

10/05/2022, 21:29

Joseph Chidiac & Associates Mail - FW: 168-172 Victoria Rd Drummoyne DA2016/0297



Joseph Chidiac <joseph@jchidiac.com.au>

FW: 168-172 Victoria Rd Drummoyne DA2016/0297

2 messages

Joseph Jacob <Joseph@prolet.com.au> Thu, Jan 19, 2017 at 4:49 PM
 To: Joseph Chidiac Email <joseph@jchidiac.com.au>, Angelo Tsirekas <atsirekas@[REDACTED]>
 Cc: Frank Bruzzano <Frank@bruzzano.com.au>

FYI below

From: Pierre Jacob <Joseph@prolet.com.au>
Date: Thursday, 19 January 2017 at 4:46 PM
To: Peter Giaparakas <Peter.Giaparakas@canadabay.nsw.gov.au>
Cc: Tony McNamara <Tony.McNamara@canadabay.nsw.gov.au>, Frank Bruzzano <Frank@Bruzzano.com.au>, Narelle Butler <Narelle.Butler@canadabay.nsw.gov.au>, James Phillips <james@weirphillips.com.au>
Subject: 168-172 Victoria Rd Drummoyne DA2016/0297

Hi Peter,

Happy new year.

Back end of 2016 we submitted information to address your letter and meeting at Council chambers. I assume they have been resolved to enable a report to go to council meeting for determination. Is it likely to go to Council meeting next month?

Kind Regards,

Joseph Jacob

Joseph Jacob <Joseph@prolet.com.au> Fri, Jan 20, 2017 at 10:43 AM
 To: "atsirekas@yahoo.com" <atsirekas@[REDACTED]>, Joseph Chidiac Email <joseph@jchidiac.com.au>

FYI

Sent from my iPhone

Begin forwarded message:

From: Peter Giaparakas <Peter.Giaparakas@canadabay.nsw.gov.au>
Date: 20 January 2017 at 10:04:21 am AEDT
To: Joseph Jacob <Joseph@prolet.com.au>
Cc: Tony McNamara <Tony.McNamara@canadabay.nsw.gov.au>, Frank Bruzzano <Frank@Bruzzano.com.au>, Narelle Butler <Narelle.Butler@canadabay.nsw.gov.au>, James Phillips <james@weirphillips.com.au>
Subject: RE: 168-172 Victoria Rd Drummoyne DA2016/0297

Hi Jacob, Happy New Year to you too.

There are several issues still to be resolved therefore I cannot progress the matter to a Council Meeting.

The assessment of the revised plans has not been completed at this stage. There are outstanding referrals including Stormwater and Heritage comments. Given the revised façade detail of the No. 168 Victoria Road component, I would expect the dominance of the deco/oceanic architectural style will raise issues with the Heritage advisor. This design approach is a significant departure from the original submission which merely required a reduction in bulk and scale. The revised strong emphasis on the horizontal is now visually at odds with the dominant vertically compartmentalised forms of both adjoining contributory development to the north/west and new development to the south/east.

The primary issue of FSR non-compliance has still not been revised to full compliance. This was discussed at our last meeting and you were advised that it will be very difficult to justify given there are no site restrictions on the new allotment, the height non-compliance and also no on-site parking provisions. FSR compliance must be achieved.

There are also other issues including but not limited to:

- The topmost balustrade to the No. 168 Victoria Road façade needs to be setback in line the balustrades to No's 170-172 Victoria Road
- Victoria Road balustrade material/detail needs further discussion
- inconsistencies with regard to ground levels at the rear
- The above ground RWT/OSD should be relocated out of site. This could be incorporated under the rear raised terraces to Units 1 & 2
- Excessive area of new face brickwork dominating over the contributory items
- Footpath awning to No. 168 may be a little low
- Rear balcony planter/balustrade structures do not appear deep enough or high enough to ensure adequate privacy for adjoining residential property at the rear
- The adjustable louvres for the rear balconies should be set back to line up with the inside wall of the planter/balustrade structures in order to achieve additional articulation and less visual dominance of those elements
- Has the location and size of the fire hydrant/booster valves been confirmed by the relevant authority?

I am happy to sit down with James Philips and discuss further revisions and finer detail following the return of Heritage and Stormwater comments.

Regards

Peter Giaprakas

Senior Statutory Planner

Assessment & Regulatory Services

City of Canada Bay

1a Marlborough Street, Drummoyne NSW 2047

10/05/2022, 21:29

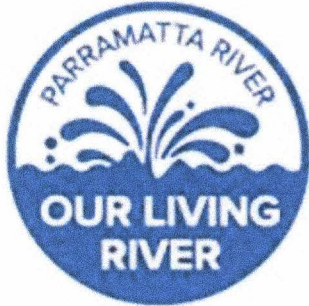
Joseph Chidiac & Associates Mail - FW: 168-172 Victoria Rd Drummoyne DA2016/0297

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