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14 February 2012

Karen Jones
A/Director Metropolitan and Regional Projects South
NSW Department of Planning and Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000

Attention: Natasha Harras (Town Planner)

Dear Karen

**RESPONSE TO RECOMMENDED INSTRUMENT OF APPROVAL
ROYAL REHABILITATION CENTRE SYDNEY, "FRASERS PUTNEY"**

Following our meeting on 12 February 2013 we wish to submit additional information to assist in the finalisation of the recommended Concept Plan Approval. The following information is provided to support the proposed amendment of Condition B15 to allow for the inclusion of an articulation zone within the 5 metre setback at an appropriate height on the Victoria Road frontage:

- Setback Drawings prepared by Cox Richardson Architects (**Attachment A**);
- Landscape Works to the Victoria Road Boundary prepared by Environmental Partnership (**Attachment B**); and
- Consolidated Concept Plan Drawings prepared by Cox Richardson Architects (**Attachment C**).

1.0 CONDITION B15

A minimum 5 metre setback between the main building line of Apartment Building 4A and the Victoria Road boundary has been achieved through shifting the building to the east and the south and ensuring that all balconies and internal apartment layouts are efficient. The setback along this frontage now ranges between 11.1m (maximum) to 5.04m (minimum) from the building line to the property boundary. The setbacks of Apartment Building 4A are illustrated on the Setback Drawings prepared by Cox Richardson at **Appendix A**.

It is proposed to allow for an articulation zone within this setback to ensure that the building presents a strong entry to the site when viewed with Apartment Building 3A. The northern corner of Apartment Building 4A is the most prominent, providing the building with a strong address and signifying the entry into the site. This articulation zone will consist of balcony elements protruding into the setback zone on the north eastern corner of the building. These articulated elements will begin on Level 3 and continue up the building. The commencement of these articulated elements at a height of 6 metres ensures that the landscaping proposed along the Victoria Road boundary will be sufficiently accommodated (see **Attachment B**). The following breakdown illustrates the minimum setbacks achieved to Victoria Road:

- No articulation protrusions (0 to 6 metres above ground level) – Minimum 5.89m setback
- Minimal articulation (6 to 9 metres above ground) – 5.04m setback
- Upper level entry 'statement' articulation (9 metres and above) – 4.54m setback

The suggested wording to be included in Condition B15 is provided below.

Suggested Change:

The eastern building on Victoria Road known as building 4A is to be setback at least 5 metres from the realigned boundary with Victoria Road to be established for the creation of a new deceleration lane and public footpath.

Encroachments such as balconies and screening elements are permitted into this setback zone above a height of 9 metres.

It is considered the proposed articulation zone and modified condition meets the intent of the Department's condition to ensure the setback of the building from Victoria Road is sufficient and the integrity of vegetation/canopy in the front setback is retained.

2.0 FLOOR SPACE RATIO CONTROL MAP

As a result of the shifting of Apartment Building 4A the FSR control line is proposed to be amended. This FSR will wrap around the building and will not result in any increases in FSR, but merely the movement of floor space control line across the site. The FSR maps submitted were based around the 'envelope' as submitted so it is appropriate to amend these in response to the shifted envelope.

3.0 CONCLUSION

The above amendments are minor and designed to satisfy the requirement for a setback to the Victoria Road boundary, whilst still maintaining a strong articulation and address at the entry to the site. We trust that this is all the information you require to complete your assessment of the proposed modification, if you have any queries about this matter, however, please do not hesitate to contact Brendan Hoskins or Clare Swan on 9956 6962.

Yours faithfully



Clare Swan
Associate