

Sketch Plans (Written description of changes)

In response to issues raised by objectors and Council referral comments, the applicant submitted sketch plans on the 10 July 2018 (corrected sketch plans submitted 26 September 2018). The assessment of the application will be based on the advertised/decision plans with conditions requiring that the changes shown on the sketch plans (submitted 26 September 2018) are formalised. The sketch plans show the following changes:

- (a) Revised sectional shadow diagrams to the Patterson's building, and
- (b) Revised perspectives.

Townhouses

- (c) The third floor eastern wall and the eastern terrace wall of townhouse 1, 3, 5 and 7 splayed allowing for 0m setback on the southern end and 1.5m setback on the northern end of the splay,
- (d) The setback of the second and third floor western walls of townhouses 1, 3, 5 and 7 increased by 0.3m,
- (e) Overall reduction in the height of townhouse 1-8 by 0.7m through a reduction in the terrace wall heights,
- (f) New privacy screens on the south and west side of the terraces to townhouses 1-8 and the east side of the terraces to townhouse 1-4,
- (g) The setback of the roof terrace western walls of townhouse 1, 3, 5 and 7 increased by 0.94m,
- (h) The setback of the roof terrace western walls of townhouse 2, 4, 6 and 8 increased by approx. 0.3m,
- (i) Reduction in the size of the proposed roof terrace of townhouse 1, 3, 5 and 7 from 24sqm to 19sqm,
- (j) Reduction in the size of the proposed roof terrace of townhouse 2, 4, 6 and 8 from 24sqm to 22sqm, and
- (k) The colour palette lightened to the western and eastern wall of townhouses 1-8.

Apartment building

- (l) The setback of the south-east corner of the fifth and sixth floor and roof above increased to allow a minimum setback of 5.169m to Webb Street boundary, a minimum setback of 3.084m to the eastern boundary,
- (m) The setback of the south-west corner of the fifth floor and sixth floor and roof above increased to allow a minimum setback of 5.075m to Webb Street boundary and a minimum setback of 2.6m to the western boundary,
- (n) The setback north-west and north-east corner of the fifth, sixth floors and roof above increased to allow a minimum setback of 3.165m to the eastern boundary and 3.695m to the western boundary, and
- (o) The lightening of the western boundary wall material at first to fourth floor.