

Mr Gavin Carrier
Head of Development
Holdmark
2/2-4 Giffnock Ave
MACQUARIE PARK NSW 2113

5 August 2015


Dear Mr Carrier,

**Shepherds Bay Development – Meadowbank
Community Facility**

Reference is made to the amended plans provided in relation to LDA2015/0018 (Stages 2 & 3, Shepherds Bay Development). Unfortunately, I write to advise that the community space allocated on the most recently submitted plans does not meet several aspects of the Indicative Functional Brief previously provided to Holdmark by Council. The key issues include:

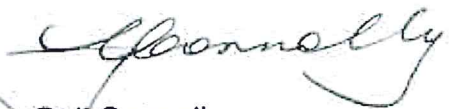
- The larger of the two spaces is not sufficient and the smaller of the two spaces will be largely taken up providing access and entrance to the facility.
- The space is compromised by columns and lack of natural light penetration.
- Common walls with residential uses would limit the hours of use and frequency of operation due to noise impacts.
- A functional Community Facility requires separate loading access and direct access from pedestrian pathways, car-park areas, and pick-up or drop-off zones sufficient to service diverse members of the community including seniors and people with a disability; the proposed location and configuration of the space does not provide sufficient access in this regard.
- The plans do not provide sufficient detail; Floor heights indicating the heights allocated for service risers and conduits are required, as are details of storage, toilets, kitchen locations, ancillary rooms such as plant and equipment and lobby/vertical access zones servicing all floors.

Noting these issues, I believe an improved outcome for the community and future residents of the development may be achieved with the provision of a smaller, turn-key space and carparking in a later stage of the development. I am advised this could be achieved without requiring a Section 75W modification.

To this end, I would like to explore with you the potential for an alternative option located within Building 9B adjacent to the proposed restaurant and in closer proximity to road access and public transport. A smaller, more fit-for-purpose space in a later stage could meet the objectives of both Holdmark and Council.

Please contact my office on 9952 8052 to arrange a meeting should you wish to discuss this matter further.

Yours sincerely,

A handwritten signature in cursive script, appearing to read "G Connolly".

Gail Connolly
General Manager