

25 November 2016

**Our Ref:** P-15190

**NSW Planning Assessment Commission**

Level 3  
201 Elizabeth Street,  
SYDNEY NSW 2000

Dear Commissioners,

**RE: S75W APPLICATION FOR SHEPHERDS BAY**

City Plan Strategy & Development P/L (CPSD) has been engaged by Holdmark, the proponent for the abovementioned application, to review and respond to matters of relevance in the NSW Department of Planning & Environment's (DPE) Environmental Assessment (EA) report and Draft Instrument of Approval for the abovementioned application.

To respond to those matters of relevance, CPSD and relevant sub consultants have prepared the following attachments:

- Report on key matters raised in DPE's EA and Draft Instrument of Approval.
- The following appendices for the purposes of the abovementioned report:
  - Appendix 1 - Minutes of meeting dated 24 November 2015
  - Appendix 2 - Detailed response to draft conditions
  - Appendix 3 - Detailed Stage A chronology
  - Appendix 4 - Council request to relocate Community Facility
  - Appendix 5 - Correspondence from Ryde Council dated 9 November 2016
  - Appendix 6 - Heritage Council of NSW submission to DPE
  - Appendix 7 - Design Excellence Competition Jury Report
  - Appendix 8 - View loss assessment by Richard Lamb & Associates
  - Appendix 9 - Solar access comparison analysis by Cox - Kennedy
  - Appendix 10 - AEC feasibility assessment of 15 storey scheme

- Appendix 11 - 15 storey v Concept Approval GFA analysis by Cox - Kennedy
- Appendix 12 - Stage A and Stage 2/3 VPA offers from Holdmark to Council
- Appendix 13 - Design Integrity Panel minutes and 24 storey scheme endorsement

We trust this information will be considered by the PAC in determining the application. Should the commissioners require clarification in relation to any of the information provided as part of this correspondence, please contact the undersigned on 8270 3500.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Sue Francis', written in a cursive style.

**Sue Francis**  
Executive Director