

Putney Hill

Community Information and Feedback Session – Outcomes Report

Client:

Frasers Property

Date:

18 December 2013

FINAL

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Date	18 December 2013
Document name	20131218_Putney Hill CIFS - Outcomes Report (151013)_FINAL without attachments.docx
Version	FINAL

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1 Introduction

1.1 Background: previous consultation

In July 2010, Frasers Property Australia (Frasers) signed an agreement with the Royal Rehabilitation Centre Sydney (**Royal Rehab**) to buy and develop a 13.7 hectare portion of their 18 hectare site in Ryde. An approved Concept Plan from 2006 was already in place when Frasers Property purchased the land which allowed for 791 homes across the site, at a ratio of 50 homes per hectare.

After purchasing the site, Frasers consulted with stakeholders and the community during 2010 and 2011 to inform plans for the Stage 1 Project Application for Putney Hill. This consultation process, undertaken **at an early stage, demonstrated Frasers' commitment to working closely with key stakeholders and the community** – a commitment which has been fulfilled over the past three years.

Frasers held a local area tour and on-site discussion on 31 July 2010, a community open day on 27 November 2010 and a number of meetings with key stakeholders during the pre-lodgement period. This ensured interested organisations and individuals had the opportunity to view preliminary plans and give input before lodgement.

The Stage 1 Project Application was lodged and subsequently placed on public exhibition between 29 June and 8 August 2011. During this time, Frasers held further meetings with key stakeholders and a second community open day on Saturday 6 August 2011.

Over the past three years, Frasers has kept the community and stakeholders updated via:

- » A project website, www.frasersputney.com.au
- » Letters and emails to key stakeholders and community groups
- » Distribution of newsletters to a local catchment area of approximately 1,700 properties
- » Dedicated points of email and phone contact for stakeholders to provide comments, register for project updates and have queries addressed by the project team.

The Minister for Planning approved the Stage One plans on 1 May 2012. Since then, Frasers has started construction on 447 new homes – a mix of houses and apartments – in Stage One and delivered the 2.4 hectare Lardelli Park. The first residents have moved into the Dress Circle located around Lardelli Park within Stage 1. Residents will continue to move into the approved dwellings of Stage 1 throughout 2014.

Stage 2 of Putney Hill will accommodate 344 homes – 43% of the approved number of homes. This area of the site was the focus of local community consultation in October and November 2013.



Figure 1 Aerial with overlay of Putney Hill Concept Plan

1.2 Purpose of consultation in 2013

The purpose of community consultation in October and November 2013 was to seek feedback from the community on proposed changes to the approved concept plan for Stage 2 of Putney Hill. The changes aim to ensure that Putney Hill is sensitive to the local area and site topography.

Specifically, the changes involve:

- » Increasing building setbacks
- » Changing building heights in the centre of the site
- » Removing a through-site link to Princes Street, while maintaining driveway access
- » Improving traffic flow through the site.

Before lodging the modification application, Frasers Property engaged Elton Consulting to run a community information and feedback session to present the changes to the community, listen to feedback and respond to questions.

This Consultation Outcomes Report provides a summary of consultation undertaken and feedback received. Community input has been considered as part of finalising the modifications to Stage 2 of the Concept Plan.

2 Process

A community information and feedback session was held from 5:45pm to 8:00pm on Tuesday 15 October at the Putney Hill Sales and Information Suite located at 600 Victoria Road, Ryde.

Approximately 30 people attended the session, which was advertised through a letterbox drop to a local catchment of approximately 1,000 homes (**see Attachment A**). This distribution took place 10 days before the session. In addition, the session was advertised via a full page advertisement in *The Weekly Times* one week before the session (**see Attachment B**). Purchasers at Putney Hill were also invited to attend the session through Frasers' sales and marketing team.

The session involved representatives from Frasers Property, Cox Richardson Architects and Environmental Partnership giving a presentation to attendees each hour, at 6pm and 7pm, (**see Attachment C**) which covered:

- » An overview of Stage 1 approvals, construction works and date for residents moving in
- » A progress update on works to the Victoria Road intersection, due for completion in late 2013
- » An overview of the planning process for modifications to Stage 2 of the Concept Plan
- » Changes proposed including increased open space, increased setbacks to shared boundaries, increased tree retention, fewer roads to improve traffic and pedestrian access through the site and height variations
- » Landscaping around the site and how it interfaces with surrounding streets.

Following the presentation, attendees were given the opportunity to ask questions in both a group format and then one-on-one with project team members, including the architect, landscape architect and traffic consultant.

Some questions were taken on notice and were followed up with either phone calls or emails in the days and weeks after the session. A follow up meeting was held with one resident of Charles Street on 27 November 2013 to discuss specific aspects of the development.

Feedback forms were provided to attendees at the session (see **Attachment D**), along with reply paid envelopes for returning completed forms. Attendees were also provided with an option to scan and email their form to Elton Consulting for consideration as part of the consultation process. A total of 12 feedback forms were received after the session by the due date of **30 October 2013**.

As part of the consultation process, Frasers Property also met with residents of the Calvary Retirement Village, located next to the site at 678 Victoria Rd, Ryde. A follow up meeting was held with a resident of Linley Way on 27 November 2013 to discuss setbacks and buffers between the development and this property. Additional meetings will be held with the resident, landscape architect and the project team early in 2014.

3 Feedback

3.1 Community information and feedback session

A number of issues were raised at the community information and feedback session. Traffic, tree retention, privacy, car parking, height, overshadowing, safety and dust mitigation were the major focus of discussion and feedback during the session. Specific feedback included:

Traffic, access and car parking

- » High level of concern about **increased traffic onto Morrison Road and Princes Street** from a safety perspective, particularly for residents living at Cavalry Retirement Village.
- » Concern that limiting the exits out of Putney Hill will **create congestion on internal roads**.
- » Query about whether **traffic lights** would be installed at the development's intersection with Victoria Road.
- » Concern about people **parking on-street** if there is not enough dedicated car parking available as part of the development.
- » Clarification about **access around the back of Charles Street**.

Building heights and setbacks

- » Request for **more information about the building setbacks and heights** in particular areas. These requests included clarification of the distance of proposed setbacks on Linley Way and disappointment and concern that not all houses would benefit from the increase. In addition, residents on Princes Street were concerned they would experience more impacts due to changes in building heights.
- » **Concern about privacy** for existing residents, particularly on Linley Way, and ensure landscaping and new trees are planted to provide privacy and screening for existing residents.
- » Whether there would be **additional overshadowing** on Morrison Road because of the proposed changes and a request to **complete further overshadowing studies** over a longer period of time – not just 8am to 3pm.

Construction impacts

- » A high level of concern about the **impacts of dust** on nearby residents, particularly on Charles Street, and the need to consider implementing other measures such as hessian covers.
- » Concern about **safety during construction** near the children's playground, and a specific request to extend the fence the whole way around the site to avoid future incidents.
- » **Impacts on trees during construction**, particularly one near 21 Charles Street.
- » Clarification about the **nature of current construction works**, particularly around installation of services including gas and electricity.
- » Questions about the **completion date** for Stage 1 and **start date** for Stage 2.

3.2 Feedback forms

In total, 12 feedback forms were received in the two weeks after the community information and feedback session. The form asked participants what they thought were the three most important issues to be considered in the modified plans for Putney Hill stage 2 – and whether they had any general comments about the project.

Question 1: What do you think are the three most important issues to be considered in the modified plans for Putney Hill stage 2?

