

15 February 2018

14352

Ms Carolyn McNally
Secretary
NSW Department of Planning and Environment
320 Pitt Street, Sydney NSW 2000

Attention: Amy Watson (Team Leader, Key Site

Dear Amy,

Woollooware Bay Town Centre – Stage 4 – Storage Cages Concept Plan MP10_0229 Mod 2

Further to our discussion on 13 February 2018, Ethos Urban and Capital Bluestone have recently become aware of an issue with the calculation of gross floor area (GFA) in relation to the provision of storage cages within car parking podium levels within the proposed Stage 4 Residential/Hotel development within the eastern precinct and within the existing Residential Stages 1-3 within the western precinct of Woollooware Bay Town Centre.

Under the Standard Instrument definition, which is the relevant definition for the purpose of the Concept Plan Approval, storage is only excluded from GFA where it is located within an underground basement. The two car parking podium levels in the residential precinct, and the proposed podium car parking levels in the eastern precinct, are not defined as a basement under the SI LEP as they are located above existing ground level and hence any storage would be counted as GFA.

Under the DAs for Residential Stages 1-3 in the western precinct, all storage to meet ADG requirements is currently provided in-apartment. However, there has been strong demand from the high number of owner-occupiers for additional external storage over and above the ADG requirements in order to provide additional residential amenity. Accordingly, Capital Bluestone wish to explore retrofitting some storage cages into the western precinct podium parking levels and to incorporate storage cages into the proposed residential parking levels of the eastern precinct. These storage areas would not result in the loss of any car parking required by the Concept Approval and relevant development consents, and would not result in any additional extension of the physical envelope of the development. Storage cages would generally be located at the rear of car parking spaces, as indicated in the plan extracts at **Attachment A**.

The indicative floor plans that have previously informed the quantum of GFA proposed and approved under Condition A3 of Schedule 2 of the Concept Approval have not previously allowed for additional storage cages to be provided in the basement. Accordingly, there is no surplus allowance for GFA under the current condition in the instrument of approval. In order to resolve this oversight and facilitate the provision of these storage cages, it is proposed to amend Condition A3 in order to clarify that storage cages can be excluded from GFA where they are located in a podium car parking area. We have suggested some appropriate wording for the Department's consideration below, comprising the insertion of the following words shown in ***bold italics***:

A3. MAXIMUM GROSS BUILDING AREA / GROSS FLOOR AREA

The maximum Gross Building Area for the development shall not exceed ~~176,134~~ 252,259 m² comprising:

- 115,402 m² for the Stage 2 Residential Precinct; and***
- ~~60,732~~ 136,857 m² for the Stage 1 and Stage 3 Retail and Club Precincts****

The maximum Gross Floor Area for the development shall not exceed ~~88,712~~ 126,677m², comprising:

- *61,370 m² the Stage 2 Residential Precinct; and*
- *~~27,442~~ 65,307 m² for the Stage 1 and Stage 3 Retail and Club Precincts*.*

Residential storage located in a car parking podium level is not to be calculated as Gross Floor Area for the purpose of this condition.

The maximum area for the outdoor deck for the club shall not exceed 1,827m².

Incorporation of the proposed amendment as part of the Department's draft conditions in relation to Concept Plan MP10_0229 Mod 2 would facilitate the provision of a high level of future amenity within the proposed Stage 4 residential development and to existing and future residents of Residential Stages 1-3, and avert the need for a further administrative modification to the Concept Approval.

Should you have any queries regarding this matter, please do not hesitate to contact me on 0402 644 681 or at moliver@ethosurban.com.

Yours sincerely,



Michael Oliver
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Attachment A – Indicative location of storage cages in Residential Stages 2 and 3

