



20 May 2021

The General Manager
Inner West Council
PO Box 14
PETERSHAM NSW 2049

Attention Mr Connor Wilson – Senior Planner

**Re: RESPONSE TO PLANNING PANEL MEETING COMMENTS – DA/2020/0815
No. 120C OLD CANTERBURY ROAD SUMMER HILL**

This letter responds to the Sydney Eastern City Planning Panel's (JRPP) comments dated 1 April 2021, and the reasons for deferral of the lodged development application DA/2020/0815, at No. 120C Old Canterbury Road Summer Hill.

The deferred proposal comprises the construction of an 8-storey mixed-use development comprising ground level retail, 57 residential units, three levels of basement car parking and a pocket park.

This statement should be read in conjunction with the amended architectural drawings prepared by Fox Johnston Architects, Revision 4, dated 21/04/2021.

The reasons for deferral and a response are provided following:

1. Obtain properly documented owner's consent from Sydney Water.

Response

An application for Crown consent has been submitted (Landowner's Consent Application 627084, dated April, 2021), with the expectation that consent will be received by 13th May, 2021.

2. Deletion of any residential floor space that is subject to the Probable Maximum Flood level (PMF).

Response

As described in amended architectural plans accompanying this letter, and in response to the panel's comments, the proposal has been modified for the three (3) originally proposed units subject to the Probable Maximum Flood level within Level 1 to be deleted.

The amended design proposes to incorporate individual storage space for units within Level 1 (**Figure 1**). Furthermore, given the deleted proposed units to Level 1, the amended design proposes to delete the refuge room from Level 2, and replaced with Mail Rooms (**Figure 2**). In this regard, the GFA/ FSR is proposed to remain as originally proposed.

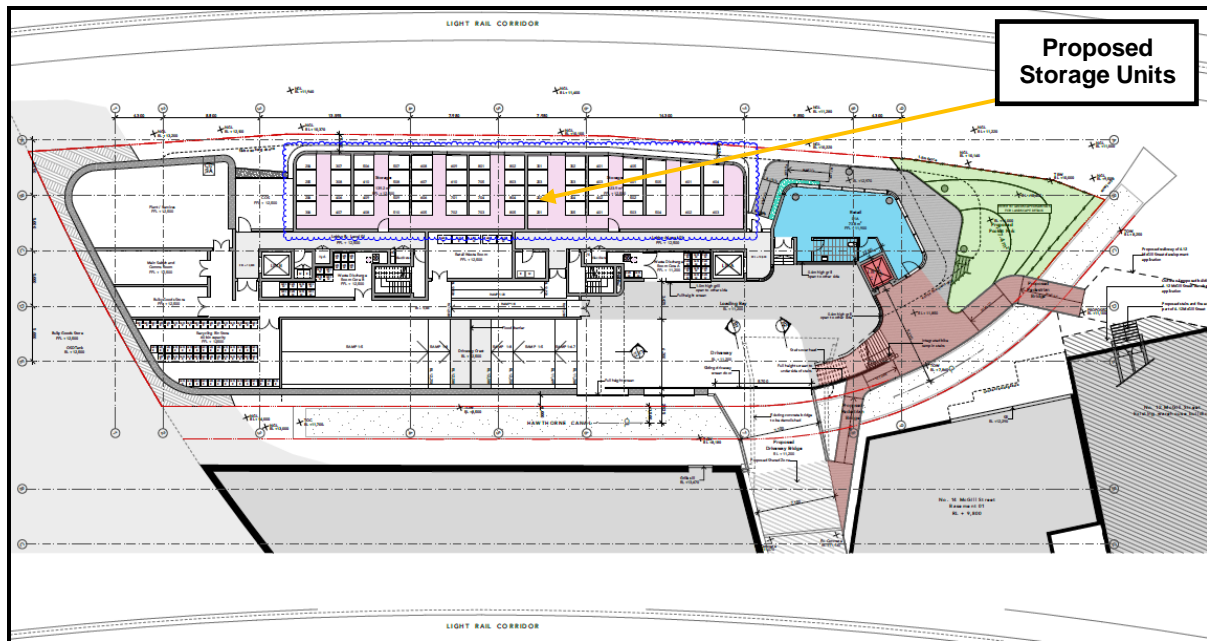


Figure 1: Excerpt Level 1 Floor Plan illustrating apartments subject to the PMF deleted and replaced with individual storage units

