17 July 2024
Our Ref: 20950D.6CE_RFI

planning consultants

The General Manager
Wollongong City Council
41 Burelli Street
Wollongong NSW 2500

Attention: Vivian Lee council@wollongong.nsw.gov.au

Dear Vivian,

Re: Development Application DA-2023/615 – Amended Plans and Additional Information
4 Lindsay Evans Place, Dapto

1.0 Introduction

We refer to Council's letter of 6 December 2023 and email received on 12 February 2024 requesting additional information in respect of the abovementioned development application.

This letter, in conjunction with the Design Report prepared by Plus Architecture (including amended plans) and other enclosed amended/additional supporting information, responds to the request for additional information and includes a description of the amendments to the proposal.

2.0 Amended and Additional Supporting Material

On behalf of the Applicant and in accordance with Section 37 of the *Environmental Planning and Assessment Regulation 2021* (the Regulation) we hereby submit amended plans and amended/additional supporting information as detailed in the schedules **Attachment 1**.

3.0 Description of Amendments

Table 1 includes a brief description of the key amendments and should be read in conjunction with the enclosed amended plans.

Table 1 – Key Amendments

No.	Change Description	Drawing No/s
1	Revised southern elevations to include the Princes Highway and RAC Building	DA-2000,DA2001
2	Revised the east façade by recessing the glazing to the left lobby on all levels (creating an alcove) in Building B.	DA-0902,DA0903, DA0904, DA2001
3	Revised Unit 203/4B	DA-0903
4	Revised basement ramp and the pedestrian path adjacent to the ramp	DA-0900
5	Entry way revised	DA-0310
6	Redesigned the northern Villas (Villa 01 & 05) by relocating the living space to the north and added windows to the northern facade	DA-0906
7	Delete window to G08/4B and 108/4B	DA-0901, DA-0902

Table 1 – Key Amendments		
8	Relocated window to G04/4B and G05/4B and 104/4B and 105/4B	DA-0901, DA-0902
9	Amended the note to read 'Operable Skylight'	DA-0901, DA0902
10	Redesigned 202/4B	DA-0903
11	Added window to G08/4B, 108/4B, 208/4B and 305/4A	DA-0901, DA-0902, DA-0903, DA-0904
12	Added dimensions to bedrooms	DA-6501
13	Revised 201/4B layout	DA-0903
14	Added dimensions to balconies	DA-0901, DA-0902, DA-0903, DA-09094
15	Updated 102/4B balcony	DA-0902
16	Revised the balcony of 301/4A	DA-0904
17	Reduced glazing width of 301/4A	DA-0904
18	Relocated car space and create an entry nook into Building B lift lobby	DA-0906
19	G02/4B bathroom length increased	DA-0901
20	G01/4B Laundry added in lieu of large storage	DA-0901
21	301/4A laundry moved off the corridor in lieu of large storage	DA-0904
22	LG01/4B, LG02/4B, LG03/4B, G04/4B, G05/4B, G06/4B, G09/4B, G10/4B, 104/4B, 105/4B, 106/4B, 109/4B, 110/4B, 104/4A, 105/4A, 204/4A, 205/4A, 303/4A, 304/4A layout amended	DA-0901, DA-0902, DA-0903, DA-0904
23	Moved furniture for 2250mm circulation clearance and compliant access to majority of storage within unit for all units	DA-0901, DA-0902, DA-0903, DA-0904
24	Provide 3.8m garage parking to Villa 01 & 07	DA-0906
25	Reconfigured Villas for 1500mmm circulation clearance and compliant access	DA-0906, DA-6001
Engineering - ptc		
1.	An update to the DRAINS Model has been made to reflect the hydrological input parameters used by Council's adopted Mullet Creek Floodplain Risk Management Study.	n/a
2.	A revised catchment plan has been prepared by ptc to demonstrate the drainage of the northern and southern catchment. It is proposed to locally divert the existing 600mm diameter stormwater pipe which will require TfNSW approval.	CV-DA311 Rev P5
3.	The Tables in the bulk excavation plan have been revised.	CVDA-201 Rev P5

4.0 Response to Council's Request for Information

4.1 Issue 1 – Traffic – Driveway ramp

The applicant needs to demonstrate that the proposed driveway ramp into the basement parking area, and circulation aisles provide a min 2.3 metre headroom on approach to all accessible parking spaces. In addition, all accessible parking spaces must provide 2.5 metre minimum head clearance above them.

Response

The proposed driveway ramp into the basement parking area and circulation aisle has a headroom clearance of minimum 2.3 metres on approach to all accessible parking spaces within the car park. The headroom clearance above the accessible parking spaces is a minimum of 2.5 metres. Headroom has been provided in accordance with AS2890.

These headroom clearances are shown on Drawing PLA-AR-DA3000 Rev C dated 07/02/2024 prepared by Plus Architecture and confirmed in letter by ptc dated 11 July 2024 Issue 2 – Traffic – Basement ramp long section.

The applicant needs to provide a basement ramp long section which complies with AS2890.1.

Response

A long section of the basement ramp which demonstrates compliance with AS2890.1 has been prepared by Plus Architects – refer to Drawing PLA-AR-DA3000 Rev C dated 07/02/2024. PTC has confirmed that there are no underbody or overhead conflict points.

4.2 Issue 3 – State Environmental Planning Policy (Housing) 2021 – Transport services

Details of the transport service must be provided to demonstrate compliance with section 93(2) of the Housing SEPP, specifically frequency of service;

Response

The transport services provided to the proposed development will continue to be provided as per condition 140 of DA-2018/557. This achieves compliance with section 93(2) of the Housing SEPP.

In addition, Table 5 of the Transport Impact Assessment dated 31 July 2023 prepared by PTC (submitted with the original DA) included a Bus Route Summary which can be accessed by able persons and is replicated below in Table 2.

Table 2 – Bus Services and Frequencies

Bus Route	Coverage (to and from)	Service Frequency
33	Wollongong to Dapto via Unanderra (Loop Service)	Weekdays: Approximately every 30 mins Saturdays: Every hour Sunday: Every 2 hours
37	Wollongong to Shellharbour via Dapto (Loop Service)	Weekdays: Approximately every hour Saturdays: Every hour Sunday: Every 2 hours
43	Port Kembla to Mt Brown (Loop Service)	Weekdays: Every hour Saturdays: Every hour Sunday: Every 2 hours
57	Port Kembla to Mt Brown (Loop Service)	Weekdays: Every hour Saturdays: Every hour Sunday: Every 2 hours

The letter dated 11 July 2024 by ptc confirms that an accessible travel path is provided from Stage 3 ILUs to the bus pick-up and drop-off point.

4.3 Issue 4 - State Environmental Planning Policy (Housing) 2021 – Long Section of path of access to transport services

A long section of the path of access to the transport service must be provided indicating compliance with Section 93(4) of the Housing SEPP (noting DRP comments: "Foremost the proposal must demonstrate that safe and accessible pedestrian routes can be provided to the community facilities of the village and a bus stop to connect the resident to the broader community)

Response

A Village shuttle bus service is provided by Anglicare for all residents within the site to/from Dapto Square and the Ribbonwood Centre.

Access to the pick-up/drop-off point for this private bus service is located near the community centre. Plus Architecture has provided a long section from the RFBs and villas to demonstrate that there is an accessible path for the residents from the RFBs and villas to this point - refer to Drawing PLA-AR-DA2001 Rev C by Plus Architects for detail.

4.4 Issue 5 - State Environmental Planning Policy (Housing) 2021 – Deep soil zone and communal open space

The amount of deep soil zone and communal open space provided has not been clearly quantified on any of the architectural site plans. It is unclear how these have been calculated and what areas have been included within the calculation. A plan is required (or separate plans are required) that clearly indicates the area of land where the following is achieved to satisfy the requirements of the relevant control:
a Landscaped area
b Deep soil zone
c Communal open space
d Private open space for villas

Response

The proposal complies with SEPP (Housing) 2021 deep soil and communal opens space and Place Design Group has provided the following calculations to demonstrate this:

a) Landscaped Area = 4,176m^2
b) Deep soil zone = 3,927.76m^2 (29.5%)
c) Communal Open Space = 174.43m^2
d) Private Open Space = 1,120.59m^2

The revised Landscape Drawings by Place Design clearly show the area of land for the landscaped area, deep soil zones, communal open space, and private open space for the villas.

4.5 Issue 6 – Clause 4.6

The Clause 4.6 in relation to building height should reference the building height standard contained within Wollongong Local Environmental Plan 2009, and not the non-discretionary standards of the Housing SEPP.

Response

Wollongong Council advised on 7 February 2024 via email that the Clause 4.6 as submitted satisfactorily addresses the non-discretionary standards of the Housing SEPP and that no amendment to the clause 4.6 as submitted is required.

4.6 Issue 7 – Apartment Design Guide/Design – Context and neighbourhood character

To assist in demonstrating the proposal's contextual response, a street elevation along the southern access road, should be provided. The elevation should extend from the existing RACF up to the Princes Highway.

It would be Council's preference that the DRP's pre-DA suggestion of relocating the villa road be considered to assist in improved activation to street frontages, as currently there is a lack of activation and passive surveillance provided to the road south of the villas.

Response

The road south of the Villas have high visibility from Stage 1 RAC and Stage 2 ILU and Community Hall, together with the active access connection from Stage 3 RFB and Villas provide for passive surveillance. Having the Villa road providing access to the Villa community

provides a natural micro community and similarly, the design of the spaces around Building B and Building A will foster and encourage residents to interact and also provide passive neighbourhood surveillance. Windows have been added to the Villas to provide passive surveillance to the road south of the villas.

Plus Architecture has provided a street elevation along the southern access road extending from the existing RAC up to the Princess Highway to demonstrate the proposals contextual response in the activation to the street frontages and the provision of casual surveillance to the road south of the villas as shown below – See Drawing PLA_AR_DA2001 Rev C dated 7/02/2024 for detail.

Figure 1 Street elevation along the southern access road from the existing RACF up to the Princess Highway

4.7 Issue 8 - Apartment Design Guide/Design – Built form and scale

Further development / detailed information is required to provide an acceptable interface between the rear POS of the villas and the entry road in the absence of relocation of the villa road.

Response

The proposal to the rear of the Villa POS provides an acceptable interface between the rear POS of the villas and the entry road which considers the height of the wall, privacy, passive surveillance, solar amenities and use of landscaping as demonstrated below:

Figure 2 Interface between the rear POS of the villas and the entry road

4.8 Issue 9 - Apartment Design Guide/Design – Common circulation through Building B

To further improve the clarity of the common circulation link through Building B, consideration could be given to:

a Breaking / lowering the roof form above the lift lobby, allowing the link to present as a break between two separate building forms.
b Recess the line of the east-facing glazing to the lift lobby on all levels to provide a more clearly defined recess between the building forms. This could be achieved with minor amendments to the layout of the level 2 unit to the north of the lift lobby. There is room to slide the living room of this unit a little further west, whilst remaining below the line of the roof, to allow the east facing circulation corridor to be recessed further into the façade of the building (perhaps aligning with the splayed geometry of the wall below) and to allow the glazing to the lift lobby to setback within the eastern façade.
c Continuing the external finish of the common circulation path to extend into the lobbies.
d Increasing the width of the lobby.

Response

a) & b) Plus Architecture has amended the design to include a proposed alcove and break in the roof and setting back the eastern façade of the lift lobby to Building B, which provides for a clearly defined entry point and break to the façade. The Level 2 floor plan has been amended to accommodate the alcove.

c) Plus Architects have continued the external finish of the common circulation paths into the lobbies.

d) The typical lobby width has not been increased and remains an average of 2200-2500mm. There is no numerical width required for Lobby widths apart form those stipulated by AS1428.1 that nominates a minimum width of 1540mm to allow for a turning zone to facilitate wheelchair movement.

4.9 Issue 10 - Apartment Design Guide/Design – Building B, bulk and scale

Further refinements of the building form should be undertaken to reduce the scale of the building's eastern façade. Consideration should be given to defining the building as two separate forms (see comments above) and setting back the upper level from the eastern façade.

Response

The current proposed upper levels have been designed to be setback and visually recessive on the western portion. This is further defined by a change in materiality and change in the articulation to the bottom lower levels as demonstrated in Figure 6.

Figure 3 Setback of upper levels to be recessive and change in materiality and articulation

4.10 Issue 11 - Apartment Design Guide/Design – Building B, private and communal open space

Building B, private and communal open space
Building B west facing lower ground level units have been provided with openings connecting the POS areas to the adjacent COS area for improved passive surveillance and activation. This has also been done on the ground floor units that face the central COS space between Building A and B. The following additional information is required in this regard:

a Landscape plans are to be updated to show the location and type of gate being proposed to these various areas.
b It should also be noted that a fence is being proposed on top of the 1m high planter, however no details on the type or height of the fence is noted.
c Top of fence heights are to be noted on the drawings and it is recommended that a detail section be provided to demonstrate how potential visual privacy concerns are being mitigated whilst maintaining a good level of amenity and outlook to the POS area.

Response

The landscape plans prepared by Place Design Group have been amended to demonstrate the following:

a) The proposed gates are generally metal battens with a maximum height of 1.4m to allow for passive surveillance and for residents to interact.

b) The proposed fence is generally 1.4m high and sits above the 1m planter wall.

c) The Landscape Drawings prepared by Place Design Group and Architectural Drawings prepared by Plus Architecture have been updated to include dimensions.

