

24 February 2015

Mr Matthew Rosel
Senior Planner, Metropolitan Projects
NSW Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

Dear Matthew,

RE: MP10_0165 MOD1 – 5 Whiteside Street & 14-16 David Avenue, North Ryde

1 Introduction

Further to your email dated 12 February 2015, this letter provides additional information relating to the proposed modifications to MP10_0165. Please find the following attached:

- A revised Envelope Plan which includes the 'services zone';
- A plan showing Building B in relation to the rear of the Parklands Road properties; and
- A draft Section of the proposed balconies on Level 2 of Building B in relation to the properties at Parklands Road.

This letter also provides a response to the proposed provision of balconies at Level 2 of Building B.

2 Balconies at Level 2, Building B

In response to concerns regarding privacy and potential overlooking from the proposed balconies on Level 2 of Building B, we provide the following comments:

- As part of the proposed modifications, the built form has been setback an additional 4.59m from that approved, improve the privacy of adjacent dwellings, compared to that approved.
- The proposed balconies are over 15.9m from the south western boundary of the site. This setback exceeds the proposed building separation controls planned in the Department of Planning and Environment's Draft Apartment Design Guidelines (ADG):
 - The Draft ADG control for building separation states for buildings up to four storeys 12m is to be provided between habitable rooms/balconies, and where the site is at the boundary between a change in zone from apartments to a lower density zone, the building setback is to be increased by 3m (i.e. a total setback of 15m).
 - Whilst this control does not strictly apply to this development, the proposed setback between the balconies and the rear boundary of the site complies with this numeric guideline.
- As shown on the Landscape Plans submitted with the application, substantial deep soil planting including screen planting with the capability of growing to 15m (mature height of the Weeping Lily

Pilly, as per the indicative plant schedule), will be provided within the proposed setback zone. As shown in the indicative Section attached, even at only 8m in height this provides ample obstruction to the potential view lines at Level 2 and the rear open space of the adjacent properties.

- The proposed modification to Condition B6 includes a requirement for the proposed balustrades at this boundary to be opaque. This will further ensure that views from the internal areas are obstructed, and will further provide privacy for the occupants of the proposed units.
- The proponent confirms that the proposed balconies on Level 2 of Building A will be directly adjoining bedrooms and bathrooms only.
- The provision of balconies increases the proposed setback to the glazing line to over 17m, protecting the privacy of future occupants of the units. Further, the provision of balconies will improve the amenity of these units.
- Only six balconies are proposed on this boundary, which does not result in a significant number of 'additional eyes' at this boundary.

For the reasons outlined above, we believe that the provision of six balconies at Level 2 of Building B will not have an adverse impact on the adjoining properties. Further, the proposed modifications provide ample mitigation measures to ensure that the risk of overlooking has been suitably mitigated.

Importantly, the significant additional setback at this boundary will result in an improved outcome with regards to perimeter landscaping, acoustic and visual privacy, solar access, and perception of bulk and scale from the properties fronting Parklands Road, compared to that originally approved.

3 Proposed Condition B6

The original proposed amendment to Condition B6 did include a typographical error. The correct amended Condition B6 is proposed to read:

B6 BALCONIES- LEVEL 2, BUILDING B

No south ~~east~~ facing balconies or terraces are to be provided on the ~~first floor~~ **Level 2** of Building B. **A maximum of six south west facing balconies are to be provided on Level 2 of Building B. Any balconies proposed on Building B are to be designed in accordance with Condition 2 of Schedule 3 and are to include opaque balustrades.**

Note: this modification is imposed to preserve the amenity of existing residential properties to the south by minimising opportunities for overlooking.

