

From: Glenn Ford <gFord@ryde.nsw.gov.au>
Sent: Tuesday, 28 April 2015 9:35 PM
To: Natasha Harras
Subject: RE: Macquarie Park Village MOD 6

Natasha

Thanks for your e-mail.

I provide the following advice from Council regarding MOD 6.

1. Council notes the advice in the report prepared by URBIS that "the proposal (to raise the podium by 600mm) does not involve any changes to the use, unit mix, built form or appearance" of the development. However, it appears that the height of the Darwin building shown exceeds the MOD 4 approved height by an amount that cannot be determined due to the scale of Picture 2. It appears that the height of the Adelaide Building is affected to the same extent. The report does not make it clear but it is assumed that the overall height of each building has increased by the order of 600mm or equivalent due to the increase in the height of the podium. It is further noted that the heights of the buildings are described in the report as "still below the maximum approved under the Concept Plan Approval (as modified)". On this basis, and given the scale of the amendment, it is accepted. However, the plans for stamping should be amended to show all building heights within the final approved envelope.
2. The reference to "two" affordable housing units in Condition D24 requires clarification. It is preferred that the wording of the condition acknowledges that a total of "four" units will be dedicated for the whole of the project (as per the Statement of Commitments item on page 20 of the report). One reason for this is to avoid confusion. For example, the wording could be: "Prior to the release of an interim or final certificate for the relevant building (or as otherwise agreed by Council) the proponent shall dedicate the affordable housing units to Council as per the Statement of Commitments attached to the Concept Plan...etc.". Secondly, the current offer to Council includes three units in "Sydney Building" and one unit in "Darwin Building". Only the Darwin Building is in Stage 1 (and covered by the Project Approval). Sydney Building is in Stage 2. In the proposed form, the condition could not be complied with and may lead to the need for another modification application.
3. Changes to the remaining conditions are accepted and the need to include appropriate conditions to address the finalisation of works in Stage 2 is also noted.

Please contact me if you wish to discuss the above comments

Yours sincerely

Glenn Ford | Client Manager - Building & Development Advisory Service
P: 9952 8227 | E: gford@ryde.nsw.gov.au