



Photograph 7: Dwellings on the southern side of New Street

2.3.2 Robert Street

Proposed Buildings 4 and 5 are single storey. A 1.8m fence along the northern boundary with supplementary landscaping will maintain privacy to the existing dwellings to the north, which have frontage to Queen Street and Roberts Street.

Building 3 has been reduced from four storeys to three storeys. To the north of the subject site, in front of Building 3, is a large garage and parking area which is apparently shared by dwellings and/or the residential flat building that face Robert Street. Rear boundaries of most of the dwellings facing Robert Street have metal fences and/or sheds (see Photographs 8, 9 and 10).



Photograph 8: Development to the north of the subject site



Photograph 9: Development to the north of the subject site



Photograph 10: Development to the north of the subject site

Building 3 has been set back approximately 15m from the northern boundary, following discussions with Council Officers. Also, a 1.8m high fence is proposed along the northern boundary and an extensive amount of landscaping is proposed along that boundary. **To ensure that the landscaping has ample opportunity to develop, it will be segregated from the site works and planted following remediation and excavation. This will enable the dense three levels of landscaping proposed to become established prior to Building 3 being occupied.** A statement from the Landscape Architects and a drawing indicating the likely height of the landscaping is included in this submission (see Diagrams 4, 5 and 7 and Attachment 1).

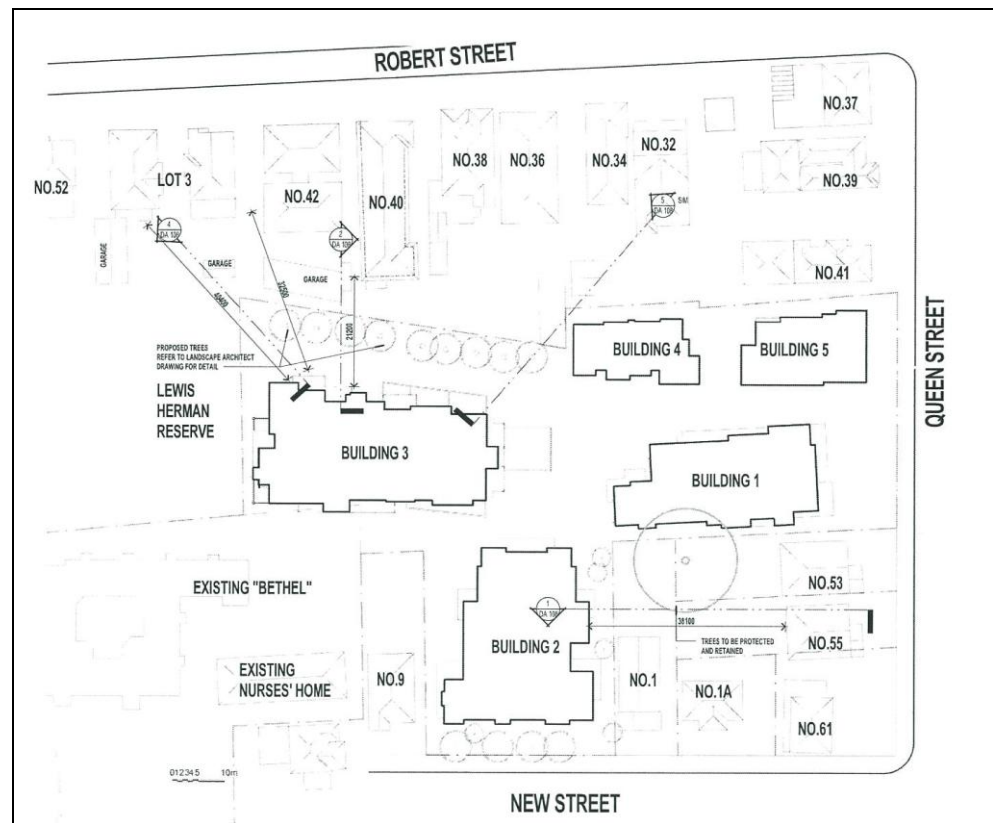


Diagram 3: Building 3 Proposed Landscaping

In our opinion, the existing garage and parking area, the distance between proposed Building 3 and buildings facing Robert Street, the proposed fence and landscaping will ensure that the ground and first floor levels of Building 3 will not unreasonably overlook the neighbours to the north. In addition, the objector diagonally to the north west has a substation and substantial landscaping between the subject site and the rear of that property, which will further reduce potential for overlooking (see Photograph 11).



