

20 May 2016

Our Ref: P15-190

Matthew Rosel

NSW Planning & Environment
Level 3, Room 313, 23 - 33 Bridge Street ,
SYDNEY NSW 2000

Dear Matthew,

**RE: MODIFICATION REQUEST FOR SHEPHERDS BAY CONCEPT PLAN MP09_216
MOD 2**

City Plan Strategy & Development Pty Ltd (CSPD) acts on behalf of the proponent for the abovementioned application.

The NSW Department of Planning & Environment (DPE) would be aware that CPSD provided a response to submissions received by DPE in relation to the abovementioned application. This response was provided on 16 May 2016.

DPE would also be aware that CPSD, together with the project team, had considered height options for the Stage A building podium. In summary, the project team now provides the option of a four (4) storey podium, in addition to the originally proposed six (6) storey podium. The options have been devised in response to public submissions, as well as a Voluntary Planning Agreement (VPA) offered by the proponent, to Ryde Council. We understand the VPA is currently under consideration by Council. The final details of the VPA rely on the gross floor area of the development.

Finalisation of the four (4) storey podium option was dependent upon consideration by the development's Design Integrity Panel (DIP). We now confirm that the DIP has considered and endorsed the four (4) storey option. Their consideration accompanies this correspondence separately. Also included as part of this correspondence are the architectural plans demonstrating the Stage A building, with both the four (4) and six (6) storey podium options. These plans formed part of the DIP's consideration.

We would be pleased if DPE considers this correspondence, and the accompanying information, as part of its ongoing assessment of the modification application.

Should you require any further clarification regarding the abovementioned information, please contact the undersigned on 8270 3500.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Carlo Di Giulio', is positioned above a faint, light-colored rectangular stamp or watermark.

Carlo Di Giulio
Associate Director

CC: Liz Coad - Acting Director, City Strategy & Planning - Ryde Council
Sandra Bailey - Acting Manager, Assessments - Ryde Council
Dyalan Govender - Business Support Coordinator - Ryde Council

Ms Gail Connolly
General Manager
Council of the City of Ryde
Civic Centre
1 Devlin Street
RYDE NSW 2112

4 May 2016

Dear Gail,

SHEPHERDS BAY – MEADOWBANK – STAGE A
VOLUNTARY PLANNING AGREEMENT (VPA) FOR PUBLIC BENEFITS

I refer to our letter dated 14 March 2016 setting out our VPA offer in respect of Stage A (refer attached copy).

As requested at the meeting held with Council officers on 3 May 2016, I now set out below the financial implications associated with the option to reduce the height of the northern wing (the “podium building”) of the Stage A building as suggested in our 14 March 2016 letter. I attach a plan and an elevation to illustrate in principle the extent of building envelope reduction offered.

Our architects have advised that the removal of two levels of the podium building would result in a reduction in total GFA of **882 sqm**. On this basis the amount of \$4.13 million previously offered would be reduced by \$1.36 million, resulting in a revised offer of **\$2.77 million**.

Please let me know if you have any queries regarding this.

