

1 December 2016

Natasha Harris
NSW Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Natasha

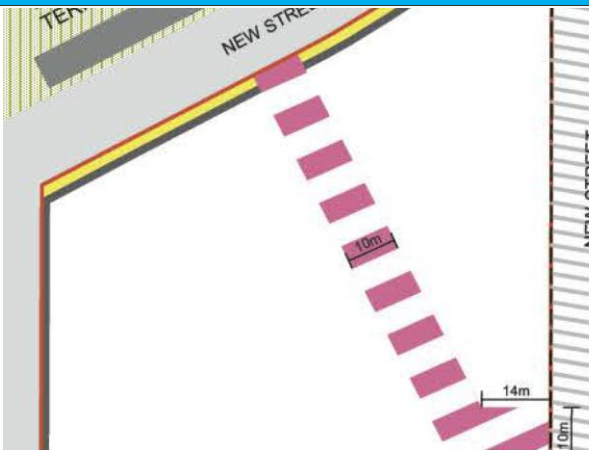
RESPONSE TO SUBMISSIONS - Section 96(1a) amendment to SSD 14 6387 at 1 Burroway Road, Wentworth Point

This letter provides a response to the issues raised by the Department of Planning and Environment, Sydney Olympic Park Authority and the City of Parramatta in response to a Section 96(1a) proposal to modify Development Consent SSD 6387 for a mixed use development at 1 Burroway Road, Wentworth Point to provide a canopy structure over the central open air plaza area as well as the addition of a small café at the southern end of the central open air plaza.

This correspondence is accompanied by amended architectural plans as a response to the issues which have been raised. The amended configuration has reduced the size of the proposed café to 30 square metres and has relocated the cafe so that it is no longer within the primary through-site link.

The issues and response are provided below:

Issue	Response
Sydney Olympic Park Authority	
<p>Canopy Structure</p> <p>The applicant has provided adequate architectural and engineering justification in relation to the issues raised in the correspondence of 15 July 2016 in relation to the canopy. No information is provided in relation to management of stormwater off the canopy. If stormwater is intended to run off the canopy to the adjacent awnings, said awnings must be designed accommodate additional water.</p>	<p>Noted. The adjacent awnings have sufficient capacity to convey rainwater from the caopy.</p>
<p>Proposed Cafe</p> <p>The applicant has not addressed the issues raised by the Authority in its comments of 15 July 2016. In this regard, the Authority maintains that:</p> <ul style="list-style-type: none"> the proposed location of the cafe is not consistent with the intent of the Through Site Link. The cafe should be set back to align with the western retail frontage to maintain a clear 13m width for the full length of the space; and 	<p>The proposal has been amended to reduce the café to 30 square metres in area as well as offsetting the café from the through site link in order to maintain a 10 metre dimension for the entirety of the through site link.</p> <p>A 13 metre wide through site link is onerous because the Wentworth Point Precinct Masterplan 2030 specifically requires only a 10 metre wide through site link as illustrated in in Figure 9 of the Masterplan which is reproduced below:</p>

Issue	Response
<ul style="list-style-type: none"> the current proportions of the proposed cafe are considered to be excessive and should be reduced to a maximum area of 20m². 	 <p>Given that the amended location and size of the café provides the required 10 metre wide through-site link, there is no further basis to warrant a reduction in size to 20 square metres. In particular, it is reiterated that the proposed 30 square metre café will result in a minor increase in the gross floor area to 27,302 square metres and an FSR of 2.62:1 which remains lower than the originally approved gross floor area of the development. Accordingly, the proposed density is within the environmental capacity of the site which has previously been considered to be acceptable by the Department.</p>
City of Parramatta Council	
<p>Proposed Canopy</p> <p>No significant concerns are raised, however it is noted that details of the location of supporting structures have not been provided. In this regard, sufficient pedestrian movement should be maintained throughout the plaza area and appropriate access for people with disabilities will need to be achieved</p>	<p>The canopy is illustrated as being supported by a single row of columns centrally within the through-site link. Given the generous width of the through site link, which is in excess of the minimum required width in the location where the canopy is proposed, it is not considered to result in any meaningful impediment for people with disabilities and in fact provides improved amenity for all pedestrians.</p>
<p>Proposed Café</p> <p>Significant concern is raised with the proposed location of this café. It is a single high structure standing at 3.8m high. It is located at the southern end of the plaza and impedes the visual connection from Burroway Road through the plaza towards the water and the ferry terminal. It also utilises an area which is the gateway to the plaza and impacts upon pedestrian usage (including impeding pedestrian flow). The pedestrian entry to the ferry terminal needs to be clearly defined within the streetscape. It is considered that whilst a café may be an appropriate use within the development site, it should be contained within the ground floor retail component of the development, and not encroach on pedestrian areas. With respect to the above, it is considered that the proposed location of the café does</p>	<p>The proposal has been amended to reduce the café to 30 square metres in area as well as offsetting the café from the through site link in order to maintain a 10 metre dimension for the entirety of the through site link.</p> <p>Therefore, the concerns in relation to visual permeability have been adequately resolved. Furthermore, the café is considered to achieve an important function of activating this gateway area at the entrance to the site which is critical to avoid this large area becoming a sterile space which fails to properly engage with Burroway Road.</p> <p>The amended location of the café complies with the 5 metre setback requirement from Burroway Road and the 10 metre required width of the through site link as prescribed by the SOP Master Plan 2030. The</p>

Issue	Response
<p>not provide for an appropriate urban design outcome for the public domain.</p> <p>It is noted that within the Secretary's Environmental Assessment Report for the original application that the SOP Master Plan 2030 applied to the site. It appears that the proposed modification (for the café component) would not comply with the setback and through site link requirements of this master plan. The assessment report also acknowledges the "proposed pedestrian through-site link ... provides direct and obvious access to the adjacent ferry and bus interchange in accordance with SOP Masterplan" which appears to justify the non-compliance with setbacks in the original approval. It is therefore considered that the integrity of the Burroway Road setback and provision of the through site link would be further compromised and contrary to the assessment of the original approval. In this regard, it is considered that the location of the café would not allow for the direct and obvious access to the ferry and bus interchange.</p>	<p>amended location of the café allows for direct and obvious access to the ferry and bus interchange.</p>



Figure 1: Image of amended café location which illustrates new visual permeability along the through-site link

This response to submissions and the accompanying documentation has demonstrated that the amended proposal has resolved the issues of concern provided by the Department of Planning and Environment and has responded to the issues raised by the Sydney Olympic Park Authority and the City of Parramatta Council.

The amended proposal represents a more sensitive and improved urban design response to the site and has achieved improved visual permeability within the development. This response to submissions and the accompanying documentation has demonstrated that the amended proposal is capable of support and appropriate for approval.

If you have any questions regarding the modified Section 96(1A) amendment please do not hesitate to contact me on 0410 452 371.

Yours faithfully

A handwritten signature in black ink, appearing to read 'A Sutherland', is positioned above the printed name.

Aaron Sutherland

Sutherland & Associates Planning Pty Ltd