From: Alexis Cella
To: Simon Truong
Cc: Amy Watson
Subject: RE: MP10_0003 MOD 4 - Section 75W for Discovery Point
Date: Friday, 17 April 2015 5:33:10 PM

Hi Simon,

In response to your question below, as discussed the proposed increase in 10,685sqm of GFA equates to an additional 76 dwellings for Buildings 11, 12 and 13 as opposed to the Concept Plan as a whole. The Concept Plan did not seek approval for any particular dwelling yield however some estimated dwelling numbers of apartments per building were identified in the planning reports for broad assessment purposes based on the design concepts included in the original indicative design scheme prepared by Bates Smart Architects.

In terms of Stages 11 – 13, the original indicative design scheme estimated around 390 apartments (refer to Table 3 in RTS). Using this as a starting and reference point, the detailed design scheme now being developed for Stages 11 – 13 provides for 466 apartments. Accordingly, this s75w modification application will **directly** result and facilitate an additional 76 (466 – 390) apartments over and above that originally identified within the indicative design scheme for buildings 11, 12 and 13.

To date a total of 1,142 dwellings have been approved and/or constructed within Stages 1 to 10 which represents 65 more dwellings than the original estimated number of dwellings across these stages. Together with the anticipated 76 apartments that could be accommodated within the building envelopes on Stages 11 to 13, the overall increase in dwelling yield across the site would translate to 141 dwellings or 1,608 dwellings overall. As dwelling yield does not form part of the concept plan approval there was no requirement for the concept plan to be modified to accommodate the additional 65 apartments developed across Stages 1 to 10 above the initial forecasts.

The difference between estimated dwelling numbers in the indicative design scheme and approved dwelling numbers can be attributed to a range of factors, including changes in dwelling mix, efficient planning of buildings, the changing needs/wants of buyers, subsequent modifications to the concept plan etc. As identified in our RTS, this increase in apartments across previous stages has been considered by both the Department and Council on an individual stage basis as acceptable on planning, design, environmental, economic, social, traffic and amenity etc perspective and found to be acceptable. The proposed 10,685sqm partly accommodates the shortfall in gross floor area that has been lost from stages 11 to 13 and developed within the approved envelopes on other parts of the site and partly to reflect a more efficient use of the approved building envelopes for buildings 11 to 13 which are capable of accommodating greater gross floor area without any significant impacts.

Notwithstanding the above, the net effect and what the assessment of this s75w modification application should only focus on is the direct impacts associated with accommodating an additional gross floor area of 10,685sqm for the site which will translate to providing around 76 additional apartments across Stages 11 – 13 (being those above that originally provided for in the indicative design scheme prepared for the Concept Plan).

We hope this clarification assists the Department to finalise its assessment of this application.

Please don't hesitate to contact me if you have any further queries.

Kind regards

Alexis

Alexis Cella **Associate**
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From: Simon Truong [mailto:Simon.Truong@planning.nsw.gov.au]
Sent: Thursday, 16 April 2015 4:13 PM
To: Alexis Cella
Cc: Amy Watson
Subject: RE: MP10_0003 MOD 4 - Section 75W for Discovery Point

Hi Alexis,

Just wanted to follow up on the status of the below requested information?

Regards

Simon Truong|Senior Planning Officer|Industry, Key Sites and Social Projects|NSW Department of Planning and Environment **www.planning.nsw.gov.au**
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From: Simon Truong
Sent: Thursday, 9 April 2015 3:19 PM
To: 'Alexis Cella'
Cc: Amy Watson
Subject: MP10_0003 MOD 4 - Section 75W for Discovery Point

Dear Alexis,

As discussed, the Department is in the process of finalising its assessment of the abovementioned proposal.

As part of this, the Departments seeks further clarification surrounding how the proposed increase in 10,685sqm of GFA equates to an additional 76 dwellings for the Concept Plan.

The number of additional apartments does not correlate with the additional GFA being sought.

Please do not hesitate to contact me should you wish to discuss further.

Regards

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