



Planning & Infrastructure

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Mr Murray Donaldson
Architectus
Level 3, 341 George Street
Sydney NSW 2000

architectus

Our ref.: MP 10_0027

Dear Mr Donaldson

Subject: Exhibition of Environmental Assessment for Site 3 Mixed Use Development at Australia Avenue, Sydney Olympic Park (MP 10_0027)

The exhibition of the Environmental Assessment for the above project ended on Friday 5 August 2011. All submissions received by the Department during the exhibition of the project are available on the Department's website at the following location:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=3834.

In accordance with section 75H of the *Environmental Planning and Assessment Act 1979*, the Director-General requires Site 3 Development Company Pty Ltd to respond to the issues raised in these submissions in a Submissions Report.

If there are any proposed changes to the project to minimise its environmental impact, a Preferred Project Report may be required. The Statement of Commitments may need to be revised to reflect any proposed changes to the project.

The Department has also undertaken a preliminary review of the EA, in light of the submissions, and requests that you provide:

- clarification regarding the maximum height of Towers 1 and 2 above existing natural ground level;
- a rooftop services zone for both towers that complies with Sydney Olympic Master Plan 2030, height and setback requirements, or provide justification for any non-compliance;
- clarification regarding compliance with tower separation requirements in the Sydney Olympic Master Plan 2030, or provide justification for any non-compliance;
- clarification regarding the percentage of units that would receive three hours of solar access and justification for any non-compliance with the relevant requirements;
- details of the retail and commercial car parking arrangements and servicing arrangements; and
- a final BASIX certificate.

Your contact officer for this proposal, Megan Fu, can be contacted on 9228 6531 or via email at megan.fu@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely,

Heather Warton

Director, Metropolitan and Regional Projects North

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