The following is a list of issues ranked by level of priority as identified in feedback forms:

1. **Preventing vehicle access** onto Princes Street and, to a lesser extent, Morrison Road. Respondents said this would increase traffic flow and transform Putney Hill into a thoroughfare, creating safety and amenity concerns.
2. Concern about additional **increases in building heights** in the future, specifically about increased overshadowing and privacy issues, particularly on Linley Way.
3. Several respondents were pleased about the proposed **increase to building setbacks** as this would address overshadowing and privacy issues.
4. **Maintain the quality of Putney Hill** in relation to design and natural green landscaping to benefit both neighbours and purchasers. The need to **maintain the mature street trees** to provide shade, privacy and character was specifically mentioned.
5. Concern that there would not be enough **car parking spaces** within the development to meet demand.
6. **Provide more open space** by scaling back the development.

Question 2: Do you have any comments for the project team about the Putney Hill project generally?

General comments raised in feedback forms included:

- » The need to **increase consultation and communication** about the Putney Hill development.
- » A general **appreciation of the transparency and honesty** of the consultation process.
- » The need to **mitigate the impacts of construction** including noise and dust generation.

3.3 Follow up correspondence and meeting

Follow up phone calls and emails were made to four residents to respond to issues including:

- » Concerns about the Putney Hill development encroaching on the **shared boundary** with Linley Way, and its impact on four homes, and a request to **reconsider setbacks** from these homes. *A follow up meeting was held to discuss this issue in detail on 27 November 2013.*
- » **Dust mitigation** measures to be implemented to improve amenity for current residents
- » **Taking action to secure the children's playground area** with a fence to prevent injuries during construction
- » Replacement of a fence impacted by **construction works**
- » A request to assess the **health of a tree on Charles Street** to check for construction impacts
- » A request to complete **additional overshadowing diagrams** as part of the Concept Plan application.

4 Issues/response matrix

Feedback raised through consultation with the community has been closely considered by Frasers. The following table provides a list of questions and issues raised during consultation, matched with responses from the project team. The relevance of the issue to Stage 1 and Stage 2 has also been noted.

Issue	Project team response	Stage 1/Stage 2 Issue
<i>Consultation</i>		
Why are you consulting at this point after the Concept Plan has been approved?	<p>When Frasers Property purchased the land, it was subject to an existing Concept Plan approval from 2006. The original Concept Plan was prepared without the assistance of a residential developer and it was always the intent for changes to be made.</p> <p>We have reviewed the whole master plan to make sure we are creating the best possible outcome for the development and the community. We are completing final proposed amendments to Stage 2 in consultation with the community. The amendments are focused on making sure Putney Hill is sensitive to the local area and site topography.</p>	Both stages
<i>Setbacks and privacy</i>		
What distance will the setbacks be from Princes Street and Morrison Road?	Approximately 24 metres.	Stage 2
Will you please make sure that plants at the end of the dress circle cover my lounge room?	One of the large fig trees will be planted there. We have pre-ordered all plants ahead of time to ensure they are a good size once planted.	Stage 1
The first storey of the Putney Hill development will look straight into my bedroom. How will you address this?	A medium sized tree will be planted between each existing property and Putney Hill to protect privacy.	Stage 1
How wide is the strip on the private road that goes into the back section of the development?	The width of the strip is one metre wide including the curb.	Stage 1

Issue	Project team response	Stage 1/Stage 2 Issue
Does the setback run the complete length of Linley Way?	There is an edge to the setback where houses are located on Linley Way. <i>This issue was discussed in more detail at a meeting on 27 November 2013. Frasers committed to maintaining an 8 metre setback from homes as a minimum and will increase if possible.</i>	Stage 2
Wasn't the setback a lot greater in the original plan?	The setback in the original plans was 8-9 metres.	Stage 2
Will there be extra shade or overshadowing on the other side of Morrison Road? It is important to look at the impacts of overshadowing on residents. A lot of residents have solar panels so overshadowing presents an economic impact as well.	Frasers Property is committed to completing additional shadow diagrams and circulating these as part of the Concept Plan application. Council and the Department of Planning and Infrastructure have different requirements for overshadowing studies which is why there was a variance between the times of day covered in different reports. We will prepare additional overshadowing studies as part of the modification application.	Stage 2
Traffic, accessibility, roads and parking		
How much parking will there be? What changes will occur to the original plans?	Each apartment block will meet Council parking requirements. Backup visitor parking will be provided as well.	Stage 2
What measures are in place to stop people from parking on the street?	Council rangers will patrol on street parking.	Stage 2
Will there be a private access road across the back of Charles Street?	There will be a driveway to the loading area.	Stage 1
What impact will Stage 2 of the Putney Hill development have on traffic?	Generally there would be a minor reduction in traffic flows on the surrounding road network. On Princes Street where there would be a moderate decrease due to the removal of the road access. On Morrison Road between Princes Street and Road 6 there would be a minor increase as traffic that	Stage 2

Issue	Project team response	Stage 1/Stage 2 Issue
	would have used the Princes Street access will be redistributed to Morrison Road.	
Will there be a change to access arrangements on Princes Street?	Yes, changes to access arrangements have been implemented to address safety concerns raised during previous community consultation.	Stage 2
Will limiting the number of exits out of Putney Hill congest internal roads?	No – the internal road network can accommodate the proposed changes in accessing the external road network.	Stage 2
Will Frasers install traffic lights on the upgraded intersections?	<p>Traffic arrangements will remain the same as they are today.</p> <p>We have considered this option during the development of the Concept Plan but Roads and Maritime Services has declined to support the installation of traffic lights.</p> <p>The reason is due to the short distance between two sets of lights on Victoria Road, which increase the potential for traffic jams and the likelihood of accidents.</p> <p>However, we have designed the intersections so that if government policy changes in the future then these upgrades can be made.</p>	Stage 1
Will people coming from the west to the east have to turn into Charles Street?	Yes.	Stage 1
Will houses around the roundabout be similar to those in Rowe and Chadwick (areas in the Putney Hill development)?	Yes, the houses around the Recreation Circle will be semi-detached, similar to the houses in Stage 1.	Stage 2
Traffic moves fairly quickly around Morrison Road. Will traffic on Morrison Road come out on the existing roundabout?	Yes, traffic from Morrison Road will use the same roundabout however a new roundabout is proposed. Negotiations are occurring with Council and Roads and Maritime Services around this intersection.	Stage 2

Issue	Project team response	Stage 1/Stage 2 Issue
<i>Building height and design</i>		
Residents in Princes Street are going to have a higher block next to them than previously planned – is this a worse outcome for residents?	There will be a considerable increase in the setback of buildings from Princes Street, increasing privacy for Princes Street residents. Under the approved Concept Plan, two storey dwellings were to be provided along Princes Street. The amended layout will provide greater setbacks and place height internally to the site. This should have a negligible impact on Princes Street residents.	Stage 2
How many units are there to a floor within stage 2 apartments?	Generally a maximum of eight apartments will be accessed from a single corridor. The final number of apartments accessed from a single corridor will be determined in the detailed design of each development.	Stage 2
Will there be an increase in dwellings?	There will be no increase in dwellings.	Both
How high are the apartment blocks? Will you increase the height of buildings in the future?	The apartment blocks are five to seven storeys tall. It is not the intention to increase building heights in the future.	Stage 2
<i>Health and safety</i>		
A child riding their bike near the fence in Lardelli Park toppled over large rocks and fell onto the ground narrowly missing the large rocks. We are concerned to make sure no children get hurt. Is there potential to extend the fence the whole way around the playground area?	Fraser's is treating this seriously and is reviewing the situation. Ultimately, it is a City of Ryde decision as the park has been designed and constructed in accordance with their requirements.	Stage 1
How is Fraser's approaching dust mitigation, particularly on Charles Street? This is a significant issue as it increases the need to clean and repair homes. Have you considered installing hessian covers?	Fraser's Property recognises that dust mitigation is a tough challenge and that action needs to be taken. The long-term mitigation strategies make use of a water cart and seed grass to stabilise sediment piles. Short-term strategies employ hessian over sediment piles as is typical for all sites in the area.	Stage 1

