

11214
31 January 2014

Sam Haddad
Director-General
Department of Planning and Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000

Attention: Mark Brown (Senior Planner)

Dear Mark

**ADDENDUM TO SECTION 75W MODIFICATION APPLICATION TO MP10_0230
WOOLLOOWARE BAY TOWN CENTRE**

We wish to seek an addendum to the Section 75W Modification Application submitted for MP10_0230. This addendum relates to the deletion of the retail tenancy on the corner of Captain Cook Drive and Woollooware Road North. An amended Level 1 plan illustrating the deletion of this tenancy is provided at **Attachment A**.

The deletion of this tenancy is in direct response to Condition B1A of Project Approval MP10_0230 which requires:

1. Retail Outlet Level 1

The retail outlet on Level 1 on the corner of Captain Cook Drive and Woollooware Road North is to be deleted.

This condition was imposed by the Planning Assessment Commission (PAC) at the time of the determination of the project. Following the deletion of this tenancy, a recalculation of the Gross Floor Area (GFA) of the proposal has been carried out (refer to **Attachment B**). The total GFA of the proposal is 26,473.5m², below the maximum GFA of 26,495m² specified for the Retail/Club precinct under the Concept Plan. This constitutes a minor increase of 0.5m² to the originally approved project, necessitating an amended to Condition A1 of the approval, as shown below (deletions in ~~**bold italic strikethrough**~~ and additions in **bold italics**):

A1. DEVELOPMENT DESCRIPTION

Development approval is granted only to carrying out the development described in detail below:

- (a) partial demolition of the existing Leagues Club and other structures within the site;*
- (b) construction of a new retail centre with a full-line supermarket, food retail, mini-major tenancies, specialty retail, dining tenancies and medical and leisure uses with a maximum gross floor area of ~~26,473~~ **26,473.5m²**;*
- (c) fitout of Levels 3 and 4 of the existing building for the Leagues Club;*
- (d) public domain works including new foreshore buffer to Woollooware Bay;*
- (e) infrastructure works providing access to the site off Captain Cook Drive (extension and realignment of Woollooware Road, signalisation of Woollooware Road / Captain Cook Drive and two new signalised intersections along Captain Cook Drive);*

- (f) provision of a shuttle bus service and new bus and taxi bays on Captain Cook Drive;*
- (g) stormwater management (including flood mitigation works) and site remediation works;*
- (h) loading docks and 770 on-site car parking spaces;*
- (i) development contributions; and*
- (j) stratum subdivision.*

We trust that with this addendum to the section 75W application the Department is now able to finalise its assessment and enable the application to be approved and we look forward to receiving the decision in due course.

Should you have any queries about this matter, please do not hesitate to contact me on (02) 9956 6962 or bhoskins@jbaplanning.com.au.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'B. Hoskins'.

Brendan Hoskins
Urban Planner