

8 December 2014

Amy Watson
Team Leader – Key Sites and Social Projects
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Amy,

**North Ryde Station Precinct, M2 Site, State Significant Development (SSD_5093):
Amendment to GFA Allocation**

We write on behalf of UrbanGrowth NSW with regard to SSD_5093 which was lodged in May 2014 and the subsequent Response to Submissions Report lodged on 4 November 2014.

We seek to make minor amendments to the allocated GFAs for two of the nineteen lots associated with the proposed subdivision. These amendments do not increase the overall proposed GFA on the site and result in only a minor modification to accommodate the reallocation of the Community Facility to Lot 104 as outlined in the Response to Submissions report.

The proposed amendment affects Lot 104 and Lot 105 with the revised GFA as follows:

- Lot 105: 24,136sqm; and
- Lot 104: 49,385sqm.

The proposed amendments are shown on the GFA - Allocation Plan DA01-003 Revision G prepared by Bates Smart and provided in Attachment A. The proposed amendments also result in the following revisions to 'Table 14 - Proposed GFA Allocation' in Section 4.4.1 of the Response to Submissions report.

TABLE 1 – PROPOSED GFA ALLOCATION

PROPOSED LOT DESCRIPTION	MAXIMUM GFA ALLOCATION (SQM)
Development Lot 104	51,836 49,385sqm
Development Lot 105	21,684 24,136sqm
Development Lot 107	4,332
Development Lot 201	42,949
Development Lot 202	25,626
Development Lot 203	28,468

PROPOSED LOT DESCRIPTION	MAXIMUM GFA ALLOCATION (SQM)
Development Lot 204	15,764
Development Lot 205	29,210
Development Lot 206	5,413
Development Lot 207	6,883
Development Lot 208	6,754
TOTAL	238,919

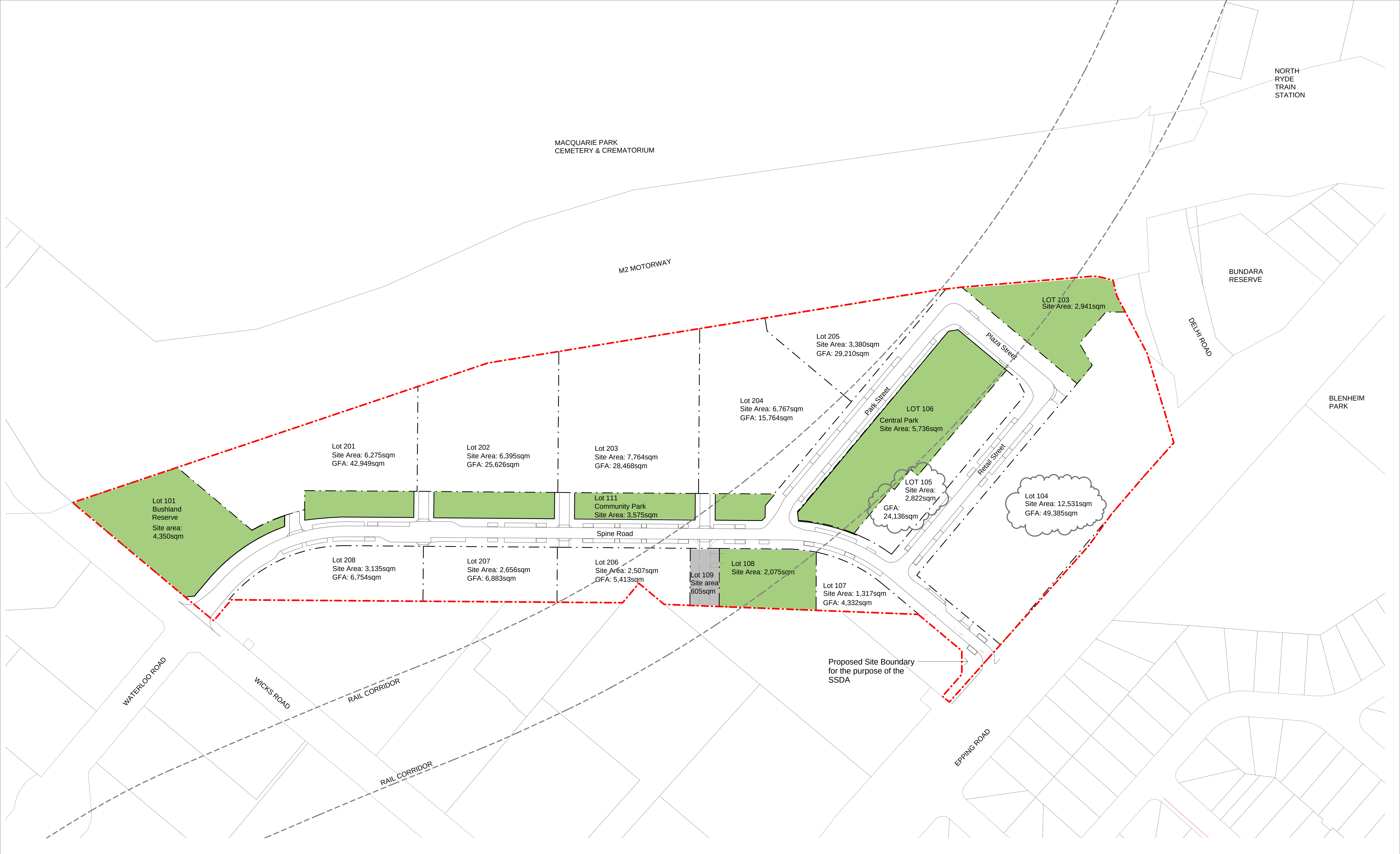
We trust that this letter and attached plan are sufficient to supersede the GFA allocations provided as part of the proposed development description in the Response to Submissions Report. Myself or Murray Donaldson would be happy to discuss this with you further and can be contacted on 8233 9900.

Yours sincerely,



Sarah Houston
Senior Consultant

Attachment A: GFA - Allocation Plan



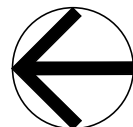
Client



G	19/11/2014	SSDA	LF	JF
F	31/10/2014	SSDA	LF	JF
E	28/10/2014	SSDA	LF	JF
D	22/10/2014	SSDA	HB	NB
C	26/05/2014	SSDA	GH	NB
B	26/05/2014	SSDA	GH	NB
A	16/05/2014	SSDA DRAFT	GH	NB
Revision	Date	Description	Initial	Checked

North Ryde Station Precinct
M2 Site: State Significant Development,
Urban and Landscape Design

GFA - Allocation Plan



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Scale	1:1000 @ A1	(1:2000 @ A3)
Drawn	MC	Checked JF
Project no.	s11697	
Status	SSDA	
Plot Date	19/11/2014 3:15:13 PM	
Plot File		
Drawing no.	DA1-003	Revision
		G

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