

Nahid Mahmud

From: Elizabeth Bowra
Sent: Thursday, 14 July 2022 10:19 AM
To: Nahid Mahmud
Subject: SSD-17424905 PLC School - Grey House Precinct - RTS

Dear Nahid,

This is a follow up email to provide a written record of the verbal advice provided to you on the 18/05/22 in relation to the Grey House Precinct, PLC School.

Project name: PLC School - Grey House Precinct
SSD: SSD-17424905
Stage: RTS

Rather than undertake a full review of the RTS submission, LB asked Nahid (NM), if after reviewing the RTS submission, he had any remaining design related concerns. NM advised that he had concerns with privacy impacts to the rear private open space of the adjoining dwelling at 59B Pymble Avenue, created from level 3 of the Grey House Precinct (GHP).

Verbal advice provided below. LB advised that:

- the distance is considerable and the landscape proposed will provide screening
- in addition to the distance and landscape screening, LB suggested that the RFI request the following:
 - L2 external playspace - measures (such as a landscape planter, for example) are to be incorporated to prevent someone from standing within 1m of the SE edge to prevent overlooking to rear dwellings along Pymble Avenue (**measures would need to comply with the NCCC**).
 - L3 picture window (South-Western side of the Grey House Precinct) – the Applicant is to demonstrate (plan / section) that the L3 picture window will not overlook the pool at 59B

Many thanks
Liz

Liz Bowra
Senior Design Advisor

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*The Department of Planning and Environment acknowledges that it stands on Aboriginal land.
We acknowledge the traditional custodians of the land and we show our respect for elders past, present
and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing
commitment to providing places in which Aboriginal people are included socially, culturally and economically.*