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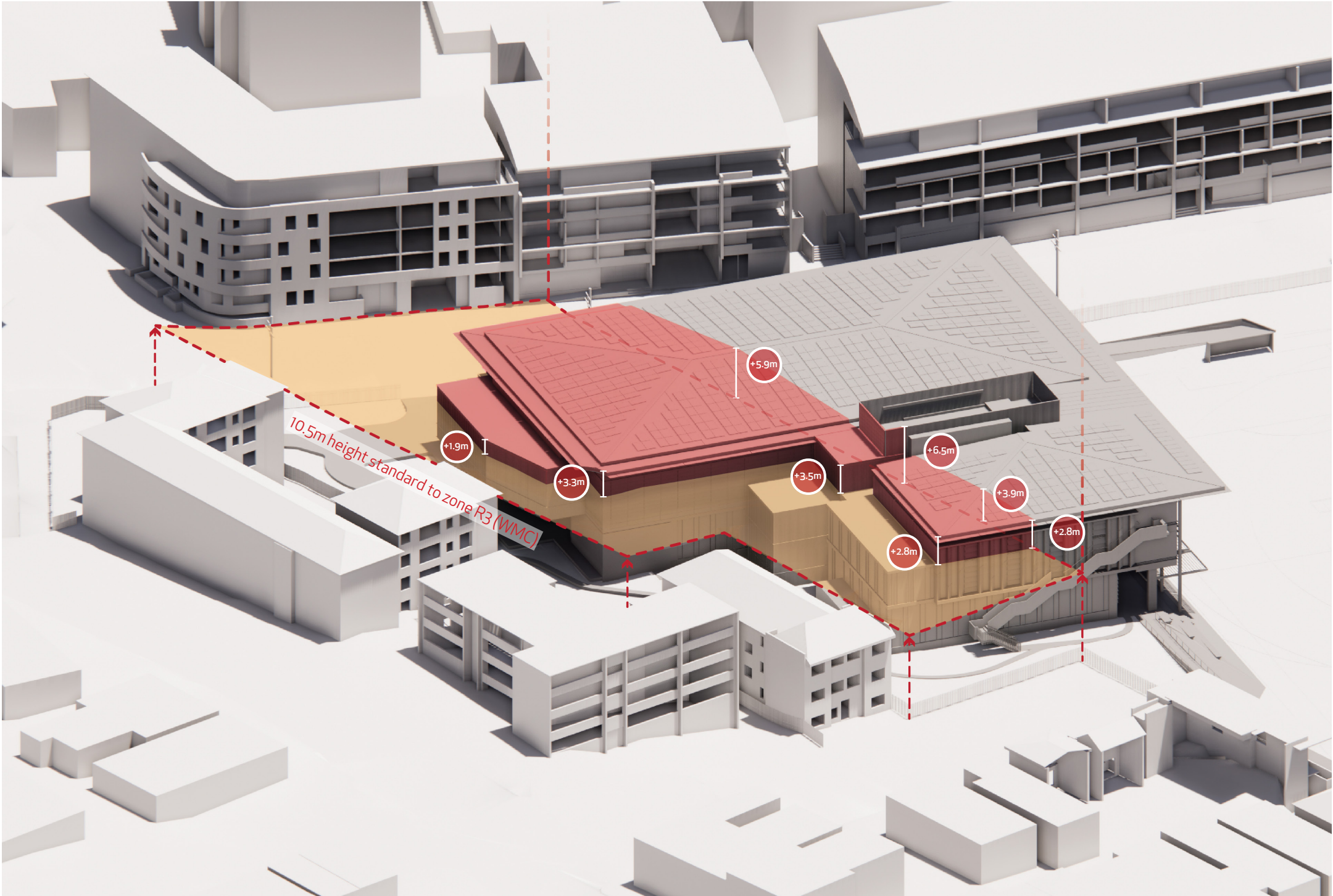
RESPONSE TO
SUBMISSIONS

RESPONSE TO SUBMISSIONS

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1. 3	Complying Residential Flat Building Envelope	20	✓	✓		✓	
1. 4	WLEP 2014 RFB - Solar Access and Overshadowing	21	✓	✓		✓	
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RESPONSE TO SUBMISSIONS

1.1 The Proposal
3D Height Plan Diagram
DPIE RTS ISSUE 6
DESIGN AS PER SSDA ISSUE



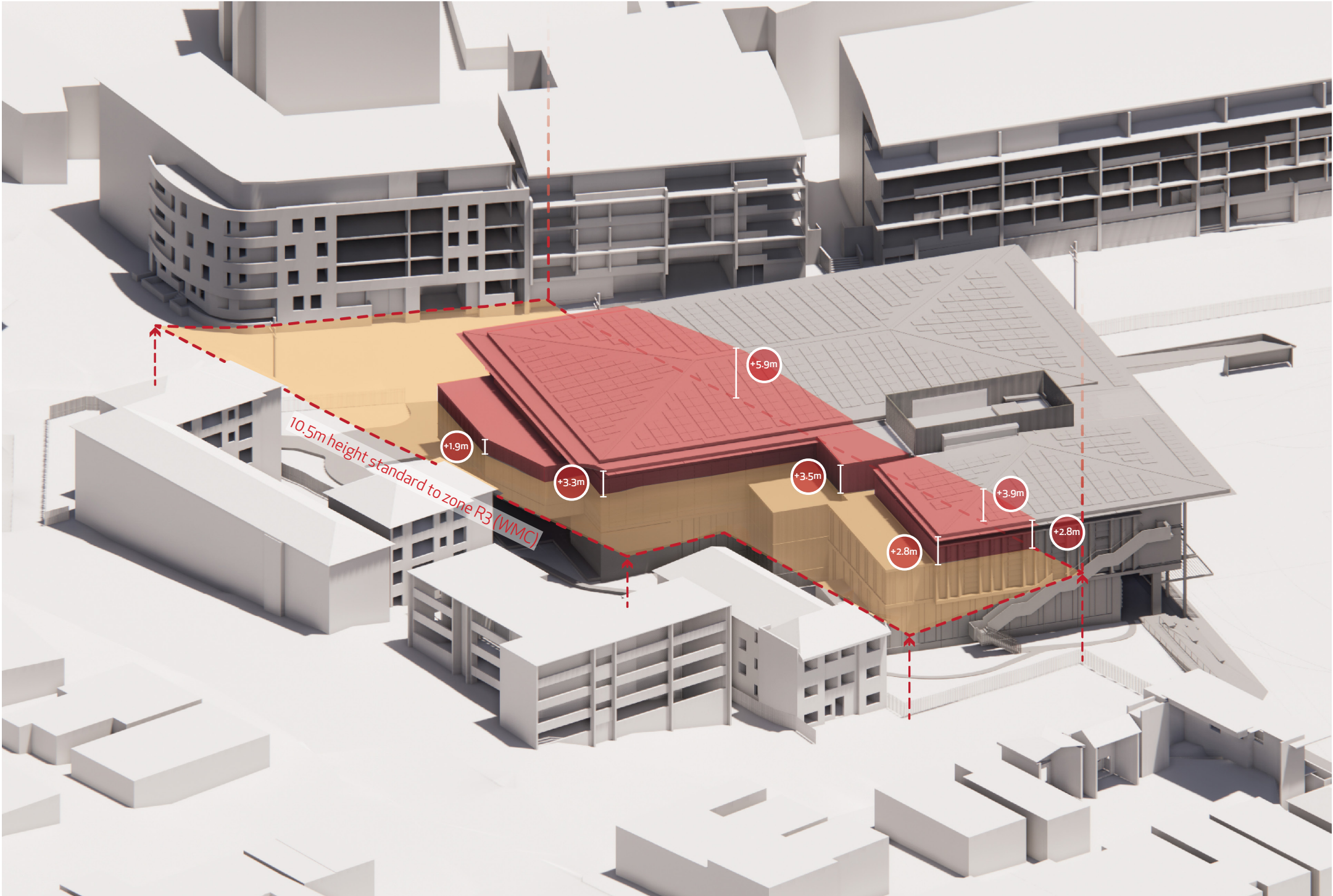
- KEY
- Extent of building envelope above 10.5m height standard
 - Boundary of 10.5m height standard to zone R3 (WMC)
 - Height of building envelope above 10.5m height standard

View from the South East

RESPONSE TO SUBMISSIONS

1.1 The Proposal
3D Height Plan Diagram
DPIE RTS ISSUE 6

REVISED DESIGN AS PER RESPONSE TO
SUBMISSIONS



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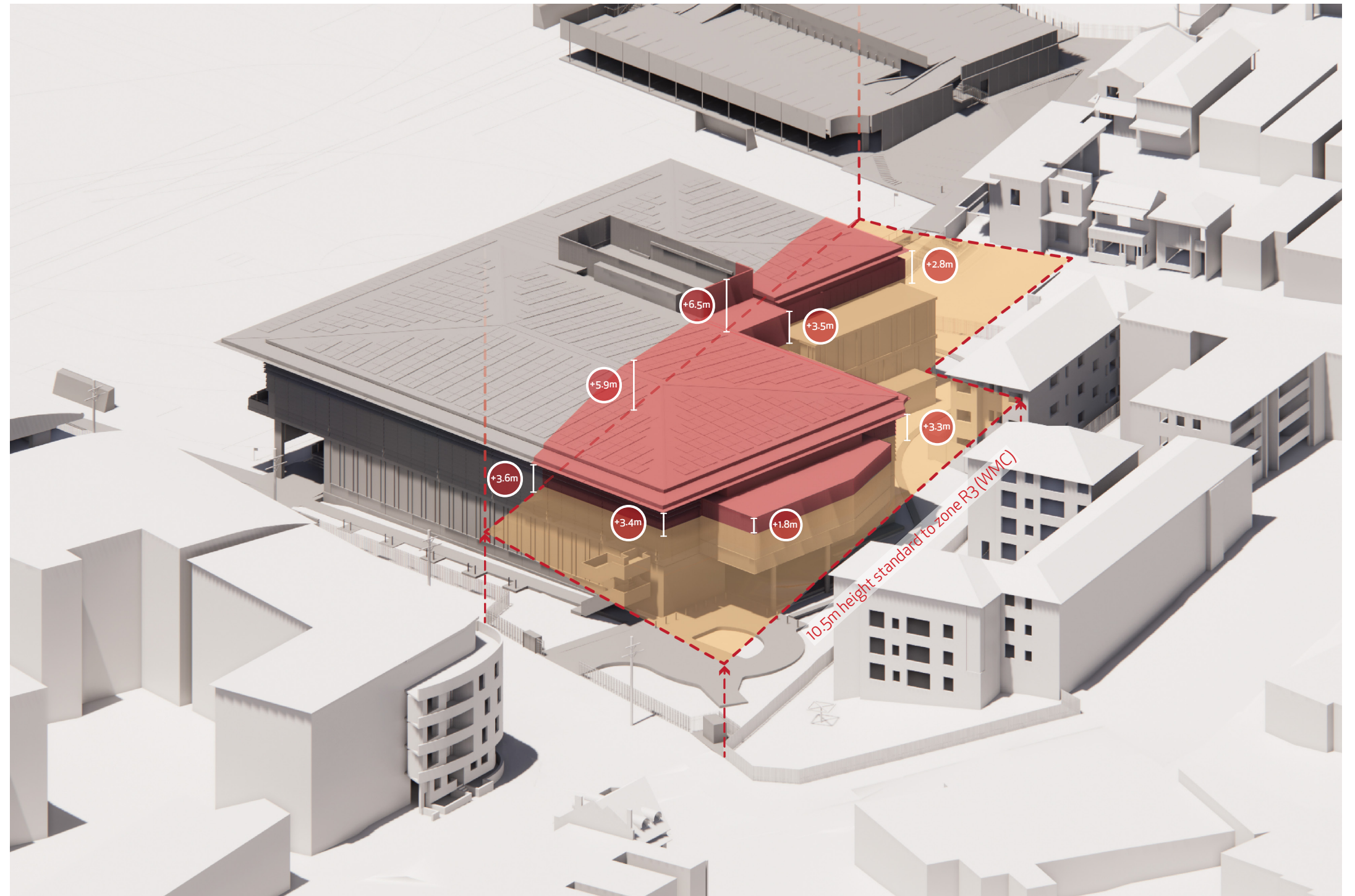
View from the South East

RESPONSE TO SUBMISSIONS

1.1 The Proposal 3D Height Plan Diagram

DPIE RTS ISSUE 6

DESIGN AS PER SSDA ISSUE



View from the South West

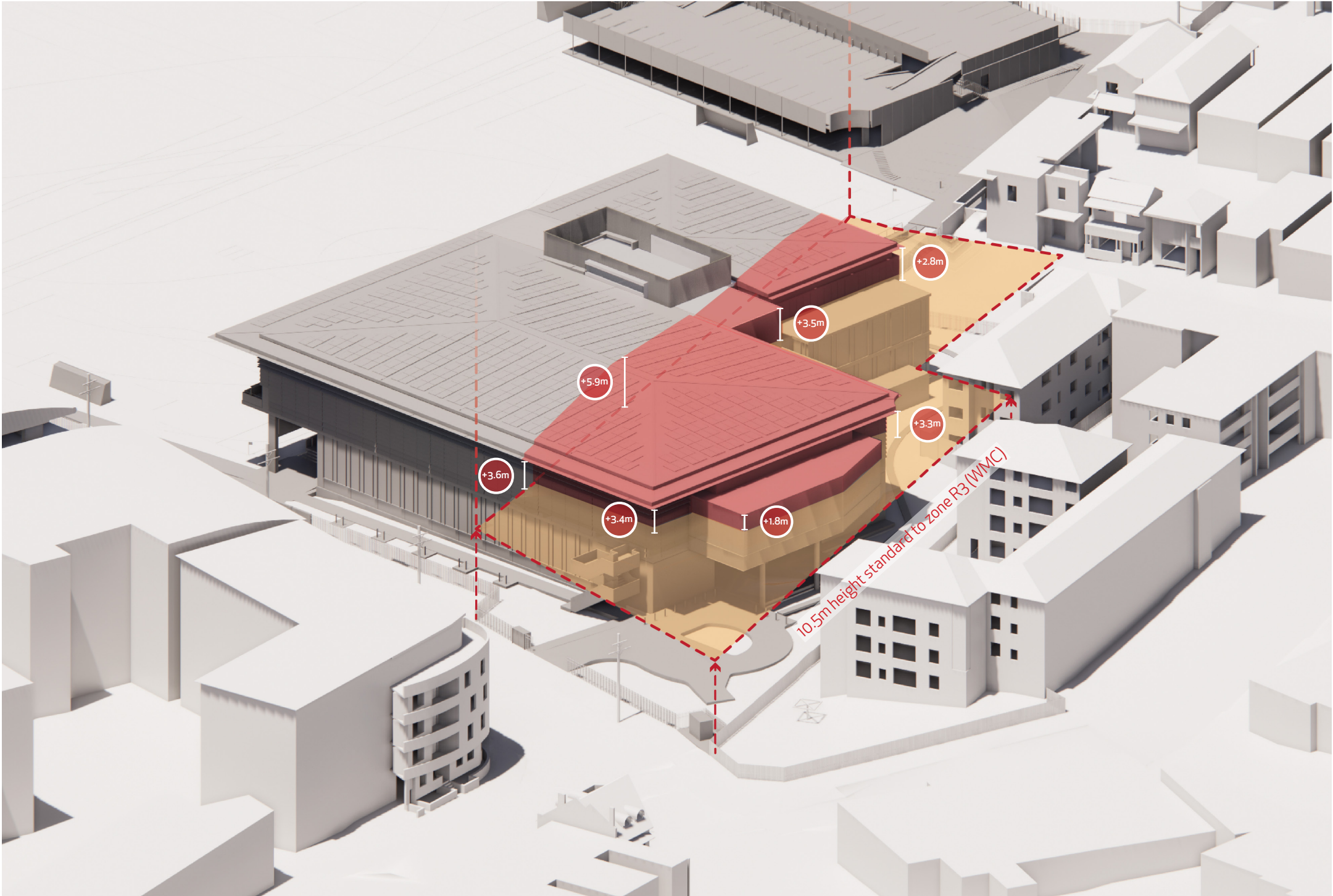
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RESPONSE TO SUBMISSIONS

1.1 The Proposal
3D Height Plan Diagram
DPIE RTS ISSUE 6

REVISED DESIGN AS PER RESPONSE TO
SUBMISSIONS

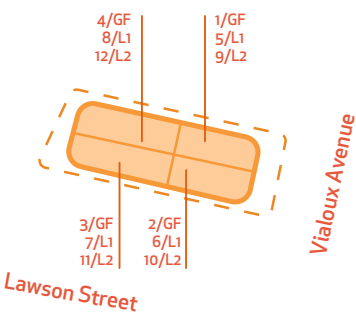


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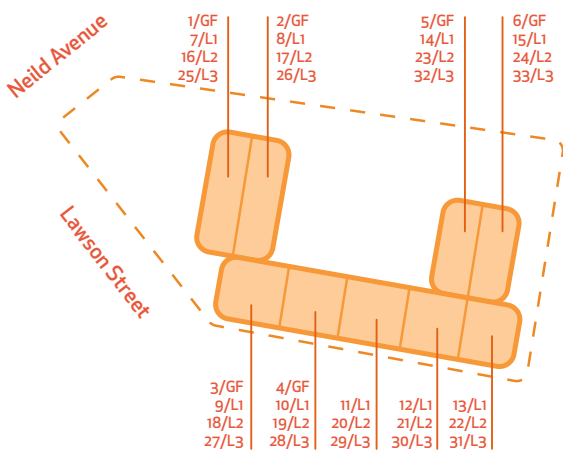
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RESPONSE TO SUBMISSIONS

1.2 The Proposal
Solar Access and Overshadowing
DPIE RTS ISSUE 4(B)



Key Plan 8 Vialoux Avenue

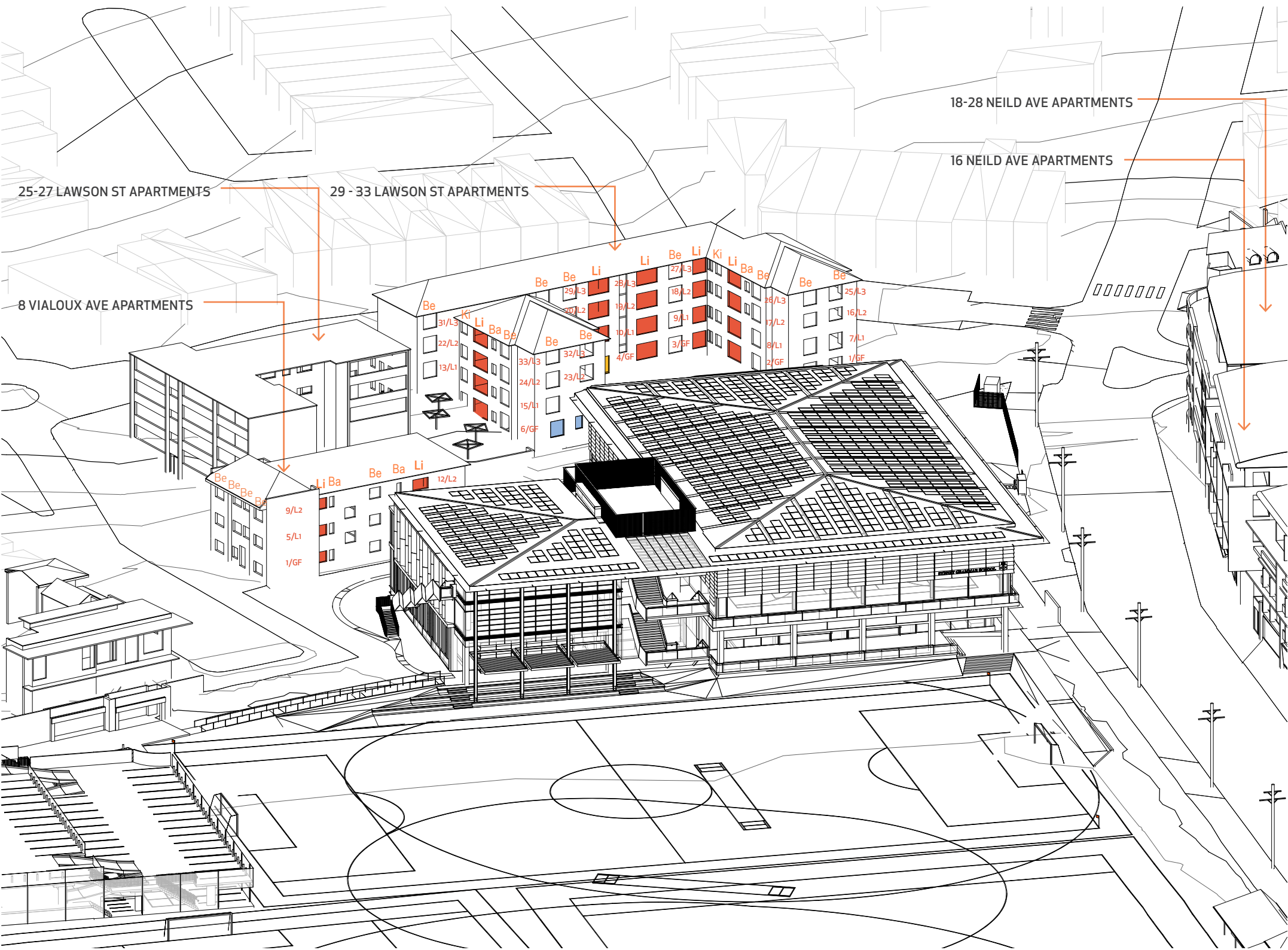


Actual unit numbers not used

Key Plan 29-33 Lawson Street

KEY

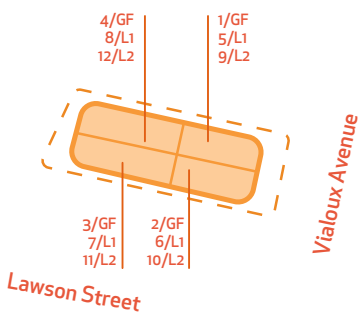
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- 1/GF Unit no. / Building level
- Existing clothes line
- Laundry



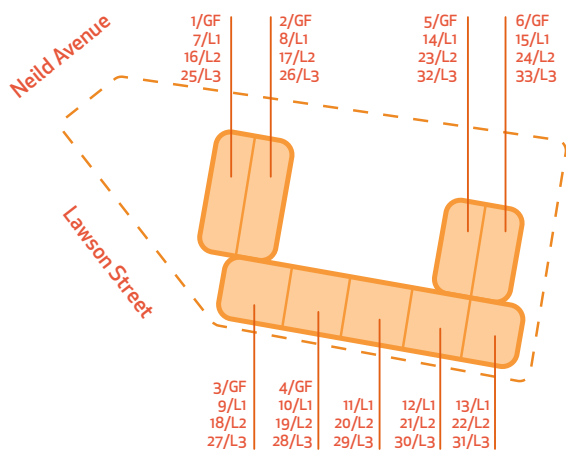
Suneye 09:00 June 21

RESPONSE TO SUBMISSIONS

1.2 The Proposal
Solar Access and Overshadowing
DPIE RTS ISSUE 4(B)



Key Plan 8 Vialoux Avenue

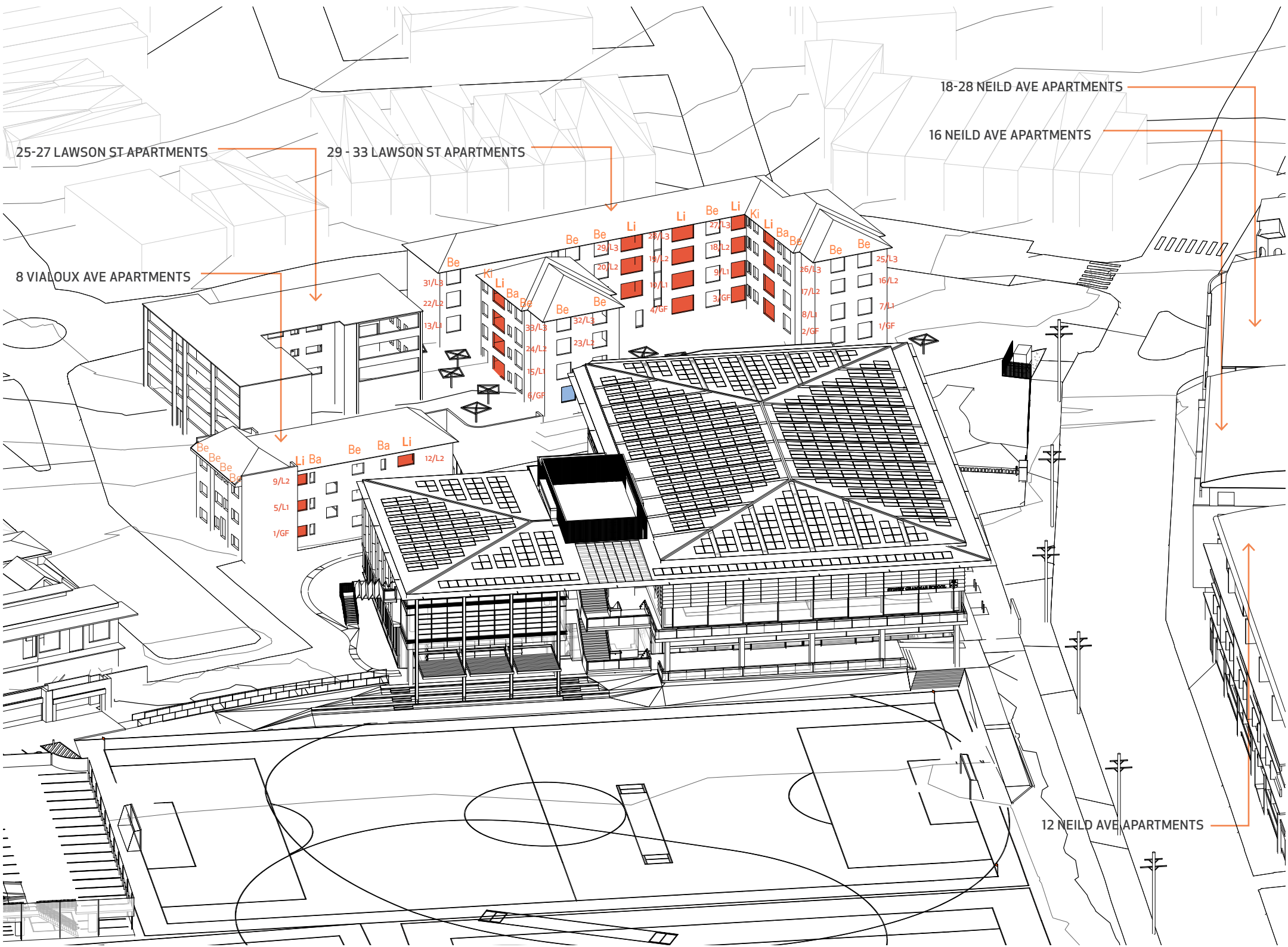


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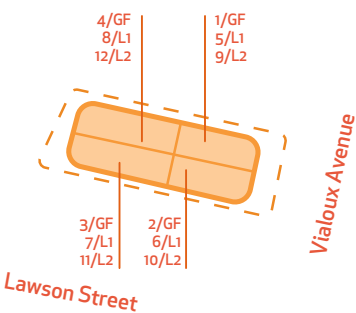
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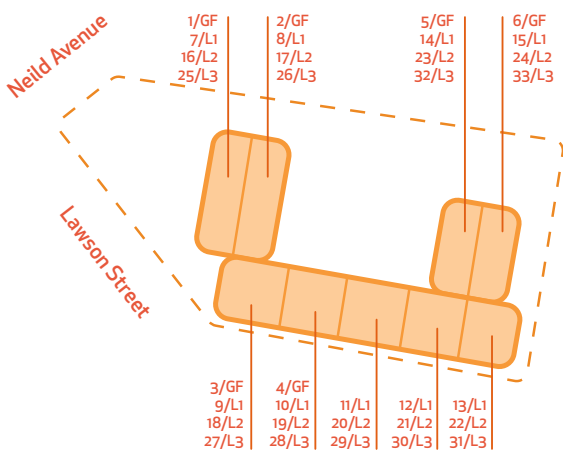
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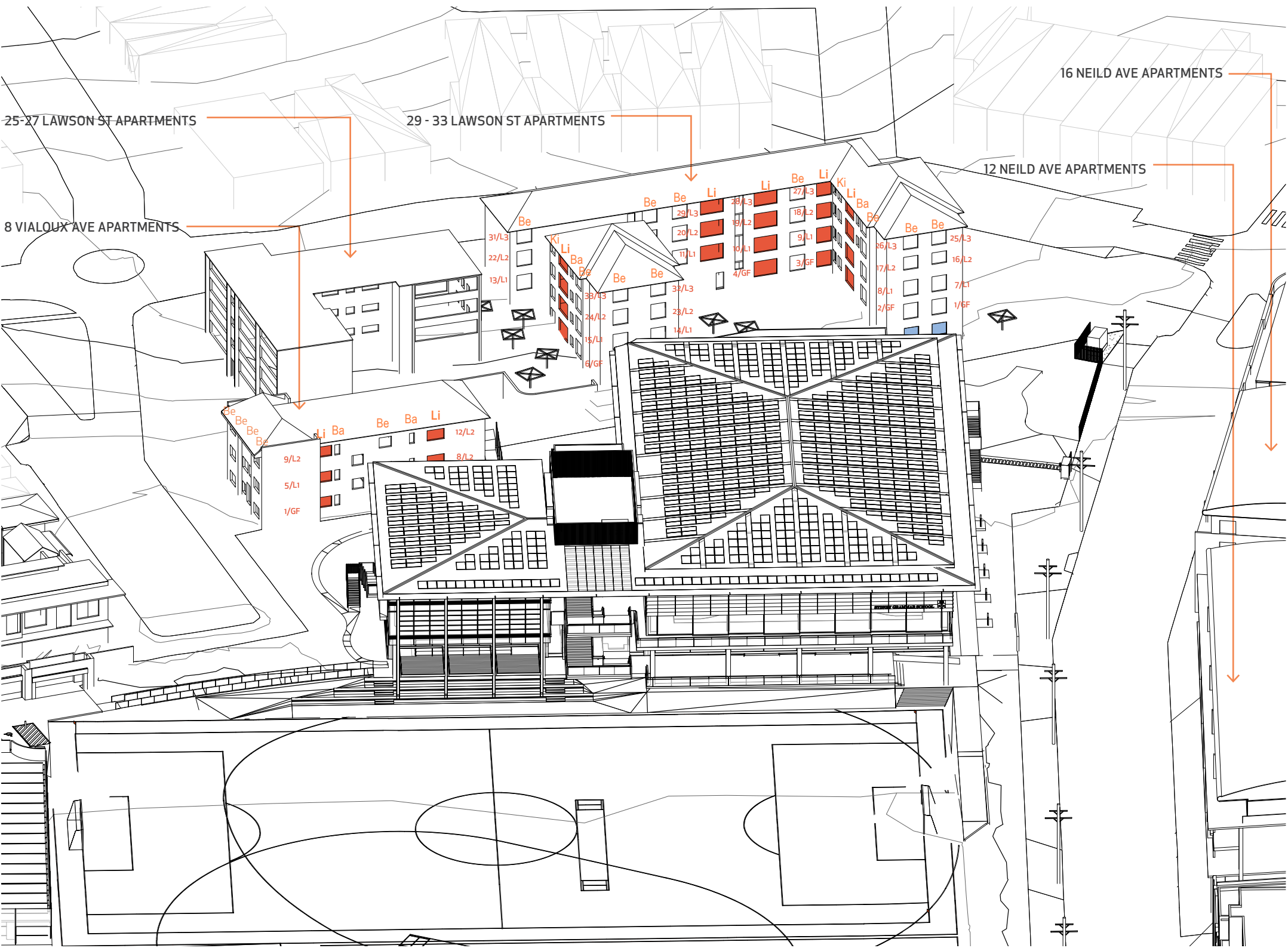


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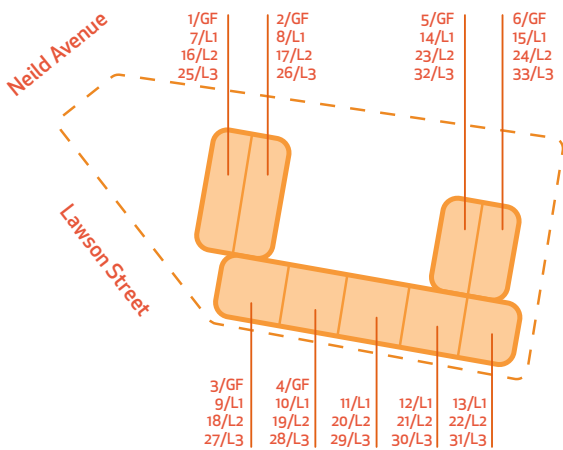
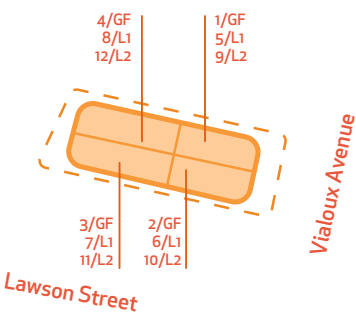
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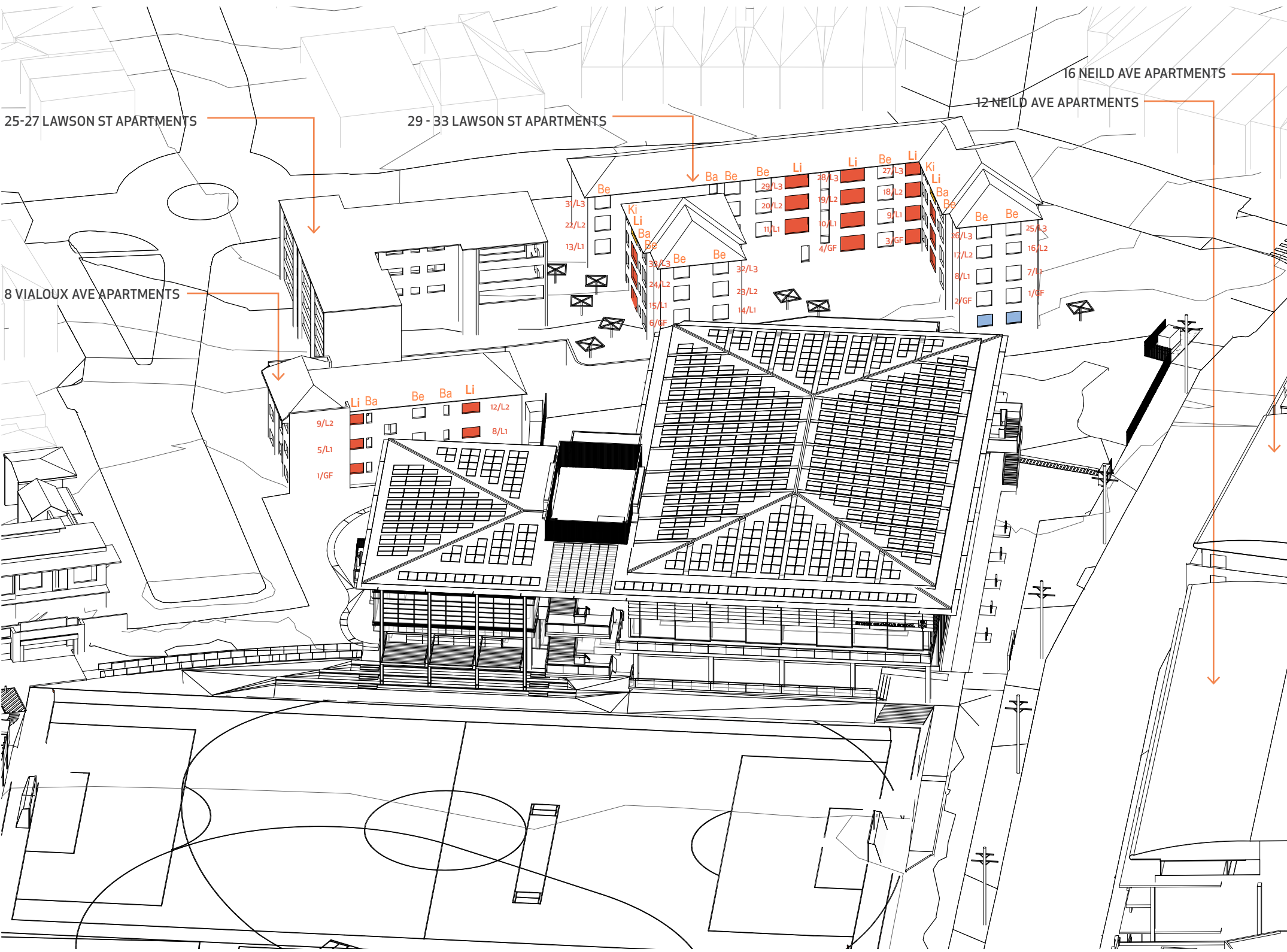
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DPIE RTS ISSUE 4(B)