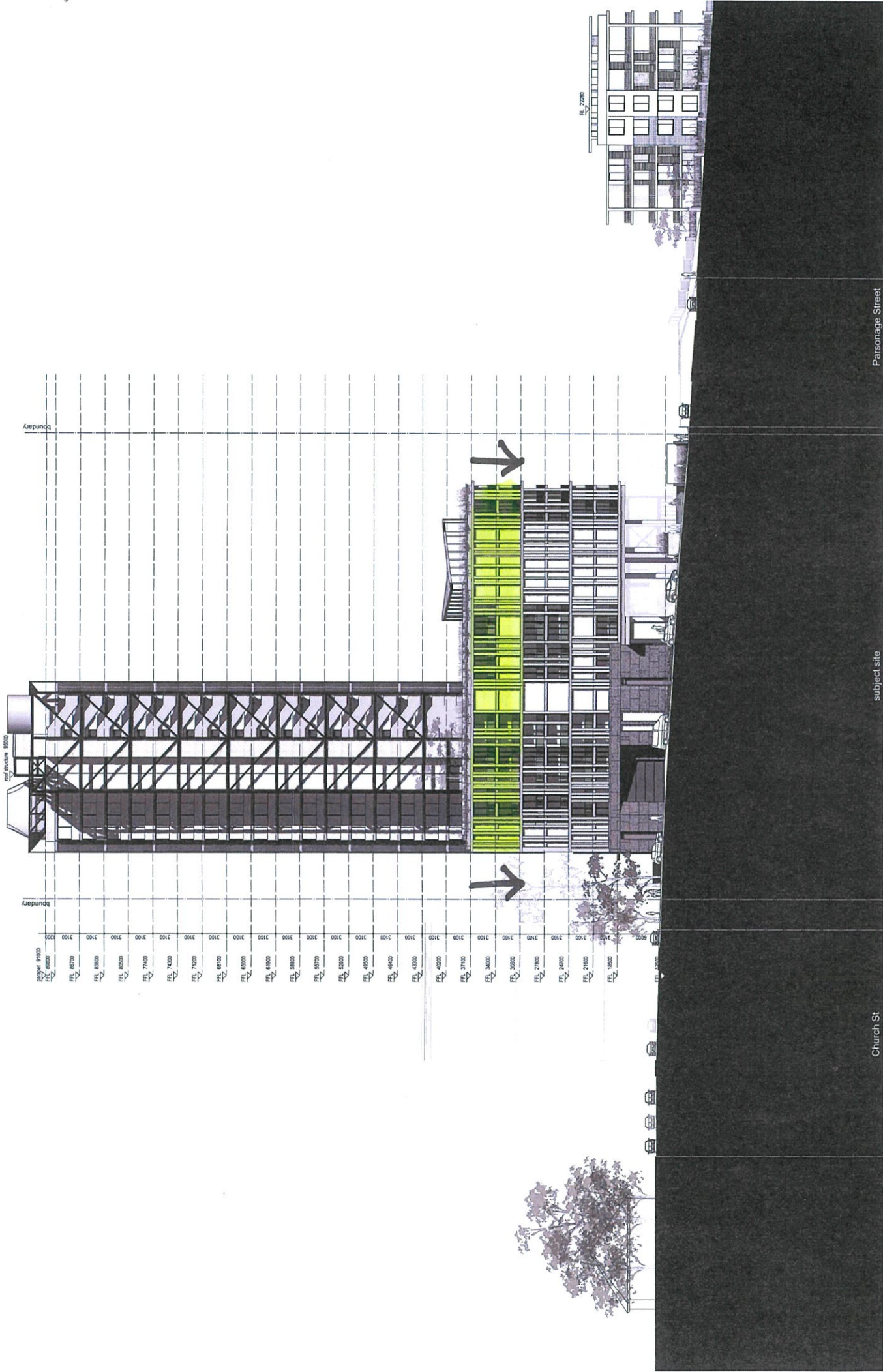
I look forward to receiving Council’s response to our alternative VPA offers.

Yours sincerely,



GAVIN D M CARRIER
Head of Development

Cc Liz Coad – Acting Director City Strategy & Planning, Ryde Council
Paul Kapetas – General Counsel, Ryde Council



well street elevation

mixed use development @

8 parsonage street RYDE

HOLDMARK

Holdmark Property Group
Suite 272-4 Gifford Avenue Macquarie Park NSW 2113
p + 61 2 9889 5540 f + 61 2 9888 5623

COX

COX richardson architects
level 6 / 155 clarence street sydney 2038
p + 61 2 9267 9599 f + 61 2 9264 5844

Kennedy

Kennedy associates architects
level 3 / 1 booth street macquarie 2038
p + 61 2 9557 8466 f + 61 2 9557 8477

Church St

subject site

Parsonage Street

NOTES:
Internal layouts shown are indicative only for information purposes and are subject to further design development and change
Window mullions, if shown, are indicative only
All dimensions and levels shown are approximate
Any finishes nominated are indicative only and subject to change
The drawings are to be used for information purposes only and are not to be used for construction purposes
Storage allocations and areas are not necessarily shown on the drawings and are subject to change

