



**Winten Property Group
Level 10
61 Lavender St
Milsons Pt NSW 2061**

18th October 2010

**re. 136-140 Walker St North Sydney DA 316/2010
attention. Chris Ryan**

Dear Sir,

The Design Excellence Panel minutes of our meeting to discuss the above DA include several suggested beneficial changes that could be made to the development. It is our recommendation that we agree to incorporate the following amendments to the proposal. These amendments can become a condition of approval should the Joint Regional Planning Panel endorse the amendments.

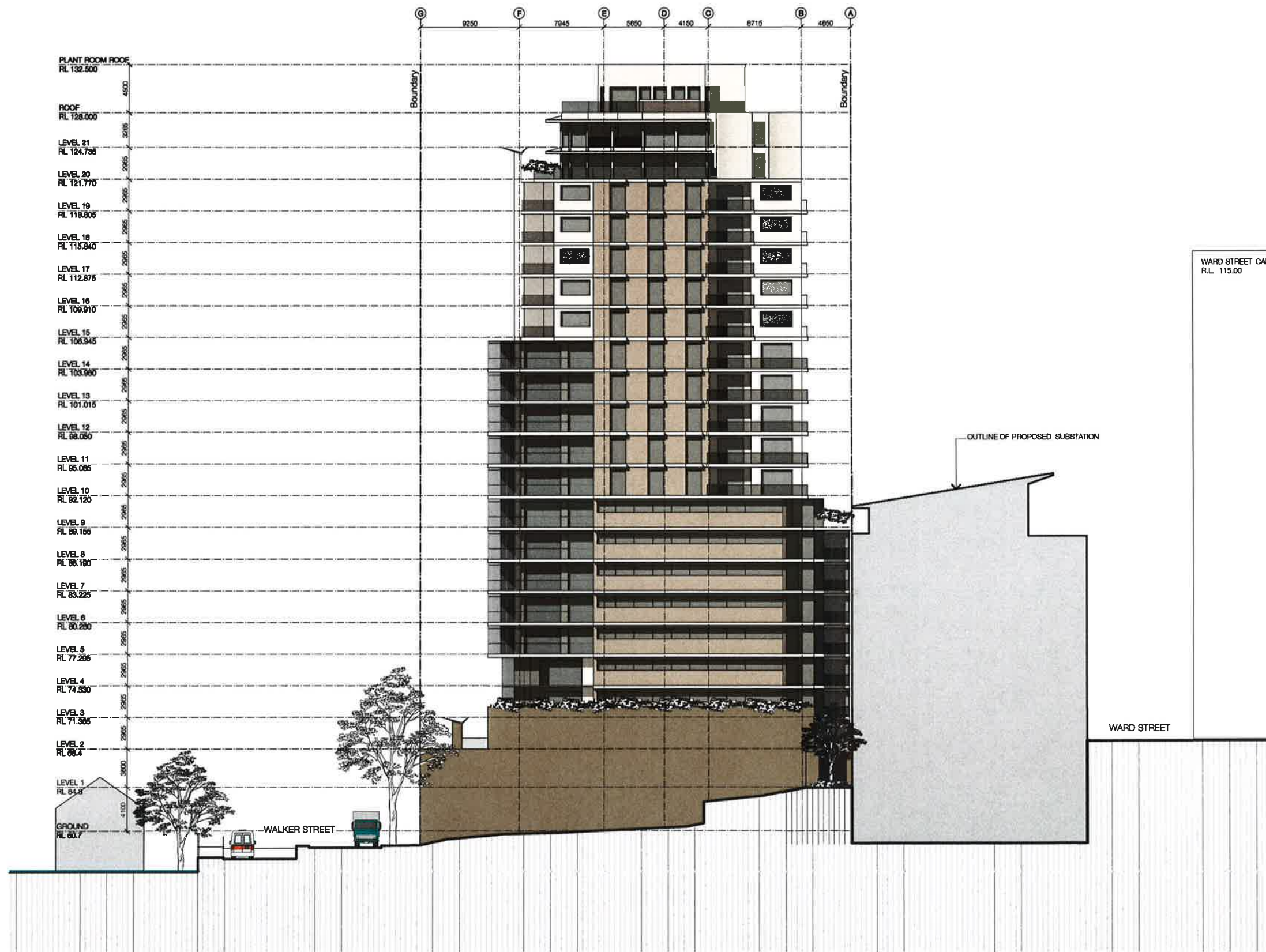
The proposed amendments are;

