

15 July 2020

The General Manager  
Waverley Council  
PO Box 9  
Bondi Junction 1355

**ATTN: Kylie Lucas, Senior Assessment Planner**

**RE: PPSSEC-36 (DA-125/2012/C) – 20 ILLAWONG AVENUE, TAMARAMA – RESPONSE TO DEAP**

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Reference is made to the modification application described above. Following the deferral of this application by the Sydney East Central Planning Panel (SECPP), the application was considered by the Waverley Council Design Excellence Advisory Panel (DEAP) at the meeting of 17 June 2020.

This letter has been prepared as part of a resubmission seeking to respond to Council's letter of 29 June 2020 and to assist the DEAP in reviewing the submitted documentation in lieu of a formal meeting arrangement. This letter supersedes earlier CPS correspondence dated 8 July 2020.

The submitted documentation is listed below. Note that most of this documentation is submitted in response to the SECPP comments.

#### **Further 3D rendered Images**

Additional perspectives have been included in order to provide a better understanding of the development's visual impression from a range of view aspects within the public domain. These renders include an inset image of the approved development for comparison purposes. These images address comments made by both SECPP and the DEAP.

#### **Architectural Plans (for information purposes only)**

Plans are submitted in response to the SECPP comments, providing a comparative design that shows the raised penthouse floor level, but retains the approved, non-preferred roof forms. These plans do not form part of the proposal and are for information purposes only. No changes are proposed to the plans already considered by the DEAP. The concerns in relation to non-compliant ceiling heights are not overcome by this alternative scheme.

## Design Verification Statement

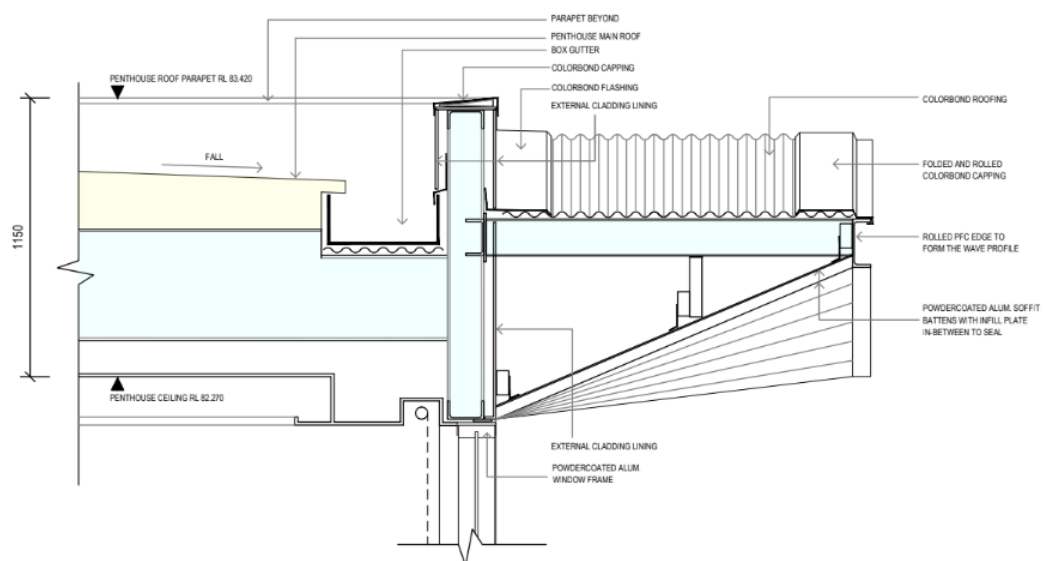
A Design Verification Statement has been prepared by Group GSA Architects and provides responses to the SECPP record of deferral and DEAP comments within Council's letter of 29 June 2020. The Statement also provides supporting commentary for the additional roof height sought with respect to structural and hydraulic requirements. Finally, the Statement provides comments on the SEPP 65 design principles.

## Wind Study prepared by CCP

The submission of a Wind Study is to address the requirements of the SECPP and has been provided here for completeness. Note that the Wind Study was requested by the SECPP in order to substantiate structural challenges associated with the roof design, not to quantify or consider amenity impacts (noting that the development was approved without a wind study).

## Penthouse Awning Roof Profile

A 1:20 section drawing of the penthouse awning (excerpt below) provides a visual explanation of how the roof profile has changed in the current set of renders. These changes cannot be perceived in the 1:200 architectural plans, as such, the section drawing is provided to aid the DEAP in understanding how the renders have changed. There are no objections to this section plan being referenced within a modified development consent.



The issues identified by the DEAP (via Council's letter) are each responded to below:

- Further consideration should be given to the visual character and presentation of the penthouse design from key vantage points within the public domain – in line with the previous DA documentation (visual analysis and photomontages in their context).***

Additional full-sized renders of the new design have been provided. To enable comparison with the approved design, an inset of the approved design is provided within the relevant plans.

2. *There is a need for further design resolution in detailing of the proposed roof edge in order to achieve a lighter appearance (thin profile edge), and consideration of the soffit and options for the batten treatment.*

This suggestion has been adopted in the amended design – refer to 1:20 section drawing.

3. *Appearance of the penthouse roof parapet needs to be clearly assessed in the visual appraisal to ensure it does not compromise the quality of the outcome. It must be demonstrated that the wave form is capable of concealing the parapet from distant views of the roof.*

The parapet will be suitably concealed from distant vantage points. Refer to amended 3D renders, and the Design Verification Statement.

4. *Further information needs to be provided on the Telco tower, including any options for how it could be a better visual outcome that would not diminish the design quality intended.*

Within the current approved plans, an area for telecommunications equipment is currently shown atop each of the western stairwells. The proposal seeks to maintain that arrangement, whilst accounting for the proposed height increase. It is intended that the future telecommunications equipment will be erected on the site, pursuant to the respective relevant provisions of the *Telecommunications Act 1997 (C'wealth)*. Approval is therefore not sought for the communication equipment itself.

Incorporating decorative shrouding into the approved development will ameliorate the visual impact associated with equipment, and this is the sole reason for its continued inclusion within the approved plans.

5. *The Applicant must demonstrate that the additional height being sought is necessary to achieve services and functionality of the Penthouse roof.*

The modification application accompanied by a letter from the project hydraulic engineer, TNA Consulting Group, indicating that to enable the penthouse level sewer to drain via gravity to the service stacks within the development, the penthouses require a minimum of 250mm space between the roof of the existing building and the penthouse level slab. The drawings approved within the development application, being conceptual in nature, did not account for this requirement, and it has been identified as part of the design development phase of the project.

Similarly, the application was also accompanied by a letter provided by the project structural engineer, James Taylor and Associates, indicating that no part of this sewer can be accommodated within the penthouse slab, and that additional space is required. The structural engineer's letter also confirms that the structural zone required to accommodate the roof form is equal to 800mm, exclusive of gutter fall and ceiling framing.

For the benefit of DEAP, this matter is also summarised within the Design Verification Statement.

Finally, although not noted within the minutes, the DEAP had posed questions concerning building signage. It is confirmed that this signage does form part of the proposal and is depicted on the plans for inclusion as part of the application.

Should you have any questions on the above, please do not hesitate to contact the undersigned.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'C. Steers', with a stylized, looped initial 'C' and a horizontal line extending to the right.

Connie Steers  
Town Planner, Creative Planning Solutions Pty Limited

A handwritten signature in black ink, appearing to be 'B. Clendenning', with a stylized, looped initial 'B' and a horizontal line extending to the right.

Brendon Clendenning  
Principal Planner, Creative Planning Solutions Pty Limited