

20 June 2017

Olivia Yana
Development Assessment Officer
Bayside Council
141 Coward Street
MASCOT NSW 20206

Dear Olivia

**DA 2016/18/3 – 130-150 BUNNERONG ROAD PAGEWOOD – URBAN BLOCK 5W
SUPPLEMENTARY PLANNING REPORT**

This letter provides supplementary information in support of our Section 96 application for the introduction of roof terraces to our development at Urban Block 5W, 130-150 Bunnerong Road, Pagewood. It is intended to address changes to the gross floor area that will occur as a result of the proposed development. The letter should be read in conjunction with the plans at **Attachment 1** which include (among other things):

- Updated cover page; and
- Revised GFA plan

In discussion with Council the architectural plans were modified to reduce the extent of new structures to be added to the roof top areas; the previously proposed pergolas have been removed. Updated plans were issued to Council on 19 June 2017. The plans were accompanied by a roof top analysis which highlighted the minimal nature of the works proposed particularly. Additionally, the supplementary graphics provided to Council show that the new roof terrace structures will screen the existing roof top plant equipment (refer to visual analysis at **Attachment 2**).

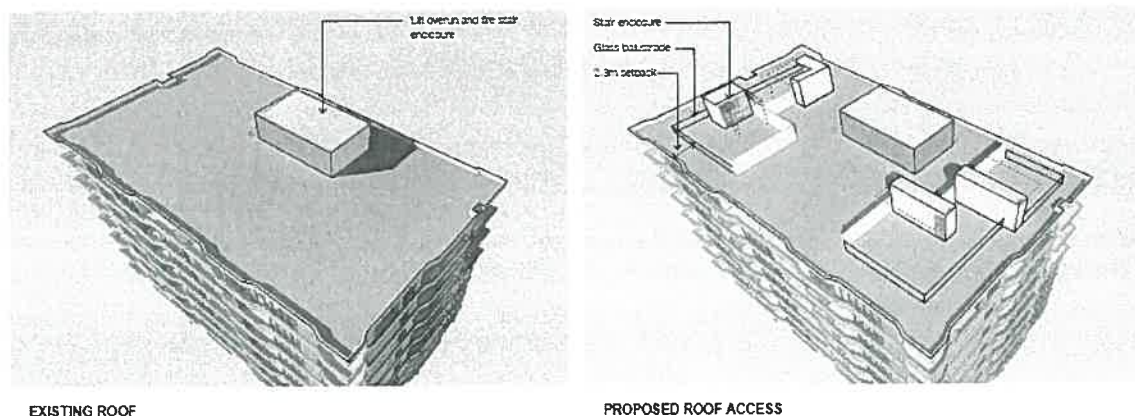


Figure 1: Plan showing (1) existing roof top plant and (2) additional roof top structures proposed

A further copy of the revised plans provided to Council is attached to this letter for information (**Attachment 3**).

In summary, the proposed roof top terraces will comprise a stair enclosure and glass balustrading which will define the extent of the terrace. For maintenance purposes a hob is required around the perimeter of the glass balustrade (shown as “planter” on the architectural plans). These areas will be astroturfed and enclosed by a 150mm wall (refer to **Figure 2** below).

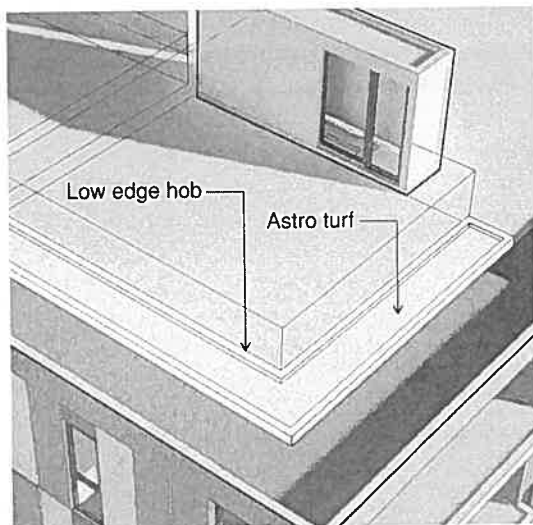


Figure 2: Typical hob surrounding roof terrace

Assessment

The development will remain substantially the same as the original approval and can be considered under Section 96 of the *Environmental Planning and Assessment Act 1979*. The development is not materially altered as a result of the proposal and no additional environmental impact over and above that considered in the original assessment would be generated by the proposed modification.

