

MOLA
Architecture

Tandy's Lane Phase 2

Planning Ref no. SDZ 22A / 0006

In response to Planning Conditions 13 and 21

12th January 2023

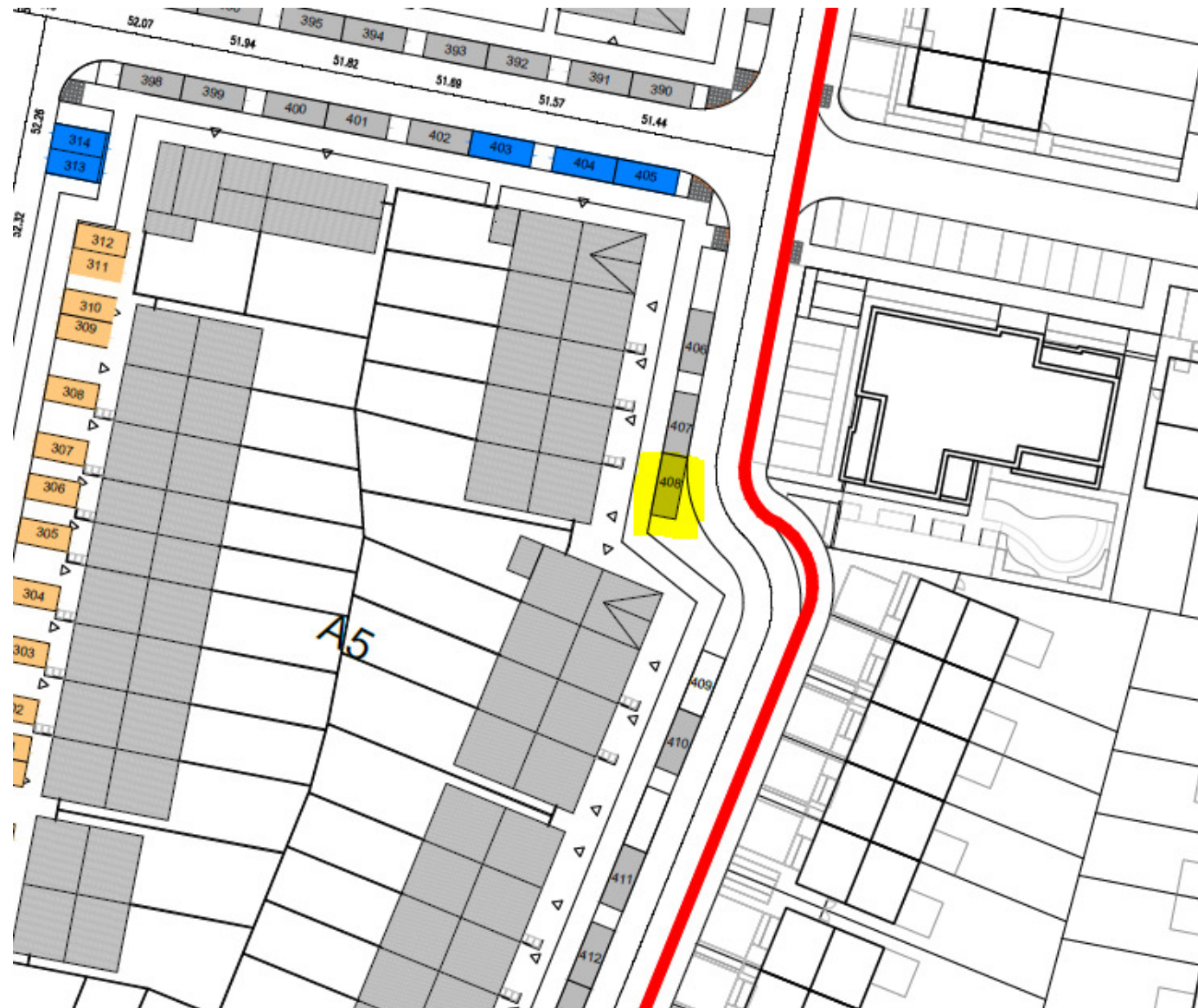
MOLA Summary schedule of changes in response to conditions 13 and 21

- 13 (a)(v) Car parking space no. 408 is revised so it is easier to access
- 13 (c) 5% of off curtilage vehicular parking spaces are now included for mobility impaired users. 20% of off curtilage vehicular parking spaces are equipped with electrical charging points.
- 21 (a) Units A3-1 to A3-6 inclusive are omitted.
- 21 (b) The private amenity spaces for Units A1-4 to A1-9 inclusive is increased to 70sq.m.
- 21 (c) The southern east-west pedestrian connection is revised to include cyclist access to Adamstown Boulevard from the site.
- 21 (d) House types C1.2 and D3.2 are revised to include further window fenestration on the upper floors.
- 21 (e) The private amenity spaces of the ground floor duplex units in Block A2 are increased. A privacy strip is provided outside the boundary of these with the public footpath. The rear boundary to the upper floor duplex unit roof terrace is revised as a solid wall.

