

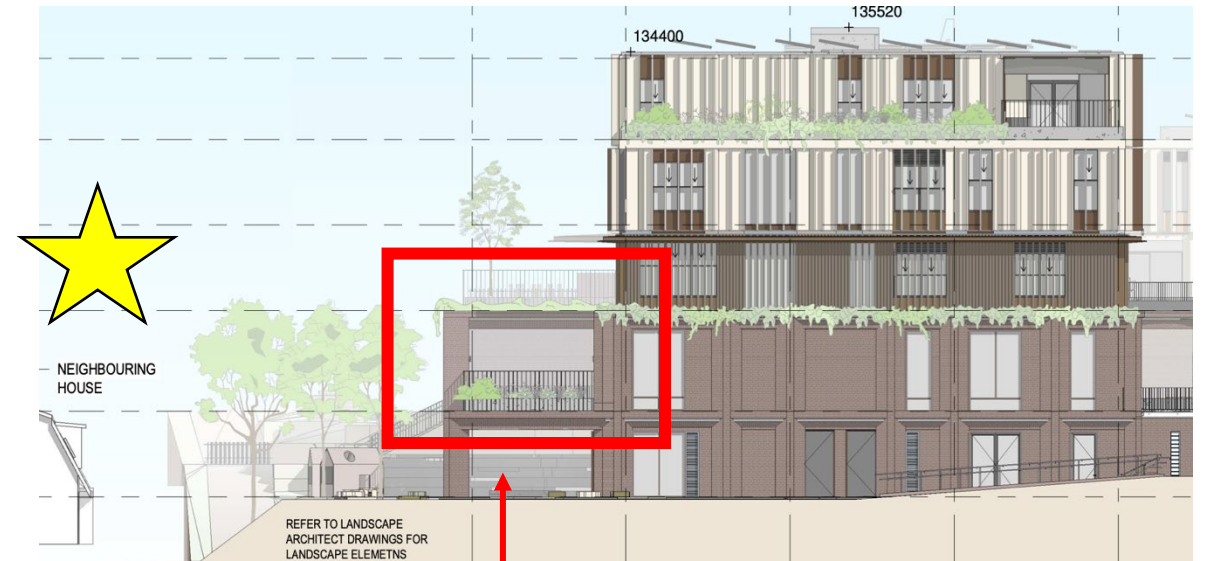
Submission to Grey House Precinct

On behalf of 57A Pymble Avenue

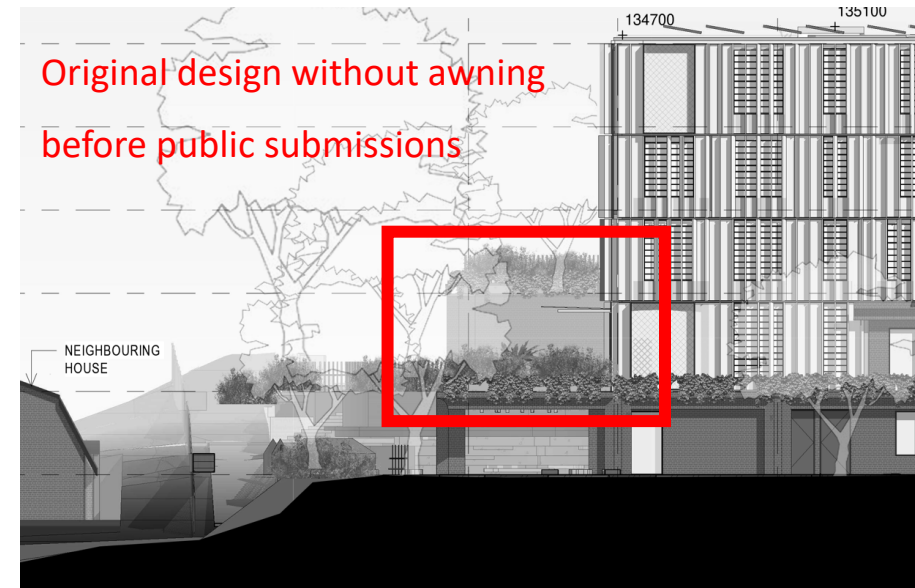
Tuesday Projects Town Planning

Proposal Issues

- Overshadowing
- Overlooking
- Visual Bulk
- Acoustic Impact
- Vehicle congestion, on-street parking stress and dangerous road conditions
- Heritage Impact
- Landscape Impact
- Structural and Geotechnical Concerns
- Non-Compliances with Planning Controls and Policies