DA 26 B

B 20/416 DA submission

1531 - Kensington Vw

parsonage street

well street

church street

BUILDING B

BUILDING A

441 sqm

Car exit only
no. 08

Pedestrian
refuge

Pedestrian
refuge



265

165

261

261

level 04

mixed use development @

8 parsonage street RYDE

HOLDMARK

Holdmark Property Group
Sula 22-4 Cliffrock Ave, Macquarie Park NSW 2113
p + 61 2 9089 9540 f + 61 2 9088 9623

COX

COX richardson architects
level 6 / 155 clarence street sydney 2018
p + 61 2 9237 9299 f + 61 2 9234 5844

Kennedy associates architects
level 3 / 1 booth street annandale 2038
p + 61 2 9551 0465 f + 61 2 9551 6477

NOTE:

Images shown are indicative only for information purposes and are subject to further design development and change
Window mullions, if shown, are indicative only
Louver panels, if shown, are indicative only
Any finishes nominated are indicative only and subject to change
Any articulations shown on the facade are indicative only and are subject to further design development and change
Storage allocations and areas are not necessarily shown on the drawings and are subject to change

1:200 @ A2

DA 18 A

A 08032016 DA submission

1531 - working Building wss

Carlo Di Giulio

From: Chris Johnson <Chris@urbantaskforce.com.au>
Sent: Friday, 20 May 2016 3:52 PM
To: Carlo Di Giulio; Gabrielle Morrish
Cc: Gavin Carrier; Steve Kennedy; Joe Agius; Rory Brady; Sue Francis; Christina Boumelhem; Steve Kennedy
Subject: RE: Shepherds Bay DIP | Stage A podium options

Carlo,

I am supportive of the lower podium...The Well Street and Ryde Wharf views show the lower podium fitting in better with surrounding buildings.

I think there could have been some clearer images showing the better contextual fit to demonstrate the rational.

Fine by me to proceed with the lower podium option.

Regards Chris

Chris Johnson
CEO Urban Taskforce

From: Carlo Di Giulio [mailto:carlod@cityplan.com.au]
Sent: Friday, 20 May 2016 1:19 PM
To: Gabrielle Morrish <gmorrish@gmu.com.au>; Chris Johnson <Chris@urbantaskforce.com.au>
Cc: Gavin Carrier <gavin.carrier@holdmark.com.au>; Steve Kennedy <steve@kennedyassociates.com.au>; Joe Agius <Joe.Agius@cox.com.au>; Rory Brady <Rory.Brady@cox.com.au>; Sue Francis <suef@cityplan.com.au>; Christina Boumelhem <Christina@holdmark.com.au>; Steve Kennedy <steve@kennedyassociates.com.au>
Subject: Shepherds Bay DIP | Stage A podium options

Hi Chris and Gabrielle,

As mentioned in previous emails and phone conversations with Joe Agius from Cox Richardson, architectural plans have been finalised demonstrating the 4 and 6 storey podium options for Stage A at Shepherds Bay.

The plans can be accessed via the following link: [Podium Analysis 20_05_2016.pdf](#)

Please advise as soon as possible if the plans aren't accessible.

The plans include:

- Before and after Street Elevations (with a zoom in to show better context) x 4
- Massing Comparisons showing before and after comparisons x 3
- Distant view comparisons based on images relied upon by Richard Lamb as part of his View Impact Assessment x 5

Ryde Council is currently considering a submission we have provided to Council for the entire S75W application. It would therefore be ideal if we can make the DIP's comments available to Council for the current considerations. Specifically, Council is considering Holdmark's VPA for Stage A, the details of which are tied to either the 4 or 6 podium outcome. Council is due to consider the VPA on 25 May (next Wednesday). We would appreciate if the DIP's Stage A related feedback, inclusive of the 4 or 6 podium option is finalised by COB 23/5. This provides Council with approximately a day to consider the DIP's comments.

We look forward to your comments.

