

11 September 2019

Planning Panel Secretariat  
PO Box 39  
Sydney NSW 2001

Dear Sir/Madam

**Subject: DA/458/2019 - Residential Flat Building and Demolition Of Existing  
Carpark**  
**LOTS 1/2 DP 240602 & LOT 3 DP 787275**  
**45 Pendlebury Road, CARDIFF NSW 2285**

Dear Mellissa,

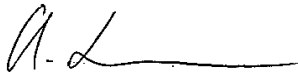
I wish to advise amended plans are provided to the panel for the above-mentioned matter. The plans reflect the changes detailed below with the revision of plans included in the draft conditions of consent already provided to the panel.

- In order to address the increased visual verticality of the façade of each building, and reduce heat loads and visual dominance, as suggested by the Panel the following design amendments have been made:
  - The fibre cement cladding was originally a single block of colour for each building, this has been modified into a random pattern of two complimentary yet contrasting colours to add visual interest and to reduce the scale of the building.
  - The slab edge has been accentuated throughout the coloured areas to form a horizontal break around the building perimeter.
  - The thin strips of metal cladding that formed long vertical lots have been removed to reduce verticality. These areas are now coloured fibre cement to 'brighten' the development.
  - The dark cladding has been modified from Colorbond Basalt (High Solar Absorbency) to Windspray (Medium Solar Absorbency) in order to reduce heat-load on the facades.
- Use of masonry retaining walling within the landscaped area be minimised, retaining wall are to be limited in favour of landscaped battering wherever possible. Non-structural retaining walls are to be constructed of natural materials (stone etc.) to better contribute to the Landscape design. An annotation has been included on the Site Plan (A03) to reflect this amendment.

- Deciduous trees to allow for winter solar access have been included along the northern boundary. Several Tupelo trees (*Nyssa sylvatica*) a medium sized black gum with a pyramidal shape with autumnal orange and red leaves, is proposed to be planted opposite the balconies and windows on the northern elevation of the three buildings.

Should you require further information, please contact the undersigned on 4921 0201 or by e-mail on [adleese@lakemac.nsw.gov.au](mailto:adleese@lakemac.nsw.gov.au).

Yours faithfully

A handwritten signature in black ink, appearing to read 'A. Leese', with a long horizontal flourish extending to the right.

Andrew Leese  
Senior Development Planner  
Development Assessment and Certification