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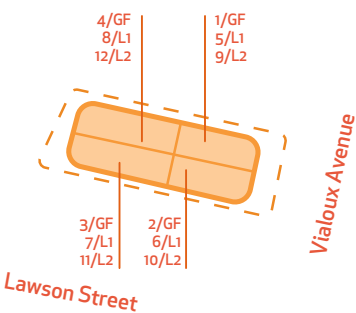
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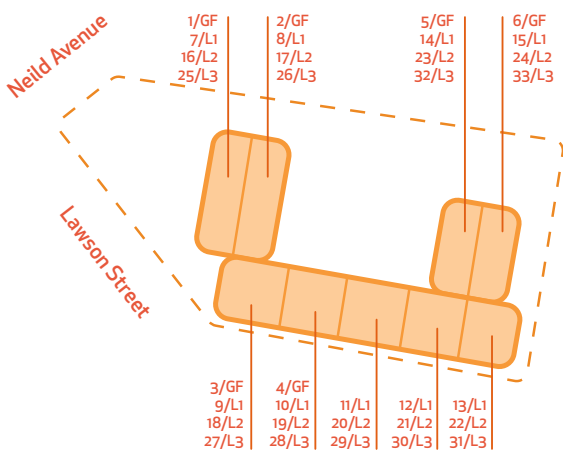
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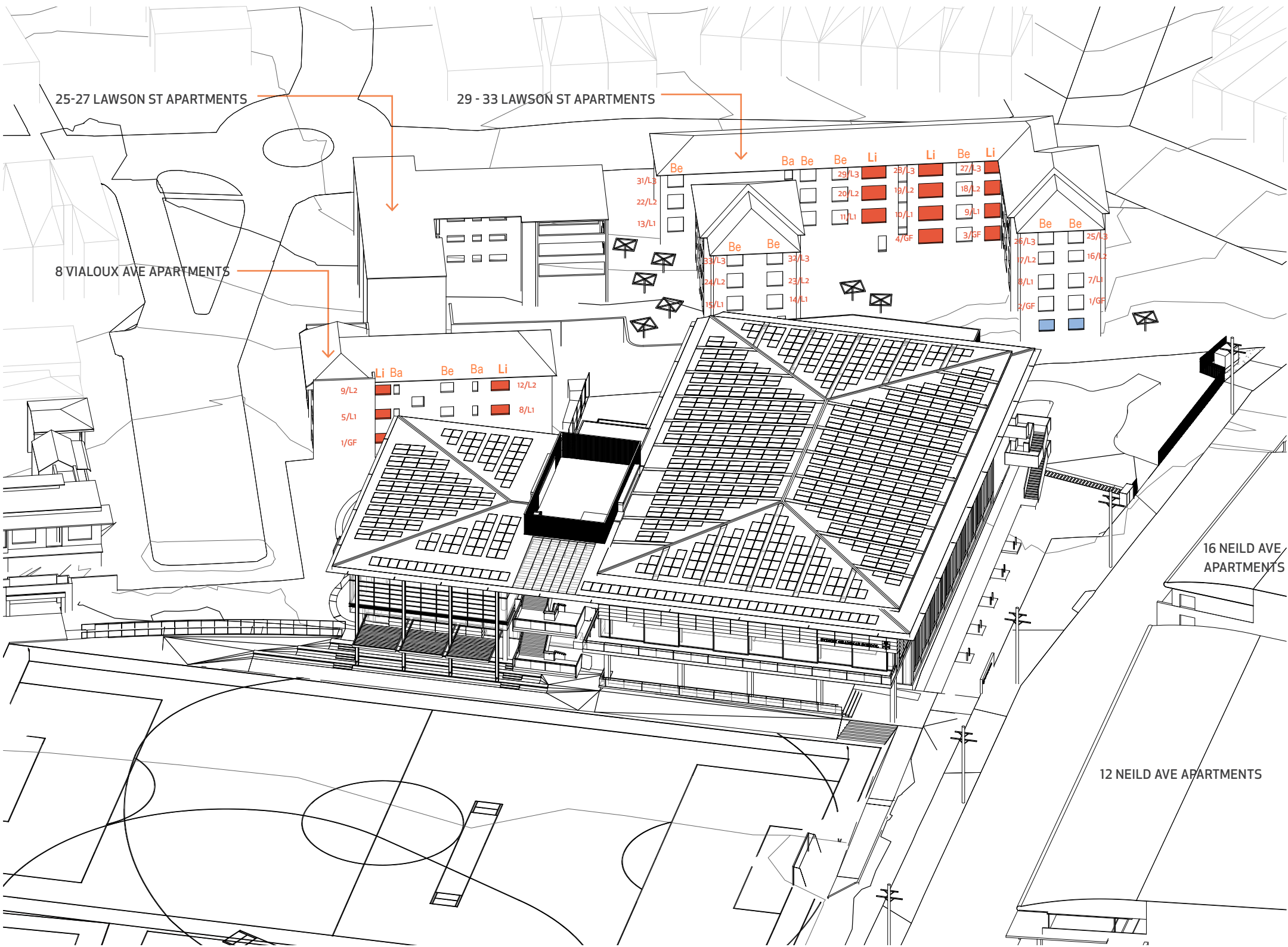


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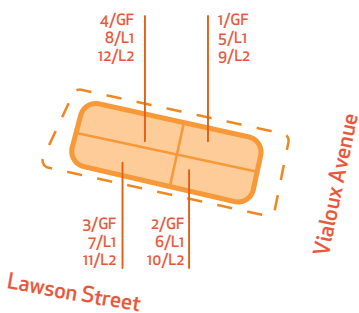
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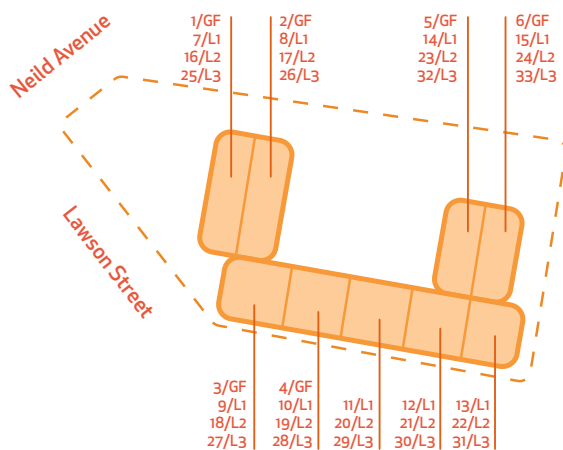
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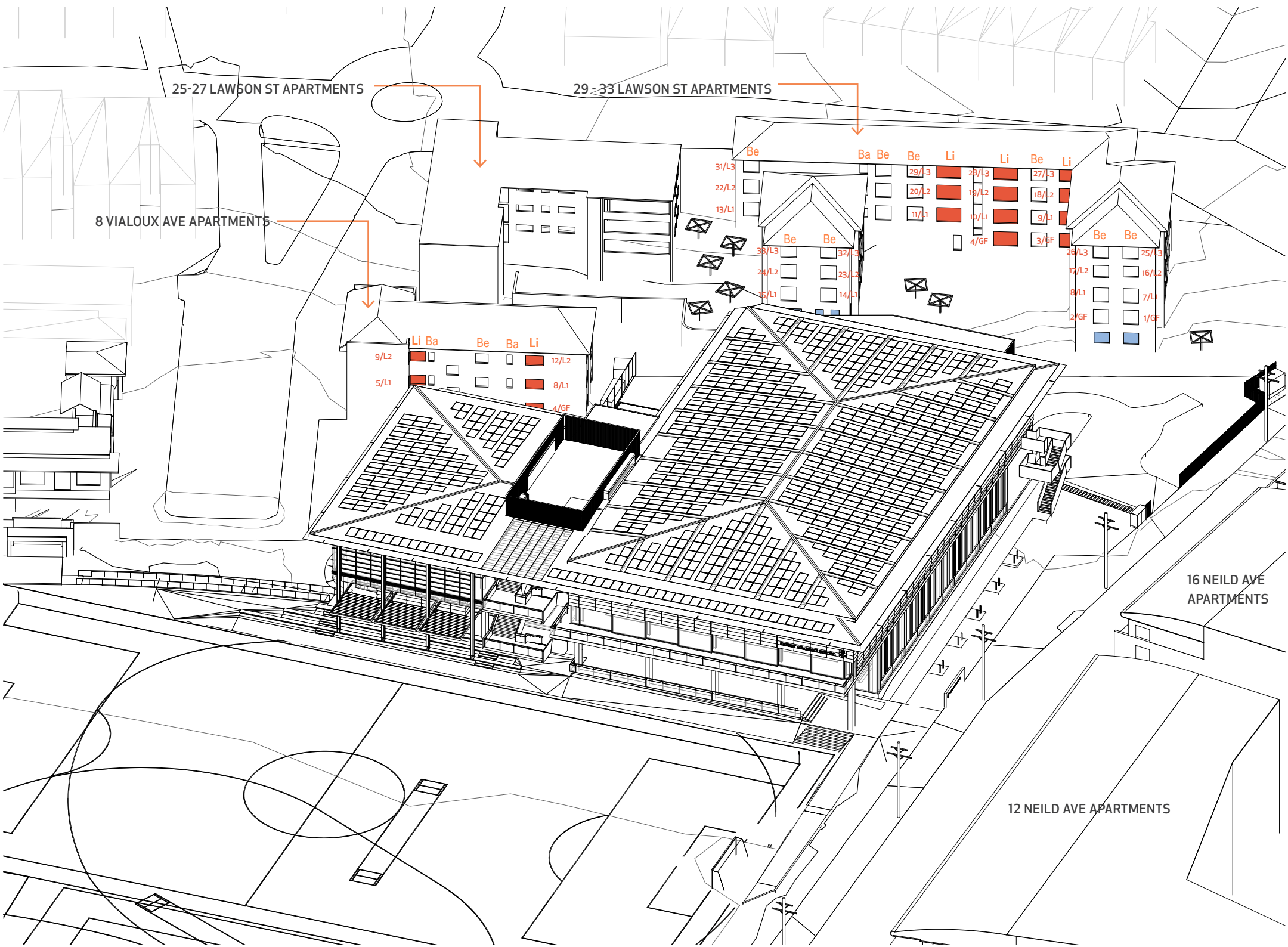


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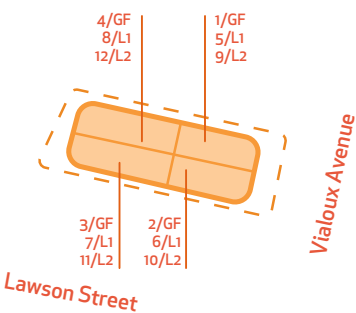
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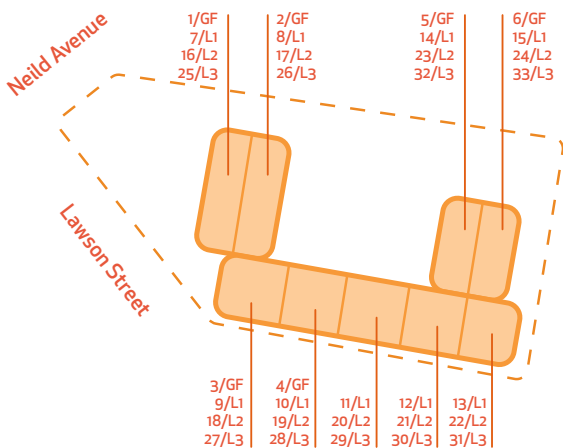
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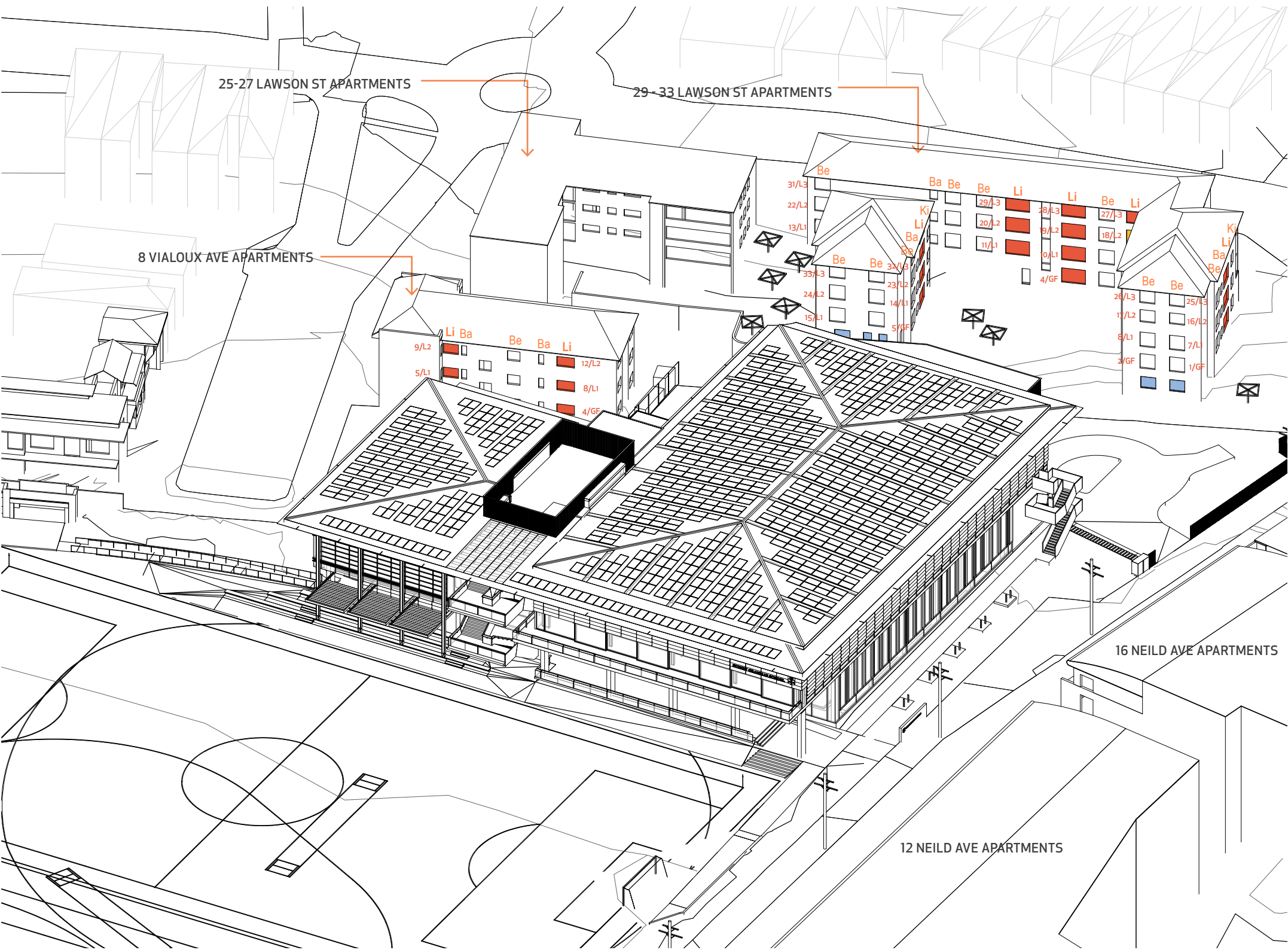


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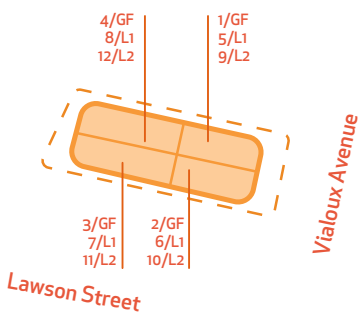
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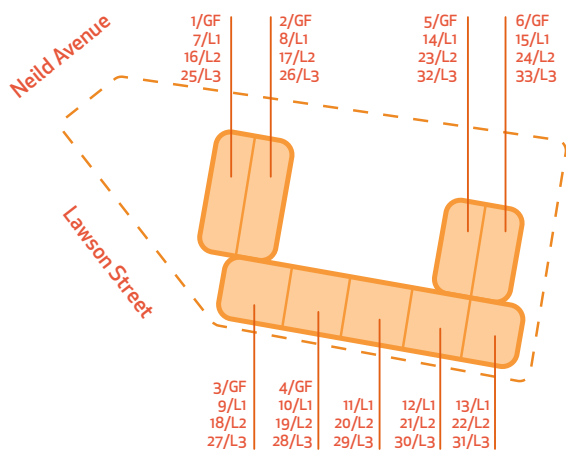
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Solar Access and Overshadowing
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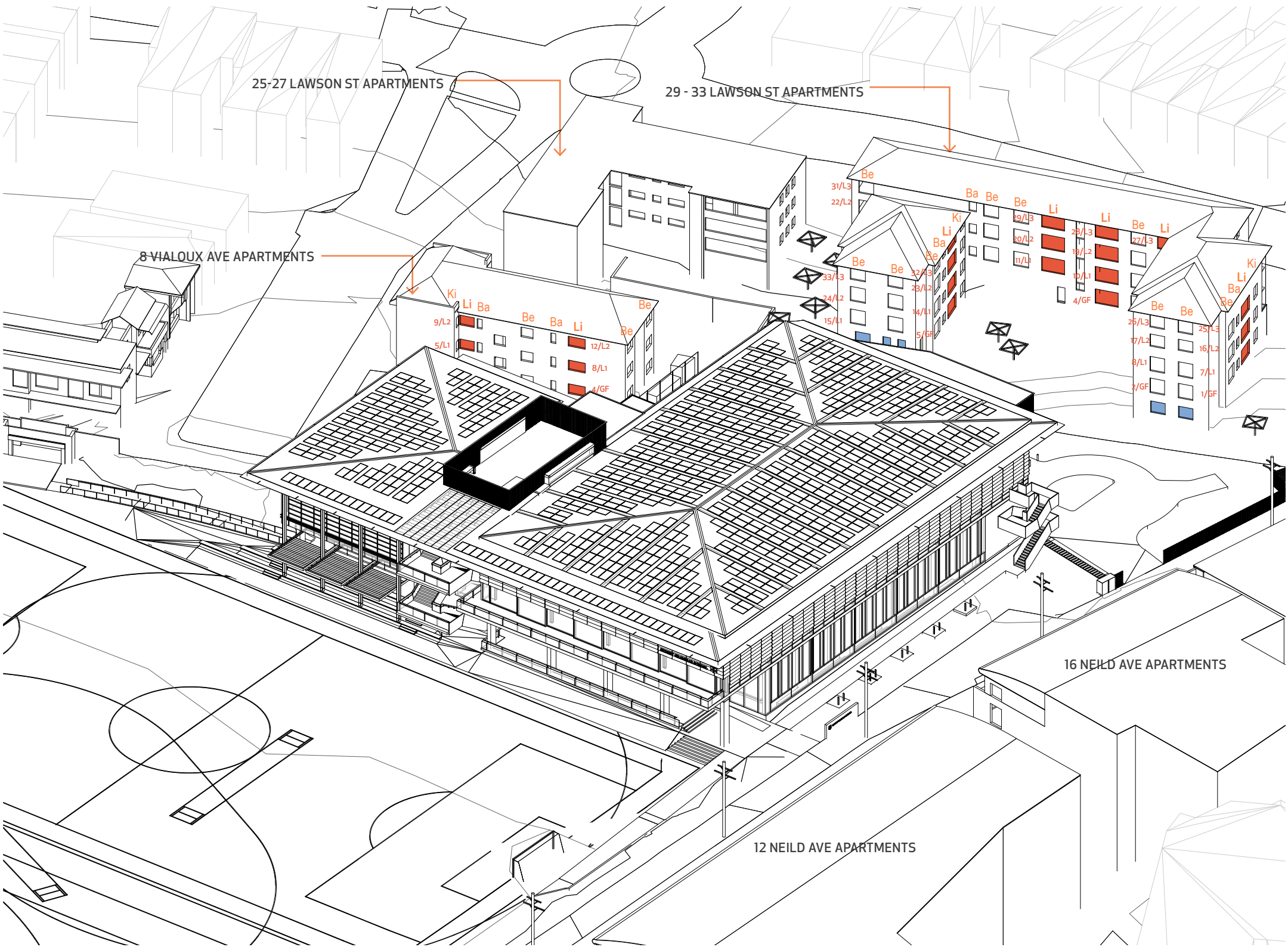


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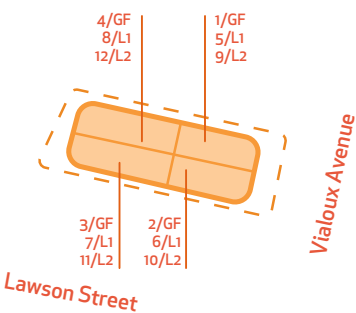
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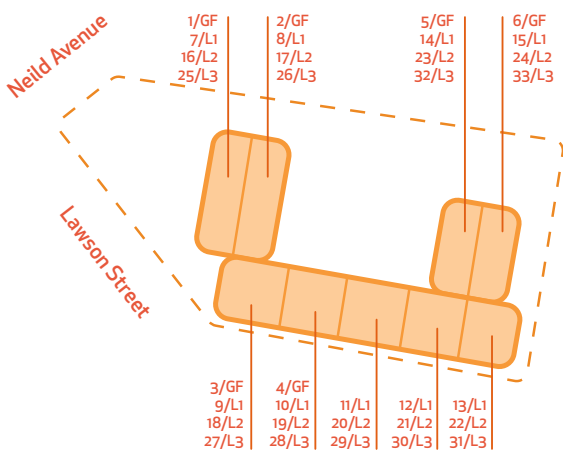
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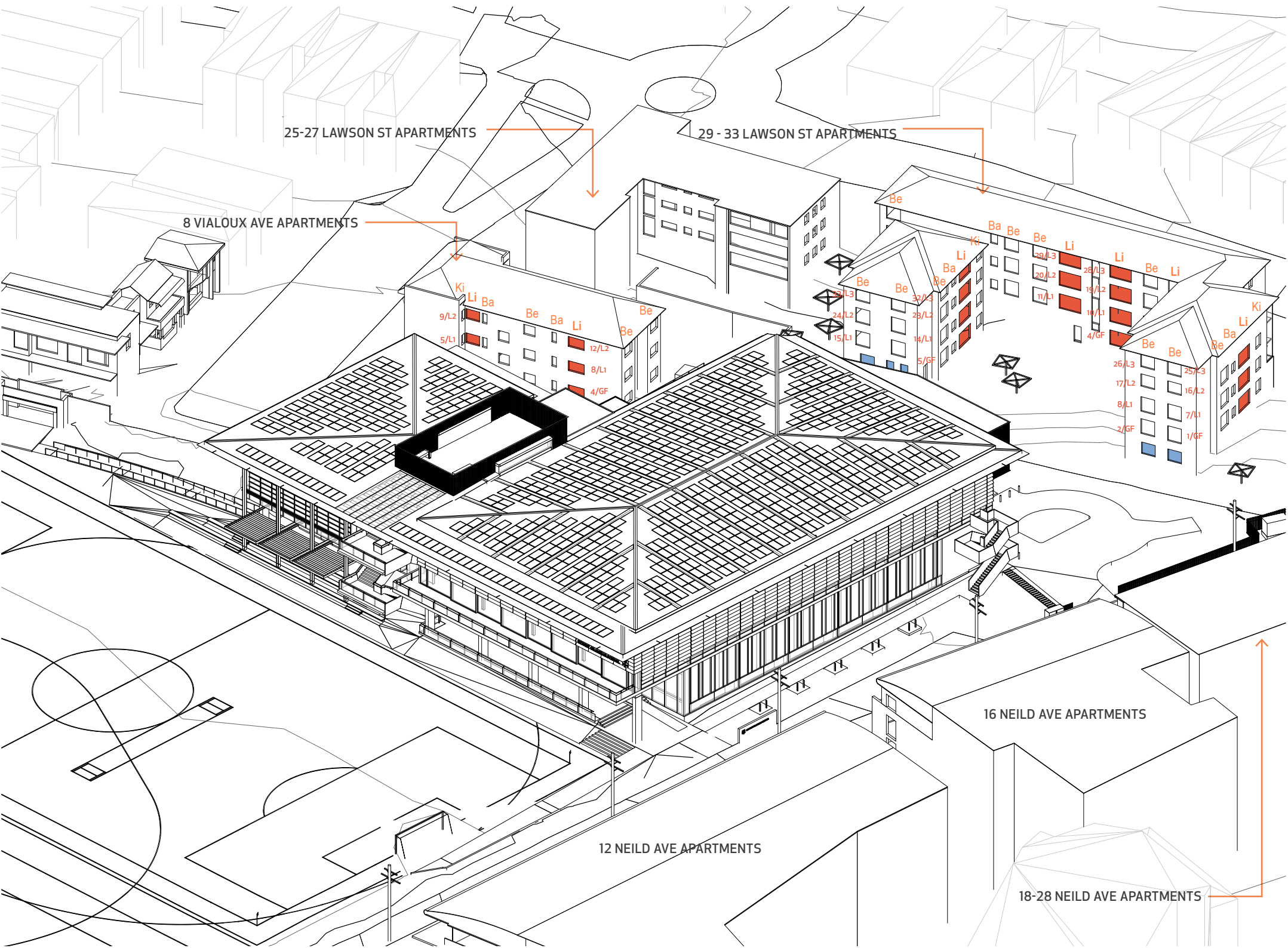


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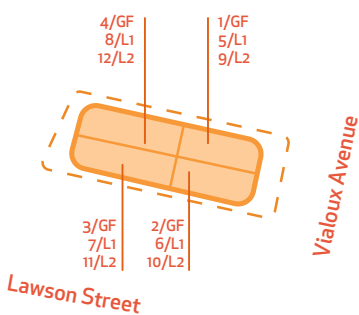
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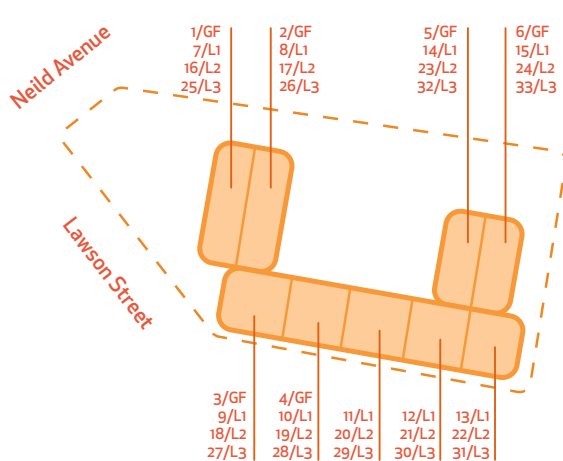
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RESPONSE TO SUBMISSIONS

1.2 The Proposal
Solar Access and Overshadowing
DPIE RTS ISSUE 4(B)



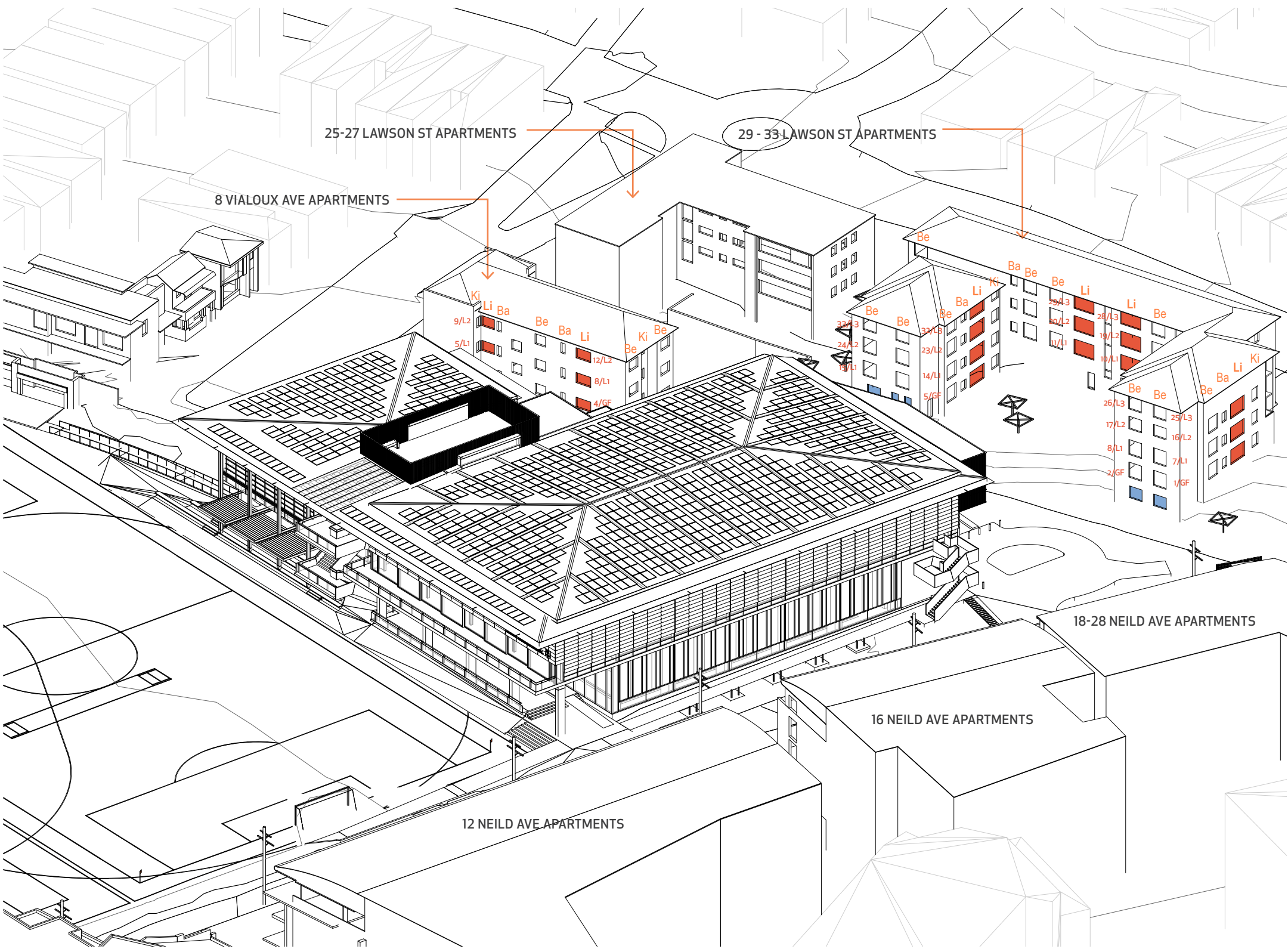
Key Plan 8 Vialoux Avenue



Actual unit numbers not used

Key Plan 29-33 Lawson Street

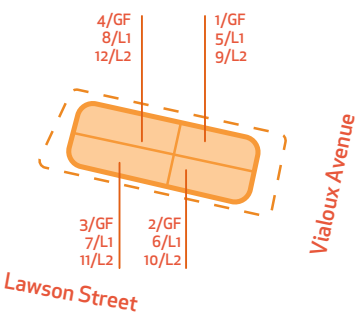
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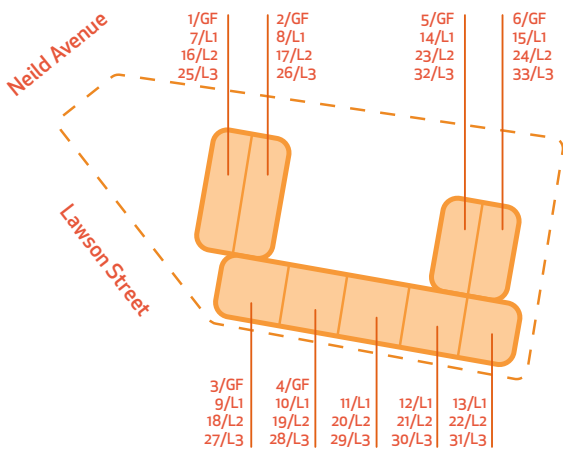
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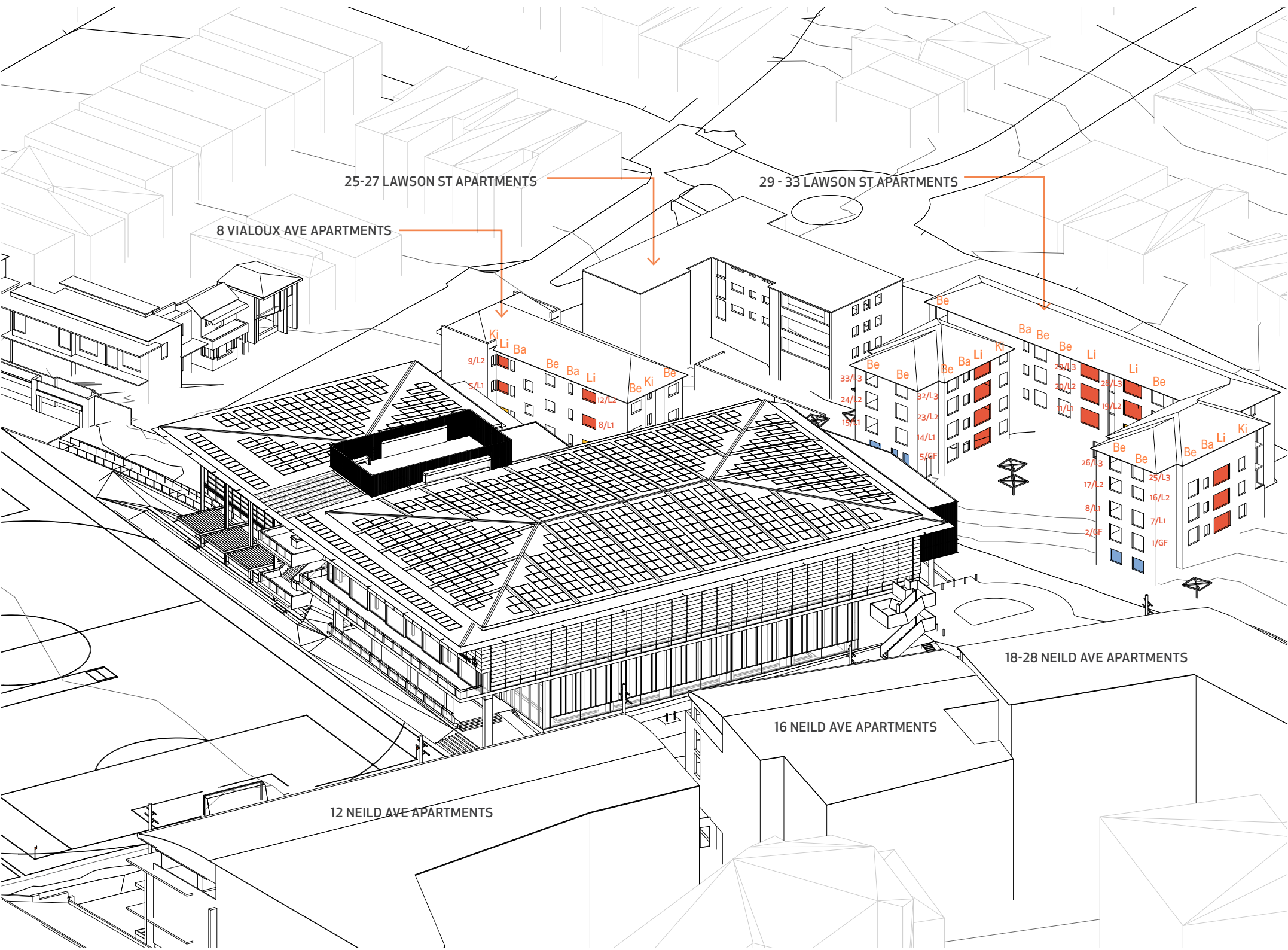