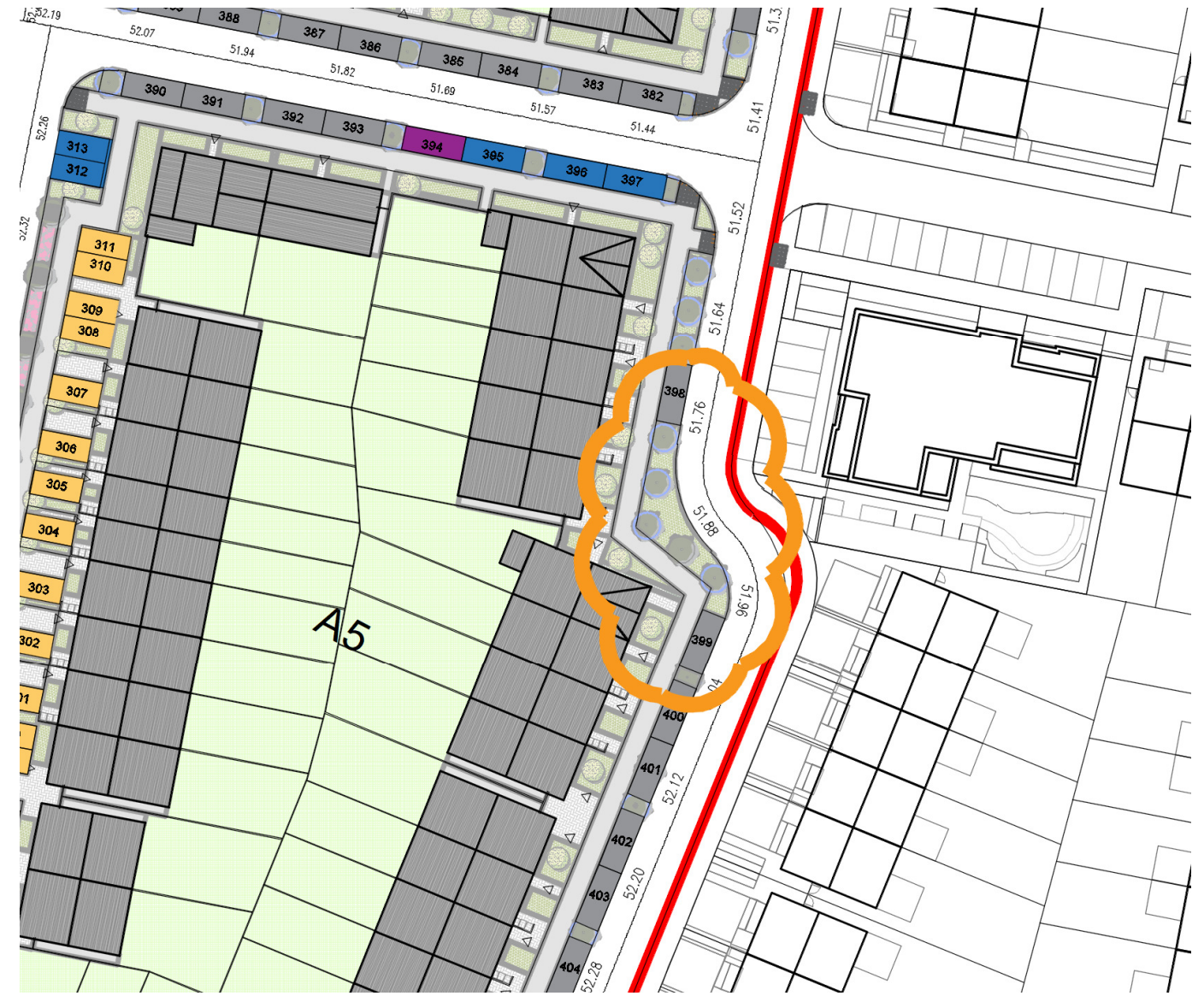
MOLA CONDITION 13 A v

v. Details of refuse collection areas as raised in the submitted Road Safety Audit and any other safety issues raised. Car parking space no. 408 shall be revised so that it would be

Response to 13 (a)(v): Car parking space previously numbered as no. 408 is now relocated. Due to revisions to parking across the site since the RFI submission drawings including additional accessible spaces, the parking numbering has been revised throughout. The new location for the space previously numbered as no. 408 is now car parking space no. 399 and subsequent car parking spaces have been relocated further South as required.



Car parking strategy at RFI stage



Car parking strategy at Planning Compliance stage

MOLA CONDITION 13 C

(c) The applicant shall provide 5% of vehicular parking spaces for mobility impaired users, and 20% vehicular parking spaces to be equipped with electrical charging points.

Response to 13 (c): There are 367 off curtilage parking spaces proposed. The car parking strategy has been revised to include an additional 18no accessible parking spaces distributed across the site, therefore 5% of the off curtilage vehicular parking spaces are now proposed for mobility impaired users.

An additional 10% of off curtilage vehicular parking spaces are revised to be equipped with electrical charging points bringing the overall total to 20% (73 EV spaces total). There are now 38no visitor parking spaces with EV charging points and 35no residential parking spaces with EV charging points distributed across the site. Please refer to drawing number 0907.

Unit Type	%	Provided On Curtilage	Provided Off Curtilage	Total
Houses 347 Units @1-2 per unit		163		163
Standard Off Curtilage			276	276
Visitor/ Electric Vehicle	20%		35	35
Residential / Electric Vehicle			38	38
Accessible Spaces	5%		18	18
Sub Total		163	367	530

In Accordance with Section 2.4 (Vii) paragraph 2.4.22 of the Adamstown SDZ planning Scheme
Tandys Lane phase 2 Subject Application

Total Private On Curtilage Spaces	163
Total Off Curtilage Spaces	367
Total Number of Car Parking Spaces	530
Percentage of Private On Curtilage Spaces	31%

* The 18no. Accessible parking spaces are additional to the parking numbers submitted at RFI stage. The accessible spaces are not allocated to any unit.



