

Attachment 1 – Request for Further Information

Heritage	Currently, the options presented do not incorporate resolved design issues and rely on previous schemes and layouts. Please provide revised schemes that have resolved design issues such as traffic conflicts and flood restricted buildings access prior to presenting the options for retention / adaptive reuse of Hotham House. Please support revised schemes with relevant cross sections showing how site levels proposed vs existing can be integrated to retain Hotham House.
Flooding	DPIE has concerns with the adequacy of the response provided to flooding matters. The current report in its “draft” revisions will be reviewed by our specialist and further updates are likely required to complete our assessment. As previously requested, this review requires the submission of electronical flood model data.
Aboriginal Cultural Heritage	<p>The cultural heritage reporting lists 3 types of possible landforms that exist across the site, please provide the spatial distribution of these landforms across the total area of the site (9519m2).</p> <p>Site survey results indicate that less than half of the total site has been surveyed and across only one landform. Please complete further site investigations to ensure that sufficient site coverage has been achieved.</p> <p>Similarly, further test excavations are required to be completed in accessible areas of the site particularly those identified in figure 2.28 as low existing disturbance located within the development footprint.</p>
Tree retention	The table showing trees to be retained following further design consideration is unclear. Please update the table showing the status of all trees on site including previous status and their current proposed status with relevant comments.
Building height variation and urban design	<p>The 4.16 variation request relating to relaxation of building height controls includes a number of statements that appear to relate to a different project. Please update for consistency relevant to the current proposal.</p> <p>The urban design report inaccuracy describes the proposed development as 2 stories please update for accuracy.</p>
Light Spill	<p>Please show design analysis of light spill on adjacent residential premises pre and post treatment of windows with louvers.</p> <p>Similarly, please demonstrate how the design of outdoor lighting has achieved outcomes required by relevant Australian standards in minimising impact on adjacent residential premises.</p>
Green Travel Plan	Please update the green travel plan to address all of the content requested by TfNSW. Please ensure that the plan makes firm commitments in order to implement the requirements and achieve the objectives of the plan.

Easement proposal	Please show the proposed alignment of the realigned easement with respect to proposed and existing infrastructure.
General comments	<p>The main body of the RtS incorrectly states the number of submissions that have been made in relation to the project which are shown on the planning portal.</p> <ul style="list-style-type: none"> • 56 submissions • 54 individuals object • 2 individuals support • 1 public organisation • 6 public authorities
General comments	<p>Please review the Department guideline title Preparing a Submission Report which can be found on the following link; https://www.planningportal.nsw.gov.au/major-projects-reform Please update the format of the current report to align with these requirements.</p>