The proposed modification does not alter the permissibility of the proposal, nor does it impact on the compliance of the approved development with the relevant controls of the Botany Bay LEP, DCP or the Stage 1 consent for the site.

The key planning matters are discussed below.

Gross Floor Area

The proposal results in a net increase in the GFA of the development. To clarify the extent of the GFA change compared with the originally approved development:

- An increase in GFA of 4gm is proposed.
- The change in GFA has occurred at Level 19 through the introduction of the internal stairs to the roof terraces combined with changes to unit layouts (+4sqm).

- 1 x two bed unit from Level 19 of Buildings A and D have been deleted. The remaining units have been reconfigured to create penthouses and to allow for the introduction of stairs to the roof level.

The revised GFA for the UB5W site is **51,702sqm** compared to a total GFA of 51,698sqm¹ approved for the original DA. Based on a site area of 13,507sqm the floor space ratio for the development remains at 3.83:1 (refer to **Attachment 1**).

Height

The proposal does not result in structures that would exceed the height of development already approved under the original DA. The stair enclosures will project to a maximum RL88m (Building A and D), RL75.6m (Building B and C) consistent with the envisaged top of plant depicted on the approved DA drawings. The proposed heights of the enclosures are entirely consistent with the maximum heights permitted by the Stage 1 Consent. Consistent with the consent no habitable floorspace is proposed at roof top level.

Open Space

The proposal will increase the level of private recreational space for selected units, considerably enhancing amenity for future residents. Through the assessment of the application it has been queried whether the roof space should be allocated for communal use rather than being restricted to private use. It is however, relevant to note that the development already contains a generous level of communal open space for the enjoyment of its residents. Communal open spaces comprising the podium level garden at Level 5 (3,273sqm) and the Level 16 terraces (900sqm) are available to all residents. The combined area of these facilities equates to 31% of the total site area, which exceeds the minimum 25% required by the Apartment Design Guide (refer to **Attachment 4**).

Visual Impact

New stair enclosures will screen existing plant equipment thereby enhancing the visual appearance of the development when viewed from a distance. New structures will not be visible when viewed from surrounding streets (refer to visual analysis at **Attachment 2**).

Apartment Yield and Unit Mix

The reconfiguration of units at Level 19 (Buildings A and D) to allow for the introduction of the roof top terraces has resulted in a change to the total number of units contained within the development. There is an overall reduction in units from 487 to 485 across the development (loss of 2 x two bed units). Given that the proposal involves an overall reduction in the number of units there is no inconsistency with the requirements of the Stage 1 Masterplan which allows a maximum 517 units within the UB5W site. The reduction in units has resulted in a marginal change to the unit mix contained within the development as shown in **Table 1** below. The table also confirms that the unit mix as modified by this application remains consistent with the requirements of the Stage 1 Masterplan consent.

¹ It has come to our attention that there was a calculation error on the approved GFA plan. The GFA for Level 15 should be 3,049sqm consistent with Levels 12-14 not 3,069sqm as stated. Additionally, the total GFA provided on the sheet was calculated incorrectly. The actual total is **51,698sqm** as stated above.

Table 2: Unit Mix

Unit Mix	Stage 1 Masterplan	Approved Development	Proposed Development	Difference
1 bed	Max 20%	18%	18%	0
2 bed	50%	51%	50%	-1
3+ bed	Minimum 30%	31%	32%	+1

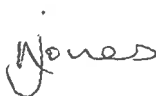
Conclusion

The proposed modification is considered to be in the public interest as it will make efficient use of redundant roof top space. In the absence of any demonstrable adverse environmental impacts we see the request as reasonable.

If you require further information please do not hesitate to contact me on (02) 9287 2509. We look forward to receiving confirmation of the date for the Sydney Planning Panel determination meeting.

Yours faithfully

Karimbla Constructions Services (NSW) Pty Ltd



Norelle Jones
Senior Development Planner

Encl.