

23 May 2011

Bassam Aflak
Site 3 Development Co. Pty Limited
PO Box 1451
MEADOWBANK NSW 2114

By email: ba@waterpoint.am

Dear Bassam

Site 3 Residential Development – Land Owners Consent – Stages 2 & 3 Draft Environmental Assessment

SOPA has reviewed documentation provided by Architectus, dated April 2011 for the proposed development of Site 3 – Stages 2 & 3, Australia Avenue, Sydney Olympic Park.

The documentation provided requires some additional information and it is suggested that the matters listed below be either addressed or more detail provided on the issues raised in the finalisation of the Environmental Assessment (EA) prior to submission to the Department of Planning.

- The EA fails to address clause 21 – Exceptions to Development Standards of the SEPP (Major Development) 2005. This is the mechanism by which the consent authority can vary the development standard and the proposal exceeds both the FSR and height controls. Clear justification needs to be made as to why the development standard should be varied in each instance. For example, the height control is exceeded by 9 metres. To assist with understanding the FSR distribution across Site 3, it would be useful to provide a table of site area, GFA and FSR in relation to Stage 1 and Stages 2/3.
- The issue of affordable housing for the whole of Site 3 needs to be resolved.
- Proposed retail tenancies should have direct access to loading docks and garbage stores.
- The extent to which the documentation adequately addresses the site context in major event mode requires further clarification particularly regarding traffic and noise assessment.
- Further justification regarding the design of the vertical slots should be provided.
- Review of the design of Fig Tree Place to provide on street parking opportunities.

On the basis that the items outlined are addressed as advised, SOPA grants Land Owner's Consent for the proposed development to be lodged to the Department of Planning for Project Approval under Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

Yours sincerely

A handwritten signature in black ink, appearing to read 'Nick Hubble', with a stylized, cursive script.

Nick Hubble
General Manager, Commercial and Corporate