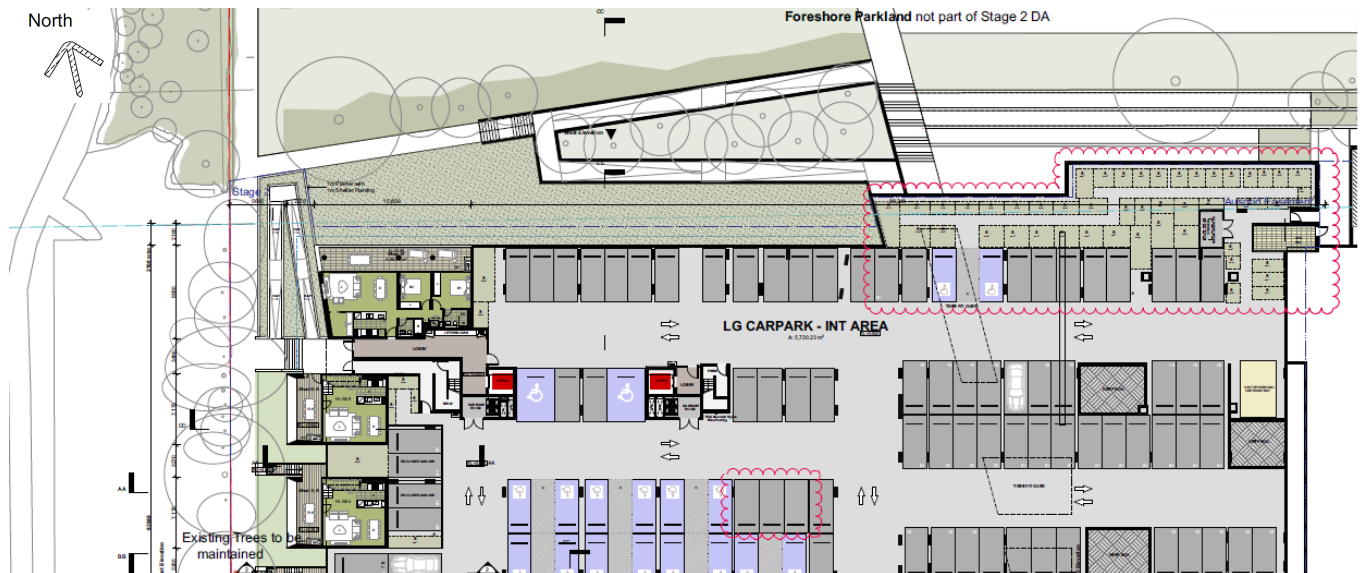


Figure 1 Location of proposed storage cages (red revision cloud at top-left) in Residential Stage 2 Lower Ground Level (beneath future ground level and within podium)

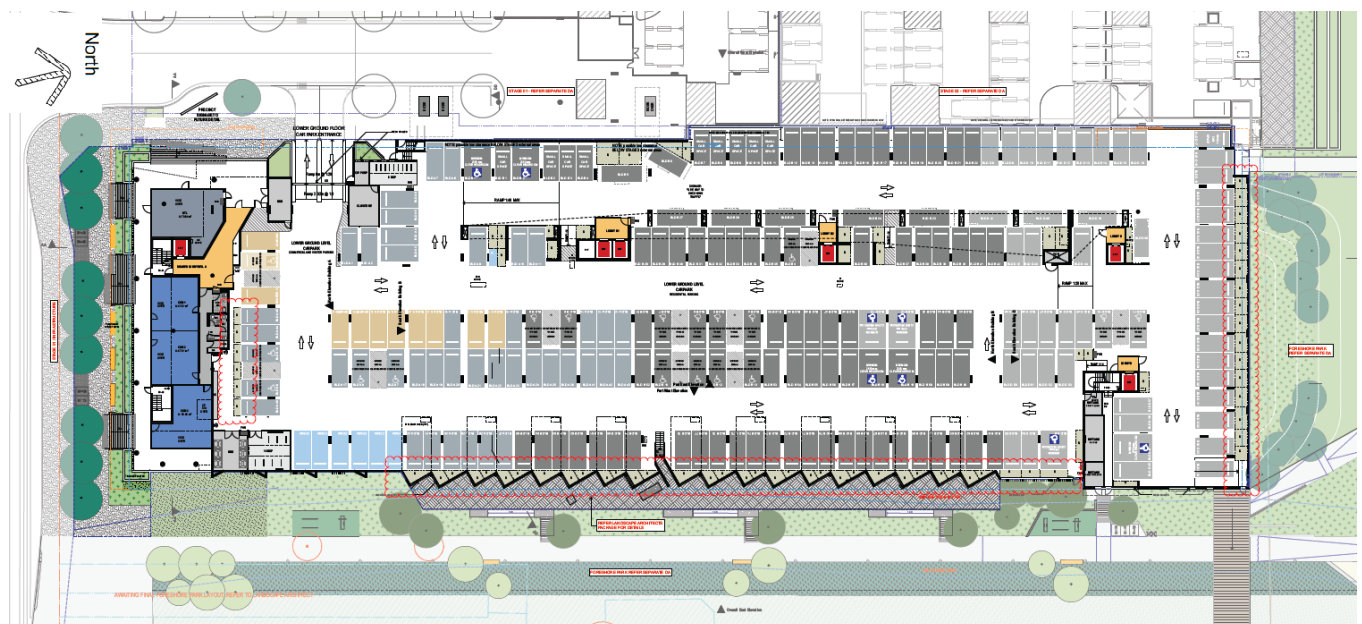


Figure 2 Location of proposed storage cages (red revision cloud at bottom and right) in Residential Stage 3 Lower Ground Level (beneath future ground level and within podium)