

31 August 2021

General Manager
Randwick City Council
30 Frances Street
RANDWICK NSW 2031

Attn: Mr Sohail Faridy, Executive Town Planner

Dear Sir/Madam,

**Re: DEVELOPMENT APPLICATION NO. DA/642/2020 – 11-19 FRENCHMANS ROAD, RANDWICK
FURTHER AMENDED DEVELOPMENT APPLICATION AND ADDENDUM STATEMENT OF
ENVIRONMENTAL EFFECTS**

1.0 INTRODUCTION

This letter has been prepared to furnish to Council the same information which has been furnished to the NSW Department of Planning, Industry and Environment (DPIE) concerning the SCC and as such for consistency is now also provided to amend DA No. DA/642/2020 for the proposed demolition of existing site structures, construction and operation of a building for seniors housing under Clause 45 of *State Environmental Planning Policy (Housing for Seniors of People with a Disability) 2004*, at 11-19 Frenchmans Road, Randwick.

The design changes shown in the further amended architectural drawings included with this cover letter can be summarised as following:

1. Lowering the parapet of the upper level along the southern elevation to Frenchmans Road to RL92.90 (was RL93.60);
2. As a result of lowering the parapet height, consequently a reduction in the angle / pitch of the roof behind to a flatter angle;
3. Lowering the lift overrun to RL93.20 (was RL93.95). The overall height of the top of the lift overrun is measured as 14.2m as shown in Section A in Drawing DA10 dated 15 July 2021; and
4. Inclusion of a 13.2m height dashed line on each section and elevation, along with a 13.2m “height plane” drawing - DA .

As a consequence, so too the Clause 4.6 variation requests have been updated and were also provided to DPIE for the SCC and as above provided for the purposes of the DA for consistency. In addition, the BASIX Certificate was also updated.

We now request that Council accept this information as part of the applicant’s Amended DA under Clause 55 of the *Environmental Planning and Assessment Regulation 2000*, given DPIE accepted the information as part of the SCC and this information is now provided to Council for consistency.

This letter should also be read as part of the applicant’s previously submitted “Addendum SEE” to the original Statement of Environmental Effects (original SEE) report, which is to be read in conjunction with and seeks to amend the originally submitted SEE report.

The change to the upper level, lift overrun and roof have each sought to lower the overall height of the building, therefore, the amendment does not trigger a need for renotification under the provisions of the Randwick Development Control Plan or current Council's adopted Community Participation Plan 2019. Refer as detailed previously in this Addendum SEE at the end of Section 1.2.1.

We trust the above information will assist Council in assessing the Amended DA favourably when undertaking its assessment report.

Should Council still have a concern regarding the Amended DA, the applicant requests Council's feedback and co-operation to understand the concern in detail prior to an assessment report being completed.

For any queries or require clarification on any matters please do not hesitate to contact the undersigned on (02) 9929 4044.

Yours sincerely,



Marian Higgins
Director
Higgins Planning Pty Ltd