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Urban Design
Strategy**

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28 May 2014

Mr Angelo Falato
Manager Development Services
Mosman Council
573 Military Road
MOSMAN NSW 2088

BATESSMART™

339 Military Road, Cremorne

Dear Angelo,

We refer to the Council Assessment report of the Development Application (DA) for a mixed-use residential development at 339 Military Road, Cremorne DA Reference number (008.2014.00000042.001).

As the lead architect for the proposal it is disappointing to learn that Council have finalised the assessment report on the current scheme without any meaningful dialogue with our client or consultant team. During the DA design process we have explored a number of options for the site with the aim of developing a high quality design solution that responds to the site's prominent corner location and surrounding context. We have also aimed to provide a measured response to the issues of heritage, building height, density and residential amenity as described in detail in the Bates Smart design report, the Architectus Urban Design Report and the JBA Statement of Environmental Effects.

I would like to take this opportunity to highlight the following key issues:

Building Height

There are a number of buildings of five or more storey's located within the surrounding context, many of which are located along Military Road within close proximity to the site. Our design philosophy and approach to the site has therefore always been to unashamedly have a strong built form presentation to Military Road. We consider this appropriately responds to the site's main road context and is the best design solution for the site. Using this design approach maximizes the use of the site's corner location, allows the achievement of the necessary floor space to make the proposal viable, and minimises the extent of building mass at the rear of the site thus providing relief to Alma House where a large building mass currently exists.

With regard to the proposed fifth storey along Military Road and Belmont, which exceeds the height limit, I note that it does not affect views from neighbouring buildings or affect the ability of neighboring buildings and open space to achieve appropriate solar access in mid-winter. Following our initial meeting with Council the fifth floor was setback from Alma House to ensure that the area of the building which is non-compliant in height did not impact of the neighbouring heritage building. The fifth floor was also setback to Military Road so ensure that the building had a predominant four storey scale to the street. Both of these changes were made in direct response to Council comments.

Floor Space

Floor space is located within an 'L' shaped building fronting Military Road and Belmont Street. Deleting the top floor would result in an FSR of 1.76:1 which is well below the LEP FSR standard. To achieve the an appropriate FSR for the site whilst complying with the LEP height standard would mean that the building footprint would need to be significantly increased. This could be achieved by increasing its depth but this would have a negative impact on the amenity of apartments. Alternatively an additional wing could be added to the 'L' shaped' form to 'U' shaped. This scheme was explored at an early stage and disgarded as it created significant overlooking issues between the opposing building

wings and it increased overshadowing on neighbouring properties to the south. A further problem with this approach is that it would result in a reduction to communal open space and landscaped area. The current design is therefore culmination of an extensive and iterative design process that has reviewed multiple options, and has been determined to be the most appropriate design solution for the site. More specifically, to design a building that was entirely consistent with the LEP and DCP controls would result in a far inferior outcome for the site with regards to residential amenity, building form and feasibility. A development of this nature would simply never be realized.

As noted in the letter prepared by JBA, we have been working with the landowner to further explore ways in which the current scheme can be adjusted to respond to some of the concerns raised by submitters and would be willing to present these options to Council if given the opportunity.

Kind Regards

A handwritten signature in black ink, appearing to read 'Guy Lake', with a stylized, sweeping underline.

Guy Lake
Director

c.c.
Centuria – Andre Bali, Head of Development
Centuria – Nicholas Collishaw, Director
Architectus – Michael Harrison, Director
OCP Heritage – Otto, Director