

# MATTHEW PULLINGER ARCHITECT

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14 December 2024

## **PLANNING PROPOSAL - 177-183 GREENWICH ROAD, GREENWICH**

Attention:

Mr Craig Wrightson  
General Manager, Lane Cove Council  
48 Longueville Road  
LANE COVE NSW 2066

Dear Mr Wrightson,

This letter is offered in support of a Planning Proposal (PP) for land at 177-183 Greenwich Road, Greenwich. The site is controlled by Winten Property Group, who is the project proponent.

The proponent's design team made a pre-PP presentation to Council's Design Review Panel on 10 September 2024 and formal written feedback was subsequently provided by the Panel. In its advice, the Panel raised a series of concerns for the proposed form and scale of the PP and associated impacts.

I was formally engaged by the proponent on 2 October 2024, and from this date I have contributed to the preparation of an alternative site planning strategy, illustrative built form and detailed reference design, each of which now informs the amended PP that is to be formally submitted to Lane Cove Council in December 2024.

Each of the points raised in the Design Review Panel's feedback of 10 September 2024 has been carefully considered and incorporated into the alternative site planning strategy, detailed reference design and the final PP submission.

Since my engagement, I have collaborated with the proponent's design team - led by PBD Architects - as a peer reviewer of the site planning strategies, urban design response and the detailed reference design, seeking to ensure the final PP submission represents a high quality urban renewal proposition that meaningfully responds to feedback raised by Council's Design Review Panel during early consultation.

A preliminary version of this alternative site planning strategy and associated built form was presented to Council officers on 5 November 2024, where preliminary feedback was supportive of the general direction.

During my involvement, I have sought to ensure the PP demonstrates the greatest possible alignment with the positive urban and landscape characteristics of this part of Greenwich.

To this end, I am satisfied the PP - as described in PBD Architect's documentation dated 5 December 2024 - represents a contextually sensitive, responsive and high quality renewal of the site and the broader urban landscape, bringing with it a range of benefits which include:

- Contributing to the renewal of this part of Greenwich Road as a distinctive higher density residential street and a defining element of the Greenwich peninsula's landscape character.
- Adopting the general street alignment of the two immediate neighbouring buildings and achieving consistency with the prevailing street alignment of other buildings elsewhere along Greenwich Road.
- Providing generous side setbacks to each of the neighbouring buildings, sufficient to establish meaningful landscaped areas, provide good building separation and maintain appropriate privacy between neighbours.
- Adopting a forward building alignment towards the west that respects the land mapped as C2 Zone Environmental Conservation and striking a logical alignment with the two immediate neighbouring buildings as they address the Harbour.
- Establishing a defined street wall height of four storeys, with recessed fifth floor, comfortable and familiar to the scale of other existing built elements within the R4 Zone High Density Residential - this is key to achieving a streetscape form, bulk and scale appropriate to Greenwich Road.
- Introducing a highly modelled building envelope, dividing the proposed building mass into two distinct, separate elements - one addressing Greenwich Road, the other addressing the Harbour.
- Between these two separate building forms, landscaped communal open space is provided in a manner that brings relief, improved building separation, better environmental performance and better residential amenity.
- The two separated building forms also allow the proposal to respond positively to the steeply sloping topography that falls towards the Harbour to the west.
- Further modelling of the building envelope as it presents to the Harbour, such that the lower four levels are captured within the existing tree canopy associated with the C2 Zone Environmental Conservation land, while the more visible upper levels are setback.
- Presenting a clear point of address to Greenwich Road, signalling the formal building entry and providing an associated expanded landscape area.
- Offering individual street addresses for other ground floor apartments, each with landscaped front gardens within the site frontage.

For each of these reasons, I am satisfied that the PP submission in its final form now represents a high quality urban design and architectural response to the character and setting of this part of Greenwich, and also reflects the efficient use of valuable R4 Zone High Density Residential land.

By adopting these design principles to guide the alignment, form and scale of the built form and detailed reference design, the proposal achieves a strong, positive 'fit' within Greenwich Road. The site planning and built form strategies marry up with the existing adjacent properties to create a coherent and positive streetscape.

No unreasonable impacts arise from the proposed building form, its density or height - analysis included with the proposal demonstrates that all neighbouring properties retain privacy, outlook, views and appropriate levels of solar access. And the form of the PP does not impair the broader sense of the Harbour landscape setting.

In conclusion, the proposed site planning strategy and detailed reference design have been carefully considered for its urban design and contextual fit - balancing the urban design and landscape values evident in the immediate vicinity with the provision of an intelligent intensification of residential uses - all to contribute to a positive urban renewal project with a contemporary architectural character.

By carefully responding to the site's landscape and urban context, the proposal represents a well-mannered, well-designed and considerate contribution to the ongoing renewal of this part of Greenwich.

Please feel free to contact me to discuss any aspect of this letter.

Regards,

A handwritten signature in black ink, reading 'Matthew'. The script is fluid and cursive, with the 'M' being particularly large and stylized.

**Matthew Pullinger LFRAIA**

Registered Architect: 6226

### **Concise Curriculum Vitae**

Matthew Pullinger is an award-winning architect and urban designer, whose experience lies in the design of the city and urban centres, residential apartment buildings, commercial office buildings and also in the design of transport infrastructure.

Matthew has attained the following formal qualifications:

- \_Master of Urban Design, University of Sydney, 2000
- \_Bachelor of Architecture (Hons), University of Sydney, 1995
- \_Bachelor of Science (Architecture), University of Sydney, 1992
- \_NSW Registered Architect - 6226

Matthew is a Past President and Life Fellow of the Australian Institute of Architects (NSW) and a respected leader of the architecture profession.

Since 2009 he has served as a member of a number of design advisory panels, whose function has been to provide clear, constructive advice on matters of design excellence in the built environment.

- \_2009 to date - City of Ryde, Urban Design Review Panel
- \_2014 to date - Inner West Council, Architectural Excellence Panel
- \_2018 to date - City of Sydney, Design Advisory Panel, Residential Sub-committee
- \_2018 to date - Member, NSW State Design Review Panel
- \_2023 to date - Member, Canterbury Bankstown Council, Design Review Panel

Earlier in his career, Matthew worked with the NSW Department of Planning's Urban Design Advisory Service (UDAS) on urban design and public policy projects such as the State Government's initiatives to lift the design quality of residential apartment development across New South Wales, and was an author of State Environmental Planning Policy SEPP 65.