

7 December 2022

17156

Att: Lucinda Craig  
Planning Officer  
Department of Planning and Environment  
12 Darcy Street,  
Parramatta NSW 2150

## Response to Additional Information Request and Council Submission

Dear Lucinda,

This letter has been prepared to respond to the two dot points raised within the Department of Planning's additional information request letter, uploaded to the Major Projects Portal on 6 December 2022 and the City of Ryde submission dated 1 December 2022.

### Department of Planning Additional Information Request

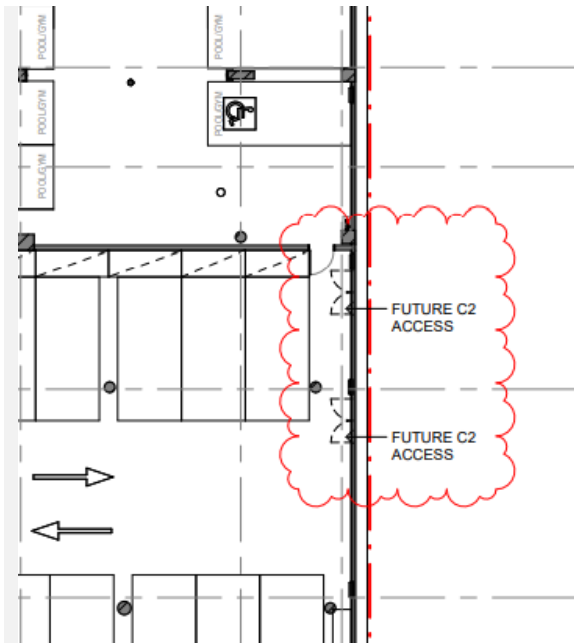
The Department has requested that the following additional information be provided:

- Confirm the location of the future access to Building C2, as the one of the proposed access points appear to differ from the Stage 2 Building C2 plans (aligning instead with a Hydrant and Sprinkler riser).
- Provide additional details into the reconfiguration of the fire control room, cold water pump room and plant room, including whether landscaping along the street frontage would be impacted.

A response to each matter is provided below.

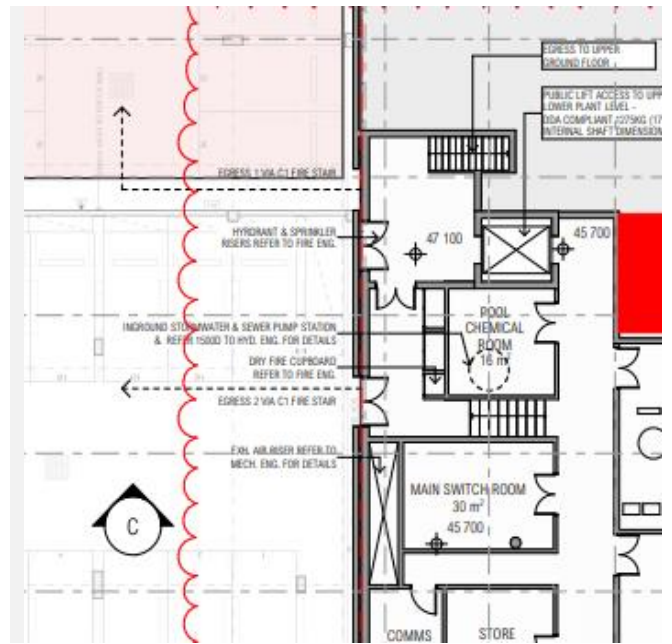
- **Confirm the location of the future access to Building C2, as the one of the proposed access points appear to differ from the Stage 2 Building C2 plans (aligning instead with a Hydrant and Sprinkler riser).**

Figures 1 and 2 below provide a comparison of the future access between Buildings C1 and C2 and demonstrates that the future access points align. We confirm that a previous version of the Stage 2 plans would have resulted in the alignment of the entry with a hydrant and sprinkler riser, however a comparison of the most recent set of plans relating to Stage 2, and those before the Department of Planning currently, demonstrates that the openings align with the plan set provided as part of the subject modification request.



