



Contact: Natasha Harras
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Our ref: MP09_0219

Mr Brian Mann
Director
Robertson & Marks Architects Pty Ltd
Ground Floor 11-17 Buckingham Street
SURRY HILLS NSW 2010

13/12656

Dear Mr Mann

Compliance with Condition B2 of Stage 1 Project Approval for Residential Development at 41 Belmore Street, Ryde (MP09_0219).

I write in response to a letter from City Plan Services dated 10 July 2013, on behalf of Holdmark Property Group regarding condition 'B2' of the above Project Approval, as well as additional information submitted on 22 and 26 July.

I can advise that the submission, as detailed in Schedule 1 of Attachment A, meets the requirements of Condition B2.

With regards to the allocation of parking (Condition B2(b)), please ensure that 41 visitor car spaces are provided, and that the remaining car spaces are allocated to the units based on the approved car parking rates, being:

- 0.6 – 1 space per 1 bedroom apartment;*
- 0.9 – 1.2 space per 2 bedroom apartment;*
- 1.4 – 1.6 spaces per 3 bedroom apartment.*

It should be noted that although amended landscape plans were submitted with the amended architectural plans, the landscape plans have not been approved as part of this condition discharge. Condition B3 requires landscape plans to be approved by the Council prior to the issue of the relevant construction certificate. The final form of the landscape design is therefore a matter to be determined in conjunction with Council and in accordance with the requirements of Condition B3.

Should you have any further enquiries about this matter, please contact Natasha Harras, on 02 9228 6332 or via email at Natasha.Harras@planning.nsw.gov.au.

Yours sincerely,

Heather Warton
Director, Industry Social Projects and Key Sites

8/8/13

ATTACHMENT A

Schedule 1

Architectural Drawings prepared for the Preferred Project Report by Robertson + Marks (Job No. 10068-2)			
<i>Drawing No.</i>	<i>Revision</i>	<i>Name of Plan</i>	<i>Date</i>
A101/12	12	Basement Plan	18.07.2013
A102/11	11	Upper Basement Plan	18.07.2013
A103/11	11	Lower Ground Floor Plan	18.07.2013
A104/10	10	Ground Floor Plan	25.07.2013
A105/9	9	Level 1 Floor Plan	25.07.2013
A106/10	10	Level 2 Floor Plan	25.07.2013
A107/11	11	Level 3 Floor Plan	25.07.2013
A108/9	9	Level 4 Floor Plan	25.07.2013
A109/6	6	Level 5 Floor Plan	25.07.2013
A110/5	5	Level 6 Floor Plan	01.07.2013
A111/6	6	Level 7 Floor Plan	17.07.2013
A112/5	5	Level 8 Plan	01.07.2013
A113/5	5	Level 9 Plan	01.07.2013
A114/5	5	Level 10 Plan	01.07.2013
A115/5	5	Level 11 Plan	01.07.2013
A117/5	5	Roof Plan	01.07.2013
A118/10	5	Rothsay Avenue Elevation	25.07.2013
A119/9	9	Belmore Street Elevation	25.07.2013
A120/8	8	Hamilton Crescent Elevation	01.07.2013
A121/9	9	New Foreshore Link Elevation	25.07.2013