From:	Ian Cady
To:	Simon Truong
Cc:	Mark Louw; Pip Bowling; Amy Watson; Anthony Habkouk; DamienKiley@stamford.com.au; JosephOh@stamford.com.au; RonKeir@stamford.com.au; Alaine Roff
Subject:	RE: Herring Road MOD 4 - additional information from AJ+C
Date:	Friday, 5 December 2014 3:22:11 PM
Attachments:	image001.png 10030_75W_DA_2901_A (2).pdf 10030_75W_DA_2900_B.pdf

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Simon,

Further to our telephone conversation in relation to the below matters:

- No modification is proposed to the Stage 2 building envelopes of the approved Concept Plan. The Stage 2 DA has been submitted to Ryde Council on the basis that the detailed envelopes are 'generally consistent with', albeit not identical to, the approved Concept Plan envelopes.
- The approved community room fronted the principal active public open space, around which the rest of the approved retail uses, and the children's play area are located. While the community room will provide activity when in use, on further reflection we have realised that such rooms are used only intermittently, and for the majority of the time will be closed, compromising the sense of activity around the retail precinct. Given the removal of the previously proposed driveway between the Brisbane and Perth Buildings, this new open space area has not only become available, but requires some form of activation to give the space purpose. We have therefore proposed to replace the former community room with more active retail space, and relocate the community room function to a position fronting the new . We acknowledge you comment that the space has been reduced by some 75sqm. Rather than simply enlarge the internal space of the community room, the attached plans (DA2901 Rev A and DA2900 Rev B) provide a partially operable roof over the adjacent open space that is enclosed on three sides, thereby creating a partially enclosed indoor/outdoor extension of the community room, making it suitable for a wider range of community uses, and resulting in the total space equalling that of the originally approved community room. We submit that this will not only provide a superior, more flexible community facility, but also provide an unambiguous function for the new space between the Perth and Brisbane buildings, while allowing new retail to better activate the retail plaza area.

Please call me if you require any further clarification, or would like to discuss any aspect of the above.

Regards,

Ian Cady
ASSOCIATE DIRECTOR

Urbis coordinates competitive design processes for the private and public sectors

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From: Simon Truong [mailto:Simon.Truong@planning.nsw.gov.au]
Sent: Wednesday, 19 November 2014 5:31 PM
To: Anthony Rice
Cc: Mark Louw; Anthony Habkouk; Damien Kiley(DamienKiley@stamford.com.au); Joseph Oh(JosephOh@stamford.com.au); RonKeir@stamford.com.au; Alaine Roff; Ian Cady; Pip Bowling; Amy Watson
Subject: RE: Herring Road MOD 4 - additional information from AJ+C

Dear Anthony,

The Department has reviewed the additional information submitted and provides the following comments:

- The proposed modifications to the building envelopes of Stage 2 were not addressed in the original application. The reasoning and impacts of proposed modifications are required to be addressed in a revised EIS. I note once this is submitted, the proposal will need to be referred to Council for comment. Alternatively, you may wish to withdraw the proposed changes to Stage 2 from the proposal and submit via a separate Modification Application to prevent further delay in finalising this application. I note this will require revised plans reverting the building envelopes of Stage 2 to the approved Concept.
- The proposed relocated community room results in a substantial loss of 75sqm in floor area. Appropriate justification for the loss of useable space is required for the Department to support the change.

Please do not hesitate to contact me should you wish to discuss further.

Regards

Simon Truong|Senior Planning Officer|Industry, Key Sites and Social Projects|NSW Department of Planning and Environment
www.planning.nsw.gov.au
Room 303, 23 - 33 Bridge Street, NSW SYDNEY 2000|GPO Box 39 SYDNEY NSW 2001|☎: 02 9228 6457|
✉:**simon.truong@planning.nsw.gov.au**

From: Pip Bowling [mailto:Pip.Bowling@architectsajc.com]
Sent: Wednesday, 19 November 2014 2:52 PM

To: Simon Truong
Cc: Mark Louw; Anthony Habkouk; Anthony Rice (AnthonyRice@Stamford.com.au); Damien Kiley(DamienKiley@stamford.com.au); Joseph Oh(JosephOh@stamford.com.au); RonKeir@stamford.com.au; Alaine Roff; Ian Cady
Subject: Herring Road MOD 4 - additional information from AJ+C

Simon,

As requested we attach a series of sketches to clarify the outstanding DoP questions.

Proposed changes to Stage 2 envelopes
For comparison between the approved stage 2 scheme and the proposed MOD 4 scheme, the attached plans and elevations (drawings AR2100 –2116, DA3100 - 3102) have been amended to include the stage 2 building envelopes and outlines as per the DoP approval dated 17.06.13.

Approved community room and proposed community room in GFA
Drawing DA2900 has been prepared to compare the approved community room and proposed community room.

Revised materials and finishes
Drawing DA4100 has been updated to reflect the proposed MOD 4 scheme.

Please ring if you have any outstanding queries.

Regards,

Pip Bowling
Senior Associate

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From: Anthony Rice [mailto:AnthonyRice@Stamford.com.au]
Sent: Thursday, 13 November 2014 3:19 PM
To: 'Simon Truong'
Cc: Amy Watson; 'Ian Cady'; Damien Kiley; Joseph Oh; Mark Louw; Pip Bowling
Subject: RE: Herring Road MOD 4

Dear Simon

Thanks for your email below.

I have discussed with AJC the three dot points in your email below.

AJC will respond direct to the Department by close of business next Wednesday with the additional material and information requested as per below.

Kind Regards

AR

Anthony Rice | Director - Development & Construction
Stamford Property Services Pty Limited | PO Box R685 Royal Exchange NSW 1225
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Tel: +612 8113-5330 **| Fax:** +612 8113-5334 **| Mob:** +61 414 944 222 **| Email:** anthonyrice@Stamford.com.au

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From: Simon Truong [mailto:Simon.Truong@planning.nsw.gov.au]
Sent: Tuesday, 11 November 2014 1:55 PM
To: Anthony Rice
Cc: Amy Watson
Subject: Herring Road MOD 4

Dear Anthony,

In finalising the Department's assessment, the following clarification/information is sought:

- details of any proposed changes to Stage 2 envelopes (photo montages show increased building footprints and envelopes);
- size of the approved community room and proposed community room in GFA; and
- a revised materials and finishes plan (Drawing No. 4100) to reflect the proposed changes.

Please do not hesitate to contact me should you wish to discuss further.

Regards

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