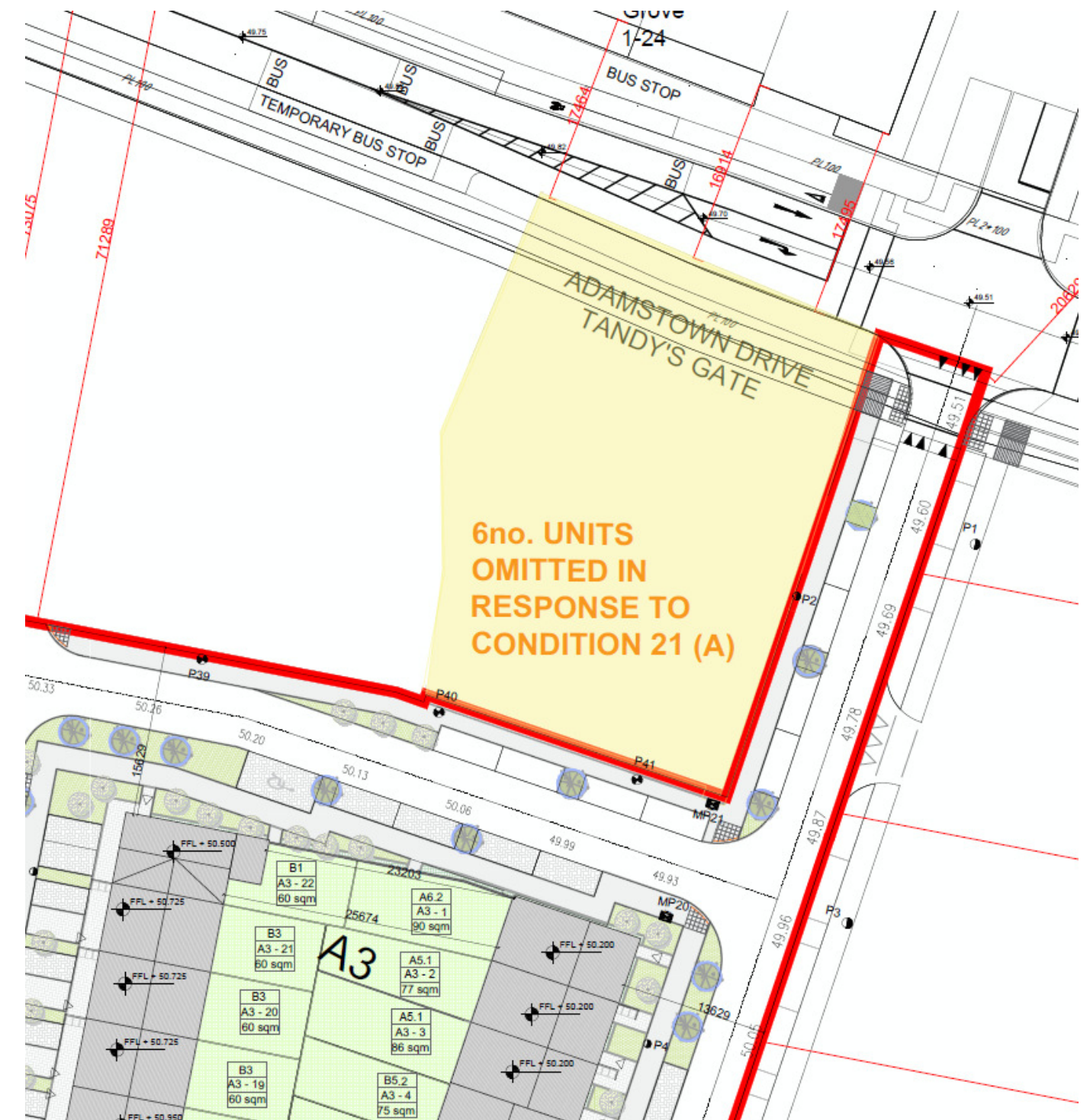
MOLA CONDITION 21 A

(a) Omit Units A3-1 to A3-6 inclusive (6 no. units in total) and this area incorporated into any forthcoming application for the remaining lands of Development Area No. 6 Tandy's Lane Village.

Response to 21 (a): Units A3-1 to A3-6 inclusive are omitted and red line boundary is revised. Please refer to drawings 0100 and 0100A. Please also refer to revised Schedule of Accommodation for the revised unit numbers and revised site statistics and density.

Summary of units omitted:

Plot Number	Unit Type	Unit Description
A3-1	B2	Semi-Detached 2 storey unit
A3-2	B2	Semi-Detached 2 storey unit
A3-3	A3.2	Semi-Detached 3 storey unit
A3-4	A1	Semi-Detached 3 storey unit