Regards,

Carlo Di Giulio

Associate - Planner | STRATEGY & DEVELOPMENT

SUITE 6.02, 120 SUSSEX STREET, SYDNEY NSW 2000

TEL: +61 2 8270 3500 FAX: +61 2 8270 3501

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CITY PLAN SERVICES

PLANNING | BUILDING | HERITAGE | URBAN DESIGN



WE HAVE MOVED

City Plan Services have moved their Sydney office.

We can now be found at:

Suite 6.02, 120 Sussex Street,
Sydney NSW 2000

Our phone, fax and email addresses all remain unchanged

TEL: 02 8270 3500 | FAX: 02 8270 3501

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Carlo Di Giulio

From: Gabrielle Morrish <gmorrish@gmu.com.au>
Sent: Friday, 20 May 2016 3:33 PM
To: Carlo Di Giulio; Chris Johnson
Cc: Gavin Carrier; Steve Kennedy; Joe Agius; Rory Brady; Sue Francis; Christina Boumelhem
Subject: RE: Shepherds Bay DIP | Stage A podium options

Hi Carlo

I have had a look at the two options provided. My preference is for the 4 storey podium building on the basis that the scale is more in context with the adjacent buildings already constructed in the vicinity of the site and the lower form allows more existing views to be maintained from the apartment building behind this site. The scale to the street edge within the site is also better. The only slight drawback is that the lower podium buildings proportions are not quite as compelling on Well St but that is not a major issue.

I trust this provides you with necessary commentary for your meeting?

Kind Regards

Gabrielle Morrish
Managing Director



GM Urban Design & Architecture
Studio 803
75 Miller Street
North Sydney NSW 2060
T. 8920 8388
F. 8920 9333
M. 0407 007 444
E. gmorrish@gmu.com.au
W. www.gmu.com.au

From: Carlo Di Giulio [mailto:carlod@cityplan.com.au]
Sent: Friday, May 20, 2016 1:19 PM
To: Gabrielle Morrish <gmorrish@gmu.com.au>; Chris Johnson <Chris@urbantaskforce.com.au>
Cc: Gavin Carrier <gavin.carrier@holdmark.com.au>; Steve Kennedy <steve@kennedyassociates.com.au>; Joe Agius <Joe.Agius@cox.com.au>; Rory Brady <Rory.Brady@cox.com.au>; Sue Francis <suef@cityplan.com.au>; Christina Boumelhem <Christina@holdmark.com.au>; Steve Kennedy <steve@kennedyassociates.com.au>
Subject: Shepherds Bay DIP | Stage A podium options

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As mentioned in previous emails and phone conversations with Joe Agius from Cox Richardson, architectural plans have been finalised demonstrating the 4 and 6 storey podium options for Stage A at Shepherds Bay.

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We look forward to your comments.

Regards,

Carlo Di Giulio

Associate - Planner | STRATEGY & DEVELOPMENT

SUITE 6.02, 120 SUSSEX STREET, SYDNEY NSW 2000

TEL: +61 2 8270 3500 FAX: +61 2 8270 3501

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Our phone, fax and email addresses all remain unchanged

