

15 November 2013

Ms Jane Flanagan
Senior Planner
NSW Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Dear Jane,

MP10_0112 & MP10_0113 MODS - Stamford Macquarie Park

We are writing to you in response to our discussions this week regarding the proposed revised SOHO apartment's arrangement for MP10_0112 and MP10_0113.

Please find attached Stage 2 plans at ground level, level 01 and level 02 for the Sydney building. These drawing show the revised Sydney building SOHO layout. The layout has been amended to address the recent design feedback from the City of Ryde Design Review Panel. The feedback included:

- that the SOHO apartments within the Sydney building should clearly provide a commercial space at ground level with an apartment over, and
- increase the public stair width.

In order to achieve this, we have amended the plans and reduced the number of SOHA apartments in the Sydney building from 6 apartments to 3. Each SOHO has become much wider and increased in area, with the overall SOHO area footprint remaining about the same. The amended plans also show the amended stair and lift adjacent the Sydney building which were also part of the feedback we received.

Overall FSR remains at 2.28:1. The changes in GFA to the Sydney building at levels 00 and 01 are only minor and will result in an increase of 20m² GFA across levels 00 and 01 with the proposed modification.

We note that the PAC approved Statement of Commitments requires 33 SOHOs. 32 SOHOs are currently shown on the June 75W drawings – (5 SOHOs only in the Sydney building). With the revised layout for the Sydney building, the overall figure is now 30. Therefore we propose to amend the Statement of Commitments in relation to the provision of SOHOs to include the following:

In order to ensure flexibility and options to live close to work, ~~33~~ 30 SOHO apartments will be provided across the development site.

The proposed amendments to the SOHO apartments will also require minor modifications to the elevation of the Sydney building. These plans are currently being prepared and will be provided in the next 7 days.

We would appreciate if this modification to reduce the provision of the number of SOHOs could be considered in the current modification.

If you require any further clarification or information then please do not hesitate to contact me on 02 8233 7609.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'M. O'Donnell', is positioned above the printed name.

Matthew O'Donnell
Associate Director