



Department of Planning & Infrastructure
GPO Box 39
Sydney NSW 2001

Attn: Mark Schofield

8 November 2013

Re: S75W Application – Allengrove Crescent (MP10_0037)
Additional Information/Amended Plans

Dear Mark,

I refer to our meeting of 1 November 2013 in relation to the abovementioned application

As discussed at our meeting, in response to the concerns raised by the City of Ryde Council in their submission to the Section 75W application, and further concerns raised in separate correspondence in relation to the detailed Development Application (DA) currently under assessment by Council, we have reviewed the design of the proposed development and have made minor amendments to address the concerns raised.

In this respect, we write to submit amended plans and attach the following documentation:

- Four (4) x A3 sets of the amended Architectural Package;
- One (1) x A1 set of the amended Architectural Package; and
- One (1) x CD containing electronic copies.

Details of the amendments are outlined below.

1.0 Amended Plans

The amended architectural plans incorporate the following amendments:

- (1) Deletion of lightwells.
- (2) Increase in GFA from 14,670m² to 14,982m². This equates to an increase in the FSR from 1.19:1 to 1.22:1.
- (3) Added roof lights to 13 apartments to achieve total cross-flow ventilation of 61% (109/179).
- (4) Revised apartment layouts including new locations for adaptable units.
- (5) Minor amendment to basement including:
 - i. Moved visitor car park to avoid conflict
 - ii. Revised ramp entry radius
 - iii. Revised kerb radius adjacent to boom gate

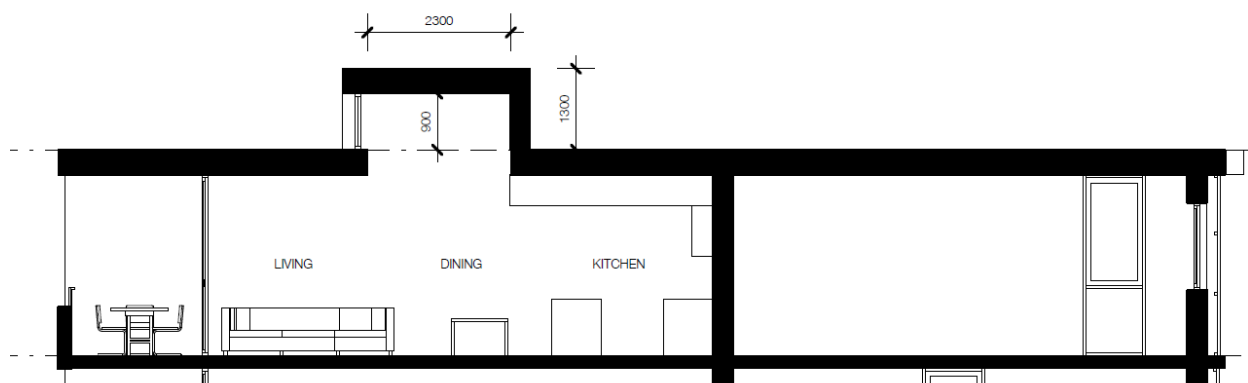
- iv. Lowered Basement level B3 by 200mm, lowered the southern half of Basement Level B2 by 200mm and lowered Basement Level B1 slab by 300mm to allow for additional loading head height within waste bay;
- v. Added bulk waste room at rear of general waste store
- (6) Deleted external mechanical exhaust (building A) riser and added internal riser to roof.
- (7) Added screens to the southern façade of building C to units C2.01, C2.08, C3.01, C3.08, C4.01 to help reduce overlooking to building D

1.1 Lightwells

In response to the concerns raised by the City of Ryde Council and the Council's Urban Design Review Panel, the design of the proposed development has been amended to delete the proposed lightwells.

To offset the reduction in cross ventilation caused by the deletion of the lightwells, "pop up" roof window elements have been added to 13 apartments. The proposed development will still achieve the minimum requirement of 60% of units achieving cross ventilation through the use of the proposed roof lights

Figure 1 below provides an earlier concept for the roof lights.



SJB ARCHITECTS
ROOF LIGHT OPTION 01
04.11.2013

Figure 1: Concept Plan for the roof light elements

The roof lights are located on buildings B, C, D and E and have been sited over living and dining areas of the respective units to provide maximum amenity. The roof lights are setback from the roof edge to ensure that they have no overshadowing impacts on surrounding properties and to minimise visibility and any potential concerns in relation to visual impact.

It is noted that the roof light elements may be visible on Building E from the north-west across Lane Cove Road, however given the setback of the roof lights from the roof edge, it is considered that these elements are unlikely to have any significant visual impact. The perimeter roof edge will still read as the predominant element and the roof lights will be ancillary secondary elements.

