

18 August 2017

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Amy Watson  
Team Leader, Key Sites Assessments  
Department of Planning and Environment  
320 Pitt Street, Sydney NSW 2000

Attention: Pilar Aberasturi, Senior Planning Officer

## **ADDENDUM TO SECTION 96(1A) MODIFICATION APPLICATION (MOD 1) SICEEP, DARLING SQUARE, SOUTH-EAST PLOT, SSD-6633**

Dear Pilar,

On behalf of Lendlease (Haymarket) Pty Ltd, we provide the following addendum to the Section 96(1A) Modification Application SSD-6633 dated 4 July 2017 in regards to the South-East Plot of Darling Square. It intends to provide clarification regarding a discrepancy between Gross Floor Area (GFA) figures listed in various documents and correspondence.

A chronology of GFA figures represented in the various documents and correspondence is shown in **Table 1** below.

**Table 1- Chronology of listed GFA figures across various documents/correspondence**

Document/Correspondence	Date	GFA Figures
SSDA9 Environmental Impact Statement	March 2016	<ul style="list-style-type: none"> <li>Total: 31,905m<sup>2</sup></li> <li>Residential: 30,395m<sup>2</sup></li> <li>Retail: 1,510m<sup>2</sup></li> </ul>
Response to Submissions and Amendments to Proposed Development	June 2016	<ul style="list-style-type: none"> <li>Total: 31,945m<sup>2</sup></li> <li>Residential: 30,395m<sup>2</sup></li> <li>Retail: 1,550m<sup>2</sup></li> </ul>
Addendum to Proposal	18 November 2016	<ul style="list-style-type: none"> <li>Total: 31,945m<sup>2</sup></li> <li>Residential: 30,395m<sup>2</sup></li> <li>Retail: 1,550m<sup>2</sup></li> </ul>
Email from Andy Chan (Lendlease) to Brendon Roberts (DPE)	21 November 2016	<ul style="list-style-type: none"> <li>Total: 32,028m<sup>2</sup></li> <li>Residential: 30,411m<sup>2</sup></li> <li>Retail: 1,617m<sup>2</sup></li> </ul>
Development Consent SSD-6633	16 December 2016	<ul style="list-style-type: none"> <li>Total: 32,028m<sup>2</sup></li> <li>Residential: 30,411m<sup>2</sup></li> <li>Retail: 1,617m<sup>2</sup></li> </ul>

## Confirmation of GFA Figures

This addendum confirms that despite correspondence to the contrary, the following GFA figures for SSD-6633 are the correct figures:

- Total: 32,028m<sup>2</sup>
- Residential: 30,411m<sup>2</sup>
- Retail: 1,617m<sup>2</sup>

Therefore, **Table 2** in the Section 96(1A) Modification Application (Mod 1) dated 4 July 2017 should read as follows:

**Table 2- Comparison between the approved scheme and proposed modification**

Item	Approved SSDA 9	Amended Proposed Development	Consistency/ Substantially the Same
Gross Floor Area	32,028m <sup>2</sup>	31,608m <sup>2</sup>	-420m <sup>2</sup>
• Residential	• 30,411m <sup>2</sup>	• 30,197m <sup>2</sup>	• -214m <sup>2</sup>
• Non-residential	• 1,617m <sup>2</sup>	• 1,411m <sup>2</sup>	• -206m <sup>2</sup>

We trust that the above information clarifies any uncertainties on this matter. Should any further clarification be required, please do not hesitate to contact either Chris Patfield or Alexis Cella via email or phone as listed below.

Yours sincerely,



**Chris Patfield**  
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CPatfield@ethosurban.com



**Alexis Cella**  
Director  
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ACella@ethosurban.com

### Amalgamation of apartments

- Apartment SE204 as approved was a split level apartment that went across both levels 8 and 9 under the original consent.
- Apartment SE205 as approved was on level 8 only under the original consent.
- The amalgamation of apartments SE204 and SE205 therefore technically impacts level 9, as SE204 is now a 4 bedroom apartment. However, no material change will be made to level 9.
- This confirms that there will be a total reduction of one apartment, from 391 to 390 apartments

### Gross Floor Area

- The Department did not update the final GFA numbers as identified in the Response to Submissions
- Please see attached for an Addendum letter detailing the base position that we have provided in our modification
- Can you please advise on the consequence of this?

### Car Parking numbers

I can confirm there will be an overall addition of four carparking spaces in the proposed modification:

- Level 2: -2
- Level 3: +1
- Level 4: +1
- Level 5: +4

Please give me a call if you want to talk through any of the above.

Kind regards,

Chris

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**Chris Patfield**

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