

9 April 2024

2230181

Sally Peters
Manager Central Sydney Planning
City of Sydney Council
456 Kent Street,
SYDNEY NSW 2000

Attn: Daniel Thorpe, Senior Planner, City of Sydney

Dear Daniel,

8-24 Kippax Street, Surry Hills – PP/2023/2802

Response to Council's Request for Additional Information

This letter prepared by Ethos Urban on behalf of Canva Pty Ltd (Canva), constitutes a response to the request for information from the City of Sydney (Council) dated 27 February 2024 in relation to the abovementioned Planning Proposal.

This response should be read in conjunction with the following supporting technical studies which have been updated to reflect Council's specific requests:

- Updated Indicative Reference Scheme Drawings prepared by Cox Architecture (**Attachment A**);
- Updated Design Report prepared by Cox Architecture (**Attachment B**); and
- Flood Report prepared by Enstruct (**Attachment C**).

Key matters raised by Council in their letter and a response to each is provided in **Table 1** below.

Table 1 *Response to Council's RFI*

Council Comment	Response
Envelope <ul style="list-style-type: none">• Council have requested the Planning Proposal envelope drawings be updated to accommodate all elements of the currently (and as modified) lodged application.	Refer to updated Indicative Reference Scheme Drawings provided at Attachment A and updated Design report provided at Attachment B .
Servicing <ul style="list-style-type: none">• Council have requested consideration of on-site servicing and loading and the provision of two servicing spaces fronting Sophia Street for B99 sized vehicles.	The loading and servicing arrangement has been addressed as part of Canva's response to Council's request for further information relating to D/2023/1162 which was submitted on 8 April 2024. The Planning Proposal drawings have been updated accordingly (refer to Attachment A).
Flooding <ul style="list-style-type: none">• Council have requested all possible mitigation options have been explored and documented to ensure that	The Flood Report provided with Canva's response to Council's request for further information relating to D/2023/1162 considers the potential flood mitigation

Council is satisfied that none of the options can be implemented.

options. It has been provided at **Attachment C** for Council's information.

Public Benefit Offer

- Council have requested a monetary contribution be provided in line with the City's infrastructure and affordable housing contribution requirements at the time of the development application.

The Planning Proposal no longer seeks to convert Sophia Street into a shared zone as a public benefit offer. Monetary contributions associated with the future development application will apply

We trust the above is sufficient to allow Council to proceed with the lodgement of PP/2023/2802. Should you require anything further, please do not hesitate to contact the undersigned.



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