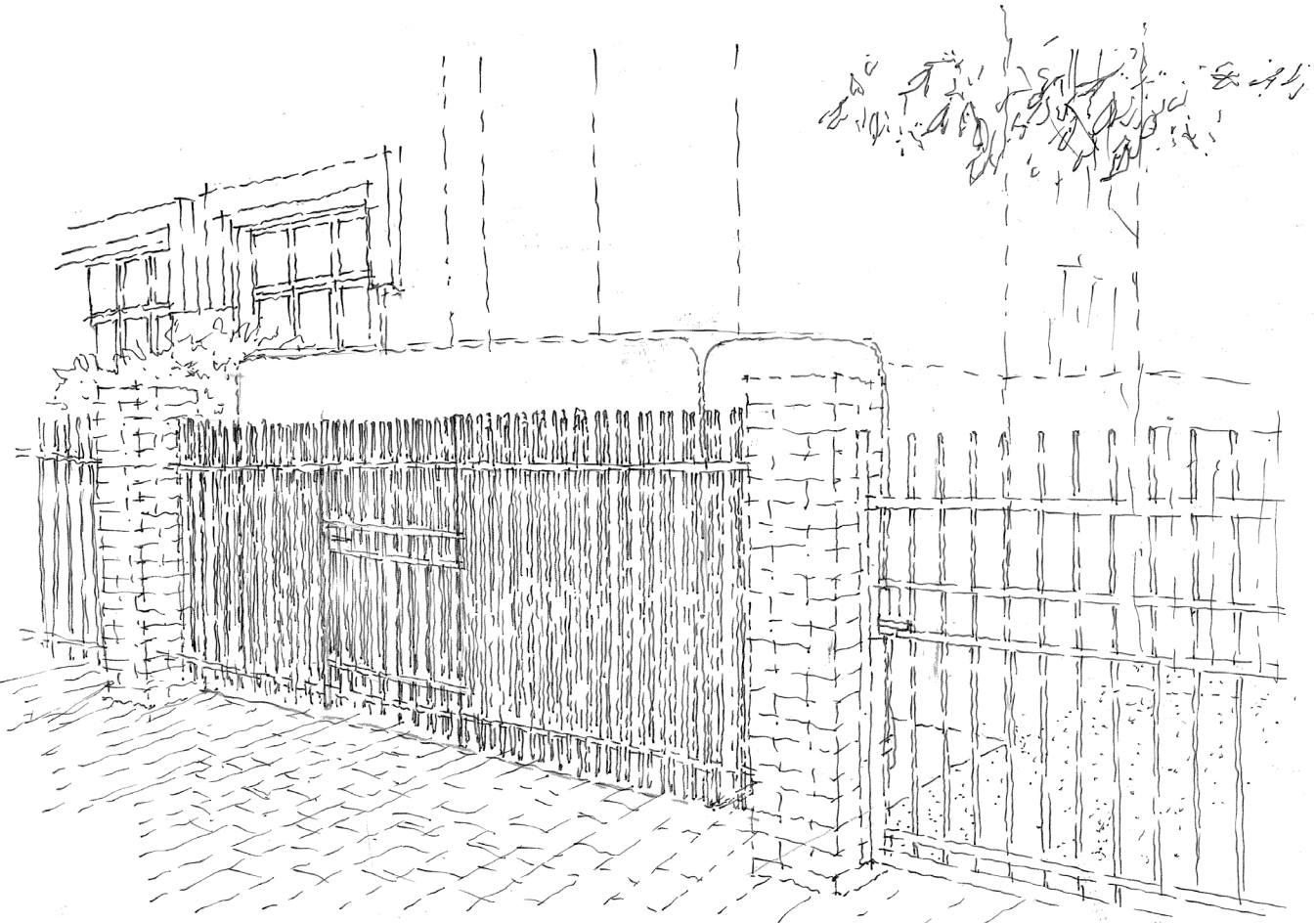
