

Our reference | BG0XM

Your reference |

Chairperson
Sydney East Joint Regional Planning Panel
GPO Box 39
Sydney NSW 2001

Attention: Angela Kenna

Dear Ms Kenna,

CROWN DEVELOPMENT APPLICATION - DA 242/2013

PROPOSAL: DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF FIVE TOWNHOUSES AT THE REAR OF THE SITE, AND A RESIDENTIAL FLAT BUILDING CONTAINING TEN UNITS AT THE FRONT OF THE SITE.

PROPERTY: LOTS 139 & 140 in DP 35912 No. 118 - 120 HANNANS ROAD, NARWEE

In its letter of 18 March 2014, the Corporation advised the Joint Regional Planning Panel that it would submit amended design plans as per the Panel's Business Item Recommendation No. 2 of its meeting held on 13 March 2014. The specific recommendation was to increase the setback on the western boundary to 3 metres.

The Corporation has amended the design plans to include the 3 metres side setback. As a consequence, a number of design amendments have also had to be made. These consequential amendments and reasons are tabulated in Attachment A to this letter.

The key changes are:

1. Increased side setbacks to 3 metres
2. Additional landscaping
3. Changes to the number of Units
4. Improvements to the front elevation and streetscape
5. Changes to the building material and colours of western wall

The proposed design changes:

- a) further minimise the potential impact on privacy, overlooking and overshadowing of adjoining properties; and
- b) do not result in any new adverse, or intensify already identified, potential environmental impacts.

Please find attached the amended architectural drawings including revised shadow diagrams, landscaping and hydraulic plans. Also attached are updated BASIX Certificate and Building Code of Australia (BCA) reports.

I trust that the proposed changes adequately addresses the issues raised by the Panel and the adjoining property owner and will assist the Panel in determining the development application.

Should the Panel have any enquiries regarding the changes, please contact Anna Tomas, A/Manager Planning on 9354 1738, or via email at anna.tomas@fac.s.nsw.gov.au.

Yours sincerely



Daniel Ouma-Machio
Director Technical Services
8 April 2014

ATTACHMENT A: PROPOSED DESIGN CHANGES

| ASPECT | DESIGN CHANGES | COMMENTS |
|---|--|---|
| Side setbacks | Increased side setbacks to 3 metres. | Addresses the recommendation by the Panel and complies with SEPP 65 setback requirements. |
| Landscaping | Additional landscaping along the western boundary. | The landscaping has been extended into the new 3 metre side setback which will improve amenity of adjoining property. |
| Driveway | Driveway has been re-designed to maintain existing street tree | The new driveway design enables the retention of the existing street as suggested by Council. The amended driveway configuration will not reduce sight distances and still allows vehicles to exit the site in a forward direction. |
| Carparking and rainwater tank | Re-configuration of the carpark area and relocation of the rainwater tank. | This is in response to the shrinking of the footprint by creating the 3 metres side setback. The number of parking spaces still remains the same (ie 7 spaces). |
| Bin Presentation Area | A bin presentation area has been provided along the street frontage. | This is in response to Council's requirements and obviates the need for a condition of approval. |
| Planting along street frontage | Additional planting along the street frontage to create a landscaping screen around the bin presentation area. | Improves the streetscape. |
| Number of Units | The number of units has increased from 15 units (4 x 1B & 11 x 2B) to 16 units comprising of 7 x 1B & 9 x 2B. | To avoid long narrow units as a result of new setbacks and contained within the reduced footprint area. |
| Front elevation | New vertical elements and Juliet balconies have been added on the first floor. | Response to Council comments and breaks up massing and reduces the perception of bulk. |
| Western elevation: window openings | All dining and bedroom windows are set higher with a minimum sill height of 1700mm for added privacy. | It should be noted that all the kitchen windows along this boundary wall are of a normal height. However, this is considered acceptable as kitchens are not habitable rooms. |
| Western elevation: building materials/colours | Changes to the building materials and colours are also proposed from rendered brick work to face brick. The colour of the render brickwork has also been amended from light to medium. | Assists in reducing heat omission and address concerns raised by the adjoining property owner. |
| Roof form | The pitch of the roof drops to the western boundary instead of the back of the site (height remains the same). | Reduces the cast shadow and minimises the visual dominance of the development on the adjoining property. |