

13066
12 September 2013

Sam Haddad
Director-General
Department of Planning and Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000

Attention: Simon Truong (Senior Planning Officer)

Dear Sam

**ADDENDUM TO CONCEPT PLAN MODIFICATION (MOD 3)
DISCOVERY POINT, WOLLI CREEK**

Further to the submission of our section 75W application on 11 June 2013, we seek to lodge an addendum in order to reflect a final refinement to the proposed modifications. These changes have come about through the further design development of Stages 8-10, to which the modification primarily relates.

1.0 DESCRIPTION OF REFINEMENT

This refinement relates to a minor amendment to the maximum height of the podium, mid building step and overall building height of Stages 8-10 to account for adequate structural tolerance to be achieved in the construction of the development. Specifically, an additional 50mm has been provided on each level to allow for structural deflections which may occur due to the large floor plate span. This will result in a floor to floor clearance of 3,050mm, allowing for future tolerance in the structure of the integrated buildings.

The proposed maximum overall building height of Buildings 8, 9 and 10 is illustrated in **Table 1**. These increases are still considered minor and will not result in any material increase in useable floor space in the buildings.

Table 1 – Approved and currently proposed building heights

| Building | Approved Height m AHD | Proposed Amended Height m AHD | Difference |
|----------|--------------------------|-------------------------------------|-------------------|
| 8 | 62.4 | 65.15 | Increase of 2.75m |
| 9 | 40 | 22.9 | Decrease of 17.1m |
| 10 | 62.4 | 65.15 | Increase of 2.75m |

The total increase in height of Buildings 8 and 10 is now proposed to be 2.75m. This involves an overall increase of 1.05m to account for structural deflections, and 1.7m increase only for plant. This increase for plant will be limited to a small portion of the building, encompassing lift overruns and other plant equipment generally placed in the centre of the roof. Building 9 still comprises a substantial decrease in height. Importantly the height increase to Buildings 8 and 10 will not result in the creation of a new residential floor level.

The proposed refinements do not affect the particulars of the development as outlined in the original modification report, except for those points discussed above. Amended drawings have been prepared by Bates Smart illustrating the modified maximum heights and built form (refer to **Attachment A**).

Table 2 below outlines the revised Architectural Drawings for approval. A copy of these drawings and several drawings provided for information are located at **Attachment A**.

Table 2 – Revised Architectural Drawings for approval

| Drawing Number | Revision | Consultant | Date |
|----------------|----------|-------------|----------|
| DA3-001 | I | Bates Smart | 28/08/13 |
| DA3-010 | G | Bates Smart | 23/08/13 |
| DA3-011 | E | Bates Smart | 23/08/13 |
| DA3-012 | F | Bates Smart | 23/08/13 |

2.0 ENVIRONMENTAL ASSESSMENT

The minor refinement of the maximum building heights is not considered to result in any significant further assessment from that already addressed in the original section 75W application report. The recent Stages 8-10 development application lodgement package, including photomontages of the proposal and shadow diagrams, has been provided under separate cover.

It is highlighted that consultation with Sydney Airport Corporation Limited (SACL) has occurred in relation to the proposed amendments to the building height. An addendum to the formal request for approval of the amended heights is soon to be submitted to SACL.

Overall, these refinements will not result in any adverse environmental impacts and are critical to the buildability of the proposal, ensuring that the proposal is capable of being delivered in an efficient and safe manner.

We trust that with this addendum to the section 75W application the Department is now able to finalise its assessment and enable the application to be approved and we look forward to receiving the decision in due course.

Should you have any queries about this matter, please do not hesitate to contact me on (02) 9956 6962 or acella@jbaplanning.com.au.

Yours faithfully



Alexis Cella
Principal Planner