



SECTION 75W MODIFICATION No. 8

PROJECT APPROVAL MP 06_0258

CASUARINA TOWN CENTRE

ADDENDUM REPORT 16 December 2014

Introduction

This report has been prepared as an addendum to the Environmental Assessment Report dated August 2014 accompanying a request to the Minister for Planning to further modify the Concept Approval and Project Approval (MP 06_0258) for the Casuarina Town Centre, pursuant to the provisions of Section 75W of the *Environmental Planning and Assessment Act 1979* (Mod 8).

The purpose of this report is to correct statements in the EAR in relation to the height of the proposed Casuarina shopping centre building as modified.

Correction

The EAR of August 2014 states that "the overall bulk of the building is reduced through principal changes of lowering the ridge height, reducing the height of facades...". This is not correct.

The Mod 8 drawings indicate a slight increase in overall building height over the approved drawings. These include:

- An increase in the ridge height from RL 14013 to RL 14.800;
- An increase in the maximum building height from RL 15730 (at the office/ plant room) to RL 16036 (breezeway feature roof);
- An increase in the parapet height from of RL 14100 to parapet height of RL 14800.

These changes are considered inconsequential given the greater articulation in the façade and roof forms and a more detailed and careful resolution of design and form incorporated into the modification. These design improvements results in a building with façade and roof elements that have a more appropriate and harmonious scale. The apparent bulk of the building is reduced compared with the approved scheme whilst the mass of the development in terms of floor space and general height remains the same. The greater articulation of the building facade and roof provides a range of scales and entries appropriate for the town centre environment.

The greater finesse to the design results in an improved urban design and architectural outcome whereby the minor increase in height of elements would not be perceived.