

Mathew Rosel  
Department of Planning and Infrastructure  
23-33 Bridge Street  
SYDNEY NSW 2000

2 May 2013

Dear Mr Rosel,

**MP10\_0110 MOD2: MODIFICATION REQUEST TO APPROVED CONCEPT PLAN CONDITIONS AND VARIATIONS TO THE BUILDING ENVELOPE OF BUILDING B – RESIDENTIAL DEVELOPMENT AT 74-76 BELMORE STREET, RYDE**

I refer to the above application made under section 75W of the Environmental Planning and Assessment Act 1979 that is currently under consideration by the Department of Planning and Infrastructure (DPI).

Council has reviewed the documentations submitted by Urbis on behalf of Legacy Property on 8 April 2013 to the DPI and further addendum documents on 24 April 2013. It is understood that the application is seeking modifications to the Concept Plan Approval Condition No. A6 which involves the establishment of a new maximum height envelope; C1 which involves a reduction of the required setback to the upper floor level; and C13 which involves the minor modifications to the wordings of the condition for the location of waste receptacles.

The addendum submission involves the modification to the Condition No. A2 which is to amend the concept drawings to allow for a variation to the approved 2 storey envelope to 4 storey at the southern elevation of Building B.

I would like to advise that whilst Council raises no objection to the proposed changes to the abovementioned conditions given their merits, the height increase along the southern edge of Building B is considered inappropriate for the reasons detailed below:

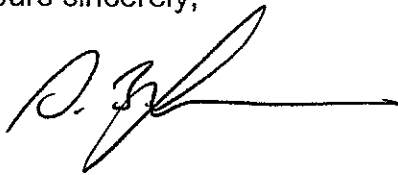
- The intention of the concept plan approval is to have a 2 storey step down along the driveway entrance to Tellaraga House and the protected gardens in order to maximize the view corridor. The proposed extension to the building envelope is considered to negatively impact on the view corridor,
- It is noted from the DPI assessment report that the NSW Heritage Council recommended the buildings envelopes be no more than 2 storey in height in order to prevent any unacceptable impacts on views to and from the Tellaraga House, and

- It is considered that any increase in the approved 2 storey building form would be detrimental to the establishment of an area of transition around the proposed curtilage to prevent unacceptable visual impacts.

In view of the above, it is Council's recommendation that the proposed height increase on the southern edge of Building B not be supported in order to retain the separation distance along the driveway entrance to Tellaraga House in accordance with the original Concept Plan approval.

Thank you very much for advising Council of the proposed changes and providing with the opportunity for making a submission.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'D. Johnson', with a long horizontal line extending to the right.

Dominic Johnson  
Group Manager, Environment and Planning