

Hi Andrea

Reference is made to the DA for the abovementioned property.

Following consideration of the City's comments and a review of the existing built form within the immediate area (former Glendalough locality), we have made some minor changes to the plans. As you would appreciate, the designer has made various changes throughout the DA process to address the issues raised by the City. Any further changes will result in the loss of a dwelling, which is economically not viable and would be a poor planning outcome given the land's proximity to the Glendalough Train Station and the land's R60 coding. The alternative from this point is to propose a three (3) storey multiple dwelling development, which would have a greater impact on the local streetscape.

The amended plans include the following key changes:

- The introduction of varying materials (i.e. brickwork) to the eastern elevation of the development to provide visual interest when viewing the development from the adjoining property;
- Highlighting the fact that the courtyard for Unit B will be visually permeable (laser cut panels). An example is attached herewith for the City's consideration. This will soften the development when viewed from the street, will improved passive surveillance of the street and introduce another material/design element to the façade; and
- The provision of a perspective and streetscape viewing including the trees and landscaping for the development to illustrate that any bulk of the development would be softened by the landscaping.

It is contended that the proposed development includes sufficient landscaping, is well articulated to provide visual interest and limit bulk, comprises a varying front setback that other new developments along the street have not provided, provides improved passive surveillance of the street and adopts varying building material/features to assist with providing an attractive development when viewed from the street.

As previously mentioned, the immediate locality (i.e. Milton, Jugan and Anderson Streets) has been extensively redeveloped with both grouped and multiple dwelling developments, none of which comprise a heritage character/features or the use of varying materials. When considered the proposed development and the existing streetscape in context with the objectives stated in the City's Built Form Policy it is clear that the proposal responds to and enhances the distinctive characteristics of a local area. This includes design, bulk and the use of materials/features. Therefore it is concluded that the application meets the objective of the Built Form Policy (including the design principles).

In addition, the variation being sought (i.e. setbacks, outdoor living area & retaining walls) are minor and satisfy the relevant 'design principles criteria' of the R-Codes and the City's LPP.

In light of the above and attached, we respectfully request the City's review and reconsideration of the application would be much appreciated.

If you have any further enquiries, please contact me on 0407384140.

Thank you

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