RESPONSE TO PUBLIC SUBMISSIONS

ISSUE DATE: 12/10/2023

SUMMARY OF THE SUBMISSION AND RESPONSES

1. **TRAFFIC/ACCESS**
- Will the development affect road usage or even block it and create safety issues for local people? Traffic report and construction traffic management plan has been prepared to ensure the construction will be undergone smoothly and safely with minimized impact to the road.

- Is the side road of Gertrude St able to support heavy machines used in the development? Geotech report and construction traffic management plan has been prepared to ensure the road is able to support all heavy machines used in the construction.

2. **STRUCTURE**
- Is the structure strong enough to support the development? Structure plans will be prepared in the Construction Certificate stage to ensure there are no structural issues.

- The development is relatively massive and proposes a deep excavation, will it cause any flooding issues and landslip issues to the neighboring buildings? Geotech report has been prepared to ensure the mentioned issues won't occur.

3. **MATERIAL**
- Will there be hazardous materials that are harmful to the local people during the demolition of the existing buildings and construction of the new building? A demolition plan will be prepared during the Construction Certificate stage to ensure all potential harmful materials will be dealt with properly.

4. **REGULATION COMPLIANCE**
- The building exceeds the limit, why is it allowed to happen? Due to the site topography, which is extremely steep, it is difficult to fully comply with the height limit. The design has been considered from various aspects to lower its height.

- Some neighbors especially 180 Gertrude St are overshadowed, and it reduces the comfort for residents and their pets, increases their bill from heating, affects the vegetation and damages the property's value. The proposal has been amended to reduce bulk from Level 7 through removal of southern unit with reshaped balconies of Unit 406, 506 & 602 to minimize its shadowing impact to 180 Gertrude St.

- The future development on 180 Gertrude St may also be overshadowed, which may increase energy consumption. How can you justify it? Solar access diagram has been prepared to indicate the solar impact to the future development of 180 Gertrude St, which complies with the ADG.

- The development damages the streetscape. The development has

- Site coverage exceeds the limit. The development has met the requirement of deep soil zone; thus, site coverage requirement is not applicable.

- Will people with mobility difficulties and other disabilities be considered in the design? An access report has been prepared to ensure people with mobility difficulties and other disabilities are able to access the building and their units easily.

5. **SERVICES**
- Can the existing utilities such as sewer pipe support such a big development? The existing utilities will be checked with relevant authorities before use.

- Existing infrastructure such as underground cables may be damaged. All construction work will be undergone carefully to avoid any damage to the existing infrastructure.

6. **LIVING AMENITIES/ENVIRONMENT**
- The development may damage the surrounding green cover, trees and animals. All construction work will be undertaken carefully to avoid any damage to the surrounding environment.

- Increased pollution such as germs, dust and car exhaust fumes from the large number of residents living in that apartment. A demolition plan will pe prepared during the Construction Certificate stage to ensure all potential pollution will be minimized.

- The development may create too much noise for the neighbors. A Construction Noise & Vibration Management Plan has been prepared to ensure the noise during construction will be minimized.

7. PRIVACY
- The development may cause privacy issues for the neighbors. The development strictly complies with ADG for its setbacks to minimize its privacy impact on the surroundings.

8. DRAWINGS
- The 3D image doesn't clearly show the realistic surrounding environment. The 3D image has been updated to correctly show the local context.