Issue	Project team response	Stage 1/Stage 2 Issue
	Fraser's is now working with their major contractors to identify more mitigation measures to better control dust across the site, including considering the effectiveness of using more hessian covers. Dust is a difficult problem to address on any construction site.	
Stage 1		
When will Stage 1 be completed?	The current projection is that the final residents will move in 2016. Another block of construction will start in December 2013.	Stage 1
As part of Stage 1, will a paling fence be included all the way around the dress circle?	The fence is subject to a discussion with Cavalry Retirement Village. We will replace any temporary structure with a final fence. Landscaping will stretch all the way along the back of the dress circle.	Stage 1
What works are happening now behind the road and fences?	The installation of a gas main is occurring behind the fences. We have placed the eucalypt trees as close to the houses as possible.	Stage 1
One of the 20-foot tall trees near our property on 21 Charles Street is losing all its leaves.	Noted. This is now being investigated by an arborist and a report being prepared.	Stage 1
Construction on stage 2		
When will construction on stage 2 start and finish?	Construction on stage 2 is expected to start in March 2014 and continue until 2017-18.	Stage 2

5 Conclusion

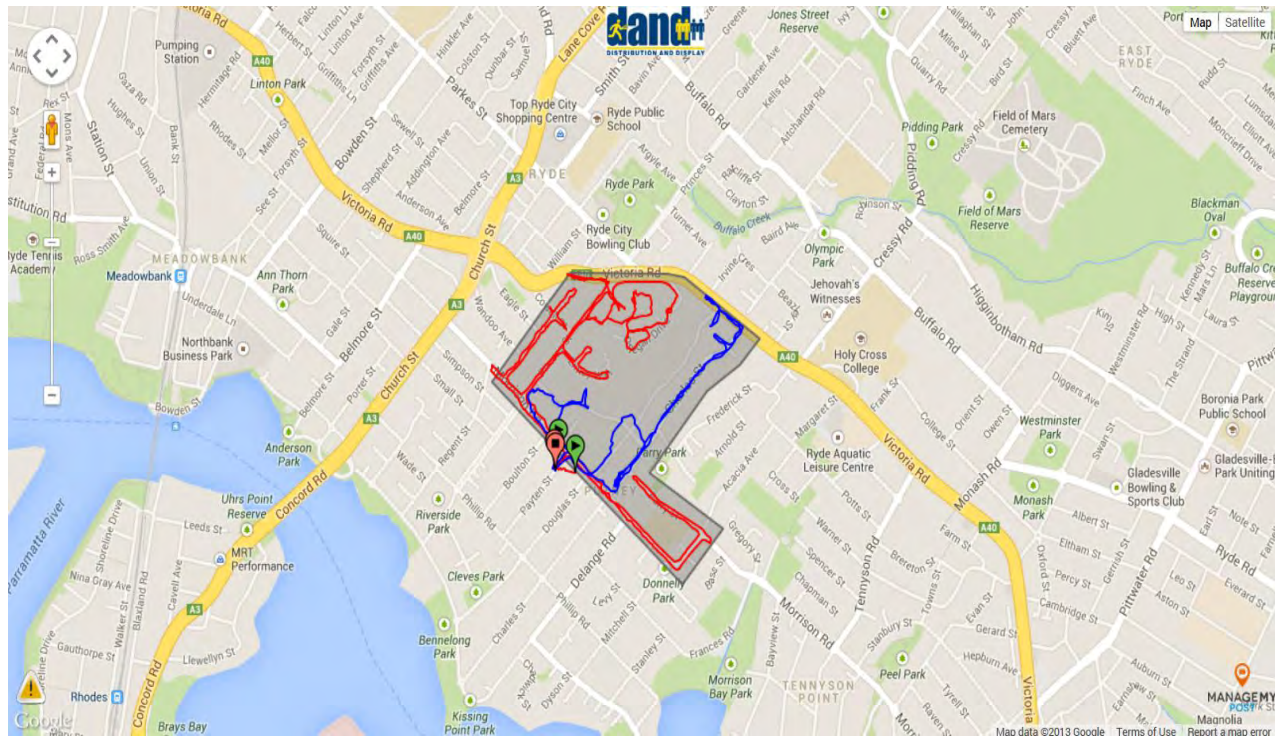
This stage of consultation was carried out prior to lodgement of modifications to the Concept Plan for Stage 2 of the Putney Hill development. There will be a further opportunity for consultation during the public exhibition process.

Key outcomes of pre-lodgement community consultation included:

- » Concerns surrounding building separation distances and overshadowing are being addressed through the inclusion of larger setbacks
- » No significant concerns were expressed over building height or envelope
- » Improved dust mitigation measures will be investigated
- » Changes to vehicle access arrangements will occur in relation to Princes Street and Morrison Road
- » A review of street trees within and around the Putney Hill development will be undertaken.

Frasers Property is committed to ongoing consultation with the community throughout future planning for Putney Hill, including the preparation of Development Applications for Stage 2 of the project.

A Newsletter and distribution area – GPS tracking



P PUTNEY HILL

COMMUNITY INFORMATION EVENING
TUESDAY, 15 OCTOBER FROM 5:45 TO 8:00PM



Artist's impression

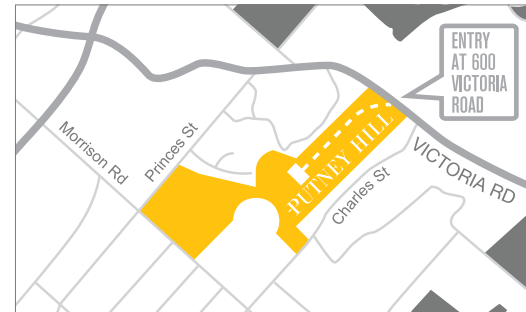
Putney Hill is the 13-hectare residential community being bought to life by developer, Frasers Property, on the former site of the Royal Rehabilitation Centre, between Putney and Ryde.

Frasers Property is making some amendments to the Concept Plan for stage two of Putney Hill and has appointed specialist firm, Elton Consulting, to communicate with the residents of Putney and Ryde about these amends.

The proposed updates are designed to ensure the new community of Putney Hill remains sensitive

to the surrounding area and takes into account the site's topography. They include increasing the distance buildings are setback from the streets, improving traffic flow and the alteration of building heights at the centre of the site.

In line with our ongoing commitment to consultation, Frasers Property has engaged Elton Consulting to facilitate a community information evening for you to find out more about the changes, ask the project team questions and provide feedback.



WHEN: TUESDAY, 15 OCTOBER 2013,
5:45PM TO 8:00PM

WHERE: PUTNEY HILL SALES CENTRE,
600 VICTORIA ROAD, RYDE

PRESENTATION AND Q&A WITH
THE PROJECT TEAM AT 6PM AND 7PM.

B Newspaper advertisement

THE WEEKLY TIMES, Wednesday October 9, 2013 - 13

FRASERS PROPERTY

PUTNEY HILL *news*

October 2013

Community Information Evening

Tuesday, 15 October from 5:45 to 8:00pm

elton consulting

Putney Hill is the 13-hectare residential community being brought to life by developer, Frasers Property, on the former site of the Royal Rehabilitation Centre, between Putney and Ryde.

Frasers Property is making some changes to the Concept Plan for Stage Two of Putney Hill and has appointed specialist firm, Elton Consulting, to communicate with the residents of Putney and Ryde about these changes.

The proposed changes follow a review of the complex topography of the site of Stage Two. The proposed amendments include increasing the distance buildings are setback from the streets, improving traffic flow and the alteration of building heights.

The total number of 791 residences approved for Putney Hill will not change.

You are invited to a community information evening to find out more about these changes, ask the project team questions and provide your feedback.