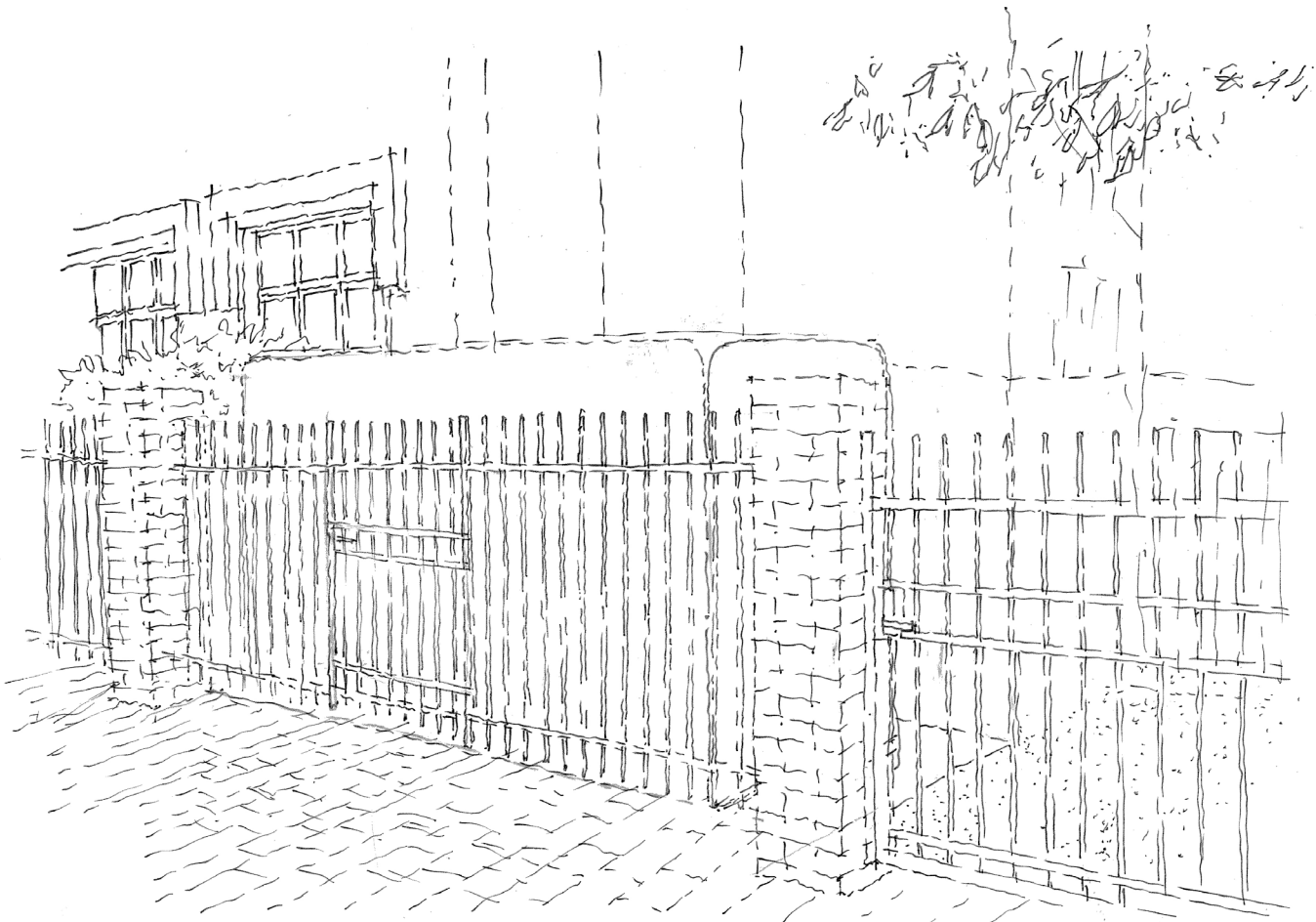


