



Department of Planning & Infrastructure
GPO Box 39
Sydney NSW 2001

Attn: Amy Watson

20 July 2012

Re: Preferred Project Report – Summer Hill Flour Mills site (MP10_0155)

Dear Amy,

We refer to your email of 12 July 2012 higher resolution images and detail for the Preferred Project Report (PPR) lodged.

Each of the points raised are addressed below.

1. Morning and evening peak traffic movements

The traffic generation rates of 256 and 296 movements are for the lower and upper range respectively for the evening peak.

The corresponding traffic generation for the morning peak is 206 and 233 movements for the lower and upper range respectively.

It is also noted that these generation rates would be further reduced by 36 and 52 movements (morning and evening) respectively if the lower car parking provision for commercial and retail are adopted.

2. Open space and street dedication and evening peak traffic movements

As detailed in Attachment 1, proposed open space and proposed dedication plan the areas of open space and dedication have been further clarified

Element	Area
Public streets dedicated to Council	3,530m ²
Public open space dedicated to Council	4,806m ²
Publicly accessible open space (not dedicated)	5,287m ²
Publicly accessible streets (not dedicated)	1,415m ²
Communal open space (not dedicated)	1,390m ²

3. Amended Sections showing basements

The project architects have checked the sections provided on 20 June and all sections show the two basement levels where relevant.

4. Amended copy of Figure 3.4

Attachment 2 provides a copy of Figure 3.4 without the red outline of changes contained in the PPR as requested.

5. Amended copy of Figure 4.1

As requested included at Attachment 3 is a higher resolution copy of Figure 4.1.

6. RMS and Sydney Water responses

In relation to the RMS and Sydney Water responses received, we are meeting with RMS next Wednesday to finally resolve the outstanding matters.

In relation to the Sydney Water response our initial view is that the information requested is seeking to respond to stormwater management issues upstream from the development site and upon which the proposed development has no impacts.

We are seeking to discuss this matter further with DP&I.

Should you wish to discuss any aspect of this submission please do not hesitate to contact me on (02) 9380 9911 or by email at sbarwick@sjb.com.au.

Yours sincerely



Scott Barwick
Associate Director

Attachment 1 – Open space and dedication plan
Attachment 2 – Amended figure 3.4 – Building heights
Attachment 3 – Amended figure 4.1 – View Analysis



Attachments

Attachment 1: Open space and dedication plan

Attachment 2: Amended figure 3.4 – Building heights

Attachment 3: Amended figure 4.1 – View Analysis