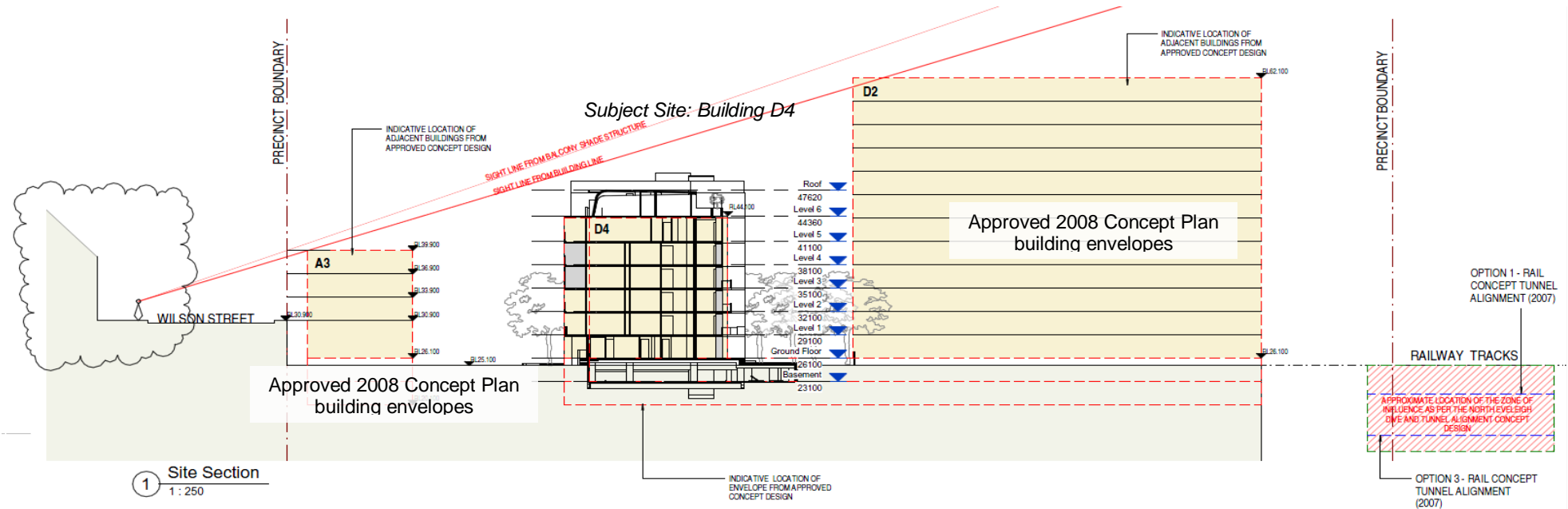
### Public Submissions to Modification of Concept Plan

Item No.	Issue	Specific Issues Raised	Affected party	Applicant Response	Respondent
1.	Consultation process	Insufficient consultation with the local community on the design and use of the site – community encouraged to have input into the park development for the site rather than overall integrated approach to both the new architectural design and landscaping for the whole North Eveleigh precinct.	Jillian Bartlett, Darlington NSW	<p>The design and use of the site were primarily determined in 2008 under the Concept Plan approval. Significant public consultation was undertaken at this stage.</p> <p>The proposed modification was the subject of a community consultation meeting. 63 people attended the community information session held at Yaama Dhiyaan, 255 Wilson Street Darlington between 5.30 and 7.00pm on Wednesday 20 March 2013.</p> <p>The State Significant Development and the Concept Plan Modification have been exhibited in accordance with the EP&amp;A Act 1979. In addition, all referrals were passed on the UGDC for their consideration in planning for and developing the remaining parts of the precinct.</p> <p><b>Response: No further action required</b></p>	Architectus
2.	Design and built form	<p><b>Design and placement of D4 building</b></p> <ul style="list-style-type: none"> <li>Inadequate setback from new roads on the northern or eastern façade of the building with minimal landscaping at the front to soften the exterior or provide privacy</li> </ul> <p><i>The following design issues specific to the State Significant Development Application for the North Eveleigh Affordable Housing development were also raised in the submission -</i></p> <ul style="list-style-type: none"> <li>Unsympathetic to surrounding industrial architecture – design of façade harsh and bunker like, with large flat areas of solid brick with no detailing, contrast or curves</li> <li>Modern flat roof design not sympathetic to distinctive saw tooth pitched roofs</li> <li>Dark colour of brick oppressive.</li> </ul>	Jillian Bartlett, Darlington NSW	<p>The proposed modification does not seek to alter the setback and landscaped areas as approved in the concept plan. The development of the surrounding concept plan and public domain, managed by UrbanGrowth Development Corporation, will provide open space, shared ways and roads in this precinct. However, it is proposed to set the ground level of the proposed building back from the eastern lot boundary by over 1 metre to allow for pedestrian</p> <p>Please refer to <b>Attachment E, Item 95</b> for a response to detailed design issues.</p> <p><b>Response: No further action required</b></p>	Architectus