A3-5	A6.1	Semi-Detached 3 storey unit
A3-6	A4	Semi-Detached 3 storey unit

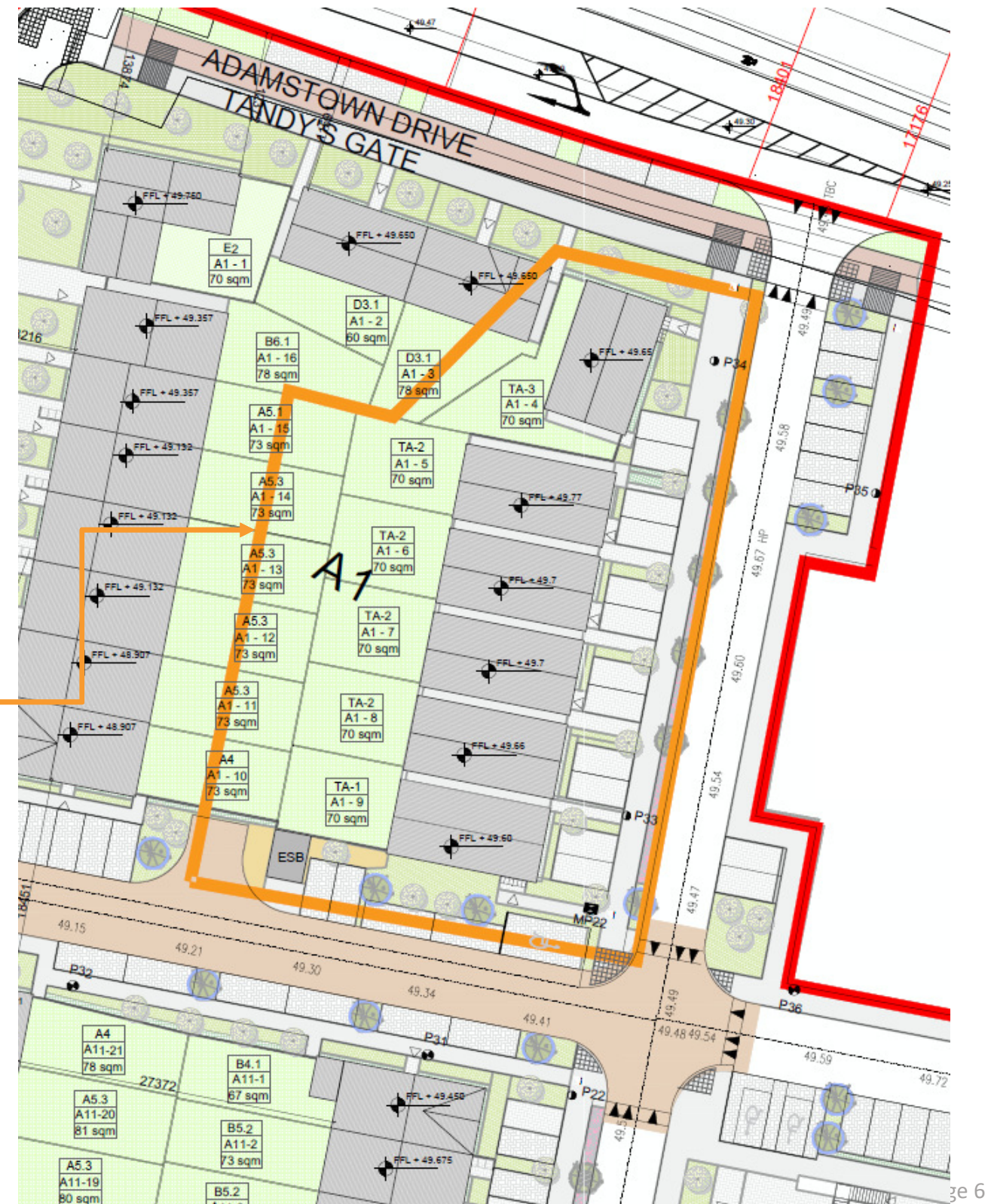


MOLA CONDITION 21 B

(b) The private amenity spaces for Units A1-4 to A1-9 inclusive (6 no. units in total) shall be increased in size to provide for the minimum private amenity space requirement of 70sq.m for a four bedroom house under the Adamstown Strategic Development Zone Planning Scheme 2014 (as amended).

Response to 21 (b): The private amenity spaces for Units A1-4 to A1-9 inclusive is increased to 70sq.m. Please refer to drawings 0100 and 0100A.

REVISION IN
RESPONSE TO
CONDITION 21 (B)



MOLA CONDITION 21 C

(c) The southern east-west pedestrian connection revised to include cyclist access to Adamstown Boulevard from the site.