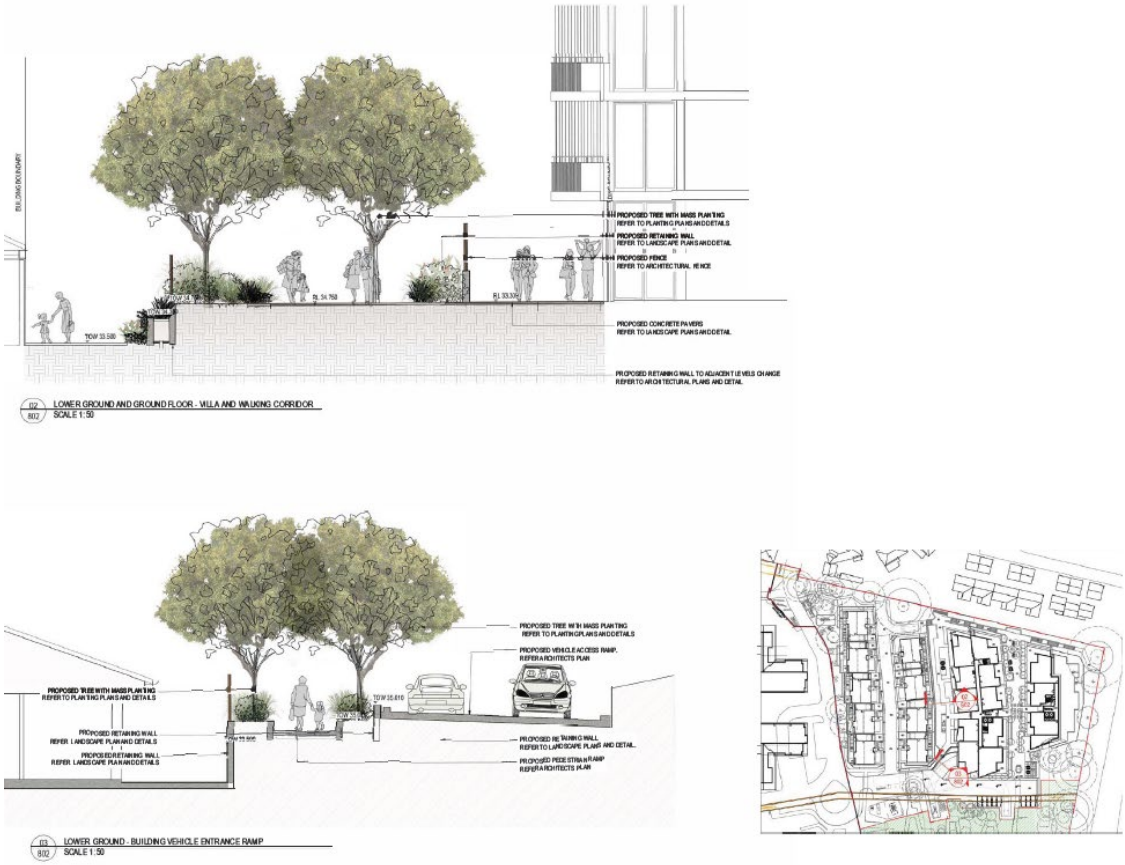


Figure 4 Section demonstrating how the potential privacy concerns are being mitigated and a good level of amenity and outlook to the POS is maintained

4.11 Issue 12 - Apartment Design Guide/Design – Pedestrian access to apartment buildings (primary pedestrian route)

The primary pedestrian route to all apartment buildings will be via a narrow entry point adjacent to the basement carpark entry. Minimal space has been provided here to accommodate both the pedestrian and vehicular access whilst maintaining adequate separation from the adjacent villa. It appears that the pedestrian path will be looking down into the courtyard / bedroom of the villa and an awkward junction is created between the pedestrian path and driveway. Further detail is provided in the DRP notes as to how it is considered that this could be resolved. The prominence and identification of this entry path is to be refined, noting that this is the main pedestrian entry for Buildings A and Building B and is not easily identifiable from the main street and does not activate or address the public domain and street edge.

Response

The proposed basement driveway ramp has been redesigned to open up pedestrian access to 2m width from the RFB to the Community Hall. The redesign has allowed for planter zones between the driveaway and access pathways to be included, thereby creating a buffer/screening to the basement entry.

B VS VILLA CARPARK ENTRY NORTH

B VS VILLA CARPARK ENTRY SOUTH

Figure 5 Redesign of basement driveway ramp

4.12 Issue 13 - Apartment Design Guide/Design – Pedestrian access to apartment buildings (Pergolas)

Pergolas have been used in an attempt to identify the main entry of Building B on the lower ground floor and the main entry of both Building A and B on ground floor. Whilst this approach is acceptable in principle, there does not appear to be any other functional purpose associated with this structure which is an unfortunate outcome.

Response

Additional seating has been provided to the pergolas to provide further purpose to the Pergolas other than simply defining the main entry. The pergola structures have been maintained to define entry points to ground floor. Additional pergola structures have been provided to the BBQ area and one of the communal spaces which provide opportunity for respite and shade during the day.

4.13 Issue 14 - Apartment Design Guide/Design – Pedestrian access to apartment buildings (Landscape drawing 2523003-802 mislabelled)

It should also be noted that Section 2 on landscape drawing 2523003-802 has been mislabelled. This represents the COS and pedestrian entry space between Buildings A and B (not the Villas). This section also cuts through the pergola structure proposed between the 2 entries (as mentioned above), however this structure has not been shown in the section. This is to be updated accordingly.

Response

Landscape Drawing 2523003 prepared by Place Design Group has been amended with the correct labelling and updated section regarding the pergola structure.

4.14 Issue 15 - Apartment Design Guide/Design – Villas (potential privacy issues)

The eastern face of eastern villas is located approximately 1.2m below the level of the adjacent foot path. Landscape sections must demonstrate that potential privacy issues between the pedestrian path and the POS / habitable rooms of villas are mitigated.

Response

The eastern face of the eastern wall has been addressed by providing a building separation of 12m to the POS with a further 3m setback of the façade line, appropriate fencing and landscape detail which provides further visual privacy and minimises overshadowing to the villa residences. The proposal takes into account the fine balance between privacy and passive surveillance and active interactions between occupants as illustrated below.

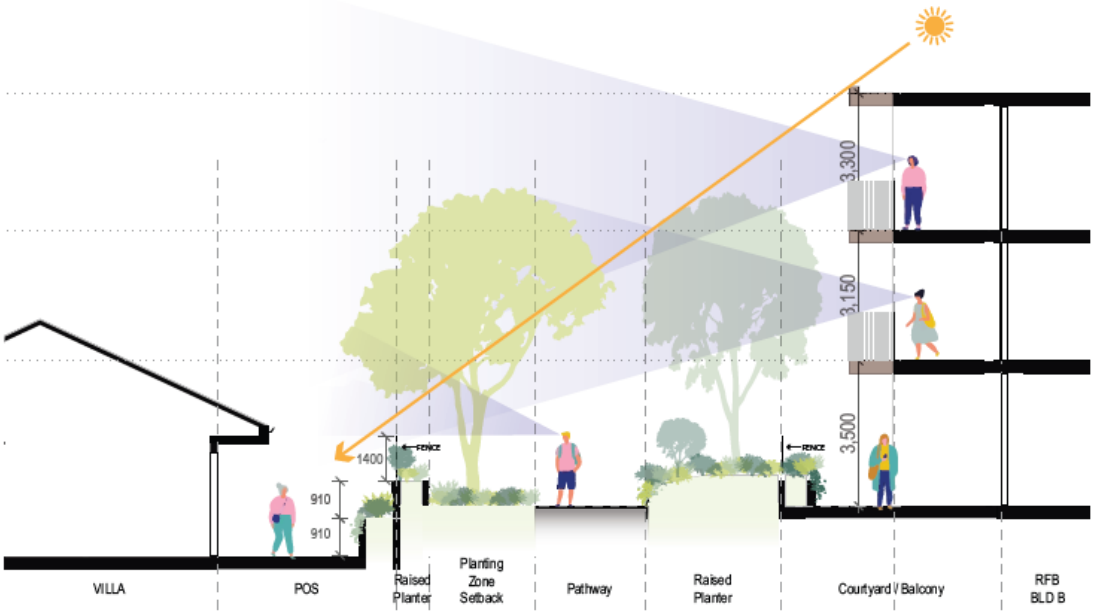


Figure 6 Diagrammatic illustration of how privacy and passive surveillance and active interaction between occupants are managed and mitigated

4.15 Issue 16 - Apartment Design Guide/Design – Villas (variation and stepping in façade)

The decision to connect each of the villas with a garage element offers opportunity for some variation and stepping in the façade which is supported. This however has not been fully realised as the brickwork which forms part of the front façade continues along the same line to create an undercroft area in front of the garage. This effectively joins all the villas along the same plane with minimal visual relief. This creates the perception of a single long continuous building (up to approximately 77m long) which is not supported. It is recommended that this brick banding above the garage be deleted and that the garages sit recessed back from the front building line.

Response

No changes have been made as the garage and its connection to the main part of the dwelling is an integral part of the façade design and overall concept.

4.16 Issue 17 - Apartment Design Guide/Design – Building A interface with Princes Highway

Levels 1 and 2 of Building A are located below the level of the Princes Highway. This mitigates the perceived mass of the building but raises concerns regarding the amenity of units. The Princes Highway is a busy / noisy four lane highway, therefore units fronting it will be exposed to significant traffic noise. Lower-level

units will also have limited outlook and access to natural light. Landscape sections should demonstrate that potential privacy issues between the highway and the adjacent residential units can be mitigated.

Response

The edge of the highway is approximately 17m from building A facade. Building A floorplate has been also designed with the majority of apartments facing away from the highway, with only two (2) apartments per level facing the highway which is a total of six (6) apartments. Privacy and acoustic issues have been mitigated through fencing and natural screening by existing and proposed trees. Building A façade incorporates a majority of solid balustrades and full height screening to further provide privacy and reduce traffic noise.

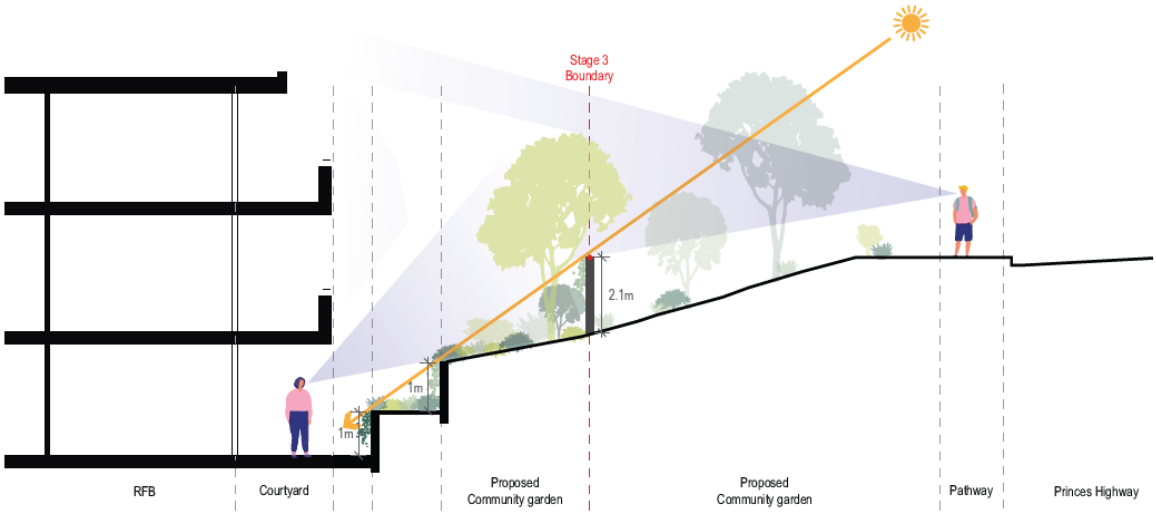


Figure 7 Interface between Building A and the Princess Highway

4.17 Issue 18 - Apartment Design Guide/Design – Buildings A and B, visual impact

Whilst the built form makes an attempt to create a recessive upper level as viewed from the east and west, the north and south elevations of Buildings A and B remain largely unchanged, presenting as greater than two storeys from the street.

Response

The site comprises sloping terrain, falling approximately 15m from east to west. Building A and B design intent is presented as three (3) storey built forms broken into two (2) storey and one (1) storey components and flipped with one (1) and two (2) as it transitions up the slope to provide variation and activation. The upper levels have been designed to be set back along the western front portion and this is also carried through on the north and south sides to the front western portion.

Figure 8 Built form perspective

4.18 Issue 19 - Apartment Design Guide/Design – Roof design (unarticulated built form of Building B

The broad unarticulated built form of Building B is exacerbated by the large connecting flat roof that extends across the entire length of the building. It is recommended that varying roof forms be explored to break down the horizontality, perceived length and bulk of the built form and offer some visual relief. (also discussed above)

Response

The proposed alcove break to Building B's eastern façade to the lift lobby, provides a clear entry point and break to the façade and roof form.

4.19 Issue 20 - Apartment Design Guide/Design – Roof design (integration of lift overruns)

The lift overruns of both ILU's along with the HW plant provided on the roof of Building A are not well integrated with the overall built form. Some variation in roof forms would likely improve this concealment of services and provide more visual interest to the overall building.

Response

The lift overrun has been designed to be recessive in bulk and perception and incorporates material and colour to the top floor façade. The lift overrun is in most cases not visible from the street or the public domain.

Figure 9 View from Stage 2 Community Hall towards Stage 3 to demonstrate that the lift overrun is mostly not visible from the street or public domain

4.20 Issue 21 - Apartment Design Guide/Design – Roof design (improved levels of amenity to upper-level units)

Upper-level units have the ability to explore improved levels of amenity by offering raised ceiling heights, raked ceilings, or clerestory windows if the design of the roof form is reconsidered.

Response

The proposed development is constrained by the height limit and an increase in ceiling heights or the provision of clerestory windows would further impact on the height limit. The roofline has remained unchanged.

4.21 Issue 22 - Apartment Design Guide/Design – Adaptable design Buildings A & B (minor adjustments)

There are some minor adjustments that may need to be considered to ensure compliance can be achieved. These include:
• 2250mm circulation zone in the living area must be clear of all obstructions including furniture (not currently demonstrated)
• Compliant circulation and leading edges required to any glass sliding doors leading out to the POS area from the living room and adaptable bedroom (not currently demonstrated)
• 1550mm circulation zone required to the front of the robe within the accessible bedroom (not currently demonstrated)
• Compliant access is required to majority of storage cupboards (not currently demonstrated). It should also be noted that min storage sizes must comply in both pre and post adaption layouts.
• Accessible access to the study area should be considered.
• 21 adaptable units have been provided, however only 11 accessible car spaces have been shown within the basement carpark. This is to be reconsidered or justified.

Response

The proposed RFBs have been designed to be compliant in terms of accessibility. MGAC has provided the following response in their letter dated 11 February 2024:

- *ILUs have been redesigned to demonstrate appropriate circulation in the living space clear of furniture.*
- *SEPP Housing 2021 does not specify circulation requirements around the robe in the accessible bedroom. However, all circulation spaces around the queen bed have been achieved.*
- *SEPP Housing 2021 does not specify circulation requirements to storage cupboards. However, general circulation to and within independent living units has been achieved.*
- *It is understood that if complied with, SEPP Housing 2021 Part 5 Division 7 Clause 108(j) prevents the consent authority from requiring more onerous standards for the matter. Clause 108(j) states "for a development application made by, or made by a person jointly with, a social housing provider or Landcom—at least 1 parking space for every 5 dwellings" is provided. Anglicare qualifies as a social housing provider and has proposed 11 accessible fully compliant accessible car parking spaces exceeding the minimum 1 in every 5 dwellings required under Clause 108(j). All 11 accessible car parking spaces are designed in accordance with SEPP Housing 2021 Schedule 4 Clause 4.*

Figure 11 below demonstrates that the updated drawings comply with the accessibility requirements within the unit layout.