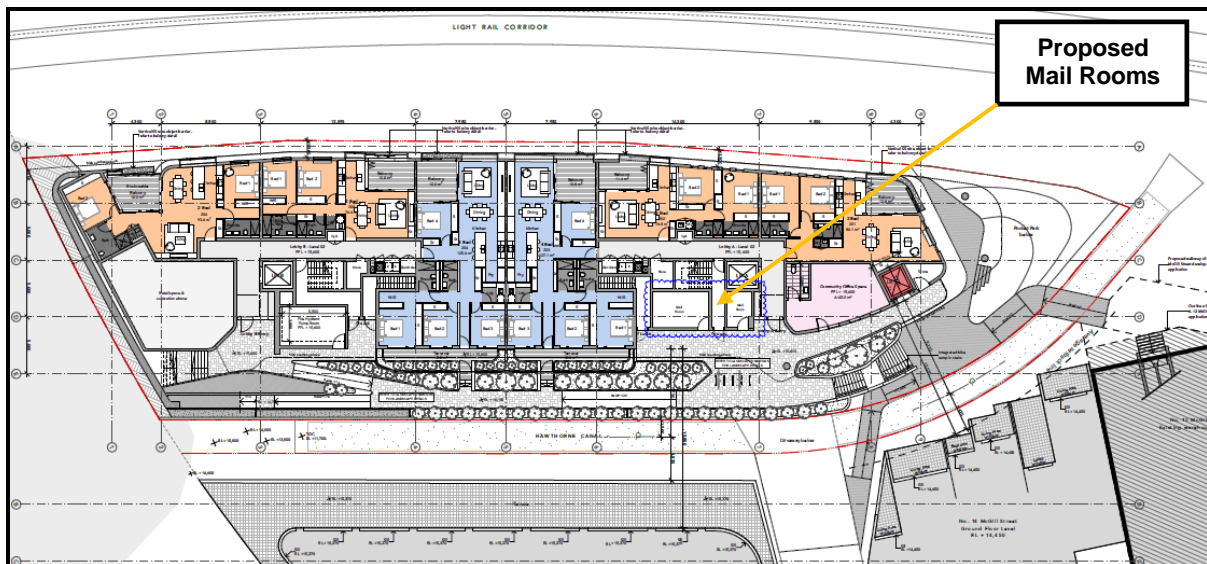


Figure 2: Excerpt Level 2 Floor Plan illustrating refuge room deleted and replaced with Mail Rooms

3. Increase the setback to the Eastern boundary to the centre of Hawthorn Canal from 7.5m to 9m.

Response

As described in amended architectural plans accompanying this letter, the proposed unit on Level 6 being is proposed with an additional setback of 1.45m, to provide a 12.45m building separation in accordance with the Apartment Design Guide (ADG) to No. 14 McGill Street (**Figure 3**).

