From: Rebecca Lockart
To: Natasha Harras
Subject: CPV3 - MP07_016
Date: Monday, 11 August 2014 11:53:34 AM
Attachments: SKMBT_C55214081110430.pdf

Hi Natasha,
Thanks very much for your phone call this morning.

From my (re)calculation, there were a few issues with the numbers included in the JBA report supporting the s75W application being:

1. The GFA listed for Proposed Lot 41 only stated 25,300m^2 rather than **25,380m^2.** When it is not proposed to change the Lot 41 GFA at all.
2. The GFA transfer from Proposed Lot 31 (Seniors Living site) is 1715m^2, however the numbers only reflect a transfer of 1,698m^2. This is due to the calculation being based on the GFA for the DA plans(currently being assessed by Council), which while correct, means Australand essentially lost 17m^2 (see my workings from the Mod 4 Approval attached).

Consequently, it is proposed that the *Condition A3 Maximum Gross Floor Area* be revised to read as follows, with the 'missing' 17m^2 allocated to residential uses:

A3. Maximum Gross Floor Area
*The redevelopment of the former Sunbeam Factory Site for a mix use development involving a maximum of 76, 128m^2 * of GFA comprised of:*

Lot	***Use***	***Floor Space***
11	*Residential - Apartments*	*5,974m^2*
	Child Care Centre	*547m^2*
21	*Residential - Apartments*	*6,514m^2*
31	*Residential - Seniors/Aged Care*	***~~9,548 m^2~~ 7,833m^2***
41 (FSR 2.1:1)	*Mixed Use / Residential - Apartments/Open Space/ Seniors Living*	*25,380m^2*
*42 (**FSR ~~2.1~~ 2.13:1**)*	*Residential - Apartments*	***~~20,210m^2~~ 22,739m^2***
	Retail Premises / Business Premises	***~~7,655m^2~~ 6,905m^2***
	Community Facility	***~~300m^2~~ 236m^2***
Total		*76,128m^2*

* The maximum floor space may not be achievable within the approved height envelope as identified in condition A4.
~~** Any residual floorspace not used by other uses within Proposed Lot 42 can be reallocated to the residential flat buildings above the maximum shown for that use, but only within the maximum GFA approved for Proposed Lot 42 is not exceeded and the quantum of GFA reallocated does not exceed 5% of the total GFA allocated to the non-residential uses. Any such GFA reallocation shall not comprise the activation of the retail plaza and through site link and the retail mix as illustrated in the Concept Plan for Level 2 (refer to Plan S75W 2.02 Issue H dated 31.01.13) and Statement of Commitment 14.7.~~

Please feel free to give me a call if needed to discuss this further

Rebecca

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