From:	Ian Cady
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Subject:	Stamford Herring Road MP10_0113 MOD 4 - Additional Information
Date:	Tuesday, 20 January 2015 5:23:50 PM
Attachments:	image004.png image001.png Landscape & Open Space Plan - Condition B1 - Stage 1 project plan.pdf AJ+C Community Area Pergola Plan Jan15.pdf

Simon,

With regard to our discussion in relation to the plan submitted on 3rd December 2015 to satisfy Condition B1, please find attached a revised plan that does not include the relocation of loading dock and driveway to the rear of the Adelaide Building, which is the subject of the MOD 4 application currently before the DPE. The plan is now consistent with the approvals for the project granted to date. The plan is submitted to satisfy Condition B1 in the interim, allowing the issue of Construction Certificate. Upon approval of MOD 4, the plan will be resubmitted for approval in accordance with MOD 4.

With regard to the other queries raised in your various emails yesterday, please see the following responses.

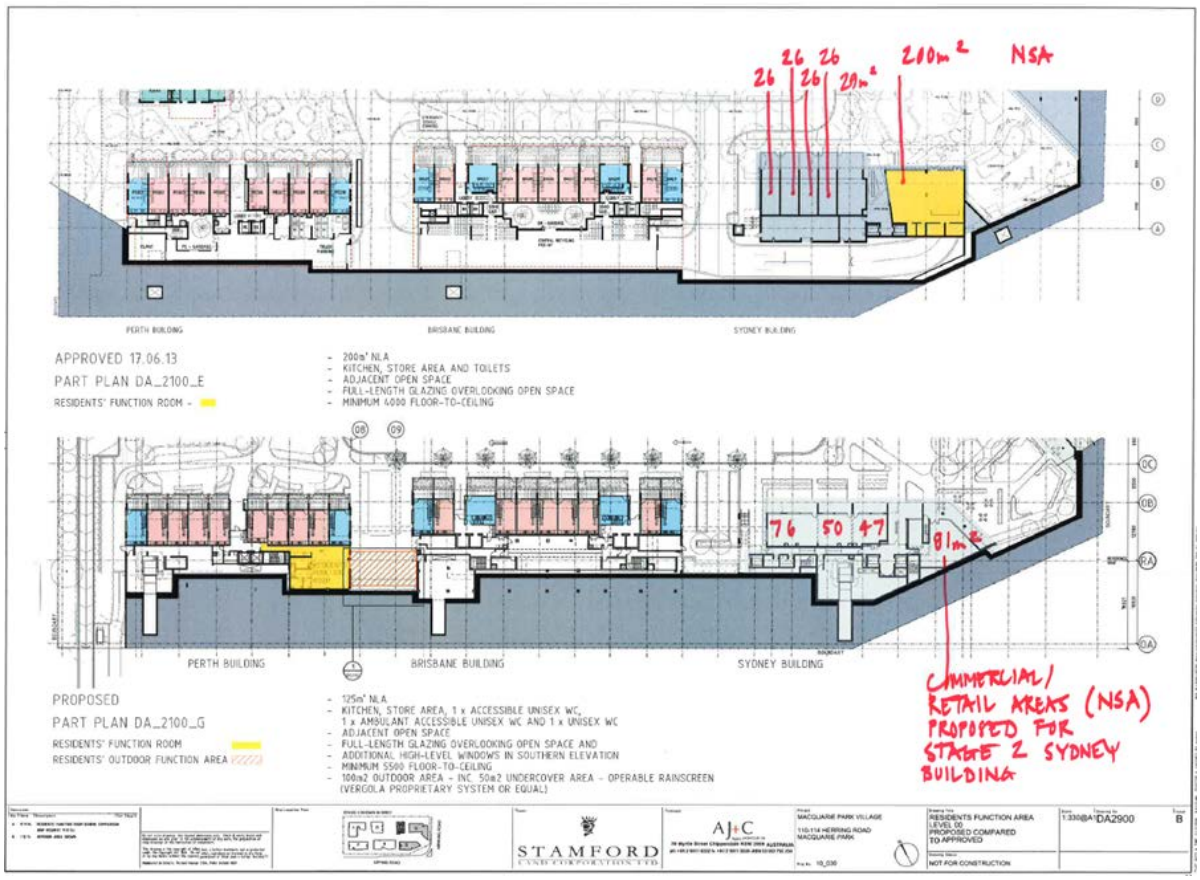
Updated basement parking plans to reflect determination of MOD 3
We are currently preparing a further modification application to rationalise the entire basement following determination of MOD 3. **We would like to meet with you at your earliest convenience to review our current plans**.

Justification for removal of the approved Stage 2 basement access at the Sydney building
While the original proposal included vehicular ramps into the basement car park on either side of the Brisbane Building, further development of the on-site vehicular manoeuvring arrangements identified that these are not required for traffic purposes. Furthermore, the ramps attract traffic volume and garbage/delivery vehicles into the internal circulation road, which would be better maintained at low vehicle volumes, catering more for visitors cars, pedestrians and cyclists, with the principal traffic volumes and garbage/delivery traffic being concentrated on the main internal access road along the north-eastern boundary.

In addition, the removal of the ramps allows the space to be converted to useable communal open space.

Rain cover of the proposed outdoor extension to the residents' community room
Please see attached revised detail drawing by AJ+C converting the entire canopy structure into an operable rain screen, capable of being fully opened into a pergola in fine weather, and fully closed when raining.

Additional commercial/retail floor area proposed at the ground floor of the Sydney building.
The following sketch by AJ+C compares the approved commercial / retail space previously approved and now proposed at ground level of the Sydney Building under MOD 4.



Communal BBQ area's are within the play areas of the village green.

MOD 2 relocated the BBQ area from the 'village green' to a location adjacent to the swimming pool. However, the proponent would have no objection to a condition requiring a second BBQ to be provided within or adjacent to the village green.

Privacy shelter and amenities building for the pool

A privacy shelter / pergola and a BBQ area are provided within the pool area. Amenities for use by pool users are located in the base of the Hobart building. These are also shared by gym users and the retail/commercial units.

Entry arbour off Epping Road between the Sydney and Brisbane buildings

Council's Design Review Panel raised concerns in relation to the alignment of sightlines along the entry route. The revised design increases the width of the entry path and replaces the entry arbour with a wall of vertical posts to mark the route. The proponent would have no objection to providing a covered way along the route. However, such entry routes are typically uncovered, and the landscape designer and architect prefer the more open arrangement now proposed.

Measures to ensure the proposed emergency access road off Epping Road will be used by emergency vehicles only

Removable bollards will be provided at either end of the emergency access road. These will be locked in place with the standard fire brigade lock, and will be capable of being knocked down by an emergency vehicle in critical emergencies.

Please call me if you require any further clarification.

Regards,

Ian Cady
ASSOCIATE DIRECTOR

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