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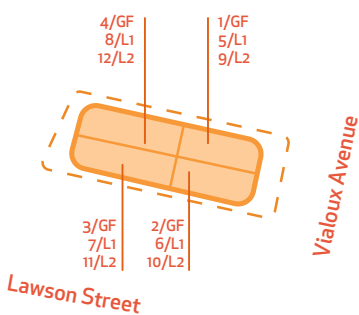
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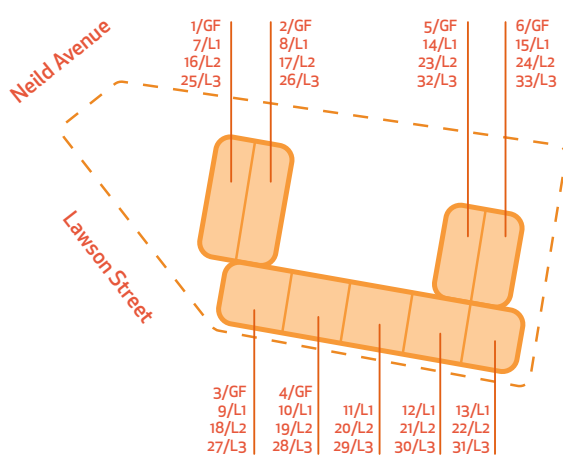
Suneye 14:00 June 21

RESPONSE TO SUBMISSIONS

1.2 The Proposal
Solar Access and Overshadowing
DPIE RTS ISSUE 4(B)



Key Plan 8 Vialoux Avenue

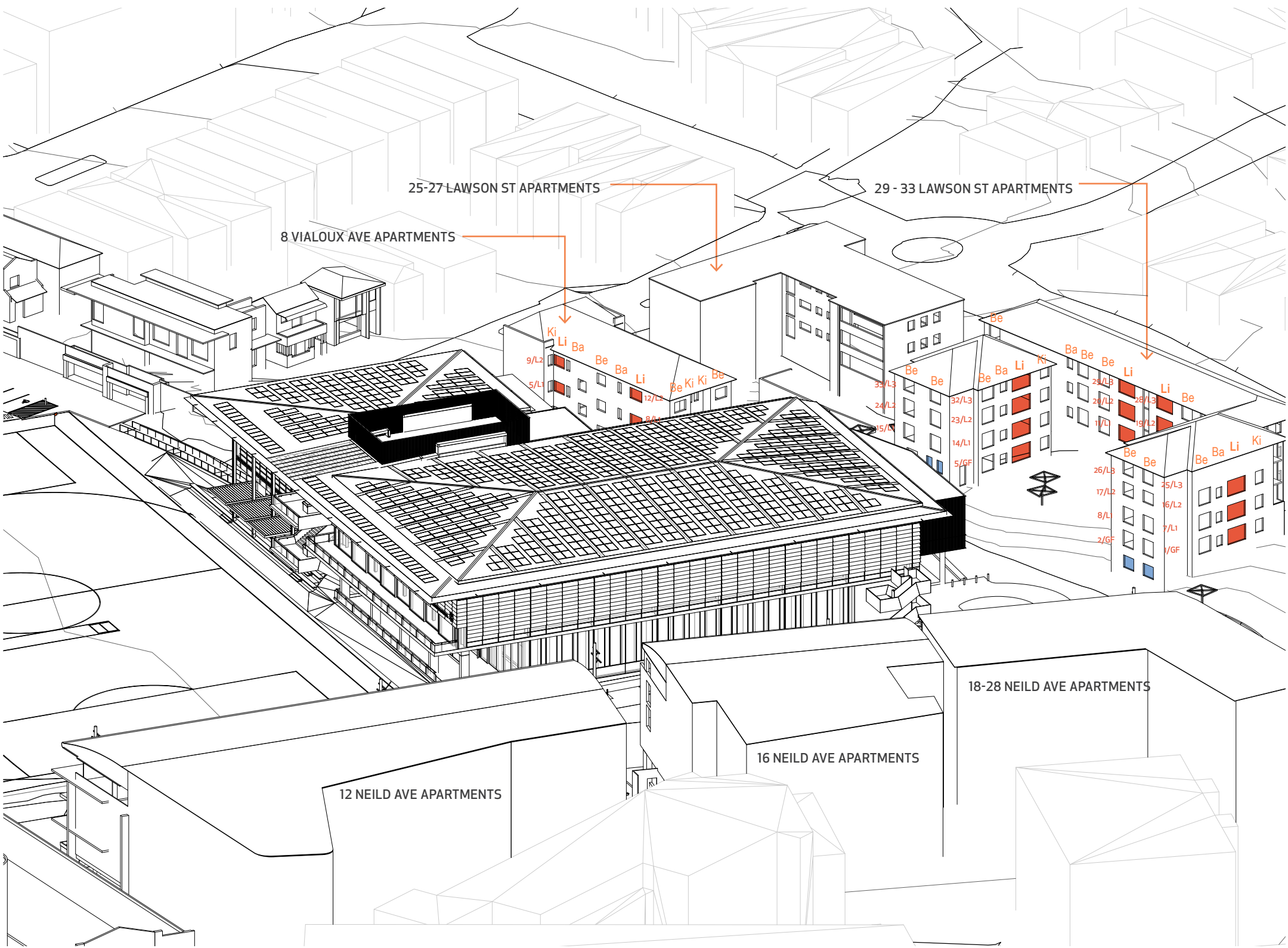


Actual unit numbers not used

Key Plan 29-33 Lawson Street

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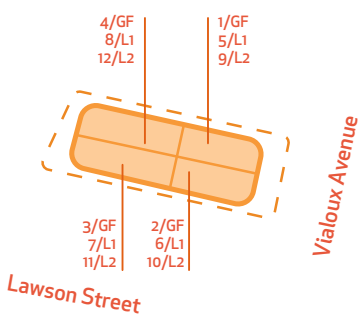
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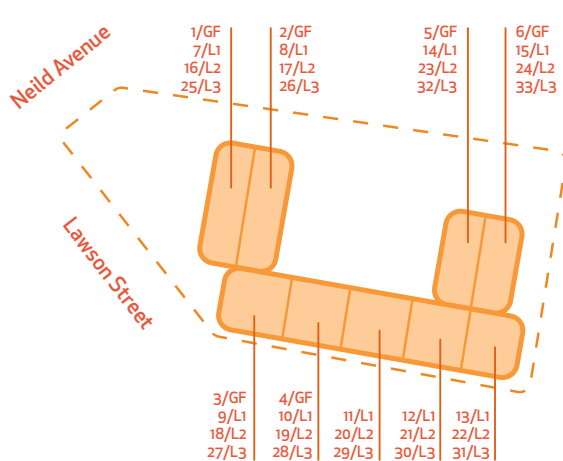
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1.2 The Proposal
Solar Access and Overshadowing
DPIE RTS ISSUE 4(B)



Key Plan 8 Vialoux Avenue

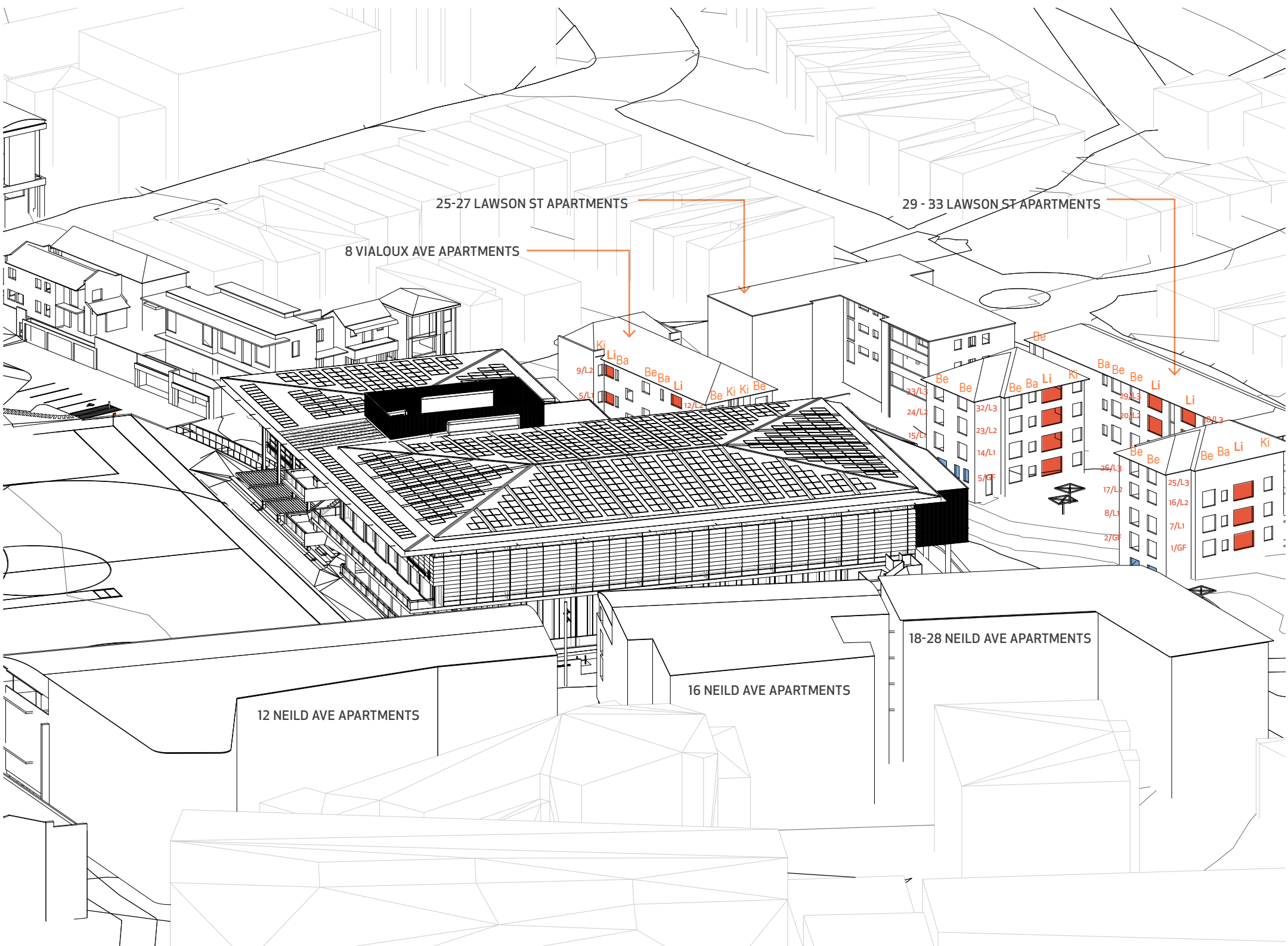


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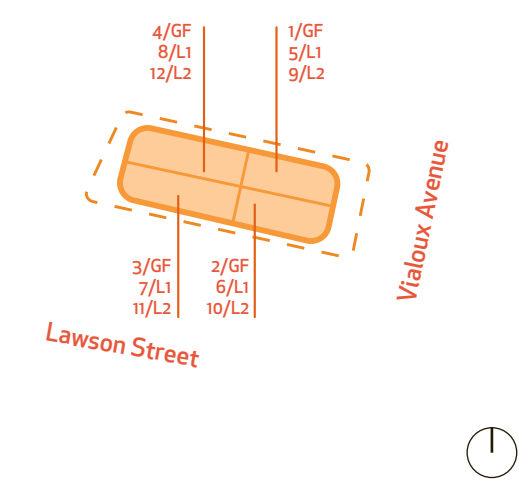
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RESPONSE TO SUBMISSIONS

1.2 The Proposal
Solar Access and Overshadowing
DPIE RTS ISSUE 4(B)

8 Vialoux Avenue

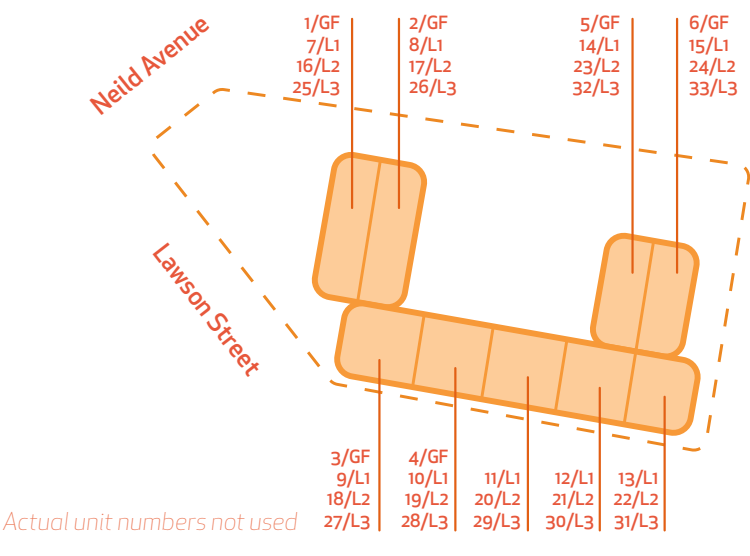
Unit	9:00-9:30	9:30-10:00	10:00-10:30	10:30-11:00	11:00-11:30	11:30-12:00	12:00-12:30	12:30-13:00	13:00-13:30	13:30-14:00	14:00-14:30	14:30-15:00	Existing	Proposed
1/GF	1/2	1/2	1/2	1/2	-	-	-	-	-	-	-	-	6	2
2/GF	-	-	-	-	-	-	-	-	-	-	-	-	0	0
3/GF	-	-	-	-	-	-	-	-	-	-	-	-	0	0
4/GF	-	-	-	-	-	1/2	1/2	1/2	1/2	-	-	-	6	2
5/L1	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	6	6
6/L1	-	-	-	-	-	-	-	-	-	-	-	-	0	0
7/L1	-	-	-	-	-	-	-	-	-	-	-	-	0	0
8/L1	-	-	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	-	6	4 1/2
9/L2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	6	6
10/L2	-	-	-	-	-	-	-	-	-	-	-	-	0	0
11/L2	-	-	-	-	-	-	-	-	-	-	-	-	0	0
12/L2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	6	6
Total number of apartment living rooms receiving 2 hours or more on June 21 (Area ≥ 1m²)													6/12	6/12



Key Plan 8 Vialoux Avenue

RESPONSE TO SUBMISSIONS

1.2 The Proposal
Solar Access and Overshadowing
DPIE RTS ISSUE 4(B)



Key Plan_ 29-33 Lawson Street

29-33 Lawson Street

Unit	9:00-9:30	9:30-10:00	10:00-10:30	10:30-11:00	11:00-11:30	11:30-12:00	12:00-12:30	12:30-13:00	13:00-13:30	13:30-14:00	14:00-14:30	14:30-15:00	Existing	Proposed
1/GF	-	-	-	-	-	-	1/2	1/2	1/2	1/2	1/2	1/2	3	3
2/GF	1/2	1/2	1/2	-	-	-	-	-	-	-	-	-	1 1/2	1 1/2
3/GF	1/2	1/2	1/2	1/2	1/2	-	-	-	-	-	-	-	2 1/2	2 1/2
4/GF	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	-	-	-	-	4	4
5/GF	-	-	-	-	-	-	1/2	1/2	1/2	1/2	1/2	1/2	3	3
6/GF	1/2	1/2	1/2	-	-	-	-	-	-	-	-	-	1 1/2	1 1/2
7/L1	-	-	-	-	-	-	1/2	1/2	1/2	1/2	1/2	1/2	3	3
8/L1	1/2	1/2	1/2	-	-	-	-	-	-	-	-	-	1 1/2	1 1/2
9/L1	1/2	1/2	1/2	1/2	1/2	-	-	-	-	-	-	-	2 1/2	2 1/2
10/L1	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	-	-	-	4 1/2	4 1/2
11/L1	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	-	5 1/2	5 1/2
12/L1	-	-	-	-	-	-	-	-	-	-	-	-	0	0
13/L1	-	-	-	-	-	-	-	-	-	-	-	-	0	0
14/L1	-	-	-	-	-	-	1/2	1/2	1/2	1/2	1/2	1/2	3	3
15/L1	1/2	1/2	1/2	-	-	-	-	-	-	-	-	-	1 1/2	1 1/2
16/L2	-	-	-	-	-	-	1/2	1/2	1/2	1/2	1/2	1/2	3	3
17/L2	1/2	1/2	1/2	-	-	-	-	-	-	-	-	-	1 1/2	1 1/2
18/L2	1/2	1/2	1/2	1/2	1/2	1/2	-	-	-	-	-	-	3	3
19/L2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	-	5 1/2	5 1/2
20/L2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	6	6
21/L2	-	-	-	-	-	-	-	-	-	-	-	-	0	0
22/L2	-	-	-	-	-	-	-	-	-	-	-	-	0	0
23/L2	-	-	-	-	-	-	1/2	1/2	1/2	1/2	1/2	1/2	3	3
24/L2	1/2	1/2	1/2	-	-	-	-	-	-	-	-	-	1 1/2	1 1/2
25/L3	-	-	-	-	-	-	1/2	1/2	1/2	1/2	1/2	1/2	3	3
26/L3	1/2	1/2	1/2	-	-	-	-	-	-	-	-	-	1 1/2	1 1/2
27/L3	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	-	-	-	-	4	4
28/L3	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	6	6
29/L3	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	6	6
30/L3	-	-	-	-	-	-	-	-	-	-	-	-	0	0
31/L3	-	-	-	-	-	-	-	-	-	-	-	-	0	0
32/L3	-	-	-	-	-	-	1/2	1/2	1/2	1/2	1/2	1/2	3	3
33/L3	1/2	1/2	1/2	-	-	-	-	-	-	-	-	-	1 1/2	1 1/2
Total number of apartment living rooms receiving 2 hours or more on June 21 (Area ≥ 1m²)													19/33	19/33

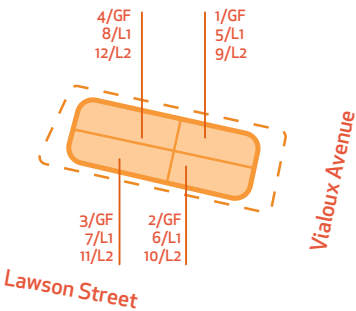
1.3 WLEP 2014 Residential Flat Building Envelope
DPIE RTS ISSUE 1, 2 & 4(B)



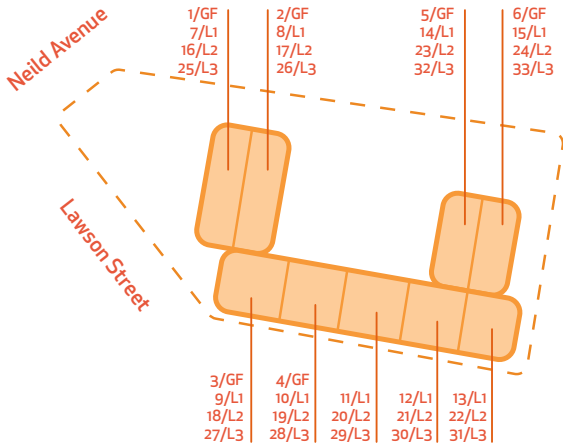
WLEP 2014 Residential Flat Building Envelope _ Plan

RESPONSE TO SUBMISSIONS

1.4 WLEP 2014 Residential Flat Building
Solar Access and Overshadowing
DPIE RTS ISSUE 1, 2 & 4(B)



Key Plan 8 Vialoux Avenue

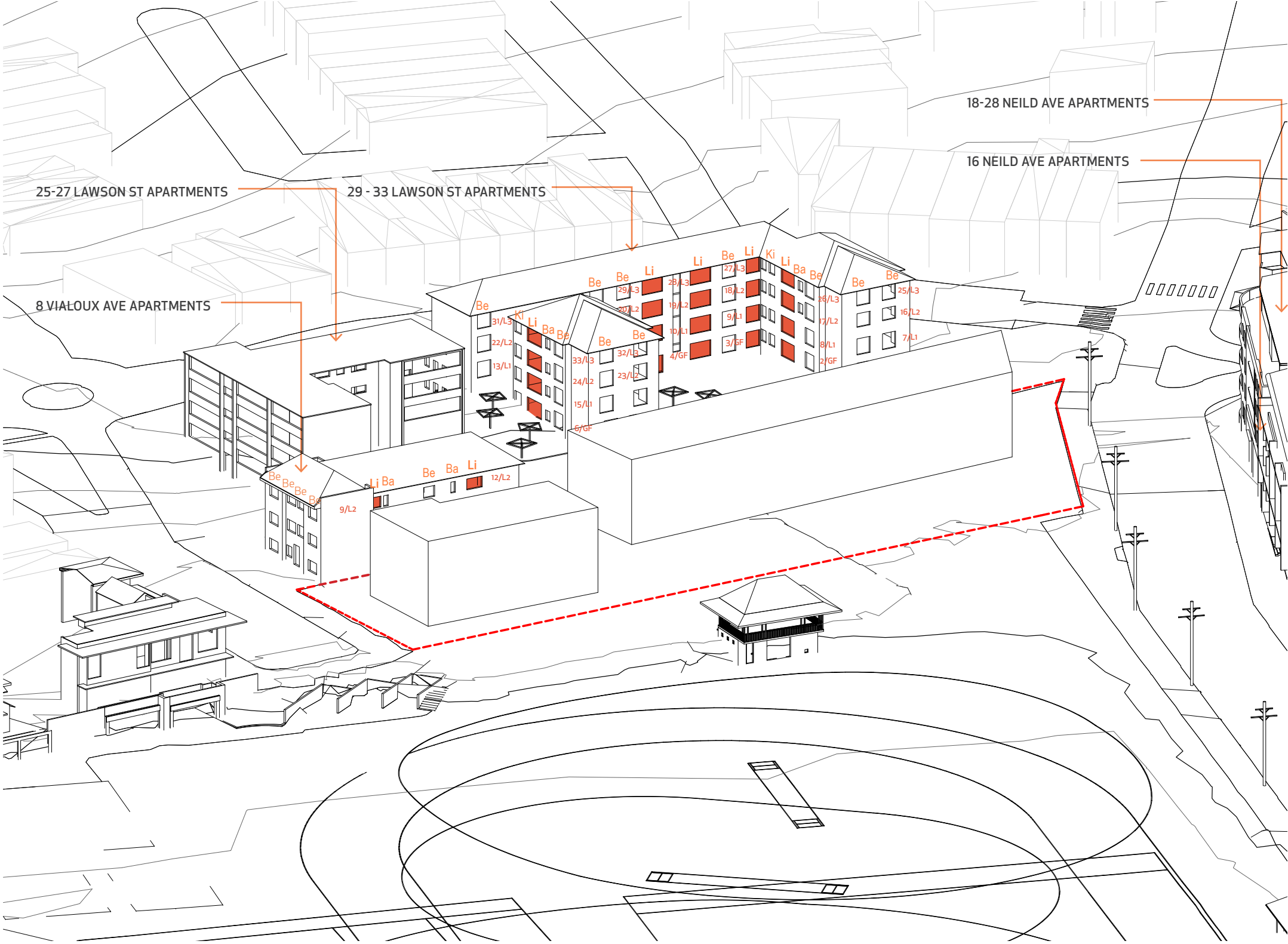


Actual unit numbers not used

Key Plan 29-33 Lawson Street

KEY

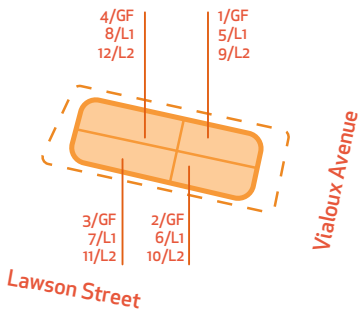
- Living room receiving solar access (Area $\geq 1m^2$)
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- Ba Bathroom
- Be Bedroom
- Ki Kitchen
- Li Living room
- 1/GF Unit no. / Building level
- Existing clothes line
- Laundry



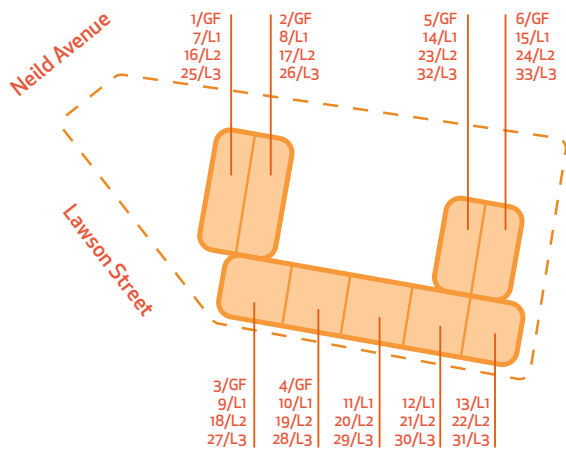
Suneye 09:00 June 21

RESPONSE TO SUBMISSIONS

1.4 WLEP 2014 Residential Flat Building
Solar Access and Overshadowing
DPIE RTS ISSUE 1, 2 & 4(B)



Key Plan 8 Vialoux Avenue

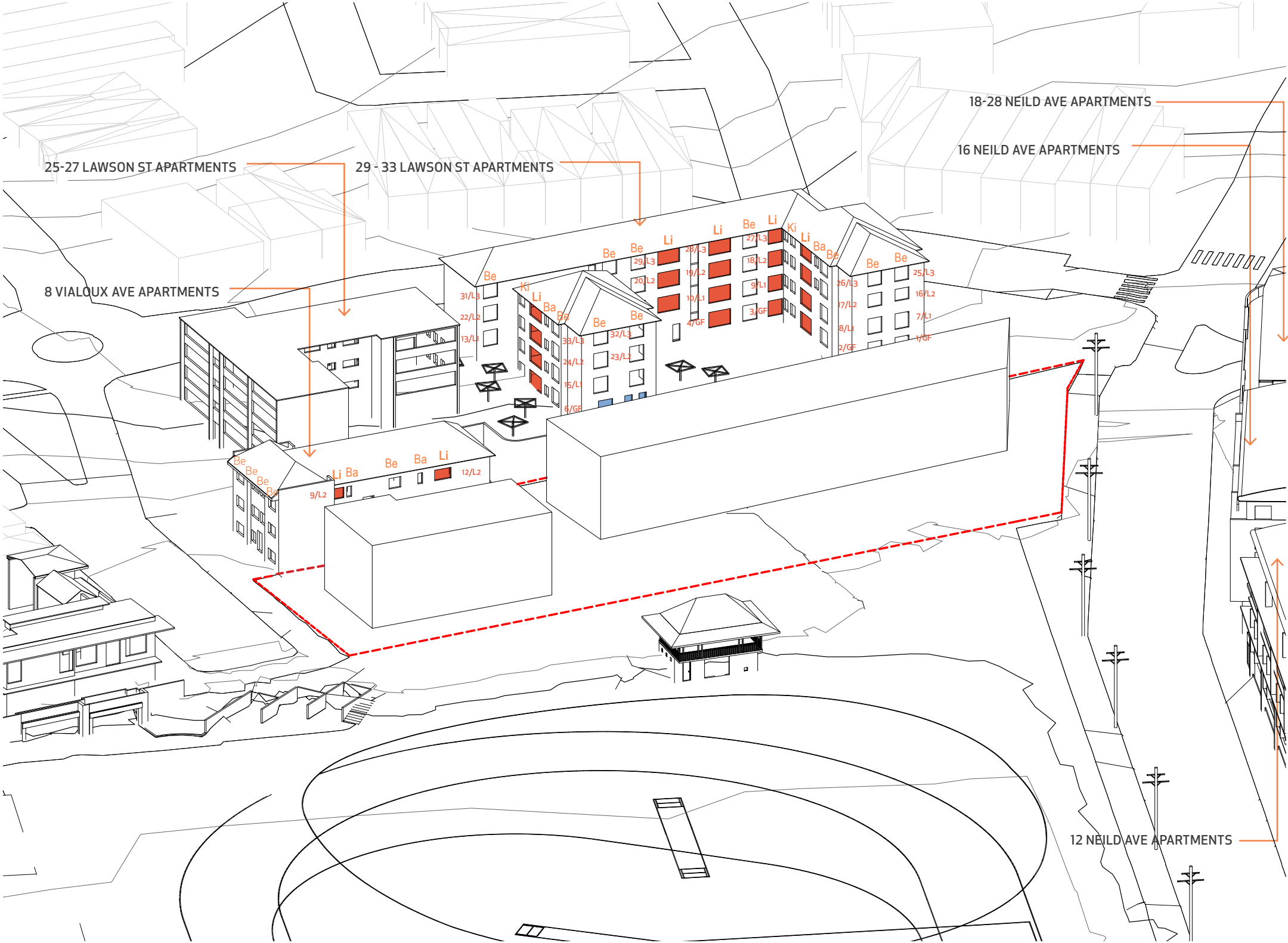


Actual unit numbers not used

Key Plan 29-33 Lawson Street

KEY

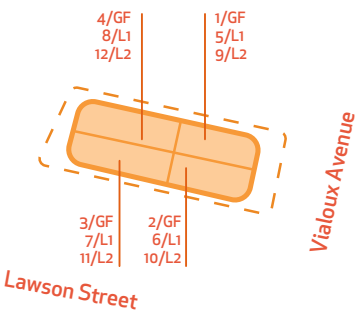
- Living room receiving solar access (Area $\geq 1m^2$)
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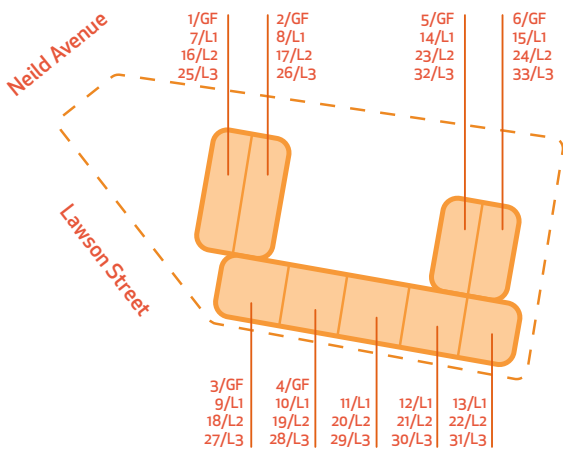
Suneye 09:30 June 21

RESPONSE TO SUBMISSIONS

1.4 WLEP 2014 Residential Flat Building
Solar Access and Overshadowing
DPIE RTS ISSUE 1, 2 & 4(B)



Key Plan 8 Vialoux Avenue

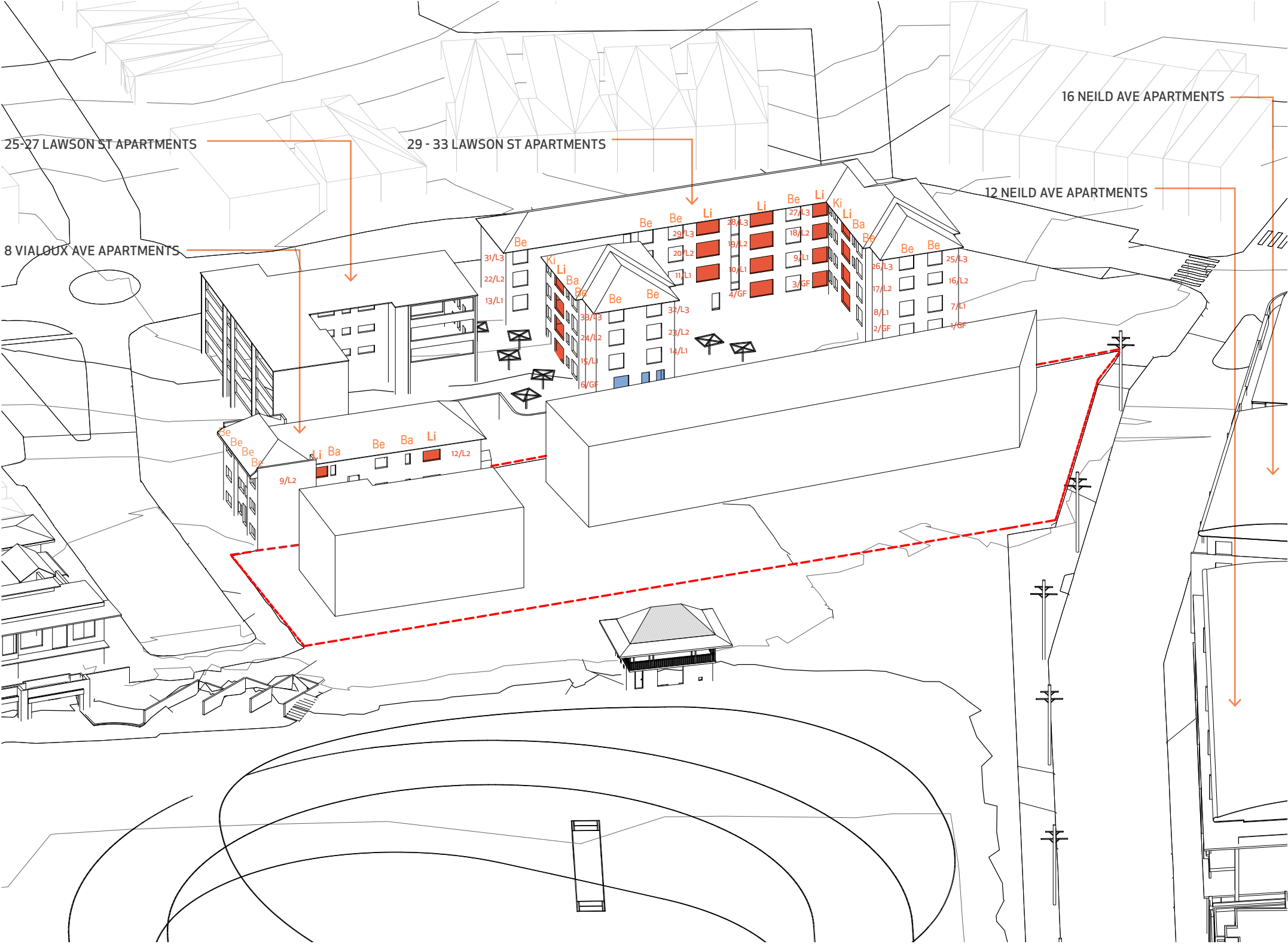


Actual unit numbers not used

Key Plan 29-33 Lawson Street

KEY

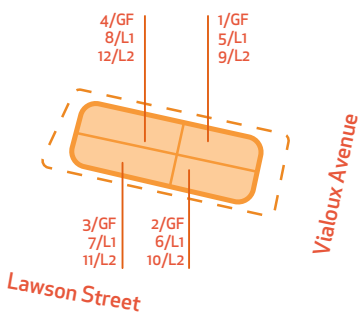
- Living room receiving solar access (Area $\geq 1m^2$)
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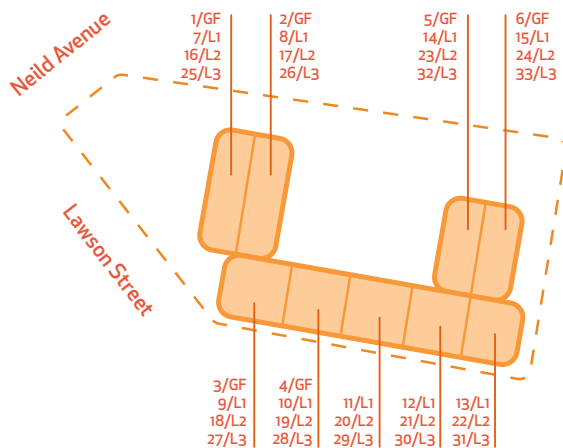
Suneye 10:00 June 21

