



MERITON

Making Luxury Apartments Affordable

9 June 2009

Mr Andrew Smith
Department of Planning
23-33 Bridge Street
Sydney NSW 2000

Dear Mr Smith

MP 09_0033: 3-5 PYMBLE AVENUE, PYMBLE

Further to our meeting on the 3rd June 2009 relating to the above application, we provide the following response to each of the issues raised on-site.

Stormwater easement

As discussed on-site, Meriton will accept a condition to enable the properties of 1 and 1A Pymble Avenue to create a stormwater easement. The easement is to allow for connection into the newly built system only in the event that 1 and 1A Pymble Avenue are redeveloped with a residential flat building. Such a condition should be worded so that the easement is registered prior to the issue of the final occupation certificate for Building E.

Site Plan

Enclosed is a site plan that shows the location of proposed Building E and how it relates to the existing dwellings at 1 and 1A Pymble Avenue. The plan clearly shows that proposed Building E has adequate separation from the adjoining dwelling houses. The proposed landscape screening is also illustrated on the site plan, which shows a substantial buffer between Building E and the properties of 1 and 1A Pymble Avenue.

Balcony locations and screening

As discussed on-site, balconies facing 1 & 1A Pymble Avenue have been relocated so that their primary orientation is northwest, away from the adjoining dwellings. **Enclosed are 3 sets of amended plans showing the amendments. An additional clouded set is also enclosed for reference purposes.**

The amended plans also show the installation of obscure glazing on balustrades and screening devices to further minimise overlooking. The following provides a level by level description of the changes to the plans:

- **Level 2:** In Unit 213, the sliding doors from the living room to the terrace have been relocated from the northern side to the western side. This will focus the activity of this unit away from the adjoining dwelling house.

- **Levels 3-5:** The balcony to Units 313, 413 and 513 have been repositioned so that their primary orientation is northwest, away from the adjoining dwelling houses. The northern balustrade of those balconies has also been fitted with obscure glazing to further minimise overlooking.
- **Level 6:** At Unit 613, the balustrade has been 'pulled back' from the northern edge of the building to reduce overlooking opportunities. Sliding screens are also proposed along the northern part of the balcony to further minimise overlooking.
- **Level 7:** At Unit 712, the terrace has been reduced so that it no longer continues along the northern side of the unit.
- **Elevations:** The north, south and west elevations have been amended to reflect the changes to the floorplans described above.

It is considered that the above measures will further minimise overlooking and ensure privacy to the residents of the adjoining dwelling houses.

Crane operation

As confirmed on-site, cranes will not carry loads over 1 and 1A Pymble Avenue during their operation. After hours, when the cranes are dormant and not carrying any loads, it is necessary for the cranes to be able to perform a full-swing manoeuvre for safety reasons during periods of high wind.

Landscaping

At our meeting on-site, we were asked to give further consideration to the proposed landscaping along the northwestern boundary of the site. Having further examined the proposed location of Building E in respect of the adjoining dwelling house, it is our consideration that the extent and manner of proposed landscaping/vegetation screening along the boundary is substantial. The repositioning of balconies and use of screening and obscure glass, as described earlier, will further minimise overlooking.

Please contact the undersigned in this first instance should you wish to discuss these matters further.

Yours sincerely

MERITON APARTMENTS PTY LIMITED



WALTER GORDON

Planning and Development Manager



Meriton Apartments Pty Limited
Builders & Developers