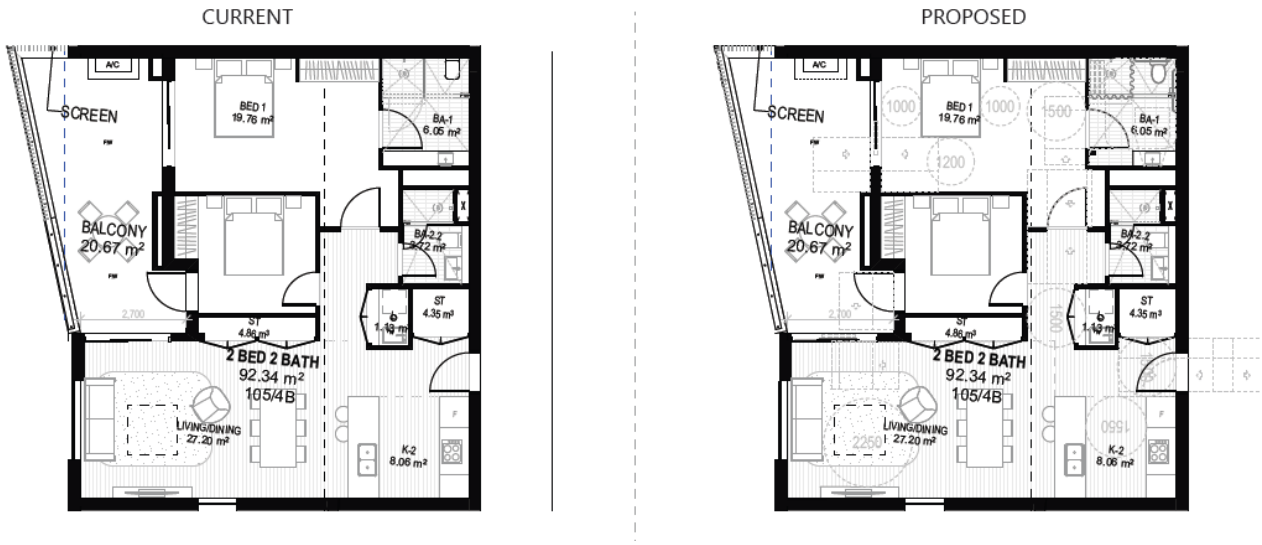


Figure 10 Updated drawing on the right showing accessible access within the unit layout

The proposal provides for 5% of the total carparking to be adaptable and 10% of the units have accessible car parking. The Access consultants comment regarding adaptable units as follows:

> *"Adaptable units are not required under the SEPP Housing 2021. We are noting them as adaptable because we think there's possibly more utility in the pre-adapted state for a generic user but can adapt if further circulation is required say in the shower or at the washbasin."*

4.22 Issue 23 - Apartment Design Guide/Design – Adaptable design Villas (minor adjustments)

There are some minor adjustments that may need to be considered to ensure compliance can be achieved. These include;
• 2250mm circulation zone in the living area must be clear of all obstructions including furniture (not currently demonstrated)
• Compliant circulation and leading edges required to any glass sliding doors leading out to the POS area from the living room and adaptable bedroom (not currently demonstrated)
• 1550mm circulation zone required to the front of the robe within the accessible bedroom (not currently demonstrated)
• Accessible path of travel required when entering and exiting the master bedroom (not currently demonstrated)
• Compliant access is required to majority of storage cupboards (not currently demonstrated). It should also be noted that min storage sizes must comply in both pre and post adaption layouts.
• Compliant access is required on both sides of the laundry door (not currently demonstrated)
• Compliant access is required on both sides of the garage door (not currently demonstrated)
• Accessible parking is to be provided within the garage space (not currently demonstrated).• 21 adaptable units have been provided, however only 11 accessible car spaces have been shown within the basement carpark. This is to be reconsidered or justified.

Response

The proposed Villas have been designed to be compliant in terms of carparking, accessible parking is provided within the garage, and both swing doors are compliant with latch clearances.

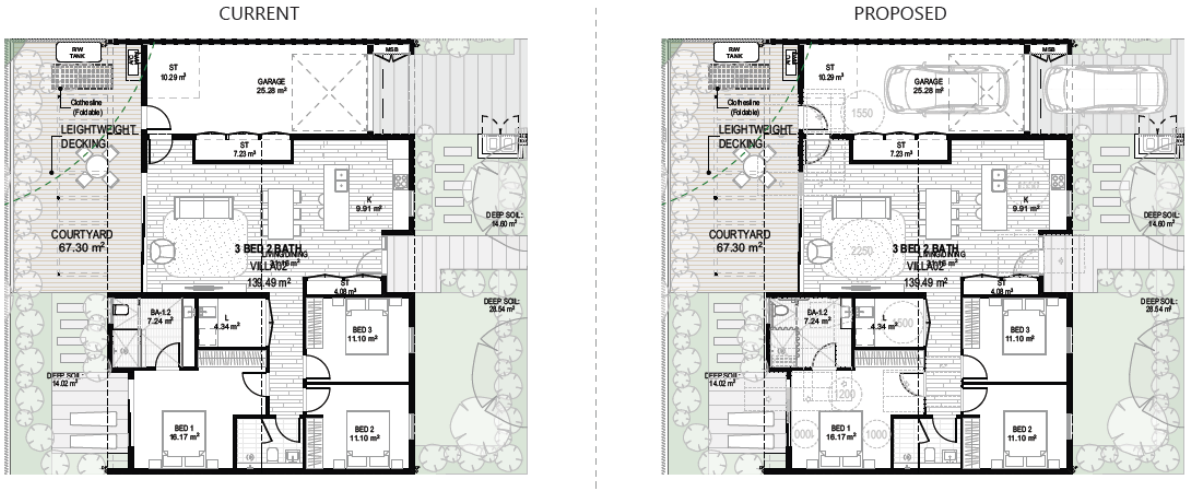


Figure 11 Diagram on the right shows accessibility

MGAC has provided the following response in their letter dated 11 February 2024:

- *ILUs have been redesigned to demonstrate appropriate circulation in the living space clear of furniture.*
- *SEPP Housing 2021 does not specify circulation requirements around the robe in the accessible bedroom. However, all circulation spaces around the queen bed have been achieved.*
- *SEPP Housing 2021 does not specify circulation requirements to storage cupboards. However, general circulation to and within independent living units has been achieved.*
- *It is understood that if complied with, SEPP Housing 2021 Part 5 Division 7 Clause 108(j) prevents the consent authority from requiring more onerous standards for the matter. Clause 108(j) states "for a development application made by, or made by a person jointly with, a social housing provider or Landcom—at least 1 parking space for every 5 dwellings" is provided. Anglicare qualifies as a social housing provider and has proposed Villa 01 and Villa 07 to have fully compliant accessible car parking spaces meeting the minimum 1 in every 5 dwellings required under Clause 108(j). These 2 accessible car parking spaces are designed in accordance with SEPP Housing 2021 Schedule 4 Clause 4.*

4.23 Issue 24 - Apartment Design Guide/Design – Sustainability (electric car charge stations)

Electric car charge stations are to be provided for both residential and visitor parking areas. It should be noted that there may be additional clearance requirements required for any dedicated electric car charge areas. All car spaces and surrounding clearances should be dimensioned to ensure compliance can be achieved.

Response

Plus Architecture has dimensioned all the car parking spaces. Provision for EV charging to all residential associated carparks (including apartment and visitors) will be provided in accordance with NCC requirements.

4.24 Issue 25 - Apartment Design Guide/Design – Sustainability (eave overhangs)

No eave overhangs have been provided to several windows within each villa which results in a series of east and west facing bedroom windows with minimal sun protection which could result in overheating in summer. This is to be reviewed.

Response

The windows in the villas that have not been provided with eave overhangs on the west and east facing bedrooms have been reviewed and replaced with windows that meet the BASIX requirements.

4.25 Issue 26 - Apartment Design Guide/Design – Sustainability (single aspect units in Buildings A & B)

There is a large percentage of single aspect apartments in Buildings A and B, mainly due to the length of the unbroken built form. This limits the amount of corner apartments. Incorporating elements such as ceiling fans to these units may improve air circulation.

Response

Service plans have been provided to show air-conditioning in the living room and main bedroom and ceiling fans in the 2nd and 3rd bedroom.

4.26 Issue 27 - Apartment Design Guide/Design – Sustainability (solar panels overshadowing Building A)

The number of solar panels located on the roof of Building A is commended however those located to the east and south of the hot water plant enclosure are questioned. These panels may suffer from overshadowing which will minimise functionality.

Response

Intrax Projects have advised that:

> *solar panels are provided to achieve BASIX compliance. At the current concept design level, they have been shown to the maximum extent possible on the roof. This will include some panels that are partially overshadowed during some periods of the day. The panels will still contribute during other times of the day. In any event the number and location of panels will be rationalised during design development to ensure that BASIX compliance is maintained.*

4.27 Issue 28 - Apartment Design Guide/Design – Sustainability (solar panels villas)

It is unclear why the villas do not include solar panels to the roof areas. Similarly Building B also does not include PV solar panels. It is highly recommended that solar panels be included on all unused roof areas with good solar access.

Response

Intrax projects have confirmed that solar panels will only be provided if necessary to achieve BASIX compliance.

4.28 Issue 29 - Apartment Design Guide/Design – Sustainability (water tank Building A & Building B

A water tank does not appear to have been provided for Buildings A and B. It is recommended that rainwater be harvested and reused for landscaping irrigation as a minimum. This is to be clarified and the location and size of the tank is to be clearly noted on the drawings. It is recommended that the tank be appropriately sized to service this development and the extent of proposed landscaping.
The tank is to be located in a discrete location (preferably within the basement and away from the streetscape).

Response

A 30kL rainwater tank has been provided refer to Section on Drawing PTC-CV-DA321 Rev P4 prepared by PTC for detail.

The rainwater tank is incorporated in the OSD which collects roof water.

4.29 Issue 30 - Apartment Design Guide/Design – Landscape (design)

Generally, the landscape design, in particular the amenity provided by the communal open space, requires further resolution and quality. Key considerations are:
a Is there an overall circulation strategy for this site or the greater development? How does this site fit into that strategy and does it provide opportunity for residents to use circulation for exercise / communal use? Further detail is required to clarify the pedestrian circulation strategy
b What program within the COS is provided for the recreation of residents? Currently the scheme predominantly offers seating but little else.
c How can the larger open spaces available be conceived as usable / programmed COS – key spaces include those at the northern ends of all linear NS landscapes.
d Can an external space be provided that complements the internal communal room of Building A?
e Coordination between architectural and landscape designs must be undertaken; e.g. POS designs are currently not coordinated.

Response

The path has been moved over to allow for more separation and activated spaces.

a) The pedestrian circulation strategy is provided in the landscape design report. An accessible path which accesses the community facilities and wider Dapto site has been provided.

b) Additional communal spaces have been provided in the revised design these include chess boards, a communal library, seating, a BBQ facility, community garden and bocce court.

c) The proposed clothesline to the northern spaces has been removed and seating opportunities nestled in between a green wall has been provided instead.

d) Additional breakout spaces for flexible use have been provided off the Communal Room which provides a direct relationship with the BBQ area and pergola structure.

e) The Architectural and Landscape designs for the POS have been coordinated and updated.

Refer to Landscaping plan – General Arrangement Plan Ground Floor Drawing 2523003-202 by Place Design Group and the Diagrammatic Site Plan – Outdoor Pace Activation by Plus Architecture for detail.

Figure 12 Typical design of COS

4.30 Issue 31 - Apartment Design Guide/Design – Lindsay Evans Place (POS interfaces)

Clarity is required as to how the POS interfaces with the entry landscape along Lindsay Evan Place given that landscape and architectural sections show different approaches. Architectural and landscape documents must be coordinated, and an elevation should be provided to document the western perimeter interface (fencing / retaining wall and decking). Consideration may also be given to lowering the height of the perimeter fence in strategic locations to allow casual surveillance of the entry road whilst maintaining the privacy of the POS.

Response

Lindsay Evans place design carefully considers amenity and privacy to the villa POS, Lindsay Evans Place and the RAC. A 1.4m perimeter fence comprising a combination of palisade fencing and wire mesh fencing has been proposed which will provide casual surveillance but also provide privacy to the villas POS. Retaining walls and decking have been designed to be integrated into the landscape through materiality and softened further through vegetation. The verge between the villa POS and Lindsay Evans Place has been planted utilising native species which creates hierarchy and interest throughout the entry. Strategic planting will maintain passive surveillance along the entry and not create a visual barrier for the Villas as demonstrated in the elevation below and in the landscaping report.

Figure 13 Illustration of how the POS interfaces with the entry landscape along Lindsay Evans Place.

4.31 Issue 32 - Apartment Design Guide/Design – Lindsay Evans Place (retention of existing trees)

Retention of the existing trees (and using a raised deck in these locations) is supported however the planting strategy should be reviewed to provide more than trees in lawn if this is to be the main entry into the development.

Response

The landscaping along Lindsay Evans Place has been reviewed to provide additional ground cover plantings and materiality. Sections and elevations have been provided by Place Design to clarify the intent of the dense landscaping along Lindsay Evans Drive – Refer to Drawing 2523003-207 Rev 03 prepared by Place Design Group for detail.

Figure 14 Landscaping at main entry

4.32 Issue 33 - Apartment Design Guide/Design – Lindsay Evans Place (proposed pump room impact on the quality of entry)

The proposed pump room is of considerable size which will have a major impact on the quality of the entry and needs to be better integrated and resolved. ADG Design Guidance stipulates that "Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view". If relocation is not possible, the treatment and presentation to the street must be as discrete as possible and a photomontage view should be provided to better understand the visual impact on the streetscape upon entry into the development.

Response

The fire booster, fire pump room and tank have been located adjacent to the existing Stage 1 & 2 fire assets at the village entry maintaining the existing site fire strategy. The design and entry experience proposes a series of varying height screened masonry walls to help screen existing fire boosters along the entry and Lindsay Evans Place. The proposed Stage 3 fire pump room is to be screened with metal screening and masonry walls. Local masonry materials to be sourced in response to the escarpment and bushland settings character. Lush landscape vegetation between the series of screen walls and along Lindsay Evans Place provides further screening. This is documented in the landscape drawings and report prepared by Plus Design Group. The garbage storage is located in the basement with waste holding area on collection days located south of Building B as documented in the waste consultant report.

SITE ENTRY SITE ENTRY

Figure 15 Site entry – screening of services – left depicts the site entry and right depicts the site exit

4.33 Issue 34 - Apartment Design Guide/Design – Lindsay Evans Place (landscaping between Buildings A & B with no planter walls)

The GF detail plans provided in the landscape drawings indicate some areas of landscaping between Buildings A and B with no surrounding planter walls. It is assumed that these landscape areas are on grade with the surrounding pathways. Detail sections are to be provided through these various areas to demonstrate how adequate soil depths are being achieved whilst maintaining compliant head clearances in the basement carpark below.