RESPONSE TO SUBMISSIONS

1.4 WLEP 2014 Residential Flat Building
Solar Access and Overshadowing
DPIE RTS ISSUE 1, 2 & 4(B)



Key Plan 8 Vialoux Avenue

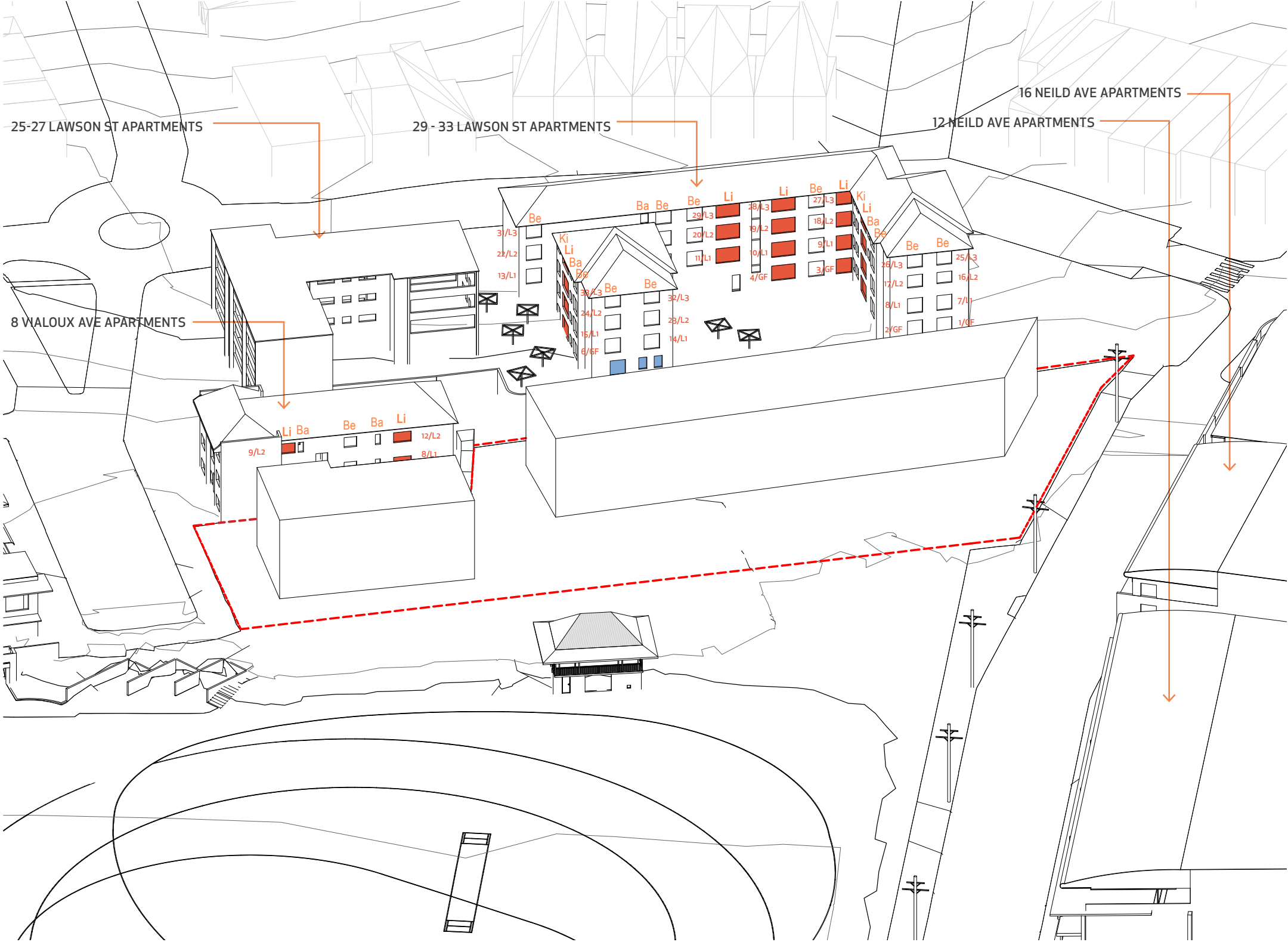


Actual unit numbers not used

Key Plan 29-33 Lawson Street

KEY

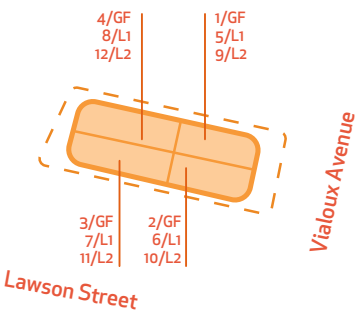
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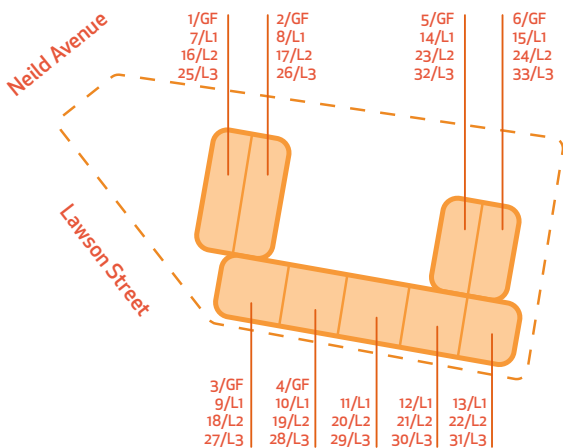
Suneye 10:30 June 21

RESPONSE TO SUBMISSIONS

1.4 WLEP 2014 Residential Flat Building
Solar Access and Overshadowing
DPIE RTS ISSUE 1, 2 & 4(B)



Key Plan 8 Vialoux Avenue

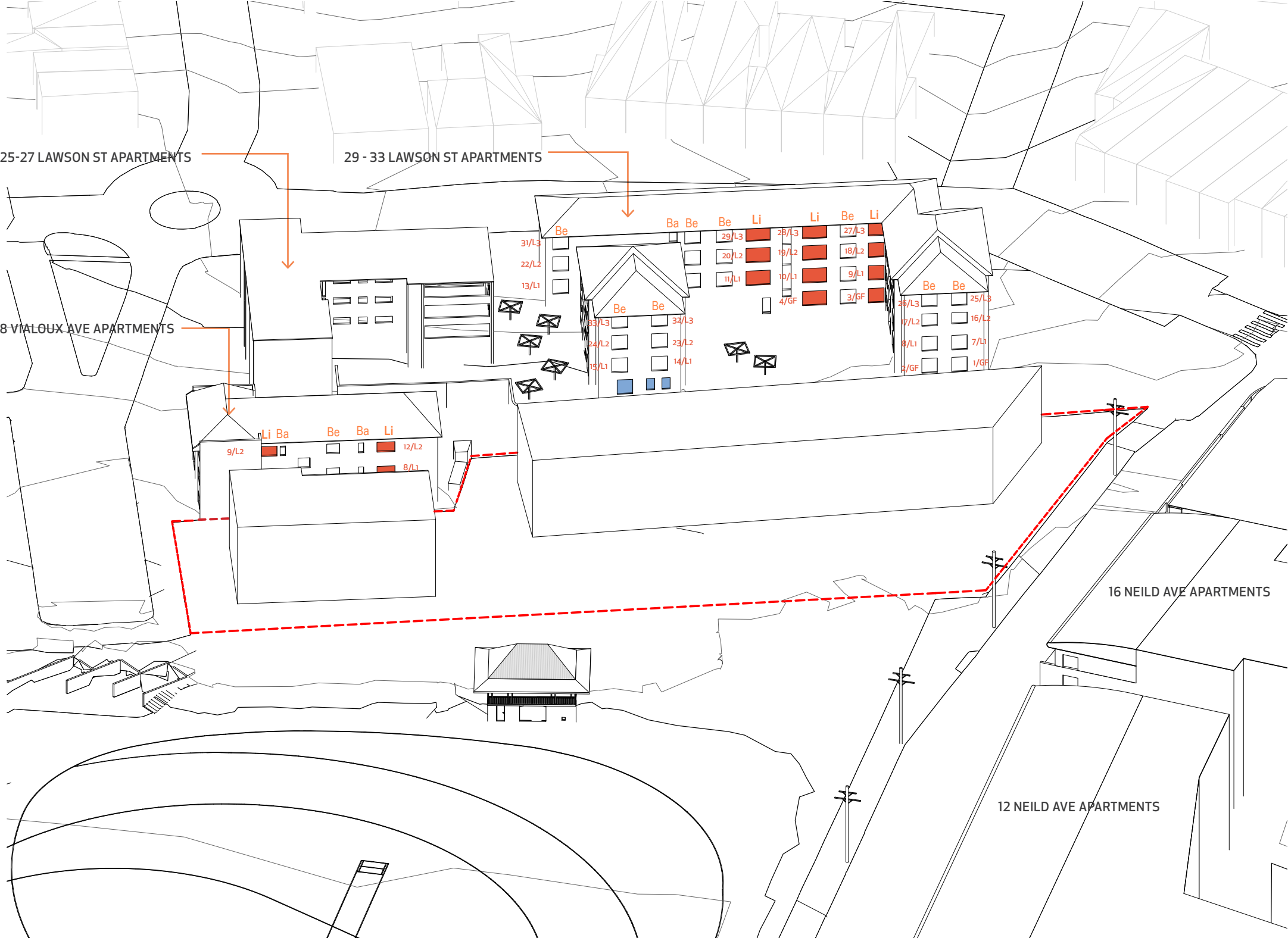


Actual unit numbers not used

Key Plan 29-33 Lawson Street

KEY

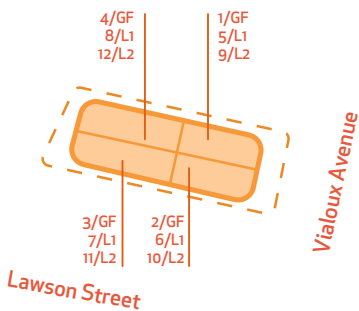
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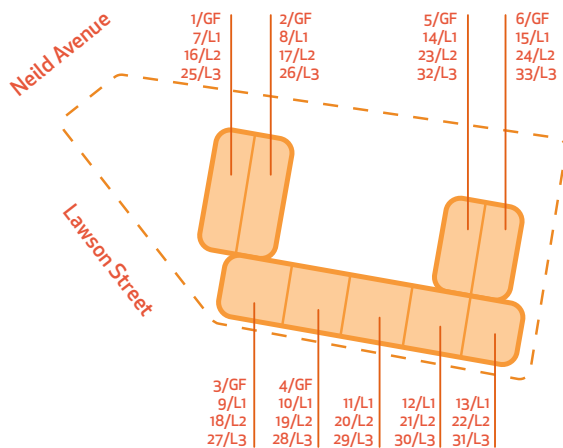
Suneye 11:00 June 21

RESPONSE TO SUBMISSIONS

1.4 WLEP 2014 Residential Flat Building
Solar Access and Overshadowing
DPIE RTS ISSUE 1, 2 & 4(B)



Key Plan 8 Vialoux Avenue

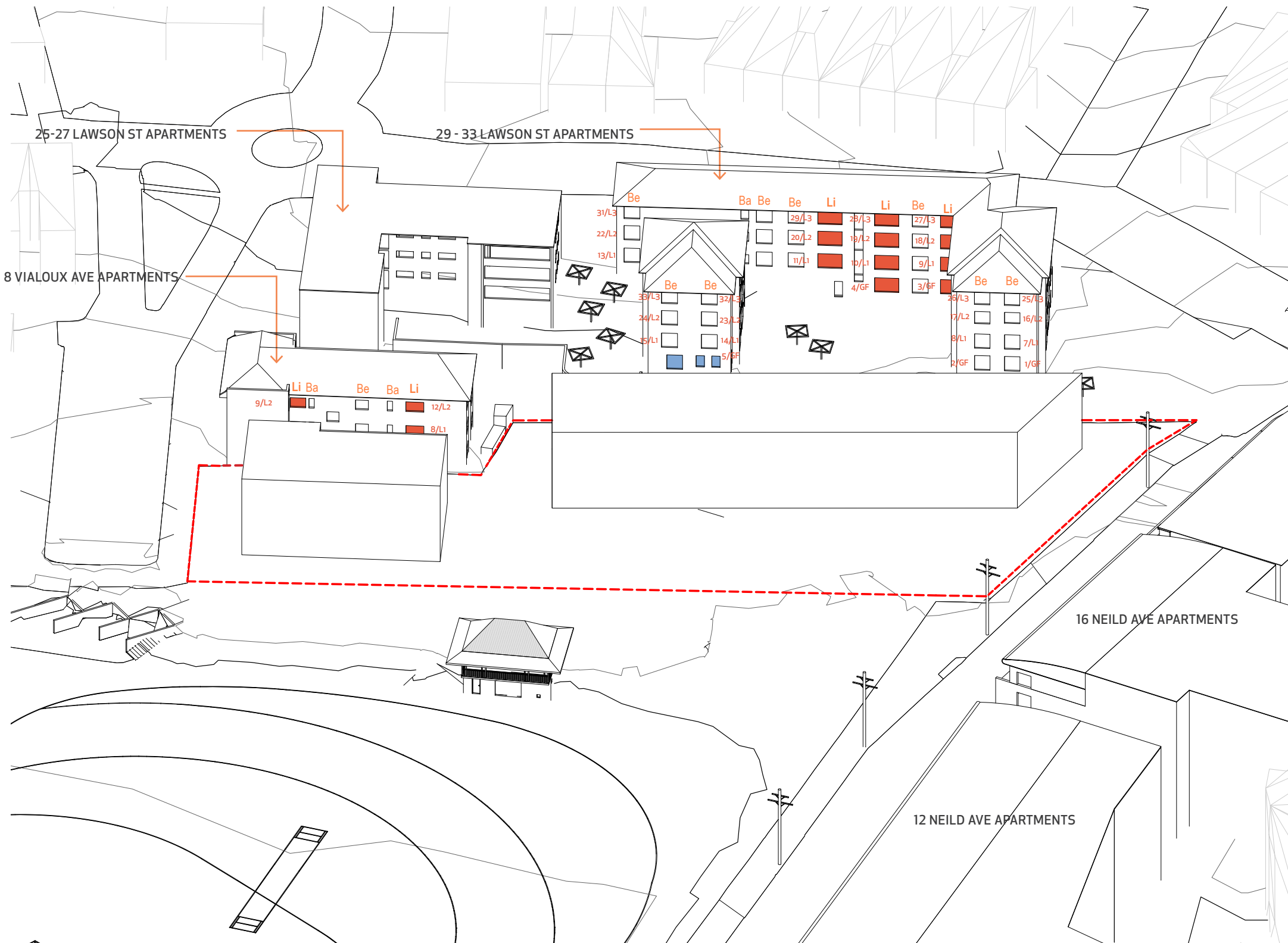


Actual unit numbers not used

Key Plan 29-33 Lawson Street

KEY

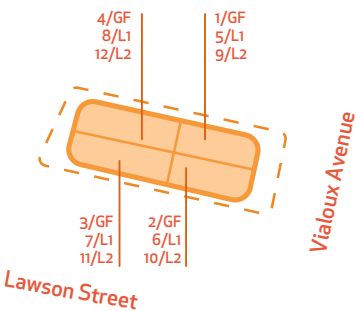
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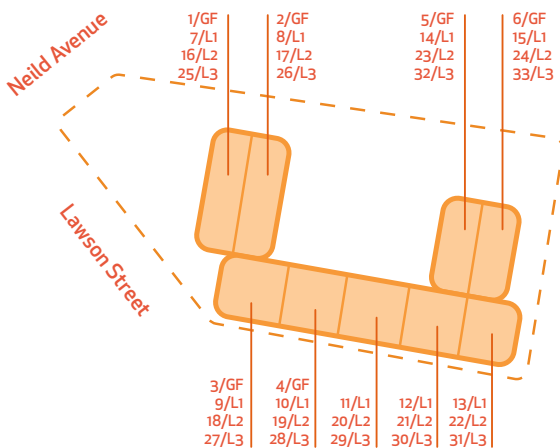
Suneye 11:30 June 21

RESPONSE TO SUBMISSIONS

1.4 WLEP 2014 Residential Flat Building
Solar Access and Overshadowing
DPIE RTS ISSUE 1, 2 & 4(B)



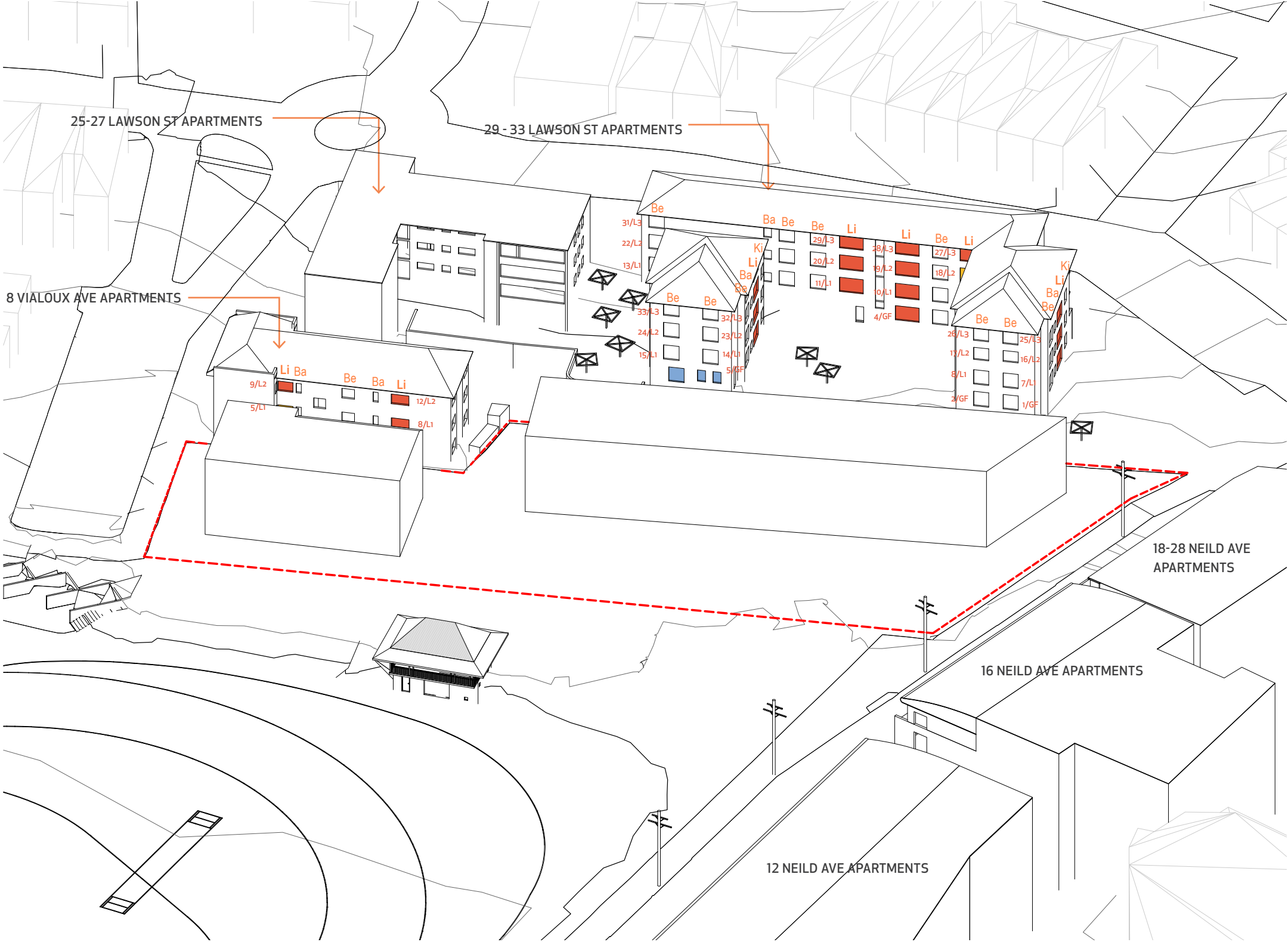
Key Plan 8 Vialoux Avenue



Actual unit numbers not used

Key Plan 29-33 Lawson Street

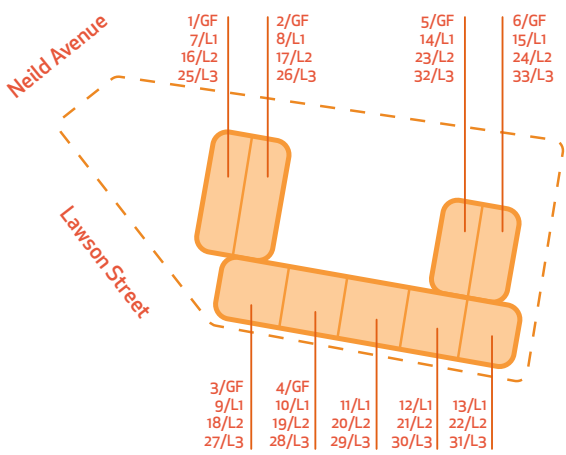
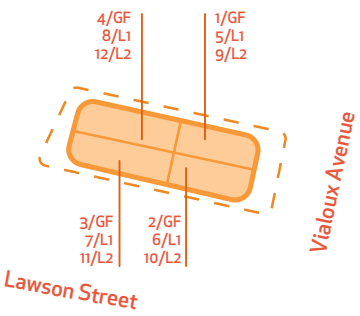
- KEY**
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 - Existing clothes line
 - Laundry



Suneye 12:00 June 21

RESPONSE TO SUBMISSIONS

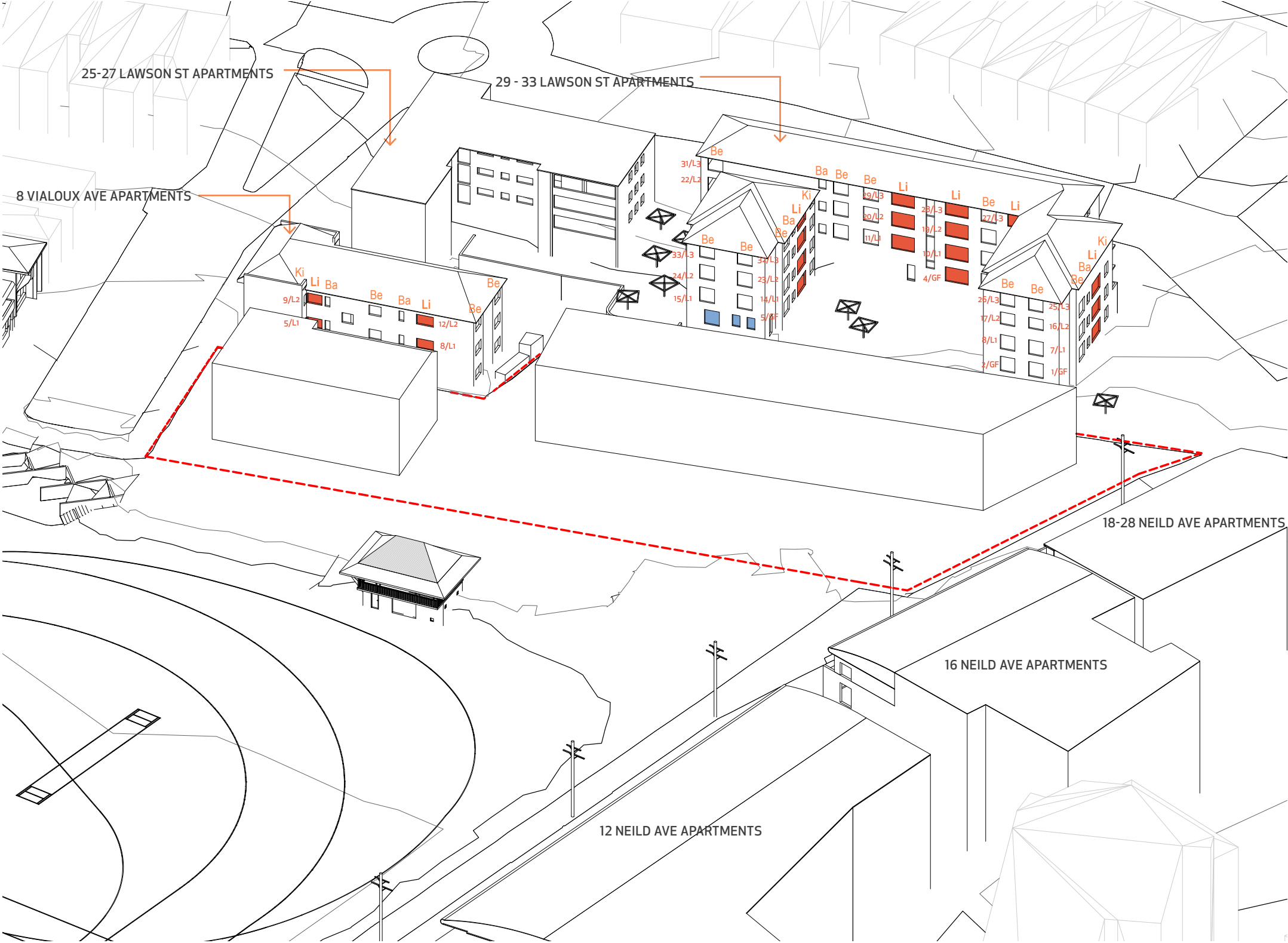
1.4 WLEP 2014 Residential Flat Building
Solar Access and Overshadowing
DPIE RTS ISSUE 1, 2 & 4(B)



Actual unit numbers not used

Key Plan 29-33 Lawson Street

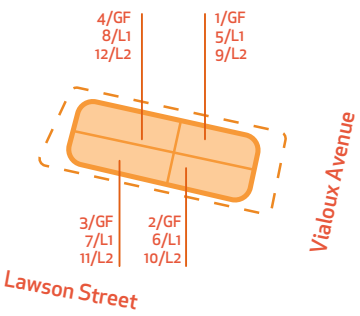
- KEY**
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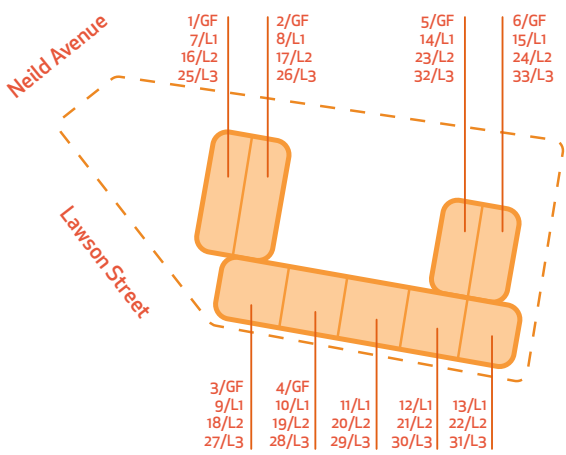
Suneye 12:30 June 21

RESPONSE TO SUBMISSIONS

1.4 WLEP 2014 Residential Flat Building
Solar Access and Overshadowing
DPIE RTS ISSUE 1, 2 & 4(B)



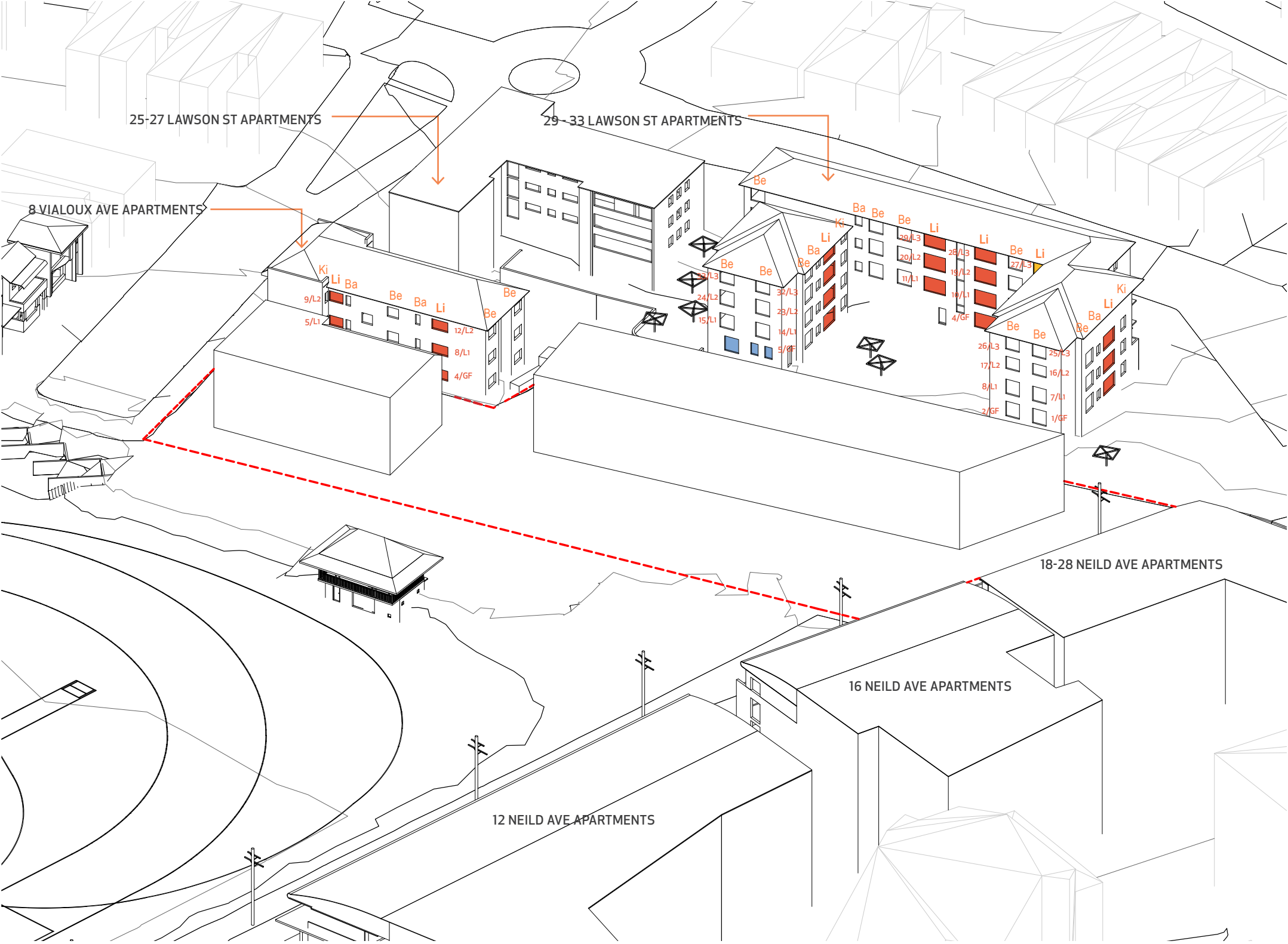
Key Plan 8 Vialoux Avenue



Actual unit numbers not used

Key Plan 29-33 Lawson Street

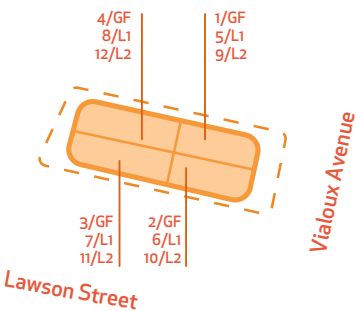
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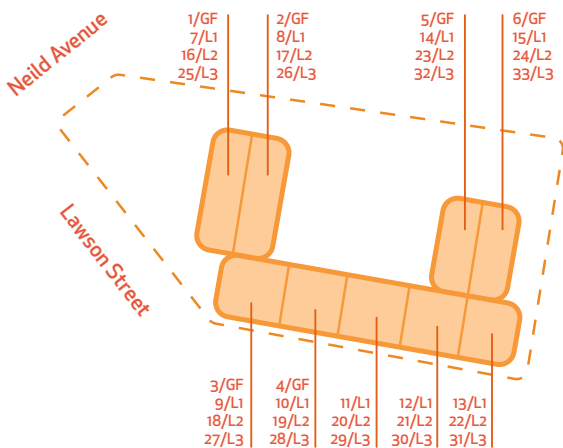
Suneye 13:00 June 21