**Figure 1** Stage 1 Mod 5 – C1 Basement 3 Floor Plan, Rev E

Source: Crone Architects

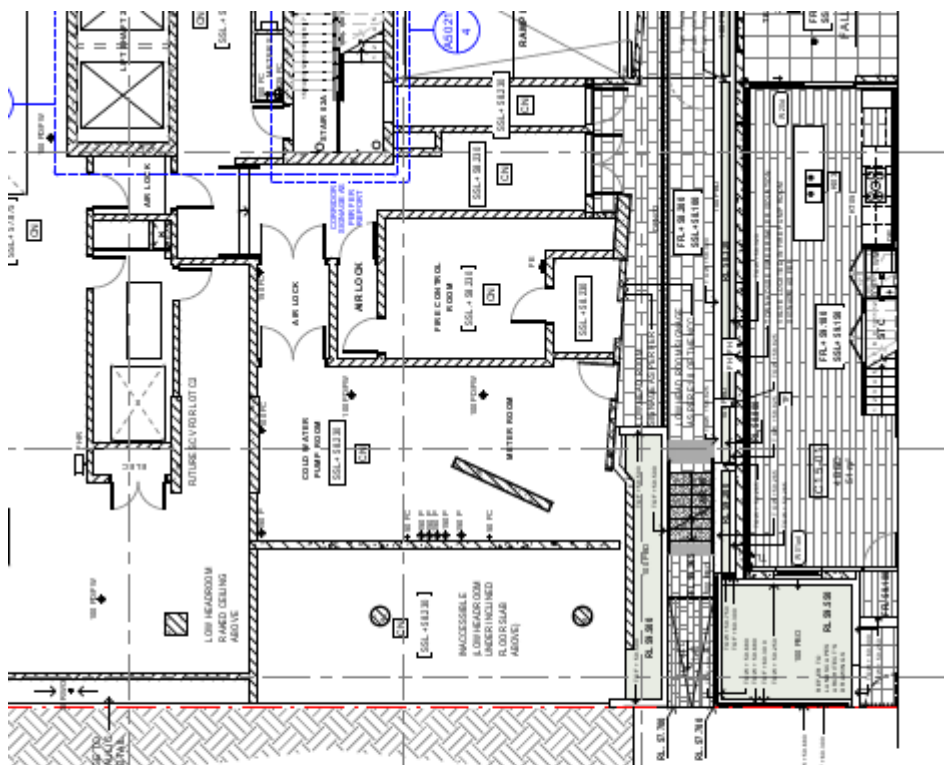


**Figure 2** Stage 2 Plans – C2 Basement Floor Plan, Rev 10

Source: CHROFI

- **Provide additional details into the reconfiguration of the fire control room, cold water pump room and plant room, including whether landscaping along the street frontage would be impacted.**

An extract from the Construction Drawings is provided at Figure 3 below, providing additional detail of the configuration of the plant rooms near the entry to Building C1.2.

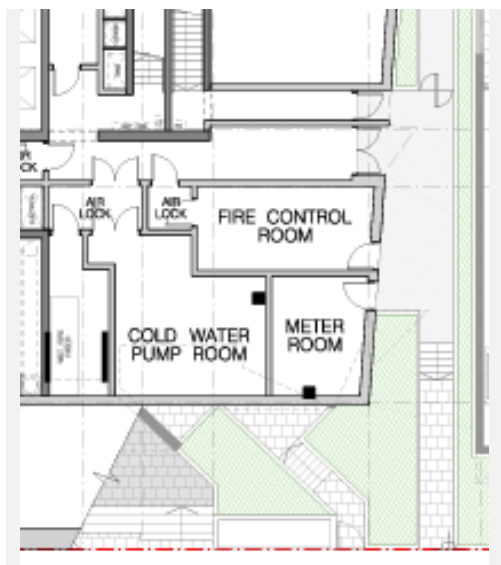


**Figure 3** Extract from C1 Construction Drawings, showing the construction detailing of the fire control, pump room and plant room.