Response to 21 (c): The southern east-west pedestrian connection is revised to include cyclist access to Adamstown Boulevard from the site. This block has been reduced by one unit in total - 2no. 3 bed units (Unit type B5.1) which are 2 storey were omitted and 1no. 4 bed unit (Unit Type A5.1) which is 3 storey included to achieve the gap needed for a pedestrian/ cyclist link. Please refer to drawings 0100 and 0100A. Please also refer to revised Schedule of Accommodation for the revised unit numbers.

To the right of this sheet is a summary of all units omitted since the RFI submission.

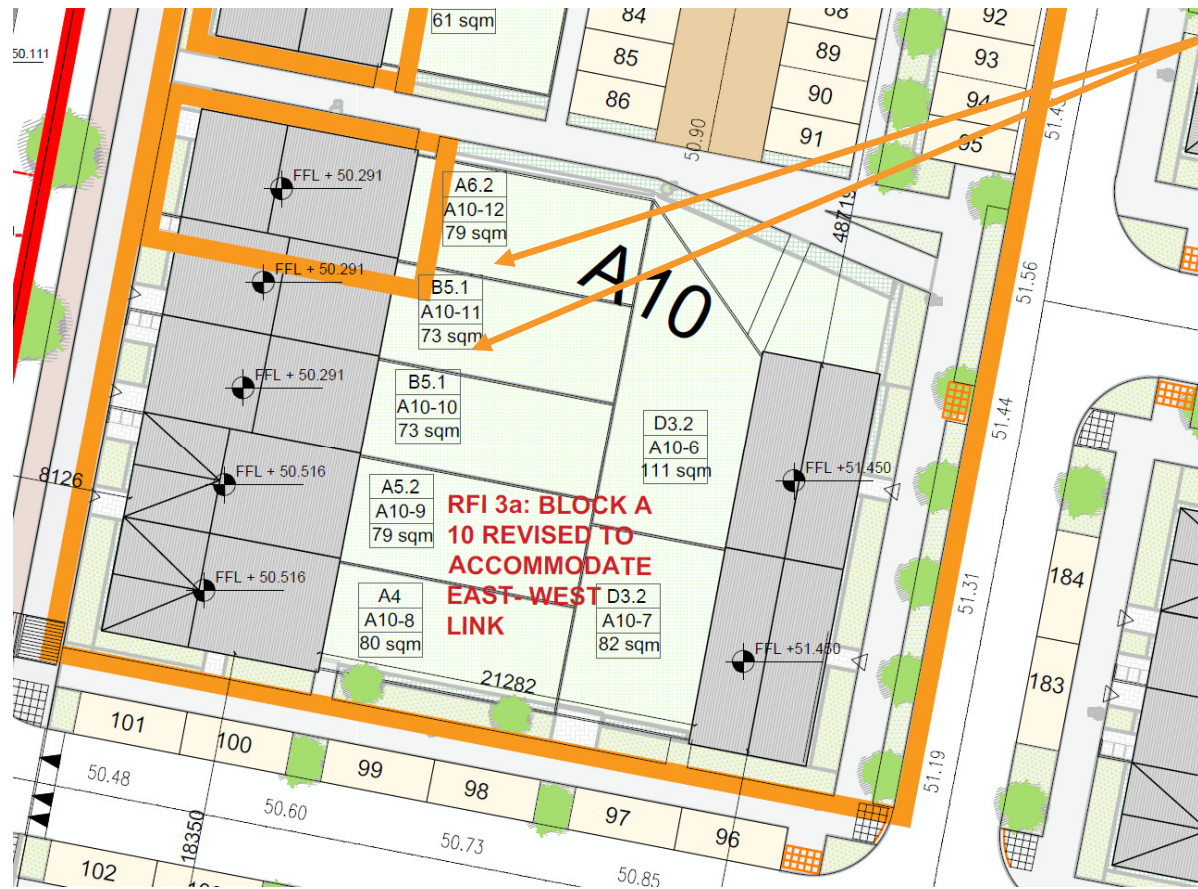
Summary of units omitted in response to 21 A:

Plot Number	Unit Type	Unit Description
A3-1	B2	Semi-Detached 2 storey unit
A3-2	B2	Semi-Detached 2 storey unit
A3-3	A3.2	Semi-Detached 3 storey unit
A3-4	A1	Semi-Detached 3 storey unit
A3-5	A6.1	Semi-Detached 3 storey unit
A3-6	A4	Semi-Detached 3 storey unit

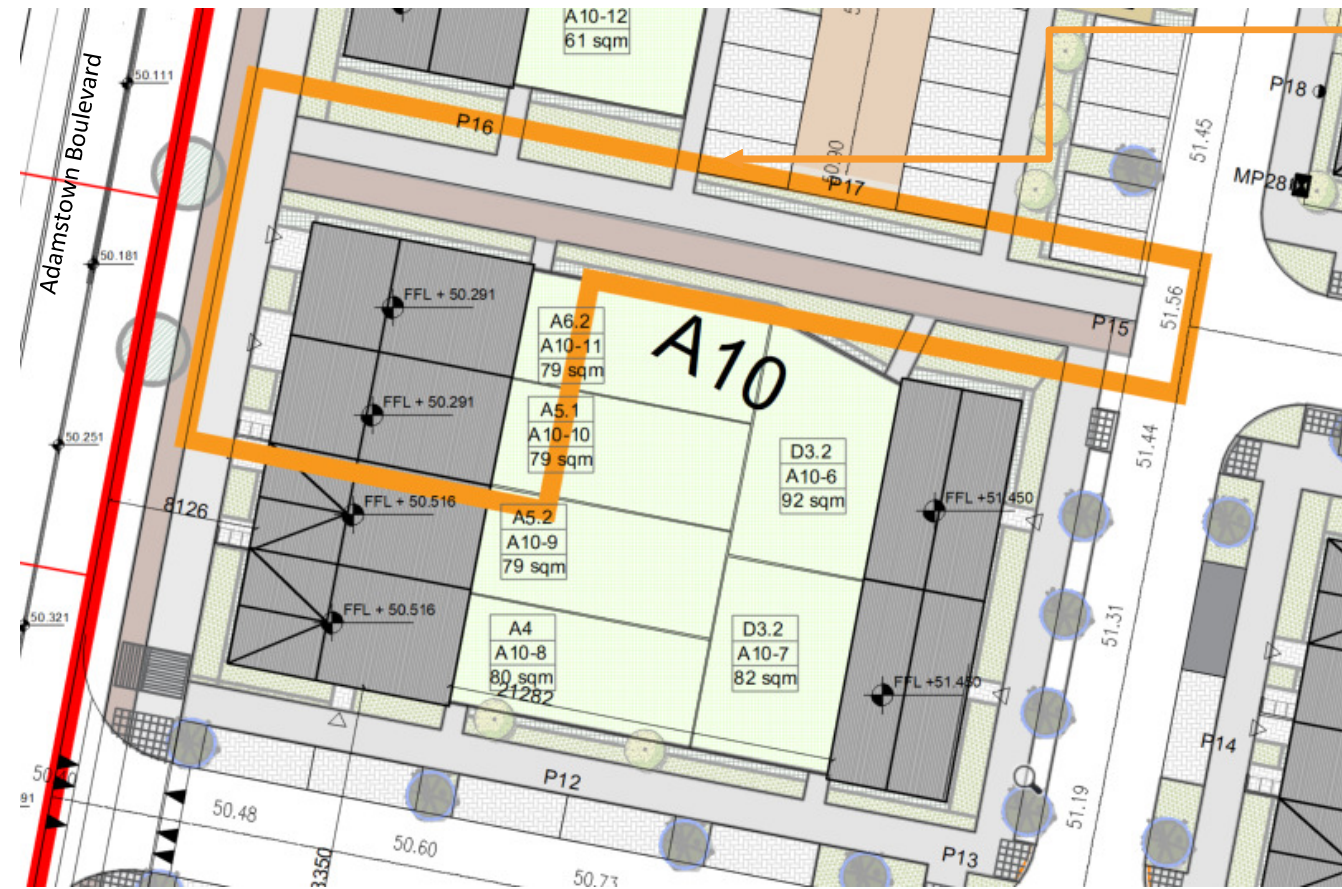
Summary of units omitted in response to 21 C:

