



SHEPHERDS BAY URBAN RENEWAL, MEADOWBANK

STAGE 1 PROJECT APPLICATION (MP 09_0219)

Response to Additional Information Request Preferred Project Report





RESPONSES TO ADDITIONAL INFORMATION REQUEST

SHEPHERDS BAY URBAN RENEWAL
CONCEPT PLAN

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CONCEPT PLAN:				
TITLE	No.	ADDITIONAL INFORMATION REQUESTS (Dept of Planning letter dated 22/03/12)	RESPONSE	Appendix/Annexure
	1.	Confirmation on the site area for Stage 1 – PPR references 8,449.6m2 on page 5 and 18 however it is referred to as 10,468m2 on page 8 and 20	It is confirmed that the site area of the Stage 1 site is 8,269.46 sqm and the PPR has been updated to reflect this.	
	2.	Confirmation on the open space for Stage 1 – page 18 refers to a publicly accessible pedestrian link parkland of 1029.6m2 where as page 20 refers to both 877m2 and 1,029m2 of publicly accessible open space and 1435m2 of communal open space.	It is confirmed the open space areas provided in the Stage 1 Project are: - 877sqm – portion of new pedestrian street, and - 1154sqm communal open space	See Architectural Drawings - A 103-7 Appendix 1
	3.	Additional flooding and stormwater details as per Council's letter.	Additional flooding and stormwater details as per Council's letter have now been provided	Annexure 4
	4.	Justification for the height of the basement exceeding above 1.2 metres in Rothesay Street and Belmore Street, noting that it is considered a storey in this location. Further the lower level at the Hamilton Crescent frontage will be subterranean which is not supported. An alternate design should be considered which may include an alternate basement configuration with the use of ramps to provide for level changes within the basement.	Additional apartments at the basement level fronting Rothesay Avenue and Belmore Street have been provided to address the additional storey. Detail sections with landscape provided of the ground floor corner fronting Hamilton Crescent.	See Architectural Drawings - A 101-7 See Architectural Drawings - A 101-7
	5.	Further details on the proposed location of the substation including the RLs and proposed screening from the public domain and adjacent residential apartments.	The proposed location for the new substation is on the same site owned by Energy Australia that housed the previous substation. Screen planting is proposed on the Stage 1 site adjacent as detailed on the landscape plans.	Appendix 3
	6.	Spot RLs should be provided on the elevation plans to enable the height above ground level to be measured.	Additional RL's have been provided on plans and elevations.	See Architectural Drawings - A 101-7 to A 123-4 at Annexure 1

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	7.	Reduction in the number of tandem/stacked spaces to ensure that only tandem spaces are allocated to 3 bedroom apartments. The plans provide 84 stacked spaces, however only 66 spaces are required for the 33 proposed 3 bedroom apartments. Further justification is required for the tandem parking, noting that the Council's DCP states that parking in a tandem formation may only be permitted for up to 50% of dwellings to which 2 car spaces are to be allocated, ie. 17 units.	Car space allocation has now been indicated on the basement plans. With 246 apartments and 50 visitor spaces, 328 car space fronts are required. Only 13 stacked spaces required and now shown on plans.	See Architectural Drawings - A 101-7 to A 103-7 at Annexure 1
	8.	Allocation of visitor parking spaces within the basement car park to be provided.	Allocation of visitor parking spaces within the basement car park has now been indicated on the relevant basement plan.	See Architectural Drawings - A 102-6 at Annexure 1
	9.	Further consideration of waste collection from the site including the need for designated area/s within the basement. It is not considered appropriate to have waste/recycling collection from the kerb.	Council advised that collection will be kerbside.	
	10.	Details of loading areas, car wash bays etc within the basement.	Car wash bays nominated in the plan. Because of the multiple lift cores no dedicated loading areas with increased head height over 2.2m - 2.3m are provided in the basement.	See Architectural Drawings - A 102-6 at Annexure 1
	11.	Measures to provide privacy to the balconies of Unit 1-12 and 1-17, 1-21 and 1-25 and 2-12 and 2-17.	Privacy screening to the balconies of Unit 1-12 and 1-17, 1-21 and 1-25 and 2-12 and 2-17 is now included on plans and elevations.	See Architectural Drawings - A105-5, A 106-5, and A 122-4 at Annexure 1
	12.	Measures to provide privacy to the roof top terrace areas.	Landscape planting and privacy screens provided.	Appendix 3
	13.	Calculations on the percentage of the communal open space which achieves at least 2 hours of solar access.	Communal open space receives an hour and 15mins of solar access between 8:45am to 10am during mid winter.	Shadow diagrams at Annexure 1