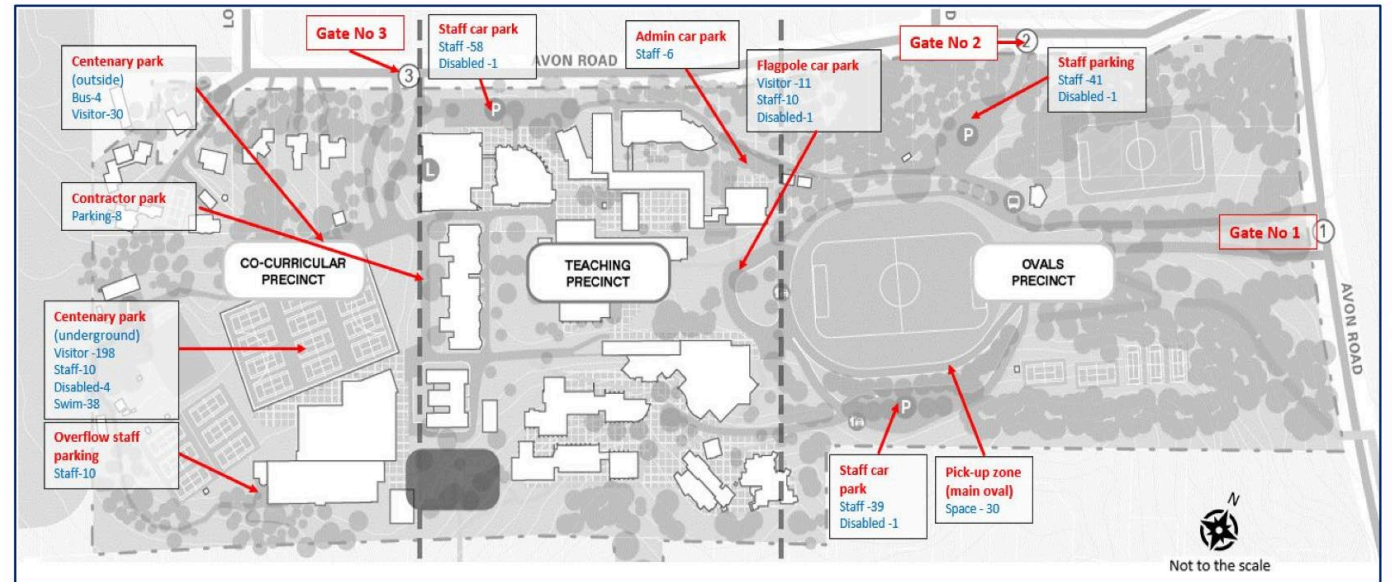


Modified design with enclosed verandah
added after public submissions



Documentation Issues

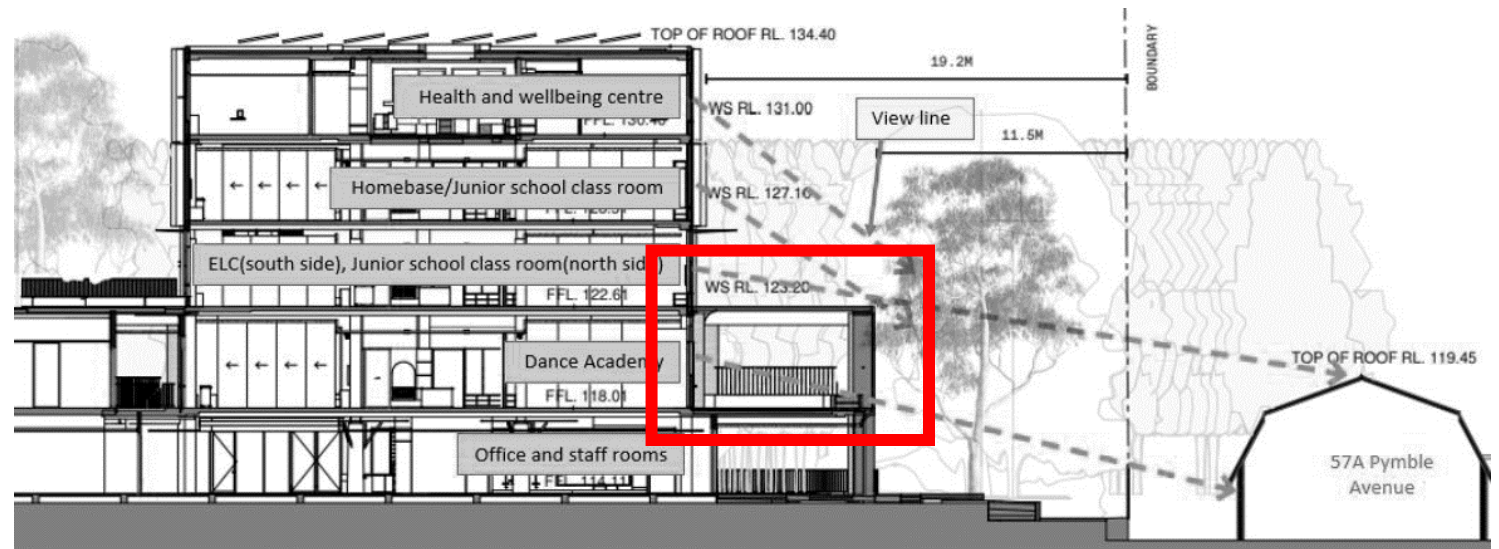
- Site size
- Inaccurate shadow diagrams
- Inaccurate traffic analysis
- Misleading view loss and visual bulk analysis
- Misleading building envelope statements

