

From: [Tim Colless](#)
To: [Simon Truong](#)
Subject: RE: MOD 1 SSD 5175 - Eastern Creek Business Hub
Date: Friday, 18 March 2016 11:58:22 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Simon,

Further to the below, I note that the Section 2 of the RtS letter from JBA requested an increase in the "maximum building heights from existing ground level" because of the increase from "DA levels".

Now that we have established that the BEL will be the same or below the existing ground level in almost all instances (as below), I confirm that the request to increase the "maximum building heights from existing ground level" are no longer relevant and can be withdrawn from your assessment of the S.96 MOD.

If you require any clarification, please let me know.

Regards

Tim Colless | Project Manager

Parramatta Park & Western Sydney Parklands Trusts

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From: Tim Colless
Sent: Thursday, 17 March 2016 2:34 PM
To: Simon Truong; 'Jim Murray'
Cc: George Henien; 'ghenien@hansenyuncken.com.au'
Subject: RE: MOD 1 SSD 5175 - Eastern Creek Business Hub

Hi Simon,

Apologies, I misunderstood your request.

The RtS letter is unclear in the reference to "DA levels".

The original project team did not include bulk earthworks to pads in the scope of the initial application which is one of the main reasons we prepared a s.96. So the "DA levels" actually refer to a midpoint in the existing levels because that is what is captured under the original DA.

I'm sorry this wasn't articulated better but from the perspective of visual impact, the proposed PAD levels will provide a lesser impact (ie lower heights). The following table compares proposed pad levels and the existing contours as per [Plan No. 8801/DA02 Rev A](#) by J. Wyndham Prince.

PAD	Existing contours fronting roads based on Survey	Proposed BEL
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PAD 1	RHRS: 43.3 in the south to 42.6 in the north.	43.00
PAD 2	RHRS: 43.0 in the south to 47.3 in the north.	44.00
PAD 3	RHRS: 48.0 in the south to 50.6 in the north. Church: 50.6 in the west to 44.5m in the east.	44.00
PAD 4	Church: 44.5 in the west to 41.0m in the east.	42.00

Please let me know if you have any questions.

Regards

Tim Colless | Project Manager

Parramatta Park & Western Sydney Parklands Trusts
Mob: 0403 234 066

From: Tim Colless
Sent: Thursday, 17 March 2016 11:16 AM
To: Simon Truong; 'Jim Murray'
Cc: George Henien; 'ghenien@hansenyuncken.com.au'
Subject: RE: MOD 1 SSD 5175 - Eastern Creek Business Hub

Hi Simon,

Confirming Pad 3 is proposed to be BEL 44.00m as per the drawings. Reference to the increase to BEL 45.00 in the RtS letter is incorrect.

Regards

Tim Colless | Project Manager

Parramatta Park & Western Sydney Parklands Trusts
Mob: 0403 234 066

From: Simon Truong
Sent: Thursday, 17 March 2016 10:50 AM
To: Tim Colless; 'Jim Murray'
Cc: George Henien; 'ghenien@hansenyuncken.com.au'
Subject: RE: MOD 1 SSD 5175 - Eastern Creek Business Hub

Noted. Thanks Tim!

Further, I note the RtS states PAD 3 has changed from RL44m to RL45m. However, I note that you have previously clarified that the proposed earthworks for PAD 3 will have RL44m (RL 44m shown on plans as confirmed by yourself previously).

Can you clarify the current approved RL for PAD 3?

Happy to discuss if unclear.

Regards

Simon Truong

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From: Tim Colless
Sent: Thursday, 17 March 2016 10:09 AM
To: 'Jim Murray'; Simon Truong
Cc: George Henien; 'ghenien@hansenyuncken.com.au'
Subject: RE: MOD 1 SSD 5175 - Eastern Creek Business Hub

Hi Simon,

Apologies for the confusion on this matter.

Please disregard the below email from Jim. The documentation on DPE's Major Projects webpage is correct ie BULK EARTHWORKS PLAN DA-30 Issue B was submitted as part of the Response to Submissions after Issue C which was part of the initial modification documents and is the relevant drawing to consider in determination.

I note this means my email of 15/03/2016 is correct in the way that the NW corner of PAD 2 addresses the private residence and Beggs Road.

Please call me if you have any questions. Again, sorry for the confusion.

Regards

Tim Colless | Project Manager

Parramatta Park & Western Sydney Parklands Trusts

Mob: 0403 234 066

From: Jim Murray [<mailto:JMurray@jbaurban.com.au>]
Sent: Wednesday, 16 March 2016 1:27 PM
To: Simon Truong
Cc: Tim Colless; George Henien; ghenien@hansenyuncken.com.au
Subject: MOD 1 SSD 5175 - Eastern Creek Business Hub

Hi Simon,

We have picked up an error on the major projects website. The Civil Engineering report Revision B and civil drawings DA30/C, DA35/C and DA45/C are located in the Modification Request folder and should be in the Response to Submissions folder:

Can you please confirm that the correct documents are being assessed.

Kind regards

Jim Murray Principal Planner

Office +61 2 9956 6962 Mobile +61 420 960 216

jbaurban.com.au - Level 7, 77 Berry Street, North Sydney (PO Box 375, North Sydney NSW 2059)



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