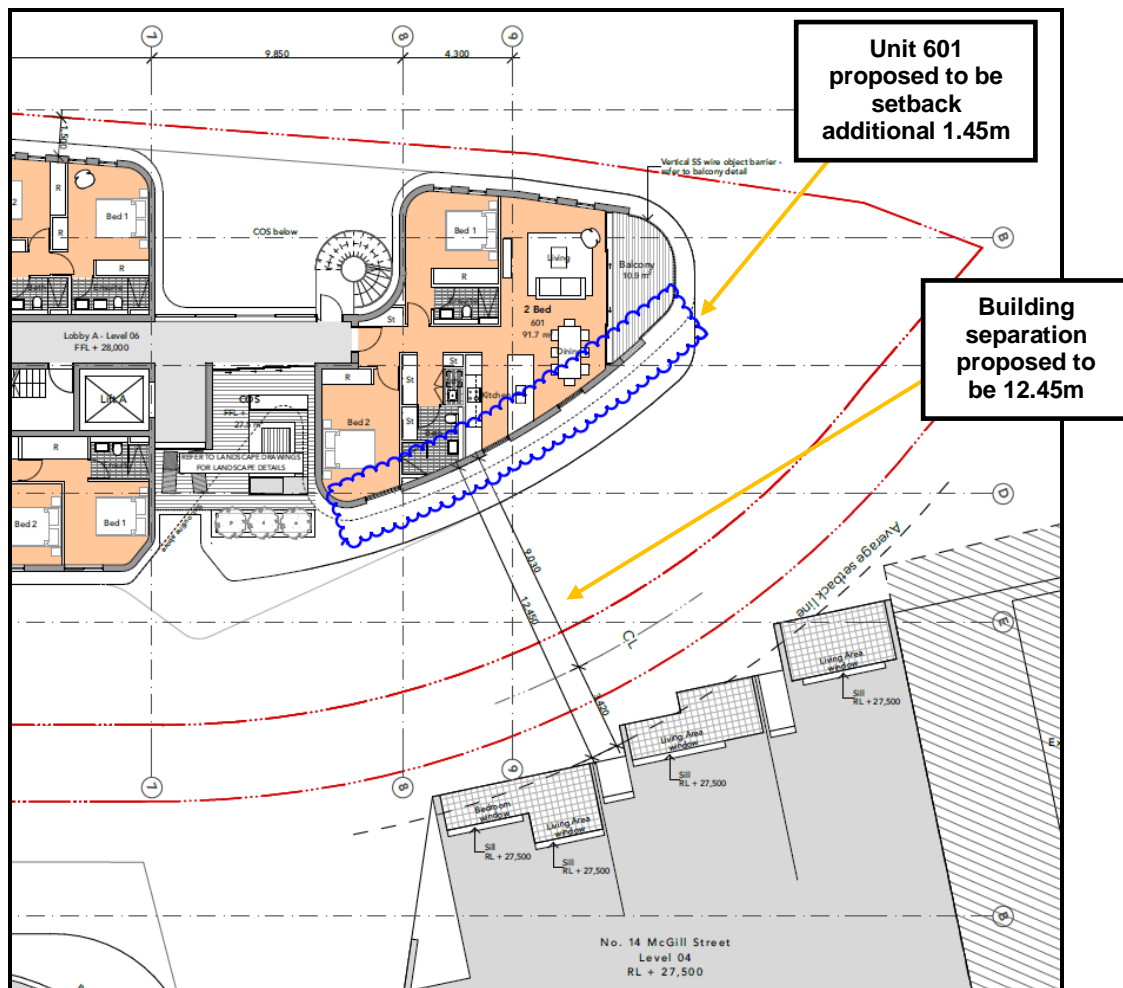


Figure 3: Excerpt Level 6 Floor Plan illustrating refuge increased building separation to No. 14 McGill Street.

In this regard, the proposed Ground Floor Level is consistent with the Ground Floor Level to No. 14 McGill Street, being consistent with the Ground Floor Level of 120B Old Canterbury Road, and street level from the perspective of the road and footpath levels, and street address of the subject site to Old Canterbury Road (**Figure 4, 5, & 6**).

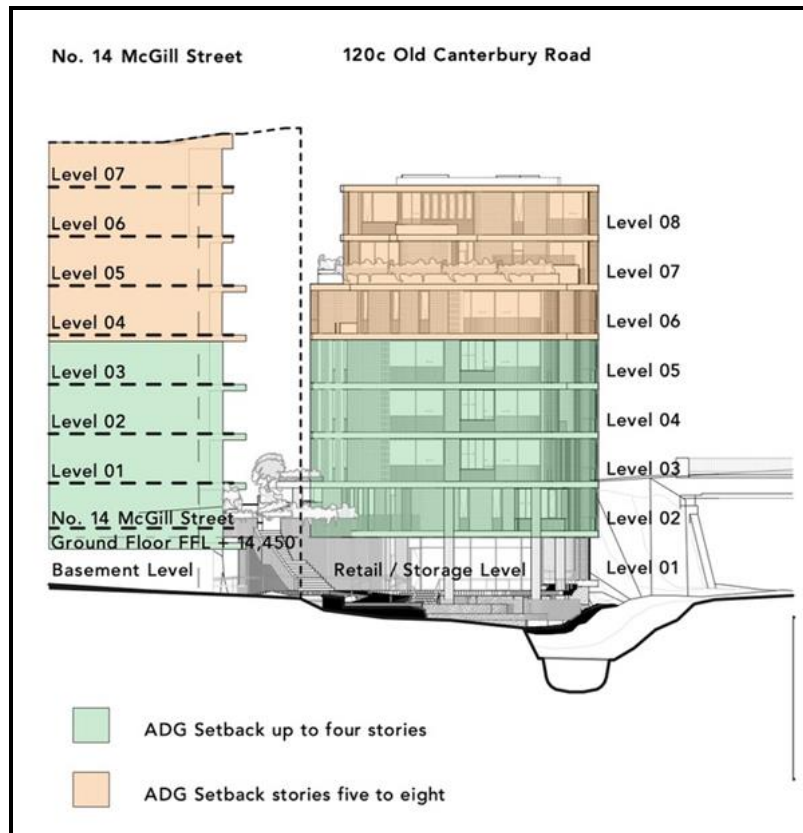


Figure 4: Blanket Diagrams illustrating floor levels ADG building separation requirements

