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7 December 2009

Daniel Keary  
Director – Government Land and Social Projects Assessments  
Department of Planning  
23 – 33 Bridge Street  
Sydney NSW 2000

Attention: Megan Fu

Dear Megan

**QUEST SERVICED APARTMENTS - SITE 22, EDWIN FLACK AVENUE, SYDNEY OLYMPIC PARK  
(MP 08\_0155) / RESPONSE TO SUBMISSIONS AND PREFERRED PROJECT REPORT**

This submission and Preferred Project Report (PPR) is made on behalf of SOPPROP Pty Ltd in response to the submissions received during the exhibition of the above-mentioned Project Application and the Department of Planning's letter dated 24 August 2009.

**1.0 SUBMISSIONS FROM PUBLIC AUTHORITIES**

A response to all of the issues raised during the exhibition of the project application is provided in a table format at **Attachment A**. The response should also be read in conjunction with the following additional information:

- Traffic Statement, prepared by Halcrow MWT (**Attachment B**);
- ESD Statement, prepared by Cundall (**Attachment C**); and
- Acoustic Report, prepared by Acoustic Logic Consultancy (**Attachment D**).

**2.0 AMENDMENTS TO ORIGINALLY PROPOSED PLANS**

In response to the issues raised in the submission, the proposed development has been amended. The proposed amendments include:

- reduction in building footprint and subsequent reduction in GFA to 7,162.5m<sup>2</sup> (a reduction of 744.5m<sup>2</sup>);
- reconfiguration of the basement level car park;
- provision of a designated loading / unloading area within the south-east corner of the building (ground level) and reconfiguration of ground level car spaces;
- provision of three (3) disabled parking spaces (one at ground level and two within the basement level);
- reconfiguration of the waste storage area. The waste area remains of a sufficient size and dimension to accommodate the quantum of waste (general and recyclables) generated by the development, in terms of the number of bins, and size of required compactor; and
- pedestrian access has been provided from the rear lane to main lobby area.

The proposed amendments are shown on Architectural Drawings 00 to 14 (Revision A), prepared by Flower and Samios Architects dated 17 November 2009 (refer to **Attachment E**).

The revised Statement of Commitments is as follows:

Subject	Commitments
General	The development will be undertaken in accordance with this Environmental Assessment, including accompanying plans.
ESD	The proposed development is targeting a 4 Star Green Building Council of Australia Green star equivalent rating.
Tree Maintenance	Prior to the commencement of construction, trees within close proximity to the site will be protected appropriately to avoid the risk of damage. The Tree Protection Zone will remain until construction of the building is completed.
Glazing	Appropriate glazing requirements will be introduced within the building to mitigate against adverse external noise.
Contamination	Prior to development, a site specific detailed contamination assessment will be undertaken to confirm the suitability of the site for the development and the waste classification of soils for off site disposal and to identify any remedial requirements required.

Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or [ecrameri@jbaplanning.com.au](mailto:ecrameri@jbaplanning.com.au).

Yours faithfully



Elise Crameri  
*Principal Planner*