RESPONSE TO SUBMISSIONS

1.4 WLEP 2014 Residential Flat Building
Solar Access and Overshadowing
DPIE RTS ISSUE 1, 2 & 4(B)



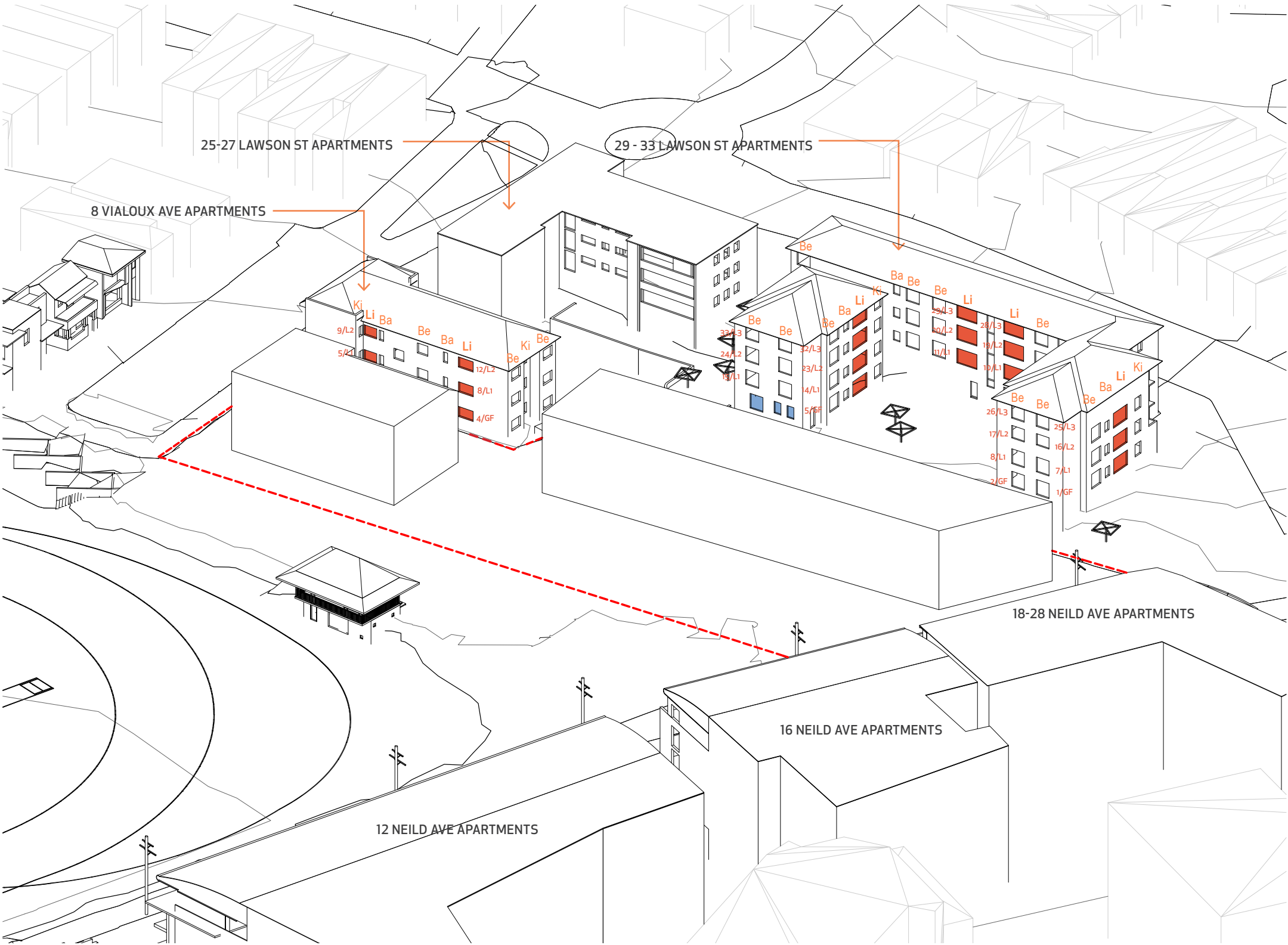
Key Plan 8 Vialoux Avenue



Actual unit numbers not used

Key Plan 29-33 Lawson Street

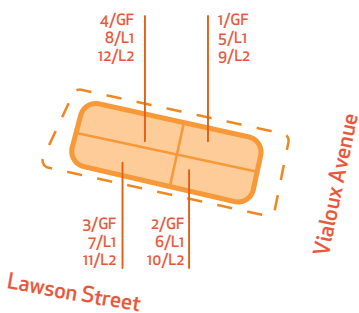
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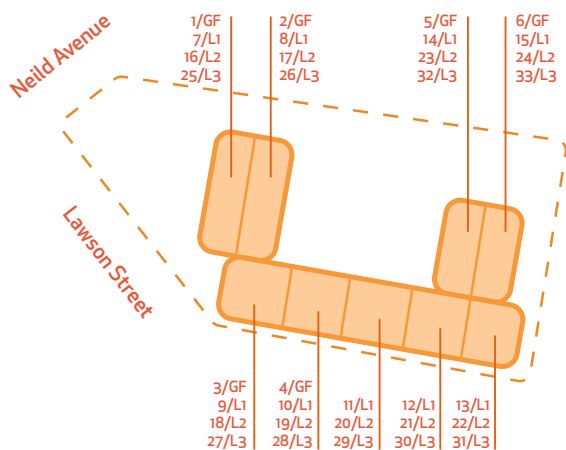
Suneye 13:30 June 21

RESPONSE TO SUBMISSIONS

1.4 WLEP 2014 Residential Flat Building
Solar Access and Overshadowing
DPIE RTS ISSUE 1, 2 & 4(B)



Key Plan 8 Vialoux Avenue

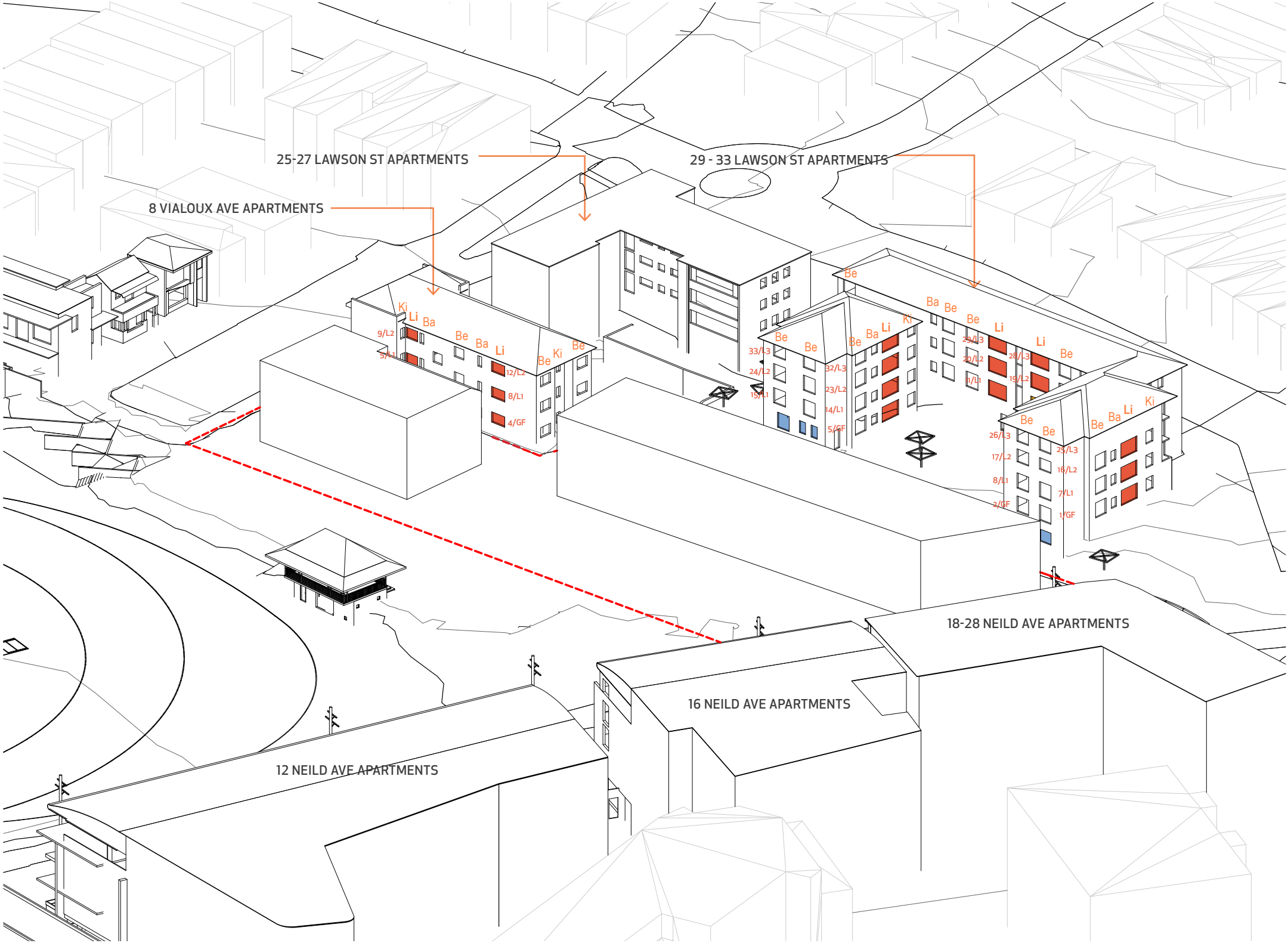


Actual unit numbers not used

Key Plan 29-33 Lawson Street

KEY

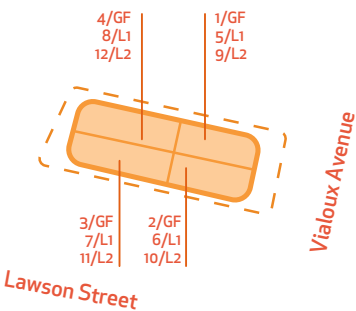
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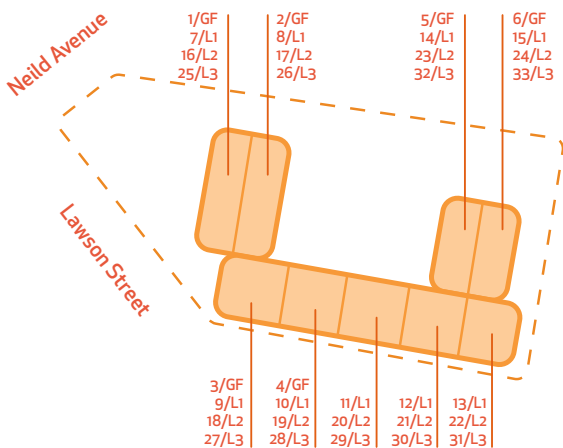
Suneye 14:00 June 21

RESPONSE TO SUBMISSIONS

1.4 WLEP 2014 Residential Flat Building
Solar Access and Overshadowing
DPIE RTS ISSUE 1, 2 & 4(B)



Key Plan 8 Vialoux Avenue

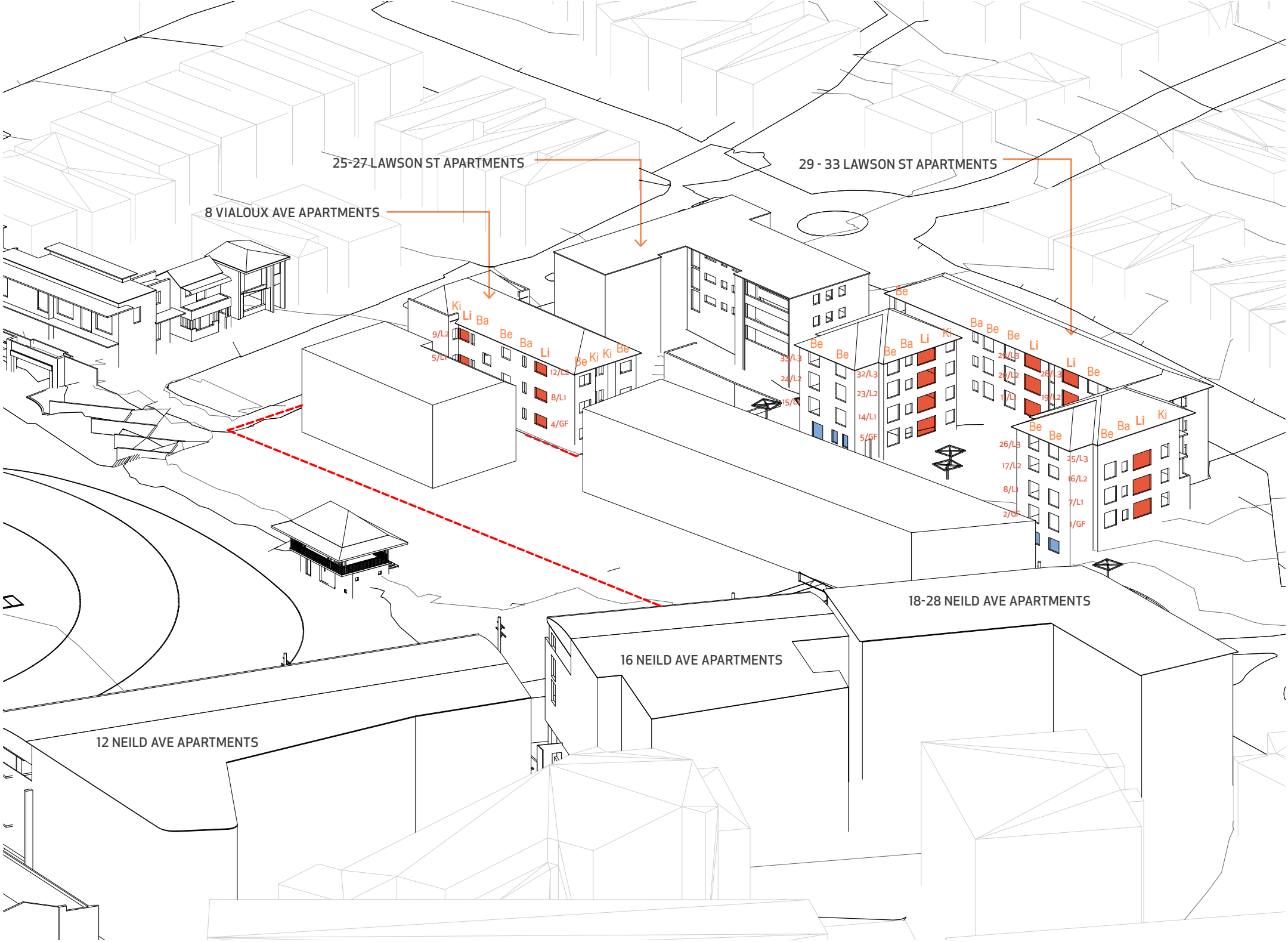


Actual unit numbers not used

Key Plan 29-33 Lawson Street

KEY

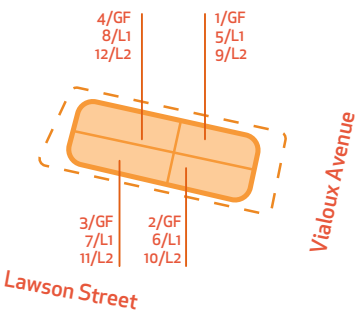
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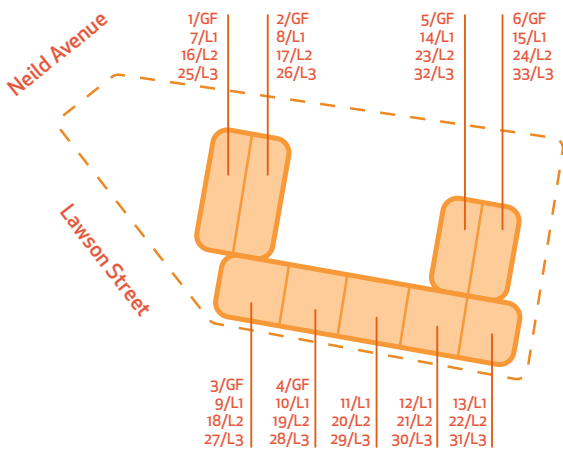
Suneye 14:30 June 21

RESPONSE TO SUBMISSIONS

1.4 WLEP 2014 Residential Flat Building
Solar Access and Overshadowing
DPIE RTS ISSUE 1, 2 & 4(B)



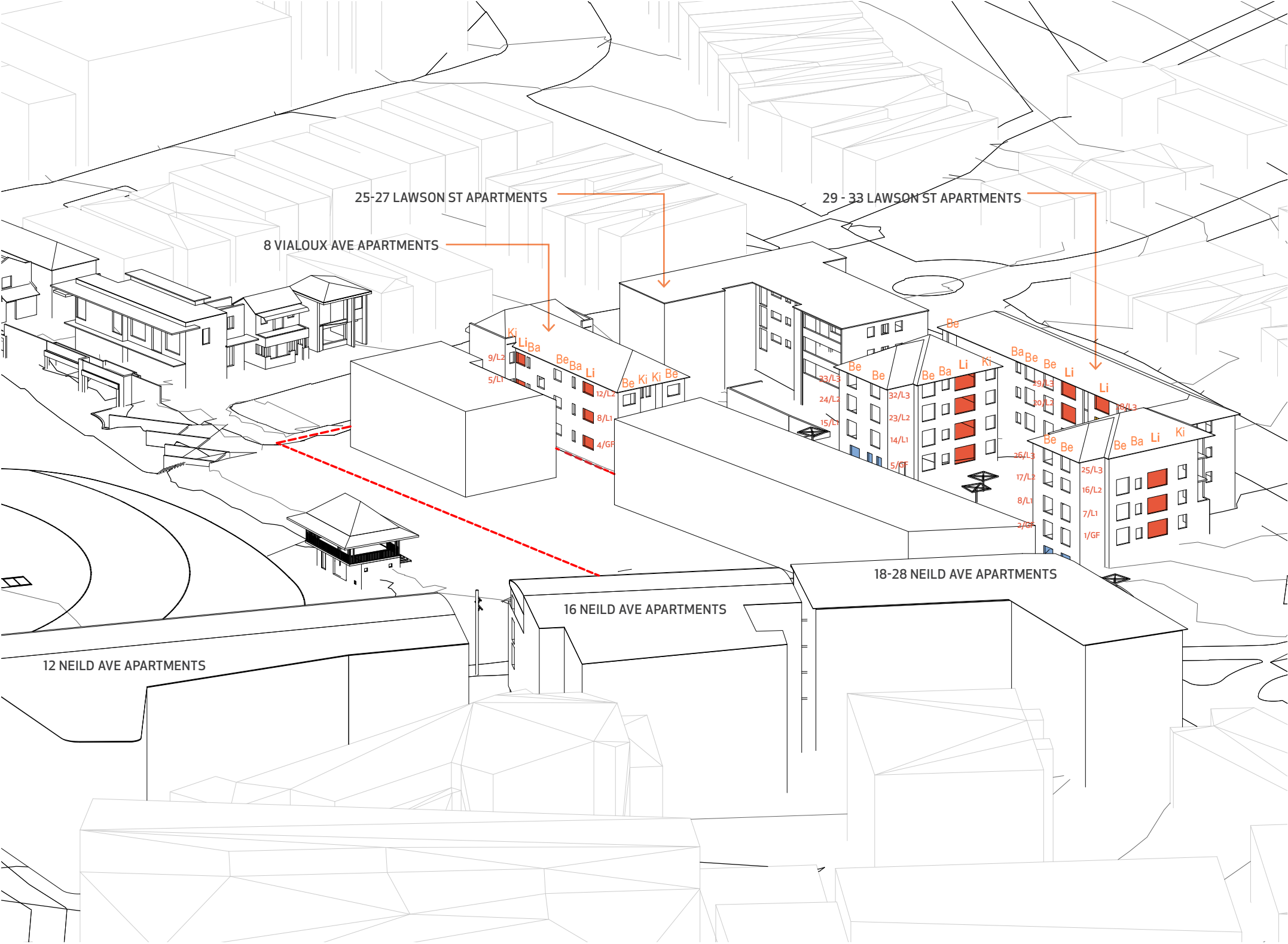
Key Plan 8 Vialoux Avenue



Actual unit numbers not used

Key Plan 29-33 Lawson Street

- KEY**
- Living room receiving solar access (Area $\geq 1m^2$)
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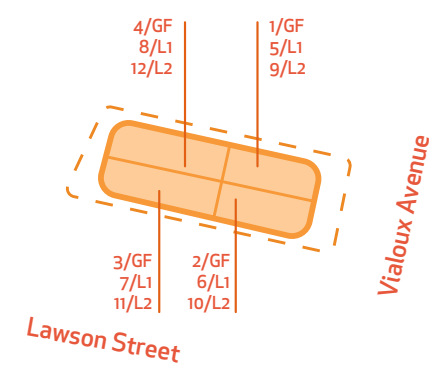
Suneye 15:00 June 21

RESPONSE TO SUBMISSIONS

1.4 WLEP 2014 Residential Flat Building
Solar Access and Overshadowing
DPIE RTS ISSUE 1 & 4(B)

8 Vialoux Avenue

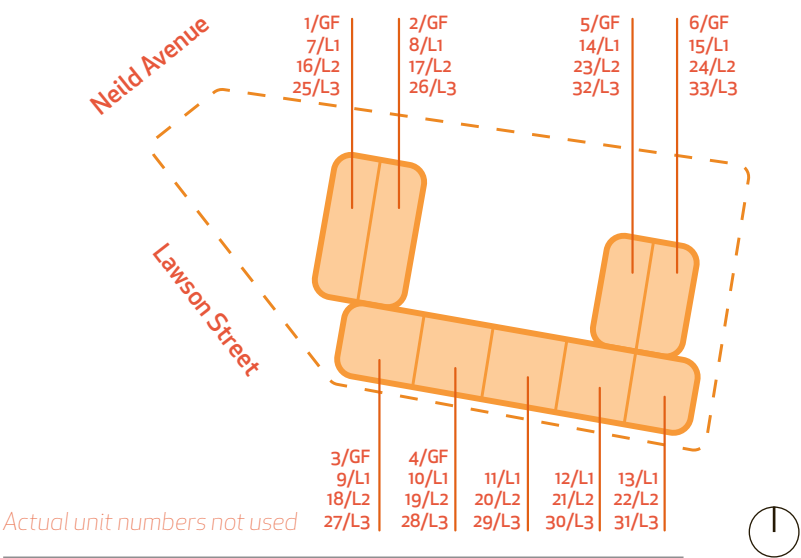
Unit	9:00-9:30	9:30-10:00	10:00-10:30	10:30-11:00	11:00-11:30	11:30-12:00	12:00-12:30	12:30-13:00	13:00-13:30	13:30-14:00	14:00-14:30	14:30-15:00	Existing	Proposed
1/GF	-	-	-	-	-	-	-	-	-	-	-	-	6	0
2/GF	-	-	-	-	-	-	-	-	-	-	-	-	0	0
3/GF	-	-	-	-	-	-	-	-	-	-	-	-	0	0
4/GF	-	-	-	-	-	-	-	-	1/2	1/2	1/2	1/2	6	2
5/L1	-	-	-	-	-	-	-	1/2	1/2	1/2	1/2	1/2	6	2½
6/L1	-	-	-	-	-	-	-	-	-	-	-	-	0	0
7/L1	-	-	-	-	-	-	-	-	-	-	-	-	0	0
8/L1	-	-	-	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	6	4½
9/L2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	6	6
10/L2	-	-	-	-	-	-	-	-	-	-	-	-	0	0
11/L2	-	-	-	-	-	-	-	-	-	-	-	-	0	0
12/L2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	6	6
Total number of apartment living rooms receiving 2 hours or more on June 21 (Area ≥ 1m²)													6/12	5/12



Key Plan 8 Vialoux Avenue

RESPONSE TO SUBMISSIONS

1.4 WLEP 2014 Residential Flat Building
Solar Access and Overshadowing
DPIE RTS ISSUE 1 & 4(B)



Key Plan_ 29-33 Lawson Street

29-33 Lawson Street

Unit	9:00-9:30	9:30-10:00	10:00-10:30	10:30-11:00	11:00-11:30	11:30-12:00	12:00-12:30	12:30-13:00	13:00-13:30	13:30-14:00	14:00-14:30	14:30-15:00	Existing	Proposed
1/GF	-	-	-	-	-	-	1/2	1/2	1/2	1/2	1/2	1/2	3	3
2/GF	1/2	1/2	1/2	-	-	-	-	-	-	-	-	-	1 1/2	1 1/2
3/GF	1/2	1/2	1/2	1/2	1/2	-	-	-	-	-	-	-	2 1/2	2 1/2
4/GF	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	-	-	-	-	4	4
5/GF	-	-	-	-	-	-	1/2	1/2	1/2	1/2	1/2	1/2	3	3
6/GF	1/2	1/2	1/2	-	-	-	-	-	-	-	-	-	1 1/2	1 1/2
7/L1	-	-	-	-	-	-	1/2	1/2	1/2	1/2	1/2	1/2	3	3
8/L1	1/2	1/2	1/2	-	-	-	-	-	-	-	-	-	1 1/2	1 1/2
9/L1	1/2	1/2	1/2	1/2	1/2	-	-	-	-	-	-	-	2 1/2	2 1/2
10/L1	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	-	-	-	4 1/2	4 1/2
11/L1	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	-	5 1/2	5 1/2
12/L1	-	-	-	-	-	-	-	-	-	-	-	-	0	0
13/L1	-	-	-	-	-	-	-	-	-	-	-	-	0	0
14/L1	-	-	-	-	-	-	1/2	1/2	1/2	1/2	1/2	1/2	3	3
15/L1	1/2	1/2	1/2	-	-	-	-	-	-	-	-	-	1 1/2	1 1/2
16/L2	-	-	-	-	-	-	1/2	1/2	1/2	1/2	1/2	1/2	3	3
17/L2	1/2	1/2	1/2	-	-	-	-	-	-	-	-	-	1 1/2	1 1/2
18/L2	1/2	1/2	1/2	1/2	1/2	1/2	-	-	-	-	-	-	3	3
19/L2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	-	5 1/2	5 1/2
20/L2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	6	6
21/L2	-	-	-	-	-	-	-	-	-	-	-	-	0	0
22/L2	-	-	-	-	-	-	-	-	-	-	-	-	0	0
23/L2	-	-	-	-	-	-	1/2	1/2	1/2	1/2	1/2	1/2	3	3
24/L2	1/2	1/2	1/2	-	-	-	-	-	-	-	-	-	1 1/2	1 1/2
25/L3	-	-	-	-	-	-	1/2	1/2	1/2	1/2	1/2	1/2	3	3
26/L3	1/2	1/2	1/2	-	-	-	-	-	-	-	-	-	1 1/2	1 1/2
27/L3	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	-	-	-	-	4	4
28/L3	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	6	6
29/L3	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	6	6
30/L3	-	-	-	-	-	-	-	-	-	-	-	-	0	0
31/L3	-	-	-	-	-	-	-	-	-	-	-	-	0	0
32/L3	-	-	-	-	-	-	1/2	1/2	1/2	1/2	1/2	1/2	3	3
33/L3	1/2	1/2	1/2	-	-	-	-	-	-	-	-	-	1 1/2	1 1/2
Total number of apartment living rooms receiving 2 hours or more on June 21 (Area ≥ 1m²)													19/33	19/33

RESPONSE TO SUBMISSIONS

1.5 SEPP Education Complying Development Envelope
DPIE RTS ISSUE 1, 2 & 4(B)

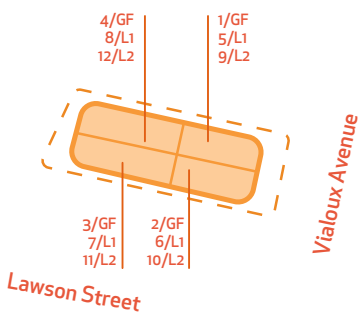


SEPP Education Complying Development Envelope _ Plan

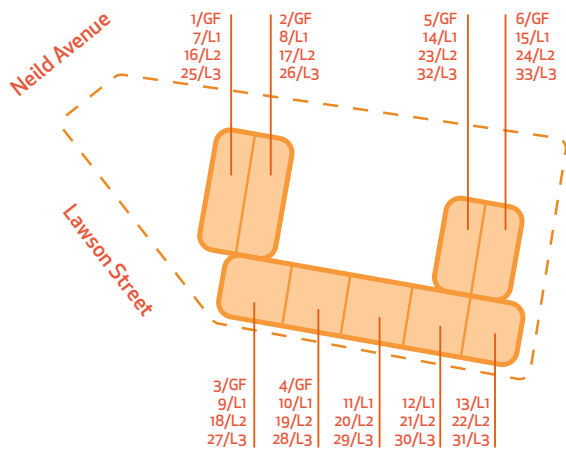
- KEY**
- Weigall site boundary
 - Built form envelope
 - Building height above existing ground level
 - Setback to boundary
 - Proposed building envelope
 - Existing trees
 - Open space
 - Sports fields
 - Contextual buildings

RESPONSE TO SUBMISSIONS

1.6 SEPP Education Complying Development
Solar Access and Overshadowing
DPIE RTS ISSUE 1, 2 & 4(B)



Key Plan 8 Vialoux Avenue

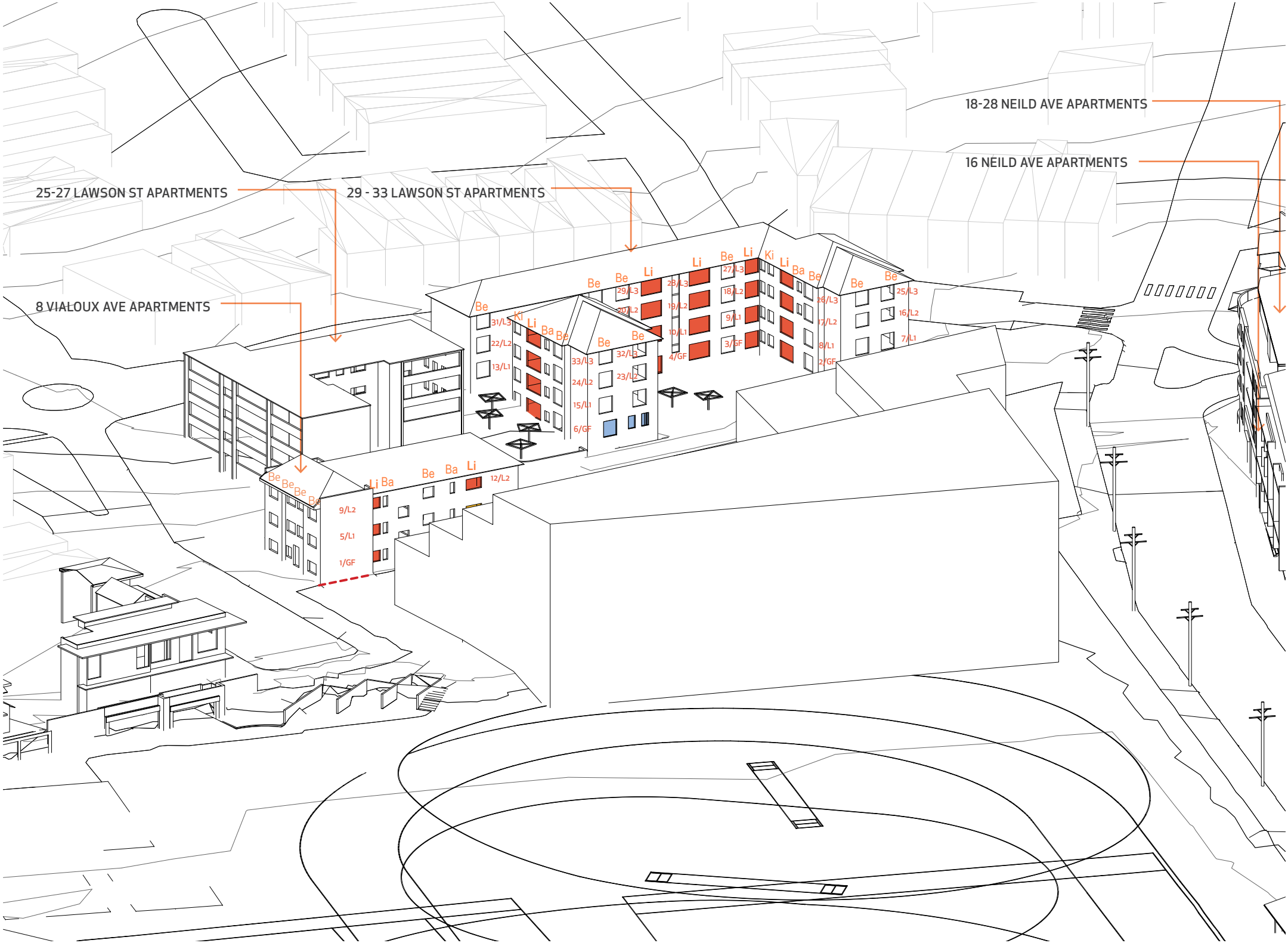


Actual unit numbers not used

Key Plan 29-33 Lawson Street

KEY

- Living room receiving solar access (Area $\geq 1m^2$)
- Living room receiving solar access (Area $< 1m^2$)
- Ba Bathroom
- Be Bedroom
- Ki Kitchen
- Li Living room
- 1/GF Unit no. / Building level
- Existing clothes line
- Laundry

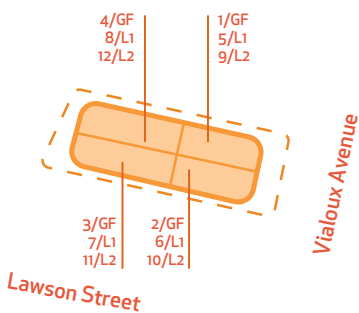


Suneye 09:00 June 21

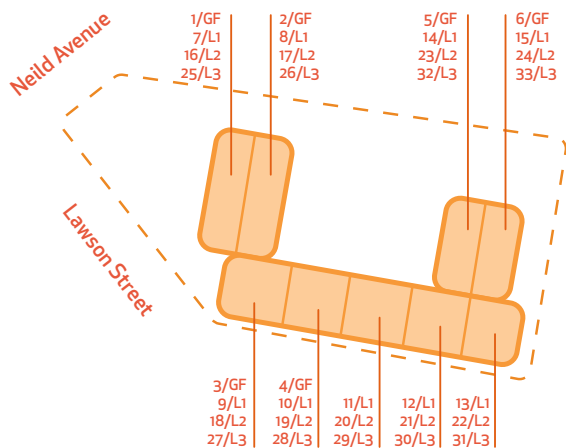
RESPONSE TO SUBMISSIONS

1.6 SEPP Education Complying Development
Solar Access and Overshadowing

DPIE RTS ISSUE 1, 2 & 4(B)



Key Plan 8 Vialoux Avenue

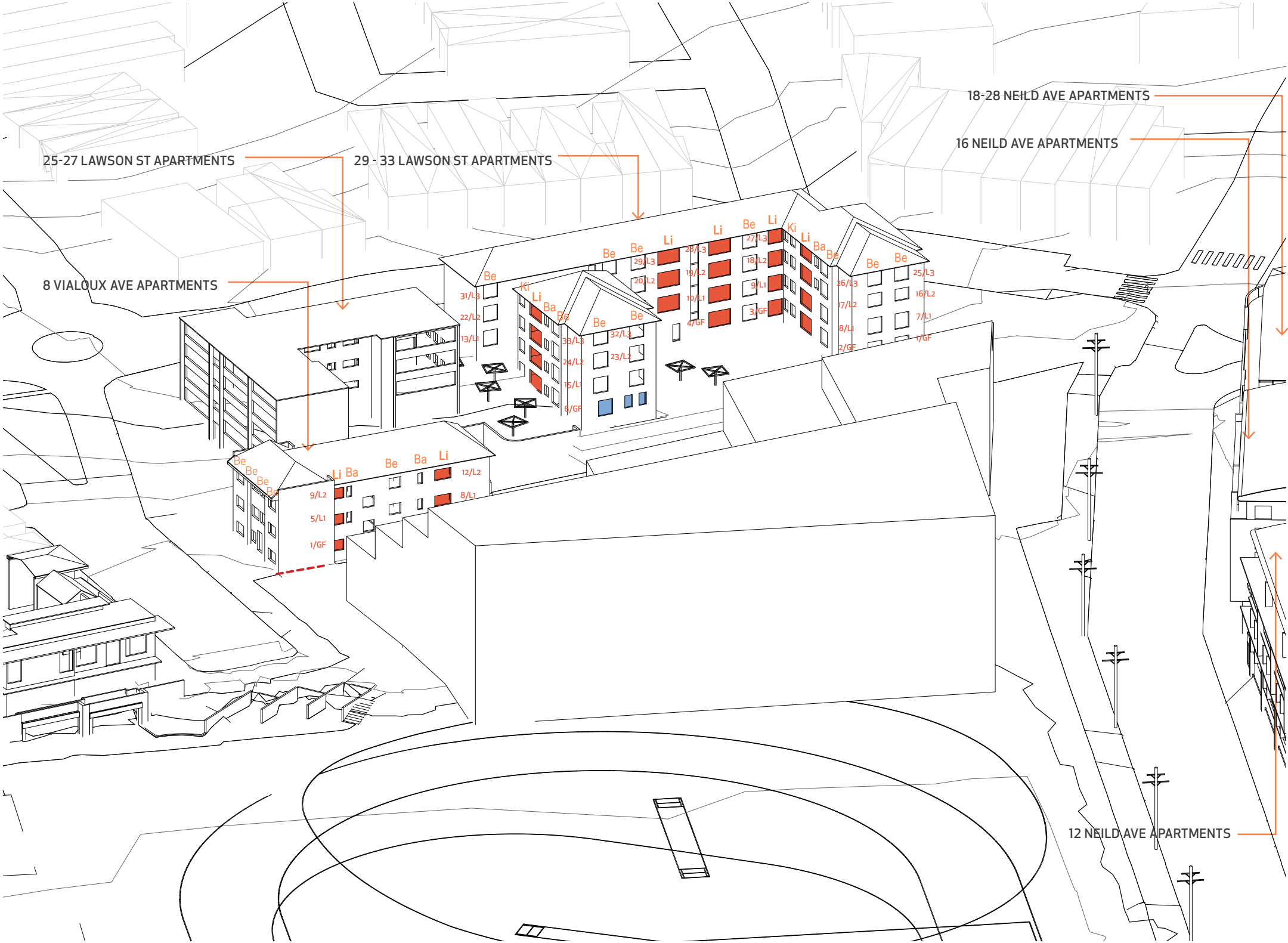


Actual unit numbers not used

Key Plan 29-33 Lawson Street

KEY

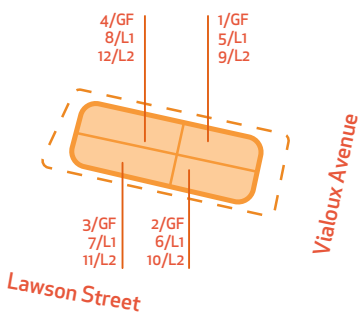
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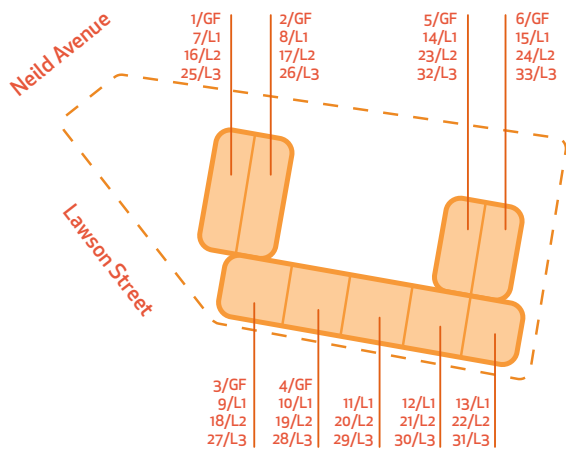
Suneye 09:30 June 21

