

OUR REF: 555
YOUR REF: MP10_0003

23 September 2010

Department of Planning
Attention: Mark Brown
GPO Box 39
SYDNEY NSW 2001

Dear Mr Brown,

**Re: Concept Plan for Mixed Use Development at Discovery Point,
1 Princes Highway, Wolli Creek**

I refer to your letter dated 24 August 2010 inviting Council to make a submission on the abovementioned matter.

Council understands that there are numerous buildings either built or under construction on the land that is the subject of the concept proposal and on other sites in the vicinity based on an existing Master plan, and that these have established a character and built form environment for the Wolli Creek Precinct. A key reference point identified in the applicant's documents is the 21 storey "Proximity" building.

The current proposal now seeks approval for a Discovery Point Concept Plan that envisages higher residential densities and buildings and reduction in the quantum of commercial floor space.

Three buildings within the "northern" precinct are oriented towards and adjoin the Cooks River. Whilst Council acknowledges that access to the Cooks River foreshore has been achieved through the retention and enhancement of Discovery Point Park, concern is raised about the excessive building height proposed for buildings 8 and 10 that are both 15 storeys in height.

Council considers that the buildings that interface with the Cooks River (Buildings 8 and 10) should be a maximum of 6 storeys with any additional height for buildings 8 and 10 further setback away from the Cooks River boundary and that the introduction of a high podium adjoining the Cooks River is inappropriate. These suggestions would ensure that the buildings complement the scale and character of the Cooks River "experience".

I have attached a photo of a development in Blackwattle Bay to illustrate this concept.

Thank you for the opportunity to comment on the Concept Plan, Should your office wish to discuss this letter further please contact Council's Manager Development Assessment Judy Clark on 9335 2251

Yours sincerely



Simon Grierson

Acting Director, Planning and Environmental Services

Encl

TRIM doc 61547.10

