



architecture
interiors
urban
landscape
community

Monday, 19 March 2018

Nicholas D'Ambrosio
Project Manager
Frasers Property Australia

PROJECT: Frasers Block 11 - Central Park

Dear Nicholas,

Apartment Design Quality Letter

We have reviewed the Department of Planning and Environment's query with respect to the area of apartments E1308 and E1309 and offer the following.

We note that the same and similar apartment plans and orientation have been previously approved within the development on L10, L11 and L12, and as a consequence the proposed modifications do not alter the original assessment against the Design Quality Principals of SEPP 65.

We note that the internal apartment areas of E1308 (54.5sqm) and E1309 (50.1sqm) meet the ADG and RFDC minimum requirement for 1 bedroom internal area requirements. We note that E1308 (8.7sqm) satisfies the ADG and RFDC private open space requirements of 8sqm for 1 bed apartments. However, E1309 (6.5sqm) due to services constraints, has a minor non-conformance in its private open space.

The bedroom, bathroom, storage and kitchen areas meet or exceed the relevant area guidelines and we believe that due to the high quality planning, amenity, natural light and panoramic suburban views that this minor departure from the standard, whilst unfortunate is an acceptable outcome.

The kitchen, dining, living & balcony spaces have been arranged into an open plan column free area to optimise efficiency of space and orientate occupants to the panoramic suburban views.

The SSDA submission illustrates the prospective furniture arrangements and we believe the apartment design is efficient and offers great amenity for the occupants.

Yours Sincerely,

Simon Barr

Principal

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