When: Tuesday, 15 October 2013, 5:45pm to 8:00pm.
Where: Putney Hill Sales Centre, 600 Victoria Road, Ryde.
 Presentations 6pm and 7pm, or just drop in.
More information:
 1300 080 080
www.putneyhill.com.au



Artist's impression

Jacara Apartments Impress

Since launching in mid-July, the latest release of off-the-plan residences at Putney Hill, Jacara Apartments, has caused a sensation among first home buyers. More than half of Jacara's two and three-bedroom apartments are now sold, with a significant number of purchasers choosing to make Putney Hill their first home. Featuring an extensive private rooftop garden for residents to use for dining, recreation and relaxation – consisting of communal garden beds, veggie patch, barbecue and entertaining facilities, and putting green – it's not hard to understand why Jacara is such a hit with homebuyers.

The Putney Hill Sales Centre



Come on down and visit our display apartment today, or arrange a private appointment with the sales team by contacting us on 1300 080 080.

Open daily 10am – 6pm
600 Victoria Rd, Ryde

f Find us on Facebook
facebook.com/putneyhill



Artist's impression

More information: PUTNEYHILL.COM.AU 1300 080 080 **PUTNEY HILL**

C Presentation



FORMAT FOR TODAY'S PRESENTATION

- 1. SITE OVERVIEW**
- 2. STAGE 1**
- 3. STAGE 2**
- 4. QUESTIONS**

SITE OVERVIEW

CONCEPT PLAN APPROVED IN 2006
THIS APPROVAL DEALT WITH

- 1. HEIGHT & FLOOR SPACE**
- 2. TRAFFIC**
- 3. BUILT FORM**
- 4. OPEN SPACE**





STAGE 1 OVERVIEW



PUTNEY VILLAGE

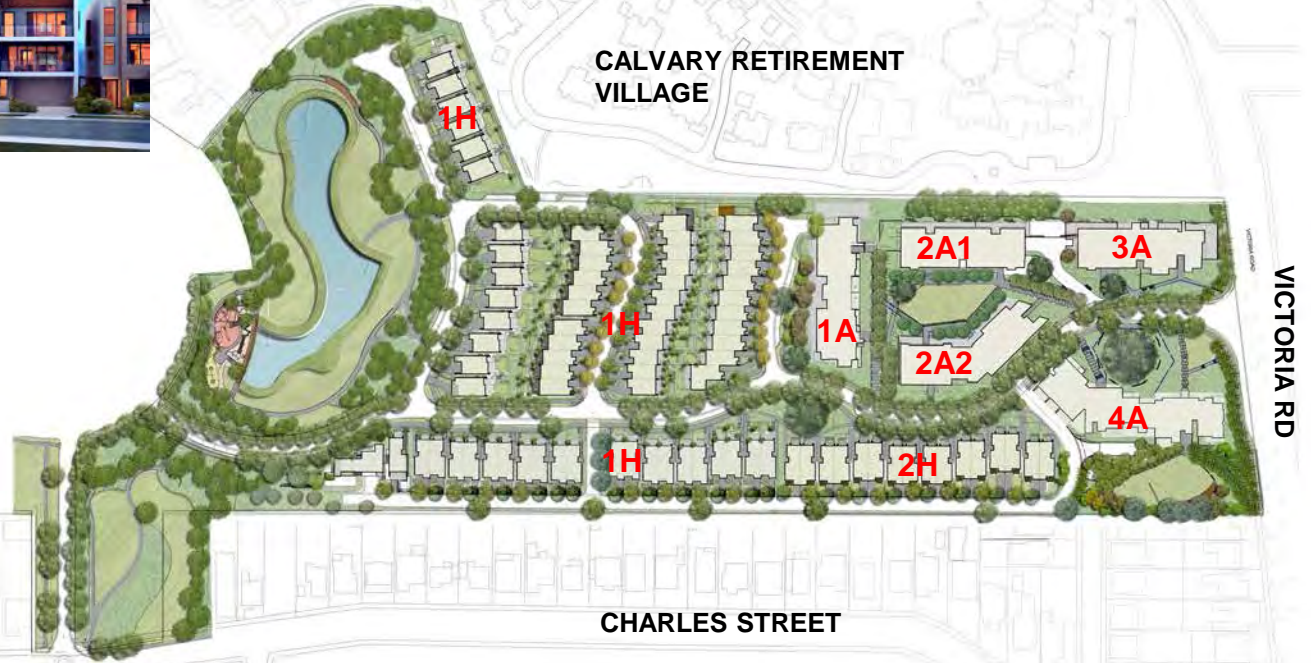
PRINCES STREET

1H : Approved
1A : Approved
2H : Approved
4A : Approved

2A1 : Approved
2A2 : Approved
3A : Approved

STAGE 1
86 houses
361 apartments

Total 447 homes



CALVARY RETIREMENT
VILLAGE

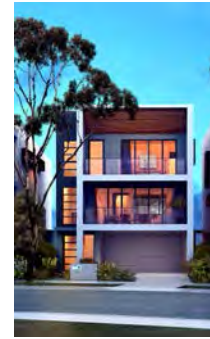
VICTORIA RD

CHARLES STREET

STAGE 1: APPROVALS



**FRASERS
PROPERTY**



Residents to start moving in from October 2013





Residents to start moving in from January 2014





Victoria Rd. Intersection: Due 4th quarter 2013



PALM NURSERY IN PLACE

STAGE 2

1. PRE CHRISTMAS 2013: LODGE AMENDMENTS TO APPROVED CONCEPT PLAN WITH THE DEPARTMENT OF PLANNING AND INFRASTRUCTURE
2. STAGE 2 WILL ACCOMMODATE 344 HOMES OUT OF THE TOTAL APPROVED 791 HOMES AT PUTNEY HILL
3. THIS EQUALS 43% OF THE APPROVED NUMBER OF HOMES



PRINCES STREET



PRINCES STREET



PRINCES STREET- MORRISON RD



MORRISON ROAD



MORRISON ROAD



MORRISON ROAD ENTRY



LINLEY WAY BOUNDARY



EXISTING FIGS



TERRAIN



Approved Stage 2 Masterplan



Proposed

**Approx. 30% more Open Space
than the approved scheme**

**Approx. 54% less Roads
than the approved scheme**

LEGEND:

- Open Space
- Buildings
- Roads
- Boundary Line





Approved Stage 2 Masterplan



Proposed Masterplan

LEGEND:

- Setbacks
- Boundary Line





Approved Stage 2 Masterplan

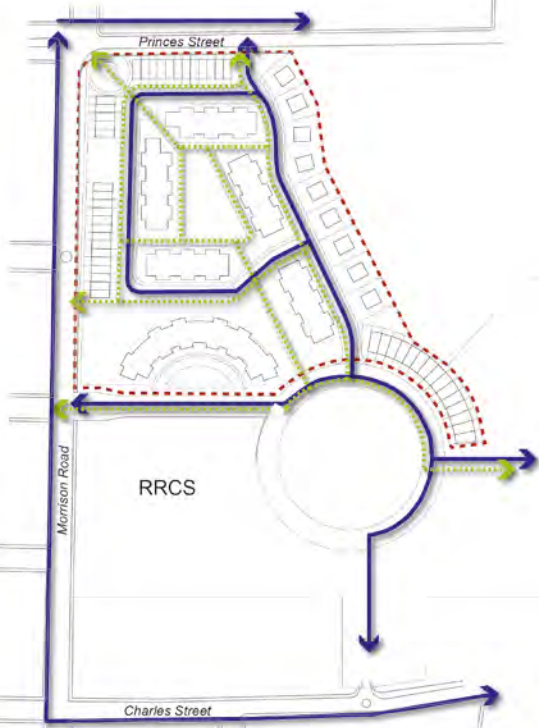


Proposed Masterplan

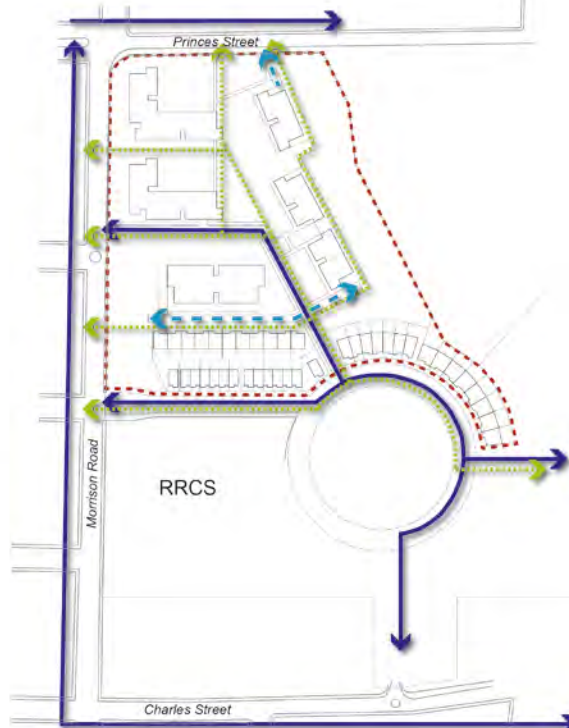
LEGEND:

- Tree
- ⋯ Boundary Line

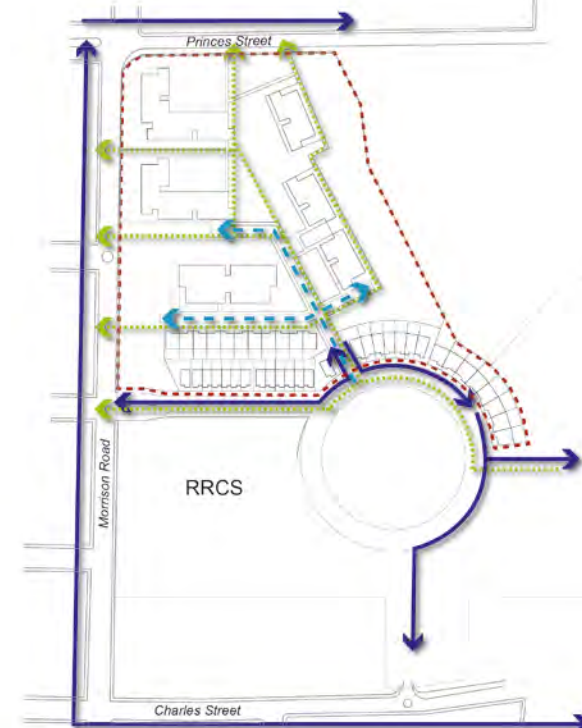




Approved Stage 2 Masterplan



Proposed Masterplan
Road Layout 01



Proposed Masterplan
Road Layout 02

LEGEND:

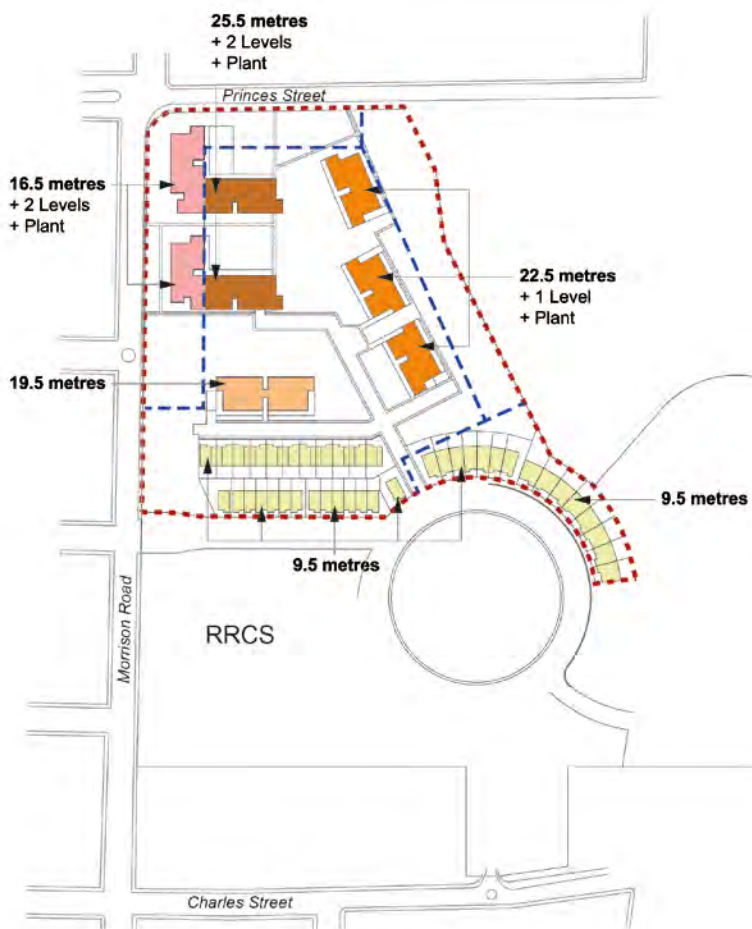
- Public Road
- Access Road
- Pedestrian Link
- Boundary Line

	Approved Stage 2		Road Layout 1		Revised Stage 2	
Road/Location	AM (+)	PM (+)	AM (+)	PM (+)	AM (+)	PM (+)
Morrison Road						
- west of Charles St	57	70	49	60	49	60
- east of Princes St	66	74	74	96	82	106
- west of Princes St	96	123	82	106	82	106
Charles Street						
- north of Morrison Rd	57	57	49	49	49	49
Princes Street						
- north of Morrison Rd	30	48	10	10	0	0





Approved Stage 2 Masterplan



Proposed Masterplan









Additional Height Principles

+ 1 STOREY to Residential Boundaries

+ 2 STOREY to Road Boundaries

+ 2 STOREY to Centre of Site

LEGEND:

	3 levels		7 levels
	4 levels		8 levels
	5 levels		Height Zones
	6 levels		Boundary Line





