



28 March 2018

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Urbis Pty Ltd
ABN 50 105 256 228

Ms Emma Butcher
Department of Planning & Environment
GPO Box 39
Sydney NSW 2000

Dear Emma,

RESPONSE TO DP&E REQUEST FOR ADDITIONAL INFORMATION - MOD 1 TO MP09_0146 EASTLAKES SHOPPING CENTRE

1. INTRODUCTION

This letter has been prepared by Urbis on behalf of Stateland East Unit Trust (The Applicant) regarding MP09_0146 Mod 1 – Modification to Eastlakes Shopping Centre Mixed Use Development.

This letter provides a response to further amendments requested by the Department of Planning Environment (DP&E) at a meeting held on the 20 March 2018. In support of this letter, please find attached:

- Architectural Design Response prepared by FJMT and submitted at **Appendix A**.
- Revised Architectural Drawings prepared by FJMT and submitted at **Appendix B**.
- Revised Landscape Drawings prepared by Turf Design Studio and submitted at **Appendix C**.

This letter should be read in conjunction with the letter dated 5 March 2018 which provides a comprehensive response to the matters raised by DP&E in an email dated 21 February 2018.

2. RESPONSE TO REQUEST FOR FURTHER AMENDMENTS

A meeting was held between DP&E and the Proponent on the 20 March 2018. The purpose of the meeting was to discuss the proponent's response to the matters raised by DP&E in an email dated 21 February 2018.

Overall, the response was positively received from DP&E. However, some additional amendments were requested for further exploration by DP&E. In summary, these amendments included:

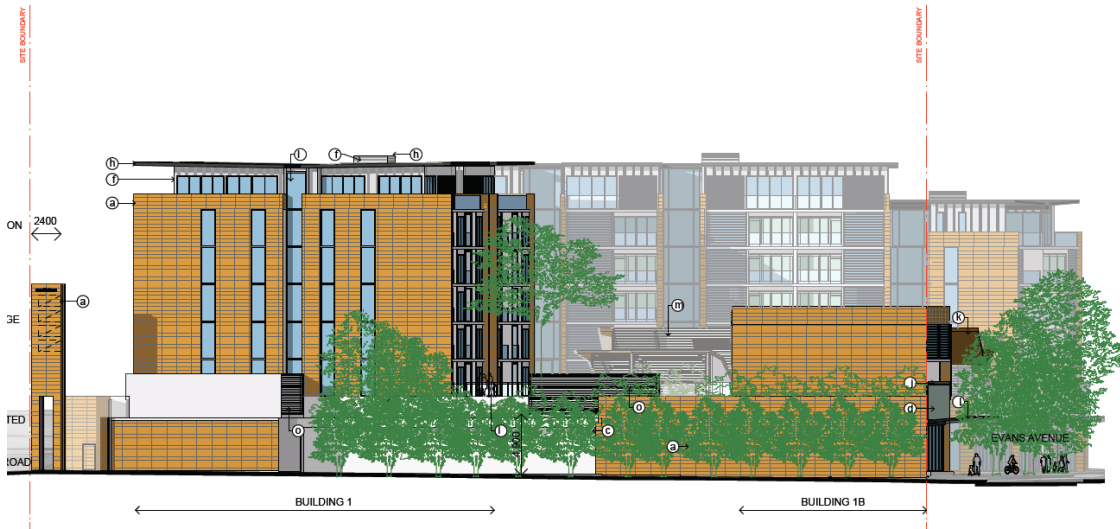
- **Western Elevation:** reinstate tree plantings along south-western setback at ground level to screen the wall behind.
- **Eastern Elevation:** increase landscaping to screen the 1.8m boundary wall.
- **Gardeners Road:** investigate ways to reduce the height of the 6m high 'unbroken' wall which results in an adverse urban design outcome.
- **Building 1B:** investigate reducing height of architectural roof feature.

Our response to each of these matters is addressed in the following subheadings and illustrated in the accompanying documentation.

