

3 September 2015

Amar Prashant
Development Manager
Residential Development
Mirvac Projects Pty Limited
Level 26, 60 Margaret St
SYDNEY NSW 2000

Dear Amar,

**Site 53 – Project Delivery Agreement – State Significant Development
Application – Land Owners Consent**

I refer to State Significant Development Application for a mixed use development at Site 53, 2 Figtree Drive, Sydney Olympic Park.

It is noted the application seeks consent to develop four residential flat buildings ranging from five (5) to fifteen (15) storeys comprising 422 one, two and three bedroom units, a retail space of 1500 sqm and associated private and public domain open space areas.

SOPA's Planning Unit has reviewed the application and recommends the following items be considered:

- Extending the retail/commercial building to the Master Plan boundary on Australia Ave to provide a better presence.
- Improving the public access around the fig tree's (T2 & T3) in the NE corner. Consideration should be given to:
 - Aligning the shop fronts with service rooms
 - Setback entries to service rooms and egress corridor
 - Widen & straighten the stair from Figtree Drive
 - Decking (that does not damage the root system) under the fig tree's (T2 & T3) to activate the area under the canopy
- Straightening of the pathway adjacent to the relocated fig tree on new street to provide a more direct link to the Linear Park. Steps, seating elements, paving elements and level changes at the junction with the Linear Park to be compliant with SOPA's Urban Elements Design Manual 2009.
- Soft landscape interface between Body Corporate landscape zones and SOPA land to be no steeper than 1:3 to reduce the risk of vegetative, mulch & soil spilling onto paths and creating slip/skid risks.

- Planting on podium – all landscape areas shown over structure are to prove rootable soil volumes to support long term vigorous growth of trees and other plantings.
- Protection of fig tress (T2 & T3) – arborist report to recommend extent of fenced enclosure for Tree Protection Zone during construction.
- Demonstration of compliance with SOPA's Stormwater Management – Water Sensitive Urban Design policy including:
 - An integrated water cycle management plan demonstrating how all stormwater generated on the site will be managed
 - Outline of each element of the water sensitive urban design strategy
 - Design assumptions regarding the proposed infrastructure
 - A site layout plan and design details of each element
 - Monitoring & maintenance plan for all stormwater devices and other water sensitive urban design elements

SOPA is satisfied that the application is in an acceptable form to be submitted to the Department of Planning for assessment.

Accordingly Land Owner's consent is granted for the proposed application to be lodged to the Department of Planning for Project Approval under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

Please contact Ben Woods on 9714 7358, should you require any further assistance.

Yours sincerely



Nick Hubble

General Manager Commercial & Corporate