RESPONSE TO SUBMISSIONS

1.6 SEPP Education Complying Development
Solar Access and Overshadowing
DPIE RTS ISSUE 1, 2 & 4(B)



Key Plan 8 Vialoux Avenue

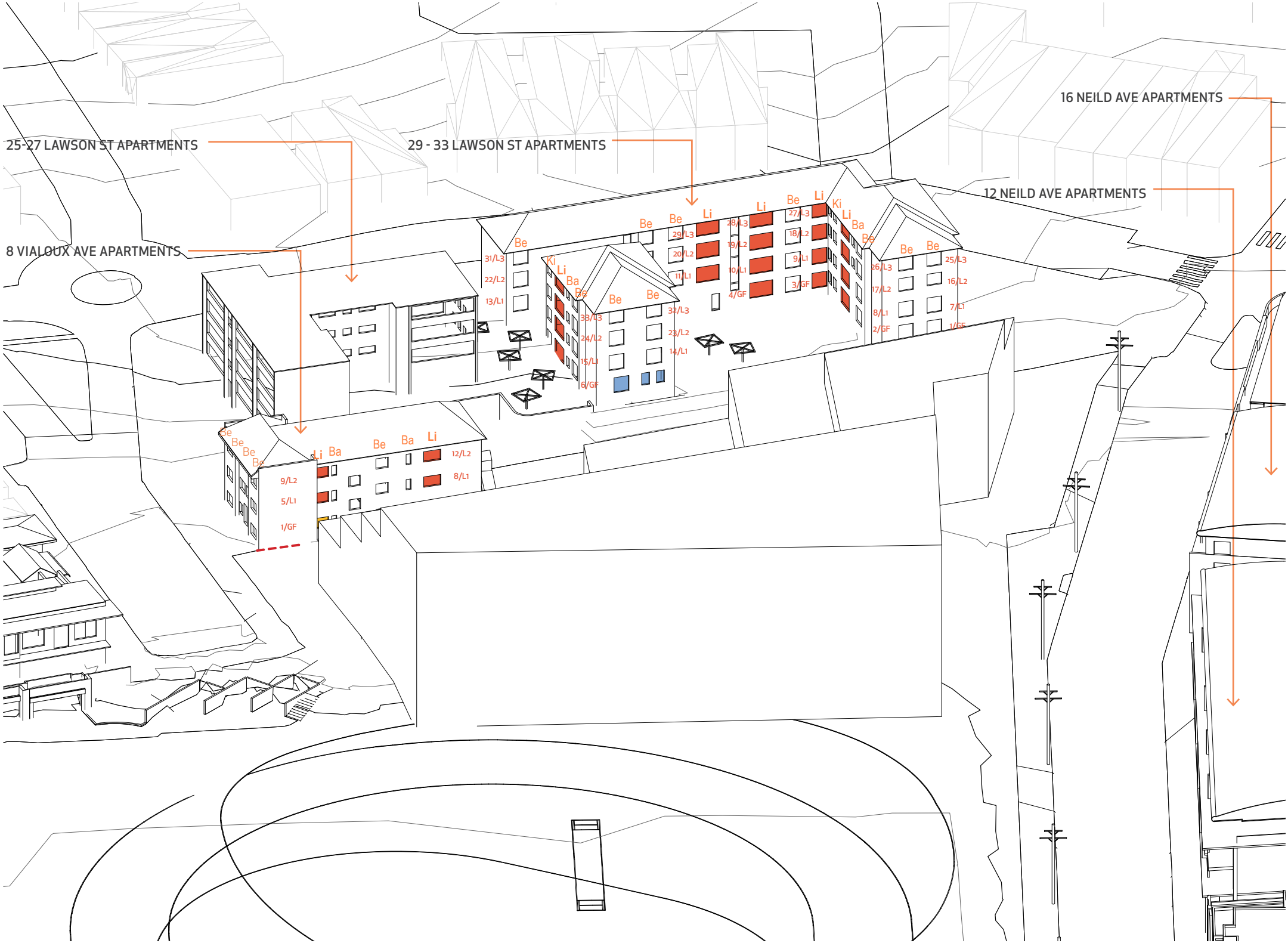


Actual unit numbers not used

Key Plan 29-33 Lawson Street

KEY

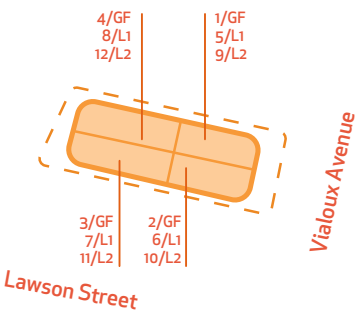
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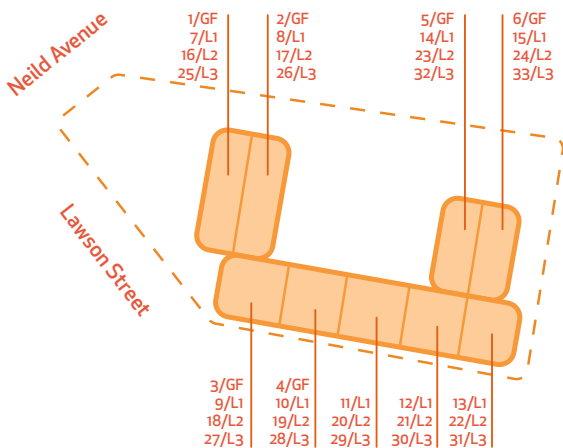
Suneye 10:00 June 21

RESPONSE TO SUBMISSIONS

1.6 SEPP Education Complying Development
Solar Access and Overshadowing
DPIE RTS ISSUE 1, 2 & 4(B)



Key Plan 8 Vialoux Avenue

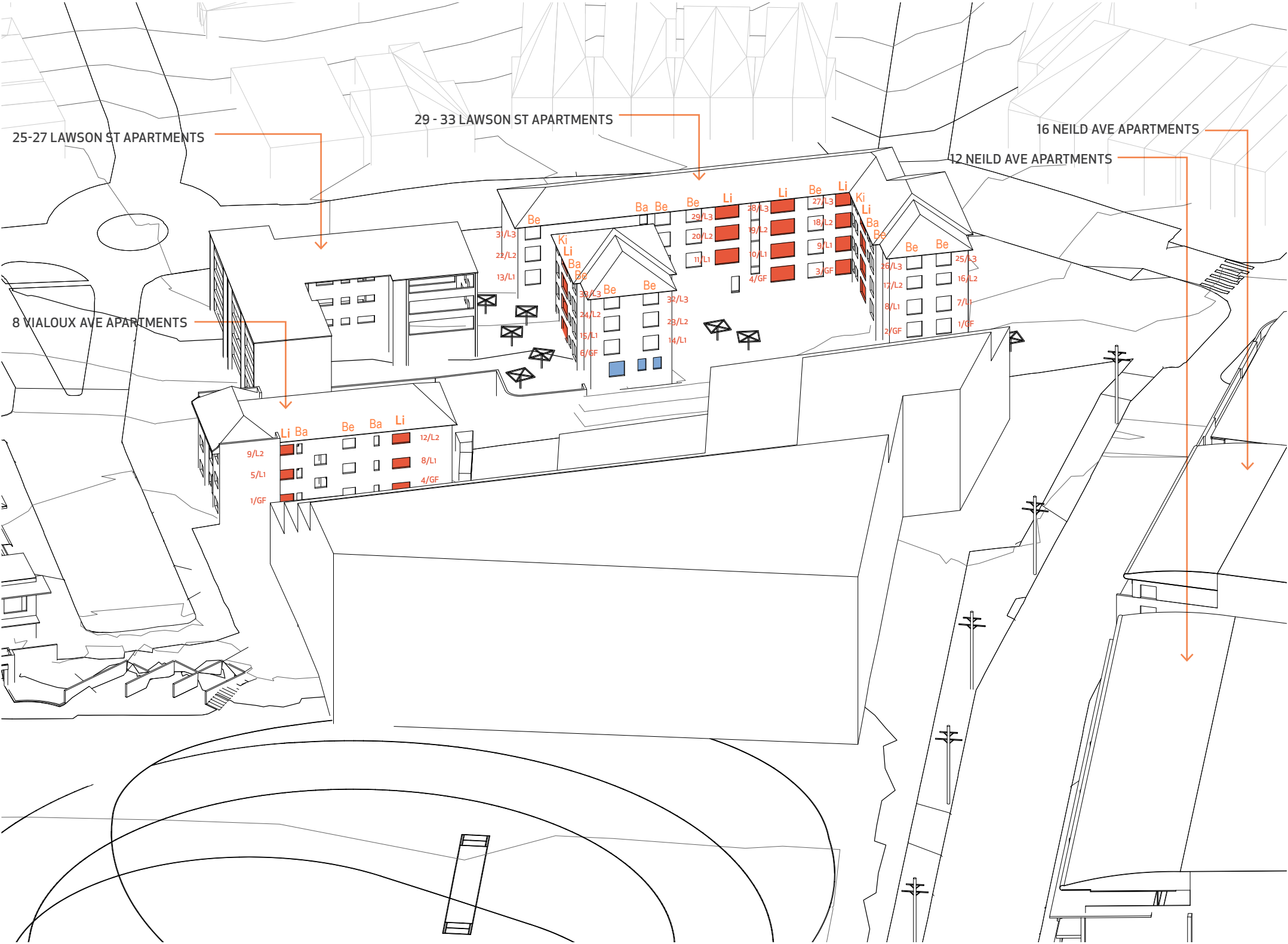


Actual unit numbers not used

Key Plan 29-33 Lawson Street

KEY

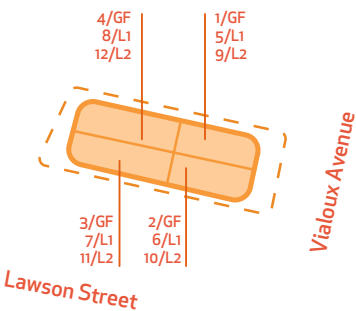
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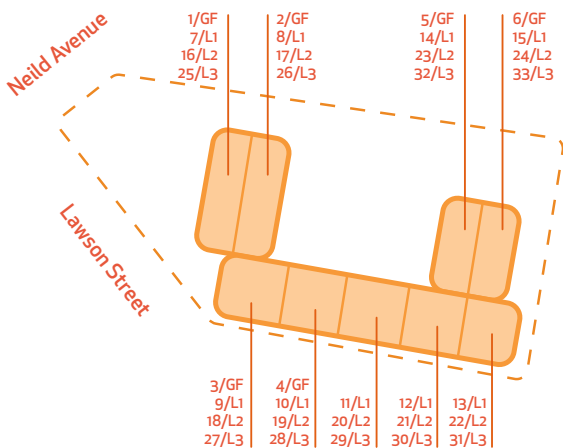
Suneye 10:30 June 21

RESPONSE TO SUBMISSIONS

1.6 SEPP Education Complying Development
Solar Access and Overshadowing
DPIE RTS ISSUE 1, 2 & 4(B)



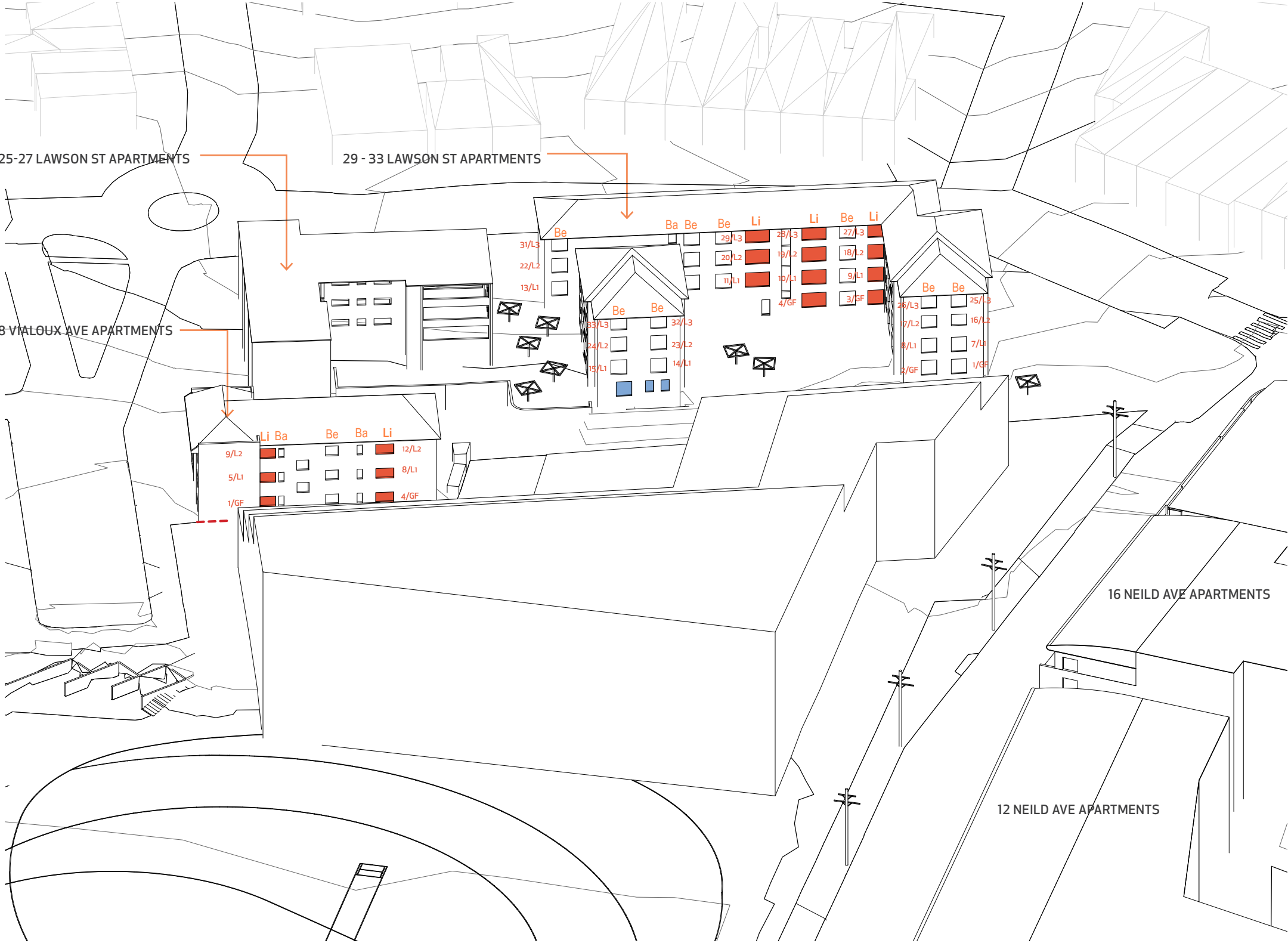
Key Plan 8 Vialoux Avenue



Actual unit numbers not used

Key Plan 29-33 Lawson Street

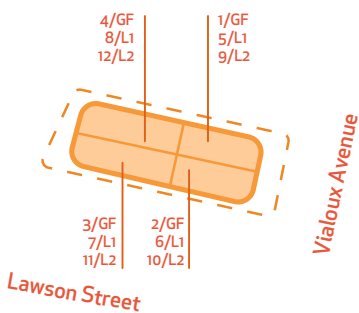
- KEY**
- Living room receiving solar access (Area $\geq 1m^2$)
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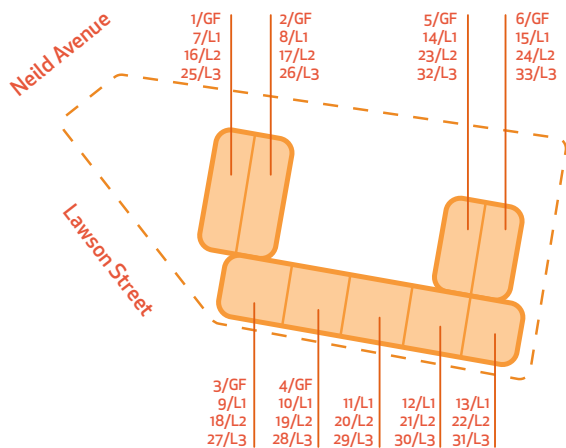
Suneye 11:00 June 21

RESPONSE TO SUBMISSIONS

1.6 SEPP Education Complying Development
Solar Access and Overshadowing
DPIE RTS ISSUE 1, 2 & 4(B)



Key Plan 8 Vialoux Avenue

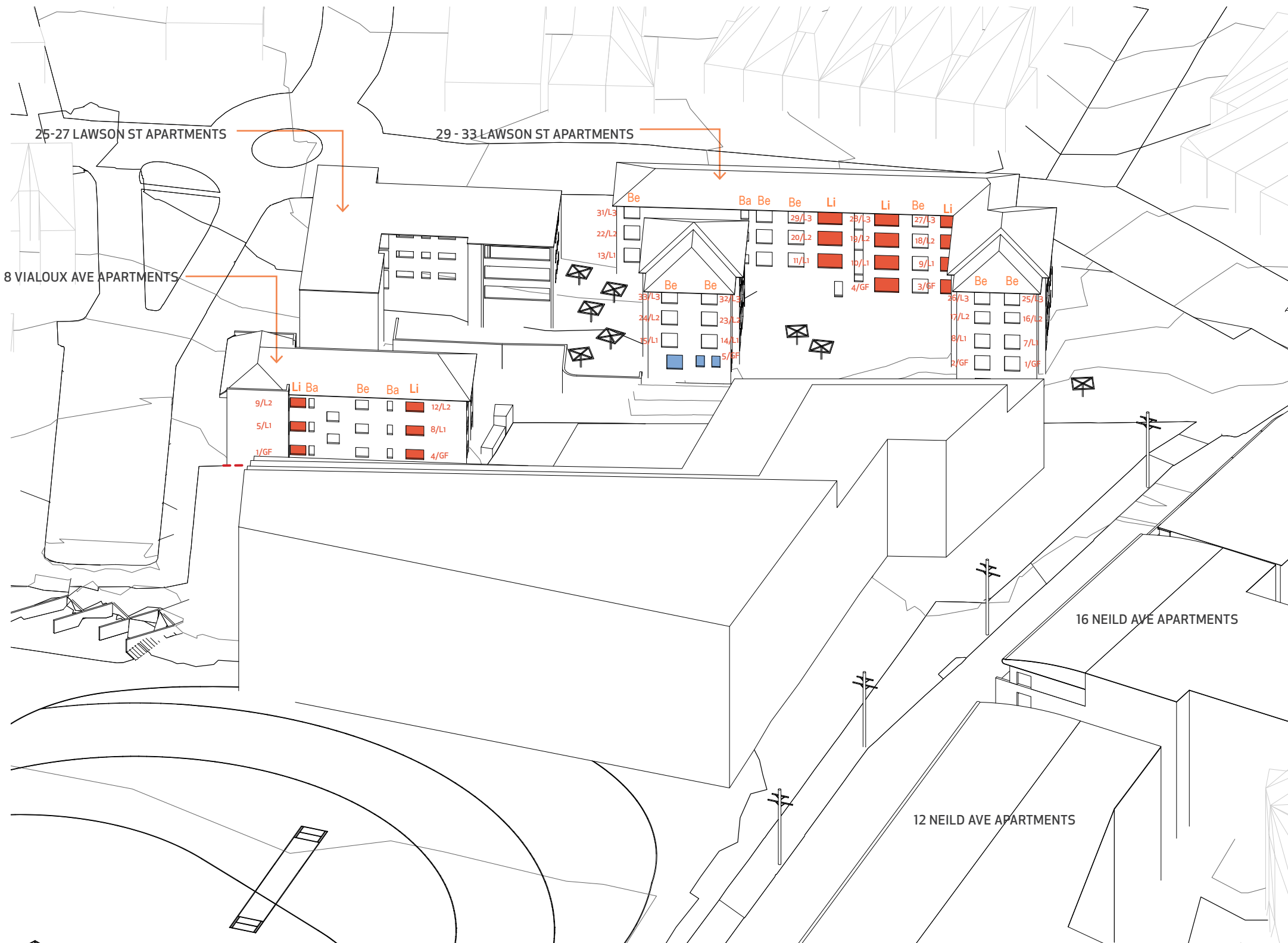


Actual unit numbers not used

Key Plan 29-33 Lawson Street

KEY

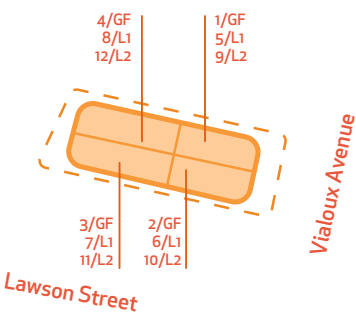
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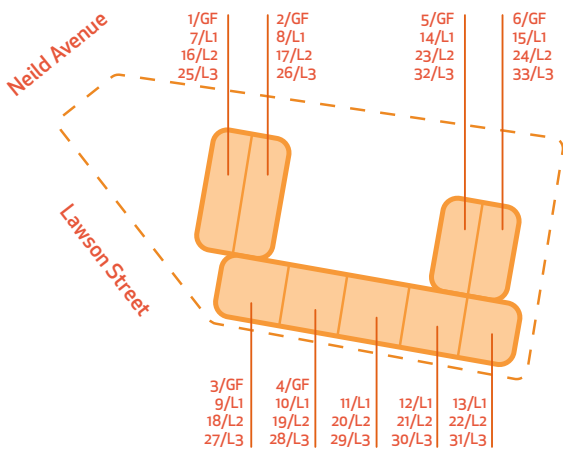
Suneye 11:30 June 21

RESPONSE TO SUBMISSIONS

1.6 SEPP Education Complying Development
Solar Access and Overshadowing
DPIE RTS ISSUE 1, 2 & 4(B)



Key Plan 8 Vialoux Avenue

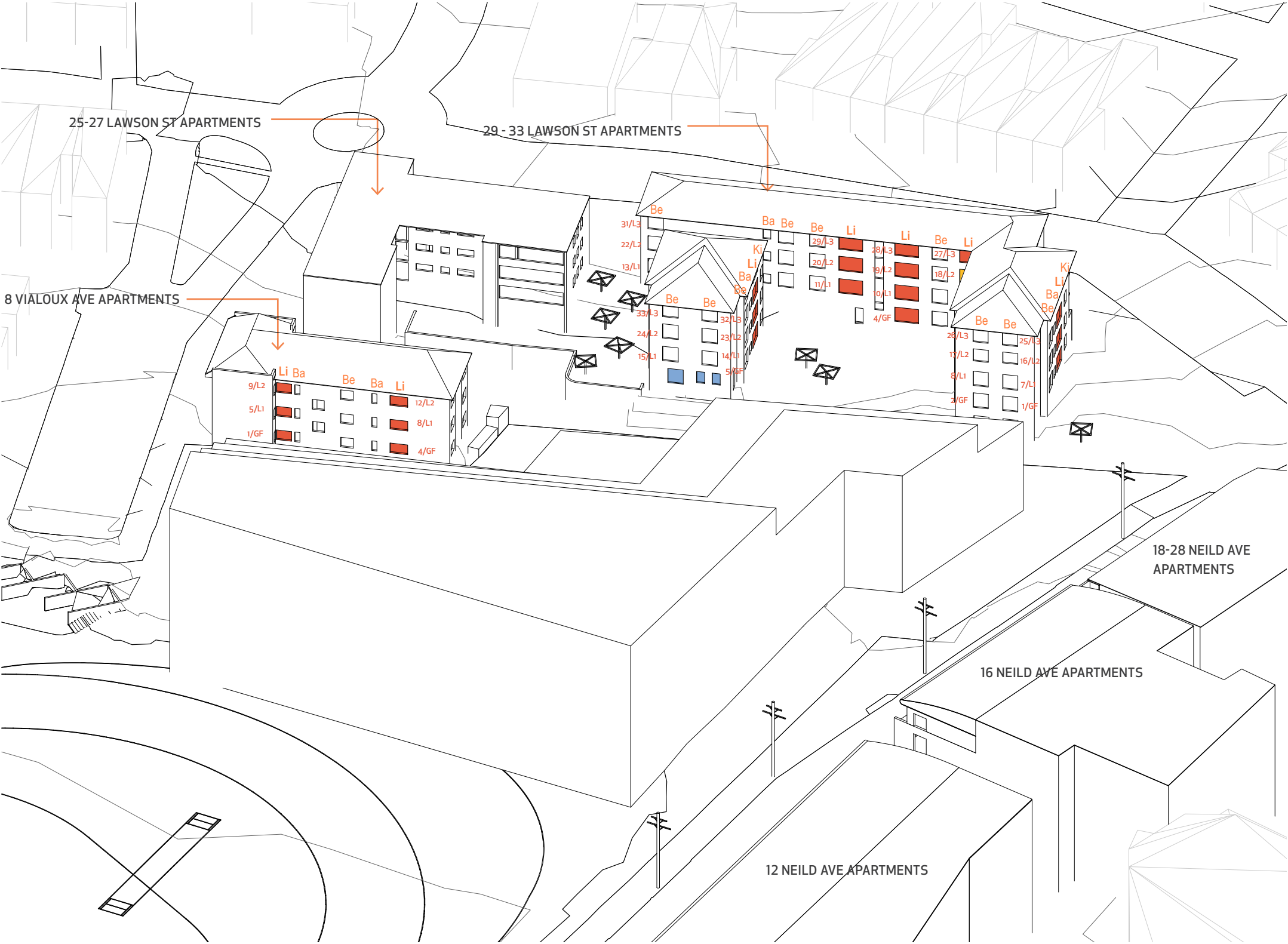


Actual unit numbers not used

Key Plan 29-33 Lawson Street

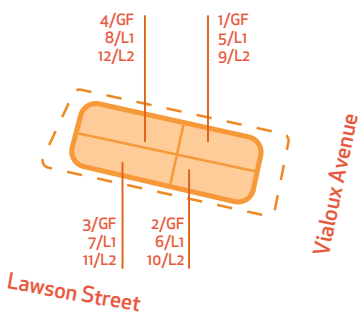
KEY

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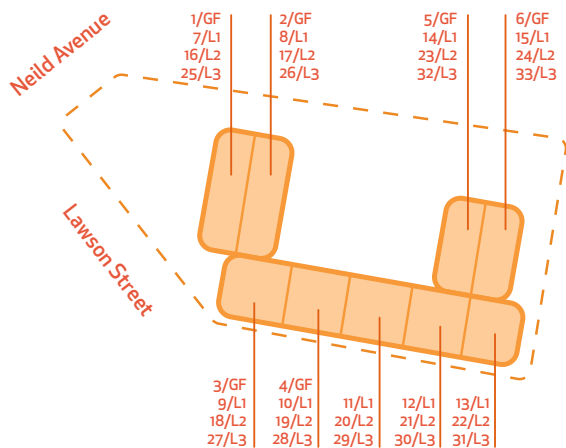


RESPONSE TO SUBMISSIONS

1.6 SEPP Education Complying Development
Solar Access and Overshadowing
DPIE RTS ISSUE 1, 2 & 4(B)



Key Plan 8 Vialoux Avenue

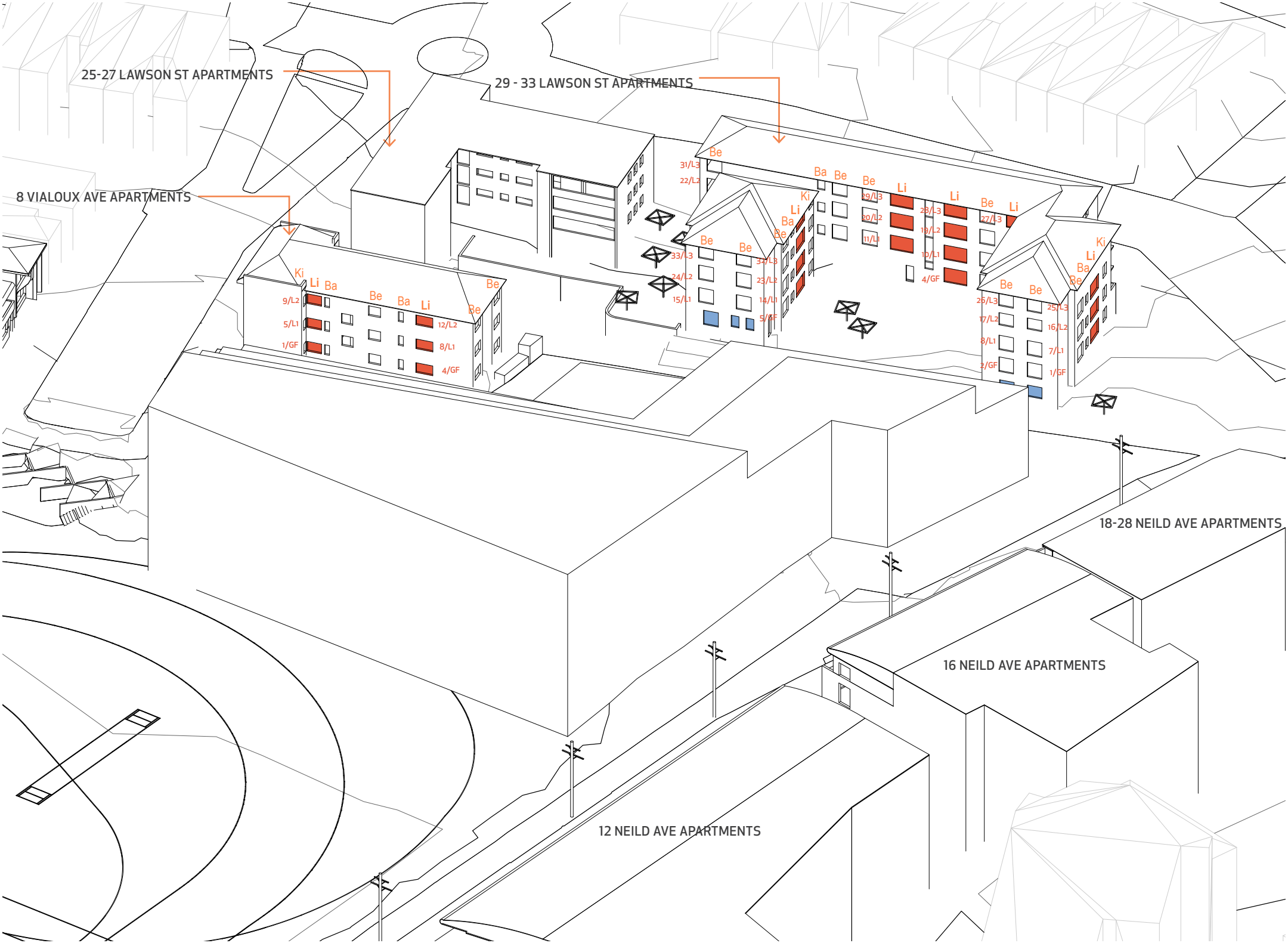


Actual unit numbers not used

Key Plan 29-33 Lawson Street

KEY

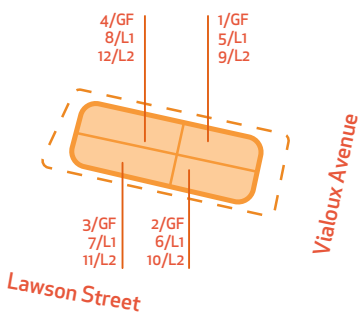
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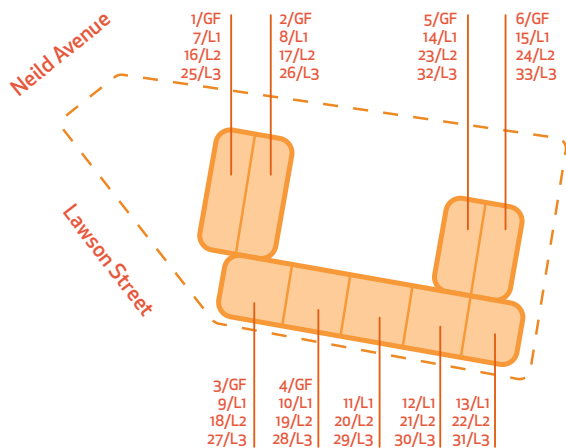
Suneye 12:30 June 21