Other amendments as a result of the light wells have included a minor increase in FSR and minor revisions to apartment layouts including the location of the adaptable units.

1.2 Basement

The amendments to the basement are in response to the Council's Waste Vehicle requirements raised in the Council's correspondence in relation to the detailed DA. The amendments have included the minor lowering of the three (3) basement levels to accommodate the minimum internal clearance height of 4.5m required within the loading bay for the Council's Waste collection vehicles and minor amendments to the ramps to accommodate the swept paths.

A bulk store has also been accommodated at the rear of the waste bins storage room to address Council's requirements.

2.0 Front Setback to Allengrove Crescent

Further to the amended plans, we note that at the abovementioned meeting, you raised concerns in relation to the proposed amendment to the front building envelope setback to Allengrove Crescent.

The Concept Approval approved a building envelope with an 8.9m setback to the Allengrove Crescent frontage.

The S75W application as submitted to the Department has sought to amend the envelope by 500mm to a minimum setback of 8.4m to enable the lift and stair core to Building D and blade walls to project by 500mm. Figures 2 and 3 below provide further details of the proposed front setbacks to Allengrove Crescent. A copy of the coloured perspective of the Allengrove Crescent elevation is also provided for your reference at Attachment 1.

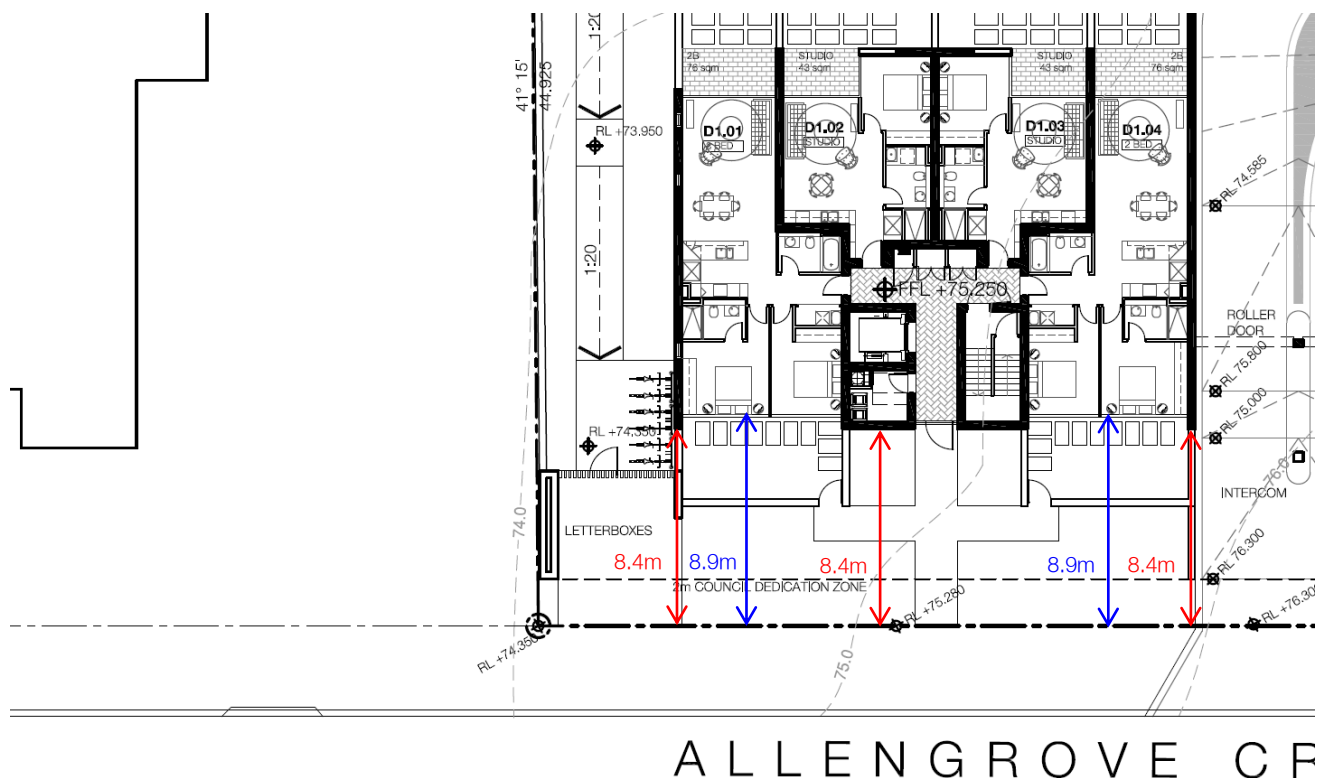


Figure 2: Setbacks to western half of Building D

