



Department of Planning and Environment
320 Pitt Street
Sydney NSW 2000

27 JUN 2018

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RE: MODIFICATION TO SSD 16_7662 - DESIGN EXCELLENCE

I have reviewed the subject Section 4.55 application by Mirvac and confirm that the proposed amendments that form part of this application are minor in nature and do not impact key design principles as per the approved design under SSD 16_7662.

A summary of the proposed changes sought under this application as follows:

BUILDING 1

- Mechanical louvres and retail façade amended on basement 1
- Main pedestrian entry for Building 1 & 2 from Figtree Drive to L1 landscape podium updated
- Privacy screen relocated to Building 5 from building 1 (L3- L8)
- Roof screen & lift overrun area revised
- Off form concrete to terraces entry portal on L1
- Concrete nibs deleted on the south side of B1

BUILDING 2

- Conversion of ten 1 & 2 bed units to five 3 bed units on L28 - L32.
- 2 x lift doors deleted on L2 - L15
- Louvered roof removed & plant room area updated on L25
- Plant room screen & top of lift machine room updated on L36
- Glazed opening added to the side blade wall on L25 to improve amenity of apartment
- Ten 2 bed units converted to 1 bed units on L12 - L21
- Windows location in apartment updated on L35
- Plant room screen added to the back of core on L1 to L16

BUILDING 3

- Awning above the entry of gym room added on L1
- Awning above substation added
- Roof plant screen & plant area amended on L10
- Gym/Yoga Studio & Community Room location has been swapped on L1
- Courtyard to apartment added on L1
- Balcony in apartment updated on L8
- Roof plant screen reduced on L8

BUILDING 5

- Privacy screen relocated to Building 5 from Building 1 (L4 - L8)
- Inclusion of pet cleaning room, music room on L1
- Relocation of mailroom & fire exit doors on L1
- Separated entrance is provided for residential & visitor bike storage room on L1
- Conversion of 2 bed into 1 bed & security office on L1
- Two 3 bed conversion to communal recreation space and leasing office on L9
- Plant room area relocated and louvered roof removed on L25
- Courtyard to apartment added on L1
- Off form concrete to terraces entry portal on L1



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I confirm that the design amendments proposed above do not impact the Key Design Principles in which this design was granted development consent and awarded design excellence.

The following Key Design Principles remain adhered to and are not compromised:

- scale Character;
- transition;
- gateway;
- minimise overshadowing to communal space;
- retail courtyard around existing Figtrees;
- contrasting materials;
- accessible recreational open space and
- high amenity to communal open space.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Phillip Rossington', with a stylized flourish at the end.

Phillip Rossington
Principal