

2 September 2019

Monica Barone
Chief Executive Officer
City of Sydney
GPO Box 1591
SYDNEY, NSW, 2001

Dear Michael Deegan,

Re: 14-26 Wattle Street, Pyrmont – Amended Statement of Environmental Effects

This addendum letter has been prepared by Mecone on behalf of Landream Pyrmont Pty Ltd and supports a Development Application to City of Sydney. The Development Application has been prepared in support a revised scheme prepared in accordance with Clause 55 of the *Environmental Planning and Assessment Regulation 2000*. In accordance with this Clause, the proposed development includes the following changes to the scheme originally-submitted in June 2019:

- Amendments to the configuration and location of the envelopes, including land use indicative locations;
- Reduction to the maximum storey height and height in metres of the proposed development fronting Jones Street from 7 to generally 5 storeys, with a further decrease to 4 storeys in some locations, and a small 6-storey portion at the northern end of Jones Street where the land falls towards the light-rail station;
- Amendment to the storey height of the building fronting Fig Street to provide a consistent street wall height of 7 storeys with a transition to Jones Street, which achieves 4 storeys above street level;
- Two through site links which connect Jones Street, Wattle Street and the Light Rail Station;
- Amendment to the location and configuration of the public open space, through-site links, and communal open space areas;
- Decrease to the indicative quantity of GFA from 45,778m² to 45,314m²; and
- Residential, commercial, childcare and recreation centre entry lobbies will be accessed from the through site link, promoting 24 hour activation within the site and will improve safety.

The following appendices have been updated as part of this re-submission package:

- Appendix 3 – Architectural Package;
- Appendix 4 – Urban Design Report
- Appendix 5 – Landscape Plans;
- Appendix 7 – ADG Compliance Table
- Appendix 8 – Sydney LEP Compliance Table;
- Appendix 9 – Clause 4.6 Variation Request:

- Appendix 10 – Sydney DCP Compliance Table;
- Appendix 11 – Heritage Impact Statement;
- Appendix 12 – Traffic and Transport Plan;
- Appendix 13 – BCA Report;
- Appendix 14 – Public Art Strategy;
- Appendix 15 – Design Excellence Strategy;
- Appendix 17 – Wind Report;
- Appendix 18 – Arboricultural Impact Assessment Report;
- Appendix 19 – Acoustic Report; and
- Appendix 20 – Civil Design Report.

The following originally submitted reports (June 2019) will not be required in the updated package and are proposed to be deleted from the re-submitted package:

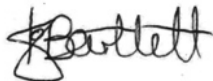
- Appendix 27_Request for delayed exhibition.

The following reports are to be updated and will be submitted prior to the exhibition of the DA:

- Appendix 22 – Remedial Action Plan (RAP)
- Appendix 23 – Interim Advice for RAP
- Appendix 24 – Human Health Risk Assessment

Please do not hesitate to contact me if you require further information or details at this time on 8667 8668 or kbartlett@mecone.com.au

Yours sincerely,



Kate Bartlett

Director