

13441
2 September 2014



Marta M Gonzalez-Valdes
Coordinator Major Assessments
Rockdale City Council
2 Byrant Street
ROCKDALE NSW 2216

Dear Marta,

**DEVELOPMENT APPLICATION JRPP REF - 2014SYE014 / DA-2014/223
1 PRINCES HIGHWAY, WOLLI CREEK**

Further to our response of 29 August 2014, please find following a supplementary package of material in support of our request to have draft Condition 66 (extract below) deleted.

'Amended plans are to be submitted for approval by the Principal Certifying Authority showing a roof top BBQ area on the western side of Building 3. The space shall be divided into two smaller spaces each provided with a BBQ, outdoor sink, tables and seating and appropriate screening for wind protection and privacy. An accessible toilet shall be provided with this facility. The lift shall be extended to service this area.'

We remain of the strong opinion that future residents within Building 3 and 5 and more broadly all residents (existing and future) of Discovery Point will have unparalleled access to an extensive range of active and passive communal facilities and open space. A high proportion of these facilities and spaces will/are also accessible to the general public.

In summary, there is considered to be significant justification to support the deletion of draft condition 66, including:

1. Discovery Point is a master planned site, so the subject DA needs to be considered in this context (ie it is not a standalone residential flat building);
2. A site wide approach to the provision of communal facilities and open spaces has been adopted within the approved concept plan and accompanying development design guidelines, and the subject DA supports this approach;
3. Extensive communal facilities, both large and intimate, are provided for all residents across Discovery Point at strategic locations;
4. The high quality design and functional layout of apartments within proposed Building 3 and Building 5 will support intimate gatherings for residents;
5. Building a sense of community and interaction broader than a building by building basis is a key focus for the applicant, as evidenced by the community development program it has adopted and implementing, enriching the lives of residents;
6. Extensive market research undertaken by the applicant reveals that rooftop spaces are not highly valued by residents given concerns over amenity impacts;
7. Discovery Point provides unparalleled communal facilities and open spaces when compared with other brownfield urban renewal projects across metropolitan Sydney;
8. Implementation of draft condition 66 will result in the development being in-consistent with the approved concept plan and development design guidelines; and
9. Discovery Point not only provides an extensive range of communal facilities and open space for residents but also the wider locality and region, with no-offsets or recognition given by Council through its substantial s94 contributions conditions.

We look forward to the opportunity to deliver these further representations, as outlined in the attached correspondence, regarding the request to delete Condition 66 at the upcoming JRPP meeting. Should you have any queries about this matter, please do not hesitate to me on 9956 6962.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Alexis Cella', with a stylized, cursive script.

Alexis Cella
Principal Planner

cc – Panel Secretariat Joint Regional Planning Panel Attention: Angela Kenna)

1.0 DISCOVERY POINT AS A MASTER PLANNED SITE

When considering appropriate communal facilities for Stages 3 and 5, it is essential to understand the background and framework in which the subject Development Application at Discovery Point sits.

This is not a standalone residential flat building within a suburban or infill context. Discovery Point is a significant brownfield urban renewal site that has undergone extensive master planning (refer to **Figure 1**).

As a detailed DA, there is a requirement under the *Environmental Planning and Assessment Act 1979* for it to be consistent with the approved Concept Plan.

Approved as part of the Concept Plan and guiding development is the Discovery Point Development Design Guidelines.

The provision of communal services and facilities were holistically approved as part of the original Concept Plan for the site. A diverse and unique range of facilities were approved indicatively across the site and incorporated in the Development Design Guidelines. The progressive stages of development have then sought detailed approval for these facilities.



Figure 1 – Stages 3 and 5 as part of a master planned site

2.0 SITE WIDE APPROACH TO COMMUNAL FACILITIES / OPEN SPACE

The principle and premise adopted for Discovery Point communal facilities is site wide not on a building by building basis. This is a master planned site and accordingly benefits from taking a holistic approach to these types of facilities. Social interaction and engagement is to be achieved through the provision of a diverse range of facilities that are strategically clustered to enable convenient and direct access by all residents.

In this regard, the approval of the Concept Plan was based on the identification of a suitable number and range of communal spaces and facilitates to cater for the development. These spaces, which are identified in the Discovery Point Development Design Guidelines (refer to **Figure 2**), did not include a rooftop space on Building 3.

