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Pilar Aberasturi  
Metropolitan Projects  
Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

**RE: Notification of Section 75W Modification Request to the Concept Approval  
for 300 Johnston Street, Annandale (MP 10\_0116 MOD 2)**

Thank you for the opportunity to comment on the proposed modification to the Part 3A project at 300 Johnston Street, Annandale.

Council has previously made a number of submissions (August 2011 and October 2012) to the Department of Planning and Infrastructure in relation to the aspects of the development, objecting and raising concerns about a number of issues including traffic, parking and access, prohibited use, overdevelopment of the site, urban design, view loss from the public realm, flood/drainage risks, lack of affordable housing and internal amenity for future residents.

The current modification seeks the following:

- reduce the number of dwellings from 23 to 22;
- make minor internal layout changes; and
- revise the privacy measures between the southern façade of apartments and the raised pedestrian bridge.

Council has no comment to make regarding the decrease in dwellings or the minor internal changes to dwellings.

**Proposed privacy measures**

In relation to the revised privacy measures, Council has previously raised (e.g by letter dated 22 February 2013) the following issues of concern regarding the location of the pedestrian walkway and the negative impact it has upon the privacy and amenity of the adjacent dwellings. Council objects to any change which will increase the negative impacts upon the dwellings due to the close proximity of the walkway :


- The private open space proposed is inadequate and insufficient to provide for the new dwellings and their residents, given the location and character of the site. Being immediately adjacent to the light rail line will result in a poor level of amenity, accentuated by the small size and enclosed nature of the space proposed. The pedestrian walkway to the south of the dwellings means the

privacy of the terrace areas to the south of the dwellings is compromised twenty-four (24) hours a day and renders those areas unusable as private open space. The operation of the light rail line from 6am - 11pm with extended hours on Friday and Saturday means that future residents would have to endure negative impacts upon the private amenity of the limited private open space for at least seventeen (17) hours a day at a minimum.

- The proposed common walkway accessing individual dwellings will have a detrimental impact upon the privacy enjoyed by the potential residents due to sight lines available from that pedestrian access. The proposed changes do not adequately address the potential lack of privacy that the south facing elements of the dwellings will be forced to endure. The pedestrian walkway will overlook every terrace area on the south side of the development, twenty-four (24) hours a day. The pedestrian walkway is less than 2 metres away from private bedrooms, which will result in unacceptable visual and noise impacts on the internal privacy of private homes.
- The proposed privacy screens will have limited effect in reducing overlooking unless they are closed at all times, which will raise further amenity issues.
- Finally, the sections provided, in particular the height of opaque glass, does not confirm that the privacy of residents will be adequately protected.

Should you wish to further discuss this submission please contact Steve Roseland, Senior Strategic Planner on 9367 9279 or email [steve@lmc.nsw.gov.au](mailto:steve@lmc.nsw.gov.au).

Yours sincerely



Peter Conroy  
**DIRECTOR - ENVIRONMENT & COMMUNITY MANAGEMENT**