RESPONSE TO SUBMISSION : “The proposed kiosk substation at the front of the site facing Miller Street is not detailed in the architectural plans. No elevation details have been provided. As such, details of the substation shall be provided including screening options to mitigate any visual amenity impacts on the public domain...”

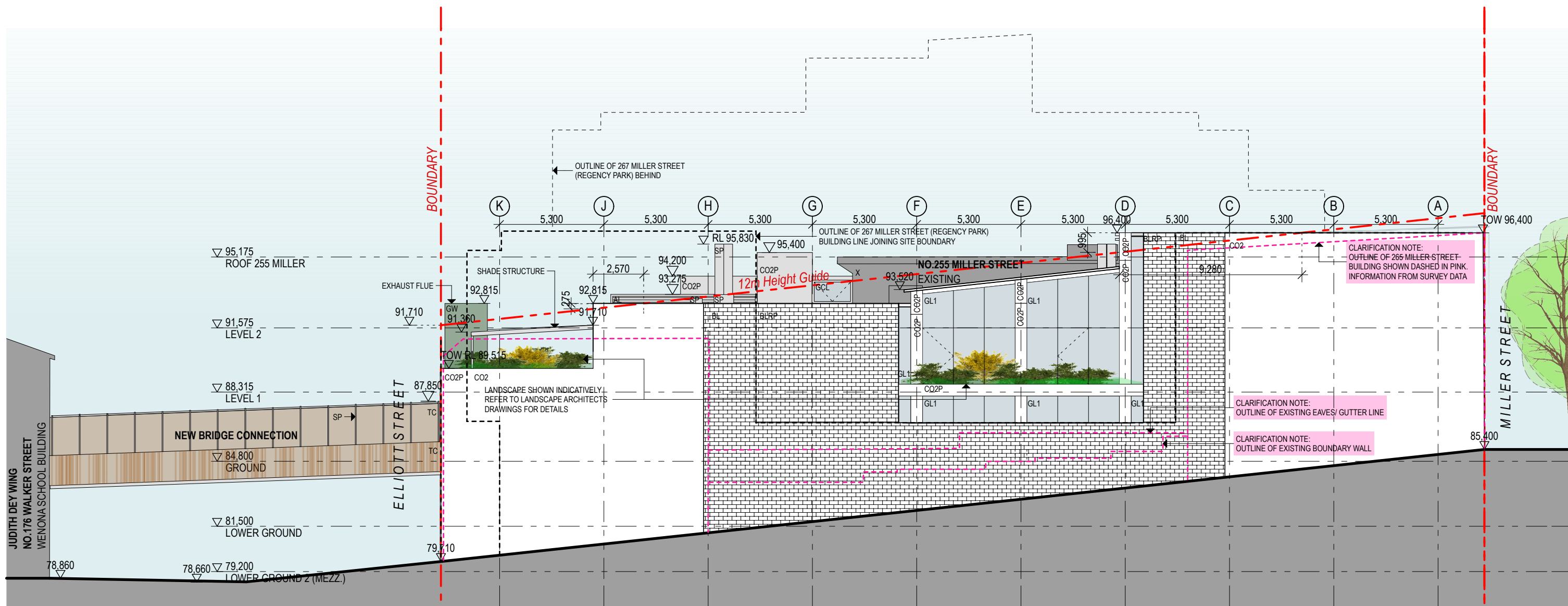


OPTION A: Retain the existing vertical rhythm of the fence.
OPTION B: Introduce additional vertical divisions to further reduce the view.
SKETCHES OF PROPOSED SCREENING /TREATMENT OPTIONS FOR THE SUBSTATION KIOSK- TO BE DETAILED FURTHER WITH AUSGRID.

DESIGN STATEMENT:

The screening to the proposed substation is intended to continue the existing fence detail. Two of the existing brick piers will need to be slightly re-adjusted to provide the required clearances, and a new metal screen and door will be installed to retain the visual amenity and rhythm of the existing Miller Street fence. The design intention is for the screen to be consistent with the existing streetscape to mitigate visual impacts on the public domain with consideration given to the compliance and requirements from Ausgrid.

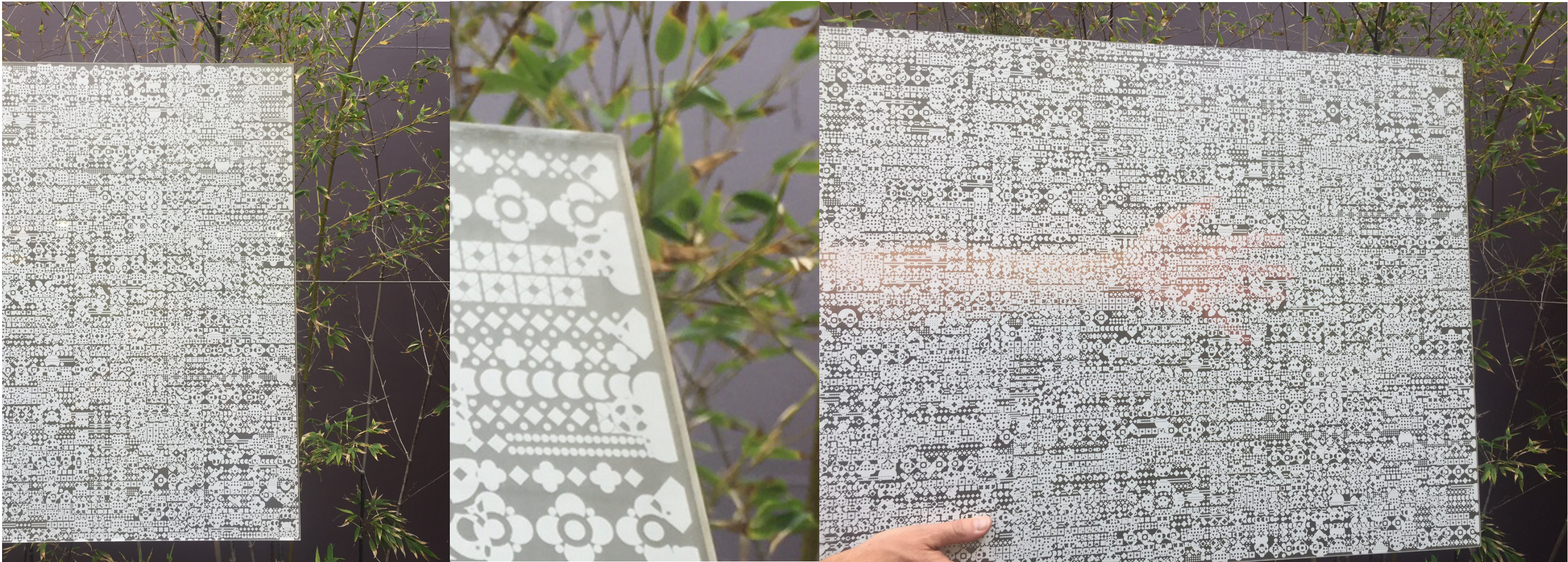
RESPONSE TO SUBMISSION : “To understand the existing built form, the north elevation plans are to be amended to incorporate the existing building outline of 265 Miller Street..”



