



22 December 2011

Ms Holly Palmer
NSW Department of Planning and Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000

MERITON TOWER
Level 11, 528 Kent Street
Sydney NSW 2000
Telephone: (02) 9287 2888
Facsimile: (02) 9287 2777
general@meriton.com.au

Dear Holly,

**S.75W MODIFICATION TO MP10_0057 – RESPONSE TO ISSUES
132-138 KILLEATON ST, ST IVES**

I refer to the above matter and your email dated 5 December 2011. I provide a response below to each comment raised.

Department comments

- *The actual distance of building separation to the neighbouring approved Blocks within the subject site, and the impact the additional four units will have on the privacy of the approved units within the subject site and the privacy of the neighbouring residential properties to the east.*

The architectural plans have been amended to include dimensions to the nearest buildings and the site boundary. The monastery building is 11.6 metres away from the main façade of the building to the north; 17.5 metres away from the main façade of the building to the south; 18.0 metres away from the eastern site boundary; and 7.5 to 10.5 metres away from the building to the west.

Generally, the proposal complies with respect to separation to the north, east and south. The western edge of the balcony is 7.5 metres from the windows of the adjacent building to the west. Given that the built form has been approved on the site, the issue of potential overlooking needs to be resolved. Should it be regarded as necessary, the lower half of the west-facing windows of the proposed balcony can be fitted with obscure glazing to prevent overlooking.

- *Details of how the proposed four units in the monastery building are to be accessed by residents and visitors. i.e. Is the residential access shared with the access to the community facilities?*

The ground floor level of the monastery building is to include a security entrance with intercom. Controlled access will be available to visitors. The entrance will be shared by residents who will have keypass access into the communal facilities on ground floor level.

Residents will approach their upper floor level communal lobby by climbing the stairs, which are being retained as part of the original building fabric. This ensures that the proposed units do not directly share the same lobby as that which provides access to the gym and pool.