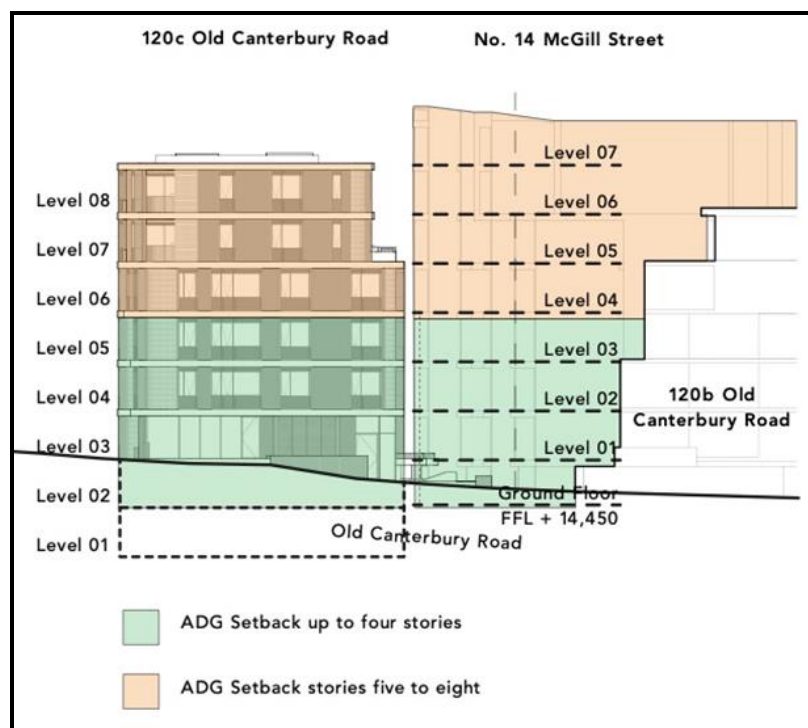


Figure 5: Blanket Diagrams illustrating floor levels and ADG building separation requirements

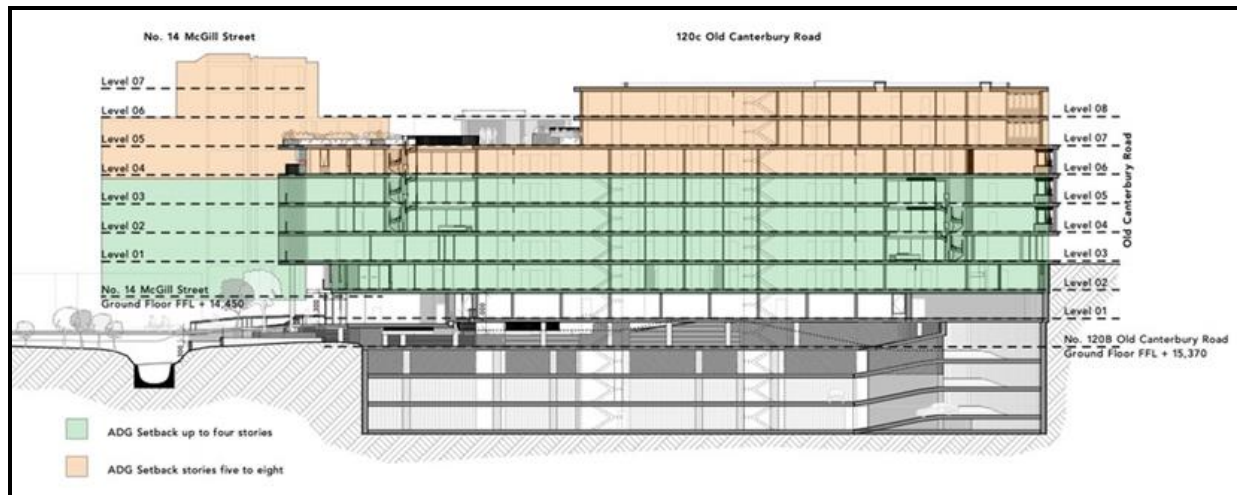


Figure 6: Blanket Diagrams illustrating floor levels and ADG building separation requirements

4. Delete external privacy blades and replace with alternative design privacy measures.

Response

As described in amended architectural plans accompanying this letter, and in response to the panel's comments, the proposal has been modified to provide an alternative 'breezeblock' screen privacy treatment to windows to retain amenity to adjoining neighbours to the east (**Figures 7, 8 & 9**).