1. Enclose the south and east facing balconies to levels 15–19 to improve both acoustic insulation and protection from prevailing wind.
2. Lower the sill heights of windows facing north on levels 3–9 from 1.4m to 0.9m. Add external adjustable privacy louvres to the windows to assist in improving potential overlooking to any future development on the adjoining property No 142 Walker St.
3. Retain the existing rock outcrop on the south eastern corner of the site and investigate potential retention of the tree rooted amongst the rock.
4. Extend one of the main lift cars to service the common area on level 22. Delete the additional separate lift provided for this purpose and increase the area of enclosed common area. Documents are attached that show the proposed change and indicate any additional overshadowing to Century Plaza that may flow from provision of this amendment.
5. Amend the proposed colour scheme to lighten the palette.

yours sincerely

A handwritten signature in black ink, appearing to read 'M Spence', with a long horizontal flourish extending to the right.

Mark Spence Spence Pearson Architects Reg No 3629



North Elevation



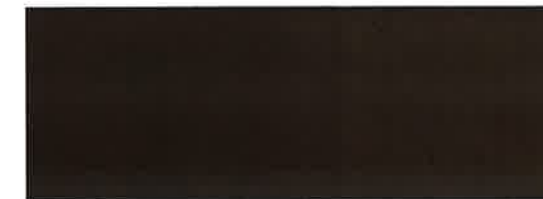
Pre-cast Concrete Wall Panel
"Dulux" Ghost Grey



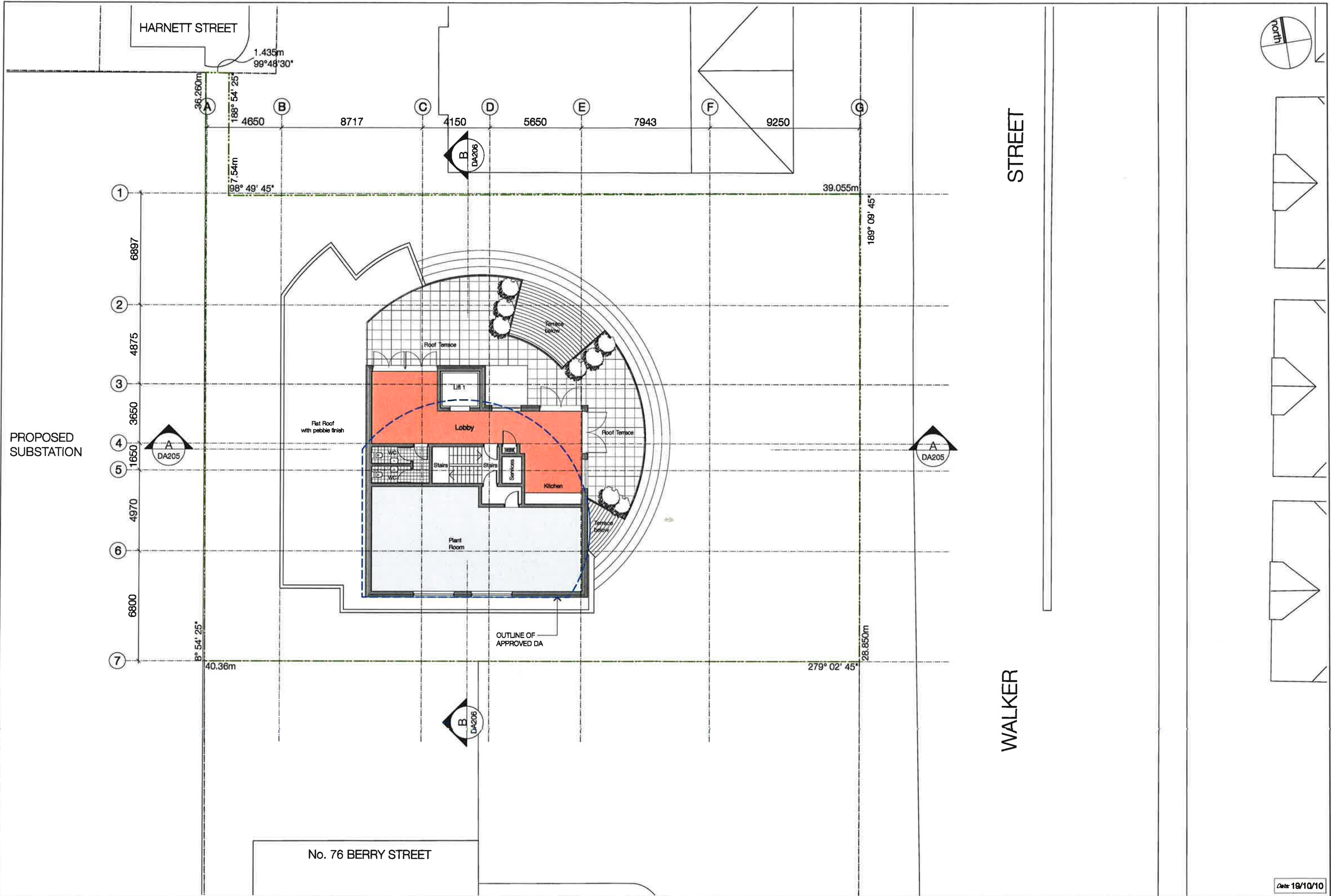
Pre-cast Concrete Wall Panel
"Dulux" Calf Skin



