

Matthew Rosel

From: Aaron Sutherland <aaron@sutherlandplanning.com.au>
Sent: Tuesday, 7 October 2014 10:35 PM
To: Matthew Rosel
Cc: Chris Ryan
Subject: RE: MP10_0076 MOD3 - Further informaton - basement building envelope + FEAR 14

Categories: Amendment

Hi Matthew,

I can confirm that it was not intended for all components of FEAR 14 to be deleted. Please find below the proposed amendments to FEAR 14:

Future applications shall address the following:

- a) ~~The total amount of car parking to be provided as part of the development shall not exceed 1,150 spaces. Total number of car parking spaces for the proposed development shall be provided without exceeding the car parking rates identified in the Traffic Impact Assessment report prepared by Traffix dated 22 November 2013.~~
- b) An updated schedule of parking allocations shall be prepared and submitted with each subsequent application.
- c) Parking facilities (public, commercial and bicycle) shall be designed in accordance with relevant Australian Standards.
- d) The design of the parking and commercial vehicle facilities shall be designed so that all vehicles, including commercial vehicles, enter and exit the development in a forward direction.
- e) the provision and implementation of a car share scheme.
- f) All loading and unloading associated with the use of the development shall take place wholly within the site from designated loading bays as identified in the Concept Plan. Loadings bays shall not be used for storage or any other purpose that would restrict their use for the purposes of loading and unloading.
- g) ~~Henroth Investments South Village~~ Pty Ltd shall enter into an agreement with Sutherland Shire Council that will delegate powers to Council to enforce regulatory parking signs within the internal road network.
- h) ~~Relocation of the Flora Street Provision of a~~ community bus and taxi drop off ~~to the main central Flora Street pedestrian entry, shall be provided~~ in a location and of a design that achieves reasonable accessibility for people with mobility restrictions between vehicles and the retail shops.

In relation to the issue of a basement parking plan, our understanding was that the Department did not require a basement parking envelope plan as the basement levels are underground and therefore the ultimate design of the basement was not of any consequence in terms of bulk and scale. Furthermore, the Concept Plan approval clearly only permits the construction of a 9,000 park in the south-western corner which protects this area from the possibility of a basement in this location. In the absence of any basement parking envelope plan, the final configuration of the basement design can be resolved with Council via the Part 4 development application process. However, if the Department now considers this envelope plan to be critical, one could be provided which essentially quarantines the eastern 9m wide STIF planting area and also the 9,000sqm park and provides the remainder of the site as a basement envelope. Any suggestion for a reduced basement envelope plan beyond this would be problematic as it could potentially and unnecessarily result in design difficulties during the detailed design of the basements due to a lack of flexibility.

Kind regards

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From: Matthew Rosel [mailto:Matthew.Rosel@planning.nsw.gov.au]

Sent: Tuesday, 7 October 2014 3:34 PM

To: Aaron Sutherland

Subject: MP10_0076 MOD3 - Further informaton - basement building envelope + FEAR 14

Hi Aaron,

As discussed last week, I'm currently progressing my draft report for Kirrawee MOD3. As part of this process I have been reviewing the plans and supporting documents and in doing so have noticed that:

- no basement building envelope plan has been provided and the basement levels are not shown on the concept plan envelope elevation diagram drawings 002L and 003L; and
- the report titled 'Response to DP&E Correspondence Dated 3 September' (received 25 September) now proposes the deletion of all sub-points under FEAR 14 (previously only sub-point 'a' was for deletion) and inclusion of new point regarding total car parking spaces.

In response to the above two points, could you provide:

- updated concept plan building envelope drawings including the location and extent of the basement levels; and
- confirmation that the proposal does indeed seek the deletion of all existing sub-points a) to h) of FEAR 14 and provide justification for the deletion of each point.

Kind regards

Matthew Rosel

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