

Fwd: 84-86 Albert Avenue CHATSWOOD Proposal from 3-5 Ellis St Attn: Christine

1 message

From: jameslian [<mailto:jyhlian@gmail.com>]
Sent: Tuesday, 28 April 2020 4:58 PM
To: Christine Aukusitino <Christine@certifiedstrata.com.au>
Cc: 'Wesley Chong' <wesley.chong@icloud.com>; 'Keer Cui' <keer.lei.cui@huawei.com>; Becki Digger <Becki@certifiedstrata.com.au>
Subject: RE: 84-86 Albert Avenue CHATSWOOD Proposal from 3-5 Ellis St Attn: Christine

Hi Christine

Thx you for the acknowledgement

Regards

James

From: Christine Aukusitino <Christine@certifiedstrata.com.au>
Sent: Tuesday, 28 April 2020 4:55 PM
To: jameslian <jyhlian@gmail.com>
Cc: 'Wesley Chong' <wesley.chong@icloud.com>; Keer Cui <keer.lei.cui@huawei.com>; Becki Digger <Becki@certifiedstrata.com.au>
Subject: RE: 84-86 Albert Avenue CHATSWOOD Proposal from 3-5 Ellis St Attn: Christine

Hi James

Thanks for your email.

We have received your email correspondence and advice that the proposal previously submitted is not feasible. However are we anticipating future proposals or what is the next step?

Kindest

Christine Aukusitino

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Office Hours: 9AM – 5PM Monday to Friday

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- Strata Manager: Christine Aukusitino - 0401 599 920 – christine@certifiedstrata.com.au
- Trainee Strata Manager: Becki Digger – 0432 656 113 – becki@certifiedstrata.com.au
- Levy Enquiries and Accounts (Creditors): Gaye Isherwood – 0423 273 299 gaye@certifiedstrata.com.au

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From: jameslian [<mailto:jyhlian@gmail.com>]
Sent: Tuesday, 28 April 2020 3:49 PM
To: Christine Aukusitino <Christine@certifiedstrata.com.au>
Cc: 'Wesley Chong' <wesley.chong@icloud.com>
Subject: RE: 84-86 Albert Avenue CHATSWOOD Proposal from 3-5 Ellis St Attn: Christine

Hi Christine

Further to our previous email, can you please kindly acknowledge that we have send you the detail analysis for the feasibility to connect the existing carpark vehicular access for 84-86 Albert Avenue through the propose development at 3-5 Ellis Street and that study indicated that it is not physically economically feasible

Your prompt attention is very much appreciated

Regards

James Lian

From: Christine Aukusitino <Christine@certifiedstrata.com.au>
Sent: Monday, 20 April 2020 4:32 PM
To: jameslian <jyhlian@gmail.com>
Subject: RE: 84-86 Albert Avenue CHATSWOOD Proposal from 3-5 Ellis St Attn: Christine

Thanks James. I have received your email and will need to review with the Owners Corporation and get back to you hopefully by end of this week.

Kindest

Christine Aukusitino

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From: jameslian [<mailto:jyhlian@gmail.com>]

Sent: Thursday, 16 April 2020 12:01 PM

To: Admin <Admin@certifiedstrata.com.au>

Cc: wesley.chong@icloud.com; Becki Digger <Becki@certifiedstrata.com.au>; Christine Aukusitino <Christine@certifiedstrata.com.au>; 'Keer Cui' <keer.lei.cui@huawei.com>

Subject: RE: 84-86 Albert Avenue CHATSWOOD Proposal from 3-5 Ellis St Attn: Christine

Hi Christine

Further to our investigation of the existing basement structure on 84-86 Albert Avenue Chatswood abutting 3 Ellis Street,

Please find attached mark-up plan and section indicating the possible location and issues related to combine the two properties vehicular access driveway for your perusal

In order for creating a landscape public domain space on the current driveway on 84-86 Albert Ave fronting Ellis Street:

- The existing access driveway will be closed and propose new access via 3 Ellis Street with a combine driveway and traffic control system
- The proposed vehicular access driveway on 3 Ellis St ramp will have to accommodate for waste collection vehicle entering and exiting the site that will define the proposed basement level at 3 Ellis
- The existing basement level of 84-86 Albert Ave for connection to 3 Ellis St is at about 1.3m below the proposed basement at B1 of 3 Ellis t.
- The proposed connection will require a ramp up of the length of 7.2m and relocating 2 existing car spaces

Our study indicate the following problems:

- inadequate space (length) between the existing driveway and the proposed access driveway
- the propose new driveway may have to be relocated to the west side of 3 Ellis that may have significant impact of the existing trees on 7-13 Ellis St and the vehicle accessing from 84-86 Albert Ave to cross pass the waste collection area and truck turntable
- inadequate headroom to the underside of the existing beam and OSD of 84-86 Albert Ave abutting 3 Ellis St – will require significant demolition and reconstruction that will resulted the proposal not economical feasible

Alternative we are considering a proposal that involve improving the presentation of the existing driveway and public domain space near the corner of Ellis Street and Frank Channon Walk.

We will forward you a copy of the conceptual proposal for your review when available

On behalf of our client MPG AU P/L, we look forward to work in hand with your office and the owner body co-operate of SP84528 for a mutual benefit and successful realisation of the proposed development on 3 Ellis St

Regards

James Lian

From: Admin <Admin@certifiedstrata.com.au>
Sent: Monday, 6 April 2020 10:20 AM
To: jameslian <jyhlian@gmail.com>
Cc: wesley.chong@icloud.com; Becki Digger <Becki@certifiedstrata.com.au>; Christine Aukusitino <Christine@certifiedstrata.com.au>; Keer Cui <keer.lei.cui@huawei.com>
Subject: RE: 84-86 Albert Avenue CHATSWOOD Proposal from 3-5 Ellis St Attn: Christine

Hi James

Thank you for your email. Can you advise upfront are there any expected costs to be shared with SP85425 and 3-5 Ellis St and can you roughly illustrate what the proposal will look like for a visual explanation?

Kindest

Christine Aukusitino

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From: jameslian [<mailto:jyhlian@gmail.com>]
Sent: Saturday, 4 April 2020 12:52 PM
To: Admin <Admin@certifiedstrata.com.au>
Subject: FW: 84-86 Albert Avenue CHATSWOOD Attn: Christine

Hi Christine

Please find the email below sent to incorrect email address for your attention

Your prompt and kind attention is very much appreciated

Regards

James Lian

From: jameslian <jyhlian@gmail.com>
Sent: Friday, 3 April 2020 4:50 PM
To: admin@certifystrata.com.au
Cc: 'Wesley Chong' <wesley.chong@icloud.com>
Subject: 84-86 Albert Avenue CHATSWOOD Attn: Christine

Hi Christine

On behalf of our client MPG AU P/L proprietor on 3-5 Ellis Street Chatswood

We are seeking to lodge a planning proposal on 3-5 Ellis Chatswood

We had a preliminary conceptual urban design & planning proposal with Willoughby City Council

We have been requested by Council to liaise with adjoining property no.84-86 Albert Ave and to investigate the possibility:

- to provide a combine vehicular access for 84-86 Albert Ave via our subject site (right of way) and
- the removal of the existing vehicular access driveway to 84-86 Albert Ave and
- to proposal for a landscape public domain around the junction of Ellis Street and Frank Channon Walk

We wish to seek the Strata Management / Owner Body-Cooperate of 84-86 Albert Ave (SP 85425) feedback if it would be interested in the proposal

Should the Owner Body-Cooperate (SP85425) be interested with the proposal, we will provide design plans for the Owner Body-Cooperate (SP85425) perusal

We await your prompt and kind attention for the above-mentioned proposal

Regards

James Lian

MGA Architects



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acknowledgment: Original design by Stanislav Architekt