Plot Number	Unit Type	Unit Description
A10-10	B5.1	Mid-Terrace 2 storey unit
A10-11	B5.1	Mid-Terrace 2 storey unit

* A5.1 Unit included at plot A10-10 to maintain 3 storey contiguous elevation along Adamstown Boulevard



2NO. 3 BED UNITS (UNIT TYPE B5.1) OMITTED AND REPLACED WITH 1NO. A5.1 UNIT



Site Plan at RFI stage

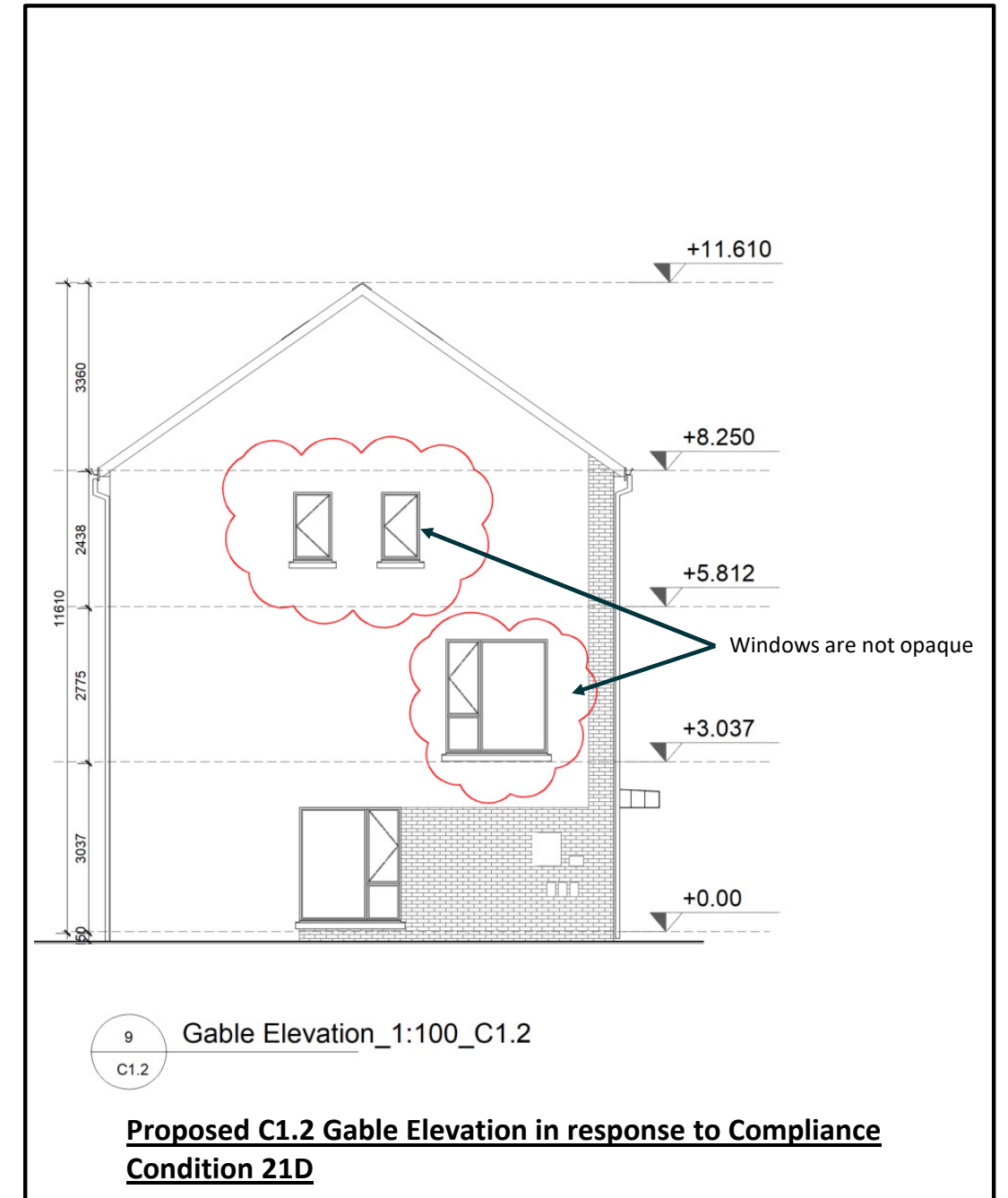
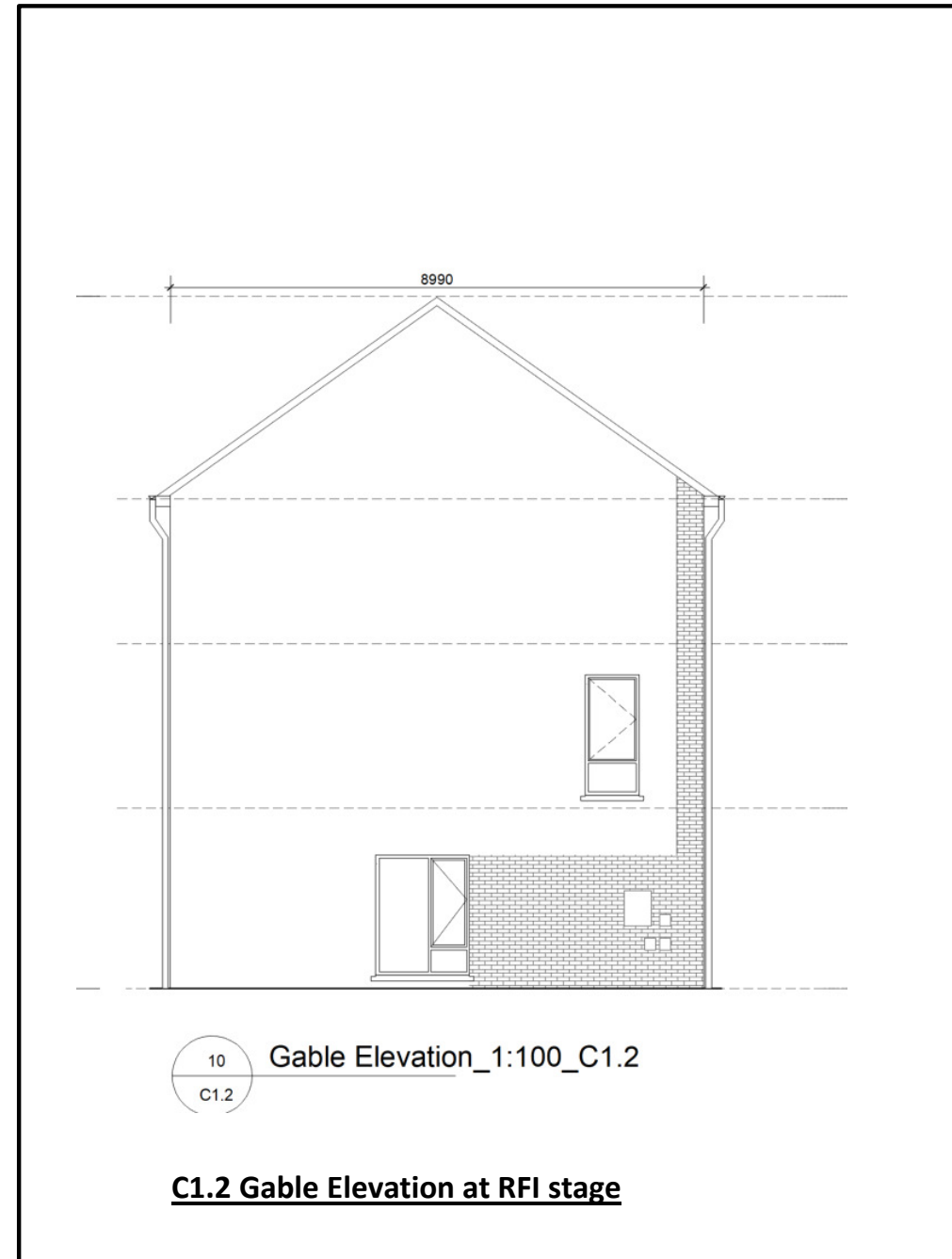
Site Plan at Planning Compliance stage - 2no. B5.1 unit have been omitted and 1no. A5.1 unit is now included