Response

Place Design has provided additional sections in conjunction with a soil/deep soil plan to address this concern – refer to the landscape report by Place Design for detail.

Figure 16 Additional sections provided

4.34 Issue 35 - Apartment Design Guide/Design – Villas and Villa Spine (Road - pedestrian priority)

The design of the road between the villas could emphasise pedestrian priority by either increasing the 'footpaths' to either side thus reducing the 'road', or to treat the entire street as pedestrian.

Response

Increasing the footpath will result in a reduction of landscaped area. The letter prepared by ptc dated 11 July 2024 states:

> *The design of the villa roadway is deemed to be satisfactory for the intended use by both pedestrians and vehicles. The width of 6.0m meets the requirements of AS2890.1 to allow 2-way traffic flow and is sufficient in width to allow an MRV to access the service area to the north.*
>
> *The space, given it is an internal roadway, is subject to the existing 10km/hr speed limit and it therefore conducive of safe and observant driver behaviour. It should also be noted that the villa roadway provides access to only 9 villas and would therefore also be conducive to low speeds.*

The footways along this road are intended to provide direct access to the townhouse residents only and is not considered to be a primary route of travel for the majority of the site. Thus, the design of the roadway is deemed to provide a suitable balance of vehicle and pedestrian service.

4.35 Issue 36 - Apartment Design Guide/Design – Villas and Villa Spine (Road – alignment of C-shaped structural turf)

The alignment of the C-shaped structural turf (provided for fire truck turning only) should be considered secondary to the program, amenity, quality, and arrangement of the landscape space at the northern end of this street. This space is the largest unified outdoor space on the site and should be designed as a communal asset for the project. While the fire truck turning should be allowed for, it should not dictate the alignments within the space.

Response

Seating will be provided along the edges. The area can also be used for a bocce court – Refer to Landscape Drawing 2523003-200 Rev. 03 and 2523003-205 Rev. 03 prepared by Place Design for detail.

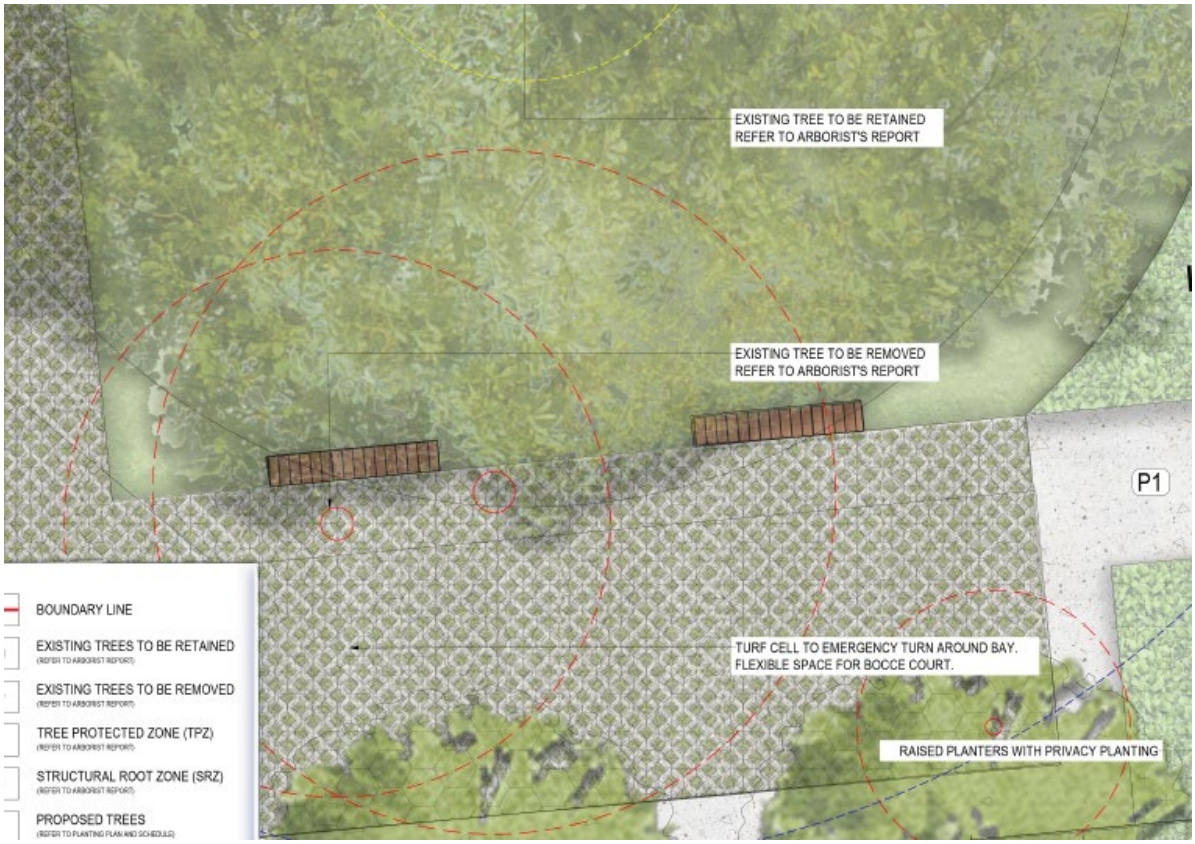


Figure 17 Seating along the edges of the grassed area and bocce court

4.36 Issue 37 - Apartment Design Guide/Design –Villas and Villa Spine (Road – POS in front setbacks)

The greater proportion of POS for all villas appears to be within front setbacks as opposed to rear. Front POS should be minimised and rear maximised. Soft landscaping within the front POS should be maximised.

Response

A space has been provided for neighbours to meet, contemplate, and rest. An equal amount of POS has been provided to the front and back. Soft landscaping at the front provides an invisible boundary and privacy to the residents.

4.37 Issue 38 - Apartment Design Guide/Design –Central Landscape Spine, space between villas and Building B (south junction)

The southern junction between the driveway and the footpath is very tight and requires further development (refer to detail comments above, Built Form).

Response

The pedestrian path has been widened to 2m.

4.38 Issue 39 - Apartment Design Guide/Design – Central Landscape Spine, space between villas and Building B (predominant program of this space is circulation)

The predominant program of this space is circulation. While the Panel supports units having direct access off this spine, the design should be reviewed to inject small spaces with program other than seating. As part of this work, reviewing how levels work between the villas and Building B may help to avoid privacy concerns for the villas. The Panel believes the northern end of this spine may have the opportunity to be a more significant space and does not endorse this as the location for a clothesline.

Response

The revised landscape design has responded by providing further activation of communal spaces along the spines between Building A and B. Facilities such as BBQ facilities, chess boards, a communal library and seating opportunities have been provided. The clotheslines have been relocated adjacent to the Villas and have been removed from the spine and circulation space. This area has been redesigned to include seating and a green wall to create a visual connection through and draw residents into the communal spaces along the spine.

4.39 Issue 40 - Apartment Design Guide/Design –Upper Landscape Spine, space between villas and Building B (predominant program of this space is circulation)

Similar to the central spine, the predominant program of this space is circulation. Similarly, injecting spaces with program other than seating must be investigated. The northern end should be a more significant space and this location for a clothesline is not supported.

Response

As stated above the revised landscape design has responded by providing further activation of communal spaces along the spines between Building A and B. Facilities such as BBQ facilities, chess boards, a communal library and seating opportunities have been provided. The clotheslines have been relocated adjacent to the Villas and have been removed from the spine and circulation space. This area has been redesigned to include seating and a green to create a visual connection through and draw residents into the communal spaces along the spine.

Additionally, the fire truck turning zone has been designed as a flexible zone which can be used for activities such as bocce during times when not in use for emergency egress.

4.40 Issue 41 - Apartment Design Guide/Design – Further consideration

For further consideration:
a The central seating nook may cause a clash given it sits directly in the desire line between Buildings A and B.
b The proposed BBQs have no tables, only seating. This southern area should better consider how it can complement the internal communal room within Building A. It may also be beneficial to consider a similar offering in the north-western end of Building B to service both the ILU's and the villas to promote social interaction between residents.
c The northern space should be considered an important node. Again, the inclusion of a clothesline in this location is not supported.
d Given the width of the space, could edge buffers be minimised (maintain privacy) and circulation push east to allow small spaces to be formed along the western edge (thus maximising solar).

Response

a) This area has been redesigned to allow for continual movement through the space.

b) The BBQ space has been redesigned with table settings and pergola structure . Additional flexible space has been provided around the communal room which can be used for moveable furniture during events.

c) As stated above the revised landscape design has responded by providing further activation of communal spaces along the spines between Building A and B. Facilities such as BBQ facilities, chess boards, a communal library and seating opportunities have been provided. The clotheslines have been relocated adjacent to the Villas and have been removed from the spine and circulation space. This area has been redesigned to include seating and a green to create a visual connection through and draw residents into the communal spaces through the central spine.

d) The central spine has been redesigned to include a mix of activity and community facilities.

4.41 Issue 42 - Apartment Design Guide/Design – Northern edge (large cut and resultant blank wall)

The section provided for the northern side of the site shows a very large cut and resultant blank wall which is unlikely to complement the overall natural setting for the development. Design amendments should include investigating how the mass and extent of the retaining wall along the northern boundary can be reduced. It should be investigated if:
a The staircase could be removed or made less utilitarian.
b Terraced planting could be introduced parallel to the wall to soften its impact.
c The top of the wall could be reduced in height, perhaps raked or stepped more often along its length.
d The balustrade topping the wall reduced in height relative to the previous point and be of a palisade nature to allow planting through.

Response

a) The staircase has been designed as an elevated boardwalk to sit above the existing ground level to allow for planting and for light to filter through.

b) Green walls and a trellis system has been provided at key points which are viewed from the circulation paths. Additional screen and railing plants are provided to soften the walls impact – refer to the section on Drawing 2523003-806 Rev 03 prepared by Place Design Group.

c) Refer to sections on Drawing 2523003-806 Rev 03 prepared by Place Design Group.

d) The landscape drawings and landscaping report prepared by Place Design Group details the balustrade and fencing strategy.

4.42 Issue 43 - Apartment Design Guide/Design – Northern edge (material finish of retaining wall)

Consideration must be given to the material finish of the retaining wall. Utilising in situ concrete for the entire length of the wall is discouraged. An elevation clearly documenting the treatment /material finish of this wall should be provided.

Response

A rendered block work wall and sandstone clad has been proposed along the extent of the wall to break up its scale, coupled with landscaping to soften its appearance.

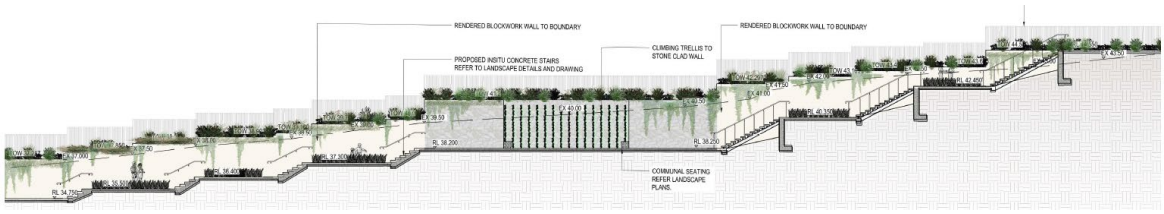


Figure 18 Finishes to the retaining wall

4.43 Issue 44 - Apartment Design Guide/Design – Sections (carpark under deep soil)

Several sections indicate what appears to be deep soil where there is a carpark under. These need to be updated to show correct site conditions.

Response

The Sections have been amended to show the correct site conditions.

4.44 Issue 45 - Apartment Design Guide/Design – Sections (deep soil planting to be flush with surrounding surfaces)

Where planting is on deep soil it should be flush with surrounding surfaces whenever possible. Where walls are required above podiums, they should be minimised however must provide the minimum ADG requirements for proposed planting with regards to soil depth and volume.

Response

Stage 3 has a total area of approximately 1.7ha. The proposed deep soil planting for Stage 3 is 3055m^2, therefore resulting in a total area of Deep Soil of 17.97% which exceeds the minimum requirements of the ADG.

The ADG requires 7% deep soil across the site. As illustrated below the proposal is well above the minimum requirements refer to the Landscape Architects report and drawings for detail.

Figure 19 Illustration of amount of deep soil planting

4.45 Issue 46 - Apartment Design Guide/Design – Amenity Villas (relate each villa to its immediate context)

Further development of villas should seek to relate each villa to its immediate context and provide improved levels of solar access to all living areas.

Response

The northern villas have been redesigned to allow for the living areas to face north.

4.46 Issue 47 - Apartment Design Guide/Design – Amenity Villas (increase solar access to living rooms)

Roof forms should be developed to accommodate clerestory windows or skylights to increase solar access to living rooms.

Response

The villa living spaces have been redesigned to allow light from two (2) opposing sides, thereby providing adequate solar amenity for the spaces and occupants.

4.47 Issue 48 - Apartment Design Guide/Design – Amenity Villas (different treatment to northern and southern villas)

The most northern and southern villas could be given a different treatment to create a point of difference and improve amenity. Living rooms could be re-orient (north and south) to provide an improved outlook and increased levels of natural light. This development will also allow the carport to be accessed via the circulation space servicing wet areas and bedrooms, rather than providing a door directly connecting the dining room to the carport.

Response

The northern villas have been redesigned to allow for the living areas to face north.

