From:	Brendan Hoskins
To:	Natasha Harras
Cc:	Warwick.Dowler@frasersproperty.com.au
Subject:	MP05_0001 (MOD 2) Additional Information
Date:	Tuesday, 5 August 2014 8:26:55 AM
Attachments:	210101_PutneyHill_DesignGuidelines_V3.pdf Linley Way_Height Diagram (1).pdf Site Diagrams - Building Heights (1).pdf Planning Sleeve_Section Diagram (1).pdf

Hi Natasha,

As discussed two weeks ago, attached is the information you have requested as well as an amended maximum height drawing. This information includes:

Amended Design Guidelines;
Section illustrating sleeving of car parking;
Section illustrating detailed design of buildings closest to Linley Way; and
Amended Building Height Drawing.

The height of the lower 'step' in the three buildings closest to Linley Way is proposed to be increased by one (1) from 19 metres to 20 metres. This represents a one (1) metres increase from the drawings submitted with the Response to Submissions, but still equates to a 2.5 metre reduction in height from the drawings publically exhibited. It is also emphasised that this element will remain at 6 storeys as proposed in the original Response to Submissions drawing.

A section has been provided with this email which illustrates the detailed design of these buildings closest to Linley Way. This section demonstrates how the detailed building will sit below the stepped height line.

The sections provided for the sleeving of basement car parking illustrate that these locations are largely internal to the site, and only occur where significant variations in ground levels occur. The sleeving of basements is a strategy agreed with Ryde City Council and will not alter the maximum height of the building envelopes. This strategy has been included to enhance the ground plane of the proposal, in particular the relationship of the buildings with the future public domain. It is emphasised that the maximum cap of 791 dwellings across the entire Concept Plan site is not proposed to be amended.

I trust this satisfies all outstanding requirements, if you require anything further please do not hesitate to contact me.

Kind Regards
Brendan

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