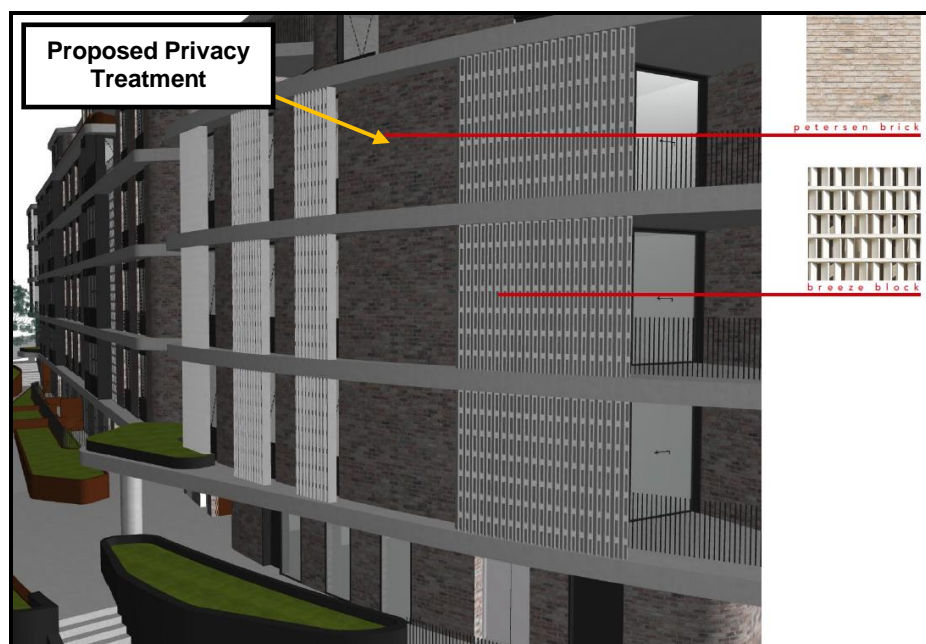


Figure 7: Excerpt Hood Perspectives Plan illustrating amended privacy treatment

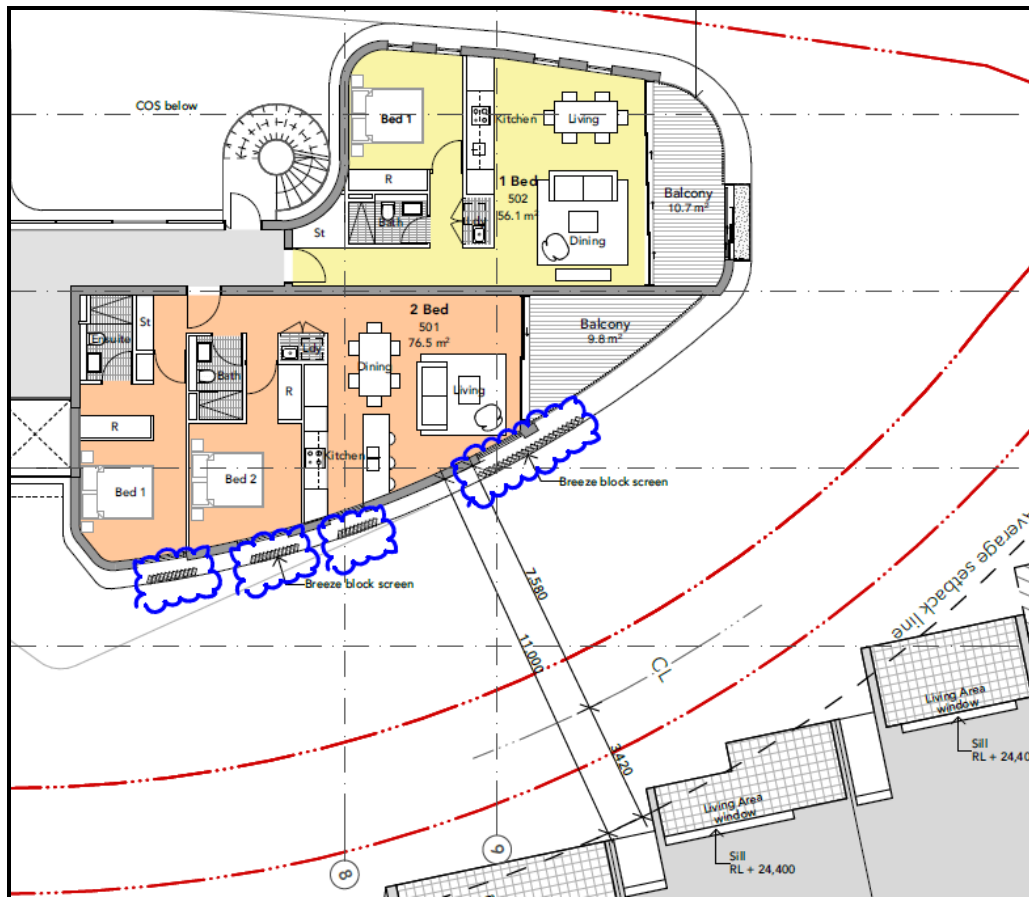


Figure 8: Excerpt Level 5 illustrating typical amended privacy treatment to units in proximity to No. 14 McGill Street

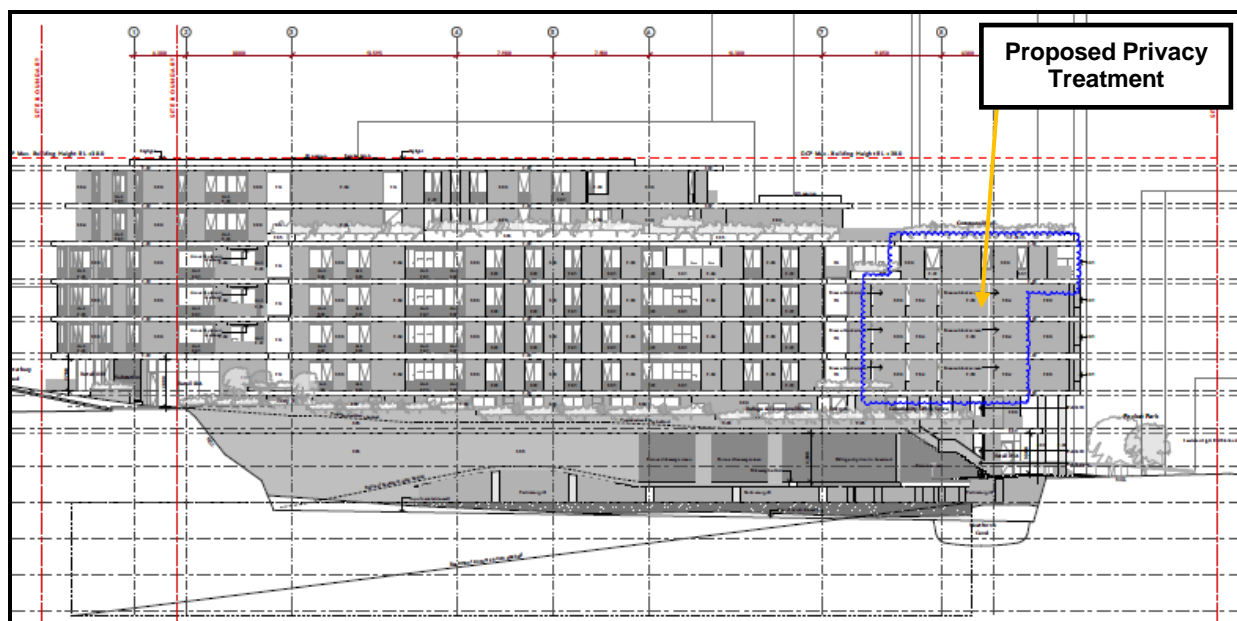


Figure 9: Excerpt East Elevation illustrating amended privacy treatment to units in proximity to No. 14 McGill Street

This letter has outlined the reasons for deferment of the proposal by the JRPP, and provided a written response to these concerns as described in the accompanying amended plans. The amended design is considered to address the concerns raised and provides an improved urban design outcome.

If you require any additional information, or clarification of any of the above points, please do not hesitate to contact the undersigned on (02) 9310 4979 or via email at anthony@abcplan.com.au.

Yours sincerely,



Anthony Betros

Director- ABC Planning Pty Ltd

Bachelor of Town Planning, UNSW

Graduate Diploma in Urban Estate Management, UTS