

Simon Truong - RE: Re: FW: Block 4S Queries

From: "Alex Sicari" <Alex.Sicari@frasersproperty.com.au>
To: "Simon Truong" <Simon.Truong@planning.nsw.gov.au>, "Gordon Kirkby" <GKirkby@jbaplanning.com.au>
Date: 4/09/2013 8:54 PM
Subject: RE: Re: FW: Block 4S Queries
CC: "Ben Lusher" <Ben.Lusher@planning.nsw.gov.au>, "Mark Brown" <Mark.Brown@planning.nsw.gov.au>, "Michael Goldrick" <Michael.Goldrick@frasersproperty.com.au>, <rpalmer@fosterandpartners.com>, <EKirkman@jbaplanning.com.au>, <trevorhamilton@nettletontribe.com.au>
Attachments: 130904 - B4S GFA sk117-sk132 (clarification provided to DPI) pt 1.pdf

Hi Simon et al

Apologies for our tardiness

The area schedule on drawing 5013[4] as submitted with the SSDA confuses GFA, NLA, and external area. It does not measure Residential vs Non-Residential GFA.

As such, we have carried out a check measure with the following results:

Residential GFA	22,709.1m2
Non-Residential GFA	1,423.2m2
Total	24,132.3m2

See schedule and GFA-highlighted plans in attachment pt 1 of 2 (due to file size, we will send pt 2 of 2 in a subsequent email)

The difference between the GFA as shown on drawing 5013[4] and the attached is that the bay windows were excluded from the previous measure. We have now corrected this to include for the bay window GFA.

In any event we are still within the 24,500m2 designated for the site and will ultimately be within the prescribed 255,500m2 for the precinct.

Hope this helps, please feel free to contact us should you have any queries.

Regards

Alex

Alex Sicari

Development Manager

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From: Simon Truong [mailto:Simon.Truong@planning.nsw.gov.au]
Sent: Wednesday, 4 September 2013 1:35 PM
To: Gordon Kirkby
Cc: Alex Sicari; Ben Lusher; Mark Brown; Michael Goldrick
Subject: Fwd: Re: FW: Block 4S Queries

Hi Gordon,

Any update on the below?

Thanks and regards

Simon

Simon Truong | Senior Planning Officer | Industry, Social Projects and Key Sites | NSW Department of Planning and Infrastructure www.planning.nsw.gov.au

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✉: simon.truong@planning.nsw.gov.au

>>> On 2/09/2013 at 1:29 pm, in message <522492C6.C98A.0036.1@planning.nsw.gov.au>, Simon Truong wrote:

Hi Gordon,

Thanks for getting back to me.

I note the proposed GFA for Block 4S, however the Department's query relates to the GFA numbers provided.

Can you please clarify?

	Modified Concept Plan	Proposal
Residential GFA	23,500m ²	20,991m ²
Non-residential GFA	1,000m ²	901m ²
Total GFA/FSR	24,500m ²	23,813m² (1,921m² unaccounted for)

Thanks and regards

Simon

Simon Truong | Senior Planning Officer | Industry, Social Projects and Key Sites | NSW Department of Planning and Infrastructure www.planning.nsw.gov.au

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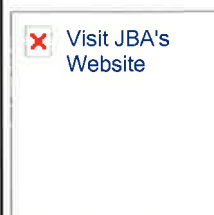
>>> On 2/09/2013 at 12:54 pm, in message <066ECB413200664F9A2D176BEAE90C3D3D2CAAFC@JBAXCH02.jbasyd.int>, Gordon Kirkby <GKirkby@jbaplaning.com.au> wrote:

Simon,

My apologies, GFA should read **23,813m²**.

Regards

Gordon



GORDON KIRKBY

Director

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From: Gordon Kirkby

Sent: Monday, 2 September 2013 12:42 PM

To: 'simon.truong@planning.nsw.gov.au'

Cc: Michael Goldrick (Michael.Goldrick@frasersproperty.com.au); Alex Sicari (Alex.Sicari@frasersproperty.com.au); Emma Kirkman

Subject: Block 4S Queries

Simon,

In response to the discussion this morning, the following advice is provided:

- The total GFA sought for Block 4S in the RtS/PPR scheme is 28,813m².
- The two parking spaces shown on the revised plans on the northern side of Irving Street outside Block 4S were originally approved in the Concept Plan. They were not included in the submitted EA due to conflict with the proposed temporary loading dock in Irving Street. With the revision to Block 4S to remove the loading dock, the spaces have been reincorporated.

Regards

Gordon



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