In summary, across Discovery Point residents will have access to the following facilities:

- Resident's community centre (restored Tempe House and St Magdalene's Chapel);
- Pools (Greenbank, Stage 1B podium, ground floor Stage 8 - 10 – approved, Stage 13 – to be proposed);
- Gyms;
- Community rooms;
- Large lobby areas with furniture;
- Covered entertaining and BBQ areas;
- Extensive open spaces;
- Active and passive recreational areas;
- Interactive public art/water features; and
- Landscaped gardens.

There are a number of mechanisms which will be put in place to ensure that residents of Stage 3 and 5 have access to the site wide facilities in perpetuity. This will be achieved through either including the areas and facilities on the site within a 'Co-operative Title'¹ or establishing appropriate easements across relevant lots for access.

For Buildings 3 and 5, the principal area for residents to have BBQ's and entertain outside their own dwellings (which do in fact include generous sized balconies, with Building 3 having balconies that are 30% larger than minimum requirements) is the adjacent Building 1B podium rooftop (approx. 30metres away, refer to **Figure 3**).

¹ Whereby residents of Stage 3 and 5 will pay levies towards the maintenance of these facilities and will therefore have the right to use the facilities in perpetuity.



Figure 2 – Indicative layout of communal facilities and open space across Discovery Point

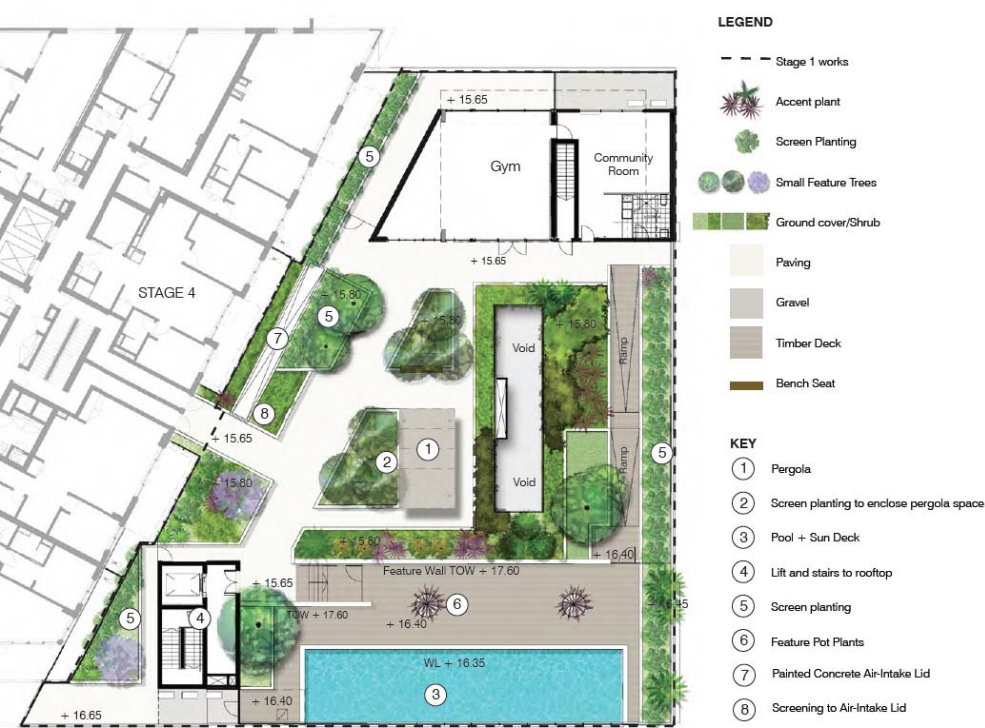


Figure 3 – Planned communal open space and facilities on podium of Building 1B

This site wide 'salt and pepper' approach to the provision of communal facilities and open space has been accepted by both Council and the Sydney East Joint Regional Planning Panel in the past at Discovery Point, as evidenced within the Table below.

