

25 February 2013

General Manager
Department of Planning and Infrastructure
23-33 Bridge Street
CITY SYDNEY 2000

Attention: Karen Jones

Dear Karen,

**Whiteside Street and 14 & 16 David Avenue, North Ryde
MP 10_0165 – Revised Preferred Project Report**

1 Introduction

A Preferred Project Report (PPR) was submitted to the Department of Planning and Infrastructure (DPI) on 5 April 2012 for a residential development at 5 Whiteside Street and 14 & 16 David Avenue, North Ryde.

Following submission of the PPR, a meeting was held between the Proponent and the DPI on 11 December 2012 where DPI officers provided additional comments on the project via an email sent 12 December, 2012. On 20 December a further meeting was held in which the proponent explained envisaged amendments to ensure that they were consistent with the requests of DPI officers. Following verbal confirmation in this regard, these design changes were progressed to formal amendments submitted to DPI on 1 February 2013.

An email was received from you on 6 February 2013 stating that the Department is now satisfied that assessment of the application can be completed, subject to the following submission of the following information displayed in Table 1 below.

TABLE 1 – ADDITIONAL INFORMATION REQUIRED

ADDITIONAL INFORMATION	SUBMITTED
<i>A full set of amended plans showing the building envelope and indicative proposal. These plans should be supported by key sections and elevations. The revised material and finishes composition should be included on the elevations or detailed in a separate written submission.</i>	See Attachment 1.
<i>A section through the northern elevation of Building A extending to the Epping Road frontage is to be provided to illustrate the resolution of the front setback and associated earthworks.</i>	See Attachment 1.
<i>A revised SEPP 65 Design Verification Statement</i>	See Attachment 2.
<i>Revised Statement of Commitments</i>	See Attachment 3.

ADDITIONAL INFORMATION	SUBMITTED
<i>A revised Visual and View analysis- I note that the photomontage included in your recent submission does not present the resolution of Building B in the best light. It is recommended that a photomontage be included in the final package which illustrates the resolution of the southern elevation including the recessed/corridor elements and the changes to the roof form to incorporate the attic floor space.</i>	To be submitted shortly
<i>Traffic Statement</i>	See Attachment 4

This letter proposes to formally revise the previously submitted Preferred Project to reflect the amendments discussed with DPI officers. The proposed revision involves the replacement of several of the previously submitted architectural drawings with those included at Attachment 1.

A summary of the key design revisions includes:

- Revised façade expression to Epping Road, providing increased emphasis on vertical elements;
- Four storey step down elements have been incorporated into the eastern and western ends of building A
- Building A is further setback from Epping Road with a minimum setback of 10 metres.

2 Background

This major project (MP10_0165) facilitates residential development at 5 Whiteside Street and 14 & 16 David Avenue, North Ryde (the site) and was determined by the Minister to be a project to which Part 3A of the Act applies on 15 October 2010. Specifically, the Preferred Project Concept Plan now proposes the demolition of the existing structure on the site, excavation of two stepped basement levels and the construction of 157 residential units in buildings of 2-6 storeys.

The originally submitted project was exhibited from 11 August 2011 to 9 September 2011. Following consideration of public submissions and the comments of DPI officers, a Preferred Project Report was submitted on 5 April 2012. Following submission, meetings were held between the Proponent and the DPI on 11 and 20 December 2012 where DPI raised the following issues, and considered the following responses from the proponent.

3 Preferred Concept Plan

The revised Preferred Concept Plan has been prepared by SJB Architects and is included as Attachment 1. It seeks to formally amend the building envelopes (GFA), footprints and heights associated with the previously submitted PPR application. The revised Preferred Project proposes the demolition of the existing structure on the site, excavation of two stepped basement levels and the construction of 157 residential units in 4 blocks:

- 1 x 4-6 storey building (Building A)
- 1 x 2-3 storey building (Building B)
- 1 x 2 storey building (Building C)
- 1 x 2 storey building (Building D)

3.1 FORMAL AMENDMENT OF ARCHITECTURAL PLANS

This letter seeks to formally amend the following architectural plans previously submitted with the PPR by replacing them with the following updated revisions:

- DA-01 Cover Sheet *Rev 06*
- DA-03 Locality Plan *Rev 06*
- DA-04 Envelope Plan *Rev 06*
- DA-05 Basement Plans *Rev 06*
- DA-06 Ground Level *Rev 06*
- DA-07 Level 01 *Rev 06*
- DA-08 Level 02 *Rev 06*
- DA-09 Level 03 *Rev 06*
- DA-10 Level 04 & 05 *Rev 06*
- DA-11 Typical Apartment Plans *Rev 06*
- DA-12 Site Sections *Rev 06*
- DA-13 Elevations *Rev 06*
- DA-19 Shadow Analysis 01 *Rev 06*
- DA-20 Shadow Analysis 02 *Rev 06*
- DA-22 Materials Palette *Rev 06*

3.2 STATEMENT OF COMMITMENTS

It is noted within your email of 6 February 2013 to submit a revised Statement of Commitments. This document has been reviewed and included at Attachment 3 however, it is noted that the proposed revisions to the concept plan has not resulted in any revisions to the Statement of Commitments. This document remains the same as previously submitted.

4 Conclusion

This letter seeks to formally revise the plans submitted as part of the PPR package to reflect amendments made in response to subsequent comments received in meetings with the DPI on 12 and 20 December 2012 and the email received 6 February 2013 requesting additional information to be submitted.

We trust that these revisions assist in your assessment of the Project. Please do not hesitate to call the undersigned on 8233 9970 should you wish to discuss further.

Yours sincerely,



Ian Cady
Associate Director

Attachments:

1. Revised Architectural Drawings prepared by SJB
2. Revised SEPP 65 Schedule
3. Revised Statement of Commitments
4. Traffic Statement