MOLA CONDITION 21 D

(d) House types C1.2 and D3.2 revised to include further window fenestration on the upper floors. Opaque glazing may be used to non-habitable rooms where appropriate.

Response to 21 (d): House types C1.2 and D3.2 are revised to include further window fenestration on the upper floors. The proposed additional windows are to bedrooms and are not required to be opaque. Please refer to drawings 0415 and 0419.

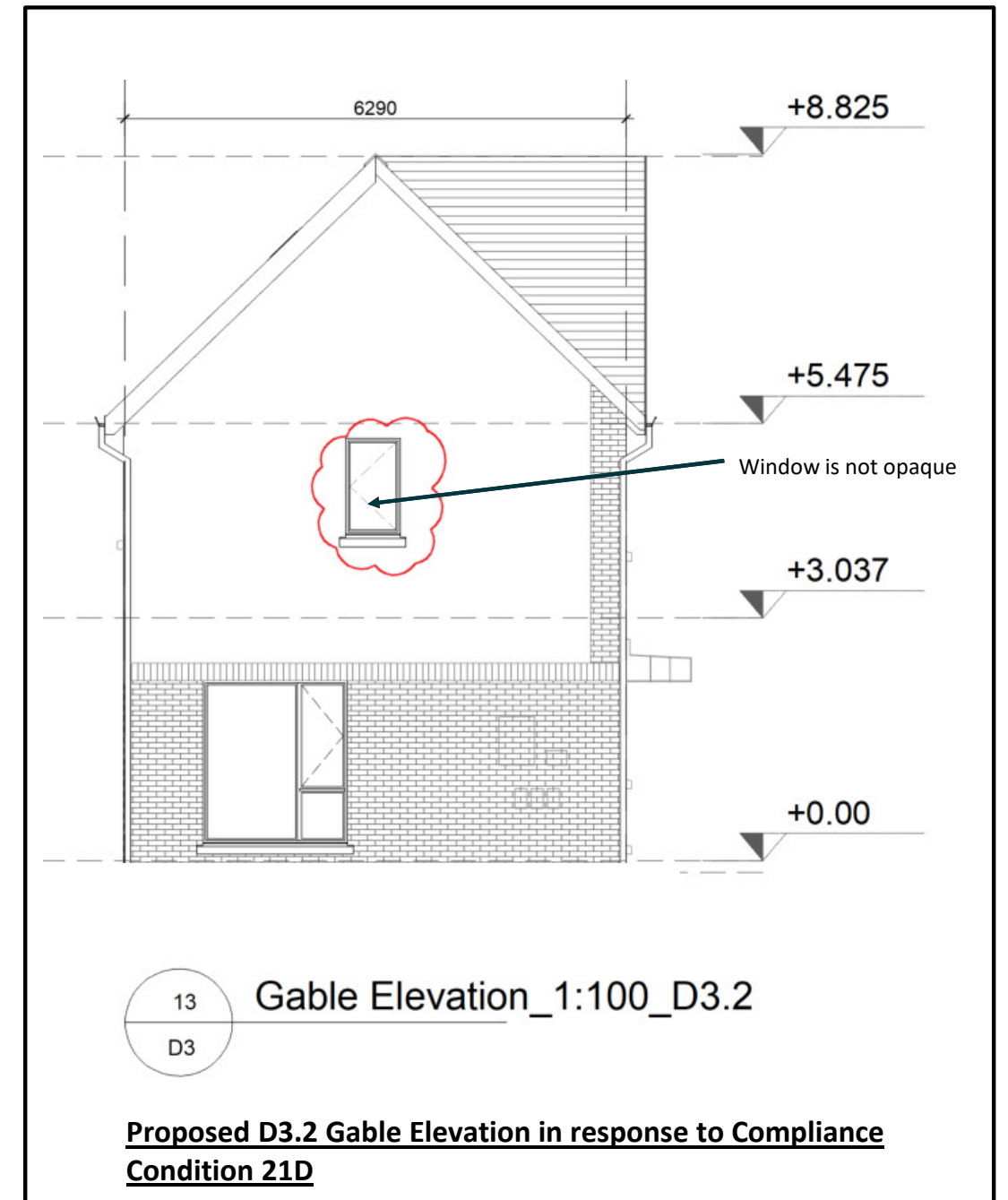
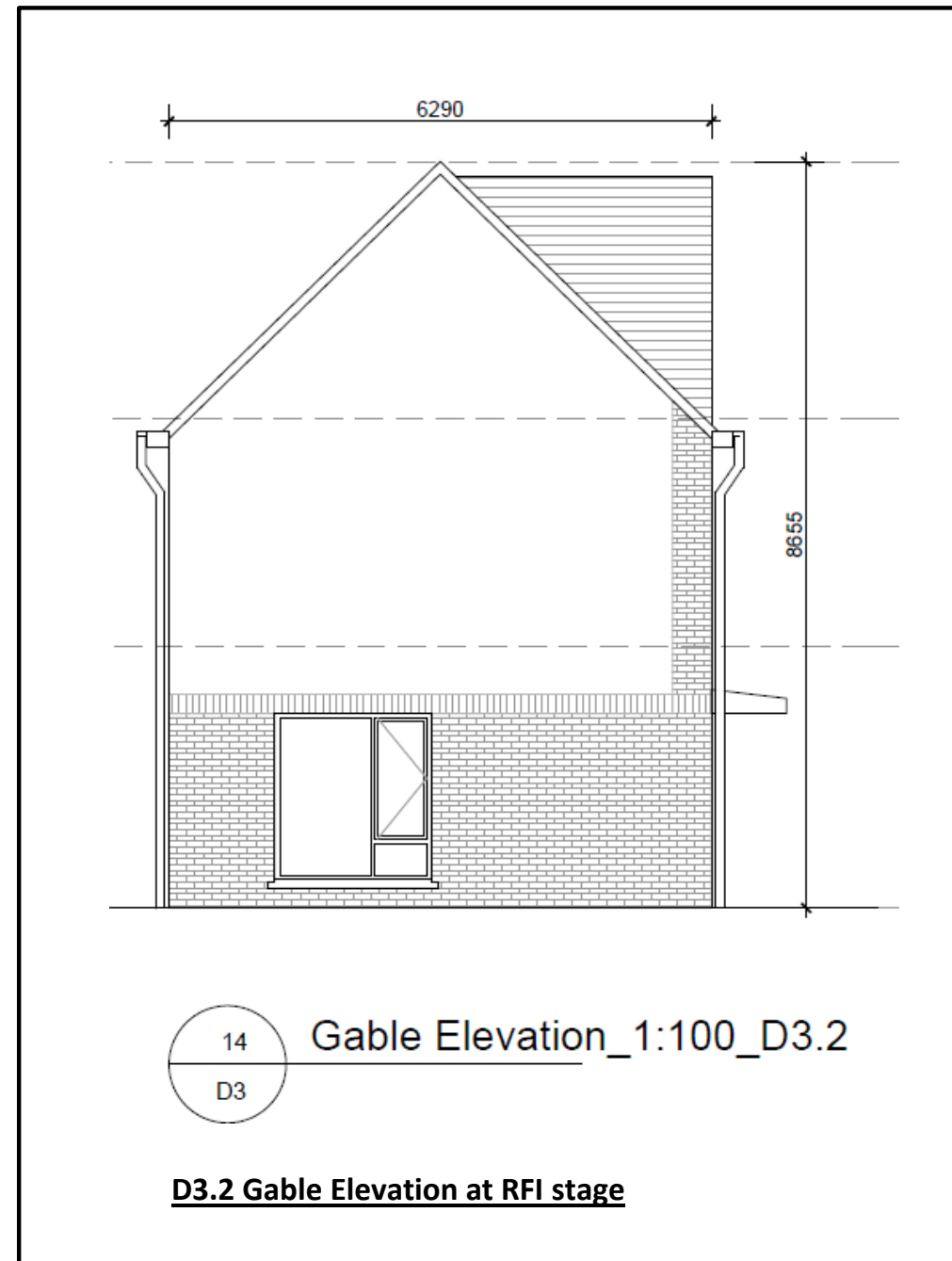
Information on House Type D3.2 is shown on next page.



MOLA CONDITION 21 D

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Response to 21 (d): House types C1.2 and D3.2 are revised to include further window fenestration on the upper floors. The proposed additional windows are to bedrooms and are not required to be opaque Please refer to drawings 0415 and 0419.