Stage	Design Architect	Design Quality	Consent Authority	Communal facilities/open space
Heritage Items restoration	Tanner and Associates		Rockdale City Council	<ul style="list-style-type: none"> Tempe House and St Magdalene's Chapel (Resident's community centre and hall)
Greenbank	Cox		Rockdale City Council	<ul style="list-style-type: none"> Pool
Verge	Cox		Rockdale City Council	-
Vine	Cox		Rockdale City Council	-

Stage	Design Architect	Design Quality	Consent Authority	Communal facilities/open space
Linc (Stage 1)	Bates Smart		Department of Planning	<ul style="list-style-type: none"> ■ Building 1B podium, comprising: <ul style="list-style-type: none"> - Gym, pool and sundeck area, community function space, lawns, BBQ, garden beds, feature tree plantings, shade structure and bench seating ■ Neighbourhood Park, including interactive water feature
Summit (Stage 2)	PTW		Rockdale City Council/JRPP	-
Stage 3 + 5 (undetermined)	Group GSA		Rockdale City Council/ Sydney East JRPP	-
Metro (Stage 4)	PTW		Rockdale City Council/ Sydney East JRPP	-

Stage	Design Architect	Design Quality	Consent Authority	Communal facilities/open space
Arc (Stage 6)	Bates Smart		Department of Planning	<ul style="list-style-type: none"> Station Park
Watervue (Stage 7)	Bates Smart		Rockdale City Council/ Sydney East JRPP	<ul style="list-style-type: none"> Waterfront Park Public art Interactive water feature Cooks River Foreshore rehabilitation
Shore (Stage 8 – 10)	PTW		Rockdale City Council/ Sydney East JRPP	<ul style="list-style-type: none"> Gym Pool Landscaped podium Cooks River Foreshore rehabilitation
Stage 11 – 13 (to be lodged shortly)	TBC		Rockdale City Council/ Sydney East JRPP	<ul style="list-style-type: none"> Pool Landscaped podium Community room BBQ and entertainment facilities

3.0 INTIMATE SPACES

Australand are experienced developers who understand people, what they need, want and desire and how they will use the spaces and developments they build. This insight has been utilised across Discovery Point, including Building 3, with apartment layouts tailored in order to ensure high quality living and providing spaces that are easily adaptable and cater for a range of activities, including small and intimate spaces for private gatherings. In addition to the apartments themselves, Building 3 also provides for a special space at ground floor that enables more formal gatherings to take place.

The images below clearly demonstrate that Building 3 will not be lacking in its ability to enable quality spaces for small and intimate gatherings to occur.



Figure 4 – Artist impression of 1 bedroom apartment



Figure 5 – Artist impression of 3 bedroom apartment



Figure 6 – Artist impression of Building 3 retail 'deck'

4.0 DISCOVERY POINT CO-OPERATIVE

As set out above, the majority of facilities within Discovery Point will be held under Co-operative Title. The Co-operative includes all buildings within Discovery Point and will have the responsibility of owning and managing facilities within the site. The range of facilities the co-operative is responsible for is illustrated within **Figure 7**.