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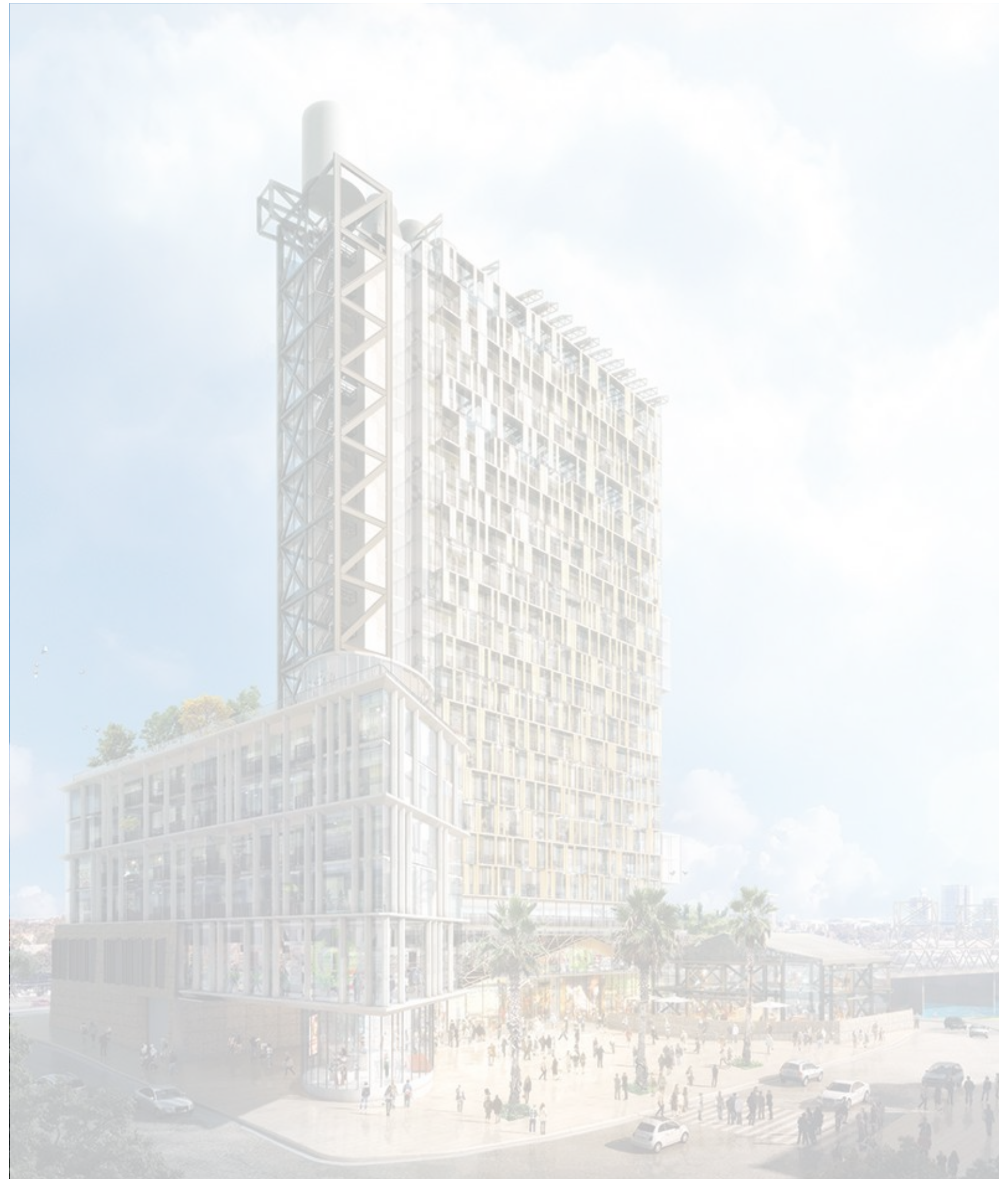


