

12338  
3 October 2013

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

Attention: Sara Roach

Dear Mr Haddad

**MP 07\_0106 CONCEPT PLAN (MOD 4) - SUBMISSION OF REVISED PLANS**

I refer to our meeting on 1 October 2013 regarding the above, which was submitted to the Minister for Planning and Infrastructure by Australand in late November 2012.

As discussed at the meeting, Australand and its consultant team have continued reviewing the proposal, and undertaking further detailed design and planning work in anticipation of Mod 4 being approved in the very near future, and Australand being able to lodge a DA with Canterbury City Council. Australand now seeks to amend Mod 4 as it has made a small number of changes to the proposal currently before the Department to take advantage of opportunities to improve the scheme and ensure the scheme reflects the ongoing detailed design process and reflects design development. These changes can be summarised as follows:

- Relocation of Building 4 envelope north;
- Extension of Building 2 envelope southwards;
- Minor reconfiguration of the Mini Major/Grocery and Super Market to reflect the most up to date plans being prepared for the DA;
- Corrections to the top-of-slab envelopes for Buildings 1 and 2 as the submitted provide the incorrect maximum RLs; and
- Minor reconfiguration to proposed apartment layouts to reflect the most up to date plans being prepared for the DA.

In support of the proposed amendments, we submit updated plans and documentation and request the Department replace the plans currently before it with the following:

- Concept Plan Architectural Drawings prepared by Kann Finch (**Attachment A**); and
- Stage 3 - Indicative Design Scheme prepared by Group GSA (**Attachment B**).

The proposed amendments are of merit as they deliver the following key benefits:

- the proposed amendments do not change the quantum or mix of GFA being sought for Lot 42 and as a result do not change the traffic and parking assumptions already documented;
- the amendments do not change the indicative dwelling mix that has been submitted as part of the Section 75W Modification Package currently before the Department;

- the apartment reconfigurations have resulted in a minor change in the performance of the Indicative Design Scheme's solar access and cross ventilation performance. Whilst solar access and cross ventilation are matters for the future DA, the extent of change is documented in the tables included at SK 061 and SK 062 of the Indicative Design Scheme, and as evident in those tables, Lot 42 remains compliant with the SEPP 65 Rules of Thumb.
- enhanced acoustic structural isolation of the loading docks and a greater building setback from Harp Street residents through the relocation of the east/west oriented leg of Building 4 to the north;
- improved street activation opportunities along Charlotte Street through the incorporation of 2 storey residential "loft terraces" on the lower levels of Building 2 adjacent to the proposed "Mini Major / Grocer"; and
- reductions in the shadowing impacts to Harp Street and insignificant additional shadowing impacts to Charlotte Street.

Overall, the revised scheme will result in improved residential amenity outcomes both on the site but also to existing adjoining residents along Harp Street and Charlotte Street. With the strong pre-sales that have been experienced for the other stages of the Clemton Park development, the proposal is clearly meeting Sydney's demand for high quality, affordable, and highly accessible (to jobs, public transport, open space, services etc) residential dwellings. Overall, the proposed amendments are considered to be insignificant and do not materially alter the fundamentals of the Modification that is currently before the Department.

It is understood that Department will notify Canterbury City Council with the revised plans for a period of no longer than seven days. Australand has separately notified the Department of the amendments now being sought - refer to attached email at **Attachment C** - and will forward the Department Council's response to facilitate the consultation process.

We trust that the information included within the preceding sections and attached, sufficiently addresses the Department's requirements to enable the Department to finalise its assessment of this Modification expeditiously and enable Australand to proceed to the Development Application stage. Should you have any queries about this matter, please do not hesitate to contact me on 9965 6962 or [sballango@jbaplanning.com.au](mailto:sballango@jbaplanning.com.au).

Yours faithfully



Stephanie Ballango  
*Associate*

cc: Richard McLachlan, Australand  
Mile Barbaric, Group GSA