



AS/KS
09389
7 July 2015

Matthew Rosel
Senior Planner, Metropolitan Projects
NSW Department of Planning & Environment
22-33 Bridge Street
SYDNEY NSW 2000

Dear Matthew,

DESIGN AMENDMENTS

MP09_0167 MOD4 | 45 MACQUARIE STREET, PARRAMATTA

We write in response to the Department of Planning & Environment's (DP&E) emails of 22 April 2015 and 30 April 2015, relating to 45-47 Macquarie Street and 134-140 Marsden Street, Parramatta (V by Crown) and MP09_0167 MOD4.

This letter also proposes a number of minor design amendments. We request that these amendments be incorporated into the current section 75W modification under assessment.

This letter is accompanied by the following documentation:

- Amended architectural drawings (**Attachment A**).
- External signage drawings (**Attachment B**).
- Updated Apartment Design Guide assessment (**Attachment C**).
- SEPP 64 assessment (**Attachment D**).
- Updated rooftop bar plan of management (**Attachment E**).

1.0 DESIGN AMENDMENTS

A number of design amendments are proposed to be included as part of MOD4. These changes are summarised below:

- **Deletion of lightning rods.** As part of design development, it has been determined that the lightning rods are no longer required for lightning protection and are therefore proposed to be deleted. The removal of the proposed lightning rods will also reduce the construction risk in regards to this detail, and will also reduce the impact of the building when viewed from Parramatta Park.
- **Relocation of V Lounge bathrooms from level 27 to level 26.** The toilets are now located on the same level as the remainder of the bar, in order to improve the amenity.
- **Additional balcony added to middle penthouse on level 28.** An additional balcony has been added to the middle penthouse, on the southern façade of the building. The northern penthouse balconies have also been extended on level 28. The internal layouts of the penthouses have also been improved.

- **Redesign of junction between Towers 1 and 2.** This area has been redesigned to improve the amenity, and has the effect of adding a study to the apartments at the junction between Section C and Section D.
- **Additional apartment on level 20.** An additional one-bedroom apartment has been added in place of the former AC plant on level 20, as this plant area is no longer needed.
- **Dual-key apartments changed to one-bedroom apartments on level 18.** The two dual-key apartments on the south-eastern end of the building have been split into four one-bedroom apartments.

Updated architectural drawings have been included at **Attachment A**.

The updated apartment mix would be as follows.

Apartment type	Number	Percentage
Studio	76	13%
1 bedroom	318	54%
2 bedroom	180	30%
3 bedroom	17	3%
Total	591	100%

Overall, these modifications are internal, improve the amenity for users and would have little to no environmental impact or impact on public or EPBC elements. It is therefore requested that these modifications be incorporated into MOD4.

2.0 APARTMENT DESIGN GUIDE

An updated assessment against the Apartment Design Guide is included at **Attachment C**.

We note that the amendments to SEPP 65 include savings provisions. As such, the Residential Flat Design Code technically still applies to the development.

3.0 BUILDING SIGNAGE

External signage is proposed as part of this modification. Signage drawings are included at **Attachment B**. An assessment of the proposed signage against SEPP 64 is included at **Attachment D**.

We trust this additional information is sufficient to enable assessment of the application to proceed. Should you have any other queries or comments, please do not hesitate to contact me on 9409 4936 or aszczepanski@jbaurban.com.au.

Best regards,



André Szczepanski
Urban Planner