



MODERINN PTY LTD

Modern + innovative people

Date: 9th January, 2020

To: Georges River Council

Attn: Mark Raymundo
Senior Development Assessment Planner

Re: DA No: DA20019/0232; 248 RAILWAY PARADE, KOGARAH NSW 2217

Dear Mark,

I refer to Councils email dated 2nd December, 2019.

As previously stated, on behalf of our client, we will not be withdrawing the development application and we opt to have the application proceed to the next South Sydney Planning Panel meeting for further assessment.

Further, we are responding to the points you have raised in your email as follows:-

- (a) *The design of the proposal is of a poor built form. The design is of a built form similar to that of PRE2018/0046. It is noted that matters raised within the pre-lodgment minutes have not been adequately resolved.*

This is a general statement which we can further discuss at the SSPP meeting. Nevertheless, the existing urban context has been respected, and the proposal meets the FSR, resulting in a positive and sensitive design outcome.

- (b) *The design of the proposal results in poor occupant amenity and detracts from the amenity of adjoining development.*

There is nothing specific supporting this statement and this can be discussed further at the SSDP meeting. However, we have enclosed further drawings DA_4009,10,11,12,13,14/A showing detailed shadow analysis with regard to neighbouring residential properties, clearly showing that no dwellings receive less than two hours sunlight as a result of the proposal, a minimum requirement prescribed in ADG.

- (c) *The proposal has not provided adequate vehicular maneuverability to service the proposal. A queuing study to assess the traffic impacts and waiting time from the car lift has not been provided for Council's consideration.*

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We have amended plans to include an additional half basement so that ground floor carparking spaces are free for interim queue whilst waiting to use vehicle lift. Please refer to drawings DA_1001(a)/F,1001(b)/F,DA_1002/G,DA_4001/F and revised Traffic Impact Assessment, November 2019, by Apex Engineers.

- (d) *The proposal has not adequately addressed considerations of State Environmental Planning Policy Regional Development 2011. A cost of works breakdown has not been provided for the Affordable Rental Housing component.*

The appropriate Cost Report by QPC&C Quantity Surveyors, November 2019, has been prepared and is enclosed.

- (e) *The proposal results in a poor design interface to Blake Street.*

No details justifying this statement are forthcoming and this can be discussed at SSDP meeting. Briefly, the neighbouring property colonnade has been continued to Railway Parade and around the corner into Blake Street. A Glazed façade to the ground floor tenancy provides street activation. Careful consideration has been given to material selection to reduce the scale of walls abounding the carpark and loading dock.

- (f) *The proposal has not provided adequate storm water details for Council to undertake a detailed assessment. Furthermore no On-Site-Detention has been provided.*

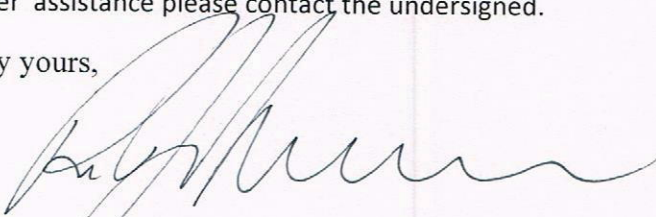
Stormwater design has been amended to include on-site-detention and we have enclosed amended drawings 404_01/B,02/B,03/B,04/B,05/B,06/B,07/B accordingly. We would require further detail regarding any perceived design deficiencies to respond further.

- (g) *Phase 2 Contamination report has not been submitted for Council's consideration.*

A preliminary environmental site inspection was carried out in January 2019 and subsequent report prepared by Broadcrest Consulting Pty Ltd., experts in this area. The Conclusion prescribes very thorough and specific procedures and methods for dealing with any found contamination in the secondary stage of investigation. With the secondary stage of investigation, apart from being disruptive to the current business still being carried out on the premises, the whole site is built upon, and therefore access would be difficult requiring removal of the concrete floor. Further, the concrete floor has some cracking but has provided, to some degree, a barrier to contamination of soil substrate. In our opinion, this could be more practically addressed by simply providing a DA Condition referring to the investigative measures outlined in the said report.

We trust that the additional information provides satisfactory clarification and we request that this information be included with the information conveyed to the SSDP ahead of our proposed meeting. We look forward to confirmation of the date and arrangements for the SSDP meeting. Should you require any further assistance please contact the undersigned.

Faithfully yours,



Roger Johnson

CC: Danny Jones – Planner

Carlton Ritz Pty Ltd - Clients

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