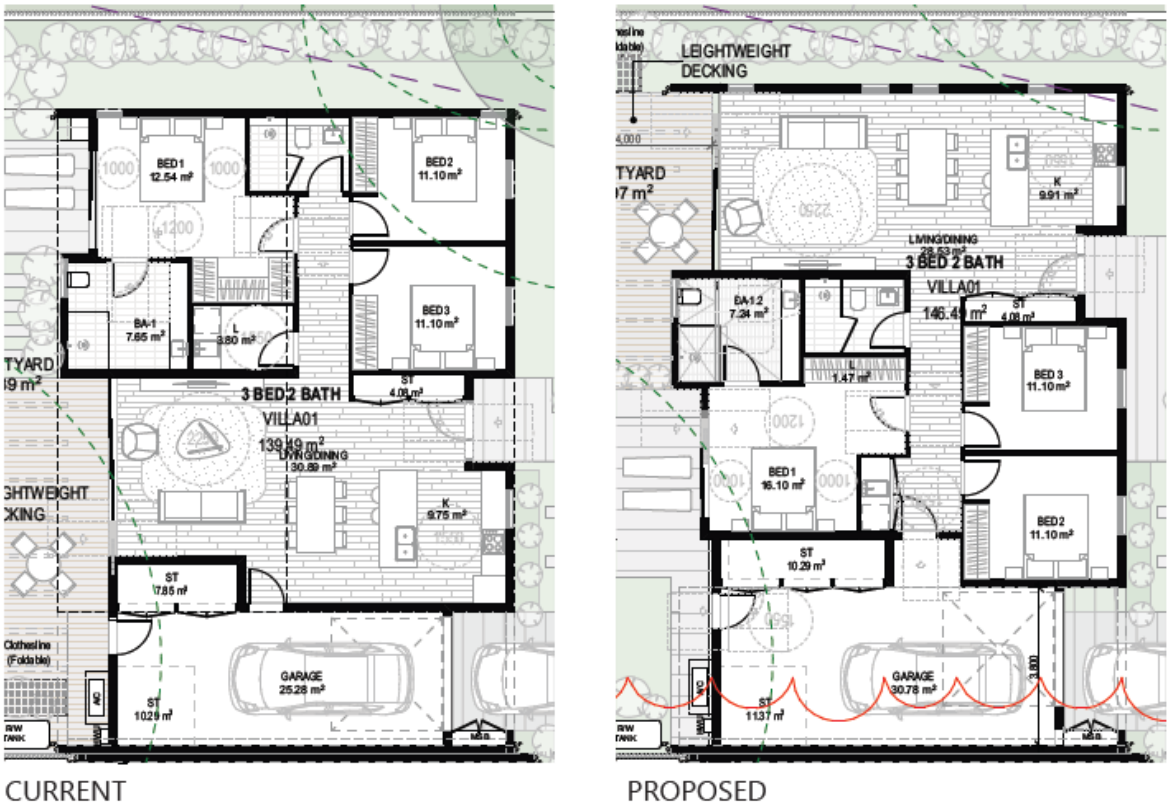


Figure 20 Redesign of northern villas

4.48 Issue 49 - Apartment Design Guide/Design – Visual Privacy Building A & B (location and orientation of windows and overlooking)

The location and orientation of some windows raises concerns about visual and acoustic privacy. For example, the bedroom windows of G07/4B and G08/4B are in close proximity to one another and are orientated in a way that creates overlooking and visual privacy issues. These window openings are to be reconsidered.

Response

The bedroom windows have been adjusted to allow for better visual privacy and still maintain distant views to the escarpment.

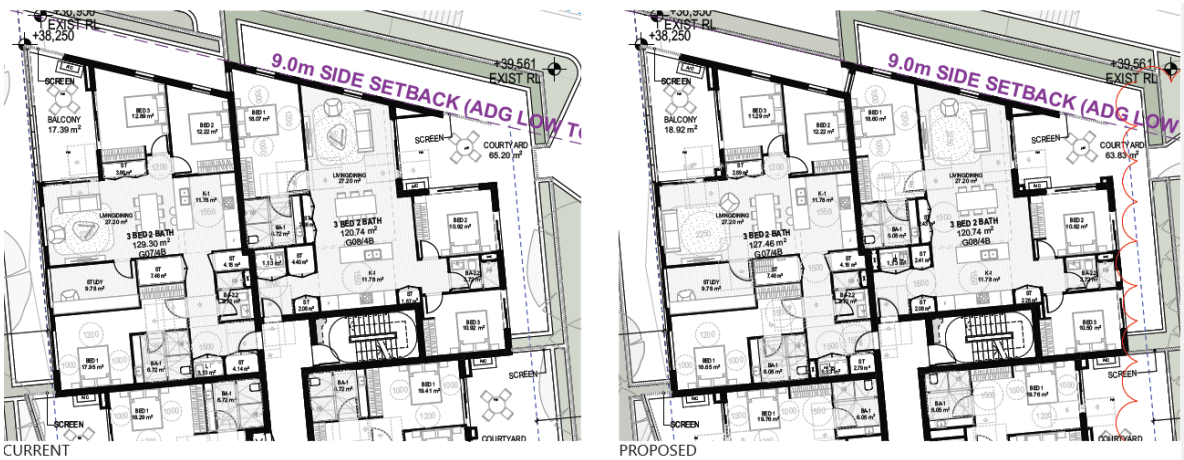


Figure 21 Bedroom windows adjusted

4.49 Issue 50 - Apartment Design Guide/Design – Visual Privacy Building A & B (location of dining room windows of 104/4B and 105/4B not supported)

Similarly, the dining room windows of 104/4B and 105/4B are directly opposite one another and located within the 3m wide building recess. This is not supported.

Response

The dining room windows have been offset and privacy screens have been added.

Figure 22 Dining room windows adjusted and screening provided

4.50 Issue 51 - Apartment Design Guide/Design – Visual Privacy Building A & B

The stair section provided on landscape drawing 2523003-803 clarifies the full extent of the cross fall of the site, however it would be beneficial to show the neighbouring properties beyond in a light greyed out graphic to better understand potential overlooking etc. It is also recommended that a large-scale detail plan be provided along with the section to better understand the exact location of the various elements (fences, planting, retaining walls etc) in relation to the northern boundary. A series of north-south cross sections should also be provided to better understand the relationship with the neighbouring properties, fence lines, retaining walls, landscape screening and the stairs themselves. The colour and finish of the retaining walls should also be noted on the drawings.

Response

Refer to sections below and detailed site plan prepared by Plus Architecture:

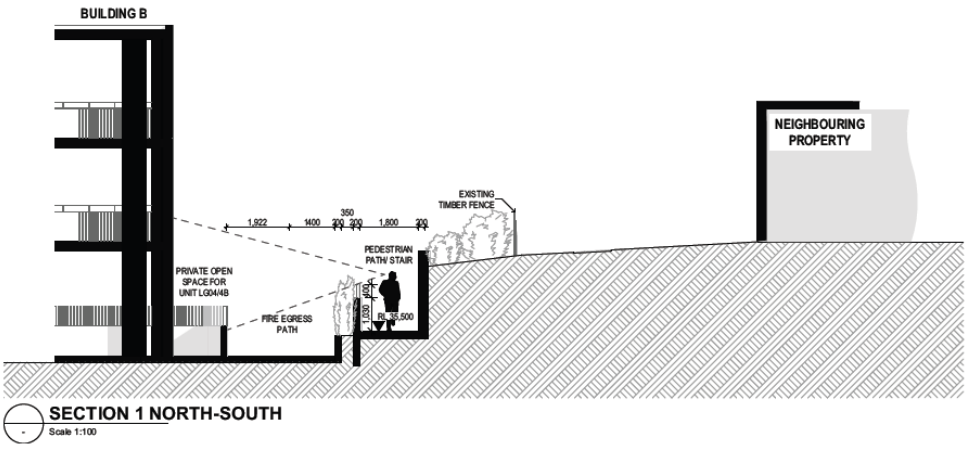


Figure 23 Section north-south of Building B

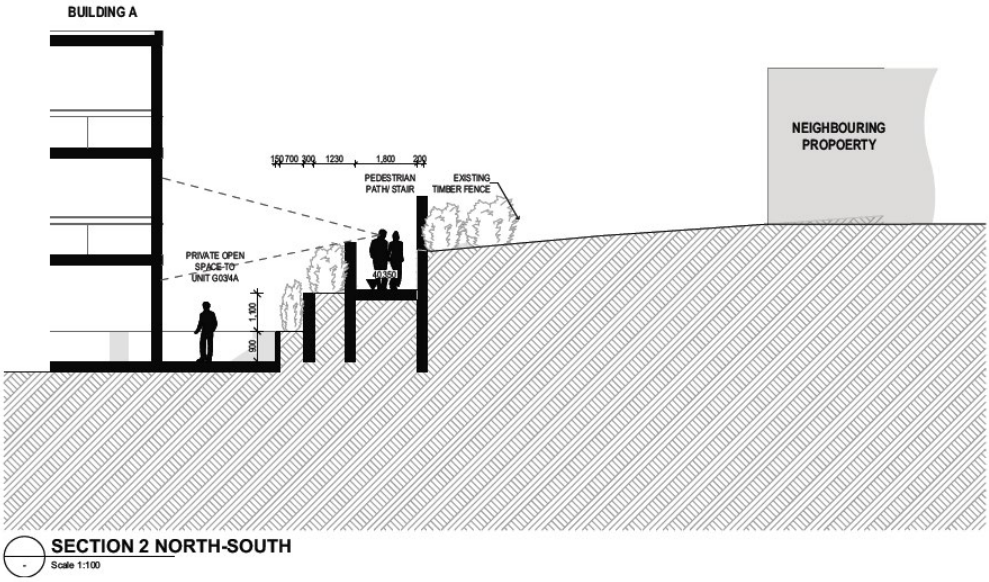


Figure 24 Section north-south of Building A and Building B

4.51 Issue 52 – Solar Access (Impact of surrounding mature vegetation on solar access to all buildings)

The sun's eye view diagrams provided are noted and considered acceptable, however it is unclear what impact the surrounding mature vegetation will have on solar access to all buildings.

Response

As per the Planning Principle established in the Benevolent Society v Waverley Council [2010] NSWLEC 1082, vegetation is not considered for solar access as follows:

> *"Overshadowing by vegetation should be ignored, except that vegetation may be taken into account in a qualitative way, in particular dense hedges that appear like a solid fence."*

4.52 Issue 53 – Solar Access

Buildings A and B: The development claims a total of 44 out of 51 units (86%) complying with solar access, however it appears that only 37 out of 51 units (72%) comply. The discrepancy comes from the 7 east facing upper-level units of both Buildings A and B which provide solar access to POS areas but not to the living rooms due to the large roof overhangs. Skylights over living spaces to upper-level units could be included to maximise solar access wherever possible.

Response

The majority of living spaces in Building A and B have been designed with the windows and doors on the perimeter to maximise solar amenity. The current proposal already includes skylights on the upper levels where required as illustrated below.

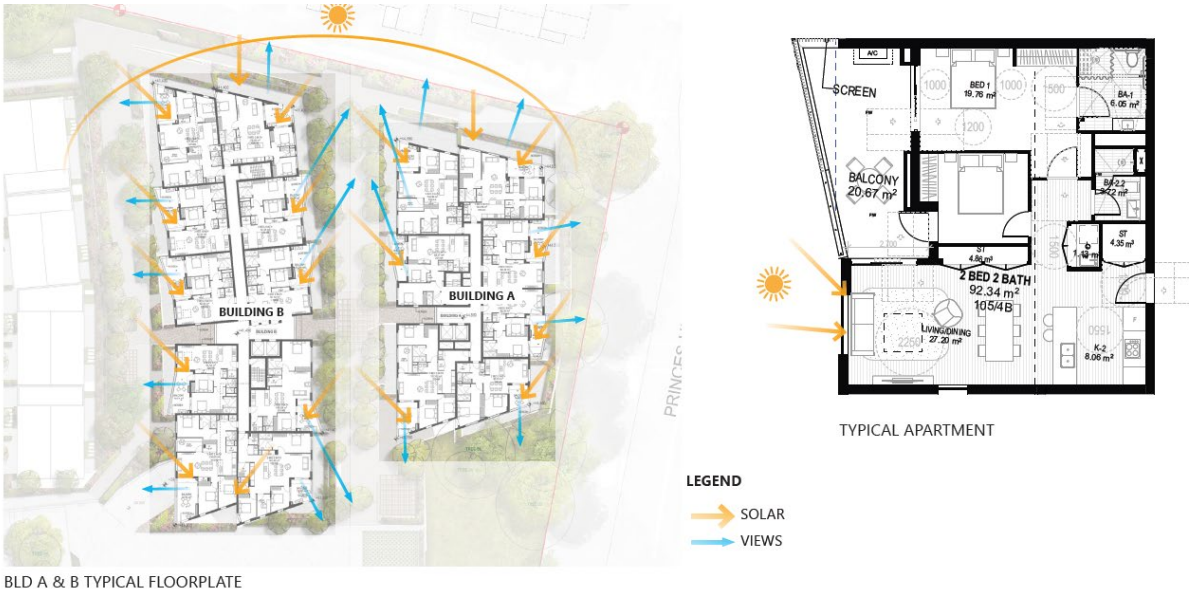


Figure 25 Building A & B typical floor plate and typical apartment layout

4.53 Issue 54 – Solar Access

Whilst the villas provide a minimum of 2hrs of solar access to each of the POS areas, they do not provide a sufficient level of solar access to any of the internal living areas. This is largely due to the positioning and orientation of the living room and associated window openings.

The eastern row of villas provides less than 1hr of solar to the living areas mainly due to the extensive overshadowing caused by Building B. The western row of villas provides approximately 1hr of solar to the living spaces which is mainly due to self-shading. More refinement is required to improve solar access to these areas and ensure solar access complies.

Response

The Villas have been carefully designed to maximise solar from the east and west aspects allowing the sun to flow into the living spaces both in the morning and afternoon. In addition, the prosed north-south orientation of the villas provides the majority of bedrooms with solar amenity.

The three (3) units in the eastern row (except for the northern units) receive one and a half hours sun in the morning from 9:30am to 11:00am with an additional 2 hours of sun in the afternoon from 1:00pm to 3:00pm through the kitchen window.

The three (3) units in the western row (except for the northern units) receives 2 hours of sun up to 3:00pm with an additional 2 hours of sun through the kitchen window in the morning between 9:00am to 11:00pm in the morning.

4.54 Issue 55 – Cross Ventilation (Eight (8) units require the provision of skylight to achieve the minimum requirement for cross ventilation – to be noted on floor plans)

31 out of 51 units (60%) provide natural cross ventilation which complies with the minimum requirement. This however, is heavily reliant on 8 of these units (15%) incorporating skylights. This is acceptable in principle, however it should be noted on the floor plans and sections that these skylights are to be ventilated and not fixed.

Response

A note has been added to the relevant drawings that the skylights are to be operable.

4.55 Issue 56 – Ceiling Heights (Clearly label ceiling heights on building sections)

Whilst ceiling heights appear capable of compliance, ceiling heights have not been shown or clearly labelled in any of the building sections. The floor-to-floor dimensions within Buildings A and B have not been clearly labelled on the elevations and are difficult to interpret. It appears that they vary from 3.15m to 3.45m yet it is unclear why this has occurred. FFL's are to be clearly noted with floor levels labelled to provide a clearer reference between plan and elevation.

Response

Sections and elevations have been updated. Please refer to the Design Report on pages 86, 93-94.

4.56 Issue 57 – Apartment Size and Layout (larger scale floor plans to be provided)

It should be noted that the scale of the general floor plans is too small and difficult to read (e.g. Drawing PLA-AR-DA-900). Larger scale floor plans (minimum of 1:200 at A3) of each building should also be provided to improve legibility and confirm general ADG compliance. Larger scale plans have been provided for some dwelling typologies on drawing PLA-AR-DA-6501 however this does not cover all unit layouts within Building A and B.

Response

Larger scale floor plans have been provided – refer to typical plans on pages 86, 93-94 of the Design report.