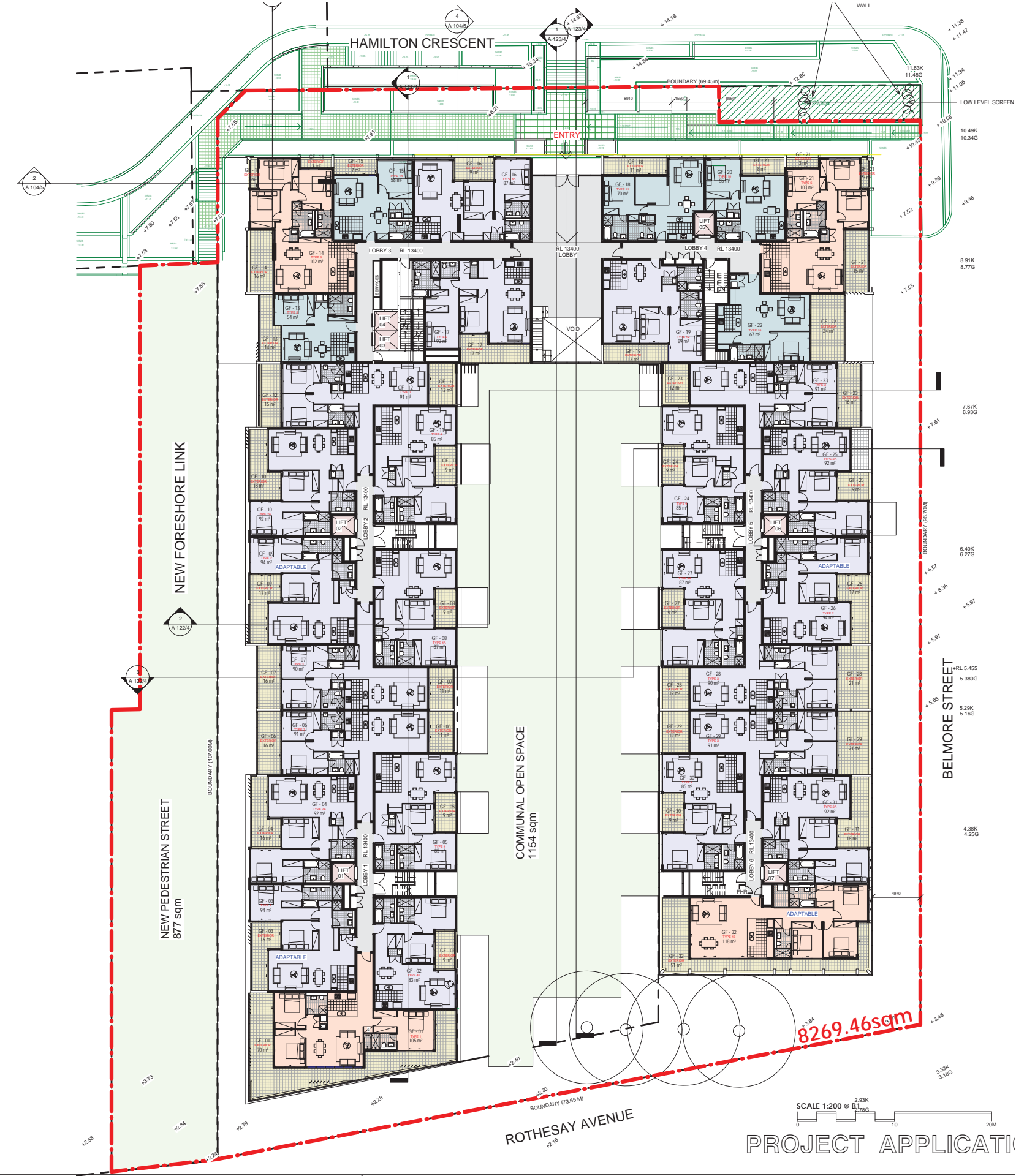
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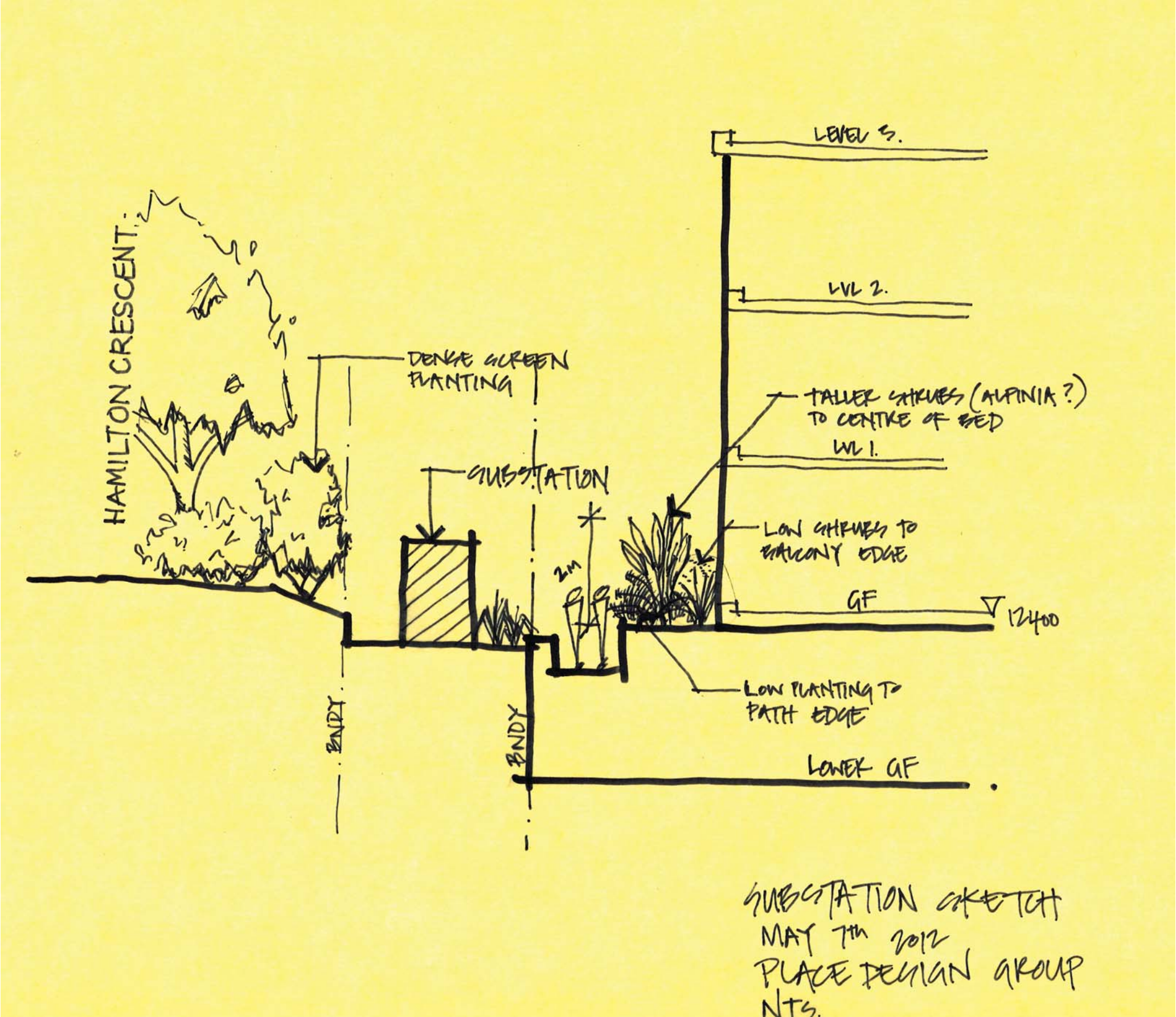
	14.	Clearer shadow analysis of the shadow impact of the development on the Bay One buildings on the opposite site of Belmore Street.	Bay One buildings have 4 hours of direct sun access between 9am - 1pm.	Shadow diagrams at Annexure 1
	15.	Confirmation that the Acoustic consultant has reviewed the most recent set of amended plans (the table on page 4 reflects an earlier iteration of the plans).	It is confirmed that the Acoustic Consultant has reviewed the final submitted plans – Refer accompanying Acoustic Report which will be included in Annexure 7 of the revised Stage 1 PPR.	Annexure 7
	16.	Confirmation that fencing and security gates are provided to the communal open space at the Rothesay Street frontage, and if so the materials/height of the fencing.	It is confirmed that the central communal space is to be fenced with security gate with swipe card access entry. Fencing details have now been included on relevant plans and elevations.	See Architectural Drawings - A 101-7, A 118-4 at Annexure 1
	17.	Pre and post adaptable dwelling layouts should be provided for the 25 adaptable dwellings in accordance with the access review by Morris-Goding Accessibility Consulting.	Pre and post adaptable dwelling layouts have now been provided for the 28 adaptable dwellings in accordance with the access review by Morris-Goding Accessibility Consulting.	Refer plans at Annexure 1.
