



Twenty-seventh of July, 2022

WILSHIRE WEBB STAUNTON BEATTIE LAWYERS
Level 9, 60 York Street
SYDNEY NSW 2000

ATTN: Stephen Patterson
RE: **315-321 Illawarra Road, MARRICKVILLE NSW 2204**
Appeal 235662 of 2021

Dear Stephen,

As requested, please find below a summary of design changes associated with the proposed Mixed-use (Serviced Apartments) Development in Marrickville. The changes listed below have arisen following our 'without prejudice' discussions with Council through the S34 process and subsequent Joint Conferencing discussions between the parties for the Class 1 hearing scheduled to commence Thursday, 28 July, 2022.

The changes are summarised as follows:

SCHEDULE OF CHANGES

GENERAL MODIFICATIONS

1. Increase rear boundary setbacks in accordance with the Building Height Plane (BHP) provisions of MDCP. The key changes to the proposed building envelope occur at Levels 03-05 and Roof.
2. Reduce the development yield from 36 Serviced Apartment to 33 apartments.
3. Redesign apartments located on the rear side of the building at Level 03.
4. Install 'loft' style service apartments between Levels 04 and 05 with a new balcony provided on the north-eastern side of the new apartments; adjacent to Gridline C.
5. Update Gross Floor Area (GFA) calculations.
6. Relocate the plant and services enclosure previously located at Roof Level to the roof terrace at Level 04.
7. Update Shadow and Solar Access analysis especially the impacts upon the neighbouring Central Ave properties during the winter solstice (June 21) between the hours of 0900-1500.
8. Update all relevant elevations and sections based on the amendments to the overall building envelope.
9. Illustrate an additional Retail tenancy at Ground Floor Level to be installed once the temporary driveway is extinguished.

BASEMENT 2 PLAN

- Enclose the common egress stair between the lift shafts.

BASEMENT B1 PLAN

- Enclose the common egress stair between the lift shafts.



- Reconfigure and swap the location of the Retail and Residential waste storage rooms. Provide temporary bin holding area within the Loading Bay.

GROUND FLOOR PLAN

- Add glazing within the pedestrian walkway between the Reception/Lounge and Retail 01.
- Relocate the accessible bathroom from adjacent to the Commercial tenancy to adjacent to Retail tenancy 01.
- Amend the pedestrian entry to Commercial 01.

LEVEL 1 FLOOR PLAN

- No amendments

LEVEL 2 FLOOR PLAN

- No amendments

LEVEL 3 FLOOR PLAN

- Increase setback from rear boundary resulting in one (1) serviced apartment being removed from this level.
- Reconfigure serviced apartments 305-307 with new internal layouts.
- Install obscure glazing to the 'juliet' balconies for serviced apartments 305-307.

LEVEL 4 FLOOR PLAN

- Replace serviced apartments 401-404 as six (6) 'loft' style apartments spanning between this level and Level 05 above. Reconfigure serviced apartments 401-406 accordingly.
- Relocate plant and services enclosures from Roof Level to the roof terrace adjacent to Gridline D.

LEVEL 5 FLOOR PLAN

- As described above, replace serviced apartments 501-504 with six (6) 'loft' style apartments located at Level 04 below resulting in two (2) serviced apartment being removed between this level and Level 04.
- Provide balconies for each apartment (401-406) adjacent to Gridline C.
- Terminate lift and fire stair access at Level 04 below. As such, fire stairs (2) have been removed from this level and lift over-runs illustrated.

ROOF PLAN

- Reduce the overall building height through removing the lift-overruns due to lifts terminating at level 04.
- Reduce the overall building height through relocating of plant and services enclosures to Level 04.

If you have any further questions regarding the changes described above, please don't hesitate to contact the undersigned.

Yours Sincerely,

GLENN McCORMACK

DIRECTOR

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