MOLA CONDITION 21 E

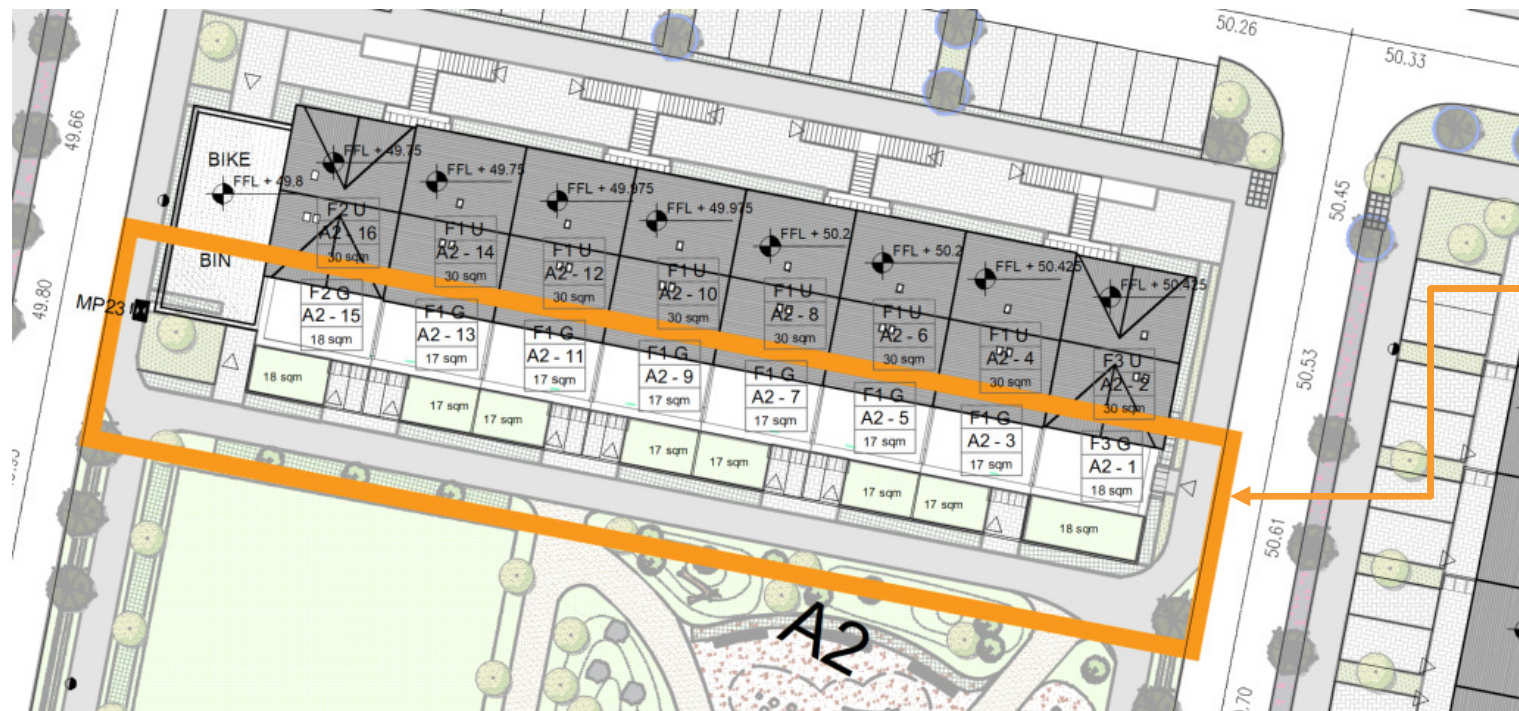
(e) The private amenity spaces of the ground floor duplex units in Block A2 shall be enlarged, to adequately compensate for no provision of semi-private amenity space, and a privacy strip provided outside the boundary of these with the public footpath. The proposed railings along the rear boundary of all the upper floor duplex unit roof terraces shall be revised to provide a more appropriate boundary that avoids overlooking into the private amenity space directly below, and allows for passive surveillance of the park (in the case of the units facing the northern pocket park).

Response to 21 (e): The private amenity spaces of the ground floor duplex units in Block A2 which were previously 14 sqm minimum are increased to 17 sqm (14 sqm if the footpath to the front door is excluded) the combined requirement for private and communal amenity space for the ground floor 2 bed units is 14 sqm (7sqm + 7 sqm as per the apartment guidelines).

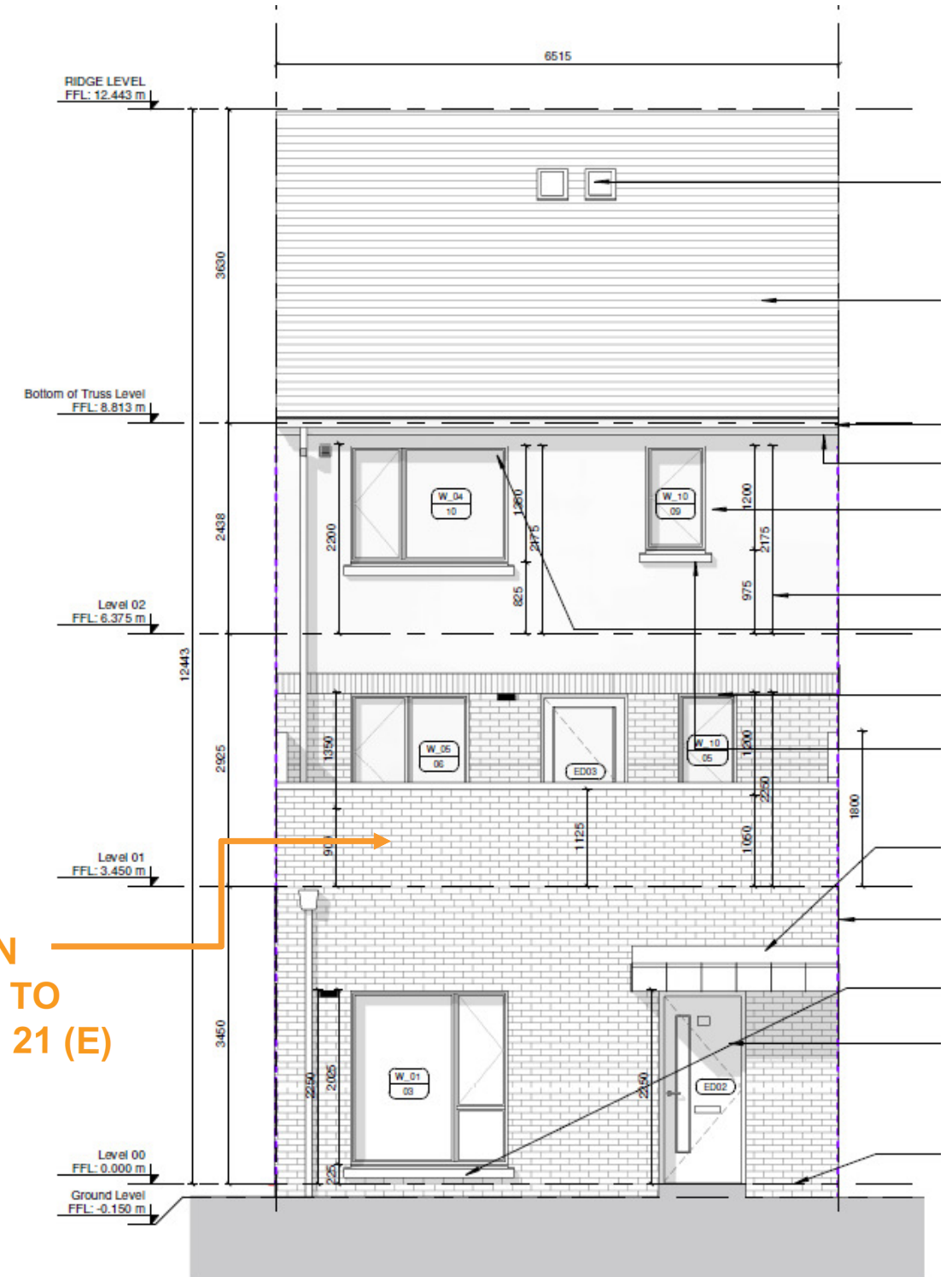
A privacy strip is provided outside the boundary of these with the public footpath.

The rear boundary to the upper floor duplex unit roof terrace is revised as a solid wall to avoid over looking into the private amenity space directly below while still allowing passive surveillance of the park.

Please refer to drawings 0100, 0100A and 0450, 0455, 0460, 0465, 0470, 0475 and 0480.



REVISION IN RESPONSE TO CONDITION 21 (E)



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