Item No.	Issue	Specific Issues Raised	Affected party	Applicant Response	Respondent
3.	Design and built form	<p><b>Height</b></p> <ul style="list-style-type: none"> <li>7 storey height of D4 building will dominate former clothing store and adjoining Carriageworks buildings</li> <li>Height of proposed residential buildings too large and does not reflect low rise terrace houses in vicinity – constitutes overdevelopment of the site.</li> <li>Scale of development for D4 and other buildings should be reduced as it is not in keeping with the integrity of the original railway buildings</li> </ul>	Jillian Bartlett, Darlington NSW	<p>The concept plan allows for 6 storeys on the subject site (Building D4). The proposed development is part 6-storey and part 7-storey. Looking from Wilson Street and CarriageWorks Way, the 7-storey element of the building is limited to its eastern section, and will reflect a similar, taller section at the western end of the Carriageworks building. The design is therefore expected to reflect the rhythm of scale exhibited by the Carriageworks building.</p> <p>The height increased also allows the Applicant to achieve a GFA of 6000m<sup>2</sup>, which is still short of the maximum GFA of 6480m<sup>2</sup> approved for Building D4 under the Concept Plan. Ultimately, the building height allows for additional affordable housing units, which is a significant public benefit in Architectus' view.</p> <p>Further, the team's heritage specialist has considered the proposed development and found the scale to be acceptable. Refer to <b>Attachment H</b> for the advice from the heritage specialist.</p> <p>The proposed modification is limited to modifications to the building envelope D4 only, and does not propose any changes to the other building envelopes previously approved as part of the concept plan. The North Eveleigh Concept Plan precinct will witness urban revitalisation transforming the area into a vibrant mixed use precinct. The concept plan includes a gradual stepping up of building heights and scale going towards the railway corridor; and the proposed development is of a height and scale that complies with the approved concept plan.</p> <p>The Northern Elevation drawing below (included at <b>Attachment A</b>), shows that:</p> <ul style="list-style-type: none"> <li>The concept plan approved development on the subject site that is greater than the height of the Carriage Workshop; and</li> <li>The proposed building sits well in the context of the heritage items and the taller buildings approved under the 2008 Concept Plan.</li> </ul> <p><b>Response: No further action required</b></p>	Architectus



Item No.	Issue	Specific Issues Raised	Affected party	Applicant Response	Respondent
4.	Design and built form	<b>Amenity</b> <ul style="list-style-type: none"> <li>Proposed D4 building height will eliminate views over the district now visible from Wilson Street</li> <li>Incorporating rooftop garden could potentially increase risk of unwanted noise to nearby residents if there are large areas of open space at street level.</li> </ul>	Jillian Bartlett, Darlington NSW	<p>The proposed D4 building height will not impact any views currently available from Wilson Street.</p> <p>Refer to the section drawing below (looking east), which shows that the proposed building will not be highly visible from Wilson Street, once the remaining site is developed in accordance with the 2008 Concept Plan. A complete and larger version of this drawing is provided at <b>Attachment A</b>.</p> <p><b>Response: No further action required</b></p>	Architectus



5.	Density	<ul style="list-style-type: none"> <li>Large increase in population will put strain on the amenity of the area</li> <li>Development to be considered in relation to other development projects in the vicinity – expansion of the university aquatic centre, new business school in Darlington – these will bring a large influx of additional traffic, pedestrians, noise and parking pressure.</li> </ul>	Jillian Bartlett, Darlington NSW	<p>The approved Concept Plan approves a GFA of 6480m<sup>2</sup> for Building D4. The proposed development has a GFA of 6000m<sup>2</sup>. The application to amend the Concept Plan does not increase the floor space permissible on the site.</p> <p>The proposed development will provide 88 affordable housing units, which will help to achieve the 10% affordable housing target on the site as per the approved concept plan, and the City of Sydney's target for 7.5 % affordable housing in Sustainable Sydney 2030.</p> <p><b>Response: No further action required</b></p>	Architectus
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