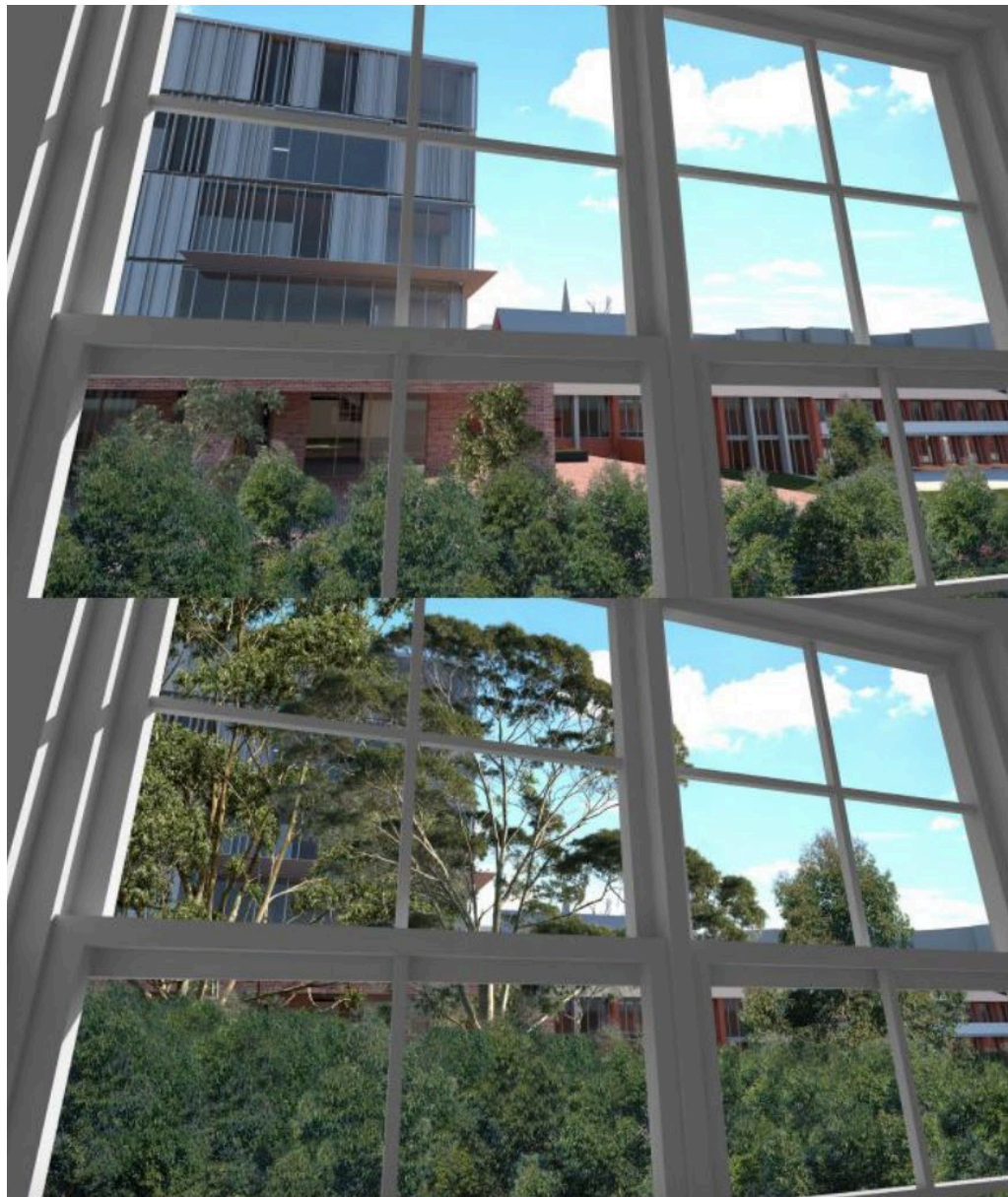


Documentation Issues

- Site size
- Inaccurate shadow diagrams
- Inaccurate traffic analysis
- Misleading view loss and visual bulk analysis
- Misleading building envelope statements

Misleading distance between the proposal including new awning and verandah and the southern boundary