RESPONSE TO SUBMISSIONS

1.6 SEPP Education Complying Development
Solar Access and Overshadowing
DPIE RTS ISSUE 1, 2 & 4(B)



Key Plan 8 Vialoux Avenue

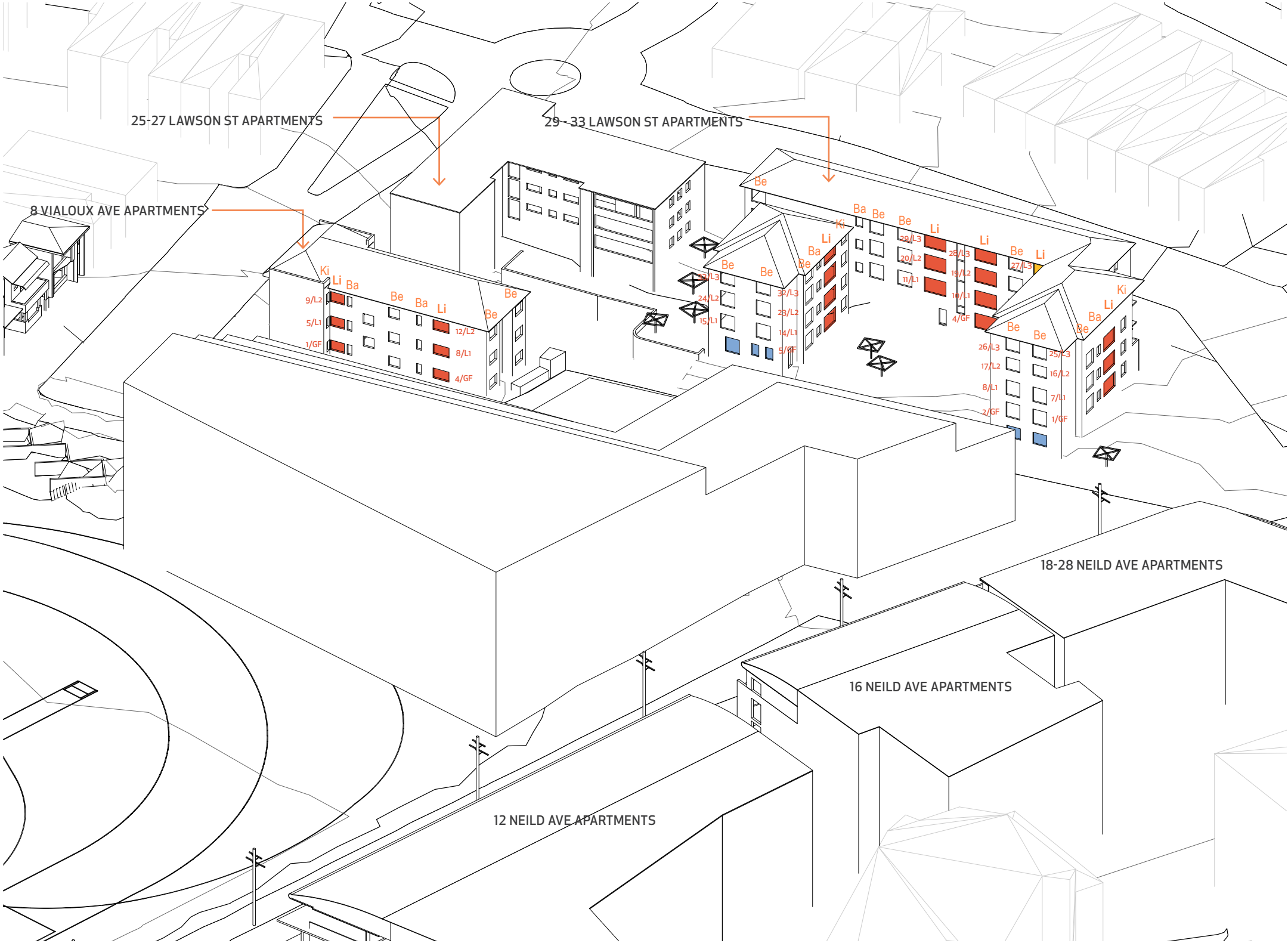


Actual unit numbers not used

Key Plan 29-33 Lawson Street

KEY

- Living room receiving solar access (Area $\geq 1m^2$)
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- Laundry

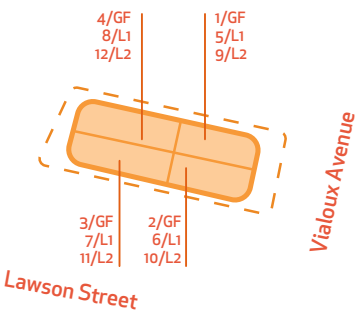


Suneye 13:00 June 21

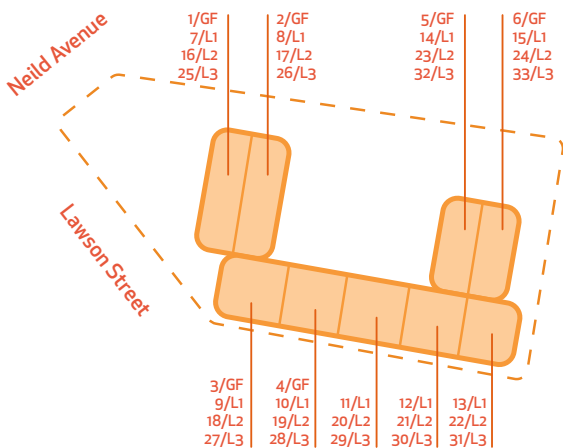
RESPONSE TO SUBMISSIONS

1.6 SEPP Education Complying Development
Solar Access and Overshadowing

DPIE RTS ISSUE 1, 2 & 4(B)



Key Plan 8 Vialoux Avenue

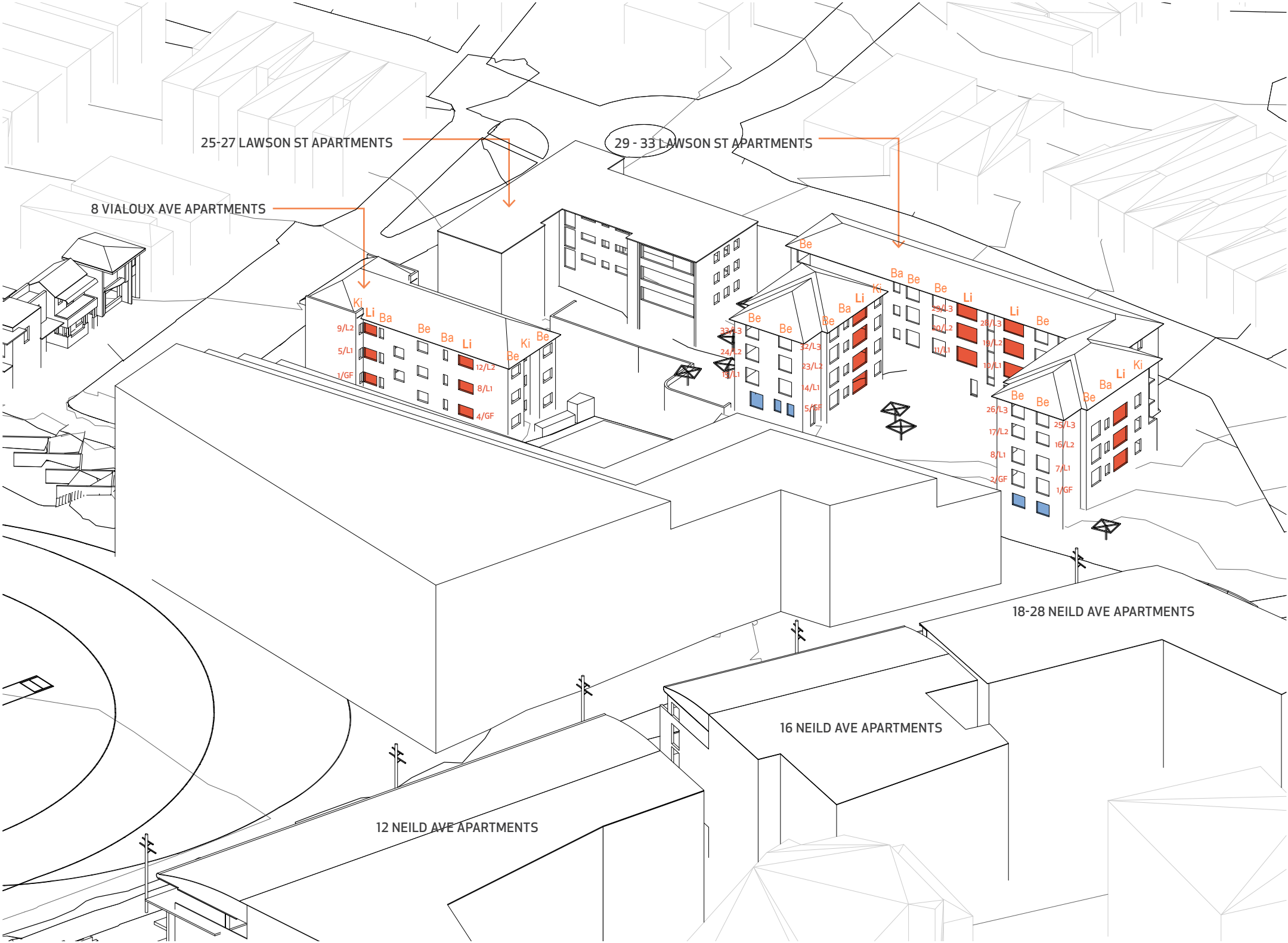


Actual unit numbers not used

Key Plan 29-33 Lawson Street

KEY

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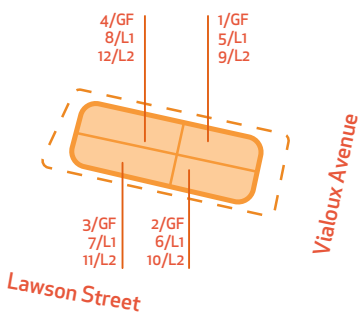


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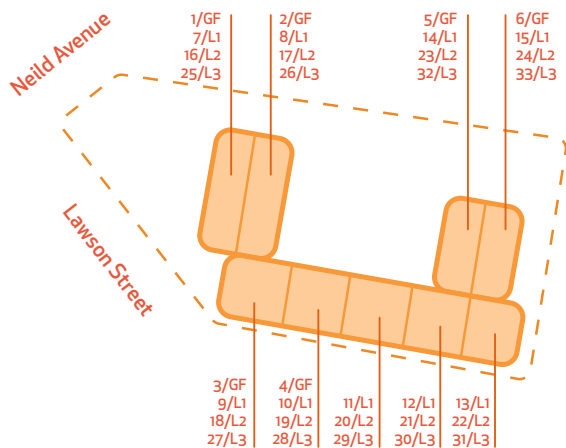
RESPONSE TO SUBMISSIONS

1.6 SEPP Education Complying Development
Solar Access and Overshadowing

DPIE RTS ISSUE 1, 2 & 4(B)



Key Plan 8 Vialoux Avenue

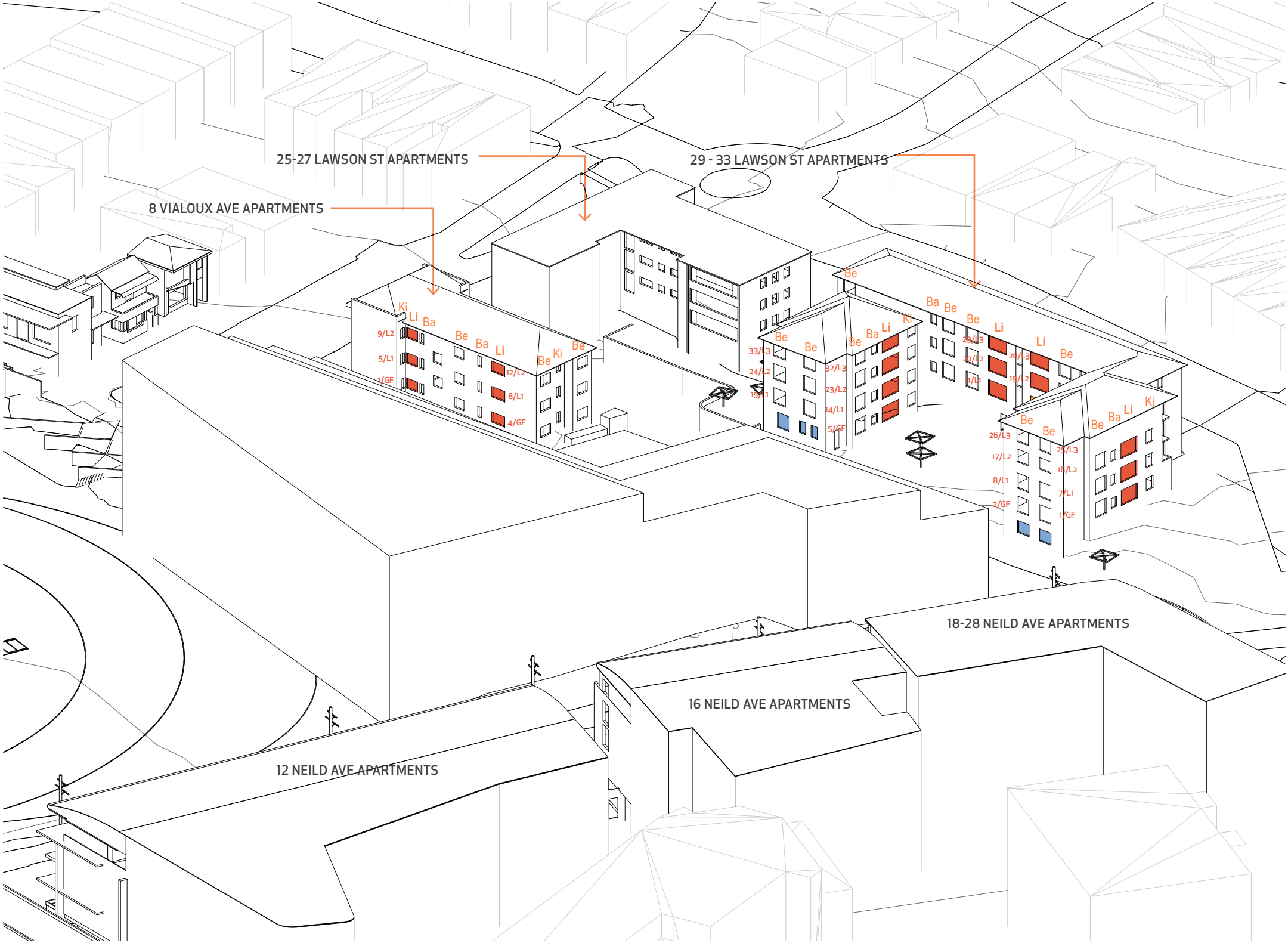


Actual unit numbers not used

Key Plan 29-33 Lawson Street

KEY

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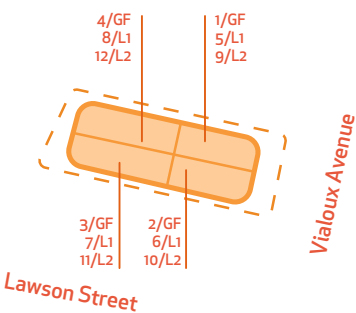


Suneye 14:00 June 21

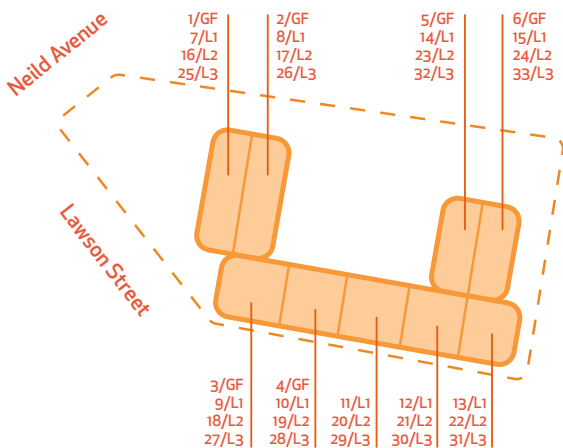
RESPONSE TO SUBMISSIONS

1.6 SEPP Education Complying Development
Solar Access and Overshadowing

DPIE RTS ISSUE 1, 2 & 4(B)



Key Plan 8 Vialoux Avenue

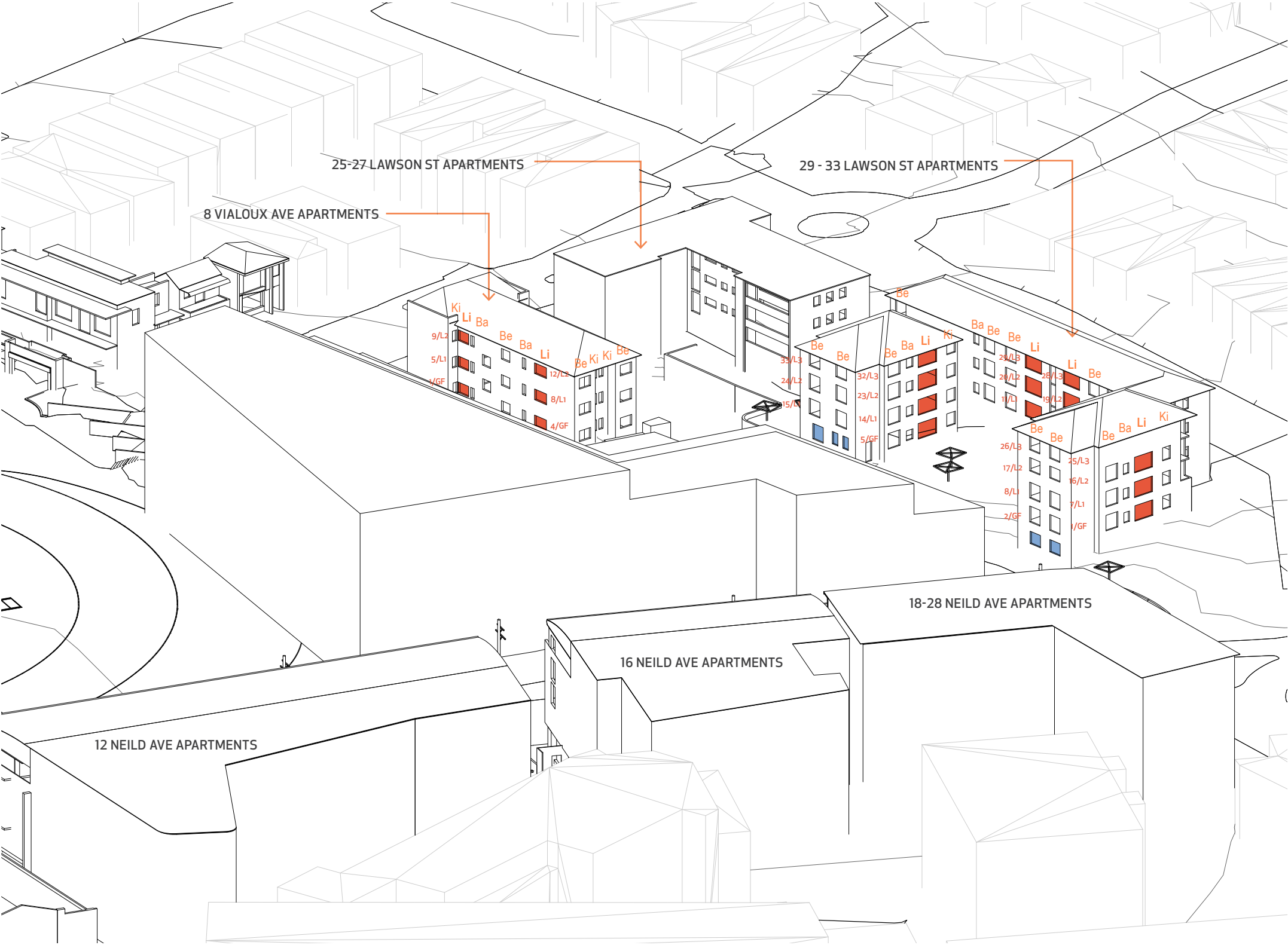


Actual unit numbers not used

Key Plan 29-33 Lawson Street

KEY

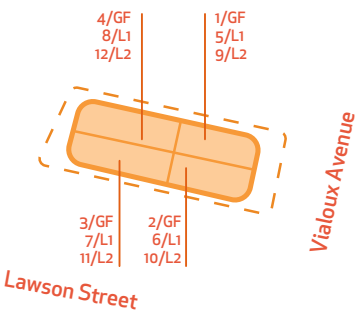
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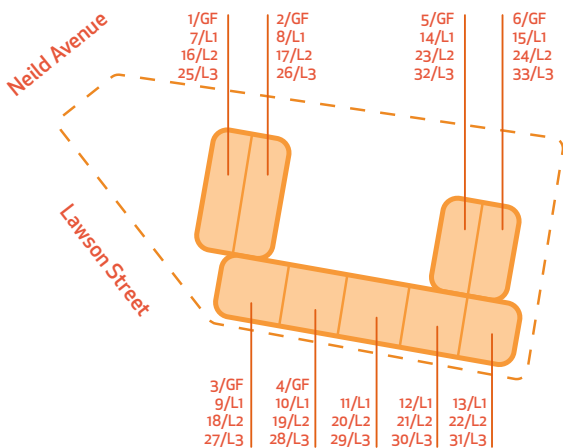
Suneye 14:30 June 21

RESPONSE TO SUBMISSIONS

1.6 SEPP Education Complying Development
Solar Access and Overshadowing
DPIE RTS ISSUE 1, 2 & 4(B)



Key Plan 8 Vialoux Avenue

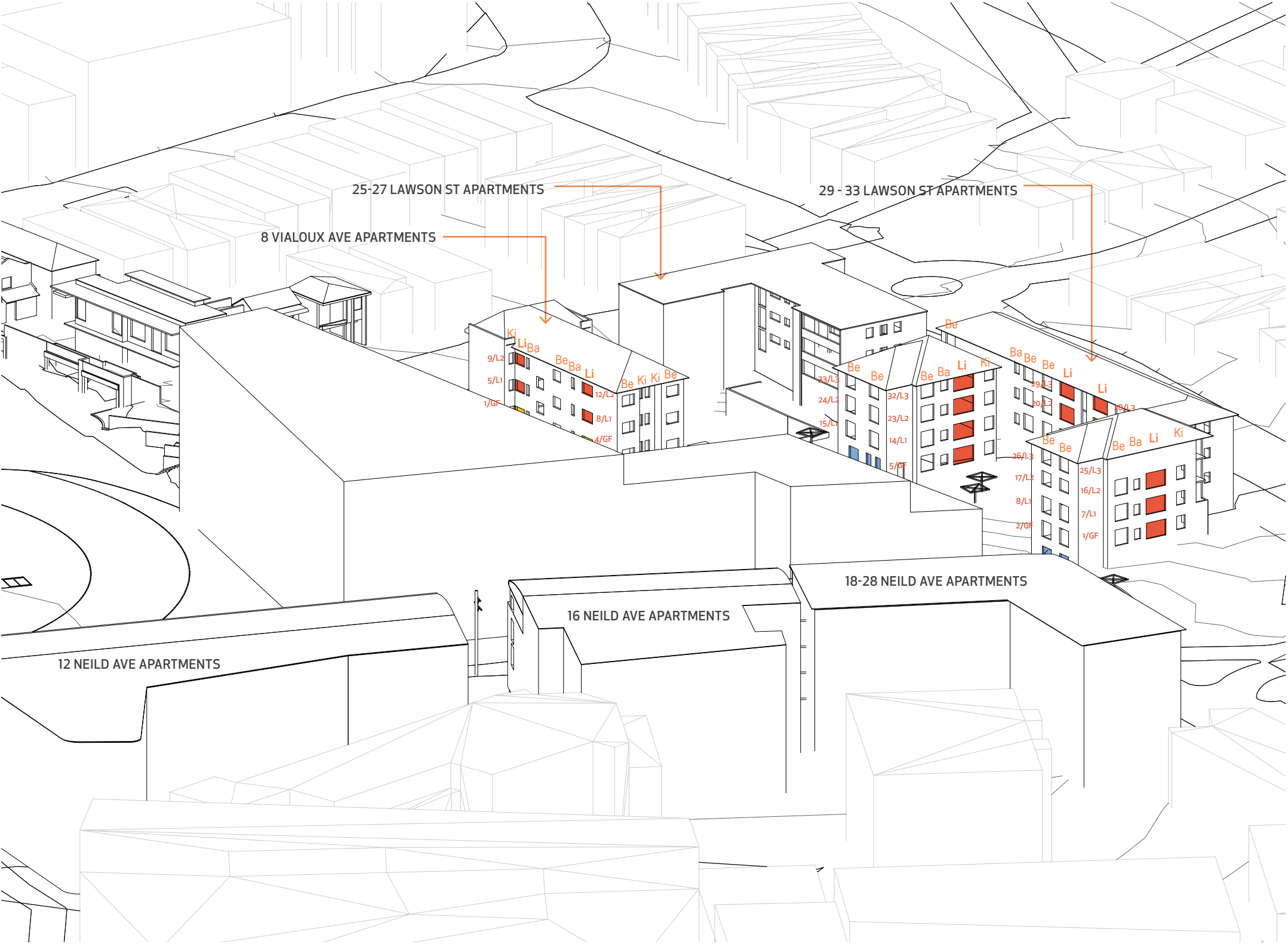


Actual unit numbers not used

Key Plan 29-33 Lawson Street

KEY

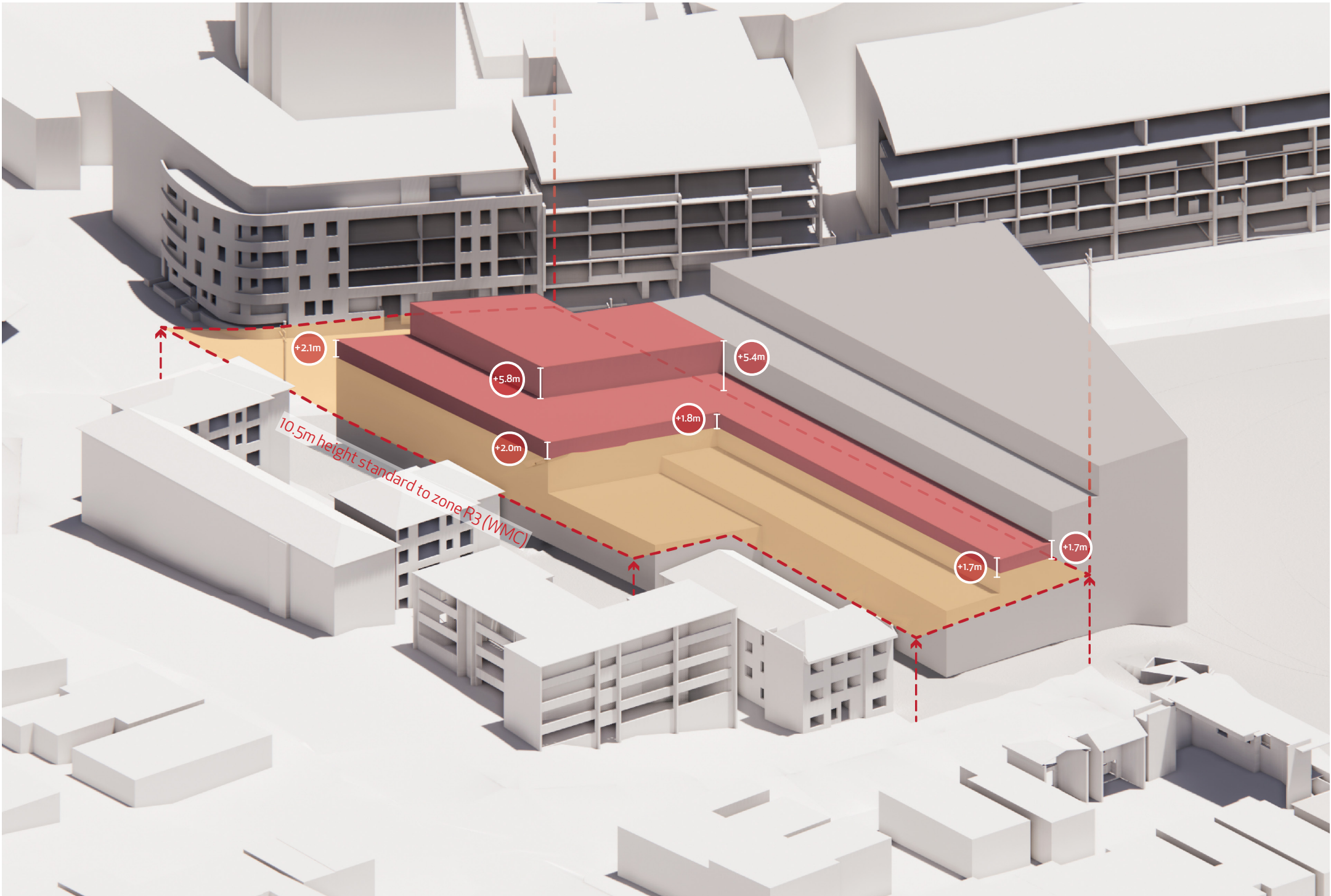
- Living room receiving solar access (Area $\geq 1m^2$)
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- Ki Kitchen
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- Existing clothes line
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Suneye 15:00 June 21

RESPONSE TO SUBMISSIONS

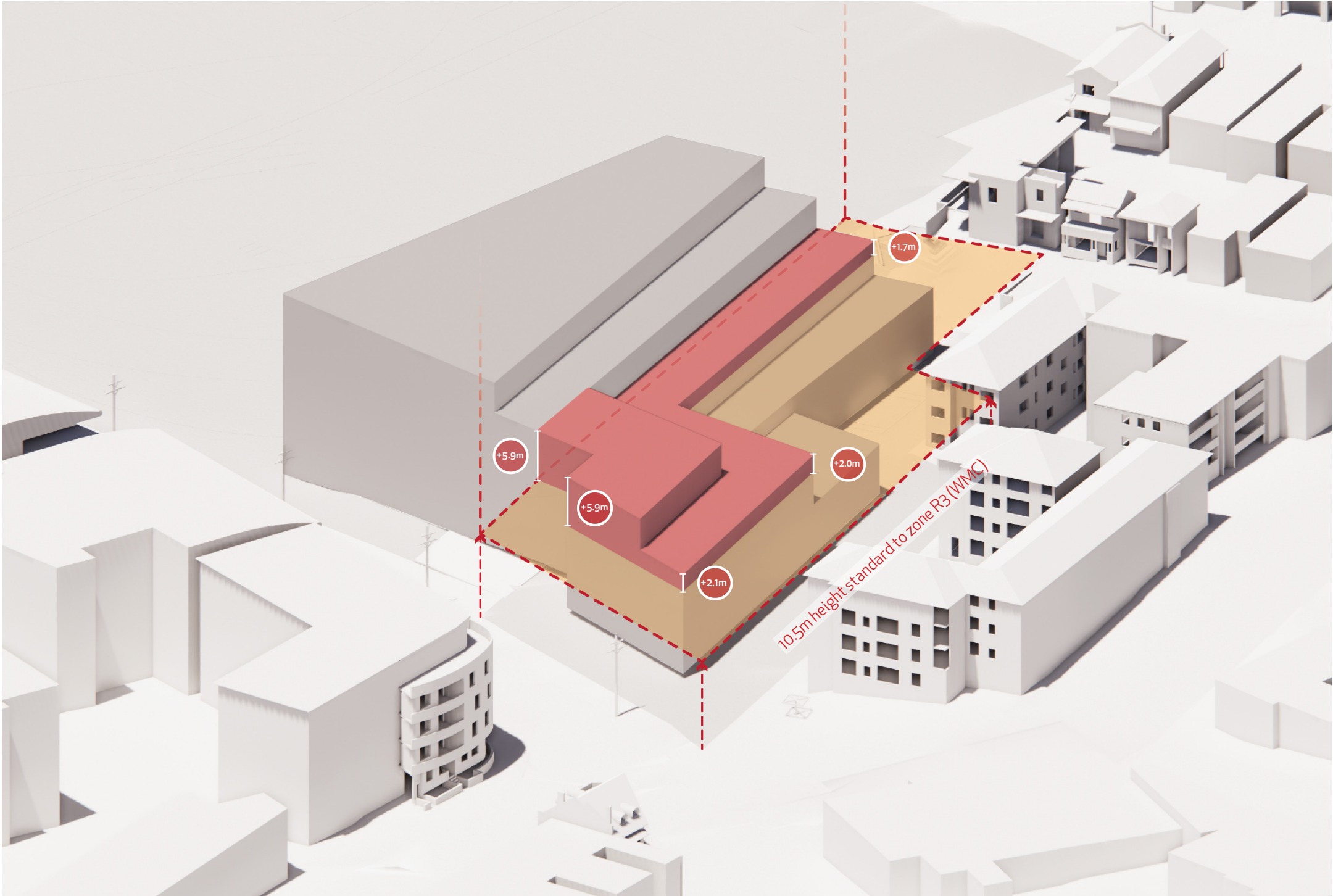
1.7 SEPP Education Complying Development
3D Height Plan Diagram
DPIE RTS ISSUE 6



View from the South East

- KEY**
- Extent of building envelope above 10.5m height standard
 - Boundary of 10.5m height standard to zone R3 (WMC)
 - Height of building envelope above 10.5m height standard

1.7 SEPP Education Complying Development
3D Height Plan Diagram
DPIE RTS ISSUE 6



KEY

- Extent of building envelope above 10.5m height standard
- Boundary of 10.5m height standard to zone R3 (WMC)
- Height of building envelope above 10.5m height standard

View from the South West

1.8 The Proposal
ADG Visual Privacy
DPIE RTS ISSUE 4(A)

8 Vialoux Avenue _ Ground Level

Unit	ADG Separation Distances (3F-1)	Separation Achieved (Min)	Complying Y/N
1/GF	12m (h-h)	10.23m	N*
2/GF	-	Does not face adjoining site	-
3/GF	6m (h-b)	17.39m	Y
4/GF	12m (h-h)	10.48m	Y/N†

*Proposal exceeds 6m shared equitable separation distance within the site by an additional 2.7m. The non-compliant existing boundary setback of 8 Vialoux does not allow for the full 12m requirement. Additional visual privacy mitigation measures are detailed on page 57.

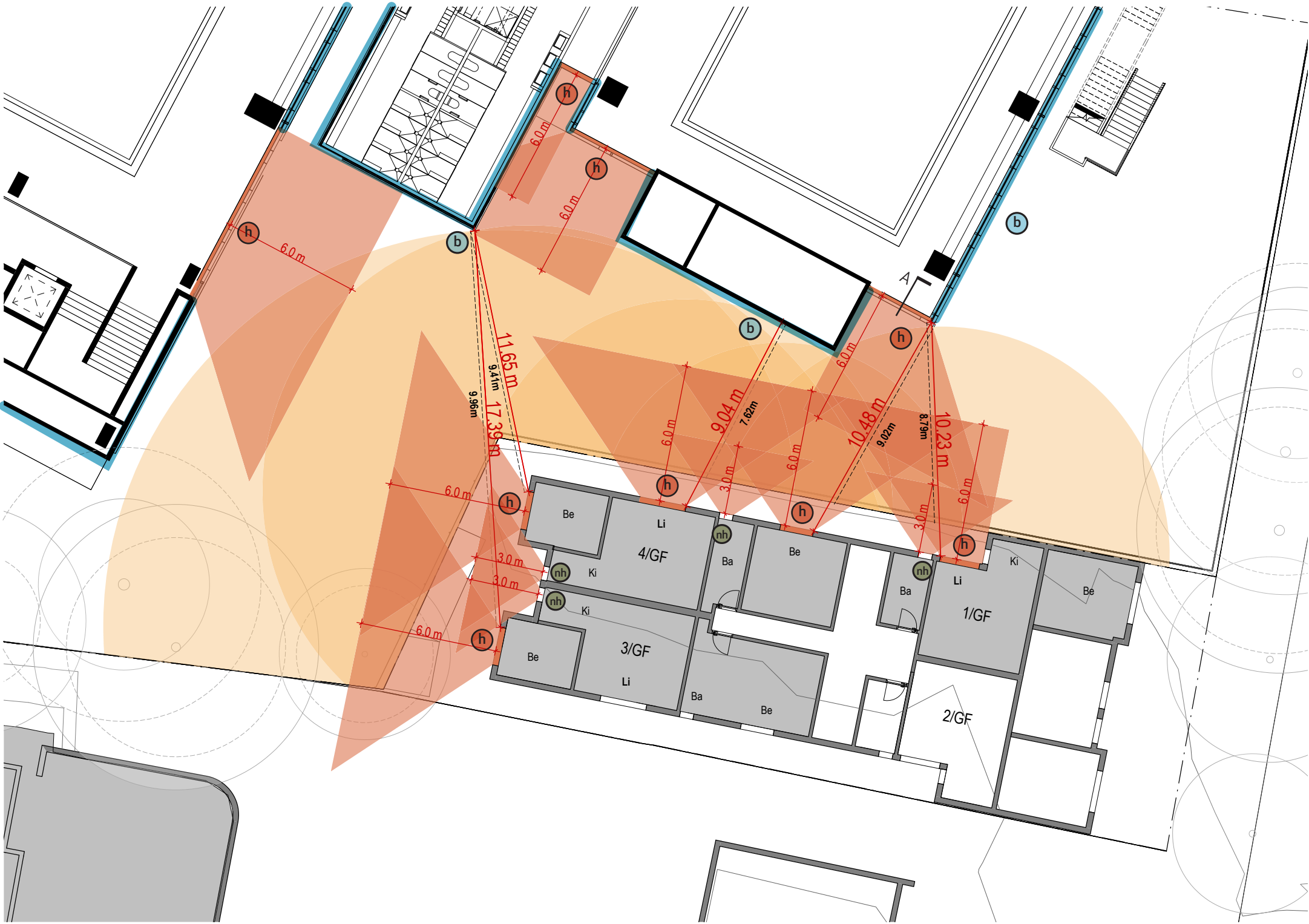
†Proposal exceeds 6m shared equitable separation distance within the site by an additional 3.0m. The non-compliant existing boundary setback of 8 Vialoux does not allow for the full 12m requirement. Additional visual privacy mitigation measures are detailed on page 57. The living room achieves required separation distances.

