

Our ref: MP06\_0258-Mod-15

KSC Development Pty Ltd ATF CSC Development Unit Trust  
GPO Box 12  
BRISBANE QLD 4001

26 August 2024

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Subject: Response to Submissions

Dear Jessica Robson

The Department has reviewed your response to submissions (RTS) dated 2 August 2024, and a number of the matters do not appear to have been addressed:

- Council's submission raised that the proposal would cause Sunray Lane to exceed its indicative maximum traffic volume capacity of 300 vehicle movements **per day** (emphasis added).
- The RTS did not include a survey plan to support claim that trafficable area across Sunray Lane is more than 6m wide.
- It is unclear how conflict between a vehicle from the ground floor turning left onto Sunray Lane and a vehicle from the basement turning right onto Sunray Lane will be managed.
- The RTS did not include swept paths for parking spaces at corners and junctions at the basement levels.
- Council's submission raised that a primarily commercial (Health Care) building is contrary to masterplan intent for a mixed use building in this location: Some of the ground floor tenancies should be more active uses, such as retail / food and beverage uses, with shop fronts which open onto the street. Alternately, the RTS did not include sufficient information to substantiate that the Sectional Elevation plan showing ramps reflects the only balance of uses, tenancies and access available to the proposed building.

The Department requests you provide an amended response to submissions report and additional information to the Department that addresses the matters raised within the Department's letter dated 25 July 2024 (attached). You are requested to provide this information, or an extension request or notification that the information will not be provided, by **16 September 2024** via email to [me at michael.doyle@dpie.nsw.gov.au](mailto:me at michael.doyle@dpie.nsw.gov.au).

## Department of Planning, Housing and Infrastructure



If you have any questions, please contact me on (02) 9228 6283 or via email.

Yours sincerely,

A handwritten signature in black ink that reads "Michael Doyle".

Michael Doyle

A/Team Leader

Regional Assessments

as delegate for the Planning Secretary