



DORAN DRIVE  
PRECINCT  
(SSD-15882721)

RESPONSE TO IPC MEETING AGENDA

DEICORP PROJECTS  
(SHOWGROUND) PTY LTD

July 2022



<b>Dwelling mix</b>		
<b>Issue/Recommendation</b>	<b>Project response</b>	<b>Date closed</b>
Dwelling mix, including at the site and across the Hills Showground Station Precinct	A letter prepared by GYDE dated 20 June 2022 submitted to the department of planning (letter attached)  DoP assessment report page no 37 - item no. 6.2.2 addressing distribution of dwelling mix and dwelling cap across the three precincts as per the approved Concept plan.	27 <sup>th</sup> June 2022
<b>Built Form, including building separation distance</b>		
Built form	Detailed response addressing all the items raised by authorities including SDRP was submitted to the DoP.  DoP assessment report page no 24 - item no. 6.1 addressing built form.	24 <sup>th</sup> April 2022
Minimum building separation distances	A building separation diagram was submitted for DoP.  DoP assessment report page no 35 - item no. 6.2.1 addressing minimum building separation	20 <sup>th</sup> May 2022
<b>Communal open space</b>		
Soil Depth	Detailed response addressing all the items raised by authorities including SDRP was submitted to the DoP. See SESL report attached (report attached)  DoP assessment report page no 38 - item no. 6.2.3 (134) addressing adequate soil depth proposed for the development.	24 <sup>th</sup> April 2022
Solar access	A solar access analysis was submitted to the DoP (Appendix 1 - Architectural response pack)  DoP assessment report page no 40 - item no. 6.2.3 figure 28 illustrating the areas receiving two hours of solar access	20 <sup>th</sup> May 2022
<b>Public Domain</b>		
Activation	Detailed response addressing all the items raised by authorities including SDRP was submitted to the DoP.  DoP assessment report page no 40 - item no. 6.3.1 (refer to items 147 & 148)	24 <sup>th</sup> April 2022
Solar Access	Solar access diagram was submitted showing primary communal access (Appendix 1 - Architectural response pack)  DoP assessment report page no 44 - item no. 6.3.2	20 <sup>th</sup> May 2022
Connectivity	Detailed response addressing all the items raised by authorities including SDRP was submitted to the DoP.  DoP assessment report page no 42 - item no. 6.3.1 (144)	24 <sup>th</sup> April 2022
Landscaping	Updated landscaping plans were submitted to the SDRP and DoP  DoP assessment report page no 40 - item no. 6.3.3	24 <sup>th</sup> April 2022 & 20 May 2022
Ongoing maintenance	A response letter dated May 22 was submitted to the DoP. In addition to that a landscape maintenance plan prepared by URBIS was submitted on 24 <sup>th</sup> April 2022 (report attached)  DoP assessment report page no 42 - item no. 6.3.1 (144)	20 <sup>th</sup> May 2022

<b>Traffic and Transport</b>		
Traffic and Transport	A response letter dated April 22 was submitted to the DoP. In addition to that, SIDRA model, traffic report and traffic response letter was submitted. (report attached)  DoP assessment report page no 45 - item no. 6.4.1	<b>24<sup>th</sup> April 2022</b>
<b>Applicant's response to the Department's assessment and recommended conditions</b>		
Applicant's response to the Department's assessment and recommended conditions	<b><i>NIL</i></b>	