

October 10, 2018

Canterbury Bankstown Municipal Council  
The assessment Planning Officer

ATTN: Priscilla Prakash

Dear Madam,

**Re : 77-79 Waldron Road, Chester Hill – Application No. DA-840-2017**  
**Demolition of existing site structure, construction of four storey boarding house comprising of fifty boarding rooms, mangers room, communal room, neighbourhood shop at ground floor level, and associated car-parking.**

This letter is to confirm our response to the issues that were raised in the meeting with the Sydney South Planning Panel (JRPP) on the 09/08/18 and it is to be read in conjunction with:

- Amended set of Arch. drawings prepared by PTI Architecture dated 04.10.18
- Amended Traffic report prepared by In Roads Group dated 08.10.18
- Amended Civil drawings prepared by Henry & Hymas dated 04.10.18.
- Amended Landscape drawings prepared by Paul Scrivener Landscape dated 08.10.18

The following issues have been addressed:

**1. Non-compliance with the SEPP (Affordable Rental Housing) car parking provisions**

We redesigned the car parking arrangement in order to comply with this provision.  
The amended application provides a total of 27 Car parking spaces:

- x25 Car parking spaces are allocated to the boarding house occupants.
- x1 Car parking space is allocated to the retail tenancy.
- X1 Accessible car parking space is allocated to the boarding house occupants as required by code.

**2. Minimise visual impact of the car park**

The proposal provides the additional parking spaces in an underground basement in order to reduce the visual impact of the additional cars. By doing so, it achieves improved amenity conditions for the occupants as well as for the neighbouring properties.

**As a result of the changes and the excavation of a basement we made the following adjustments to the ground floor plan:**

- Deep soil area – 172 m<sup>2</sup> (14% of the site area) – the amended proposal provides an increase of 70 m<sup>2</sup> comparing to the drawings submitted to the panel in July 2018.
- Landscaping – 271 m<sup>2</sup> (21% of the site area) – The amended proposal provided an increase of 30 m<sup>2</sup> comparing to the drawings submitted to the panel in July 2018.
- Shop size – 39 m<sup>2</sup> - The retail area has been rescued from 64 m<sup>2</sup> to 39 m<sup>2</sup>.
- FSR – 1.44:1 – The amended proposed seek a reduction in FSR from the previously proposed FSR of 1.46:1.
- Re-location of the OSD tank
- Re-arrangement of the car parking layout on ground floor – The proposed drawings show the removal of the connecting stairs between the driveway and the foyer. This allows for a level transition between the parking area at the back of the site and the foyer.  
Also, the location of the bicycle and motorcycle spaces has been adjusted to suit the requirements of the amended application.

In this submission the application addressed all the issues that were raised in the planning panel meeting.

In its current form the proposal provides high level of amenity to the occupants as well as to the general public by providing large areas of landscaping and communal space, modern design, and easy access to services.

The application now complies with all the requirements and controls as set out in council's report to the panel and it is consistent with council and state objectives.

For all the above reasons, the design is in accordance with the spirit, objectives and requirements of the LEP, DCP and AHSEPP and hence should be approved.

Kind regards,

PTI Architecture

Alexander Bitterman & Peter Israel  
Principal and Nominated Registered Architect of PTI Architecture (no. 5064)