

Our Ref: B1821

18 February 2008

The Director General
Department of Planning
GPO Box 39
SYDNEY NSW 2000

Dear Sir,

Section 75W Application, Lot 32, Riverwalk, Ermington
Attention: Mr Robert Thornton

We refer to a 29 January 2008 meeting between Mr Thornton of the Department of Planning and Messrs Kudinar and Kennan concerning the application to modify an existing consent over the subject site pursuant to section 75W of the Environmental Planning and Assessment Act 1979.

Please find attached a table of the proposed amendments to the approved development as requested by Mr Thornton.

Should additional information be required, please contact Mr Neil Kennan of this office.

Yours faithfully,
NEXUS ENVIRONMENTAL PLANNING PTY LTD
per:



Neil Kennan

Consultants in:

Town Planning
Environmental Assessment

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Attachment 1

Section 75W - Lot 32 Riverwalk, Ermington

Amendment	Reason for amendment	Impact of amendment
Basement Level		
1. Area of basement increased.	Apartment footprint is greater than the footprint of the basement. To provide a structural base for the apartments above the basement, a wall must be provided at the basement level. It is considered more efficient to increase the basement so that the required structural wall becomes the wall of the basement.	Provision of more basement area allows for increase in the width of the car parking spaces from 2.4m to 3m plus an increase in the number of car parking spaces from 34 to 39. Better arrangement and increase in storage area for residents.
2. Reduction in size of lift and lift well.	To match current manufacturer's specifications for lift.	Reduction in lift well size will allow for more efficient use of space.
3. Garbage room, hot water heater, WC, electricity & telephone cupboard rearranged to provide more bike racks.	Provision of additional bike racks and better organisation of services in basement area.	Better amenity for bike users and better organisation of services.
4. Additional pedestrian exit from basement added.	To provide an additional exit from the basement in case of failure of lift.	Increase in the general amenity of residents.
5. Relocation of rain water tank.	More appropriate location of tank.	No impact other than more efficient location of the rainwater tank.
6. Opening of rear basement wall amended.	Better ventilation of the basement car park.	Increase in amenity of the car park area.
7. Eastern pedestrian exit adjusted.	Amendment of basement requires amendment to exit as proposed.	Better amenity in basement.
Ground Floor Level		
1. Columns added to balconies	Structural stability.	No impacts other than structural.
2. Reduction in lift well area.	To meet current manufacturer's specifications.	Allows more efficient use of internal areas of apartments.
3. Adaptable unit relocated to 1 st floor.	Courtyard of ground floor unit is stepped and hence not suitable for use for adaptable unit.	Better amenity for disabled persons and better use of stepped courtyard area.
4. Exit from basement added.	To provide better access to units if lift fails.	Increase in general amenity for residents.
5. Bathroom and ensuite adjusted.	To use additional area available after reduction in lift well size.	Better amenity to residents of unit.
6. Bathroom, ensuite and laundry adjusted.	Adjustment needed to provide a better lobby area.	General amenity for residents.
7. Entry to unit amended.	Adjustment needed to provide a better lobby area.	General amenity for residents.
First Floor Level		
1. Column added to balconies.	Structural support of the balcony.	No impacts other than structural.

Amendment	Reason for amendment	Impact of amendment
2. Reduction in lift well area.	To meet current manufacturer's specifications.	Allows more efficient use of internal areas of apartments.
3. Adaptable unit added.	Relocation from ground floor.	Better amenity for disabled residents.
4. Laundry and bathroom reconfigured.	Additional room available after reduction in lift well.	Better amenity for residents.
5. Bathroom and study adjusted to provide better lobby and study design.	Provision of better apartment design.	Better amenity for residents.
6. Bathroom, laundry and ensuite adjusted.	Provision of better apartment design and lobby.	Better amenity for residents.
<i>Second Floor Level</i>		
1. Reduction in lift well area.	To meet current manufacturer's specifications.	Allows more efficient use of internal areas of apartments.
2. Laundry located to rear of lift well and study relocated to upper floor level. Stair orientation altered.	To provide better internal layout of apartment.	Better amenity for residents.
3. Dining room, bathroom and laundry rearranged.	To provide for better location of plumbing system.	Better location of services to the apartments.
4. Bathroom, ensuite and laundry adjusted.	To provide better lobby and entry.	Better amenity for residents.
<i>Third Floor Level</i>		
1. Stair location adjusted. Bedrooms rearranged to provide alcove and ensuite relocated to provide better plumbing to apartment below.	To provide better use of services.	Better use of services and amenity for residents.
2. Ensuite adjusted and stairs rearranged.	To provide a better arrangement for the study.	Better amenity for residents.