Source: Crone Architects

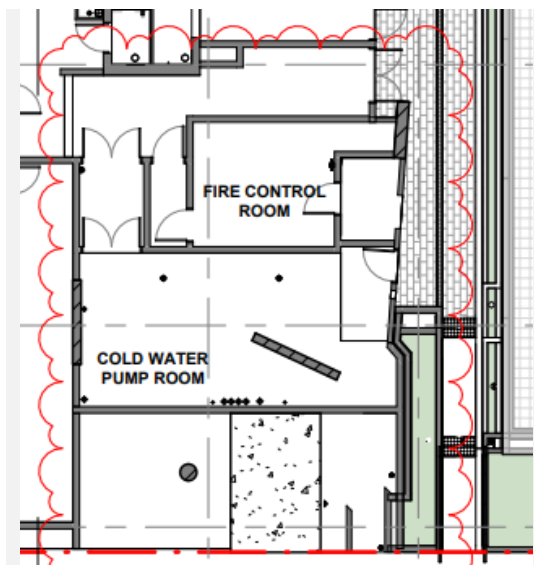
It is noted that the plans submitted as part of the Mod 5 request do not show the landscaping in the same way as the previous plan set. This is due to the change in the levels across the site and differences in drafting between architects. When the Upper Ground Floor Plan submitted with the subject modification is viewed, it is clear that the area between the courtyard and the road is to be retained as landscaped area (other than the Hydrant Booster location), consistent with the approval indicated at Figure 4 below. Figure 5 provides an extract from the proposed Lower Ground Floor and Figure 6 provides an extract from the Proposed Upper Ground Floor Plan, demonstrating the landscaped arrangement proposed.

Figures 7 and 8 provide extracts from the 3d model without landscaping shown which demonstrates the view of the landscaped area/courtyard (note the hydrant booster forming part of the front fence), and the relationship between the landscaping shown on the floor plans and how it appears in section plan. The planters are approximately 1m deep and extend from the front of the courtyard to the Hydrant Booster.



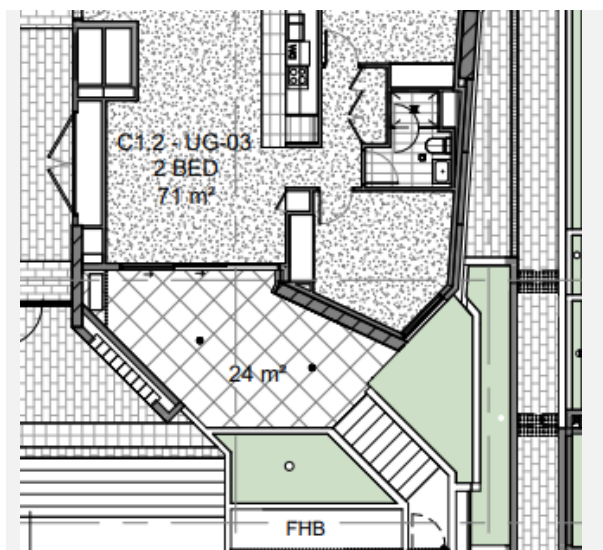
**Figure 4** Stage 1 Mod 2 Approved Lower Ground Floor Plan extract

Source: Candalepas Associates



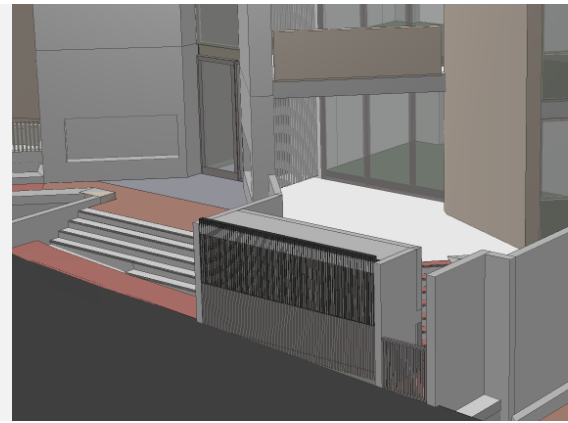
**Figure 5** Stage 1 Mod 5 - Lower Ground Floor Plan extract, Rev E

