

29 June 2012

Jenny Webb
Wyong Shire Council
2 Hely Street
Wyong NSW 2259

Dear Jenny,

Letter of Response

**RE: 35-41 Wilfred Barrett Dr, THE ENTRANCE NORTH NSW 2261
Development Application DA/308/2011**

We refer to the comments from the JRPP meeting dated 17 May 2012. We have since tested a few design options in response to issues raised by the JRPP and we have had a meeting with Wyong Council on 20th June 2012 to discuss the best design outcome. This letter accompanies the revised architectural plans Issue E.

1. Flooding

In response to Mr Grant's comments, we have tested the option of removing the fill along the lake side:

Removal of fill will result in a significant level difference between the living spaces of the lakefront units and their courtyards (approximately 1.8m). The living space will be disconnected from its private outdoor space. Such design proposal will not only be of poor amenity for future residents living in those lakefront units, it will also have a very negative impact on the economic value of these units. (refer appendix 1)

Moreover, the lakefront common area will not be easily accessible for people in wheelchairs due to the level difference. The ease of access from ground level to the common open space along the lake will be greatly affected. The common open space will become disconnected with the rest of the development, and not likely to be frequent by residents. The valuable lake front area will eventually become a non active space.

As stated by our engineer, "the limited filling of the floodplain proposed for this development will have no identifiable effect on the flood levels in the Tuggerah Lakes system overall, or near the site" (refer Cardno's letter 28 Jun 2012 for details)

Based on our design analysis, the engineer's expert opinion and our meeting with council, we strongly believe that the benefits of having fill in the development prevails. Therefore, we have maintained our initial proposal of having fill along the lakefront area to enhance living amenity to future residents. This will not only maintain the direct relationship between the living areas and the private open space, it will also encourage regular use of the common open space and will improve passive surveillance along the site.

2. Landscaping

The revised proposal has increased in the landscape setback between the north-eastern property boundary and the basement driveway. The paths connecting the lakefront common open space and the ground level parking are reduced slightly to accommodate this increased landscape setback (*refer DA04-E and revised landscape plan*).

3. Solar access and Amenity

In response to the solar access concern, we have tested 2 alternative design options to increase solar access into units.

Option 1- flipping all living spaces of street-front units to the opposite side facing the carpark. Although this option achieves a 100% 3hr solar access into living spaces and private open spaces, it results in a very poor amenity to future residents. This is because all street-front units will have living spaces and private open spaces overlooking the car park (*refer appendix 2*).

Option 2- addition of skylights for all level 1 units. This design option achieves a 79% 3hr solar access into living spaces and private open spaces (exceeding the minimum requirement of 70%). It maintains the initial design proposal of having living spaces and private open spaces of street-front units overlooking the street. By having the living spaces and private open spaces fronting the street will also increase the value of the unit because it is in the aspect of the ocean views. This option not only provides a better amenity, it also enhances passive surveillance to the street (*refer appendix 3 for table of solar access analysis*).

In comparison of the above options, we have concluded that option 2 will be a much better design outcome for the development.

4. Building height

To ensure that the proposal is within overall height limit of 8.5m, we have taken 2 additional sections, Section C-C and Section D-D across the site. As shown in DA10-Issue E, the buildings proposed are well within the permissible height limit.

5. Building presentation

As shown in DA09-Issue E, the building façade proposed usage of different materials and finishes to differ each proposed building. Various finishes proposed are dark brown render, natural color face-brick, and ocean blue render for the 3 different street front buildings (*refer to appendix 4 for revised external schedule of finishes*).

If you have any further queries please do not hesitate to contact me.

