

14 August 2019

Regional Planning Panels
320 Pitt Street
SYDNEY NSW 2000

CC: Kylie Lucas, Senior Assessment Planner, Waverley Council

RE: 2019ECI019 – 20 ILLAWONG AVENUE, TAMARAMA - DELETION OF THIRD BASEMENT LEVEL

We act on behalf of the owners of Strata Plan 1731, the applicants for the abovementioned 4.55(2) modification application, due to be considered by the Sydney Eastern City Planning Panel on 15 August 2019. The owner's corporation are responsible for financing both the construction of the development, as well as the subject modification application.

The potential for additional basement parking has been formulated since before the previous modification application was approved in June 2017. The duration of time between conception and the eventual lodgement of the subject modification has been protracted over more than two years, predominantly due to the inherent nature of reaching agreement on capital expenditure within an owner's corporation, currently comprising of individual owners of 80 different units. The lodgement of the application was further postponed due to the commencement of Amendment 6 of the Waverley Development Control Plan 2012, which introduced a maximum parking rate throughout the Waverley local government area.

The third basement level has always offered limited profitability for the owners: even upon conception, the owner's calculations had concluded that the value added to each apartment was approximately equivalent to the per-unit cost of providing a third basement level. The works approved under DA-125/2012 have commenced at the site in June 2019, with all apartments now vacated until the works are completed. Given the significant further time delays associated with the construction of the third level of the basement, the cost of the third level of the basement now comfortably exceeds the potential value add, and is no longer feasible. As a consequence, the owners have recently decided that they do not wish to proceed with a third basement level, and that they wish to withdraw this element of the application.

Instead, the owner's wish to pursue an amended scheme, which will provide additional parking spaces within the approved parking areas. The plans associated with this amendment are in the process of being finalised, and are likely to be available in time for the commencement of the public meeting.

It should be noted that this amendment would represent the first amendment to the current modification application. The applicant's team met with the relevant Council town planner on 25 July 2019, whereby the Council planner indicated that the application was recommended for refusal, that no additional parking would be supported under any circumstances, and that Council did not intend to provide the applicant with an opportunity to submit amended or supplementary information. It is therefore our intention to demonstrate to the regional panel the reasons why this amended scheme should be supported, and to seek deferral of this application so as to enable the applicants to rely on this amended scheme.

Yours sincerely,



Brendon Clendenning
Principal Planner - Creative Planning Solutions Pty Limited