

Matthew Rosel

From: Holly Palmer <hollyp@cityplan.com.au>
Sent: Friday, 20 June 2014 9:55 AM
To: Matthew Rosel
Cc: Brian Mann
Subject: Shepherds Bay - response to queries

Categories: Urgent

Hi Matthew,

In response to your three queries with respect to our letter dated 28 March 2014, please see the comments below.

QUERY 1

Deep Soil to Hamilton Crescent

Our correspondence responds to the concerns raised in the Department's letter dated 12 March 2014. The deep soil area to the north of the building (adjacent to Hamilton Crescent) provides a deep soil area with a width which is in excess of 2m, being the minimum required to accommodate a tree (as demonstrated in Figure 4 of our correspondence dated 28 March 2014, which is an extract of Place's advice that a minimum width of 2 metres of deep soil planting is sufficient to accommodate street trees. The required depth is also indicated in this figure). The proposal provides in excess of the minimum required width, being in the order of 3.5m. This deep soil area is also outside of the basement below, therefore there is deep soil area provided below.

QUERY 2

Extract from the letter:

10. POPULATION ANALYSIS

PROJECT APPLICATION MP09_0219 MOD 1

The following table provides a comparison of the dwelling numbers, size and mix for Stage 1.

	PPR
Number of Dwellings	242
Dwelling Size (average)	1 bed – 58m ² 2 bed – 114m ² 3 bed – 127m ²
Mix	1 bed – 10% 2 bed – 75% 3 bed – 15%
Occupancy**	446 persons

You have indicated that the number of dwellings should be 246 and the mix should be 20%, 66% and 14% as per the Department and PAC reports, which is also accurate with respect to the PPR (my apologies, I think I was using some of the Concept Plan EA numbers above).

The revised figures are as follows (in blue):

	PPR
Number of Dwellings	246
Dwelling Size (average)	1 bed – 58m ² 2 bed – 114m ² 3 bed – 127m ²
Mix	1 bed – 20% 2 bed – 66% 3 bed – 14%
Occupancy**	445 persons

QUERY 3

Extract from the letter:

10. POPULATION ANALYSIS

CONCEPT PLAN MP09_0216 MOD 1

In order to provide a forecast of the indicative population analysis for the Concept Plan site, there would be an assumption that each stage has an average unit size and mix. This is not the case given each stage is not identical and given the changing demands of the market overtime. Despite this, the following table provides a comparison of the indicative dwelling numbers, size and mix for the Concept Plan site.

INDICATIVE	S75W**
Number of Dwellings	2,009
Dwelling Size (average)	1 bed – 55-60m ² 2 bed – 83-88m ² 3 bed – 110-115m ²
Mix	1 bed – 10-56% 2 bed – 38-75% 3 bed – 6-15%
Occupancy***	3,339-3,707 persons

You have queried why a mix has been applied for the s75W dwelling mix. As per the statement above, the proposed dwelling mix is represented as a range due to *“an assumption that each stage has an average unit size and mix. This is not the case given each stage is not identical and given the changing demands of the market overtime.”*

These figures are based on market indicators and forecasts from property professionals. Given the changing market demands, the overall dwelling mix for each stage is anticipated to vary. For example, Stages 4 and 5 are anticipated to have a higher preference for 1 bedroom apartments, whereas Stages 2 and 3 are anticipated to have a higher preference for 2 and 3 bedroom apartments. This variation is built into the above dwelling mix for the purpose of calculating an overall occupancy yield.

Let me know if the above details answer your queries, I'll also call to clarify and find a meeting time with you next week. Thanks.

Please feel free to contact me with any queries.

Regards,

Holly Palmer
Senior Project Planner

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