Source: Crone Architects



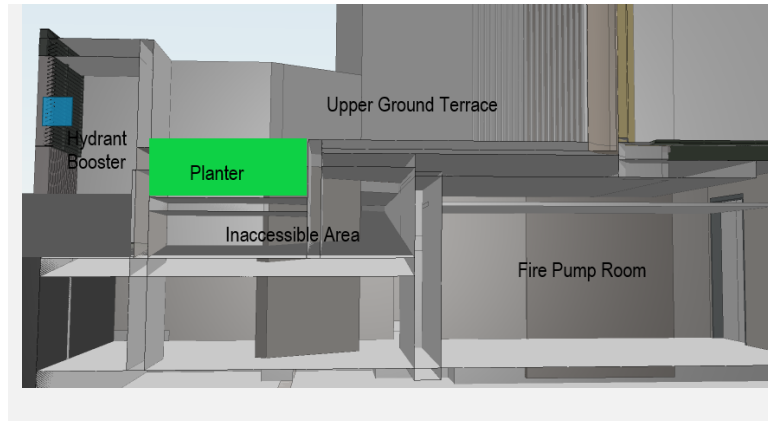
**Figure 6** Stage 1 Mod 5 - Upper Ground Floor Plan extract, Rev E

Source: Crone Architects



**Figure 6** 3d Model view of subject courtyard

Source/Notes: Crone Architects



**Figure 7** Section view of the pump rooms and courtyard

Source/Notes: Crone Architects

The modification does not result in any change to the landscaping along the street frontage.

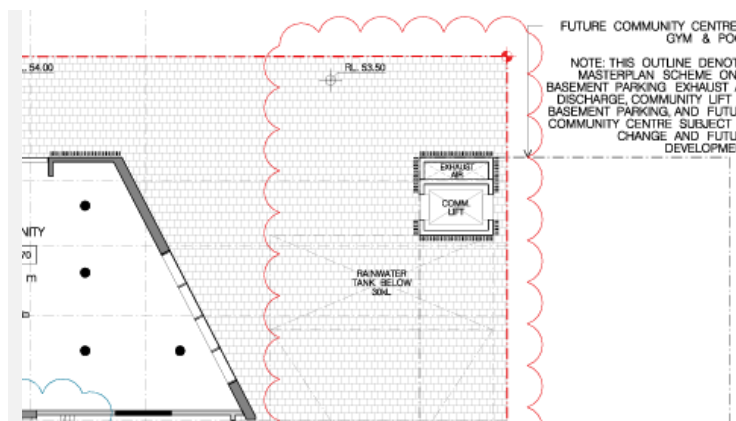
### Council Submission

The City of Ryde provided comments in relation to the proposal on the 1 December 2022, as per the following:

- Basement 1 plans show proposed amendment in regards to the Exhaust Air Discharge which affects the Waste Loading Dock. Please ensure that this will not impede on the height clearance of the truck and that there will be no exhaust fumes occurring in the loading dock area. A min 4.5m head clearance would be required.**

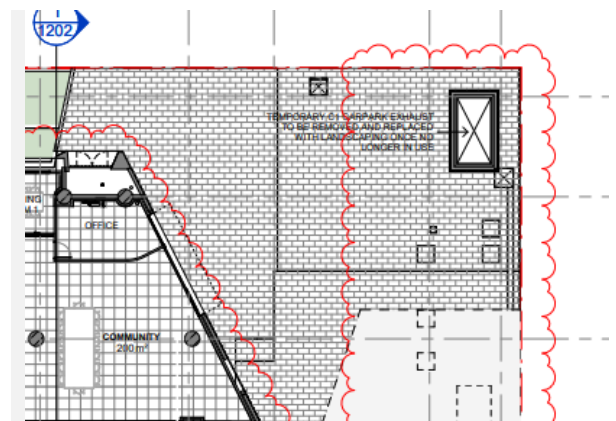
The Waste Loading Dock area is not affected by the relocation of the Exhaust Air Discharge. The relocated Exhaust only relates to the carpark area which is not attached to the Waste Loading Dock. The Waste Loading Dock has a separate exhaust system to that of the carpark and as a result of this modification there is no change proposed to the Waste Loading Dock or it's exhaust system. There will be no change to the height of the loading dock which will maintain a min. 4.5m head clearance as required.

