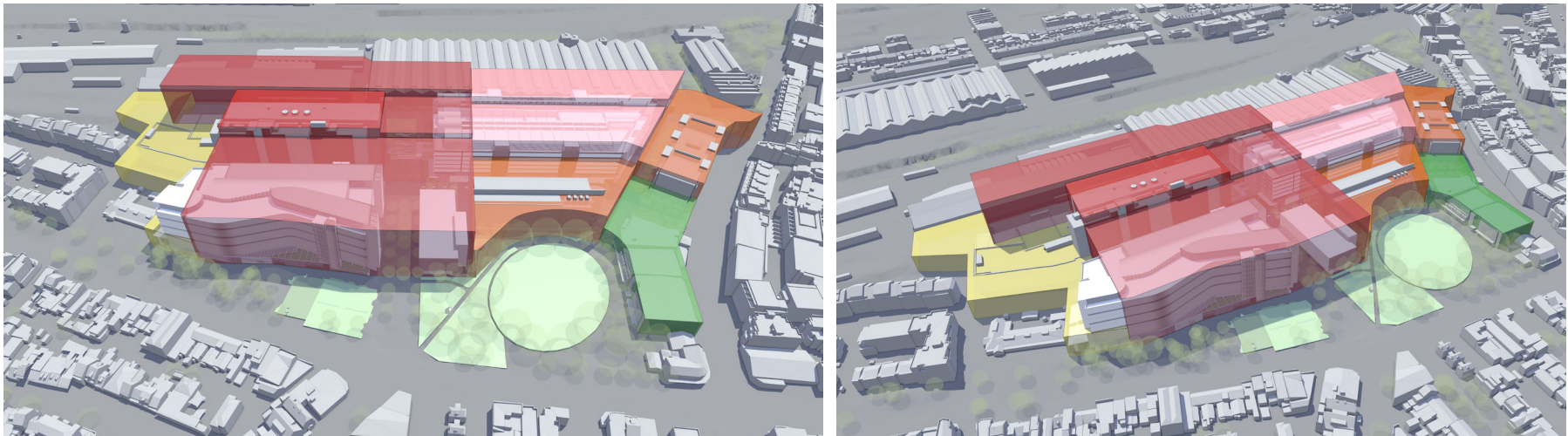


2.0 Response to Key Issues

Response to Department of Planning Comments

<p><b>Key Issue 1</b> <b>GFA and building height exceedances</b></p>
<p>Further justification should be provided to support the variations to the gross floor area (GFA) and height controls in State Environmental Planning Policy (Major Development) 2005 (MD SEPP) and the distribution of GFA across the site. In particular, a detailed analysis of the impacts arising from the combined non-compliances are required, including:</p> <ul style="list-style-type: none"><li>— a comparative analysis of the development as proposed and one that complies with the building height and GFA controls in 3D, plan and elevation format showing likely overshadowing impacts on neighbouring properties, particularly to the southern side of Henderson Road and the childcare centre to the west; and</li><li>— a comparative visual analysis (including photomontages) as above from vantage points assessed in the Visual Impact Study.</li></ul>
<p>The variation (redistribution) of GFA was noted on page 12 of the SSDA Design Report. The allowable GFA is 102,450 sqm. The proposed GFA is 107,430 sqm. This represents an overall increase of 4.86%. This GFA increase and the redistribution between the sites allows for the development of 2 state of the art, technology focused commercial buildings with ground floor amenity. These buildings have been adequately sized to accommodate CBA and also to cater for the necessary amenity which ATP requires to cater for the circa 15,000 people which will use ATP everyday in the near future.</p> <p>The redistribution allows CBA's brief to be met on the ATP precinct, thus ensuring the proposals for the redevelopment of ATP were successful against considerable competition from other sites. Additionally, the reduced scale of B3 allows the community building to have a scale appropriate for its usage and reduces overshadowing to the Vice Chancellors Oval.</p> <p>The extent and height of the B1 plantrooms have been reduced relative to the original SSDA submission. Through redesign 330sqm of roof top plant has been removed from the roof of B1. Through relocation of taller elements of plant to other areas the plant associated with the south west core has been reduced in height from 5.8m to 4.0m.</p> <p>The overshadowing and visual impacts of this modified SSDA proposal have been tested against the overshadowing and visual impacts of a GFA and height compliant scheme for B1. Additionally, a solar access study has been undertaken to examine the hours of direct sunlight achieved on the Henderson Road residences at mid winter. This study is included in the following pages of this report and demonstrates that the impact of the modified proposal are no greater than those of a GFA and height compliant scheme.</p> <p>The play space for the adjacent childcare centre is to the north of the existing centre. By virtue of the extent of existing shadows created by the Media City building, neither the modified proposed scheme, the notional height SEPP envelope as illustrated to the right, or the GFA and height compliant scheme create any additional overshadowing on this play space in mid-winter. The play space does enjoy nearly full solar access between 12pm and 2pm.</p> <p>The shadow analysis also reveals that the notational SEPP envelope has more impact on the childcare centre site as a whole than the proposed modified scheme, with shadows cast by the lower 4 story block on the boundary shadowing the southern side (car park) of the adjacent childcare.</p> <p>Photomontage visual impact studies have be undertaken and are included in the following pages of this report. These illustrate that the visual impact of the modified SSDA proposal is similar, and no greater overall than that of a GFA and height compliant scheme.</p>



