

Coby Tomlins

From: Ben Craig
Sent: Wednesday, 20 July 2016 12:38 PM
To: Jonathon Carle; Benjamin Pechey
Cc: Guy Lake (glake@batesmart.com); jfraser@batesmart.com; jamie.stewart@fitzpatrickproperty.com.au
Subject: Junction Street, Forest Lodge - Response to Council Issues
Attachments: s11792_FDC_Forest_Lodge_Response_to_Council.pdf

Hi Jonathan,

Further to our meeting a little while back and your subsequent email below please find attached further design analysis prepared by Bates Smart. The design report sets out a response to each of the matters raised in your email, specifically:

Overshadowing

A number of key massing revisions have been made to the proposed indicative scheme. These changes are illustrated in detail in the Bates Smart report and are accompanied by a sunlight access analysis to the Larkin Street apartments and the town houses in Short Street. The amendments made to the scheme enable the proposal to comply with Parts 3B and 4A of the Apartment Design Guide, specifically:

- They ensure that two Short Street townhouses impacted by the proposal (7/2A and 8/2A Short Street) receive 2.5hrs of direct sunlight between 9am and 11.30am on 21 June.
- They ensure that apartments 221, 222, 223 and 224 all receive 1sqm of direct sunlight, measured at 1m above floor level, for 15 minutes on 21 June.

Side Setbacks

Side setbacks to the northern and southern boundaries have been increased to satisfy Apartments Design Guide 3F and to improve solar access to the south. As required by Council indicative apartment layouts have also been provided to illustrate how apartments can be designed without the need for windows facing the side boundary.

Through Site Link

The through site link through the centre of the site has been removed from the proposed design. The southern through site link connecting Larkin Street to Junction Street has been retained to ensure that appropriate pedestrian permeability is provided through the site. The provision of a northern through site link was not considered necessary in this instance given that an alternative link through the south of the site was already provided, which is within 100m of the northern boundary. It is also noted that a northern link was not considered to be a desirable solution as it provided a potential conflict with the driveway entrance into the proposed development.

Existing Warehouse

Three options are presented within the Bates Smart Report. These being a scenario that involves demolition of the existing building, a retain scenario that reuses the building for residential, and a retain scenario that reuses the building for commercial purposes. All options results in a floor space ratio of between 1.72 to 1.76.

Park

Based on discussions with Council to date it has been concluded by the applicant that the most appropriate way forward for the planning proposal is to retain the site in its current form. With this in mind it has been decided not to proceed with dedicating land to increase the size of the park, but rather provide this land as additional communal space to service residents of the proposed development.

Sectional views and precedent images have also been provided to demonstrate a landscape solution that could be used to address the interface issue between the lower building levels and Larkin Street Park. It is noted that this is one of a number of solutions that could be implements to deal with this interface.

I trust this is what you require at this stage to enable you to progress with your assessment. Should you require any further information please feel free to email me or call on 9956 6962.

Kind Regards

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We have moved! JBA has moved to a new office. Our new address is 173 Sussex Street, Sydney NSW 2000.

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