- KEY
- ADG Visual Privacy Distance required
- Minimum Visual Privacy Distance achieved
- h

Habitable
- nh

Non-Habitable
- b

Blank Wall Condition
- Extent of blank wall
- Ba Bathroom
- Be Bedroom
- Ki Kitchen
- Li Living room
- 1/GF Unit no. / Building level



Ground Level Plan 8 Vialoux Avenue

RESPONSE TO SUBMISSIONS

1.8 The Proposal
ADG Visual Privacy
DPIE RTS ISSUE 4(A)

8 Vialoux Avenue _ First Level

Unit	ADG Separation Distances (3F-1)	Separation Achieved (Min)	Complying Y/N
5/L1	6m (h-b)	10.04m	Y
6/L1	-	Does not face adjoining site	-
7/L1	6m (h-b)	17.36m	Y
8/L1	6m (h-b)	10.77m	Y

KEY

ADG Visual Privacy Distance required

Minimum Visual Privacy Distance achieved

h

Habitable

nh

Non-Habitable

b

Blank Wall Condition

Extent of blank wall

Ba Bathroom

Be Bedroom

Ki Kitchen

Li Living room

1/GF Unit no. / Building level



First Level Plan 8 Vialoux Avenue

RESPONSE TO SUBMISSIONS

1.8 The Proposal
ADG Visual Privacy
DPIE RTS ISSUE 4(A)

8 Vialoux Avenue _ Second Level

Unit	ADG Separation Distances (3F-1)	Separation Achieved (Min)	Complying Y/N
9/L2	6m (h-b)	10.04m	Y
10/L2	-	Does not face adjoining site	-
11/L2	6m (h-b)	17.38m	Y
12/L2	6m (h-b)	10.77m	Y

KEY

ADG Visual Privacy Distance required

Minimum Visual Privacy Distance achieved

h

Habitable

nh

Non-Habitable

b

Blank Wall Condition

Extent of blank wall

Ba Bathroom

Be Bedroom

Ki Kitchen

Li Living room

1/GF Unit no. / Building level



Second Level Plan 8 Vialoux Avenue

RESPONSE TO SUBMISSIONS

1.8 The Proposal
ADG Visual Privacy

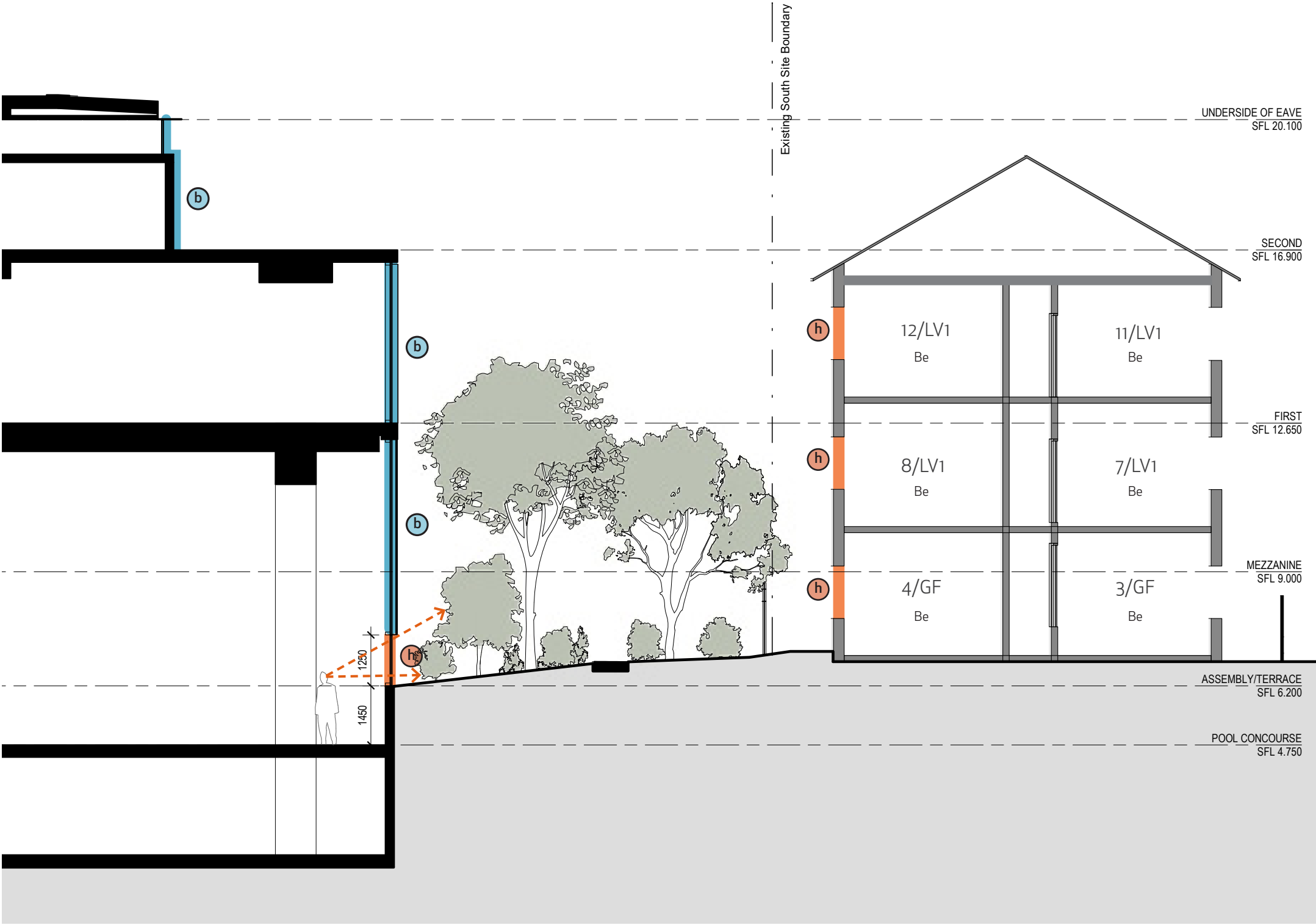
DPIE RTS ISSUE 4(A)

8 Vialoux Avenue _ Section A

Additional visual privacy mitigation measures between the proposal and 8 Vialoux include low and high level planting to screen views and provide a green outlook. Obscure glazing prevents views from within the proposed building.

KEY

- ADG Visual Privacy Distance required
- Minimum Visual Privacy Distance achieved
- Habitable
- Non-Habitable
- Blank Wall Condition
- Extent of blank wall
- Ba Bathroom
- Be Bedroom
- Ki Kitchen
- Li Living room
- 1/GF Unit no. / Building level



Section A

RESPONSE TO SUBMISSIONS

1.8 The Proposal
ADG Visual Privacy
DPIE RTS ISSUE 4(A)

29-33 Lawson Street _ Ground Level

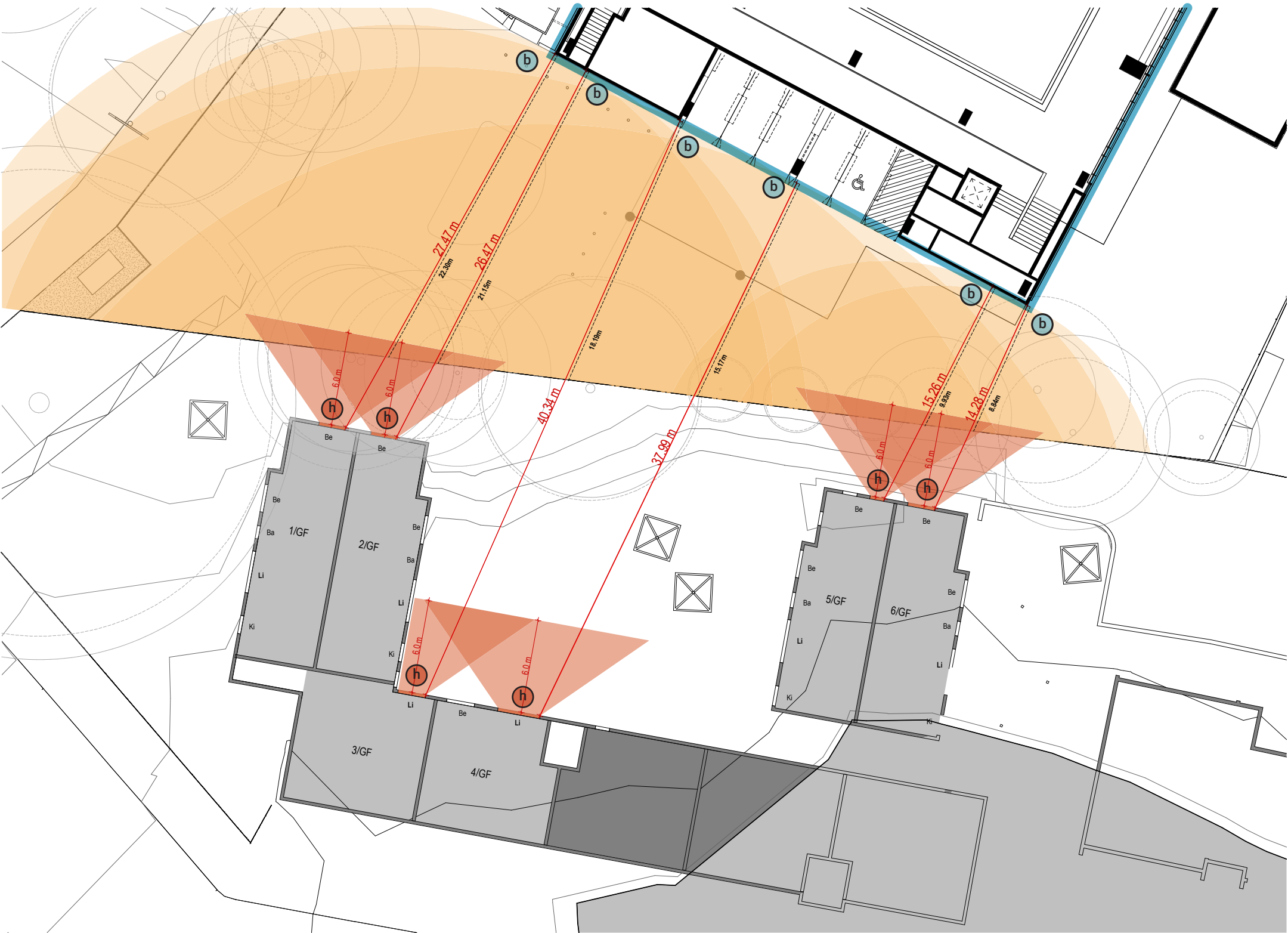
Unit	ADG Separation Distances (3F-1)	Separation Achieved (Min)	Complying Y/N
1/GF	6m (h-b)	27.47m	Y
2/GF	6m (h-b)	26.47m	Y
3/GF	6m (h-b)	40.34m	Y
4/GF	6m (h-b)	37.99m	Y
5/GF	6m (h-b)	15.26m	Y
6/GF	6m (h-b)	14.28m	Y

Separation distances based on heights up to four storeys (approximately 12m) above existing ground level.

Note: Existing ground level of 29-33 Lawson Street 2.5-3m above existing ground level of SSDA site.

KEY

- ADG Visual Privacy Distance required
- Minimum Visual Privacy Distance achieved
- H Habitable
- nh Non-Habitable
- b Blank Wall Condition
- Extent of blank wall
- Ba Bathroom
- Be Bedroom
- Ki Kitchen
- Li Living room
- 1/GF Unit no. / Building level



Ground Level Plan 29-33 Lawson Street

RESPONSE TO SUBMISSIONS

1.8 The Proposal
ADG Visual Privacy
DPIE RTS ISSUE 4(A)

29-33 Lawson Street _ First Level

Unit	ADG Separation Distances (3F-1)	Separation Achieved (Min)	Complying Y/N
7/L1	6m (h-b)	20.21m	Y
8/L1	6m (h-b)	18.52m	Y
9/L1	6m (h-b)	32.13m	Y
10/L1	6m (h-b)	29.87m	Y
11/L1	6m (h-b)	28.41m	Y
12/L1	6m (h-b)	28.25m	Y
13/L1	6m (h-b)	10.89m	Y
14/L1	6m (h-b)	11.20m	Y
15/L1	6m (h-b)	30.04m	Y

Separation distances based on heights up to four storeys (approximately 12m) above existing ground level.

Note: Existing ground level of 29-33 Lawson Street 2.5-3m above existing ground level of SSDA site.

KEY

ADG Visual Privacy Distance required

Minimum Visual Privacy Distance achieved

h

Habitable

nh

Non-Habitable

b

Blank Wall Condition

Extent of blank wall

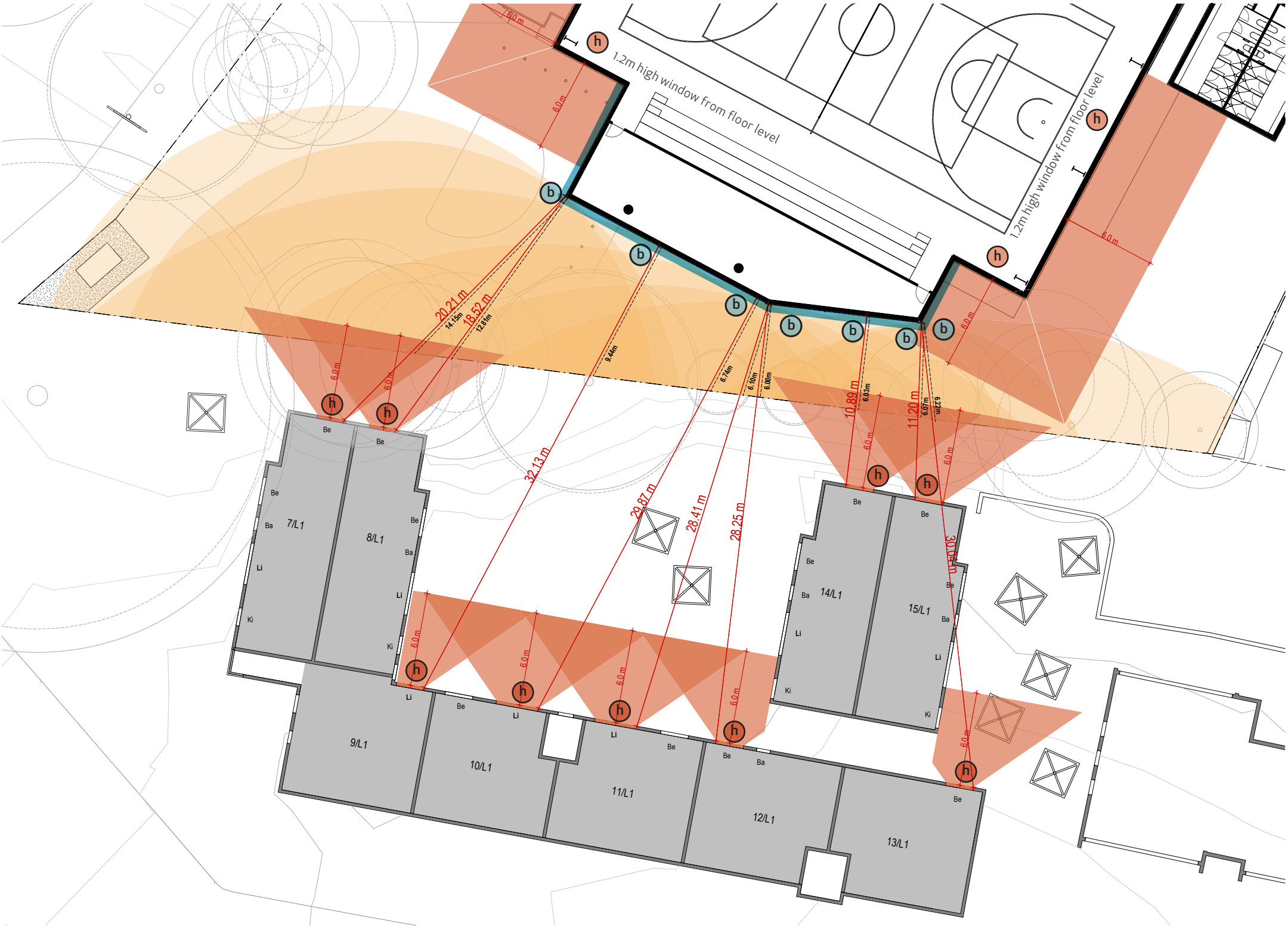
Ba Bathroom

Be Bedroom

Ki Kitchen

Li Living room

1/GF Unit no. / Building level



First Level Plan 29-33 Lawson Street

RESPONSE TO SUBMISSIONS

1.8 The Proposal
ADG Visual Privacy
DPIE RTS ISSUE 4(A)

29-33 Lawson Street _ Second Level

Unit	ADG Separation Distances (3F-1)	Separation Achieved (Min)	Complying Y/N
16/L2	6m (h-b)	20.21m	Y
17/L2	6m (h-b)	18.52m	Y
18/L2	6m (h-b)	32.13m	Y
19/L2	6m (h-b)	29.87m	Y
20/L2	6m (h-b)	28.41m	Y
21/L2	6m (h-b)	28.25m	Y
22/L2	6m (h-b)	10.89m	Y
23/L2	6m (h-b)	11.20m	Y
24/L2	6m (h-b)	30.04m	Y

Separation distances based on heights up to four storeys (approximately 12m) above existing ground level.

Note: Existing ground level of 29-33 Lawson Street 2.5-3m above existing ground level of SSDA site.

KEY

ADG Visual Privacy Distance required

Minimum Visual Privacy Distance achieved

h

Habitable

nh

Non-Habitable

b

Blank Wall Condition

Extent of blank wall

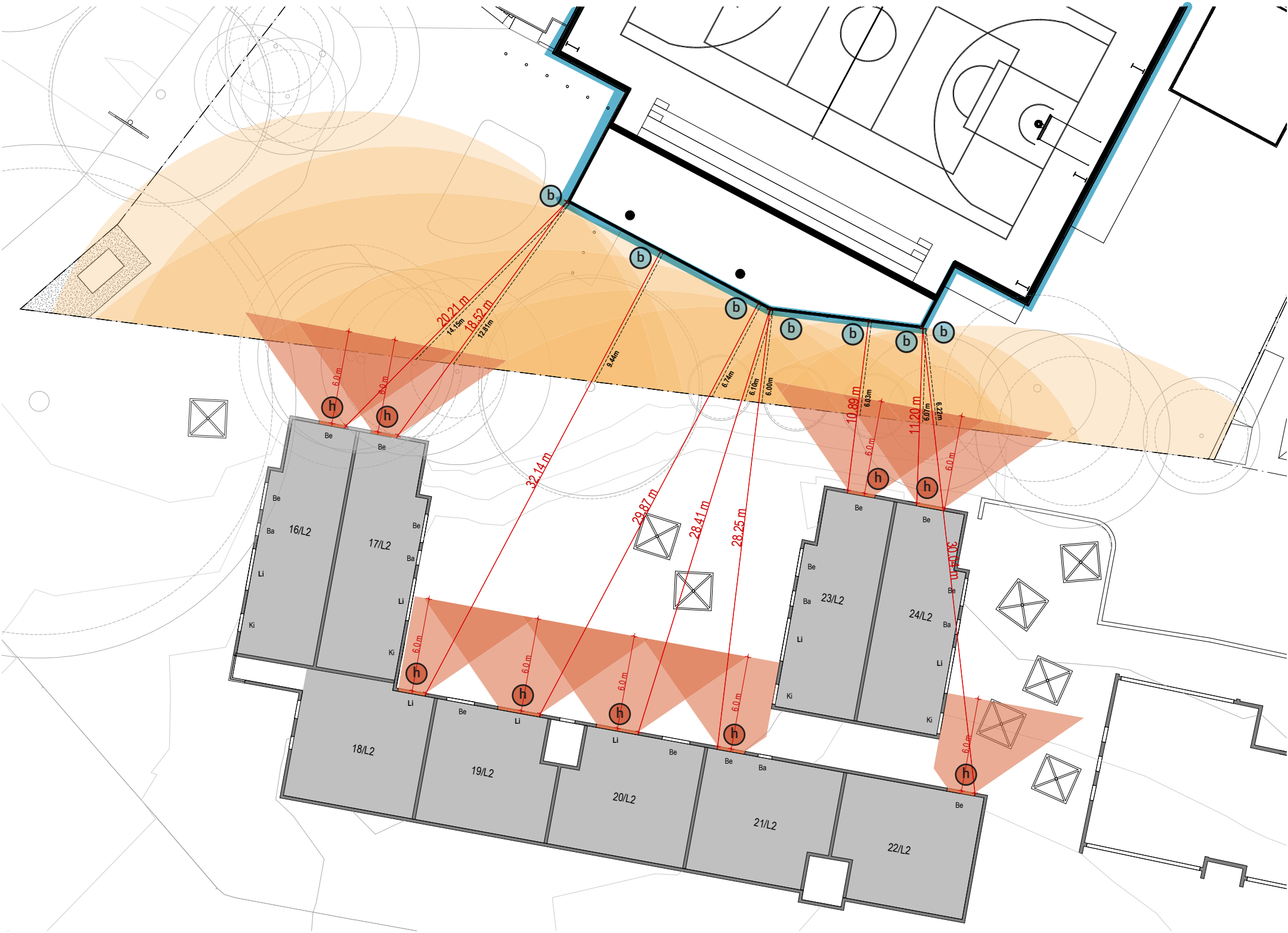
Ba Bathroom

Be Bedroom

Ki Kitchen

Li Living room

1/GF Unit no. / Building level



Second Level Plan 29-33 Lawson Street

RESPONSE TO SUBMISSIONS

1.8 The Proposal
ADG Visual Privacy
DPIE RTS ISSUE 4(A)

29-33 Lawson Street _ Third Level

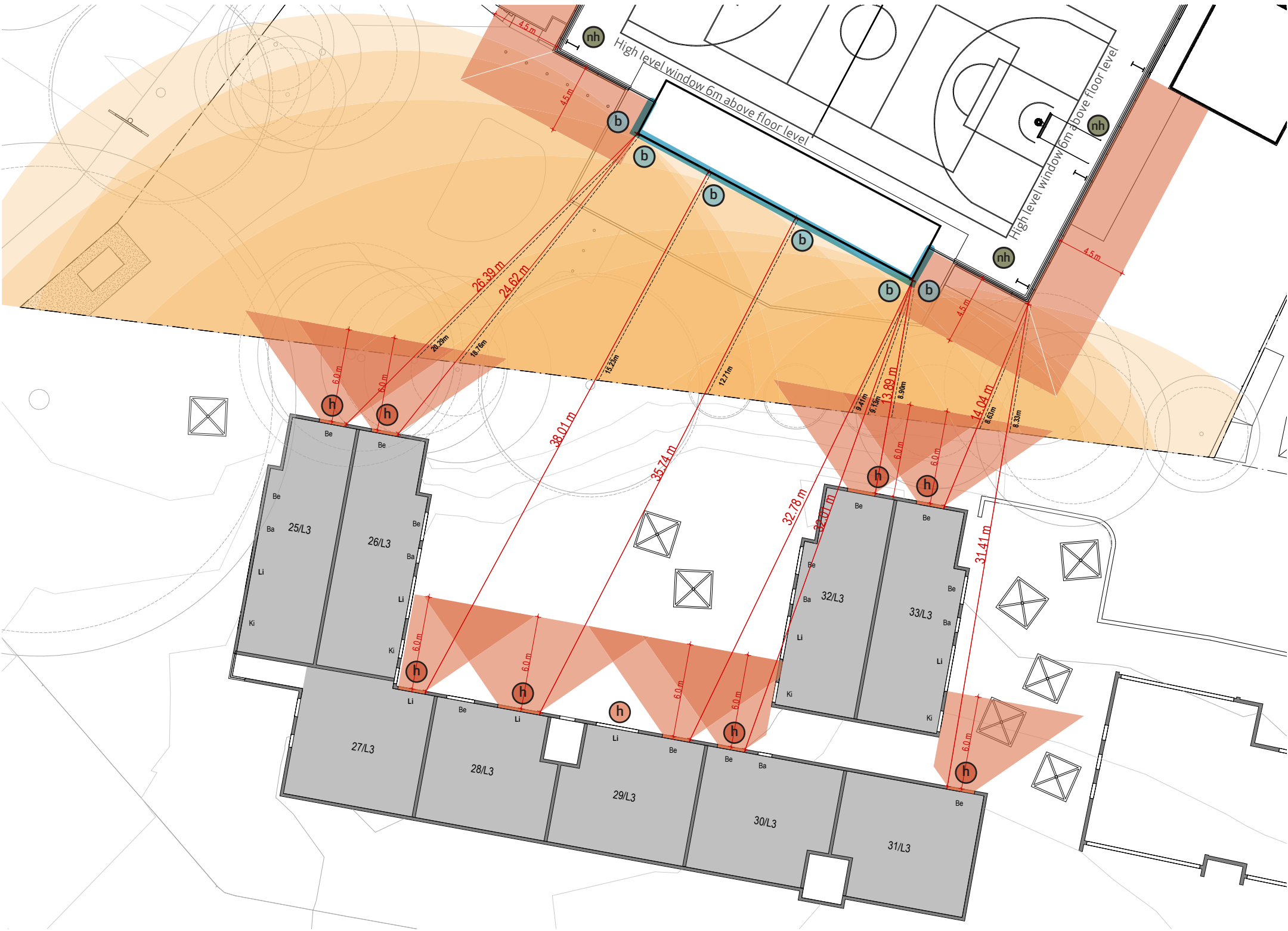
Unit	ADG Separation Distances (3F-1)	Separation Achieved (Min)	Complying Y/N
25/L3	6m (h-b)	26.39m	Y
26/L3	6m (h-b)	24.62m	Y
27/L3	6m (h-b)	38.01m	Y
28/L3	6m (h-b)	35.74m	Y
29/L3	6m (h-b)	32.78m	Y
30/L3	6m (h-b)	32.01m	Y
31/L3	6m (h-b)	13.89m	Y
32/L3	6m+4.5m (h-nh)	14.03m	Y
33/L3	6m+4.5m (h-nh)	31.40m	Y

Separation distances based on heights up to four storeys (approximately 12m) above existing ground level.

Note: Existing ground level of 29-33 Lawson Street 2.5-3m above existing ground level of SSDA site.

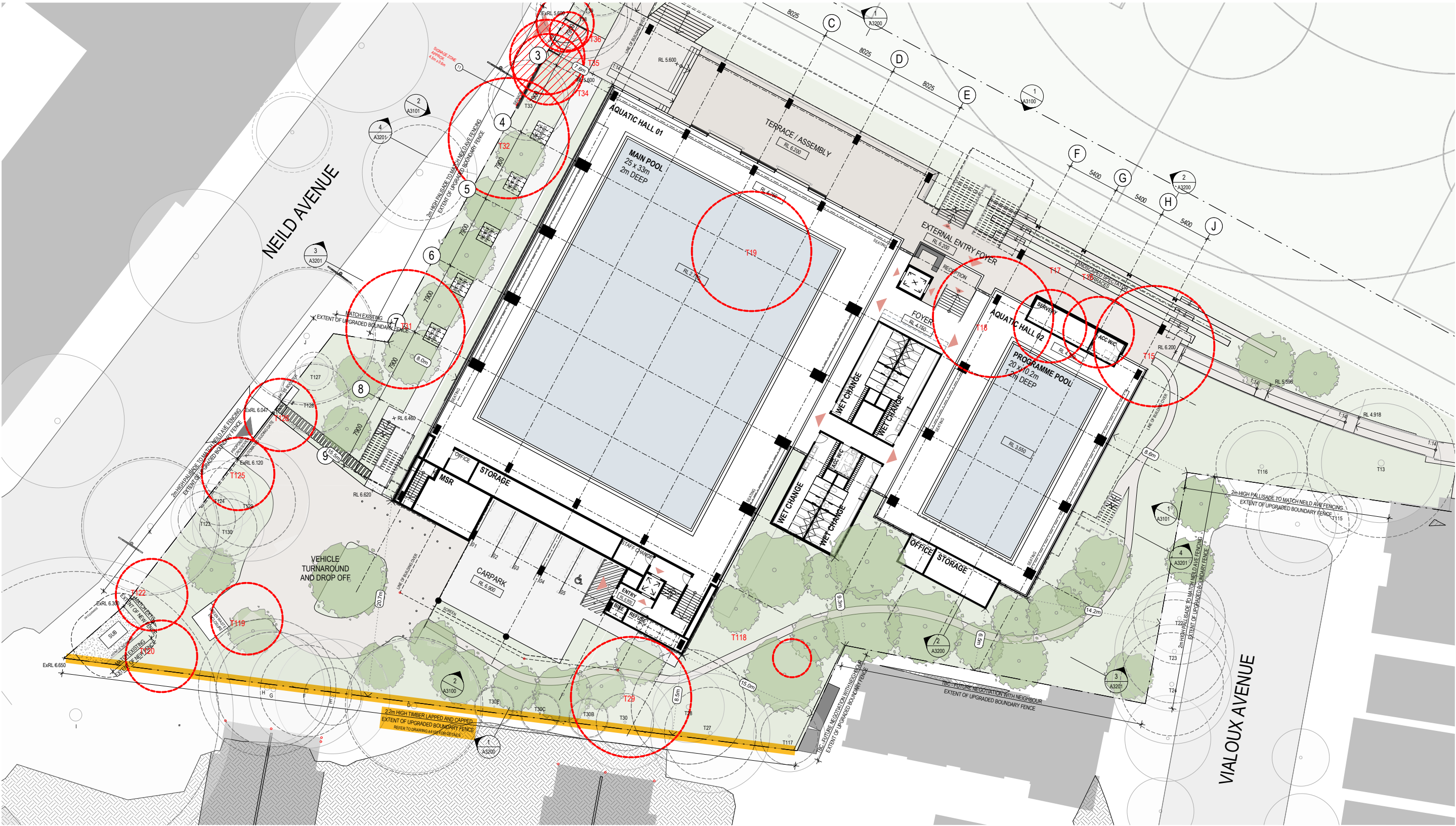
KEY

- ADG Visual Privacy Distance required
- Minimum Visual Privacy Distance achieved
- Habitable
- Non-Habitable
- Blank Wall Condition
- Extent of blank wall
- Ba Bathroom
- Be Bedroom
- Ki Kitchen
- Li Living room
- 1/GF Unit no. / Building level



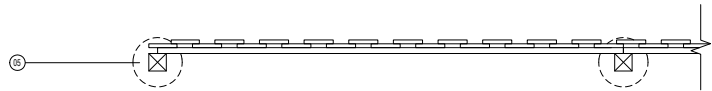
Third Level Plan 29-33 Lawson Street

1.9 The Proposal
Acoustic Privacy - Ground Floor Plan

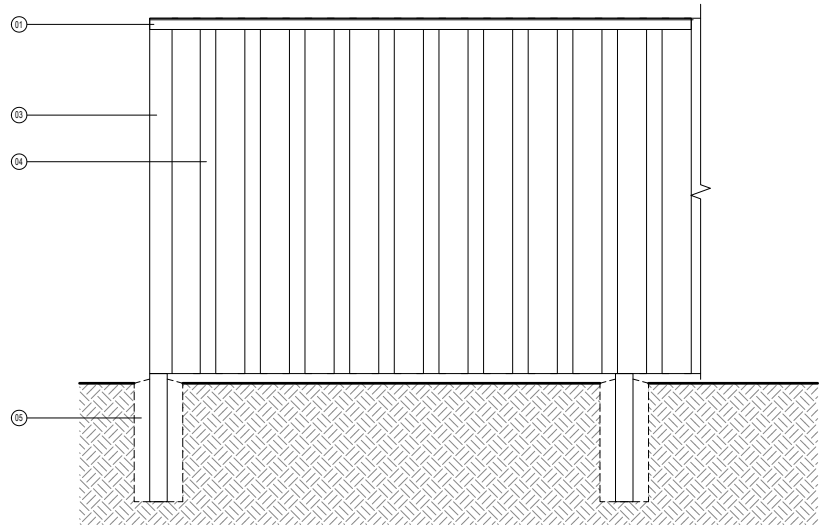


RESPONSE TO SUBMISSIONS

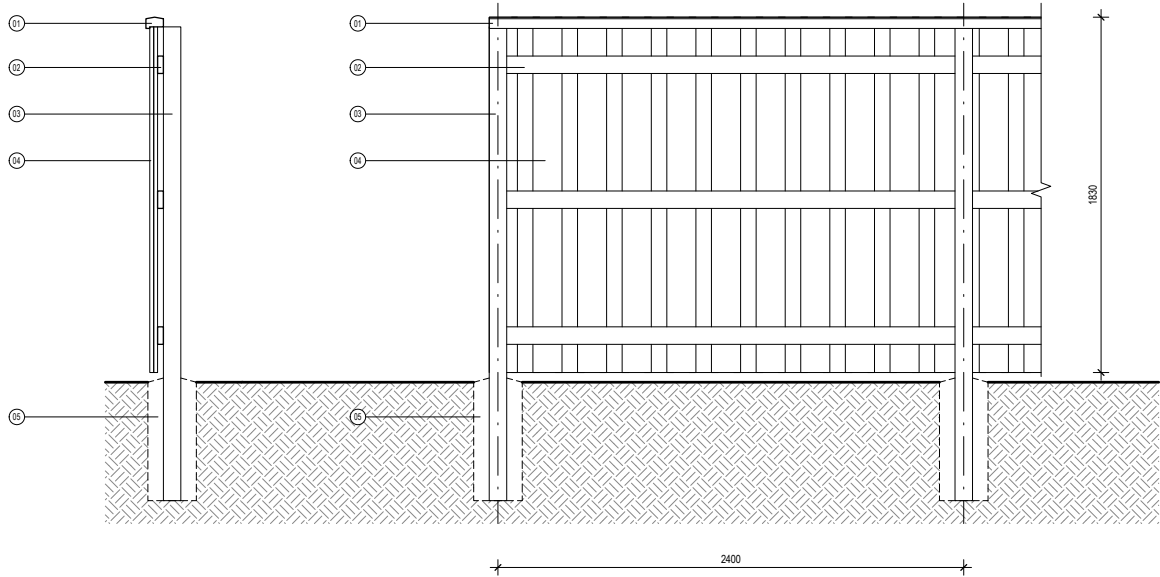
1.10 The Proposal
Acoustic Privacy - Fence Detail



4 TYPICAL PLAN
SOUTHERN BOUNDARY FENCE



3 TYPICAL ELEVATION - NEIGHBOURS SIDE
SOUTHERN BOUNDARY FENCE



1 TYPICAL SECTION
SOUTHERN BOUNDARY FENCE

2 TYPICAL ELEVATION - SGS WEIGALL SIDE
SOUTHERN BOUNDARY FENCE

1.11 Green Space Calculations

Existing Green Space

Existing Site Area	49 900m ²	
Existing Green Space	44 800m ²	89.8% of site area



KEY
Extent of green space

Existing Green Space _ Plan

1.11 Green Space Calculations

Proposed Green Space

Existing Site Area	49 900m ²	
Existing Green Space	44 800m ²	89.8% of site area
Proposed Green Space	43 200m ²	86.6% of site area
Difference	1 600m ²	3.6% reduction of existing green space



KEY
Extent of green space

Proposed Green Space _ Plan

