

Appendix A – Response to DPHI RFI

Table 1 Response to matters raised by Department of Planning, Housing and Infrastructure (DPHI)

Issue	Response	Supporting Documentation
Survey Plan		
<p>1. The submitted information is inadequate to confirm that the proposal complies with the maximum building height permitted under State Environmental Planning Policy (Housing) 2021 (Housing SEPP) as clarification is needed regarding the inconsistency between the levels and detail depicted on the concept envelope plan with survey overlay (Dwg No. DA-6052) and the survey plan (Ref. 299-21). Provide the survey plan used to prepare the concept architectural plans.</p>	<p>The Concept Envelope Plan with Survey Overlay has been updated to reflect the most recent survey plan (Dwg No. DA-6052).</p>	<p>Appendix B</p>
Plan Amendments		
<p>2. Provide updated concept envelope plans to:</p> <p>(a) Reinstate the indicative building envelope with the 10% design excellence building height (50.05m), with a notation that the additional height is subject to demonstrating design excellence at the detailed design DA stage. The additional height should be shown as indicative only. This will ensure consistency with the supporting documentation, including the shadow diagrams and view loss analysis.</p>	<p>The envelope elevation plans have been updated to reinstate the indicative building envelope with the 10% design excellence bonus.</p>	<p>Appendix B</p>

(b) Indicate the location and area of deep soil zones on the site plan.	The deep soil zone is proposed to be located along McDonald Lane and has been depicted in the updated Site Plan at Appendix B.	Appendix B
(c) Align the basement setbacks between the site plans and elevations. Specifically, the 2m eastern setback and the 3.8m western setback to the basement depicted on the site plan are not accurately depicted on the elevations.	The envelope elevation plans have been updated to show the basement setbacks at Appendix B.	Appendix B
(d) Detail the street names/frontages on the height plan diagrams.	Amended height plane diagrams containing street names have been provided at Appendix B.	Appendix B

View loss

<p>3. While the View Impact Assessment (VIA) addresses key viewpoints, further clarification and quantification are required to provide a comprehensive evaluation of view impacts. Accordingly, the Department requests the following additional analysis and information:</p>	A Visual Impact Assessment Response Letter has been prepared to address these matters and is provided at Appendix C.	Appendix C
(a) Identify the total number of apartments in each neighbouring building assessed in the VIA		
(b) Determine how many apartments in each neighbouring building would experience view impacts, considering their orientation and view corridors to iconic and water views (including those already assessed in the VIA)		
(c) Calculate the percentage of impacted apartments relative to the total number of apartments in each neighbouring building included in the VIA.		

Other matters

<p>4. Address Chapter 2, Part 3 of the Housing SEPP relating to retention of existing affordable rental housing and confirm whether this provision applies to the proposal.</p>	<p>Clause 46(2) of Chapter 2 Part 3 of the Housing SEPP outlines scenarios in which Chapter 2 Part 3 relating to the retention of existing affordable rental housing does not apply to certain building:</p> <p><i>(2) This Part does not apply to a building—</i></p> <p><i>(a) approved for subdivision under the Strata Schemes Development Act 2015, or</i></p> <p><i>(b) for which development consent has been granted under Chapter 3, Part 5, or</i></p> <p><i>(c) owned by, or under the care, control and management of, a social housing provider.</i></p> <p>Therefore, as per Clause 46(2)(a), since the existing building is strata subdivided, Chapter 2 Part 3 of the Housing SEPP does not apply to the proposal.</p>	<p>N/A</p>
<p>5. Demonstrate that the development exhibits design excellence by addressing the matters set out in clause 6.21(c) of the Sydney Local Environmental Plan 2012.</p>	<p>The concept proposal includes an assessment of the building envelope having regard to the provision of design excellence bonuses. These bonuses will only be applied if the consent authority is satisfied, at the Stage 2 detailed SSDA stage, that the development exhibits design excellence.</p> <p>Nevertheless, the concept proposal envelope establishes the framework for a future application to achieve design excellence, having regard to the</p>	<p>N/A</p>

matters set out in Clause 6.21C of the Sydney LEP 2012 as:

- The bulk and scale of a future building facilitated by the building envelope is considered acceptable as the building envelope complies with the controls, subject to the relevant bonuses, and establishes appropriate street frontage heights and setbacks that relate to the site's context.
- The building envelope has been designed to respond positively to the surrounding streetscape, local character and existing and desired future context of the area.
- The proposed envelope will facilitate a building that will not adversely impact local amenity, including overshadowing, visual privacy and view impacts.
- The Applicant is committed to achieving high-quality sustainability outcomes on the site, including improving upon the minimum legislated BASIX benchmarks, aspiring for a minimum 7 star average NatHERS rating, and integrating a range of sustainability initiatives spanning energy efficiency, water efficiency, indoor environment quality, materials selection, waste management and user/visitor comfort.

The Stage 2 detailed SSDA will be subject to a design competition and design integrity process to ensure



that it exhibits design excellence in accordance with the endorsed Design Excellence Strategy (submitted with the EIS) and the Sydney LEP, including providing a high standard of architectural design, materials and detailing appropriate to the building type and location.