Height envelope overlay: view from south  
Original SSDA submission overlaid with permissible height envelope

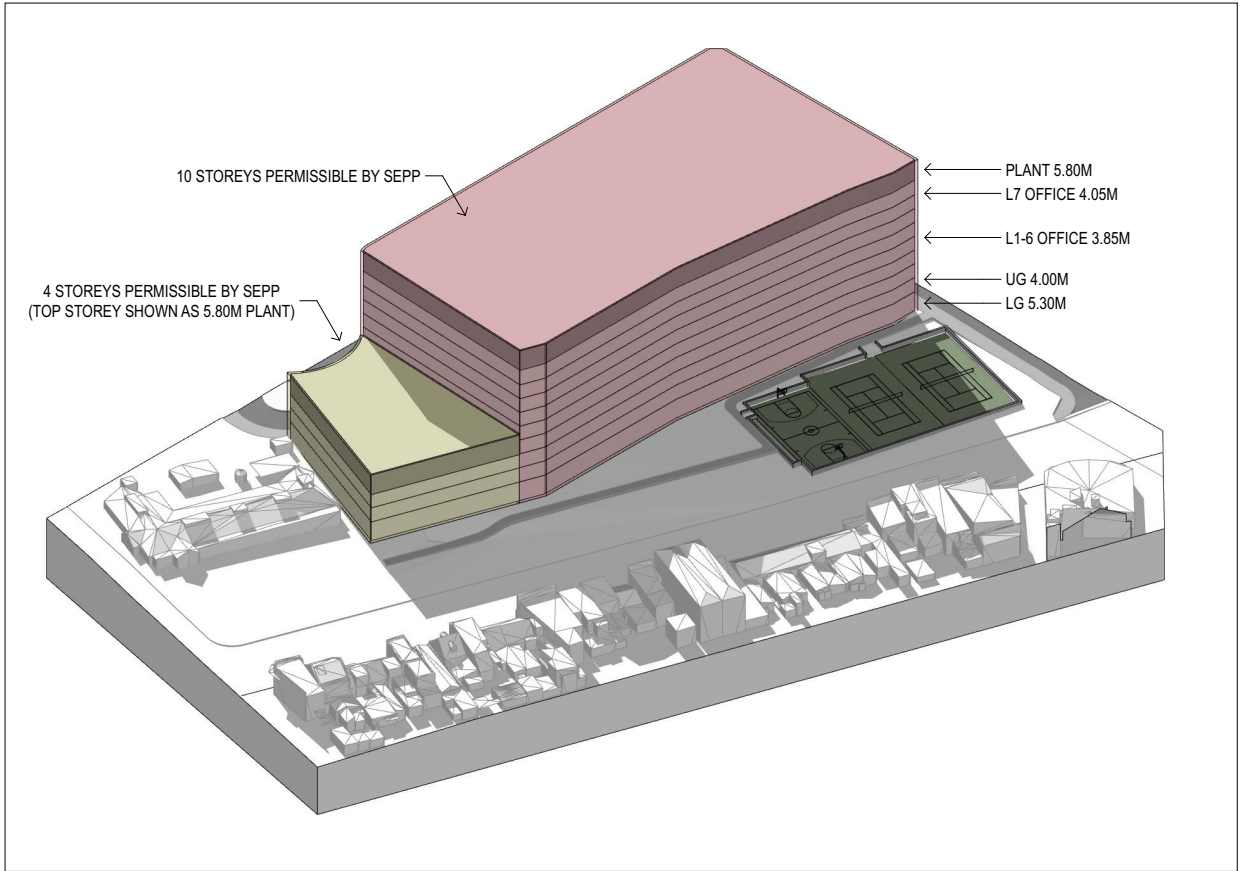


Diagram showing build up of permissible height envelope as used for comparison purposes in original SSDA submission.

Note: Floor to floor heights are based on actual levels of proposed scheme. Typical commercial floors are represented at 3.85m floor to floor which is a common for the building typology.