Rendered Concrete Block
"Dulux" Rattle Snake



Aluminium Windows & Door Frames, Louvres, Steel Framing
"Dulux" Metropolis Bronze Pearl Powder Coat



Date: 19/10/10



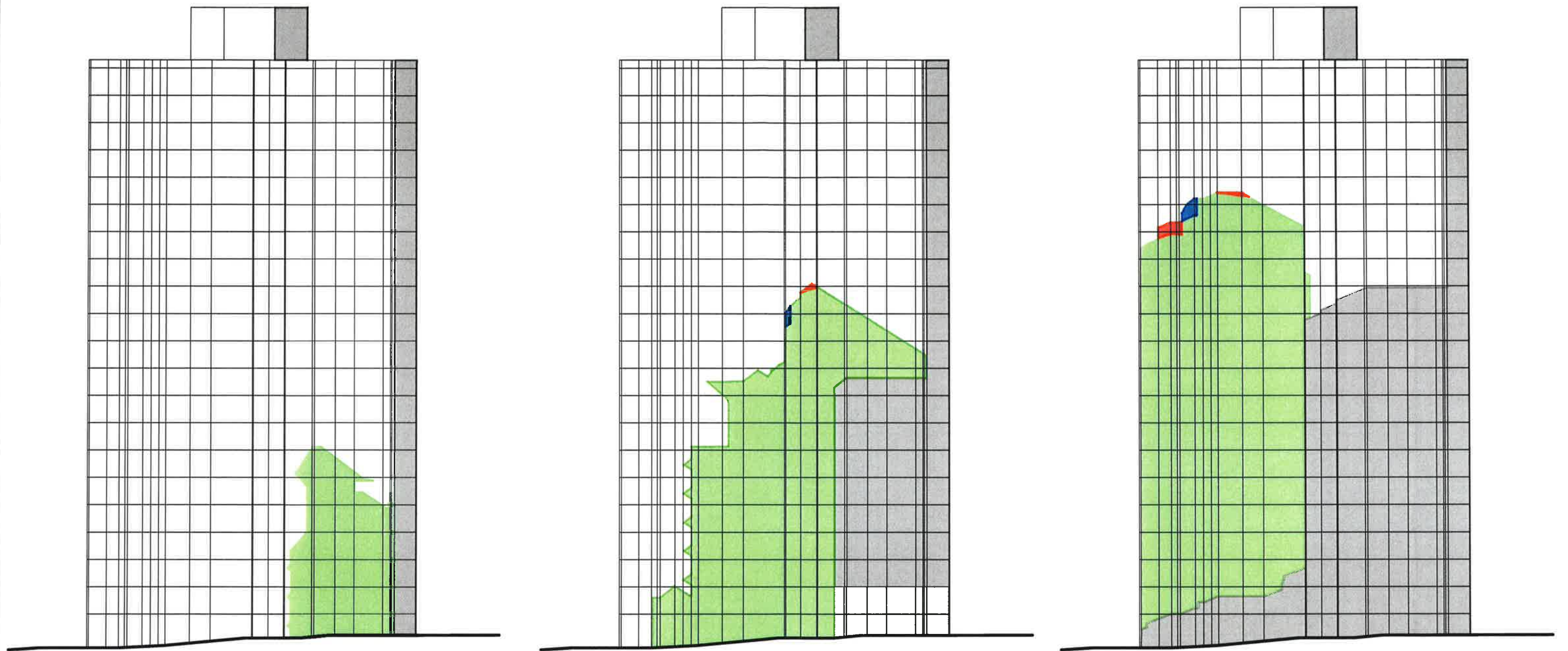
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PROJECT
Proposed Residential Development
136-140 Walker Street
North Sydney