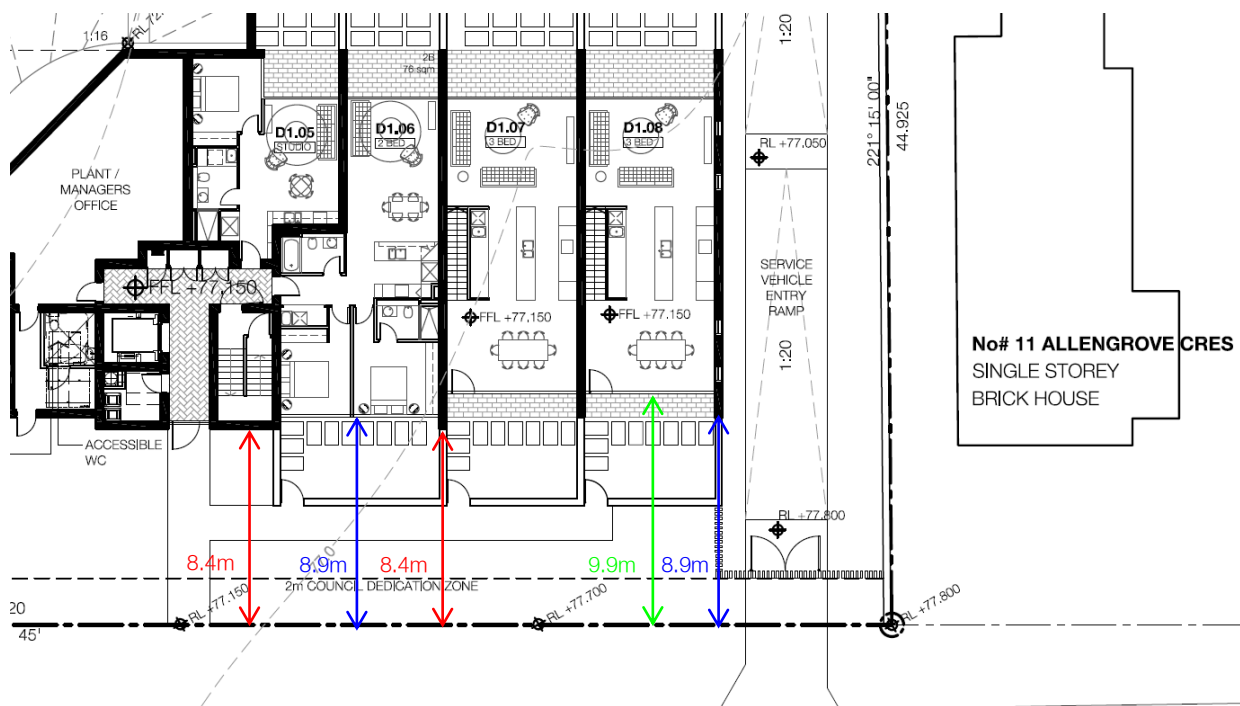


Figure 3: Setbacks to eastern half of Building D

We are of the opinion that the minor variation in the front setback will not result in any significant detrimental impacts on the Allengrove Crescent streetscape. The majority of the façade of the building complies with the 8.9m setback (as shown in Figures 2 and 3), with only the stair cores and blade wall elements projecting forwards of the 8.9m envelope. In fact, Dwellings 1.07 and 1.08 at the eastern end exceed the required 8.9m setback with setbacks of 9.9m to the glazing line.

The proposed setbacks are consistent with the front setback of the neighbouring buildings on either side of the site. In this respect, we are of the opinion that the minor amendment to the Concept Approval to enable the 500mm projection of the lift/stair core and blade walls forward of the envelope is not unreasonable and will not have any detrimental impacts on the streetscape or neighbouring properties.

3.0 Summary

The attached amended plans have been prepared in response to a number of issues raised by the City of Ryde Council in their submission to the Section 75W application, but also in raised in their assessment of the detailed DA.

We request that the attached amended plans be considered as part of your assessment of the Section 75W application.

Should you have any questions or wish to discuss any aspect of the information provided, please do not hesitate to contact me on (02) 9380 9911 or by email at mbaker@sjb.com.au.

Yours sincerely


Michael Baker
Associate Director

Encl.

Attachment 1 – Coloured perspective of Allengrove Crescent elevation

