

Holly Palmer - FW: MP09_0218 MOD 3 - Modification to the Dwelling Mix of Building A - 120-128 Herring Road, Macquarie Park - Council Response

From: Peter Mangels <peter.mangels@rpsgroup.com.au>
To: "Holly.Palmer@planning.nsw.gov.au" <Holly.Palmer@planning.nsw.gov.au>
Date: 2/21/2012 10:22 AM
Subject: FW: MP09_0218 MOD 3 - Modification to the Dwelling Mix of Building A - 120-128 Herring Road, Macquarie Park - Council Response

Dear Holly,

I refer to your email dated 14 February regarding Council's submission to the above application. Council's comments appear to be statements rather than issues being raised. Nevertheless we provide the following response to assist with your assessment:

- In response to Council's comments regarding s94 contributions, the study is open and does not provide the privacy required for a second bedroom. The storage shown within some of the studies is the primary storage for the unit and supplements the small wardrobe space for the bedroom. Therefore the study cannot be used for a bedroom and s94 contributions should not be applied to these areas accordingly. This is consistent with the Department's approach for the previous modification application relating to dwelling mix.
- In response to comments on the change in dwelling mix and social impact, the proposal will help to meet the current and anticipated future market demand as detailed in the s75W application and it is therefore expected that the modification will have a beneficial social impact.
- Future buildings within Macquarie Central (Buildings B, C, D and E) are required to be designed to meet target requirements of the BASIX Certificate. The energy efficiency rating of dryers, which are to be nominated within a BASIX assessment report at the development application stage for these buildings, will be met in the future.

Thank you for the opportunity to provide a response to Council's submission. We trust that this information will allow you to finalise your assessment however if any issues remain outstanding or you require further detail please do not hesitate to contact me.

Regards



Peter Mangels
Planner
 E peter.mangels@rpsgroup.com.au
 W www.rpsgroup.com.au

Level 12, 92 Pitt Street,
 Sydney, NSW, Australia,
 2001

GPO Box 4401, Sydney, NSW, 2001 T +61 2 8270 8300 F +61 2 8270 8399

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From: Holly Palmer [mailto:Holly.Palmer@planning.nsw.gov.au]
Sent: Tuesday, 14 February 2012 1:29 PM
To: Peter Mangels
Subject: Fwd: MP09_0218 MOD 3 - Modification to the Dwelling Mix of Building A - 120-128 Herring Road, Macquarie Park - Council Response

Dear Peter,

Following our discussion earlier today regarding the above Modification Application, please see the email below and council's response.

It would be appreciated if you could review Council's letter and provide a response to the issues raised.

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

>>> Holly Palmer 2/8/2012 11:47 am >>>

Dear Steve,

With regard to the above Modification Application, please see City of Ryde Council's attached letter in response to the proposed modifications.

It would be appreciated if you could review Council's letter and provide a response to the issues raised.

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

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