

12 November 2014

Our Ref: F10/9, 14/144361
Contact: Pengfei Cheng 9562 1634



Amy Watson
Team Leader Metropolitan Projects
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Ms Watson

Re: Section 75W Modification Request to Discovery Point Concept Plan (MP10_0003 MOD 4)

Thank you for your email dated 15 October 2014 inviting Council to review the Response to Submission (RtS) for the above proposal.

Council notes the following amendments to the modification request made by the proponents in response to Council's submission of 17 July 2014. Council supports these amendments:

- Retaining commitments to provide community facilities in Stages 11 to 13;
- Retaining the solar access controls in the Development Design Guidelines; and
- Reduction of the maximum number of total car parking spaces across Discovery Point site.

Council still has concerns with the proposed increase in residential gross floor area (GFA) and considers that approving the GFA as proposed will:

1. Limit the options and opportunities for building design;
2. Compromise residential amenity; and
3. Reduce the overall development quality.

The issues raised in Council's submission of 17 July 2014 relating to building articulation, building/apartment depth and solar access have not been fully addressed.

With regards to the proposed above-ground car parking, Council's position remains unchanged as stipulated within its July submission. Any such element should be kept to a minimum and the design should reduce any visibility to it particularly at prominent locations. Furthermore, any additional above ground parking spaces should correspond with the proposed additional number of units.

The applicant's proposal for additional GFA will result in significant private benefit to the current land holders and will exceed current community expectations. The proposal should only be approved if it also results in an improved outcome for existing and future residents in this locality. The applicant has not proposed any public benefit to support their proposal by way of a Voluntary Planning Agreement (VPA).

To this end, for Council to support the substantial GFA increase, Council is happy to engage with the applicant for a VPA to deliver some appropriate form of community benefit. The VPA could deliver infrastructure works identified in Council's Section 94 Contributions Plan within or adjacent to the Discovery Point site including a new multi-purpose community facility and regional pedestrian or cycleway facilities.

Therefore, in addition to the design consideration discussed above, the following condition is recommended with approval of any substantial GFA increase:

Prior to determination of the development application for Stages 11 to 13, Australand is to enter into a Planning Agreement with Council, in accordance with Council's Voluntary Planning Agreement Policy, to provide the following public infrastructures:

- *A new multi-purpose community facility within the Discovery Point site;*
- *Pedestrian and cycleway facilities connecting the regional recreational network.*

I trust the Department will carefully consider Council's concerns before a determination is made. Should you require further information, please contact Pengfei Cheng from Council's Urban Strategy team on 9562 1634.

Yours faithfully



David Dekel

Manager Urban and Environmental Strategy