

Modified DA submission

21 August 2020

Leigh Place Retirement Housing
C/O Toby James
Midson Group
suite 7/33 Alexandra St,
Hunters Hill NSW 2110

Dear Toby,

Re: modified DA submission for Leigh Place

IntegratedDESIGNgroup in consultation with the Midson Group, the Client's representative, and the other project consultants have prepared drawings to address concerns raised in Canterbury Bankstown Council's preliminary assessment of Development Application no. DA-594/2019 for No. 12-18 Leigh Ave & 34 Skinner Avenue, Riverwood.

The attached drawings reflect modifications and/or clarifications in response to Council's correspondence dated 30th June 2020. These modifications and clarifications are 'clouded' on the plans and outlined in the letter below, with a brief description of each item, as summarised below;

A. Built form and setbacks | the setback of the roof and level 2 floor plan has been increased at both the east and south boundaries, the southern setback increase has occurred through the removal of rooms. There has been some minor internal layout modifications at level 1 & 2 to facilitate the room removal at level 2. Window hoods included to resident rooms on the eastern side at level 2.

Through the introduction of more planters, planting at the outdoor terraces on level 2 has been generously increased to provide better amenity on the terrace and increase the upper level building setback relative to Bennett Park.

B. Planters and landscaping | additional planting and landscaping at the front entry at ground floor is provided to enhance the entry into House 1.

C. landscaping of carpark | as discussed in the review meeting the planting proposed to the east of the basement carpark, facing Bennett park, has been updated to reflect the realistic height and density of the planting which will provide appropriate screening.

- D. Narrower driveway** | the existing driveway crossing is modified to provide a 1m setback from western boundary as requested by Council. Landscaping is adjusted to provide the required sight lines at the driveway crossing.
- E. Waste Management** | Bin storage area adjusted to provide the Council requested bin numbers, bin sizes, aisle widths, maximum floor gradients and clear door openings. The garbage room area has increased as a result and brought closer to the Southern boundary as confirmed in sketches circulated to Council in recent weeks.
- F. Visual Privacy** | translucent glass indicated to one living room window in the level 1 communal living area to ensure privacy for the existing house 2 resident.
- G. Shadows** | adjustment to the extent of shadows to reflect the building modifications and subsequent reductions in shadows.
- H. Area Calculations** | adjustment to area calculations to reflect modifications and reductions in the proposed built form.
- I. new park view provided** | as discussed in the review meeting with Council, this additional view has been provided to show the modified built form's relationship to the surrounding buildings from Bennett Park, which is an expansive area of formal playing fields and open park.
- J. Modification to OSD tank** | relocation of OSD tank, closer to Southern boundary and above bin storage area to align with Council requirements of an un-piped overflow. Modifications include detention and overflow rates to comply with Canterbury DCP 2012 outlined in the Civil documentation.
- K.** A bulky waste store room is indicated adjacent to the garbage room
- L.** A fenced garbage hold added, to address the distance to site boundary and kerbside
- M.** Loading dock relocated to be parallel to front boundary. The loading dock has been modified to allow a SRV truck template to enter and leave the site in a forward direction.

The following architectural drawings are provided by IDG architects to indicate the modifications and clarifications as described above and in the supporting documents provided by the Planners Ethos Urban and the relevant consultant documentation:

DA 0001	site analysis 01	issue D
DA 0002	site analysis 02	issue D
DA 0003	building character & analysis	issue D
DA 0004	local context	issue D
DA 0100	site plan	issue G

DA 0200	demolition plan	issue D
DA1001	basement plan	issue J
DA1100	ground floor plan	issue H
DA1101	level 1 plan	issue G
DA1102	level 2 plan	issue G
DA1103	roof plan	issue F
DA2000	elevation - north	issue F
DA2001	elevation - east	issue F
DA2002	elevation - west	issue G
DA2003	elevation - south	issue G
DA3000	section a	issue G
DA3001	section b	issue G
DA9000	landscape area	issue E
DA9100	shadow diagrams at winter solstice (1)	issue E
DA9101	shadow diagrams at winter solstice (2)	issue E
DA9102	view from the sun at winter solstice	issue E
DA9200	building envelope diagram	issue E
DA9300	GFA diagrams	issue E
DA9600	external materials & finishes	issue E
DA9800	vehicle crossing details	issue F
DA9801	view impacts from skinner ave	issue E
DA9802	privacy plan	issue D
DA9803	view impacts from Bennett park	issue B

Should you have any queries please contact Georgina Camp or myself at your convenience.

Yours Faithfully,



Simon Thorne
Director | registration no. #7093