

# TURNER

## LACHLAN'S LINE for Greenland

**2017SNH012 – Ryde – LDA2016/0395**  
**25-27 Epping Road Macquarie Park**  
**16063 Lot 104 and 15039 Lot 105**

RESPONSE TO SYDNEY NORTH PLANNING PANEL RECORDS OF DEFERRAL  
DATED 9 AUGUST 2017 & 27 SEPTEMBER 2017  
13 October 2017

### Introduction

The following statement outlines the responses to the architectural components associated with the Sydney North Planning Panel Records of Deferral dated 9 August and 27 September 2017.

### SYDNEY NORTH PLANNING PANEL

The Planning Panel's main concern in the initial deferral dated 9 August was solar access to apartments/balconies and communal open space. Steve King was appointed as an independent consultant to review this solar access consistent with ADG principles for the combined sites Lot 104 and Lot 105.

The second deferral dated 27 September focused on optimising solar access to apartments on both Lots and major communal open spaces by suggesting modification of apartment plans where possible and possibly reducing heights of buildings on Lot 105 and increasing the heights of buildings on Lot 104.

Therefore, as a team, we investigated a number of iterations of amended plans. The final two options are as follows :

#### Option 1

Maintain the current DA configuration with the exception of Building K on Lot 105 where we have replanned 66 apartments to improve solar access to the Living Rooms. This significantly improves solar to this building as noted in Steve King's report. There is also minimal change to the original DA and no change on Lot 104 – these buildings already optimise solar access.

#### Option 2

This option maintains the replanned apartments in Building K from option 1 and deletes 2 floors from Building J, 2 and a half floors from Building K and adds two floors to Buildings L3 and M on Lot 104.

This option maintains the brick parapet line at Level 10 on buildings L1, L2 and L3 as shown on drawing DA07.001K, the view from Epping Road. This also shows how the buildings now gradually step up along the site with each building getting progressively higher as you move along from building L1 to M. You can also see that the two additional floors onto buildings L3 are below the 57m height limit and building M is only one storey plus plant/stair/lift over-run above the height limit. This increase will be dealt with by Urbis and their Clause 4.6 variation request.

The removal of two full floors from Buildings J & two and a half from K improves the solar access to the major communal spaces as well as improving solar access to apartments on Lot 104. There is a very minor increase in shadows to the surrounding areas but this has been dealt with by Urbis's report.

In addition the addition of two floors onto building's L3 and M will have least amount of structural impact on those buildings.

In terms of solar for we defer to Steve King's solar access sensitivity study that demonstrates the optimisation of the development with minimal impact on surrounding areas.