The proposed amendments to the exhaust air discharge relate to the relocation of Building C1 carpark exhaust locations into Building C2, with a temporary location nominated in the eastern corner of the site which is annotated as to be removed and replaced with landscaping once no longer in use, i.e. when Building C2 is completed and the new exhaust location is constructed within the built form. Figures 8, 9 and 10 below show the approved location of the C1 car park exhaust, the proposed amendments sought as part of the subject modification and the Stage 2 plans currently before the Department. Figure 11 demonstrates the location of the exhaust within the C2 building on the proposed Low Ground Floor Plan.



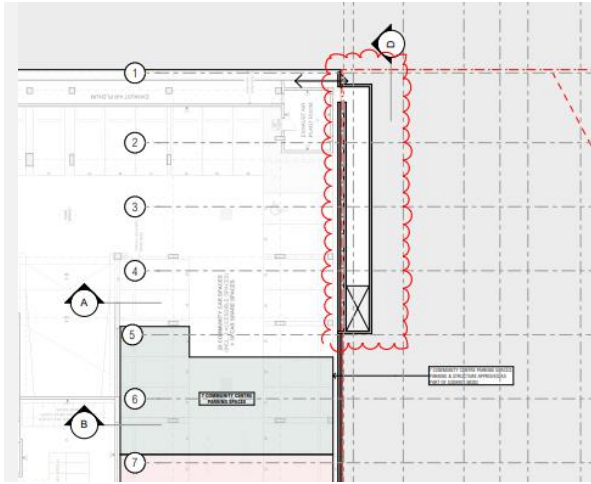
**Figure 8** Stage 1 Mod 2 Approved Lower Ground Floor Plan extract

Source: Candalepas Associates



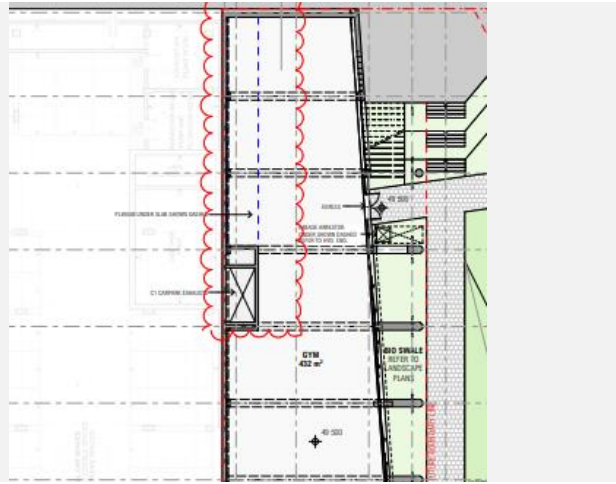
**Figure 9** Stage 1 Mod 5 - Lower Ground Floor Plan extract, Rev E

Source: Crone Architects



**Figure 10 Stage 2 Plans – C2 Basement Floor Plan, Rev 10**

Source: CHROFI



**Figure 11 Stage 2 Plans – C2 Lower Ground Floor Plan, Rev 11**

Source: CHROFI

We confirm that the modifications sought do not result in any change to the exhaust air discharge affecting the loading dock, exhaust fume discharges or changes to the height clearances.

We trust that the above information is sufficient to enable the finalisation of the modification application.

Please do not hesitate to contact me on 0488 544 002 should you have any further questions.

Yours sincerely,

**Jessica Saunders**  
Principal, Planning