

Marrickville Council
PO Box 14
Petersham NSW 2049

Attn: Daniel East

24 September 2015

Re: Development Application DA20150081 (JRPP Ref:2015SYE034 Marrickville) – Proposed Mixed Use Development at 801 to 807 New Canterbury Road, Dulwich Hill

Dear Daniel

I write on behalf of the applicant and with respect to the recent Sydney East Joint Regional Planning Panel meeting held on 10 September 2015 in which the Panel resolved to defer the application.

We note the Panel's decision dated 10 September 2015 and the request under dot point "2" of the decision which states:

"2. The applicant provide amended plans, deleting level 4 off both Buildings A & B and an amended Clause 4.6 variation request dealing with matters raised in the Four2Five decisions. This information should be submitted to Council C.O.B Wednesday 30 September 2015."

In accordance with the above request we enclose amended drawings for the application which include the deletion of level 4 off both Buildings A and B as requested.

There are consequential changes to the proposed development as a result of the deletion of level 4 from both buildings. A summary of all the changes is outlined below:

- Deletion of Level 4 from Building A and Building B.
- Reduction in the number of residential apartments from 80 to 67 resulting in a mix of 6 x studios, 22 x 1 bedroom units, 37 x 2 bedroom units and 2 x 3 bedroom units.
- Reduction in Gross Floor Area (GFA) from 7,244m² to 6,240m².
- Reduction in Floor Space Ratio (FSR) from 2.36:1 to 2.03:1.
- Reduction in the number of storeys for Building A and B from 5 storeys to 4 storeys.
- A reduction in the top building height for Building A from 17.04m to 14m (maximum).
- A reduction in the building height of Building B from 17.65m to 14m (maximum).
- Reduction in the Capital Investment Value of the development from \$24,564,732.00 to \$18,565,000;
- A reduction in the number of adaptable units to 14;
- A reduction in the number of accessible car spaces to 18.

The proposed draft VPA has been amended to reflect the reduction in floor space of the proposal and the terms of the amended draft VPA relate to the 'non-basement level' component of the GFA. The amended draft VPA will be forwarded under separate cover.

No change to the number of car spaces within the basement levels is proposed and the total amount of spaces remains at 108.

The on-site parking requirement generated by the amended development has been reduced from 110 to 87 spaces pursuant to the provisions of Part 2.10 of MDCP 2011. It is noted that the floor space of the 21 car spaces which are provided above the 87 car space requirement have been included in the GFA and FSR calculations.

In addition to the amended plans, please find an attached amended Clause 4.6 variation request for FSR which addresses matters raised in the Four2Five decisions.

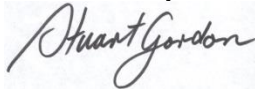
Please note that the amended development complies with the maximum building height and consequently a Clause 4.6 variation request is no longer needed to building height.

We have provided one (1) hard copy and one (1) electronic copy of the amended documentation.

We note that the overall effect of the proposed amendments addresses the Panel's request and we request that the applicant be kept informed of the assessment and be notified prior to the finalisation of the assessment report.

Should you wish to discuss any aspect of amended DA package, please do not hesitate to contact me on (02) 9380 9911 or by email at sgordon@sjb.com.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Stuart Gordon', is written over a light blue rectangular background.

Stuart Gordon
Associate