SUMMARY OF PROPOSED CHANGES

INCREASED OPEN SPACE

INCREASED SETBACKS TO SHARED BOUNDARIES

INCREASED PUBLIC CONNECTIVITY

INCREASED TREE RETENTION

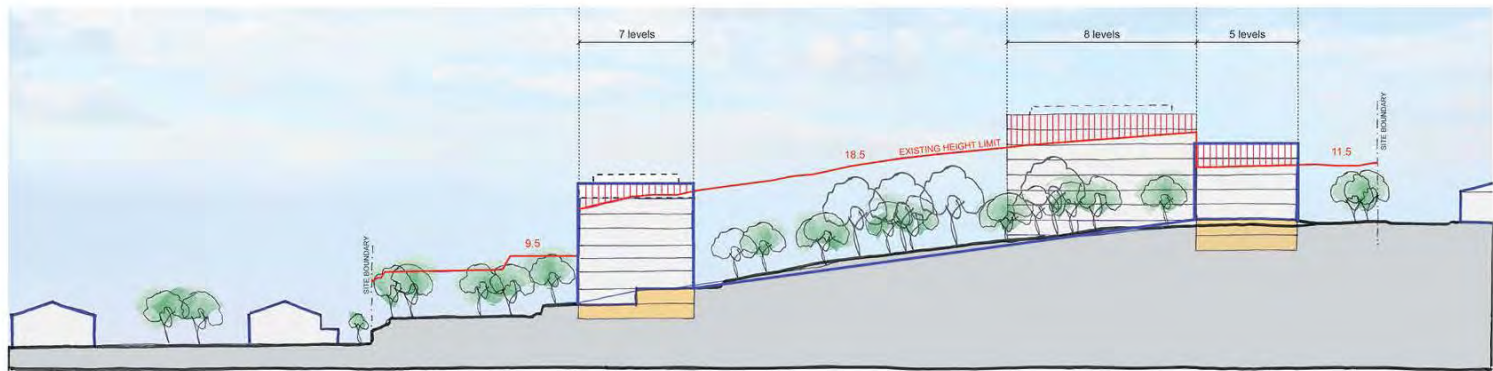
REDUCED ROADS

REDUCED SITE ACCESS POINTS

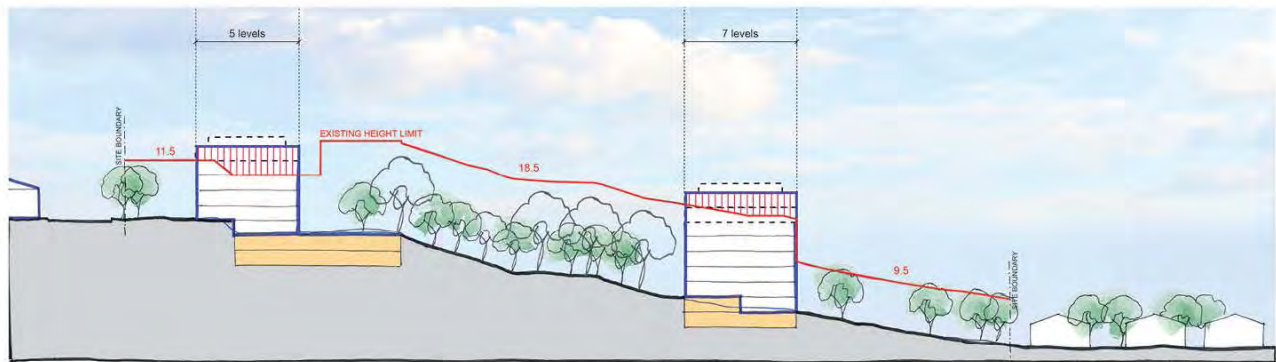
REDUCED DENSITY

REDUCED BUILDING FOOTPRINT

HEIGHT VARIATION WHERE APPROPRIATE
AND IN LINE WITH DoP APPROVED STAGE 1
HEIGHT VARIATIONS

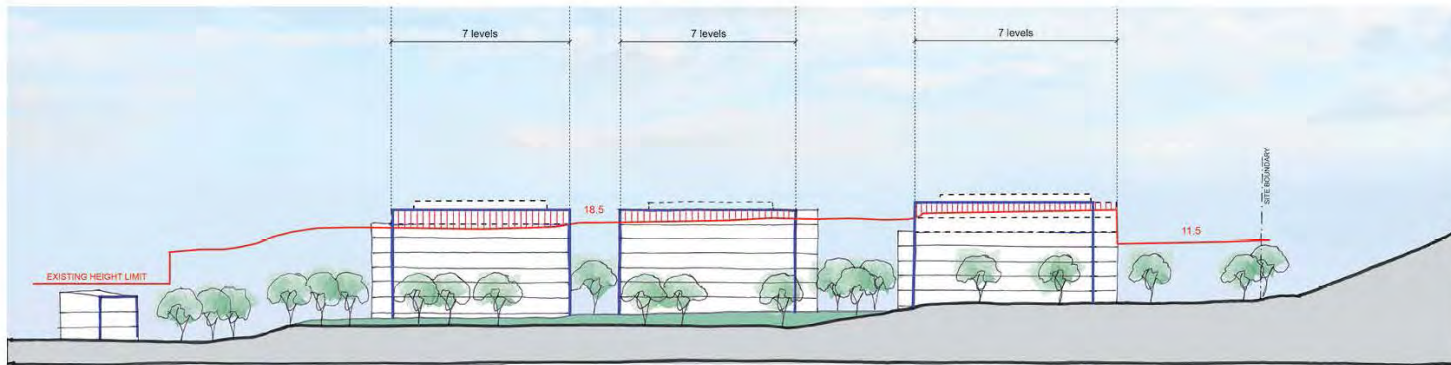


SECTION TOWARDS PRINCES ST

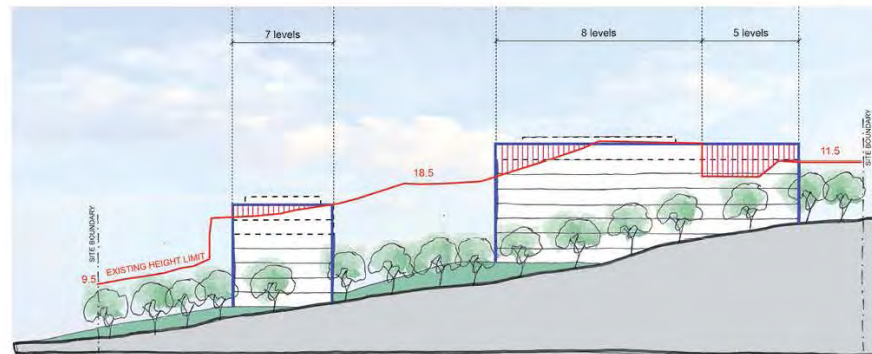


SECTION TOWARDS PRINCES ST



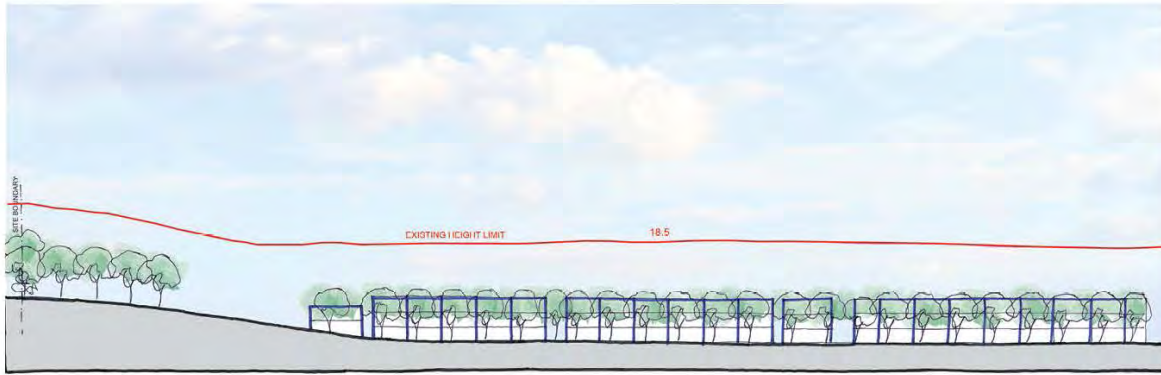


SECTION TOWARDS MORRISON ROAD

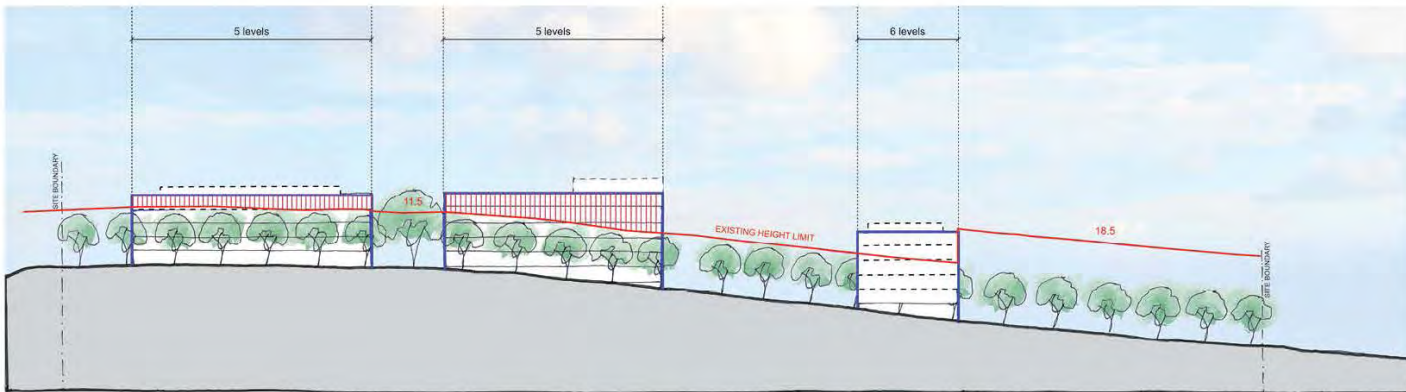


PRINCES STREET SECTION





ENTRY ROAD SECTION



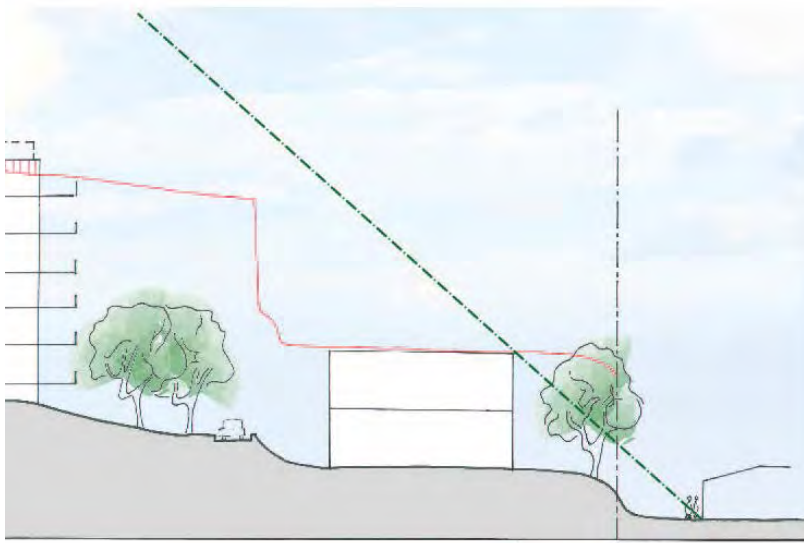
MORRISON ROAD SECTION



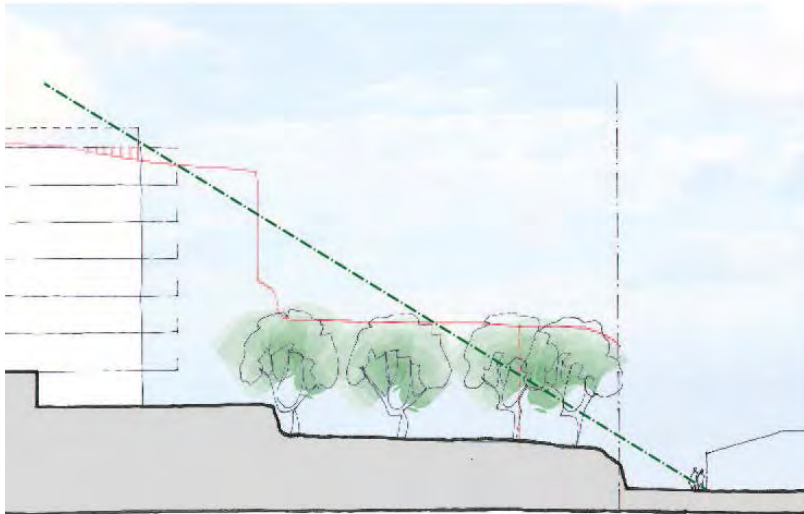
STAGE 2 - SITE SECTIONS



**FRASERS
PROPERTY**



APPROVED



PROPOSED



- Reduced visual impact compared to approved building envelope

STAGE 2 - SITE SECTIONS





Eucalyptus saligna



Eucalyptus punctata



Syncarpia glomulifera



EXISTING LANDSCAPE CHARACTER



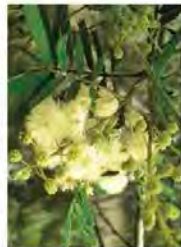
PROPOSED LANDSCAPE CHARACTER