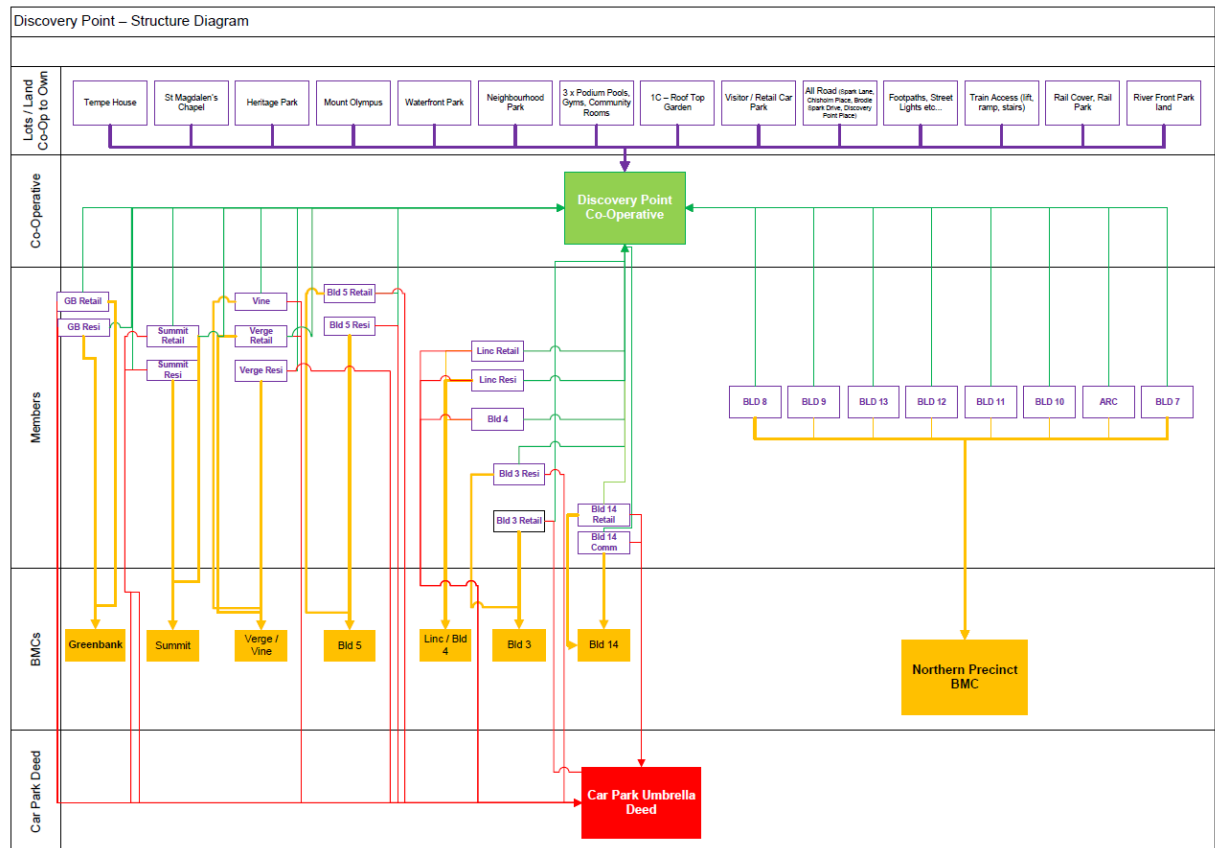


Figure 7 – Discovery Point Co-operative structure

In light of the above range of facilities and required maintenance costs, the average levy for apartments within Discovery Point is at the higher end of expected levies in comparable developments. The average levies within Discovery Point are expected to be between \$1,212 and \$1,348 per quarter. When compared to similar developments, these levies are at the upper end of the residential market, and reflect the significant cost of maintaining the range of facilities provided within Discovery Point. Any additional facilities, over and above, those already envisaged to be provided will further increase these levies, detrimentally affecting the affordability of Discovery Point.

5.0 COMMUNITY DEVELOPMENT PROGRAM

To further facilitate social and community engagement across Discovery Point, Australand have developed a Community Development Program. Australand have partnered with Connections Community Development, an organisation who specialise in developing strong communities with a focus on achieving a better quality of life for new residents. This Program is expected to contribute to the social sustainability of this new and evolving community by:

- fostering a sense of belonging for new residents;
- promoting a culture of welcome and hospitality; and
- helping new residents settle into the life of the local and broader community.

This approach further reinforces and supports the holistic approach to the provision of communal facilities and spaces across Discovery Point, where the 'community of residents' is broader than just one singular building.

Aspects of the Program include:

- a point of contact for residents;
- relevant information about the local area and the services, facilities and programs available; and
- opportunities for residents to meet other community members and develop friendships and networks.

Community interaction is already being fostered in Discovery Point through the release of a seasonal newsletter, 'The Discovery Point Grapevine', which focuses on past and upcoming events, the status of the overall redevelopment, and any other news to keep existing residents informed. Already within Discovery Point a number of community events have been held to encourage residents to meet, interact and develop a sense of community (refer to **Figures 8 - 10**). As the community of Discovery Point grows these events and interactions (from small/intimate gatherings to larger planned events such as Christmas parties, Australia Day celebrations and Chinese New Year celebrations etc will become more frequent).

Furthermore, a community portal has been established and access is available to all residents of Discovery Point (www.discoverypointcommunity.com.au). This portal provides residents with useful information on life within Discovery Point, such as the availability of open space and facilities, access to transport and schools, local business information and a community notice board which outlines news and events occurring within and around the site.

In light of the above, it is clear that Australand are seeking to foster a strong sense of community within Discovery Point. It is acknowledged by Australand that communal facilities and services are a critical element in achieving this aim, and as such, a wide variety of facilities will be provided in accordance with the Concept Plan. These facilities are considered more than sufficient to accommodate the needs of the future population. Over and above providing these facilities, Australand is making a concerted effort to establish a framework for community interaction and provides residents with as much assistance as possible to develop strong ties to the new community.