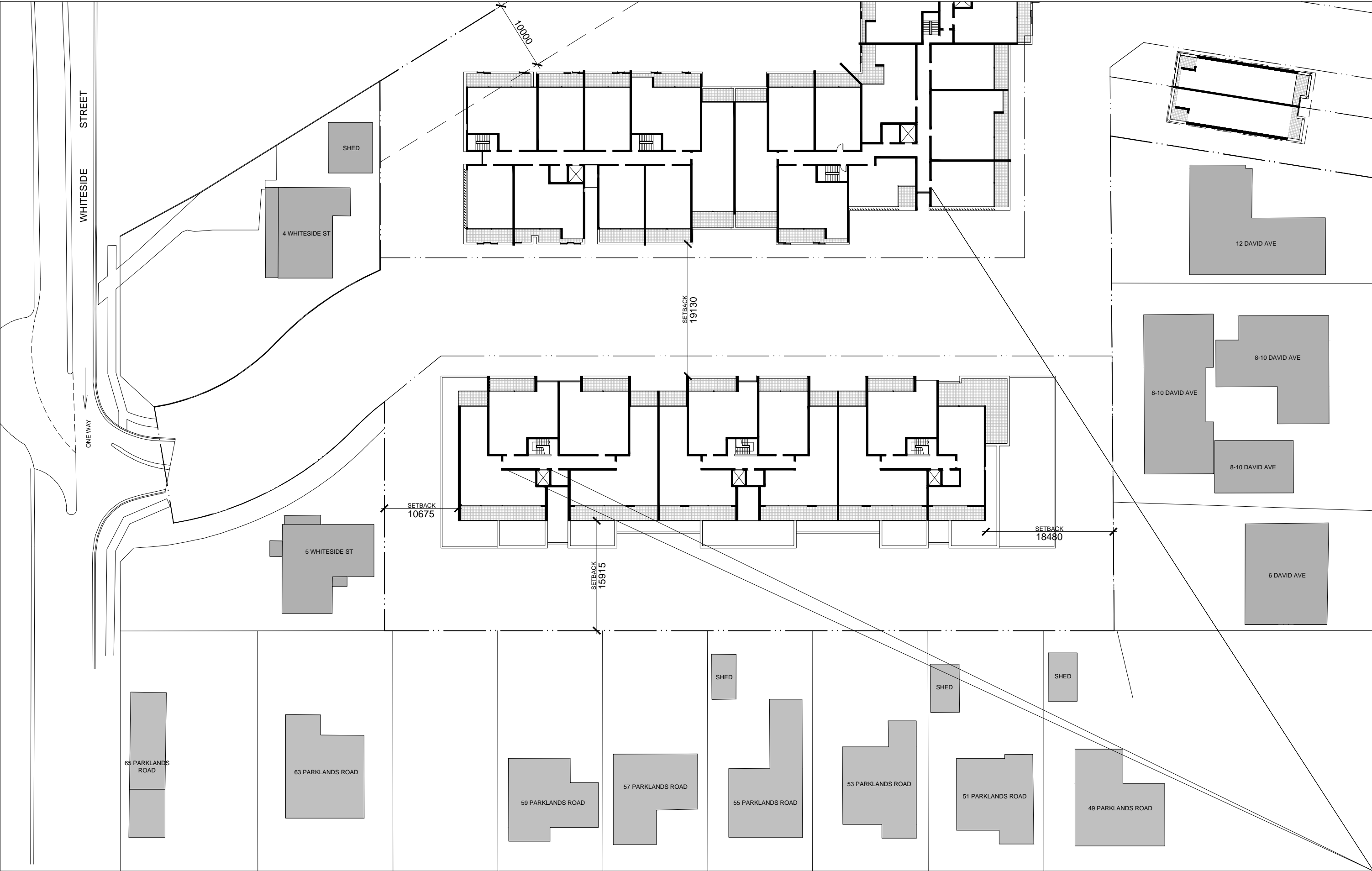
For clarity, the proponent commits to ensuring that no balconies are proposed immediately opposite the properties at 8-10 David Avenue, which is consistent with the original approval. The proposed amendment will allow up to six balconies on Level 2 of Building B fronting the rear of the properties along Parklands Road.

Should you require any additional information relating to the proposed modifications or any comment made within this correspondence, please do not hesitate to contact me on (02) 8233 9900.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'A. Ryan', is positioned above the printed name.