Eucalyptus saligna



Syncarpia glomulifera



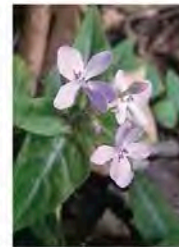
Acacia parramattensis



Acmena smithii



Pittosporum undulatum



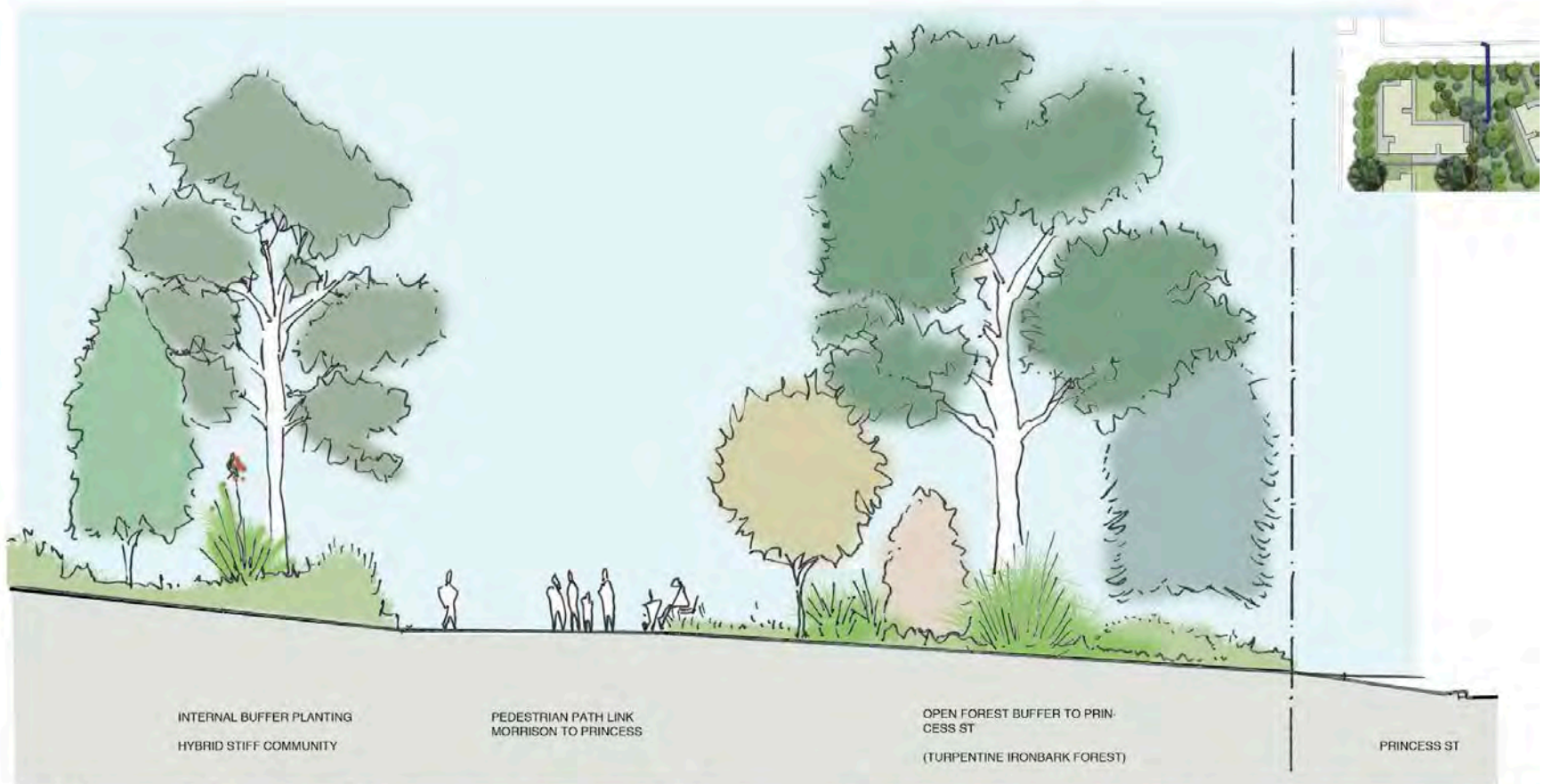
Pseuderanthemum variable, Pastel flower



Dichelachne crinita



Juncus usitatus



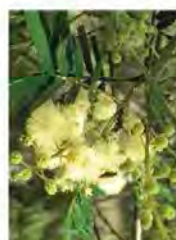
Eucalyptus saligna



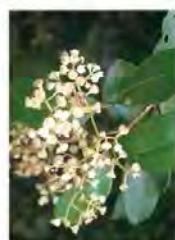
Eucalyptus punctata



Syncarpia glomulifera



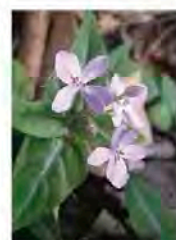
Acacia paramattensis



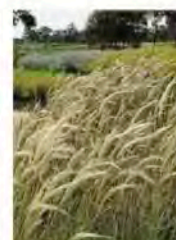
Acmena smithii



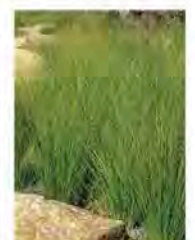
Pittosporum undulatum



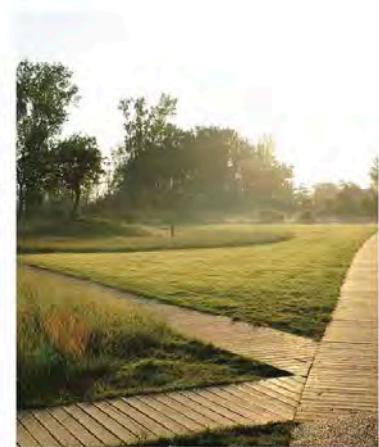
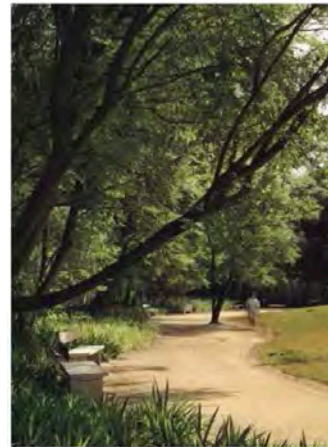
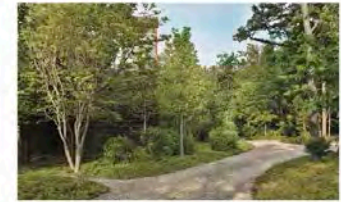
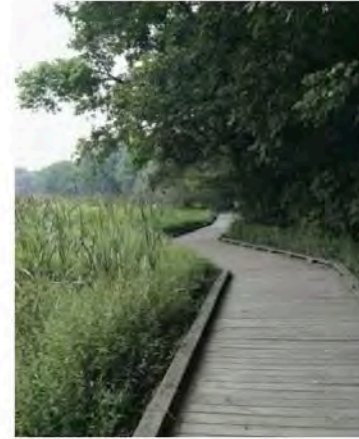
Pseuderanthemum variable,
Pastral flower

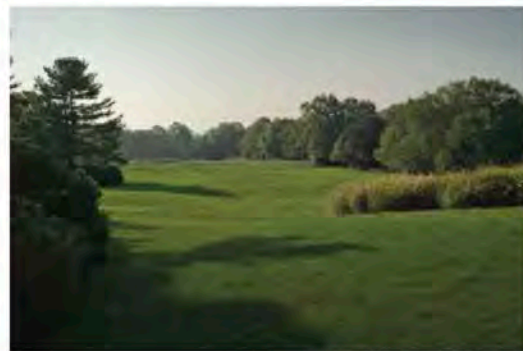
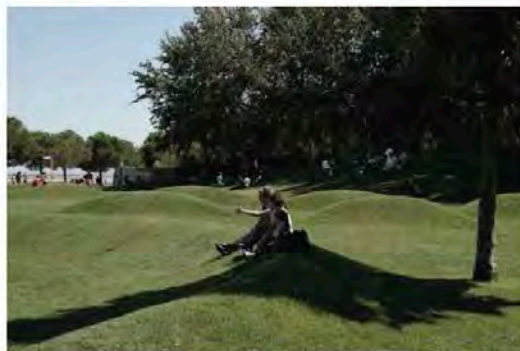
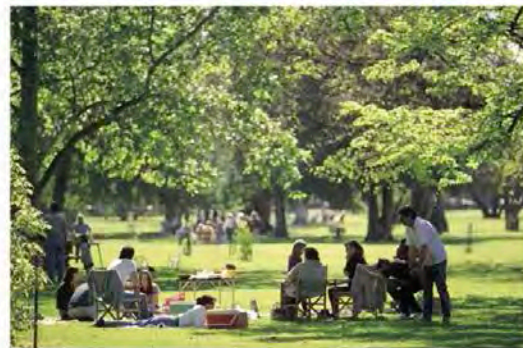
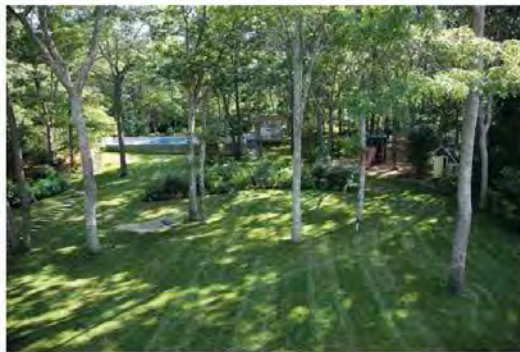


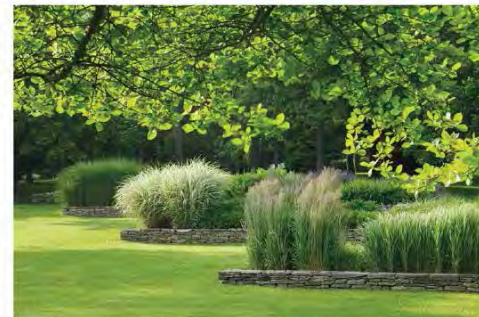
Dichelachne crinita



Juncus usitatus







PRINCES STREET

STAGE 2

39 Houses

305 Apartments

TOTAL 344 Homes

TOTAL DWELLINGS 791

STAGE 1

86 Houses

361 Apartments

TOTAL 447 Homes

EXISTING RESIDENTIAL

PUTNEY VILLAGE

D Feedback form

Community feedback form

Fraser's Property is making some changes to the Concept Plan for stage 2 of Putney Hill.

The proposed changes are about making sure Putney Hill is sensitive to the surrounding area and **the site's** topography. The changes include increasing building setbacks, improving traffic flow and changing building heights at the centre of the site.

Your comments and suggestions are important to us. Your feedback will be considered by the project team in finalising the planning application to modify stage 2 of the Concept Plan.

Please take the time to provide your feedback. All responses will be treated as confidential in our report on the engagement process.

Thank you for your interest in Putney Hill.

A. What do you think are the three most important issues to be considered in the modified plans for Putney Hill stage 2?

1) _____

2) _____

3) _____

B. Do you have any comments for the project team about the Putney Hill project generally?

Continues over the page...



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