

Gentlemen,

As resolved by the JRPP's record of deferral 12 May 2016 (**Attachment 1**) we were instructed to review the clause 4.6 (**Attachment 2**) to determine whether the maximum HOB exception (2.14m) sought by the Clause 4.6 was exceeded allowing for the eight (8) lift overruns.

The Architects have now provided an updated roof plan that confirms that the maximum HOB articulated in the clause 4.6 (**Attachment 2**) are not exceeded by the lift overruns (**Attachment 3**).

In providing the further roof plans and detailed cross sections of each lift the Architect has adopted lift overruns modelled upon a Schindler Lifts Australia Pty Ltd Lift Model 5300 MRL Drawing NA-125-04100 Issue A (**Attachment 4**).

HOB Outcomes

In summary the HOB for the lifts are shown in plan and in cross sections by the Architectural Plan (**Attachment 3**) as follows:

Block A - HOB under clause 4.6 = 20.14m (2.14m exceedance sought)

Lift 1 - HOB = 20.05 (2.05m exceedance)

Lift 2 - HOB = 19.58m (1.58m exceedance)

Block B - HOB under clause 4.6 = 20.08m (2.08m exceedance sought)

Lift 3 - HOB = 19.62m (1.62m exceedance)

Lift 4 - HOB = 19.22m (1.22m exceedance)

Block C - HOB under clause 4.6 = 19.41m (1.41m exceedance sought)

Lift 5 - HOB = 19.03m (1.03m exceedance)

Lift 6 - HOB = 18.58m (0.58m exceedance)

Lift 7 - HOB = 18.50m (0.50m exceedance)

Lift 8 - HOB = 18.80m (0.80m exceedance)

Conclusion

In every instance of the 8 lift overruns the proposed HOB of each lift is below the HOB exceptions sought within the Clause 4.6 for each block.

It must also be noted that the maximum HOB variation sought for the site is 2.14m located within Block A and for the purpose of the clause 4.6 that any lift that would not have a HOB exceedance greater than 2.14m would be adequately addressed under the clause 4.6 as submitted.

The Clause 4.6 as originally assessed as adequate by Council, now taking into consideration the lift overruns modelled upon a Schindler Lifts Australia Pty Ltd Lift Model 5300 MRL

Drawing NA-125-04100 Issue A (**Attachment 4**), are well below the exception to HOB sought under the clause 4.6.

This submission addresses the reason number 1(a) for the deferral of the determination by the JRPP 12 May 2016.

There is no requirement for a revised clause 4.6 exception under reason number 1(b) for the deferral of the determination by the JRPP 12 May 2016.

I am informed that reasons numbered 1(c), 1(d) and 1(e) for the deferral of the determination by the JRPP 12 May 2016 are being addressed by further amendment to the plans and revised landscape plans and a updated material pallet and schedule.

Regards

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