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27 February 2014

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

Attention: Mark Brown (Senior Planner)

Dear Mark

**ADDENDUM TO SECTION 75W MODIFICATION APPLICATION TO MP10_0229
WOOLOOWARE BAY TOWN CENTRE**

On behalf of Bluestone we wish to seek an addendum to the Section 75W Modification Application submitted for MP10_0229. This addendum relates to the reconfiguration of the upper level Building G envelope. Amended Residential Concept Plan Drawings prepared by Turner are provided at **Attachment A**.

1.0 PURPOSE AND BENEFIT OF ADDENDUM

The need for an amendment to the Building G envelope has arisen during the preparation of the detailed Development Application for Stage 2 of the Residential Precinct. Stage 2 of the Residential Precinct comprises Buildings G and H, as well as associated landscaping and car parking within the shared podium levels.

Preliminary plans of Stage 2 have been provided to Council for comment on the consistency of the detailed design with the approved Concept Plan envelopes. Council has indicated that whilst Building H and the lower levels of Building G are within the bounds of 'generally consistent', the upper level protrusions of Building G (Levels 9-12) would require an amendment of the envelope (see **Figure 1**). As such, this addendum is submitted to include the extension of the western boundary of the upper levels in the Building G envelope.



Figure 1 – Detailed design of Building G (Level 11)

The detailed building design for Building G provides for an improved floor plate at Levels 9-12, with a focus on enhancing the amenity of apartments within the building, as well as the amenity of surrounding buildings. In particular the amended envelope represents an improvement from the approved envelopes in that:

- It allows for a more articulated building which will present an exciting and distinctive built form;
- It will provide an envelope that ensures that apartment layouts meet the ‘Rules of Thumb’ prescribed in the RFDC and achieve the principles of SEPP 65;
- It will overall improve the amenity of Building G, as well as the amenity of apartments in the approved Stage 1 buildings. In particular the future design of Building G will improve the residential amenity as:
 - The angled apartments on the western and eastern aspect allow greater solar access to buildings approved as part of Stage 1;
 - A greater number of apartments in Building G are able to be provided with northerly and dual aspects, enhancing available views and solar access; and
 - The dual element layout with a central corridor provides slots on two façades to enhance cross ventilation; and
- It will not result in any reduction in building separation, with the amended envelope extending to the western edge of the development.

The amended envelope will not result in any adverse environmental impacts not already assessed under the original Concept Plan. A detailed assessment of the building design within this envelope will be carried out during the consideration of the future Development Application.

2.0 AMENDMENTS TO CONCEPT PLAN APPROVAL

The amended Building G envelope requires amendments to several plans, in turn necessitating an amendment to Condition A2 of the approval, as shown below (deletions in ~~***bold italic strikethrough***~~ and additions in ***bold italics***):

A2. DEVELOPMENT IN ACCORDANCE WITH PLANS AND DOCUMENTATION

The approval shall be generally in accordance with MP 1 0_0229 and the Environmental Assessment, prepared by JBA Planning dated September 2011, except where amended by the Preferred Project Report prepared by JBA Planning dated March 2012 and additional information submitted in May 2012 and in August 2012, **and the S75W Modification No. 1 prepared by JBA dated 12 February 2013**, and the following drawings:

Concept Plan Drawings Prepared by Turner & Associates			
Drawing No.	Revision	Name of Plan	Date
A005	F	Envelope Diagram Upper Level	05/03/12
	G		26/2/14
A006	F	Envelope Diagram Roof Level	05/03/12
	G		29/01/14
A026	B	Envelope South Elevation – Building C & B	05/03/12
	C	Envelope North Elevation – Building B, E & F	29/01/14

Reason:

The plan references are proposed to be updated to reflect the amended plans which illustrate the revised Building G envelope.

3.0 CONCLUSION

We trust that with this addendum to the section 75W application the Department is able to continue and finalise its assessment and enable the application to be approved. Should you have any queries about this matter, please do not hesitate to contact me on (02) 9956 6962 or bhoskins@jbaplanning.com.au.

Yours faithfully



Brendan Hoskins
Urban Planner