Regards,
Joe Aflak (Building Designer),
Australian Consultant Architect P/L

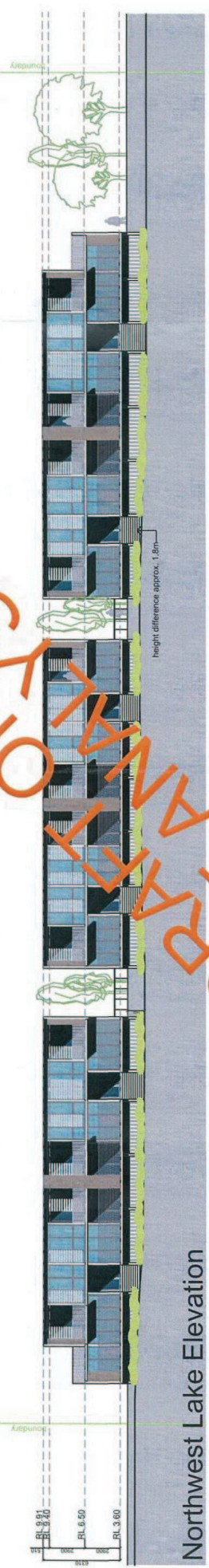
APPENDIX

1. Test design option of Lakefront elevation showing site without fill
2. Test design option of street-front units with living spaces flipped
3. Table of Solar Access Analysis for architectural proposal-Issue E
4. Revised external finishes schedule

APPENDIX 1.

Test design option of Lakefront elevation showing site without fill

TEST START ONLY



Northwest Lake Elevation
test option - no fill below RL 1.8

APPENDIX 2.

Test design option of street-front units with living spaces flipped

APPENDIX 3.

Table of Solar Access Analysis for architectural proposal Issue E

Date: Jun 2012

Issue E: Table of Solar Access Analysis

35-41 Wilfred Barrett Dr THE ENTRANCE NORTH NSW 2261
SOLAR ACCESS TABLE - 21 Jun

Total number of units = 42

Ground Floor									
Unit Number	living rooms & private open space receiving direct sunlight in mid winter							no. of hrs.	at least 3hr sun
	9am	10am	11am	12pm	1pm	2pm	3pm		
1	0	0	0	0	0	0	0	0 hr	0
2	0	0	0	0	0	0	0	0 hr	0
3	0	0	0	0	0	0	0	0 hr	0
4	0	0	0	0	0	0	0	0 hr	0
5	0	0	0	0	0	0	0	0 hr	0
6	0	0	0	0	0	0	0	0 hr	0
7	0	0	0	0	0	0	0	0 hr	0
8	0	0	0	0	0	0	0	0 hr	0
9	0	0	0	0	0	0	0	0 hr	0
10	0	0	0	1	1	1	1	3 hr	1
11	0	0	0	1	1	1	1	3 hr	1
12	0	0	0	1	1	1	1	3 hr	1
13	0	0	0	1	1	1	1	3 hr	1
14	0	0	0	1	1	1	1	3 hr	1
15	0	0	0	1	1	1	1	3 hr	1
16	0	0	0	1	1	1	1	3 hr	1
17	0	0	0	1	1	1	1	3 hr	1
18	0	0	0	1	1	1	1	3 hr	1
19	0	0	0	1	1	1	1	3 hr	1
20	0	0	0	1	1	1	1	3 hr	1
21	0	0	0	1	1	1	1	3 hr	1

First Floor									
Unit Number	living rooms & private open space receiving direct sunlight in mid winter							no. of hrs	at least 3hr sun
	9am	10am	11am	12pm	1pm	2pm	3pm		
22	0	0	0	1	1	1	1	3 hr	1
23	0	0	0	1	1	1	1	3 hr	1
24	0	0	0	1	1	1	1	3 hr	1
25	0	0	0	1	1	1	1	3 hr	1
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36	0	0	0	1	1	1	1	3 hr	1
37	0	0	0	1	1	1	1	3 hr	1
38	0	0	0	1	1	1	1	3 hr	1
39	0	0	0	1	1	1	1	3 hr	1
40	0	0	0	1	1	1	1	3 hr	1
41	0	0	0	1	1	1	1	3 hr	1
42	0	0	0	1	1	1	1	3 hr	1
43	0	0	0	1	1	1	1	3 hr	1

note: unit no.31 has been removed as recommended by council.