Photograph 11: Objector diagonally to the north-west and substation

At the third level of Building 3 planter boxes and a low screen at the end of the planter box are proposed for balconies along the northern elevation. With the combination of the planter box and screen to all north facing balconies, overlooking to the rear of dwellings facing Robert Street will be minimised, and the future occupants of those dwellings will retain their northern aspect and distant views. A drawing showing the proposed planter boxes and screens to the northern balconies is included (see Diagram 4).

Also, three sectional drawings are included showing the relationship of the proposed Building 3 balconies to the rear of the properties which have frontage to Robert Street (see Diagrams 5, 6 and 7). Noting that a majority of dwellings in the inner west and western Sydney overlook each other's rear yards, in our opinion, the proposal will provide for a more than satisfactory level of privacy to adjoining properties.

In addition, a supplementary statement has been obtained from Environmental Investigation Services, responding to the contamination issue raised by the JRPP. This supplementary letter suggests that if the appropriate steps are undertaken, then the site can be satisfactorily remediated (see Attachment 2).

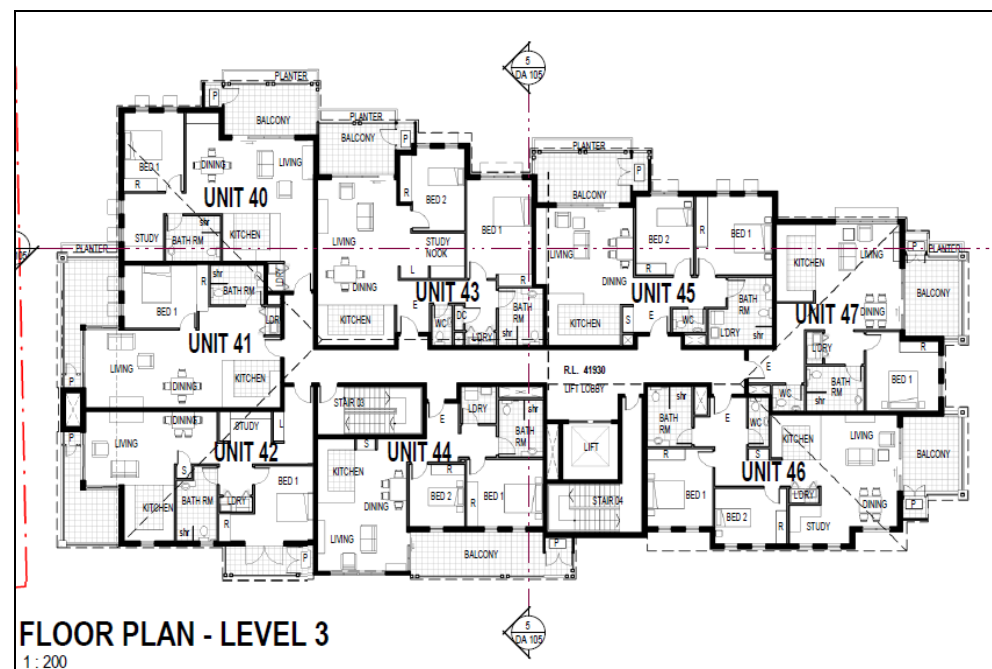


Diagram 4: Planters on Level 3, Building 3

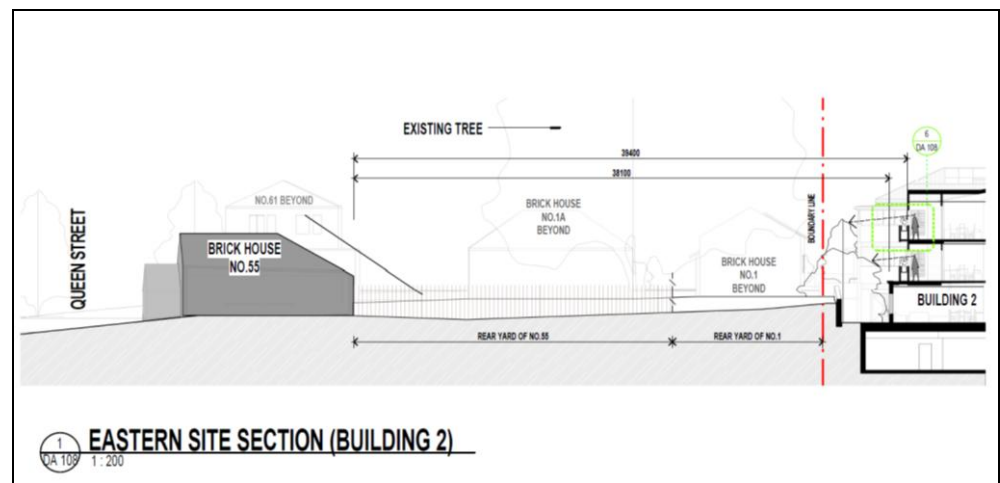


Diagram 5: Section 1 (on the Key Plan)

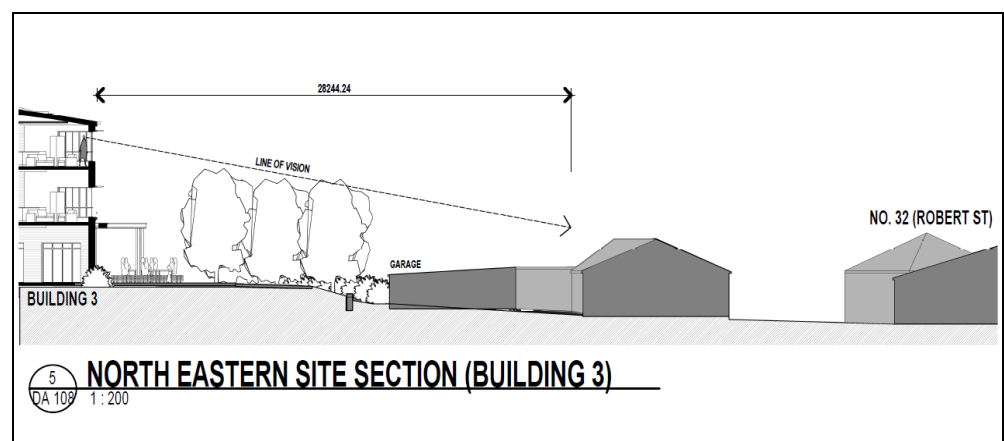


Diagram 6: Section 2 (on the Key Plan)

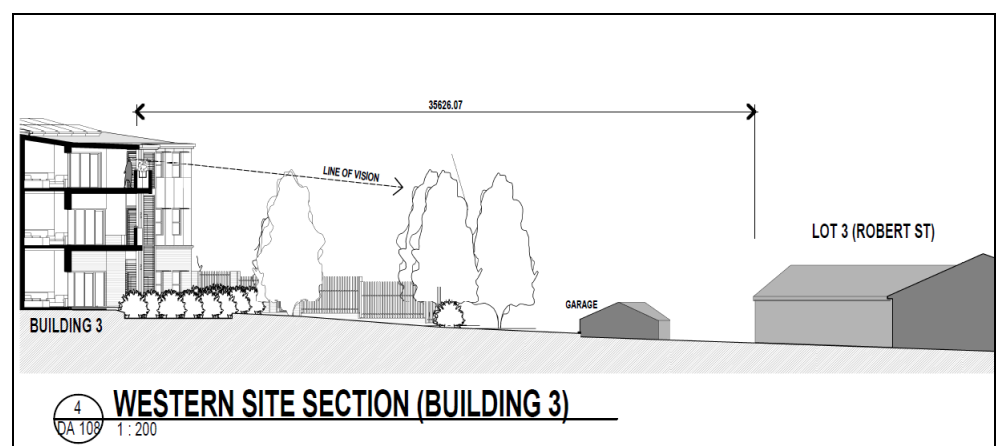


Diagram 7: Section 3 (on the Key Plan)