4.57 Issue 58 - Apartment Size and Layout (kitchen layout of villas)

The kitchen layouts provided within the Villas do not appear to be large enough to accommodate both a full-sized fridge and pantry. This should be adjusted accordingly.

Response

The kitchen layouts have been adjusted – please see page 101 of the Design report.

4.58 Issue 59 - Apartment Size and Layout (habitable room are more than 8m from a window or skylight)

Several units (e.g. G01/4A, G02/4A, G03/4A, 101/4A, 107/4A) include habitable rooms that are more than 8m from a window or skylight. This does not comply and is to be rectified.

Response

The Design Report by Plus Design has responded as follows:

> *The proposal generally complies with the 8m from window and skylight requirements. There are some apartments on ground level with courtyards that exceed the 8m however, they are benefitted by landscaped private open space and in Building B additional ceiling height. Please refer to typical plans on pages 87-92 of the Design report*

4.59 Item 60 - Apartment Size and Layout (study spaces do not have access to natural light)

Some units (e.g. G01/4B) provide study spaces with no access to natural light. Study areas are considered to be habitable and must be within 8m from a window. Adjustments should be made to these spaces accordingly to ensure access to natural light it provided.

Response

These spaces are to be considered utility/storage rooms. Please refer to typical plans on pages 87-92 of the Design report.

4.60 Item 61 - Apartment Size and Layout (Reconfigure 202/4B to ensure kitchen has a better outlook

Whilst it is noted that the kitchen in 202/4B is provided with a skylight to combat the issue of natural light, the position of the kitchen has resulted in a space that is very internalised with poor outlook.
A reconfiguration of this unit is recommended to avoid such spaces.

Response

The layout of kitchen 202/4B has been amended to improve amenity. Please refer to typical plans on pages 87-92 of the Design report.

4.61 Issue 62 - Apartment Size and Layout

ADG indicates that bathrooms and laundries should provide an openable window where possible.
Some opportunities for this have not been explored (e.g. the ensuite in 205/4B)

Response

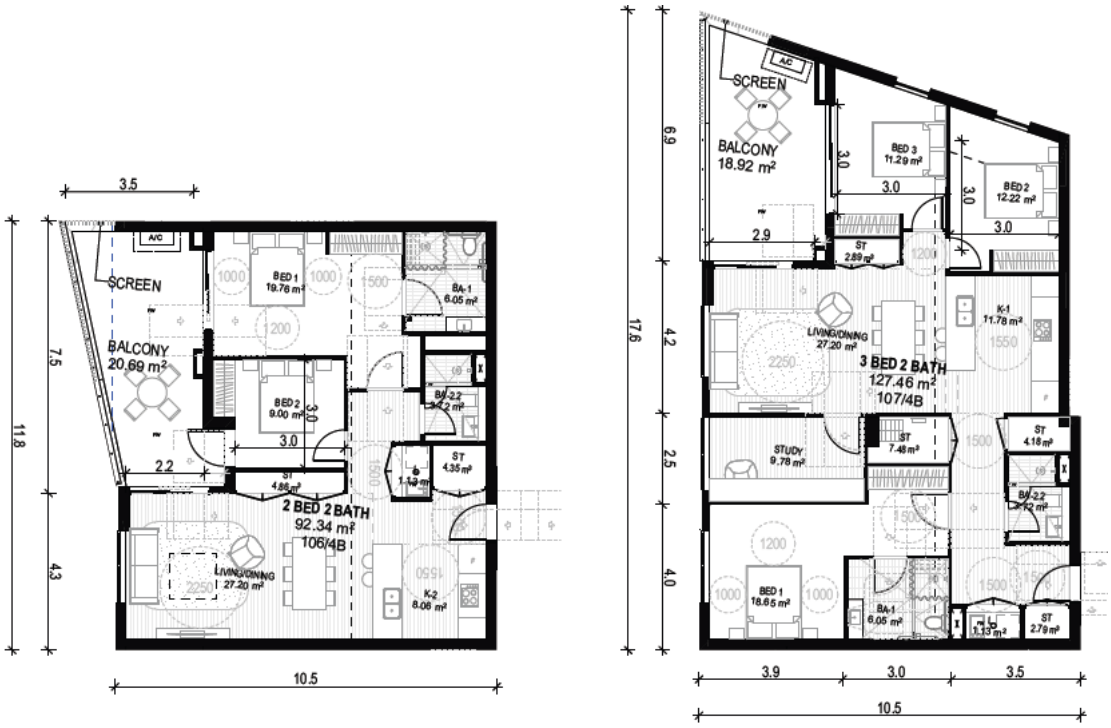
Windows have been included to the bathroom and laundries where possible. Please refer to typical plans on pages 87-92 of the Design report.

4.62 Issue 63 – Building A & B

Room areas have been noted on the drawings, however room sizes have not been provided to confirm that widths and depths comply with minimum requirements. This is to be noted clearly on the floor plans.

Response

Dimensions have been added to the bedrooms in the dwelling typologies – refer to Drawing PLA-AR-DA-6501 prepared by Plus Architects.



64. Layout has been updated to comply.

Figure 26 Bedroom have been dimensioned

4.63 Issue 4.64 – Building A & B

Most room sizes appear to comply with the minimum requirements except for the living space unit 201/4B, where the corner of bedroom 1 wall encroaches into the required 4m x 4m living space.

Response

The layout has been updated to comply.

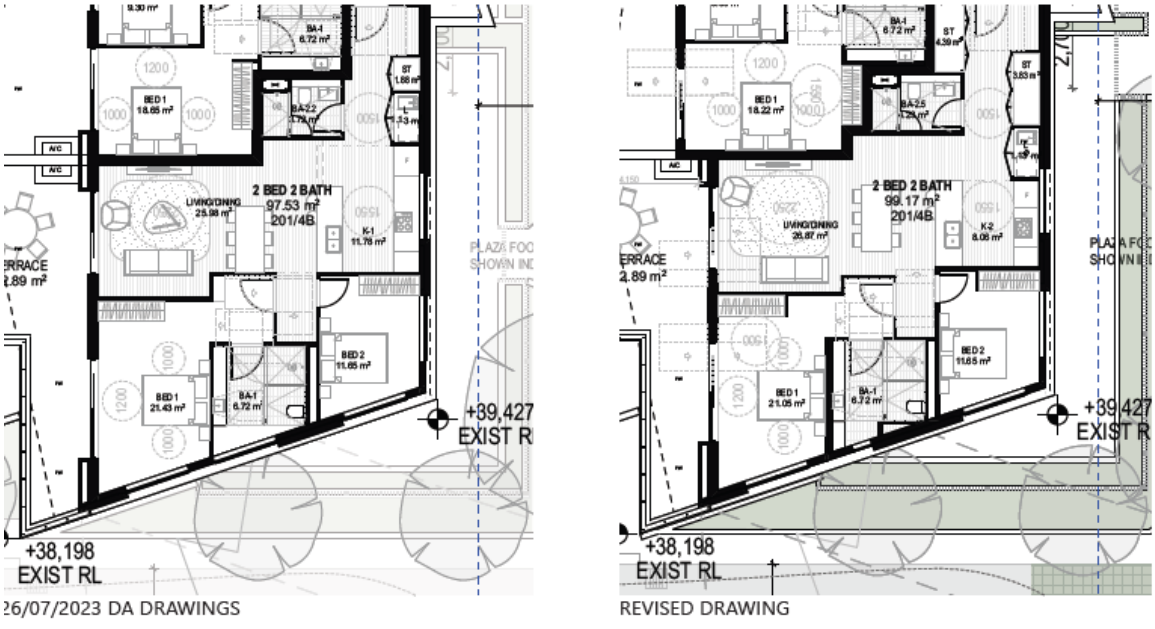


Figure 27 Revised layout for unit 201/4B

4.64 Issue 4.65 – Building A & B (Some robes appear to be undersized)

Some robes appear to be undersized (e.g. Bed 2 in G09/4B, G10/4B, 110/4B). A minimum robe length of 1.8m is required to main bedrooms and 1.5m is required to all other bedrooms.

Response

The layouts have been amended. Please refer to typical plans on pages 87-92 of the Design report for details of typical plans.

4.65 Issue 4.66 – Building A & B (Doors to main bathrooms not provided)

Some units (e.g. 103/4A, 203/4A, 302/4A) have not provided doors into the main bathrooms. This appears to be a drafting error.

Response

The layouts have been amended. Please refer to typical plans on pages 87-92 of the Design Report for details.

4.66 Issue 4.67 – Building A & B

Access to the main bathroom from the associated bedrooms in some units (e.g. including but not limited LG04/4B, G07/4B, G03/4B, G01/4A, G03/4A, 102/4A, 106/4A, 107/4A, 201/4B, 205/4B, 305/4A) is via the living/kitchen/dining space which is not considered to be acceptable.

Response

The ensuite is accessed by the main bedroom entry from the living area and the other bathroom is accessed from the corridor near the entry.

4.67 Issue 68 – Building A & B

Several units (e.g. including but not limited to G01/4B, G02/4B, G08/4B, G03/4A, 102/4A, 103/4A, 106/4A, 107/4A, 205/4B, 302/4A) still provide bedroom and bathroom doors directly off living/kitchen/dining spaces which is not in accordance with the ADG design guidance which states "Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas". This is to be amended accordingly.

Response

The proposed design has been reviewed and there are minimal bedrooms that have direct access from living areas.

4.68 Issue 69 – Private Open Space and Balconies (Dimensions and overall sizes are to be provided for POS)

POS balcony areas have been noted on the drawings, however no dimensions or overall sizes have been provided to confirm that depths comply with minimum requirements. This is to be noted clearly on the floor plans.

Response

The floor plans have been updated to include the shortest depth of the balconies and comply – refer to Drawing PLA-AR-DA-6501 prepared by Plus Architects.

4.69 Issue 70 – Private Open Space and Balconies

The POS balcony for 102/4B is undersized. A minimum of 12m² is required, however only 10.64m² has been provided.

Response

The POS balcony for unit 102/4B has been updated to be ADG compliant.

4.70 Issue 71 – Private Open Space and Balconies (POS balcony for unit 310/4A – too narrow)

The POS balcony for 301/4A appears to be too narrow which brings into question the functionality of this area.

Response

The POS balcony for unit 301/4A has been updated to be ADG compliant.

4.71 Issue 72 – Private Open Space and Balconies

The POS areas on the central row of villas are partially subterranean and heavily overlooked by the numerous west facing units in Building B. There is approximately a 1.7m height difference between the floor level of the villa POS and the adjacent COS space, which results in significant fence heights as viewed from the villas to ensure visual privacy and security can be maintained. It should also be noted that the section provided on landscape drawing 2523003-802 is inconsistent with the graphic representation of the landscape floor plans including the proposed location of the fence.

Response

The diagram below shows the indicative heights to the POS. The design has been reviewed and the section demonstrates minimal overlooking into the private open space which is mitigated by the 1.4m fence along the landscaping at ground level of Building B.

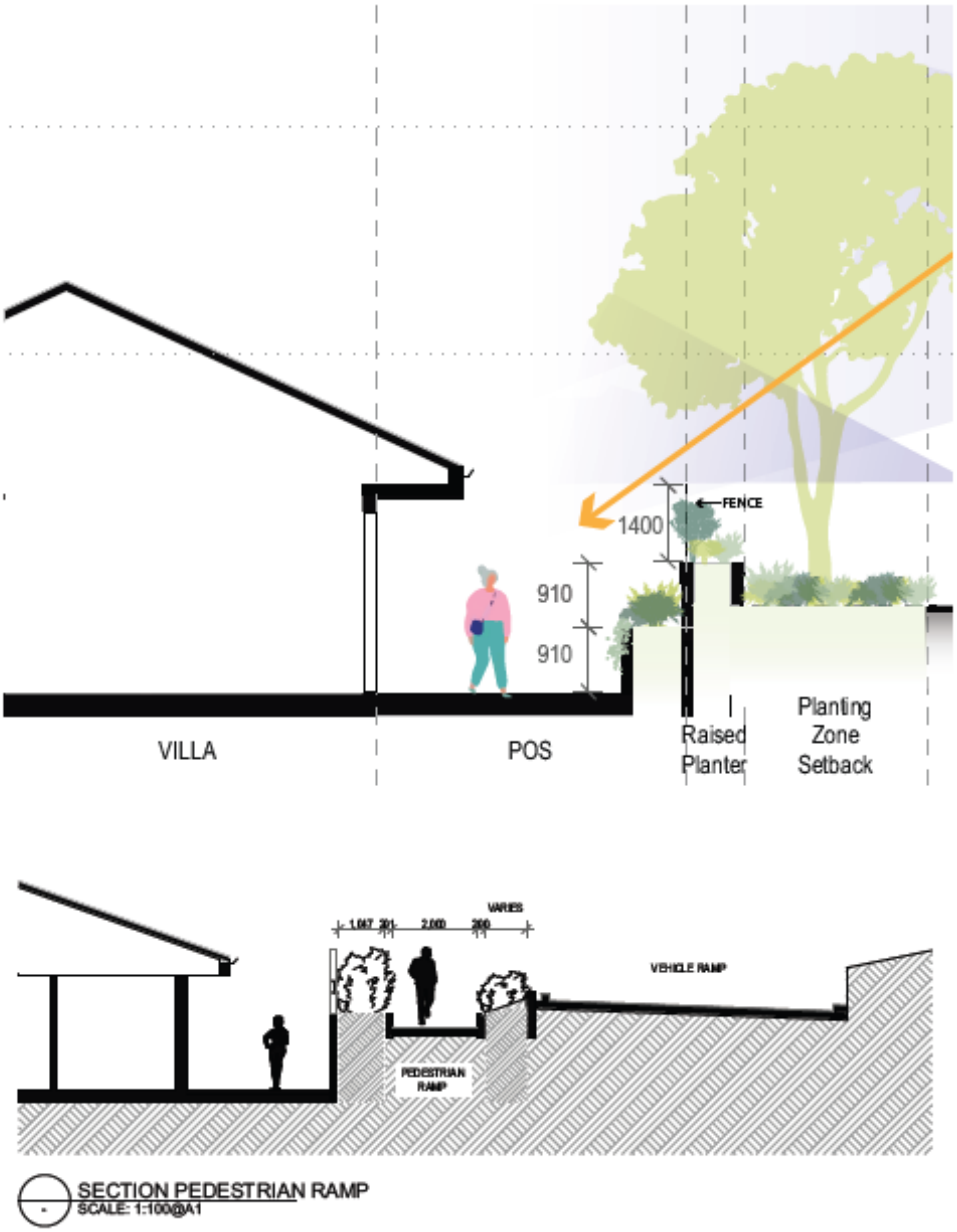


Figure 28 Indicative heights to POS

4.72 Issue 73 – Private Open Space and Balconies

The AC unit in 301/4A is located directly in front of the glass line of the study. The AC unit should be relocated or the glazing adjusted to avoid this unsightly detail.