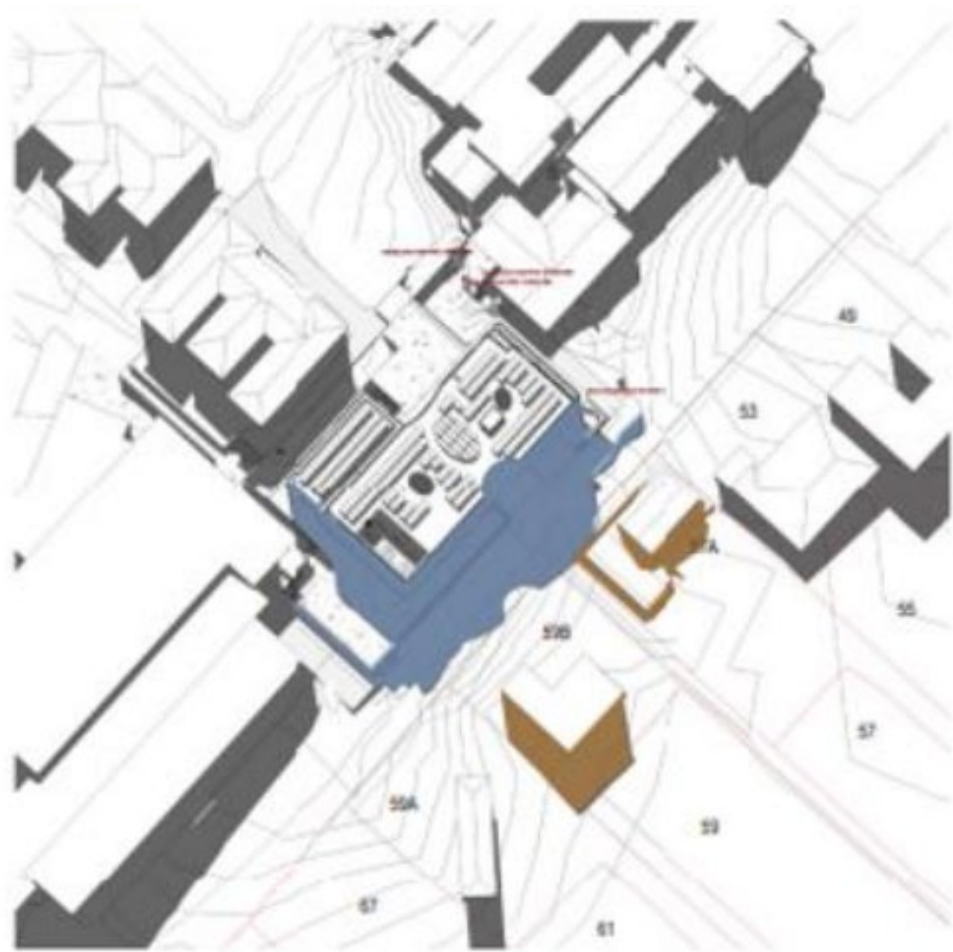




*Hypothetical image supplied by PLC
with distorted angle*



*Real image supplied by owner showing actual
view and visual bulk impact*

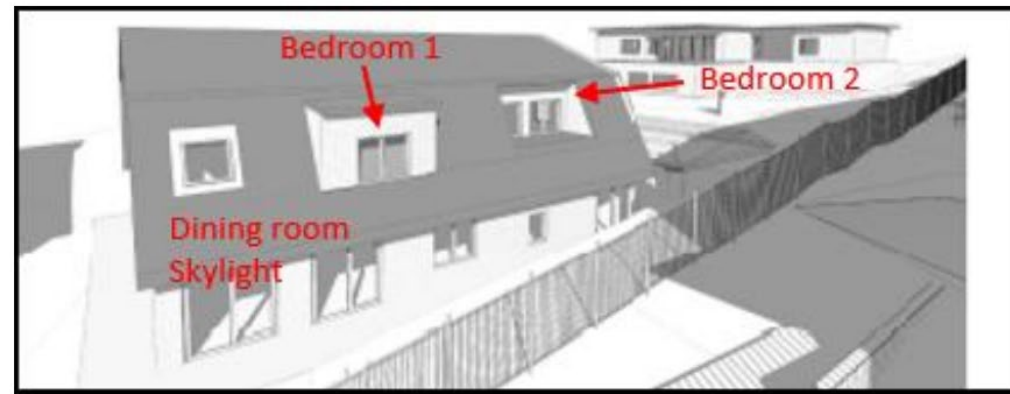


12.30pm

Shadow shown to begin at 12:30pm

1pm

Shadow impact
would start about
1.30pm



Shadow stated to begin at 1:30pm

Recommendations

- Relocating the building elsewhere. Alternative locations include:
 - In front of Goodlet House
 - In front of the backyard of 47 Pymble Avenue
 - Between the Centenary Car Park and multiple residential properties in Avon Close owned by PLC
 - Agricultural plot
- Increasing the southern setback to 30 metres
- Relocating the upper two floors
- Strengthened privacy measures
- Adjusting construction and ongoing operational hours
- Restricting access

Alternative Locations

