

VIGOR MASTER

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15 September 2021

Dear Alexander,

RE: RESPONSE TO DESIGN + SUSTAINABILITY ADVISORY PANEL COMMENTS AND RECOMMENDATIONS DATED 22 JULY 2021 – DA2021/0545 – 8 LADY PENRHYN DRIVE BEACON HILL

Following the meeting with Council's Design and Sustainability Advisory Panel and in response to the comments and recommendations provided by the Panel, the proposed architectural design has been revised. Below is a summary of the Panel's comments and the changes have been made in response to each comment.

Comment 1: A thorough site analysis is required under clause 22 of Warringah LEP 2000. It should be accompanied by a written statement.

Response: An additional Site Analysis Statement is prepared to provide all information required by clause 22 and schedule 8 of WLEP2000 and appendix 1 of ADG.

Comment 2: Desired Future Character needs to be considered and complied with.

Response: A detailed assessment against the desired future character requirements is contained in the Statement of Environmental Effects prepared by PPD Planning Consultants. The new amendments made to the building design also address the concerns about the compliance of desired future character.

Comment 3: Scale, built form and articulation need to be consistent with the desired future character specially 'detached housing'.

Response: Building D is redesigned by dropping approximately 800mm to all levels. It is now a two-storey building under the definition of SEPP 65 that complied with the desired future character particularly conforming with the detached styled housing requirement.

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Comment 4: Concerns about landscape design and calculations.

Response: As illustrated on page 4/4 of the Landscape Plan, dense landscape plantings are installed to maintain leafy setting of the site. The proposed additional landscaped area will enhance the current situation and could be also considered as an improvement comparing to the lengthy curved road as currently approved.

The landscaped area available to the residents of building D is not limited to the adjacent areas around building D but the entire village including the large landscaped open space at the northeast part of the village.

Comment 5: Accessible pathway connecting the new building D to the community centre is required.

Response: The main entrance of building D is redesigned to include an accessible pathway with direct entrance to the centre lobby on basement level and another direct entrance with stairs to the ground floor. The accessible pathway connecting building D to the community centre is also shown on the plans. 10km/h shared zone signage will be installed for the section of the internal road that shared by pedestrians and vehicles.

Comment 6: Concerns about internal amenity, outlook and solar access.

Response: Additional drawings P04 to P06 are prepared to illustrate the design of sill height, window location and screening device. Considerations have been given to avoid any unreasonable overlooking issue.

Additional drawings P01 to P03 are prepared to demonstrate the calculation and compliance against ADG requirements on natural ventilation and solar access.

Comment 7: The new building needs to have similar façade treatment as in the original DA approval.

Response: Building D is designed to have similar façade treatment as in the original DA approval. The proposed external finishes, materials and colours are the same with the original DA approval.

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Comment 8: Sustainability measures need to be provided.

Response: No gas heater or cooking appliance is proposed. The new building D will be the same with the existing buildings by using ducted aircon system and electric cooktop. All existing buildings have solar panel installed on the roof. Solar panels will be installed to new building D as well.

Should you have any questions or suggest any further changes, please do not hesitate to contact me.

Thank you.

Kind Regards,

Ivy Wang
Project Manager