

Requested Amendments to Response to Submissions agreed on 23 March 2016 with the Department of Planning & Environment

Item	Action
1. Building Envelopes	Block Plan (not illustrative) required illustrating <u>indicative/maximum</u> building footprint, heights, setbacks and GFA for each building. Updated Site Plan provided in Appendix 1.
2. Design Guidelines	Further detail required in relation to potential building materials, colours and visual quality. Examples to be provided on the visual quality of possible material and colours. Updated Design Guidelines provided in Appendix 2.
3. Landscaping and Parking Setbacks	Design guidelines to be provided for landscaping and parking setbacks from Fifteenth Avenue in recognition of future road widening. - Site Plan (Appendix 1) illustrates 5m setback from estate road; and 10m setback from future upgrade/widening of Fifteenth Avenue. - Design Guidelines (Appendix 2) imposes setback requirements.
4. Environmental Performance and ESD	Generic energy/environmental performance targets to be provided for each building/land use as a guide for future development applications for each lot. A Sustainable Design Report has been provided in Appendix 20 which provides an overview of the sustainability drivers for the project and details ESD initiatives to be incorporated for future development.
5. Traffic	<u>Pedestrian and cycle provision</u>: Address where pedestrian pathways and cycle ways will be provided throughout site. Also comment on existing/potential cycle ways surrounding the site and how they may be linked to the site as a holistic approach. - Refer to Response to Submissions. <u>Pedestrian Crossing</u>: DP&E wish to pursue crossing along Fifteenth Avenue with RMS and therefore request justification and reasoning for crossing or some type of interim solution until such time as signal warrants are met. - Refer to Response to Submissions. <u>Roundabout</u>: Most up to date roundabout plan to be provided showing refuge. - Refer to Appendix 4. <u>Parking</u>: LCC and RMS parking rates to be addressed. - Refer to Response to Submissions and Section 6.7 of SEE (Appendix 9).
6. Detailed Site Investigation	DSI requested for 195 Fifteenth Avenue prior to any form of consent being issued. - The following documentation has been provided: - Detailed Site Investigation (195 Fifteenth Avenue) (Appendix 15); - Remediation Action Plan (Appendix 16); - Site Audit Statement – 185 Fifteenth Avenue (Appendix 17); - Site Audit Statement – 195 Fifteenth Avenue (Appendix 18); and - Site Audit Report (Appendix 19).