Response

The location of the AC unit in 301/4A has been relocated.

4.73 Issue 74 – Aesthetics

A more detailed specification of all materials and finishes should be provided that includes dimensioned details of all balustrades, handrails and screens as well as a specification regarding paint finishes and cladding materials.

Response

The sections have been updated to include dimensions of the balustrades, handrails and screens. Refer to Architectural Drawing PLA-AR-DA-2000 and Drawing PLA-AR-DA3100.

4.74 Issue 75 – Aesthetics

The location of service risers, car park exhausts, AC condensers, down pipes and fire hydrant boosters should be shown.

Response

The location of service risers, car park exhausts, AC condensers and fire hydrant boosters have been provided. The down pipes are to be concealed in the RFBs.

4.75 Issue 76 – Safety

The doors connecting Building B lobby from the basement carpark are located directly off an aisle which does not provide any refuge for pedestrians entering or exiting the lobby space. The location of the doors is to be reviewed.

Response

The door locations have been reviewed and amended to provide an entry lobby from the carpark to Building B residents.

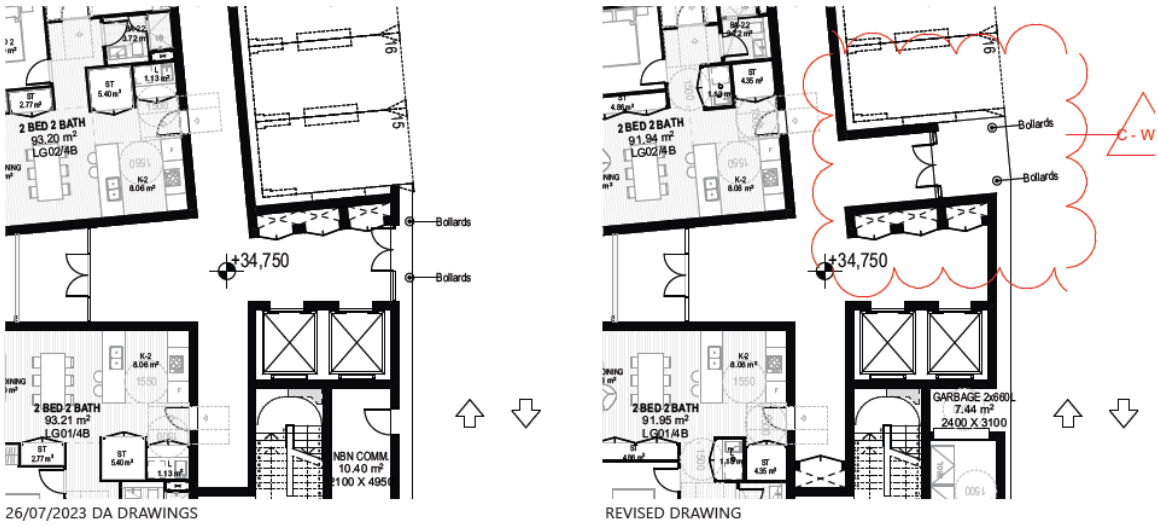


Figure 29 Revised door location to provide entry lobby to the carpark in Building B

4.76 Issue 77 – Storage

The majority of units (e.g. LG04/4B, G07/4B, G02/4A) include large storage rooms throughout the unit that are quite narrow and deep. Access appears to be difficult with the proportions proposed to these spaces. More detail is required as to how these storage rooms will be functional or alternatively adjustments should be made.

Response

Items have been added within storage cupboards to show functionality. Please refer to Architectural drawing PLA-AR-DA-0906.

4.77 Issue 4.78 – Storage

The size of several storage rooms compromises the size and functionality of other spaces within the unit. For example, in G02/4B, the size/length of the bathroom could be increased to improve functionality. G01/4B would benefit from creating a laundry room with storage cupboards within (in lieu of a laundry cupboard directly off the main dining space). This would improve acoustics and functionality. Similarly, a separate laundry room with storage could be provided for 301/4A in lieu of a large storage room and a laundry cupboard off the corridor space.

Response

Plus Architects has reviewed and amended any locations where amenity could be improved by revising storage solutions. For example, G01/4B laundry room added in lieu of large storage area. Refer to Architectural drawing PLA-AR-DA-0900 to 0906.

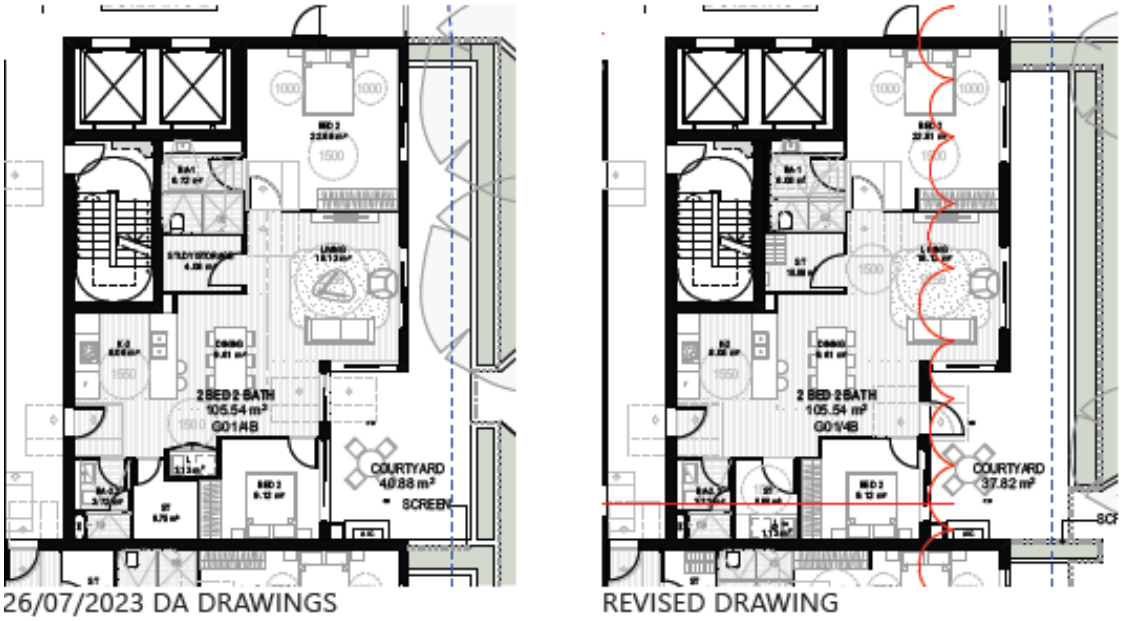


Figure 30 Revised storage room unit G01/4B

4.78 Item 79 – Storage

As indicated in the ADG the calculated required storage provided to each unit is not to include storage provided in kitchens, bathrooms or bedrooms. Some units (e.g. G03/4A, 202/4B) do not appear to comply with this requirement as some of the storage is located within the kitchen space and would likely function as a pantry.

Response

The storage provided is greater than the ADG minimum and the majority of storage is accessible. Unit 202/4B has been updated accordingly. Please refer to Architectural drawing PLR-AR-DA-0900-0906.

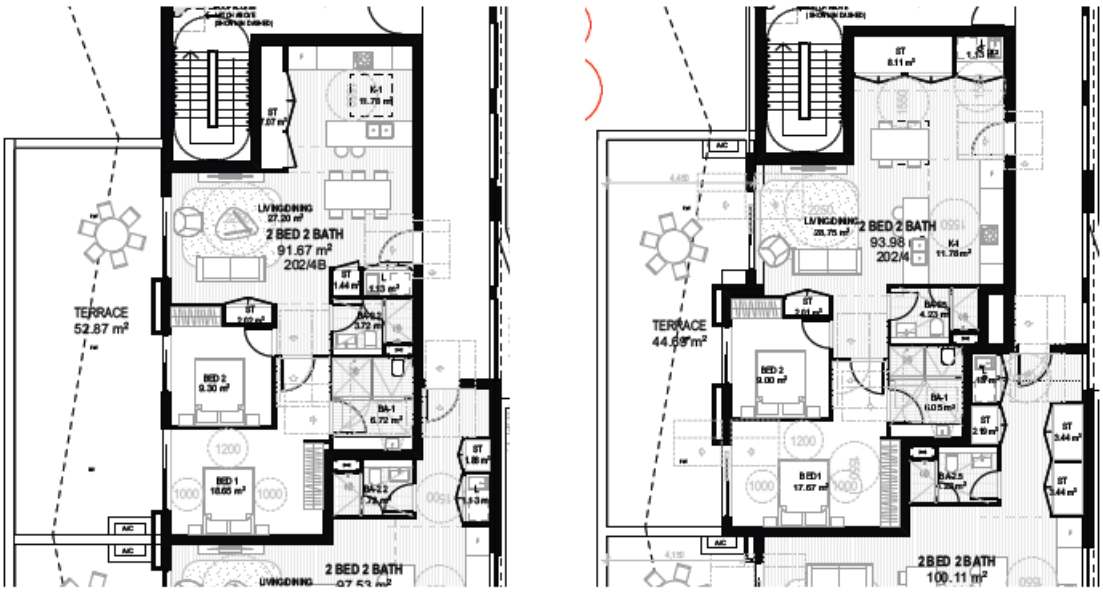


Figure 31 Unit 202/4B - updated

4.79 Item 80 - Storage

Storage cages have not been provided in the basement carpark for Buildings A and B. These can be useful for larger and less frequently used items or large outdoor items which may not be practical to store within a unit. It is preferable to locate any storage cages to the rear of the individual car spaces. This improves visibility and surveillance to the storage areas and creates a close link between ownership of the storage area and associated car space.

Response

All storage is to be provided within the apartments for convenience to residents. Refer to Architectural drawing PLA-AR-DA-0900 to 0906.

4.80 Item 81 – Waste (No allowance made for FOGO in Building A, B or the villas)

No allowance appears to have been made for FOGO in either Building A, Building B or the individual Villas. Clarification is required.

Response

No FOGO has been provided due to the fact that the residents do not have the need for green bins as the garden waste is managed by Anglicare – see Item 5.3.4.1 in the Waste Management Plan prepared by Elephants Foot.

4.81 Item 82 – Building A & B

An adequately sized waste room has been provided in the basement carpark to share between buildings A and B. Whilst this is acceptable in principle, it is located more centrally to Building A lift core. There are some concerns about the distance residents would have to walk to dispose of waste- garbage chutes and smaller waste rooms for each of the buildings could be considered.

Response

Waste room and distances have been checked and considered to be acceptable for residents and operations.

4.82 Item 83 – Villas

The location of bins for each of the villas is provided in the front yard of each dwelling incorporated in a dwarf mailbox wall in an attempt to screen them from the streetscape. This is not considered to be an appropriate solution. An alternate bin location is to be explored that is more discreet and away from the front of the development.

Response

Bin storage was explored in the garage or POS. The current design provides an integrated solution with the mailbox and optimal solution for screening from the street and POS, reduces visual impact, odour impact to the residents and provides for the most efficient operational solution on collection day without having the need to interrupt the occupants.

5.0 Stormwater

A letter has been prepared by ptc including attachments in response to the stormwater items and forms part of this submission.

5.1 Item 1 – DRAINS Modelling

The submitted DRAINS modelling is inconsistent with the requirements of Section 5(a) of Chapter E14 of the Wollongong DCP2009, which requires that all parameters used in hydrologic models must be selected in accordance with those values adopted as part of Council's catchment wide flood studies or FRMS. In this regard, the DRAINS modelling needs to be amended to reflect the hydrological input parameters used in Council's adopted Mullet Creek Floodplain Risk Management Study (FRMS) dated 2023 (incl. IFD data, temporal patterns, losses, etc.). The applicant's stormwater engineer may contact Council's development engineers on 4227 7111 to obtain clarification on how to obtain these parameters.

Response

PTC has responded as follows:

> *ptc. reached out to Wollongong City Council Development Engineers and requested the parameters used in the hydraulic models that were adopted in Council's catchment wide flood studies, the Mullet Creek Floodplain Risk Management Study being relevant to this development application. Mathew Carden, Council's Senior Development Engineer provided the relevant parameters and guidance via email dated 3 June 2024.*
>
> *ptc updated the existing DRAINS model with the appropriate parameters.*

A copy of the DRAINS model has been provided as part of this response.

5.2 Item 2 – Chapter E14 and Pre-Lodgement Advice

The information submitted in support of this application does not address the requirements of Chapter E14 of the Wollongong DCP2009 and Council's pre-lodgement advice (PL-2023/59). The stormwater concept plan and information submitted in support of the application shall be amended to address the requirements of Council's detailed pre-lodgement advice under the heading 'Stormwater' in Council's pre-lodgement notes dated 31 May 2023.

Response

PTC has responded as follows:

> *ptc. updated the DRAINS model with the appropriate parameters. In response to Item 3 of Council's letter (response below), ptc produced an existing catchment plan for the development zone and revised the proposed catchment to mimic the existing conditions. The proposed development does not increase runoff in the newly constructed building structure to the west by mimicking the existing runoff. This includes the stormwater*

bypass areas, that have been designed to at maximum runoff match the existing runoff to the downstream stormwater inlet pits.

The existing development is divided in two sub-catchments, the northern draining to the north and an existing 450diameter stormwater pipe and the southern draining to the existing 600diameter TfNSW stormwater pipe. The proposed discharge to each existing receiving pipe is throttled to not exceed the pre-development catchment discharge in accordance with Chapter E14 of Council's Development Control Plans (DCP). This is done by constructing an On-site Detention Tank for both the northern and southern catchment. No external flows or internal flows (to the development site) are redirected to drain to external catchments, all runoff is factored into the proposed stormwater system. Any overland flow resulting from upstream catchments is managed within the development site by providing table drains and directing it to Its original destination. The revised catchment plans, and concept stormwater design can be found in Attachment 1 below.

Works are proposed over the existing TfNSW stormwater pipe. The project proposes to locally divert the existing 600diameter stormwater pipe. The project understands that any pipe diversion works will require TfNSW approval.

5.3 Item 3 – Stormwater discharge

The design proposes to discharge all stormwater water from the development to an existing drainage line south of the development. However, a review of available Council records indicates that stormwater from the existing development on the site (proposed to be demolished) does not drain wholly to this drainage line (some of it appears to drain to a different system to the north). On this basis, the proposal would divert stormwater and increase discharge rates to the southern drainage system, being contrary to the requirements of Section 9.3.6(f) and objective 1.1(1)(b) of Chapter E14, and Council's pre-lodgement advice. In this regard, please refer to and address the requirements of Council's detailed pre-lodgement advice (referred to above).

