

Your reference | DA/843/2018
Our reference | BGKXR

The General Manager
City of Parramatta Council
PO Box 32
PARRAMATTA NSW 2124

Dear Sir/ Madam,

CROWN DEVELOPMENT APPLICATION

Application No: DA/843/2018

Property: Nos 18-20 Irving Street, PARRAMATTA NSW 2150
Lot 1 in DP 830369 & Lot 30 in DP 2633

Proposal: Demolition, tree removal, lot consolidation and construction of a residential flat building under the provisions of State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARHSEPP) comprising 22 units with basement parking

I am writing in response to the recommendations of the Sydney Central City Planning Panel (SCCPP) made at the meeting of 4 September 2019 inviting amended plans to be submitted for the Development Application at the above mentioned property.

Please find enclosed the amended plans and height plane in response to the matters raised:

1. Building Height

As shown on the submitted revised architectural plans and height plane, the proposed building height has now been reduced to a maximum RL of 26.00, with the exception of the lift overrun. This has been achieved by reducing the height of the parapet of the fourth storey by 560mm. The reduced height brings the building in line with the height above ground level of the approved residential flat building at 17-19 Irving Street as shown in the attached height plane.

2. Garbage Storage Area

The garbage storage area has been redesigned to address the concerns raised by the neighbour at 16 Irving Street and reinforced by the Panel. The southern facade adjacent to the common boundary will be constructed of rendered and painted masonry to mitigate any potential impacts on the neighbouring property. The provision of louvres on the western, eastern and northern elevations will allow for natural ventilation and enhance the appearance when viewed from the street and common open space. Additional landscaping in front of the garbage enclosure is also proposed to assist in screening the structure and minimise its visual impact on the streetscape.

3. Rear Deck

The proposed deck located in the common open space area at the rear of the site has been lowered by 380mm to reduce any potential for overlooking of the adjoining property. Proposed landscaping along the length of the southern common boundary has been revised to include *Syzigium Pinnacle*, which is a dense screening plant capable of reaching a mature height of 7m. The deck has been sited and designed to provide adequate separation from the adjoining property and will allow for extensive landscaping along the common boundary to minimise any potential adverse impacts on the privacy and amenity of the adjoining property.

Additionally, the height of the fence along this boundary has been increased from 1.8m to 2.1m by the addition of 300mm of timber lattice to further minimise privacy impacts.

4. Removal from Parking Scheme

The Land and Housing Corporation agrees with the imposition of Council's proposed condition of consent requiring the removal of the site from the Resident Parking Scheme that applies to the area.

Also attached are the amended proposed conditions to reflect the revised plans.

Should you require any further information, please contact Deborah Gilbert, A/Senior Planner, on 9354 1797 or by email at deborah.gilbert@facilities.nsw.gov.au.

Yours sincerely,

Handwritten signature of Daniel Ouma-Machio, dated 13.09.19.

Daniel Ouma-Machio
Director, Development Services
NSW Land & Housing Corporation