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SHEPHERDS BAY - STAGE A

REDUCED WELL STREET PODIUM ANALYSIS

20-05-2016



WELL STREET ELEVATION



CURRENT S75W & DA MASSING



REDUCED WELL STREET PODIUM MASSING



LOOP STREET ELEVATION



CURRENT S75W & DA MASSING



REDUCED WELL STREET PODIUM MASSING

CHURCH STREET ELEVATION



CURRENT S75W & DA MASSING



REDUCED WELL STREET PODIUM MASSING

PARSONAGE STREET ELEVATION



CURRENT S75W & DA MASSING



REDUCED WELL STREET PODIUM MASSING

WELL STREET & PARSONAGE STREET

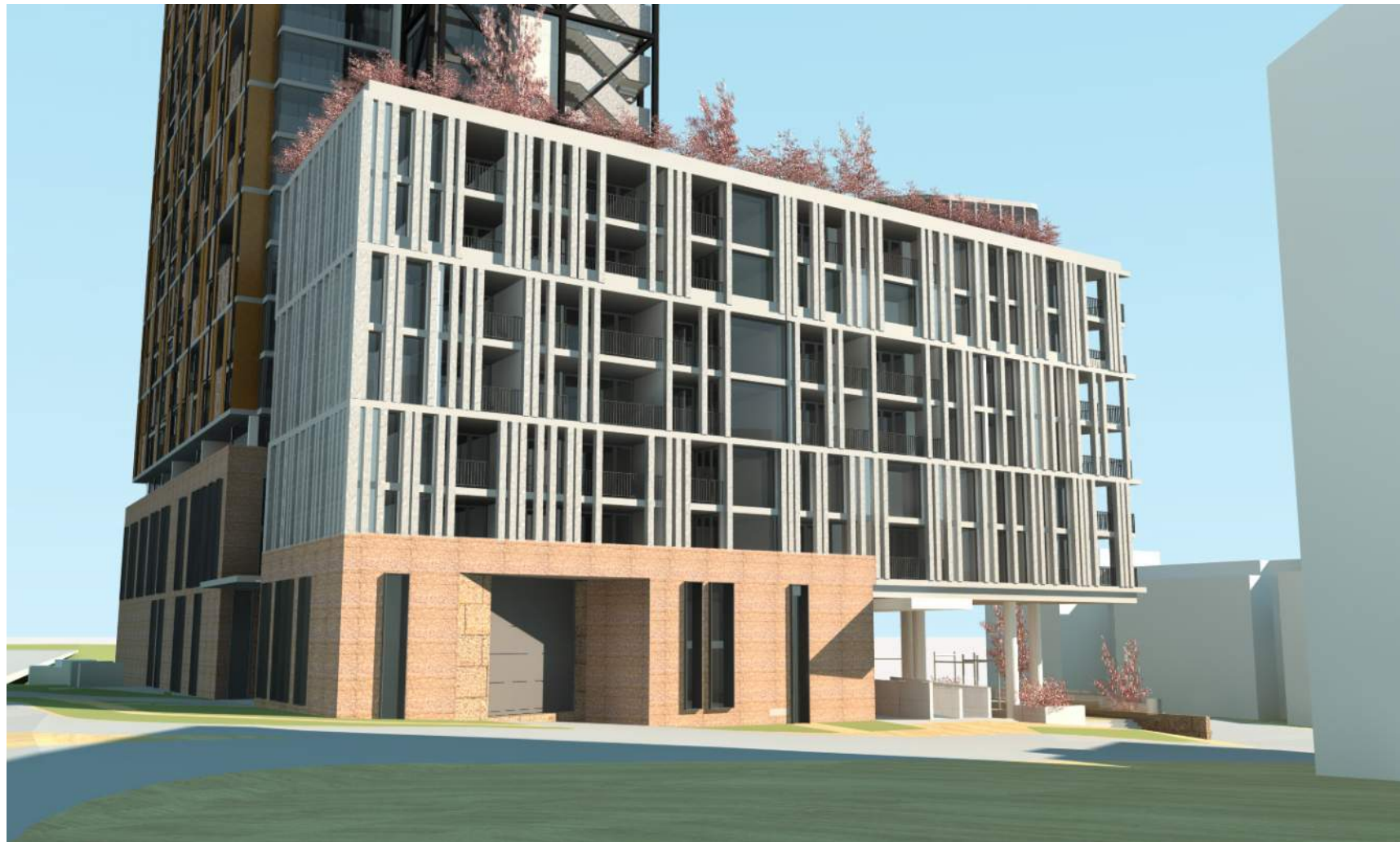


CURRENT S75W & DA MASSING

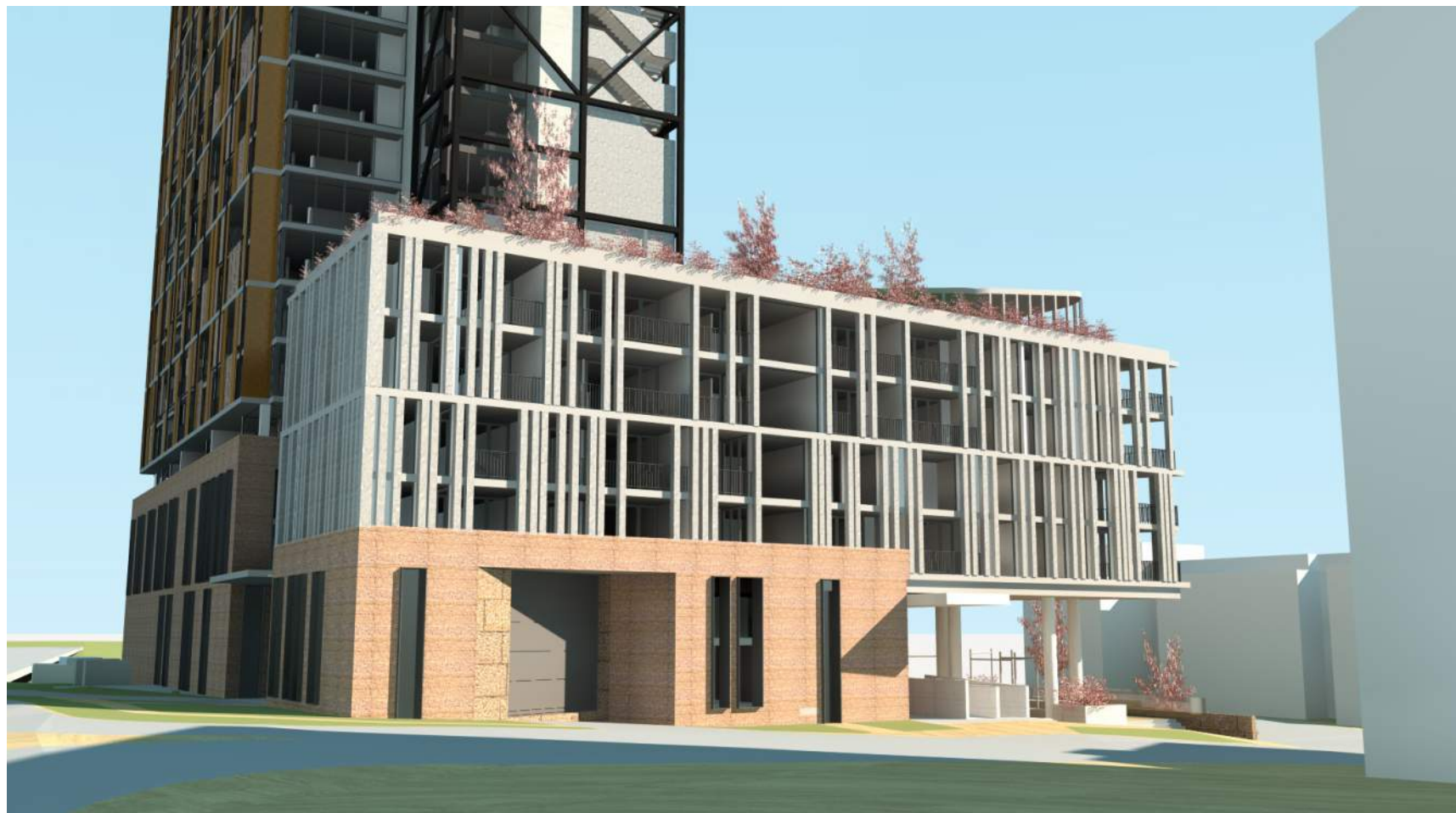


REDUCED WELL STREET PODIUM MASSING

CHURCH STREET & WELL STREET



CURRENT S75W & DA MASSING



REDUCED WELL STREET PODIUM MASSING



CURRENT S75W &
DA MASSING



REDUCED WELL ST
PODIUM MASSING



CURRENT S75W & DA MASSING



REDUCED WELL STREET PODIUM MASSING

SETTLERS PARK - WATERVIEW STREET



CURRENT S75W & DA MASSING



REDUCED WELL STREET PODIUM MASSING

RYDE BRIDGE



CURRENT S75W & DA MASSING



REDUCED WELL STREET PODIUM MASSING

MERITON BUILDING A - LEVEL 3



CURRENT S75W & DA MASSING



REDUCED WELL STREET PODIUM MASSING

MERITON BUILDING D - LEVEL 5



CURRENT S75W & DA MASSING



REDUCED WELL STREET PODIUM MASSING