

Thursday, 30 January 2014

May Li  
Senior Town Planner  
Lane Cove Council  
PO Box 20  
Lane Cove NSW 1595

Dear May,

**RE: Response to Tim Williams letter dated 30 January 2014**  
**Ppty: 7-15 Centennial Av, Lane Cove – DA#176/2013**

Thank you for forwarding Tim's Letter, I have reviewed and would like to make the following comments in response;

Where there was perceived disagreement on setback and solar compliance numerical standards by Tim Williams in our initial development DA233/11, it was agreed between Council and its consultants that visual, acoustic and private amenity was achieved and hence the Application was approved.

Further;

#### **Setbacks**

##### **Block C & A**

From Plan 3 to Plan 7 on the elevation between Block A & C, there is no change to the existing agreed and Approved elevations.

On Plan 8 where new area between Block A & C (highlighted blue on the architectural plans) has been added to Block A, we have increased setbacks substantially from the floor immediately below, separation of this area from Block C is 16m or greater, with minimal windows on the Block A elevation and no balconies. Privacy screens are also installed on the Block C elevation for further amenity.

The new level of Block C in Plan 9 is an entire level above Block A, hence no privacy issues or additional setback requirements.

##### **Block B & C**

The new level in Block B (Plan 10) replicates the form of the level immediately below, however with a substantially increased setback on the north, south & west elevation, most obviously seen in the increased setback between Block B & C and the inclusion of a non-trafficable area between these two buildings on this level. Please note: the level above is setback even further.

Although in our opinion it is unnecessary, if as a condition of consent Council wishes, we can increase the number of privacy screens additional to the numerous screens already provided.

##### **Side Setbacks**

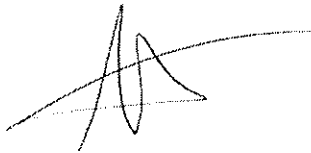
The northern elevation of the new level of Block B (Plan 10) is identical in form to the Approved and Council agreed 5<sup>th</sup> storey immediately below.

**Solar Access**

On the bottom level – north elevation of Block C (Plan 5) - are units C11, C12, C13, C14 & C15. Previously it was agreed by Council and Approved that units C11, C14 & C 15 received greater than 3 hours solar access. In the new proposal as per the Views From the Sun submitted on the 9<sup>th</sup> of December 2013, C14 & C15 still receive 3 hours solar access, however, C11 drops to 2.5 hours. As per table 1 in the 'SEPP 65 Amenity Compliance' report by Steve King (submitted as part of the Development Application), this unit has not been counted in our compliance calculations. Please refer to row titled 'newly overshadowed' on p.4 of this report.

I trust this resolves any outstanding questions. Please contact me if you have any further enquiries.

Kind Regards,



Stephen Abolakian  
*Managing Director*