Western Boundary

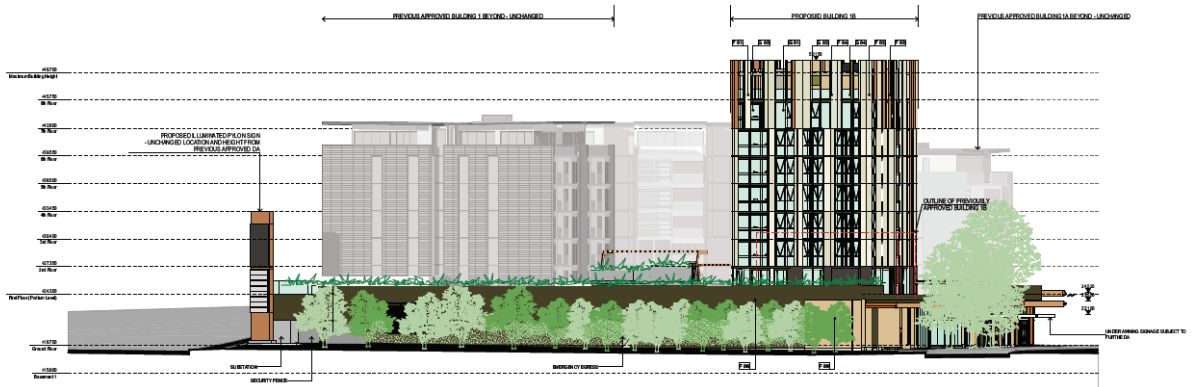
The entire length of the western boundary setback at ground level now proposes planting of medium sized trees. These trees will screen the wall behind when viewed from the neighbouring property, consistent with the approved development. Refer to Figure 1 and 2 extract comparisons.

Figure 1 – Western Elevation (Approved)



Source: Rice Daubney

Figure 2 – Western Elevation (Proposed)



Source: FJMT

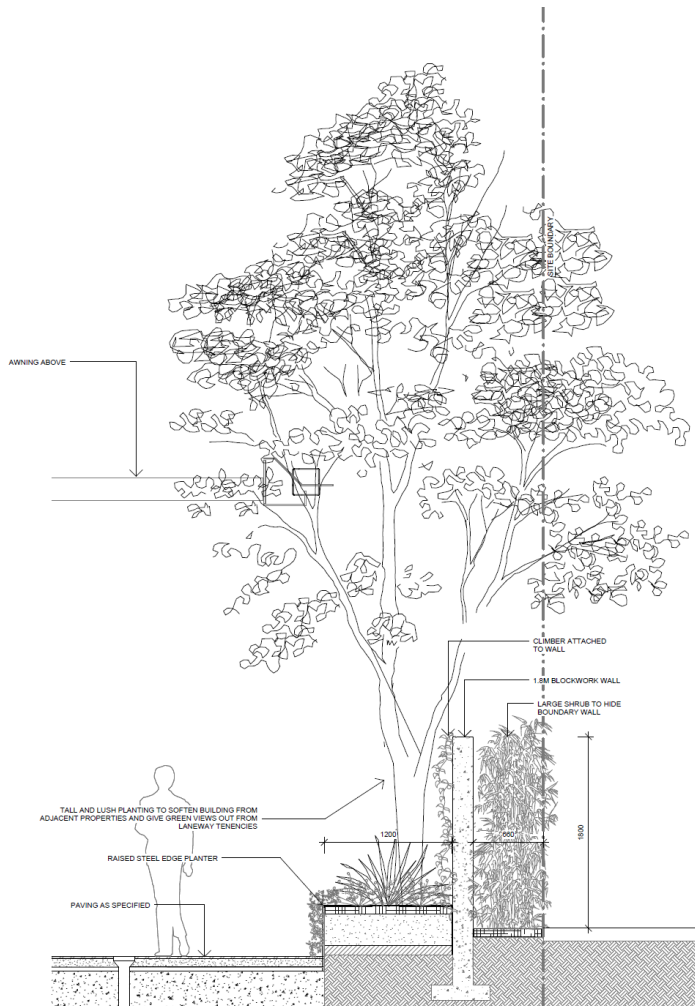
Eastern Boundary

Additional landscaping has been incorporated to screen the 1.8m high masonry wall. Large shrubs are proposed on the eastern side of the wall which has a direct interface with the neighbouring properties driveway and tall and lush planting on the western side (shopping centre side) with the tree canopy protruding above the height of the wall. At no point is the boundary wall visible from the neighbouring property to the east.

