

Attachment A

Applicant's Correspondence

Lotti Wilkinson

From: William Smart [REDACTED]
Sent: Thursday, 22 February 2024 2:11 PM
To: Lotti Wilkinson; [REDACTED]
Subject: RE: SDS 2202 Stokes 18 - D/2023/388 - Planning Agreement – QS Costing Estimate

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Hi Lotti,
Thank you for clarifying how the contributions are calculated. It makes sense that the floor areas are attributed to the building type rather than level by level.

I've taken a look at the areas again and the 35 sqm relates to part of the existing office building over the 18 Stokes Avenue site which will be removed, so I understand this would need to be included and that your original calculation was correct. You can see that in the floor plans of existing GFA. I've had another go at the calculations (see below) and this brings the contributions to \$878,594.70

Tourist and visitor accommodation

Residential accommodation

Commercial

	Existing GFA m ²	Proposed GFA m ²
Office premises (3 storeys or less)	35	GFA m ²
Office premises (4 or more storeys)	GFA m ²	3884
Business premises (including banks, post offices and hairdressers)	GFA m ²	GFA m ²
Business premises (private colleges)	GFA m ²	GFA m ²
Bulky goods premises	GFA m ²	GFA m ²
Shops including neighbourhood shops (excluding supermarkets)	GFA m ²	GFA m ²

	Existing	Proposed
Light industry (including home industry and high technology)	GFA m ²	GFA m ²
General industry	1756	GFA m ²

Contribution	
Open space	
Community facilities	
Traffic and transport	

regards

william smart
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architecture from the inside out

nominated architect william smart nsw 6381
 nominated architect christina markham nsw 5569

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From: Lotti Wilkinson <LWilkinson@cityofsydney.nsw.gov.au>
Sent: Thursday, February 22, 2024 10:15 AM
To: William Smart [REDACTED]
Subject: RE: SDS 2202 Stokes 18 - D/2023/388 - Planning Agreement – QS Costing Estimate
Importance: High

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Hi William,

Thanks for your email. The contributions are only applicable to the part of the site that is being developed and would not include the existing office development approved under D/2017/1443. As such, we would not apply a credit for the adjacent building which is to be retained. A credit is applied only to the warehouse building (i.e. 1,756sqm – as confirmed in your GFA drawing which is attached). The warehouse building would be defined as “general industry”.

In terms of proposed floorspace, again this only relates to the new works proposed. The GFA of the proposal is 3,924sqm and would fall under the definition of “office premises – 4 or more storeys” (3,884sqm) and food and drink premises (40sqm). Please note we do not break down the floorspace as you have done below with some allocated to the 3 storeys or less category and some allocated to the 4 storeys or more category.

I have just re-run the figures and for some reason I had included 35sqm as existing office space which attracted a credit. This appears to be incorrect. Refer attached document titled “Previous...” which was used to calculate the contribution amount stated in the draft conditions.

The new 7.11 contribution calculation is attached and works out at \$884,529.64.

Please can you review and advise ASAP. Greg is finalising the VPA today and if required, I will need to prepare a relevant memo to amend the contribution amount stated in the draft conditions.

Happy to discuss over the phone if easier.

Kind regards
Lotti

From: William Smart [REDACTED]
Sent: Wednesday, February 21, 2024 6:01 PM
To: Greg Longmuir <GLongmuir@cityofsydney.nsw.gov.au>; Lotti Wilkinson <LWilkinson@cityofsydney.nsw.gov.au>
Cc: Daniel Harden [REDACTED]; Lin Yang <LYang@cityofsydney.nsw.gov.au>; Alphonsus Rajaratnam <arajarat@cityofsydney.nsw.gov.au>; Christian Bock [REDACTED]
Subject: RE: SDS 2202 Stokes 18 - D/2023/388 - Planning Agreement – QS Costing Estimate

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Hi Greg and Lotti

I've been reviewing the contributions as included in your email below. I understand the 7.11 contributions are based on GFA, which I've entered into CoS online calculator. I've come up with quite a different contribution cost so was wondering if you could please check this: these areas are consistent with the areas that were issued in our development application. Please note that we have calculated the caretakers residence (with is only 60m2 of that top floor) as commercial as this space is part of the commercial office (we have entered into a deed with CoS to confirm that it is part of the office and cannot be on sold or separated in the future).

7.11 CONTRIBUTIONS

- Office (3 storeys or less)
 - Existing 1522
 - Proposed 3971
- Office (4 or more storeys)
 - Existing 0
 - Proposed 1370
- Café
 - Existing 0
 - Proposed 40
- General Industrial
 - Existing 1651

○ Proposed 0
 Total 7.11 Contribution **\$639,540.71**

	Existing GFA m ²	Proposed GFA m ²
Office premises (3 storeys or less)	1522	3971
Food & drink premises (restaurants, cafes & take away premises)	40	

[Residential accommodation](#) **Commercial premises** [Industrial](#)

	Existing GFA m ²	Proposed GFA m ²
Light industry (including home industry and high technology)		
Precinct location	South	
Indexation for inflation	Base CPI quarter: Jun 2015 (value: 108.3) Current CPI quarter: Dec 2023 (value: 136.4) Change: 25.9%	
Net population increase	Workers: 114.3	

Contribution	
Open space	

regards

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architecture from the inside out

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Lotti Wilkinson

From: William Smart [REDACTED]
Sent: Thursday, 22 February 2024 3:45 PM
To: Lotti Wilkinson; Greg Longmuir
Cc: Daniel Harden
Subject: TRIM CM: SDS 2202 Stokes 18 - DA Conditions - Archaeological Assessment
Attachments: SDS 2202 Stokes 18 - AHIMS Search Result.pdf

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Hi Lotti,

I've had time to read through the DA Conditions which we're very happy with.

My only concern is Condition 24 which requires an Archaeological Assessment to be undertaken prior to the issue of a Construction Certificate.

This project does require a large number of consultants and I wanted to confirm if this report is necessary, as it's a rather costly report to get done.

Given the site has been redeveloped multiple times since its first subdivision 100 years ago, it would be difficult to assume any archaeological relics still remain. As part of the DA, our heritage consultant identified that the subject site was originally subdivided in 1922 and included single story residences. An existing warehouse at 18 Stokes Avenue was built as early as 1943, which was then demolished and replaced with the current warehouse in 1984. We have also done a Heritage NSW AHIMS (Aboriginal Heritage Information Management System) web search of the site which shows that no Aboriginal sites or places have been recorded in the local area. I've attached this for your reference.

We are also bound by DA Condition 34 – 'Archaeological Discovery During Excavation', which stipulates that all works stop immediately, and that the Heritage Council of NSW should be contacted if any relics, remains or Aboriginal objects are discovered. Our company is actively working with indigenous architects and designers and would seriously honour this condition of consent.

I also note that a similar and nearby development at 25 Bourke Road did not require an Archaeological Assessment as part of their DA conditions. This site is around the corner from 18 Stokes Avenue and involves offices with basement parking.

Noting the above, and the additional costs associated with obtaining an Archaeological Assessment, may we please have this condition reconsidered?

Attached are a few excerpts from our heritage report that shows some recent history of development for this site.





2024 aerial image of subject site.

regards

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