

396/118D

Enquiries: Mine Kocak
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Sydney East Joint Regional Planning Panel
GPO Box 39
SYDNEY NSW 2001

Dear Sir/Madam,

Property:	118 & 120 Hannans Road, Narwee
Development Description:	Demolition of existing dwelling and removal of trees and the construction of 3 storey residential flat buildings comprising of 11 units and 5x 2 storey townhouses including 7 carparks with associated lot consolidation
Application Number:	DA-242/2013

I refer to the amended plans submitted as part of DA 242/2013 to the Joint Regional Planning Panel. We have compared to the amended design to the originally submitted plans and it is noted that the design now includes additional side setbacks, elongation of the building toward the front boundary, a change in external appearance and an additional one bedroom unit as a result of better use of available area.

The proposed design is in line with the objective of the Panel (majority) to increase side setbacks of the development to a minimum of 3m. Generally the design changes have led to an improved design outcome, and we raise no issues with the amended plans.

The western neighbor has made a submission regarding the amended plans. Their concerns are based on the proposed landscaping of the site. Our landscape architect has reviewed the amended landscape plan and does not raise any objections. However to address the some of the neighbours concerns has recommended the following conditions:

- Landscaping of the site being undertaken in accordance with plan prepared by Taylor Bremmar, marked Drawing Plan No. LA01, Revision B, dated 25 January 2013 except where amended by the following specific conditions:
 - The Syncarpia glomulifera (Turpentine) tree proposed at the front of the site being deleted and replaced with Eucalyptus mannifera (little Spotty).

- Elaeocarpus eumindii (Quandong) along the western elevation being reduced from 11 to 6.

In the event that the Panel approves the development application changes will be required to the previously submitted draft conditions of consent to reflect the amended plans.

If you should require any further information, please do not hesitate to contact me in City Planning, on 9789 9357 Monday to Friday.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Miné Kocak', with a stylized flourish at the end.

Miné Kocak
PLANNER

6 May 2014