Total number of units with at least 3hr solar access 33

Total number of units proposed 42
Total number of units with at least 4hr solar access on 21 Jun 33
Percentage of development with at least 3hr solar access on 21 Jun 79%

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- NOTES:
1. DO NOT SCALE THE DRAWINGS. READ ALL DIMENSIONS CAREFULLY.
 2. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING NEW WORK, AND SHALL ASK IF IN DOUBT.
 3. THE CONTRACTOR SHALL COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS.
 4. THE CONTRACTOR SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA (BCA).
 5. PLEASE NOTE THAT GROUND LEVELS MAY VARY DUE TO SITE CONDITIONS.

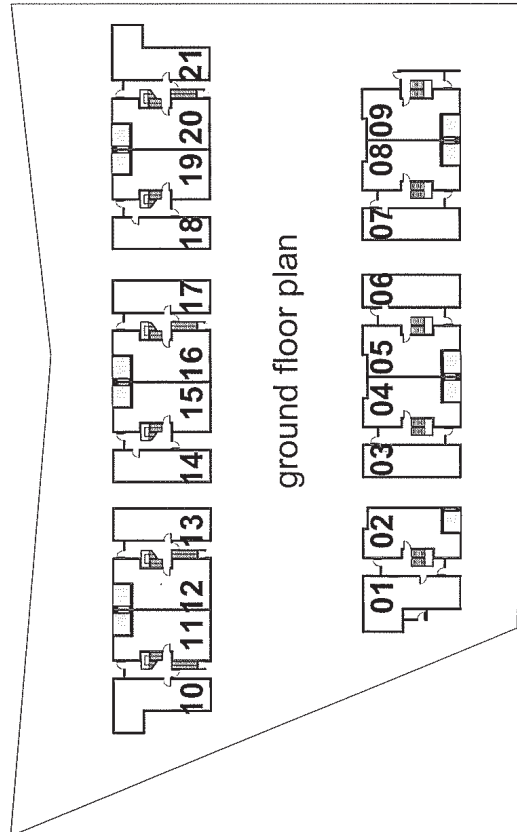
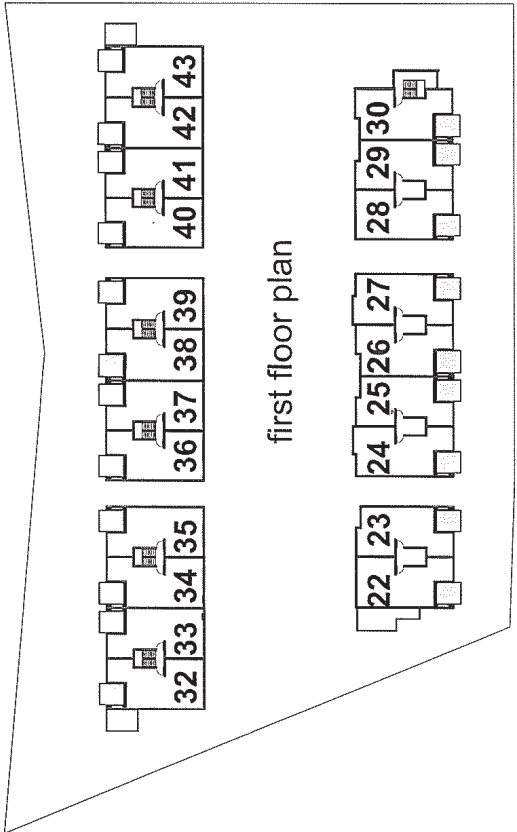
SERIE	ARGUMENTS	DATE
A	DESIGN PERSON AFTER MEETING WITH COUNCIL	May 2012
B	DESIGN PERSON AFTER MEETING WITH COUNCIL	Jun 2012



ISSUE B DESIGN PERSON AFTER MEETING WITH COUNCIL Jun 2012


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 12 ANSON STREET, SYDNEY NSW 2150

PROJECT: No 35 Wilford Barnes Drive Northbourne NSW
 CLIENT: -
 NAME: -
 TYPE: Residential housing
 DRAWN: SA
 CHECKED: SA
 DATE: 2011-13
 SHEET: 01/03
 TITLE: Solar Access Diagram
 Legend - unit numbers



SOLAR ACCESS DIAGRAMS
 Legend - unit numbers