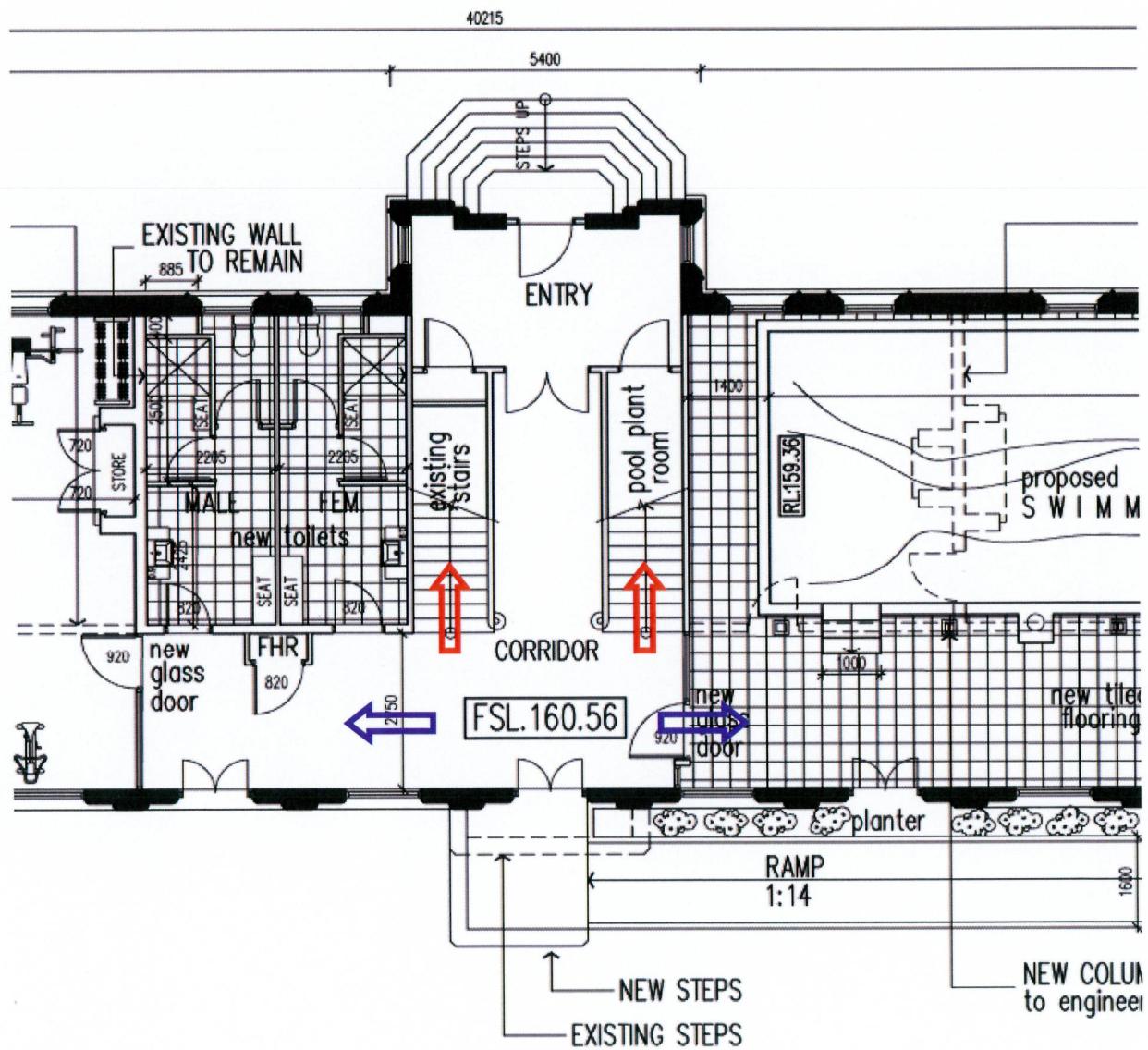


Figure 1: Diagram showing resident access (red arrows) and communal facilities access (purple arrows)

- Details of access to the residences of the Monastery building from the underground car park.

The architectural plans have been amended to show the path of travel from the monastery entrance to the lift that provides access into the carpark basement. The proposed method of travel is the shortest and most direct possible. Access directly from the carpark into the basement is not possible because the basements are not being built beneath the monastery building.

- *Details of the location of additional storage for the units.*

Attached is a floorplan of the basement level of the development. Storage cages have been allocated to each of the 4 proposed units. The cages are shown clouded in conjunction with the car parking spaces – details in relation to proposed parking are addressed later in this letter.

Council comments

- *3 out of 4 proposed units fail to provide balcony/private open space for the respective units. This is unacceptable amenity for 2 bedroom units.*

The proposal has been designed to provide for an adaptive reuse of the existing Monastery building. It is not practical or appropriate to attach balconies to the building to provide for outdoor open private open space for every unit. It is also not suitable to create balconies within the existing building envelope, as such balconies would not provide for satisfactory amenity.

The western end of the building has a projecting bay, which is practical for use as a balcony for the unit. This has been adapted for use as a balcony.

The Monastery building is surrounded by communal open space, which can serve the recreational requirements of the residents of the 3 units that do not have a balcony.

Given the above and, in particular, the adaptive reuse of the building, a variation to the normal requirements is considered acceptable in this instance.

- *Unit sizes are not indicated on plan (to determine whether the units are in fact, undersized with the SEPP65/RFDC requirements).*

The RFDC 'rule of thumb' is that 2-bedroom apartments have an area of 70 sqm. The proposed units have the following sizes:

Unit 82: 69.2 sqm (0.8 sqm variation sought)

Unit 83: 67.4 sqm (2.6 sqm variation sought)

Unit 84: 65.2 sqm (4.8 sqm variation sought)

Unit 85: 68.5 sqm (1.5 sqm variation sought)

As demonstrated above, the proposed variations sought are minor. The proposal involves working within the existing floorplate of the Monastery building. This restraint results in difficulties in creating proportions for the apartments that can otherwise be easily designed into completely new buildings.

Each of the apartments will have a high level of internal amenity. In particular, each apartment will comply with the RFDC requirements for solar access and cross ventilation.

Given the above, and the fact that the proposal involves an adaptive reuse of a heritage building, the proposed minor variations to the unit sizes should be regarded as acceptable.

- *Carparking not satisfactorily addressed.*

Attached is a floorplan of the basement level of the development. The 4 required car parking spaces have been clouded on the plan and appropriately marked. The spaces are located in close proximity to the lift for Building C. This ensures the shortest travel path between the car parking spaces and the proposed units in the Monastery.

- *The SEE does not satisfactorily demonstrate compliance with the RFDC. The comments are too 'generic' and do not satisfactorily demonstrate compliance with the relevant provisions.*

The application that was submitted includes an assessment under the provisions of the SEPP 65 Residential Flat Design Code (RFDC). The assessment shows that the proposal complies with the provisions of the RFDC other than building separation, unit size and balconies. The variations sought to those provisions of the RFDC are considered earlier in this letter.

We trust that the information above provides the Department with adequate information to enable final processing of the application.

Should you wish to discuss this matter further, please contact the undersigned on 0409 391 228.

Yours faithfully
MERITON APARTMENTS PTY LTD



WALTER GORDON
MANAGER, PLANNING AND DEVELOPMENT