		Additional request from Council 12 March 2012		
	18	Submitted flood study failed to address the flood management principles contained within the Eastwood and Terry's Creek Floodplain Risk Management Study. May require an Evacuation and Emergency Response Plan to be prepared. Flood Study should also consider the impact from all storms up to and including the Probable Maximum Flood. The submitted study has only addressed the 1 in 100 year flood.	<p>These issues are addressed in the further details supplied by Cardno at Annexure 4. this includes detailed flood modelling which has also been provided to Council as requested.</p> <p>We believe that Eastwood and Terry's Creek Floodplain Risk Management Study has been superseded as is no longer required to be addressed under the last two DCP's or the current Draft DCP.</p> <p>The Proponent invites a Consent Condition to prepare an Evacuation and Emergency Response Plan for approval by the Department of Planning & Infrastructure prior to the issue of any occupation certificates for the proposed apartments.</p>	Annexure 4
		<p>Council believes that the connection to Council's drainage system should be made directly to an existing pit located nearby and the 325 pipe and pipes downstream of this pit upgraded where required to accept flows rather than building a new separate line connecting to an existing headwall.</p> <p>Note that the plans do not show how other drainage lines and inlet pits are connected to the proposed stormwater line</p>	<p>The new line connected to the decommissioned existing pit was chosen for the following reasons:</p> <ul style="list-style-type: none"> • would result in less disruption to Council's existing system and less reconstruction of existing infrastructure, and • would be the most cost effective solution. • • Further details of the connections are now included in the Stormwater Plans at Annexure 4 	Annexure 4

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APPENDIX 1 - STAGE 1 AREAS:

1.







- 1 Grand staircase entrance from Hamilton Crescent with water rills
- 2 Ramp Access from Belmore Street
- 3 Terraced planter walls
- 4 Buffer shrub planting
- 5 Stage One boundary line
- 6 Street trees
- 7 Entry/exit point
- 8 Basement carpark fire escape
- 9 Existing trees to retain
- 10 Open lawn (mounded)
- 11 Central gathering space in-line with courtyard
- 12 Bicycle racks for 10 bikes
- 13 Pedestrian link to Stage I Pocket Park
- 14 Double row of trees leading into open plaza space
- 15 1.5m high lettebox wall



