

Ms Pilar Aberasturi
Senior Planner
Metropolitan and Regional Projects South
NSW Department of Planning & Infrastructure

Re: Privacy Issues, 300 Johnston Street, Annandale

Dear Ms Aberasturi,

I am writing to you regarding the amendments to the approval of the above project. As you are aware this project was approved subject to certain conditions prior to Construction Certificate. One of these conditions relates to revisions to the privacy screen. The issue has been outlined in the recommendations and conditions of consent below:

Director General's Assessment Report – February 2013

The design of the privacy screen is considered to adversely affect access to daylight from rooms along the southern side of the proposed development. A satisfactory privacy solution can be achieved through including privacy screens of a similar design along the northern side of the elevated walkway. This will achieve a suitable balance of daylight and privacy amenity for future residents and accordingly recommend suitable conditions to this effect.

Planning Assessment Commission - Determination - 22 March 2013

The following design modifications shall be incorporated into the Construction Certificate drawings:

- a) The privacy screens proposed along the southern elevation of the proposed development are to be relocated with similarly designed privacy screens along the northern side of the elevated walkway; and*
- b) Architectural screens along the southern elevation can be retained and designed with a higher proportion of open to solid to maximise daylight access to the rooms behind.*

Concept Approval – 22 March 2013

The following design modifications shall be incorporated into the Construction Certificate drawings:

- a) The privacy screens proposed along the southern elevation of the proposed development are to be relocated with similarly designed privacy screens along the northern side of the elevated walkway; and*

In addition we note that the approvals acknowledge the need for privacy through operable screening to the building,

but recommend this be achieved with internal screening devices that can be retracted.

We understand the importance of addressing privacy and solar amenity on this site. We believe that the initial recommendation which has subsequently carried through subsequent approvals was inappropriate as it unnecessarily compromises the design and the objectives can be achieved equally in other ways. This solution has evolved through discussions with yourself on a site visit as well as subsequent phone conversations.

We therefore propose the following:

- 1) That screening be located on the northern side of the walkway. This would be achieved using 1.6m high fritted frosted glass in a pattern to match the screens.
- 2) That operable laser cut metal screens be retained on the building but that they constitute a maximum 10% reduction in sun light and that they be operable such that they can be retracted to maintain 100% opening.

Item 1 – Walkway screening

We believe this solution is superior for the following reasons:

- Frosted etched glass provides privacy but permits greater light to the courtyards and the building to maximise sunlight.
- The screens will be 1.6m high in line with council DCP requirements for the site.

Item 2 – Building Screening

We believe this solution is superior for the following reasons:

- The original DG's assessment retained the screens as it is an integral part of the design aesthetic. The screens are an important streetscape element which improves the contextual fit of the design in an area of many heritage terrace houses as it adds articulation. It is unnecessary to compromise the design if this can be achieved in other ways.
- The condition acknowledges the need for privacy devices on the building which can be operable and retractable. The proposal has been amended to be a pivoting shutter which can be fully openable for 100% light transmission.
- The approval proposes internal screening devices, however best practice sustainable design for screens is to locate them on the outside of the building to prevent radiant heat build-up inside the glazing.
- A typical Sydney condition for a southern window with privacy would involve a solid spandrel to balustrade height and glazing above. This would provide only 60% opening, and would never be questioned. Our proposal provides for 90% transmission which can be fully retracted.
- Locating privacy screens on windows (even southern facades) is very common and is practiced and approved in a high proportion of Sydney apartments, there is no reason why this situation is any different.
- The units have living rooms and all master bedrooms facing north to satisfy RFDC requirements. The areas in question are studies and second bedrooms, and having full glazing albeit with 10% shading is more than adequate by any measure.
- It is noted that 2 units on building A have a different design which has large areas of solid wall. In this instance alone some of the panels are fixed as they don't need to be adjustable against solid wall.
- See attached diagrams and supporting material to justify this.

Yours Sincerely

Tony Owen
Director

Tony Owen Partners
Architects