DATE	REV	NOTES :	NOTES:	ACCESSIBILITY	QUANTITY SURVEYOR	ELEC / MECH / LIFT	ACOUSTIC ENGINEER	BCA / PCA CONSULTANT	CLIENT:	PROJECT :	ARCHITECT	DRAWING TITLE	DRAWN BY	
16.07.15	-	DEVELOPMENT APPLICATION ISSUE	Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.	Morris Goding Elisa Moechar Phone: 9692 9322 Email: elisa@mgac.com.au	MDA Australia Damon Bissell Phone: 9929 8000 Email: damon@mda-aust.com.au	MEDLAND METROPOLIS Chris Medland Phone: 400 444 410 Email: cmedland@medlandmetropolis.com.au	WILKINSON MURRAY Brian Clarke Phone: 9437 4611 Email: brian@wilkinsonmurray.com.au	BM+G Tony Heaslip Phone: 9211 7777 Email: tony@bmplusg.com.au	WENONA SCHOOL 176 Walker Street, North Sydney NSW 2060	WENONA PROJECT ARCHIMEDES 255-265 Miller Street, North Sydney NSW 2060 PROJECT NO : 14010	TONKIN ZULAIKHA GREER ARCHITECTS 117 Reservoir Street ABN: 46002722349 P: (02) 9215 4900 F: (02) 9215 4901 EMAIL: wolfgang@tztg.com.au WEB: www.tztg.com.au	ELEVATION NORTH	WR, MW	
17.09.15	A	OUTLINE OF EXISTING 265 MILLER STREET SHOWN		ESD AECOM Ian Dixon Phone: 8424 7000 Email: a.coulstock@cundall.com	STRUCTURAL ENGINEER TTW Richard Green Phone: 9439 7288 Email: Richard.Green@ttw.com.au	HYDRAULIC / FIRE ENGINEER Warren Smith Grahame Barnes Phone: 9299 1312 Email: grahame@warrensmith.com.au	FIRE SAFETY ENGINEER Exova James Dominguez Phone: 9767 1000 Email: james.dominguez@exova.com	TOWN PLANNER JSA Kate Tudhope Phone: 9956 6962 Email: KTudhope@baurban.com.au	Phone: 9409 4406 Email: hmcnzee@wenona.nsw.edu.au			SCALES 1:200	CHECKED PT	
											ARCHITECTS	PHASE DA	DRAWING NO A-2003	REVISION -

Plot date: 17/09/2015 File: /Volumes/public/PROJECTS/TZG/14010 WENONA/02 WEN MODELS/WENONA DA_RESPONSES.plt

RESPONSE TO SUBMISSION : “Details of the proposed fritted glazing treatment to the lightwell to mitigate visual amenity impacts to the adjoining residents is to be provided for assessment.”



PHOTOGRAPHS ABOVE SHOW AN INDICATIVE EXAMPLE OF THE GLAZING TREATMENT

DESIGN STATEMENT:

The design intention for the setback is to provide the neighbour with natural light. There is no intention for visual outlook from inside the school. The above photographs provide an example of the intention for the glazing and frit design. We propose to achieve no visual connection or provide any sight lines between the properties.

RESPONSE TO SUBMISSION : “Additional perspectives of the Miller Street and Elliott Street frontages incorporating the adjoining built form should be provided to better demonstrate the bulk and scale of the development in context with existing buildings..”



ADDITIONAL VIEW FROM MILLER STREET

RESPONSE TO SUBMISSIONS

RESPONSE TO SUBMISSION : “Additional perspectives of the Miller Street and Elliott Street frontages incorporating the adjoining built form should be provided to better demonstrate the bulk and scale of the development in context with existing buildings..”



ADDITIONAL VIEW FROM ELLIOTT STREET