

Amanda Treharne - 9710 0462
File Ref: DN17/0003

05 May 2017

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Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Jane Flanagan

Dear Sir/Madam

Development Referral No. DN17/0003

Proposal: Modification to Concept Plan (MP10_0229 MOD 7) and Modification to Project Application (MP10_0230 MOD 4) - architectural changes to the retail building – Applicant Response to Submissions

Property: 461 and 475A Captain Cook Drive, Woollooware

Thank you for referring the proponents' response to Council's submission as part of the above s.75W process. Council has reviewed the information submitted and provides the following comments in respect to the proponent's response:

1. Design Matters

Council's previous comments still stand regarding the proposed design changes to the external elements of the building.

The entry to the club is not visible from Captain Cook Drive or the waterfront open space, so removing trees to make it more visible doesn't seem logical. Once visitors find their way up to the elevated street, the location of the club should be obvious. The amenity of having trees in an otherwise hard built environment would be more valuable.

2. Additional Building / Floor Area

Council has reviewed the revised Traffic Report but notes that the following:

- There is no "Annexure A: Proposed Gross Floor Area Plan" attached to the report with which to compare the GFA shown in the table on page 1 of the report.
- The Table on page 1 does not specify whether it shows GFA or GLA - it is presumed to be GFA. The total m2 is not shown at the end of the table but when calculated is in excess of the maximum GFA shown on the architectural plans.

This should be clarified by the proponent.

The explanation regarding the error in Condition A3 is accepted. Council would have expected the error to be corrected in the proposed amendment to Condition A3 of the Concept Approval. It is assumed 88,712m² will be revised to 88,782m² once MOD 6 is amended.

3. Staging of Construction

Council has reviewed the applicant's proposed new Condition F17. Revised wording is provided as follows:

"The approved traffic control signals at the Captain Cook Drive entry/exit to the car parking and loading dock areas must be fully operational prior to any use of those car park and loading dock entry/exit points"

4. Parking

Council accepts the TMAP prepared by McLaren for the purposes of the subject application.

We trust the DPE will take into account the matters raised by the Council. If you need any clarification of the above comments, please contact Council's development Assessment Officer Amanda Treharne on 9710 0462 or email atrehane@ssc.nsw.gov.au and quote the application number in the subject.

Yours faithfully



Peter Barber
Director, Shire Planning