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16 May 2014

Sam Haddad  
Director-General  
Department of Planning and Environment  
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 amendment of the maximum plant height for Building E1 and Building G to account for lift overruns. Amended Residential Concept Plan Drawings prepared by Turner are provided at **Attachment A**.

The requirement for additional height in the lift overruns has resulted from the amendment of the penthouse apartment layout. In the original modification, it was envisaged that two storey penthouses would be provided, with the second storey comprising the additional height sought as part of this modification. Since that time, a review of the residential market has identified that there is not a large demand for two storey apartments. As such, Bluestone are now seeking to provide single level apartments at the upper levels of Buildings E1 and G.

The construction and use of these apartments will be the subject of future detailed applications, whilst this modification only seeks to amend the parameters of the Concept Plan.

### **1.0 PURPOSE AND BENEFIT OF ADDENDUM**

Further investigations have been undertaken into the provision of two storey penthouse apartments at the top of Building E1 and Building G. Whilst the approach of providing additional usable floor space in these locations is still considered beneficial and to have negligible impacts, the product of maisonette style apartments are not currently being well received by the market. As such, the penthouse apartments are now proposed to be single level apartments, providing a more standardised apartment form which is well received in the market.

The provision of single storey penthouse apartments includes a range of benefits when compared to maisonette style apartments, namely:

- Single storey apartments are more well received in the residential market than two storey apartments; and
- Single storey apartments provide an improved accessibility outcome as the original two storey apartments would have been connected by stairs and therefore unattractive to those less accessible.

## 2.0 DESCRIPTION OF PROPOSED ADDENDUM

The proposed addendum involves the minor increase in plant height of Buildings E1 and G. This increase in height is to account for a lift overrun to service the new penthouse apartment located on the second storey of what was originally proposed as maisonette style penthouses on the top of Buildings E1 and G.

Other minor amendments to the Concept Plan Drawings are included to resolve discrepancies identified by the Department in their initial assessment of the modification. Furthermore, updates to the building envelopes which were approved in the Residential Precinct Stage 1 DA have been included on the amended Concept Plan Drawings for completeness (see **Attachment A**).

## 3.0 AMENDMENTS TO CONCEPT PLAN APPROVAL

The amended buildings envelopes require 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 O\_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 as amended by the addendum letters dated 27 February 2014 and 16 May 2014***, and the following drawings:

<b>Concept Plan Drawings Prepared by Turner &amp; Associates</b>			
Drawing No.	Revision	Name of Plan	Date
A004	<del>F</del>	Envelope Diagram Typical Level	<del>05/03/12</del>
	<b>G</b>		<b>12/5/14</b>
A005	<del>F</del>	Envelope Diagram Upper Level	<del>05/03/12</del>
	<b>G</b>		<b>12/5/14</b>
A006	<del>F</del>	Envelope Diagram Roof Level	<del>05/03/12</del>
	<b>G</b>		<b>12/5/14</b>
A025	<del>B</del>	Envelope West Elevation – Building A, B, C & D Envelope East Elevation – Building E, G & H	<del>05/03/12</del>
	<b>C</b>		<b>12/5/14</b>
A026	<del>B</del>	Envelope South Elevation – Building C & B Envelope North Elevation – Building B, E & F	<del>05/03/12</del>
	<b>C</b>		<b>12/5/14</b>
A027	<del>B</del>	Envelope South Elevation – Building A, E & F Envelope North Elevation – Building D & H	<del>05/03/12</del>
	<b>C</b>		<b>12/5/14</b>
A028	<del>B</del>	Envelope West Elevation – Building F, G & H Envelope East Elevation – Building A, B, C & D	<del>05/03/12</del>
	<b>C</b>		<b>12/5/14</b>

### **Reason:**

The plan references are proposed to be updated to reflect the amended plans which illustrate the additional building plant height.

#### **4.0 ENVIRONMENTAL ASSESSMENT**

The environmental assessment provided with the initial s75W modification letter dated 12 February 2014 remains largely consistent for this addendum. Key assessment issues including built form/visual impact; overshadowing; and traffic and parking remain largely unchanged.

Whilst a minor increase in the maximum plant height is sought as part of this addendum, this additional height will be contained within the centre of the rooftop and will not be discernable from street level. Due to the minor nature of the plant height increase and its limited extent over the rooftop, no significant additional overshadowing is expected.

The number of apartments envisaged to be provided in Buildings E1 and G is not set to increase from that envisaged when two storey apartments were to be provided. Rather, a single apartment will be provided on each level where previously two x two storey apartments were to be provided. As such, the proposed changes do not have any implications on traffic and parking.

#### **5.0 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](mailto:bhoskins@jbaplanning.com.au).

Yours faithfully



Brendan Hoskins  
*Urban Planner*