While the extent of planting compared to the approval is reduced along this boundary to accommodate the secondary pedestrian entry into the retail mall, it will have no perceivable impact from the neighbouring property. As demonstrated in the Figure 3 extract, the visual outlook from the neighbouring property will be consistent with the approved in so far as they will have a direct outlook onto landscaping.

In addition, the loss of landscaping is made up in other areas across the site. Overall the extent of landscaping proposed across the site is 389sqm greater than the approval.

Figure 3 – Eastern Boundary Wall



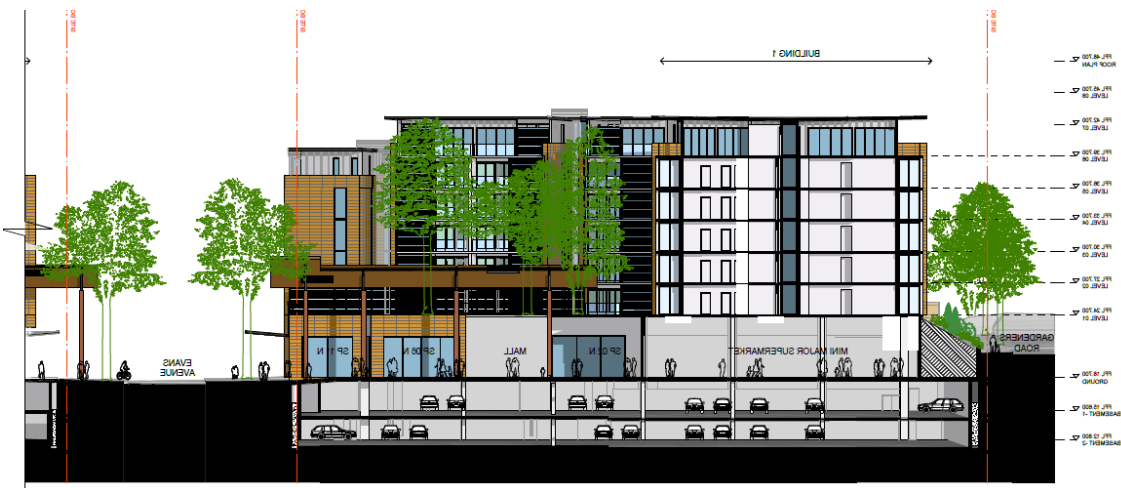
Source: *Turf Design Studio*

Gardeners Road Elevation

Modifications to the presentation and treatment of the 6m high boundary wall along Gardeners Road is proposed to replicate to a similar degree the approved 'sloping' wall.

As demonstrated in the Architectural Design Response submitted at Appendix A, the wall is proposed to be 'stepped in height' to assist in breaking up the bulk of the wall and reduce its height and dominance for pedestrian's and vehicles passing by. As a result, the height of the wall closest to Gardeners Road has been significantly reduced in height and now ranges between 0.861m (at the eastern end) to 1.8m (at the western end). The 'tiering' of the wall also enables for landscaping comprising low level shrubs and tree plantings to be integrated to screen the wall behind. As illustrated in the Figure extracts below, the proposed tiered wall has a similar presentation to the approved development and is considered satisfactory in this regard.

Figure 4 – Mall Section (Approved)



Source: Rice Daubney

Figure 5 - Gardeners Road Section at western end (Proposed)



Source: FJMT



Building 1B

A series of perspectives have been prepared by FJMT to assist with understanding the rationale behind the design of the architectural roof feature (see Appendix A).

In summary, the height of the roof feature is considered appropriate for the following reasons:

- It is largely open with glazed balustrades and feature external fins and does not read as an additional storey.
- The 'view through to the sky' helps to reduce the perceived mass of the building.
- From an architectural perspective, the taller proportion is more elegant.
- The parapet height along the eastern side conceals plant rooms and lift overrun which are otherwise unsightly when viewed from the public domain.

3. CONCLUSION

We trust this letter responds positively to the matters raised by the Department of Planning & Environment at a meeting held on the 20 March 2018.

Should you have any queries, please do not hesitate to contact the undersigned on 8233 9986.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Jessica Ford".

Jessica Ford
Senior Consultant