

Holly Palmer - FW: MP09_0195 MOD 2 - Modifications to Building C

From: Camille Lattouf <Camille.Lattouf@architectus.com.au>
To: "'Holly.Palmer@planning.nsw.gov.au'" <Holly.Palmer@planning.nsw.gov.au>
Date: 2/8/2012 10:50 AM
Subject: FW: MP09_0195 MOD 2 - Modifications to Building C
CC: Murray Donaldson <Murray.Donaldson@architectus.com.au>, Colin Odbert <Colin.Odbert@architectus.com.au>, Rob Thomas <rthomas@toga.com.au>
Attachments: MP 09_0195 MOD 2_Letter to DoPI.pdf; Herring Rd _Basements + Longitudinal Section_120207.pdf; DA03-002 - Cross Sections_120208.pdf

Dear Holly,

We provide the following response to the points raised in your email below:

- **Points 1 and 2:** Addressed in the attached letter which we provided to DoP&I in response to initial request before receiving the email below. We confirm there will be no increase to the approved GFA for Buildings C and D. A single DA for Buildings C and D has been submitted to Ryde Council.
- **Point 3:** Additional basement level plan attached (Drawing DA-01-001)
- **Point 4:** The attached sections (DA 03-001 and DA 03-002) show the proposed basement parking levels and the approved Concept Plan outline (red dashed line).
- **Point 5:** The approved Concept Plan requires compliance with the car parking rates provided under Commitment 4 of MP 09_0195. Car parking will be provided in accordance with the rates required under the approved Concept Plan. Bicycle parking is also provided, in accordance with the Ryde DCP bicycle parking requirements.

We trust this satisfactorily addresses the matters raised in your email below. If you wish to discuss the above further, please feel free to contact myself or Murray Donaldson on 82528400.

Regards,

Camille Lattouf
 Urban Planner

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From: Holly Palmer [mailto:Holly.Palmer@planning.nsw.gov.au]
Sent: Tuesday, 7 February 2012 9:38 AM
To: Murray Donaldson
Cc: Camille Lattouf
Subject: Fwd: MP09_0195 MOD 2 - Modifications to Building C

Dear Murray,

Thank you for the information below.

Please also see the email below forwarded to your office yesterday.

If you have any questions please do not hesitate to contact me.

Regards,

Holly Palmer |Planning Officer|Metropolitan & Regional Projects South|NSW Department of Planning and Infrastructure www.planning.nsw.gov.au

Room 307 East, 23 - 33 Bridge Street, NSW SYDNEY 2000|GPO Box 39 SYDNEY NSW 2001|☎: 02 9228 6415|

✉: holly.palmer@planning.nsw.gov.au

>>> Subject: Re: MP09_0195 MOD 2 - Modifications to Building C

Dear Murray,

With regard to the above Modification Application and your telephone conversation today with Ben Lusher, could you please provide further clarification, information and additional plans for the assessment of this application. In particular can you please provide the following:

- clarification of any increase to the previously approved GFA due to the conversion of part of the car parking area to 7 residential units;
- detailed justification for any proposed increase to the GFA noting Council's concerns raised during the assessment of the original application regarding density and GFA;
- plans of the proposed additional basement level;
- plans showing the proposed modifications to the previously approved basement levels (to reflect the addition of the proposed basement level) and how these levels will accommodate the approved car/bike parking, storage and loading facilities;
- whether any car parking will be provided for the proposed additional 7 units and/or any justification for changes to the approved car parking rates.

If you have any queries please do not hesitate to contact me,

Regards,

Holly Palmer |Planning Officer|Metropolitan & Regional Projects South|NSW Department of Planning and Infrastructure www.planning.nsw.gov.au

Room 307 East, 23 - 33 Bridge Street, NSW SYDNEY 2000|GPO Box 39 SYDNEY NSW 2001|☎: 02 9228 6415|

✉: holly.palmer@planning.nsw.gov.au

>>> Murray Donaldson <Murray.Donaldson@architectus.com.au> 2/6/2012 5:56 pm >>>

Dear Holly,

We write to provide a clarification to the comments in the Section 75W Modification in relation to the gross floor area allocation under the Concept Approval.

If you have any queries please do not hesitate to contact Camille Lattouf, Urban Planner or myself on 8252 8400.

Regards

Murray Donaldson
Associate Director Urban Design & Planning

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