



DORAN DRIVE
PRECINCT
(SSD-15882721)

RESPONSE TO SUBMISSIONS
REPORT

DEICORP PROJECTS
(SHOWGROUND) PTY LTD

May 2022



1. Response to Department of Industry and Environment - Letter dated 16th May 2022

Issue/Recommendation	Project response	Appendix
1. Provide a summary of the changes of amended proposal (submitted with the RtS), including a summary of the dwelling numbers, dwelling mix, dwelling sizes, parking spaces	Find attached summary of key changes between July 2021 SSDA submission and April 2022 amended SSDA submission.	Appendix 1
<p>2. Submit further information to illustrate solar access requirements contained in the Apartment Design Guide and the Urban Design Guide are met in respect to:</p> <ul style="list-style-type: none"> • the proposed townhouses along Andalusian Way • apartments at the southeast corners of Buildings A & D • the podium communal open space • the public open space to the east of the Metro Station entrance. 	Refer to the attached detailed solar analysis diagrams for the requested townhouses, buildings and open spaces.	Appendix 1
3. Evidence of consultation with Council on the management and operation of Doran Drive Plaza.	Council was consulted on numerous occasions to discuss the Doran Drive Plaza management and operations. Please find below comments from Council's Park Team dated 18 May 2022. We have addressed each item for the authority consideration.	Appendix 3

4. Response to Council email dated 18th May 2022

Issue/Recommendation	Project response	Appendix
<p>1. Space around the Bus Shelters - the allowable pedestrian space behind the bus shelters and fronting the plantings should be widened (this narrow section will act as a pinch point). The increase in distance between these two components of infrastructure will be to cater both for the many pedestrians that will be walking down to the Metro and bus commuters lining up under and around these shelters noting that the majority of users will be in transition from the events which occur at the showground.</p>	<p>The landscape blister has been pushed further into the boundary to widen the distance between bus stop and the proposed landscape.</p>	<p>Appendix 2</p>
<p>2. Public Arts as a Water Feature – Concern is raised as to the ongoing cost of maintenance that council would inherit once the site – directly off Doran Drive is handed over to council to maintain. If any water feature was to be planned for this location council would prefer a static robust water less feature rather than a high ongoing costly water feature which council would not have the resources to maintain or replace.</p>	<p>Deicorp will be responsible to maintain the Doran Drive Plaza in perpetuity. Council will not inherit the 24 hour publicly accessible park and hence the proposed public art / water feature will be maintained by the owner of the land (Deicorp) and Council will not be burdened with any responsibility or cost.</p>	

1.15. PUBLIC ART

1.15.1. Water Fountain

- The public art water feature will undergo the following regular reviews and maintenance by a qualified water feature technician.

- Routine maintenance

This will include cleaning the surface, maintenance of protective surfaces, maintaining cleanliness of the water i.e. free of algae, water quality testing, and collection of litter, debris or foreign material;

- Cyclical maintenance

This will include maintenance to the water feature infrastructure including pumps, filtration, dosing systems, and plant rooms; and surface touch ups and checking of lighting.

3. Furthermore, a real item of concern for this development is related to the need for all windows and doors (accessing or facing the showground directly) to be double glazed. It expected that events at the Showground will generate substantial sound that will impact on this and other nearby residential / apartment towers.

Koikas Acoustics (Acoustic Consultant) does not see double glazing as a necessity.

Events generally do not occur during the night-time where sleep disturbance is an issue and during the daytime, the noise impact at the façade of the building is expected to be below the designated traffic levels. Furthermore, the towers are almost 100m from the edge of the Showground and 200m from the centre.

Moreover, Koikas Acoustics is required to reconduct noise logging at the CC stage (as discussed in the DA submitted report) and as such, this can be coordinated to be installed with future events to measure the noise impact from typical events at the Showground and determine whether other building materials are required.

Lastly, the project is targeting credit 10.1 of the Green Star design and as built - Acoustic Comfort to achieve a comfortable internal noise level.