Ashleigh Ryan
Senior Consultant – Urban Planning



IMPORTANT NOTES:
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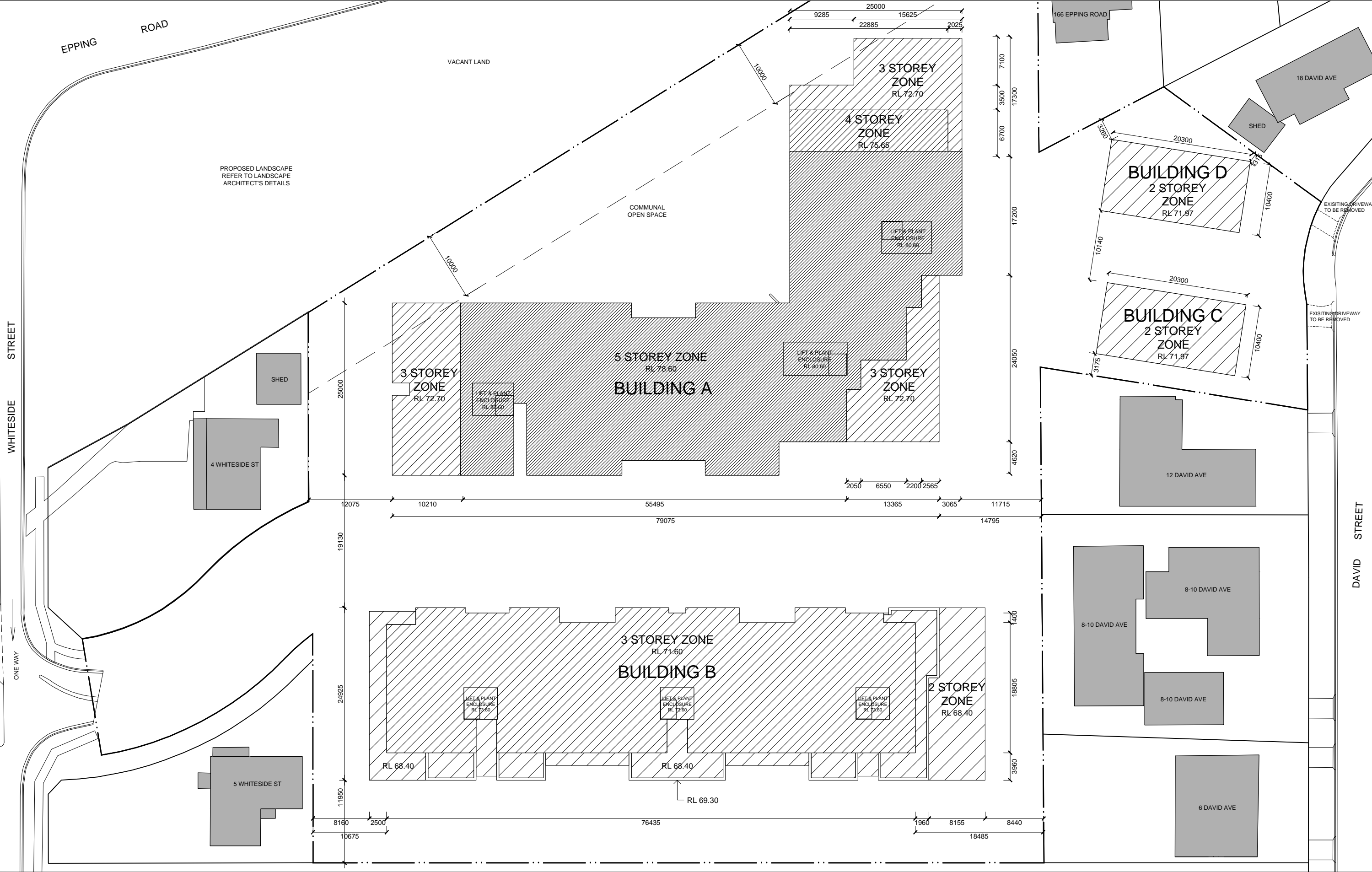
PRELIMINARY

REVISION	DATE	DESCRIPTION	BY
A	30/10/2014	FIRST ISSUE - SECTION 75W	LP
B	06/11/2014	UNIT LAYOUTS ADDED	MB

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CLIENT SKYLAKE GROUP PTY. LTD. LEVEL 39, 264 GEORGE STREET SYDNEY NSW 2000	DRAWING TITLE LEVEL TWO - FLOOR PLAN			
PROJECT WHITESIDE STREET, NORTH RYDE	SCALE 1:250 @ A1 1:500 @ A3	DATE 30/10/2014	DRAWN LP	CHECKED SZ
JOB 14010	DRAWING DA-1.04			REVISION B



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	A	30/10/2014	FIRST ISSUE - SECTION 75W	LP			SKYLAKE GROUP PTY. LTD. LEVEL 39. 264 GEORGE STREET SYDNEY NSW 2000		ENVELOPE PLAN	
	PROJECT		SCALE	DATE			DRAWN	CHECKED		
WHITESIDE STREET, NORTH RYDE		1:250 @ A1 1:500 @ A3	18/02/2015	LP	SZ	REVISION				
JOB		DRAWING								
14010		DA-0.03								

PROPOSED BUILDING B.
↓

PROPOSED SETBACK
11 950
APPROVED
SETBACK
8025

BOUNDARY

BALCONIES RECESSED
BACK

INACCESSIBLE
ROOF AREA

OUTLINE OF APPROVED ENVELOPE

PROPOSED
SCREEN PLANTING
FOR PRIVACY
"WEeping LILY PILLY" 8 METRES HIGH.

RL 61.75
▽

BOUNDARY FENCE
1800 MM HIGH.

1:100