DRAWN KN	DESIGN MS	SCALE 1:200 @ A3	DATE 15/08/10
TITLE Roof Plan			

DRAWING No. A116	REVISION No. B
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1pm 21st June

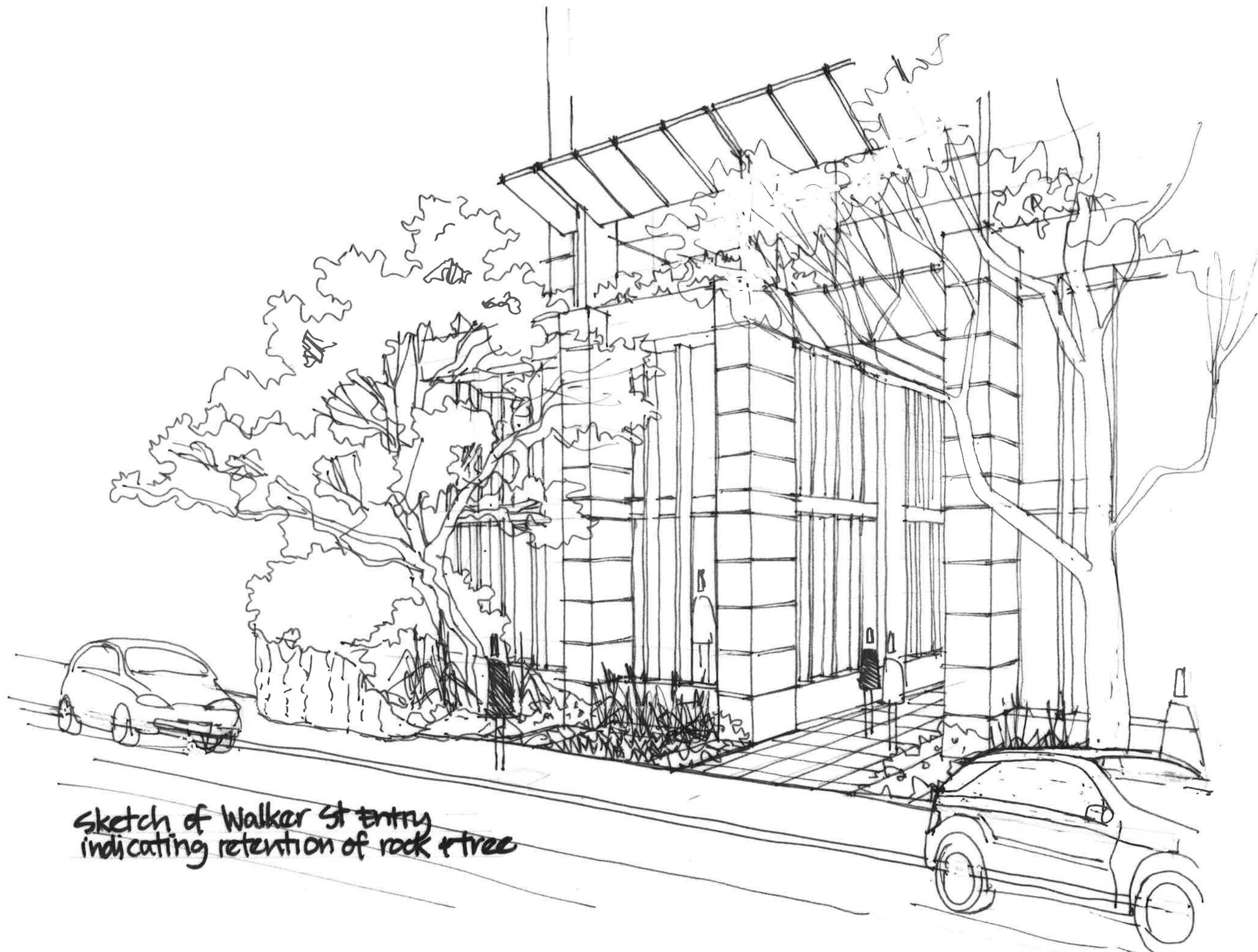
2pm 21st June

3pm 21st June

Century Plaza West Elevation Shadow Analysis

- Reduced DA shadow due to changes to roof common area
- Increased DA shadow due to changes to roof common area
- Lodged DA shadow
- Existing 76 Berry Streer building shadow

Date: 19/10/10



Sketch of Walker St entry
indicating retention of rock + tree