

Mr Duncan Miller
Manager
Miller Property Group
7/355 Hillsborough Road
WARNERS BAY NSW 2282

29/11/2021

Dear Mr Miller,

Horizon at Lee 5 – Basement and Site Analysis Plans (SSD-9827-PA-7)

I refer to the amended basement plans and Site Analysis Plan for incorporation into the Construction Certificate (CC) Drawings in accordance with Condition B2, Schedule 2, Part B of the development consent for the Horizon at Lee 5 Mixed Use Development (SSD-9827, as modified).

The Department has carefully reviewed the documents and is satisfied that they comply with the requirements of Condition B2(b)(i),(iii) and B2(d), as they:

- include the requisite number and location of car parking spaces; and
- remove references to pedestrian through site links.

In respect of Condition B2(b)(ii), I note:

- That the amended basement plans are labelled variously as, Issued for Coordination, Not for Construction, Construction Certificate and Issued for s4.55 Approval.
- Your undertakings in the Sketch Typical Car Park Detail drawing, to install signage on the oversized parking spaces which states, no parking on hatched area with the space suitable for one vehicle only, and pavement hatching of those no parking zones.

Accordingly, the Planning Secretary has approved the amended basement plans and amended Site Analysis Plan, all prepared by CKDS Architecture/Hill Thalys, for incorporation into the CC Drawings, as follows:

- Basement Level 1 Plan, Dwg A-0102 , Issue K, dated 3/11/2021.
- Basement Level 2 Plan, Dwg A-0101, Issue K, dated 3/11/2021.
- Sketch Typical Car Park Detail, Dwg SK-103-A, dated 8/11/2021.
- Ground Floor Plan, Dwg A-0103, Issue G, dated 1/09/2021 (which amends Site Analysis Plan, Dwg DA-007, Rev E, dated 23/1/2020).

The documents will now be made publicly available on the Department's Major Project Website.

Could you please ensure that they are also placed on your project website at your earliest convenience.

Yours sincerely,



Keiran Thomas
Director Regional Assessments
Regional Assessments

As nominee of the Secretary