



Amanda Treharne - 9710 0462

File Ref: DN17/0003

23 June 2017



Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

Attention: Emma Butcher

Dear 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. Revised Level 3 Plan

It is acknowledged that the proposed addition of a further three trees (from 8 to 11) is an improvement over the previous MOD plans, and that the scheme would benefit further if more opportunities for planting could be identified.

2. Revised Supplementary Traffic & Parking Report

Council has reviewed the revised Traffic Report and notes that the figures provided are GLA and not GFA. Annexure A now contains Proposed Gross Floor Area Plan, which is helpful.

Whilst it is acknowledged that GLA was used by the proponent's Traffic Consultants to justify the demand for car parking for the approved retail development, the DPE required additional parking above the minimum requirement. As stated previously, the subject site is reasonably isolated from public transport. The provision of parking in excess of the minimum requirement, especially when based on shared usage over different peak periods, will be beneficial for the patrons of the development and for nearby residents and sporting facility users.

The Project Approval capped the floorspace (26,473m<sup>2</sup> GFA) for the site and specified a resultant parking provision of 770 spaces. Subsequent MOD 3 granted by the DPE enabled a significant increase in GFA to 27,412m<sup>2</sup> with no change to the provision of

on-site parking. The current modification seeks a further increase in GFA of 590m<sup>2</sup> with no provision of additional parking.

Council accepts that the additional GFA proposed results in a peak parking demand of 618 spaces, therefore still resulting in surplus parking provision.

As stated above, Council agrees that the context of the site calls for provision of parking above the minimum, however, the surplus originally approved is being steadily eroded over the course of several modifications. Any future modifications by the proponent to increase the GFA on the site need to be assessed with the original intent in mind, and the cumulative impact of subsequent modifications.

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](mailto:atrehane@ssc.nsw.gov.au) and quote the application number in the subject.

Yours faithfully

A handwritten signature in black ink, appearing to read 'P Barber', with a long horizontal line extending to the right.

Peter Barber  
Director, Shire Planning