Figure 8 – Yoga classes within St Magdalene’s Chapel



Figure 9 – Outdoor cinema within the setting of Tempe House



Figure 10 – Wine tasting at St Magdalene’s Chapel

6.0 MARKET RESEARCH

Market research undertaken by Marketability on behalf of Australand in July 2013² determined that residents are primarily concerned over the noise impacts of active uses on building podiums and rooftops.

This research was undertaken in regard to the Shore development (Stages 8-10), where a landscaped podium was proposed. The research involved a series of focus groups which focused on various aspects of the development including amenities, features, unit layouts and finishes.

As a direct result of feedback received in these focus groups, the swimming pool in Shore was relocated from the podium to the ground level. The communal podium was also designed in a manner which encouraged passive use to achieve the desired character of the space demanded by the market.

The provision of private communal space on Building 3 would be in conflict with this market research, affecting the success of the development and its desirability.

7.0 COMPARISON WITH EQUIVALENT PROJECTS

A comparison to other major urban renewal projects across the Sydney Metropolitan Area illustrates the appropriateness of the communal facilities to be provided within Discovery Point. Some comparable urban renewal projects are not benefited with the wide variety of facilities to be provided in Discovery Point, such as pools and gyms.

For example, comparable urban renewal projects include:

- Central Park, Broadway – redevelopment of the former Carlton United Brewery site, providing 255,500m² of residential, commercial and retail floorspace. The GFA for residential land uses on the site is limited to 70% of the total GFA. Whilst some buildings have communal facilities, these are generally communal outdoor spaces / terraces, rather than meeting rooms, gyms or pools. The primary communal/meeting room spaces (of 440m²) are located within the heritage listed Brewery Yard Precinct.
- Harold Park, Forest Lodge – redevelopment of the former Harold Park Paceway, providing approximately 1,250 new dwellings. Provision to be made for a central community facility (of 500m²) within the heritage Tram Sheds. Mixed approach to communal open space, where some precincts having direct access to 'private' communal open space whilst others only having access to the broader surrounding public open spaces.
- North Penrith – redevelopment of surplus Department of Defence land at North Penrith for mixed use residential, commercial and industrial development. Provides for around 1,000 dwellings in a range of price points and dwelling types. A range of communal facilities are provided on a site wide basis to cater for the demands of the new development and population.

As evidenced by the above examples, Discovery Point is unique as it provides a significant range of communal facilities for residents across the whole of Discovery Point, as well as facilities for the exclusive use of particular stages. This provision is well over and above other comparable projects across metropolitan Sydney.

² The research involved conducting a series of focus groups to assess target group reactions to the design of Stages 8-10. A total of 80 attendees participated in ten focus groups. Australand takes the results of its market research very strongly and uses it to guide the design development phase.

8.0 BREACH OF APPROVED CONCEPT PLAN ENVELOPE

Draft Condition 66 in requiring provision of communal facilities on the roof of Building 3 that are accessible by lift would result in development that does not comply with the approved Concept Plan (i.e. the development would protrude above the maximum height control, refer to **Figure 11**).

Under the terms of the approved Concept Plan, building height is strictly enforced with no flexibility built into the approval in terms of any vertical projections. This relates to the site's relationship to Sydney airport and the approvals in place from Sydney Airport Corporation and the Federal Government (Air Services Australia/ CASA). A s75w modification application to the Concept Plan would be required in order to facilitate any vertical projection above the approved Building 3 envelope, including obtaining all relevant airspace approvals.



Figure 11 – Existing Section through Building 3 and relationship with approved building envelope

9.0 CONTRIBUTION TO LOCAL AND REGIONAL PUBLIC OPEN SPACE

In addition to the extensive and diverse range of communal facilities, Australand will be constructing all roads, services, stormwater infrastructure and parkland upgrades as part of the development. This will constitute a significant capital investment by Australand in the development. On top of this significant investment, Australand will be required to pay standard Section 94 levies, with no dispensation/offset granted for the infrastructure works undertaken. As such, the overall Australand capital investment in the development will be significant and comparably greater than other major developments where dispensations are provided from section 94 payments where works in kind are provided. In relation to Stages 3 and 5 alone, Australand will pay over \$1.8 million to Council in open space contributions alone (\$3.9 million overall).