

Marcus Jennejohn

Subject: FW: MP10_0101 Mod 3 - 21 – 35 Treacy Street, Hurstville - Residential GFA clarity
Attachments: CD00 DRAWING LIST_K.pdf; CD05 BASEMENT 3 PLAN_K.pdf; CD31-1 SECTION F-F + G-G_K.pdf; 201102_GFA CONCEPT PLANS WEST STAGE.pdf

From: Michelle Treisman <mtreisman@stanisic.com.au>

Sent: Tuesday, 3 November 2020 10:12 AM

To: Marcus Jennejohn <Marcus.Jennejohn@planning.nsw.gov.au>

Cc: 'Danny Daher' <danny@wynnconstructiongroup.com.au>; 'Brett Daintry' <brett@daintry.com.au>; 'Frank Stanisic' <fs@stanisic.com.au>; 'Jason Nowosad' <jnowosad@stanisic.com.au>; 'Alex Wilson' <alex@wilsonpropertyolutions.com>

Subject: RE: MP10_0101 Mod 3 - 21 – 35 Treacy Street, Hurstville - Residential GFA clarity

Dear Marcus,

Please see attached drawings and table in response to your queries.

Query 1:

“In Appendix 5 of the application package, can you please clarify the Basement 4A/4B as detailed on CD04 Rev J noting that this level does not appear on Section FF + GG Plan CD31/1. Also in comparing the architectural package (Appendix 5) to the ‘Parking Statement TTPP July 2020’ (Appendix 7) both shown below, there is a notable floor plate difference at level B3A + B, can you please provide background. “

The following amendments have been made to the drawings:

1. Basement 3 floor plate has been cut back to match the plan in the Parking Statement TTPP July 2020 (Appendix 7). Please note that Basement 3A/3B is to be deleted.
2. Basement 3A/3B (dashed line) has been deleted from Sections FF and GG, drawing CD31/1. This is for consistency as Basement 4A/4B has been deleted and does not appear on the sections either.

In summary, Basements 3 and 4 will both be deleted. They have been shown to be deleted in plan and not indicated in Sections FF and GG (as they have been deleted).

Query 2:

“Can you please detail, in addition to the wintergardens (221m²) and snorkel bedrooms (41m²), where is the remaining 653m² residential GFA taken up in the concept floor plans ? I am seeking to understand if the remaining residential GFA is attributed to changes to concept layouts of dwellings, the number of dwellings, changes to the floorplates for facilities or services, etc.”

The GFA table shows where the residential GFA, in addition to the wintergardens (221m²) and snorkel bedrooms (41m²), is taken up in the concept floor plans. (please refer to table attached)

The remaining 653m² residential GFA is made up of 538m² for the boundary adjustment (zero lot line) and 115m² transferred from the reduction in retail area.

The net increase in residential GFA is 800m² and not 915m² given the reduction made in the retail area.

Regards,

MICHELLE TREISMAN
ARCHITECT + ASSOCIATE [NSW 5882]

stanisic architects
02 9358 2588 T
LEVEL 10/ 257 CLARENCE STREET SYDNEY NSW 2000
www.stanisic.com.au

nominated architect: frank stanisic [reg no 4480]

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