

30 November 2010

City of Canada Bay Council
Civic Centre
1a Marlborough Street
Drummoyne NSW 2047

Architecture
Urban Design
Planning
Interior Architecture

Attention: Gary Sawyer
General Manager

RE: Site 2A and 3A, Walker Street Rhodes
Major Project MP 10_0105

Dear Gary,

We write on behalf of Billbergia Developments Pty Ltd in response to the City of Canada Bay Council's (Council) request to confirm the area of the site proposed to be dedicated as public open space and how the embellishment of the public open space could be progressed as part of a design and approval process separate to the proposed Part 3A Major Project.

Architectus Sydney
Level 3 341 George Street
Sydney NSW 2000 Australia
T 61 2 8252 8400
F 61 2 8252 8600
sydney@architectus.com.au
www.architectus.com.au

At the meeting with Council on 29 November 2010, agreement was reached to divide off the public open space areas from the Part 3A Major Project Application, to allow all Council to resolve the detailed open space design in a separate design and approval process. Billbergia Developments Pty Ltd agree to this approach and would be pleased to be a party to future discussions about the public open space, to ensure the public and private domain are integrated and appropriate public facilities are provided.

Auckland
Brisbane
Melbourne
Shanghai
Sydney

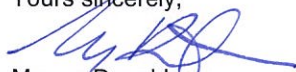
It was agreed that all relevant architectural drawings for the Part 3A Major Project Application showing the public open space will include a notation: *"Public facility and public open space indicative only and subject to a separate Development Application"*.

It was also agreed that a plan of the public open spaces areas will be provided to Council outlining those areas which are to be dedicated, and will be the subject of a separate design and approval process. Attached is a plan prepared by SJB Architects showing the areas of site to be dedicated as public open space to Council. A total of 11,530sqm of public open space is achieved, which exceeds the minimum 11,030sqm of public open space referred to as "Dedication Land" under the VPA.

An area of 490sqm of open space fronting Walker Street, in front of Building D is included in the total public open space calculation. This area includes a publicly accessible ramp to provide equitable access from the lower plaza level at the corner of Gauthorpe Street and Walker Street to the public pedestrian link between Building A and D and offers an alternative means of equitable access to the upper public plaza level. We consider this equitable access provides a public benefit and should be included in the Dedication Land.

If you have any queries please do not hesitate to contact me on 8252 8400.

Yours sincerely,



Murray Donaldson
Associate and Urban Planner

cc. Andrew Smith, Team Leader, Metropolitan Projects, Department of Planning

Architectus Group Pty Ltd
ABN 90 131 245 684

Managing Director:
David Sainsbery
Nominated Architect
NSWARB 5551
ARBV 13176