Response

PTC has responded as follows:

ptc. updated the stormwater design to mimic the existing drainage characteristics of the development site. Refer to Item 2 above for a detailed response.

Each sub-catchment discharged is restricted to not exceed pre-development discharge. Refer to Attachment 1 for the relevant catchment plans and concept stormwater design and Attachment 2 for the DRAINS analysis outputs.

5.4 Item 4 – Analysis of receiving stormwater system

The information submitted in support of this application does not address the requirements of Sections 9.3.2 and 6.3(2)(b)(v) of Chapter E14 of the Wollongong DCP2009, with respect to analysis of the receiving stormwater system. The capacity of the stormwater system into which stormwater from the development discharges into must be checked in accordance with Section 6.3(2)(b)(v) of Chapter E14. If part of the stormwater system is found to not have the required capacity, then that part must be augmented/amplified to take the additional flow. The DRAINS modelling and stormwater design shall be amended to reflect these requirements.

Response

PTC has responded as follows:

ptc. updated the stormwater design to mimic the existing drainage characteristics of the development site. Refer to Item 2 above for a detailed response.

Each sub-catchment discharge is restricted to not exceed pre-development discharge rates for all storm events. Refer to Attachment 1 for the relevant catchment plans and concept stormwater design and Attachment 2 for the DRAINS analysis outputs.

The existing 600diameter stormwater pipe along the southern portion of the development site, drains the existing road reserve and upstream catchments to the east. The existing road reserve drains to the 600diameter pipe with a single 450diameter pipe connection draining the road and any upstream catchments from the east. Using Colebrook-White charts, the existing 450dia pipe flow when full is 650L/s and the 600dia is 950L/s. the existing southern sub-catchment drains approximately 275L/s to the existing 600dia pipe, being the lower of the predevelopment flows and the remaining pipe capacity, or less than 300L/s.

5.5 Item 5 – Excavation within an easement

The submitted cut/fill plan indicates excavation within an easement containing stormwater infrastructure draining runoff from within a public road. This proposal is not supported unless it can be demonstrated with detailed survey and drainage longitudinal sections that the proposed excavation will not detrimentally affect the available cover over, and/or integrity of, the drainage infrastructure.

Response

PTC has responded as follows:

ptc. proposes to locally divert the existing 600diameter stormwater pipe. The project understands that any pipe diversion works will require TfNSW approval.

5.6 Item 6 – Quantification of cut/fill depths

In connection with the above, Council was unable to quantify and assess the proposed cut/fill depths because there appears to be an error in the legend, or the legend colours do not appear to align with the shaded colours shown on plan. This needs to be reviewed and the plans amended such that the depth of proposed cut/fill in all areas is clearly evident and able to be determined from the plans and associated legend.

Response

PTC has responded as follows:

The tables in the bulk excavation plan have been revised for clarity. Refer to Attachment 1 for the revised bulk excavation plan.

5.7 Item 7 – Detailed Survey of stormwater lines required

The submitted civil plans include the following note relating to the existing stormwater lines north and south of the site: 'EX UNDERGROUND STORMWATER EASEMENT PIPE SHOWN INDICATIVELY ONLY (NOT PROVIDED IN SURVEY DWG BY TLS)'. This approach is not supported. A detailed survey shall be provided with the development application that confirms the details (incl. type, size, depth, alignment, levels, etc.) of these stormwater lines and addresses the requirements of Section 4(1) of Chapter E14 and Council's pre-lodgement advice (stormwater item 9 of Council's pre-lodgement advice dated 31 May 2023). The survey shall also include all other drainage features/levels necessary to confirm existing catchment distribution from the site (per Council's pre-lodgement advice), undertake hydraulic analysis of the receiving drainage system (per item 4 above) and identify the effects of the proposed cut/fill on the existing pipe (per item 5 above).

Response

PTC has responded as follows:

The existing land survey has picked up all surface features and in stormwater pits, pipe diameters. Between pits, it is not uncommon to find pipe bends, direct connections, etc in underground infrastructure of this age. The note on the drawing applies as non-destructive excavation and verification of below ground services will not occur until the site is handed over to a contractor who will carry out such survey to check and verify for

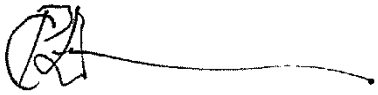
known and unknown below ground infrastructure. The existing land survey has picked up all features/levels necessary to confirm the existing catchment distribution within the site and immediate surrounds. The hydraulic analysis has been carried out using DRAINS, results of which are attached.

6.0 Conclusion and Recommendation

On behalf of the Applicant, we submit amended plans and supporting additional information for the proposed development.

We kindly request that Council now finalise its assessment of the subject DA as soon as practicable although should you have any queries, please contact our office.

Yours faithfully
DFP PLANNING PTY LTD



CRISTIE EVENHUIS
PRINCIPAL PLANNER

Reviewed: 

cevenhuis@dfpplanning.com.au

Encl. 1. Schedule of Amended Plans/Additional Information

dfp

planning consultants

ATTACHMENT I

SCHEDULE OF AMENDED DOCUMENTS

planning consultants

Table 1: Amended Plans				
Plan #	**Rev**	**Title**	**Prepared by**	**Date**
Architectural Drawings				
PLA-AR-DA000	C	Cover Sheet	Plus Architecture	07/02/2024
PLA-AR-0010	C	Site Survey	Plus Architecture	07/02/2024
PLA-AR-DA0100	C	Existing Site Plan	Plus Architecture	07/02/2024
PLA-AR-D300	C	Demolition Plan	Plus Architecture	07/02/2024
PLA-AR-310	C	Proposed Site Plan – Lower Ground	Plus Architecture	07/02/2024
PLA-AR-311	C	Proposed Site Plan – Ground Level	Plus Architecture	07/02/2024
PLA-AR-312	C	Proposed Site Plan - Roof	Plus Architecture	07/02/2024
PLA-AR-500	C	Proposed Site Plan – Lower Ground	Plus Architecture	07/02/2024
PLA-AR-501	C	Proposed Site Plan – Ground Level	Plus Architecture	07/02/2024
PLA-AR-502	B	General Floor Plan – Level 01	Plus Architecture	07/02/2024
PLA-AR-503	B	General Floor Plan – Level 02	Plus Architecture	07/02/2024
PLA-AR-504	B	General Floor Plan – Level 03	Plus Architecture	07/02/2024
PLA-AR-505	C	Proposed Site Plan - Roof	Plus Architecture	07/02/2024
PLA-AR-900	C	General Floor Plan Lower Ground LG	Plus Architecture	07/02/2024
PLA-AR-901	C	General Floor Plan – Ground Level G	Plus Architecture	07/02/2024
PLA-AR-902	C	General Floor Plan – Level 01	Plus Architecture	07/02/2024
PLA-AR-903	C	General Floor Plan – Level 02	Plus Architecture	07/02/2024
PLA-AR-904	C	General Floor Plan – Level 03	Plus Architecture	07/02/2024
PLA-AR-905	C	General Floor Plan – Roof 04	Plus Architecture	07/02/2024
PLA-AR-906	C	General Floor Plan Villas LG	Plus Architecture	07/02/2024
PLA-AR-2000	C	Elevation ILU Building A	Plus Architecture	07/02/2024
PLA-AR-2001	C	Elevations ILU Building B	Plus Architecture	07/02/2024
PLA-AR-2002	C	Elevation Villas	Plus Architecture	07/02/2024
PLA-AR-3000	C	Sections	Plus Architecture	07/02/2024
PLA-AR-3100	C	Facade Details- ILU	Plus Architecture	07/02/2024
PLA-AR-3101	C	Façade Details - Villas	Plus Architecture	07/02/2024
PLA-AR-4000	C	Sun Eye View 9am – 12pm	Plus Architecture	07/02/2024
PLA-AR-4001	C	Sun Eye View – 1pm – 3pm	Plus Architecture	07/02/2024
PLA-AR-4100	C	Shadow Diagram – 9am-12pm	Plus Architecture	07/02/2024
PLA-AR-4101	C	Shadow Diagram – 1pm-3pm	Plus Architecture	07/02/2024
PLA-AR-4200	C	Solar Amenity Diagram - Sheet 01	Plus Architecture	07/02/2024

Table 1: Amended Plans				
Plan #	**Rev**	**Title**	**Prepared by**	**Date**
PLA-AR-4300	C	Cross Ventilation Diagram – Sheet 01	Plus Architecture	07/02/2024
PLA-AR-4400	C	9.5m Height Plane Diagram	Plus Architecture	07/02/2024
PLA-AR-4401	C	11.5m Height Plane Diagram	Plus Architecture	07/02/2024
PLA-AR-5000	C	GFA Diagram – Lower Ground Level LG	Plus Architecture	07/02/2024
PLA-AR-5001	C	GFA Diagram – Ground Level G	Plus Architecture	07/02/2024
PLA-AR-5002	C	GFA Diagram – Level 01	Plus Architecture	07/02/2024
PLA-AR-5003	C	GFA Diagram – Level 02	Plus Architecture	07/02/2024
PLA-AR-5004	C	GFA Diagram – Level 03	Plus Architecture	07/02/2024
PLA-AR-6000	C	Pre & Post Adaptable Typologies Sheet 01	Plus Architecture	07/02/2024
PLA-AR-6001	C	Pre & Post Adaptable Typologies Sheet 02	Plus Architecture	07/02/2024
PLA-AR-6501	C	Dwelling Typologies – Sheet 01	Plus Architecture	07/02/2024
PLA-AR-7000	C	Material Schedule – Sheet 01	Plus Architecture	07/02/2024
PLA-AR-8000	C	Perspective Sheet 01	Plus Architecture	07/02/2024
PLA-AR-8001	C	Perspective Sheet 02	Plus Architecture	07/02/2024
PLA-AR-8002	C	Perspective Sheet 03	Plus Architecture	07/02/2024
PLA-AR-8003	C	Perspective Sheet 04	Plus Architecture	07/02/2024
Landscape Drawings				
2523003-000	03	Coversheet	Place Design Group	05/02/2024
2523003-001	03	Material Palette	Place Design Group	05/02/2024
2523003-200	03	Site Plan	Place Design Group	05/02/2024
2523003-201	03	General Arrangement Plan Lower Ground Floor	Place Design Group	05/02/2024
2523003-202	03	General Arrangement Plan Ground Floor	Place Design Group	05/02/2024
2523003-203	03	General Arrangement Plan Level 1	Place Design Group	05/02/2024
2523003-204	03	Villa Detail Plan	Place Design Group	05/02/2024
2523003-205	03	Community Open Space LG Detail Plan	Place Design Group	05/02/2024
2523003-206	03	Community Open Space GF Detail Plan	Place Design Group	05/02/2024
2523003-207	03	Community Garden GF Detail Plan	Place Design Group	05/02/2024
2523003-208	03	Main Entry Detail Plan	Place Design Group	05/02/2024
2523003-400	03	Planting Schedule	Place Design Group	05/02/2024
2523003-701	03	Tree Removal Plan	Place Design Group	05/02/2024
2523003-702	03	Irrigation Plan	Place Design Group	05/02/2024
2523003-703	03	Fencing Strategy	Place Design Group	05/02/2024
2523003-704	03	Wall Plan	Place Design Group	05/022024
2523003-705	03	Planting	Place Design Group	05//02/2024
2523003-801	03	Sections	Place Design Group	05/02/2024
2523003-802	03	Sections	Place Design Group	05/02/2024
2523003-803	03	Sections	Place Design Group	05/02/2024
2523003-804	03	Sections	Place Design Group	05/02/2024
2523003-805	03	Sections	Place Design Group	05/02/2024
2523003-806	03	Sections	Place Design Group	05/02/2024
2523003-807	03	Sections	Place Design Group	05/02/2024
2523003-901	03	Hardscape Details	Place Design Group	05/02/2024

Table 1: Amended Plans				
Plan #	**Rev**	**Title**	**Prepared by**	**Date**
2523003-902	03	Hardscape Details	Place Design Group	05/02/2024
2523003-951	03	Softscape Details	Place Design Group	05/02/2024
Engineering - Stormwater				
CV-DA321	Rev P4	Stormwater OSD Tank Details – Sheet 1 of 2	ptc	08/07/2024
CV-DA322	Rev P1	Stormwater OSD Tank Details – Sheet 2 of 2	ptc	08/07/2024
Engineering Civil				
CV-DA001	Rev P4	Drawing Register and Locality Plan	ptc	08/07/2024
CV-DA002	Rev P4	Standard Notes	ptc	08/07/2024
CV-DA010	Rev P5	Utilities Plan	ptc	08/07/2024
CV-DA101	Rev P4	Sediment and Erosion Control Plan	ptc	08/07/2024
CV-DA102	Rev P3	Sediment & Erosion Control Details	ptc	08/07/2024
CV-DA201	Rev P5	Earthworks Plan	ptc	08/07/2024
CV-DA301	Rev P6	Site Works and Stormwater Plan	ptc	08/07/2024
CV-DA302	Rev P3	Site Works Details Sheet 1 of 2	ptc	08/07/2024
CV-DA303	Rev P3	Site Works Details Sheet 2 of 2	ptc	08/07/2024
CV-DA310	Rev P1	Existing Catchment Plan	ptc	08/07/2024
CV-DA311	Rev P5	Catchment Plan	ptc	08/07/2024
Unit Type Service Spatial Mark-up				
		Coversheet	Intrax Projects	19/07/2023
Page 55	B	Plans – 2 Bed Attached Villa	Intrax Projects / Plus Architects	26/04/2023
Page 58	B	Plans 3 Bed Attached Villa	Intrax Projects / Plus Architects	26/04/2023
Page 62	B	Typical Apartment Layout	Intrax Projects / Plus Architects	26/04/2023

Table 2: Amended Reports / Additional Supporting Documentation			
Document Title	**Rev**	**Prepared by**	**Date**
DA Design Report	B	Plus Architecture	07/07/2024
Landscape Design Report	B	Place Design Group	29 January 2024
Letter – Traffic and Parking	-	ptc	11 July 2024
Letter – Ecological Assessment -APZ considerations	-	Water Technology Pty Ltd	11 July 2024
Letter – Accessibility Response	-	MGAC	11 February 2024
BASIX Certificate	-	Integrego Consulting Pty Ltd	12 February 2024
NatHERS Certificate	-	Integrego Consulting Pty Ltd	12 February 2024
BASIX Stamped Plans	-	Integrego Consulting Pty Ltd	12 February 2024
Letter – Acoustic Addendum	-	Acoustic Logic	10 July 2024
Letter Arborist Addendum	-	Allied Tree Consultancy	10 July 2024
BCA Statement	Rev 1	BM+G	10 July 2024
Services Letter	-	Intrax	10 July 2024
Waste Management Plan	Rev E	Elephants Foot	18 July 2023
Letter – Response to RFI		ptc	11 July 2024