

NSW ICAC EXHIBIT**FW: Prelim Comments: 297-299 Canterbury Road Revesby**

From: Michael <michael@[REDACTED]>
To: Steven Spiridonidis <stevens@sgcassets.com>
Date: Thu, 11 Feb 2016 13:45:23 +1100

See below FYI.
 He will change it for us as I suggested.
 Michael

From: STEWART Matthew [mailto:matthew.stewart@bankstown.nsw.gov.au]
Sent: Thursday, February 11, 2016 1:06 PM
To: Michael <michael@[REDACTED]>
Subject: RE: Prelim Comments: 297-299 Canterbury Road Revesby

That's not what they asked for... they wanted comment on the proposal and drawings left.

I can make a general comment of course, but ultimate support will rest with the full Council.

Leave it with me.

Matt

From: Michael [mailto:michae@[REDACTED]]
Sent: Thursday, 11 February 2016 12:54 PM
To: STEWART Matthew <matthew.stewart@bankstown.nsw.gov.au>
Subject: FW: Prelim Comments: 297-299 Canterbury Road Revesby

Hi Matt
 The Architect just received the below email.
 What they want is council support to take to State Planning. They understand the issue with the height and FSR. They need to ensure that with the massive financial investment being proposed for this ICONIC PROJECT in Bankstown, they need council support. They need your assurance for this project before they spend further monies to get it up to their Board. Can you do something to state you support such a project and will be looked at favorably.
 Thanks.
 Michael Hawatt

From: Steven Spiridonidis [mailto:stevens@sgcassets.com]
Sent: Thursday, February 11, 2016 12:00 PM
To: michael@[REDACTED]
Subject: Fwd: Prelim Comments: 297-299 Canterbury Road Revesby

Regards

Steven Spiridonidis
 SGC Asset Management Pty Ltd

Begin forwarded message:

From: PAUL PAPPAS <paul@tectongroup.com.au>
Date: 11 February 2016 at 10:29:13 AM AEDT
To: STEVE SPIRIDONIDIS FINANCE <stevens@sgcassets.com>
Subject: Fwd: Prelim Comments: 297-299 Canterbury Road Revesby

TECTON GROUP

NSW ICAC EXHIBIT

Architects+Designers+Builders
 Studio 28 [69 O'Riordan St Alexandria](#)
 M [REDACTED] | T [8338 1883](#) | F [8338 1889](#)
 W [www.tectongroup.com.au](#)

----- Original message -----

From: PEDDER Scott <scott.pedder@bankstown.nsw.gov.au>
 Date: 10/02/2016 4:08 pm (GMT+10:00)
 To: "paul@tectongroup.com.au" <paul@tectongroup.com.au>
 Cc: STEWART Matthew <matthew.stewart@bankstown.nsw.gov.au>
 Subject: Prelim Comments: 297-299 Canterbury Road Revesby

Dear Paul,

Thanks for presenting your proposal last week for 297-299 Canterbury Road Revesby.

As you indicated, the proposal is a private development and likely to be in excess of \$30 million dollars, and therefore would need to be assessed and determined by the State.

Based on our experience, there are a number of matters which the State are likely to require including:

- Likely planning proposal to support the increase in FSR. Although a permissible use, the proposal exceeds the LEPs FSR that applies to the site. Currently applicable is an FSR of 1:1 however 2.75:1 sought for the proposal. If we were to include the multi storey carpark also proposed the FSR would amount to 4:1 on the site. Council would typically require a site specific planning proposal in instances where such a significant variation was requested.
- Additional work on height given the proximity to the Bankstown Airport (as in this location the OLS is 15.24 metres well below the 12 storeys requested).
- Demonstrating the viability of the medical use in the location as the proposal will operate as an isolated hospital/medical use amongst predominantly light industrial uses. Hospitals generally operate best when surrounded by supporting services.

Regards,



Scott Pedder - Director City Planning and Environment
 Bankstown City Council
 P 02 9707 9644 | F 02 9707 9587 | [REDACTED]
 E scott.pedder@bankstown.nsw.gov.au
www.bankstown.nsw.gov.au

