

Coby Tomlins

From: Jonathon Carle <jcarle@cityofsydney.nsw.gov.au>
Sent: Monday, 12 October 2015 4:18 PM
To: Ben Craig
Cc: Benjamin Pechey; Jesse McNicoll
Subject: 2-32 Junction St, Forest Lodge - 9 October meeting
Attachments: CSA059443 Larkin Street Camperdown (1-3) Approved Plans(2).TIF

Hi Ben

Thanks for your time to meet with us again last Friday.

Confirming our advice, the City generally considers the revised flooding approach to be acceptable with some minor issues able to be addressed through a site specific DCP. Minor issues include the southern evacuation route and ensuring structural integrity if vehicles float during a flooding event.

The development will need to comply with section 3.1.4(3)(a) of Sydney DCP relating to overshadowing of the neighbouring park and Objectives 3B-2 and 4A-1 of the Apartment Design Guide relating to overshadowing of the existing apartments at 1-3 Larkin St.

We understand you'll provide advice about the methodology used for the overshadowing analysis of 1-3 Larkin St. This includes whether it complies with the 1 sqm requirement in Objective 4A-1 of the ADG. I've attached floorplans for 1-3 Larkin St.

We understand you'll revise the scheme to address the DCP controls relating to overshadowing of the neighbouring park. Following strategic open space analysis undertaken this year by the City, an opportunity to address overshadowing of the park and ensure compliance with the DCP could be through dedication of a regular shaped parcel of land to enable the existing neighbouring park to be enlarged. Note the City does not support dedication of an irregular-shaped parcel as this would reduce the usability of the open space. Any enlarged park area would also need to comply with the overshadowing controls in the DCP.

Subject to a regular-shaped parcel being dedicated to the City's satisfaction, the City is willing to consider alternative options for the existing commercial building as well as offsetting the dedication against section 94 contributions.

Regards
Jonathon

Jonathon Carle
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From: Ben Craig [mailto:BCraig@jbaurban.com.au]
Sent: Thursday, 8 October 2015 9:45 AM
To: Benjamin Pechey

Cc: Jonathon Carle ; jamie.stewart@fitzpatrickproperty.com.au; Guy Lake (glake@batesmart.com) ; jfraser@batesmart.com

Subject: FW: s11792_Forest Lodge - Additional Information

Morning Ben / Jon,

Re Junction Street please find attached further information on shadows in advance of tomorrow's meeting.

Look forward to seeing you tomorrow to discuss.

Cheers

Ben Craig Associate

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From: Jason Fraser [<mailto:jfraser@batesmart.com>]

Sent: Thursday, 8 October 2015 8:30 AM

To: Jamie Stewart; Ben Craig; Guy Lake

Cc: Andrew Willes

Subject: s11792_Forest Lodge - Additional Information

All

Please see attached. Let me know if there are any further comments.

Regards

Jason

Jason Fraser

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