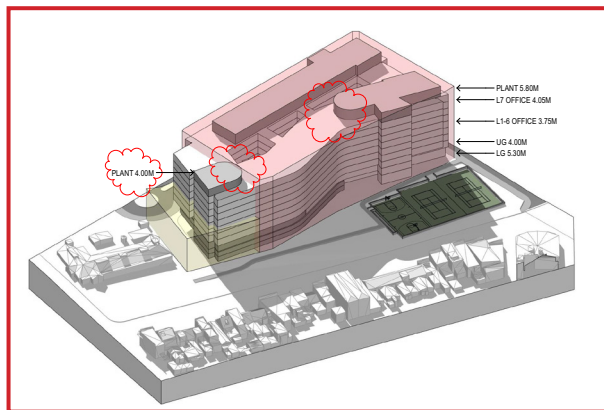




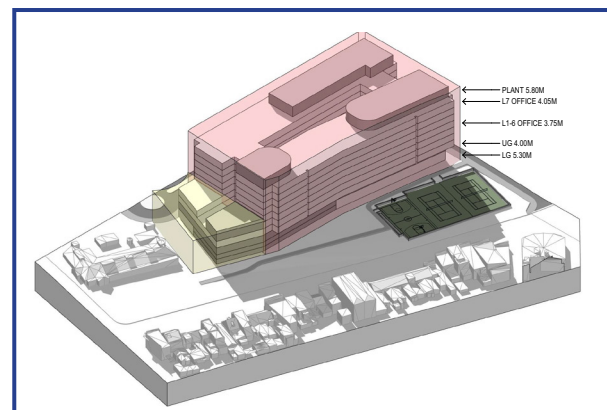
View C2: Existing



View C2: GFA & height compliant 'Refined Base' scheme



SSDA scheme as modified.



GFA and Height complaint 'Refined Base' scheme.



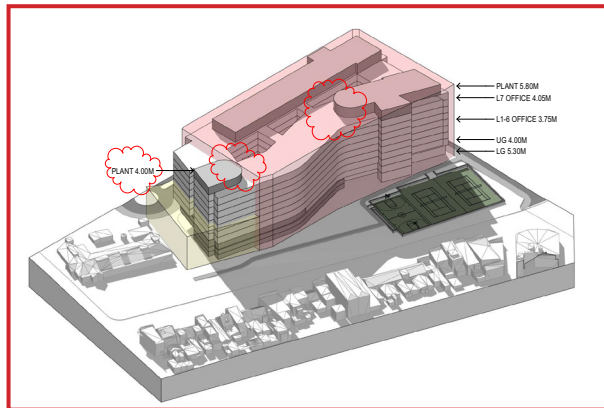
View C2: SSDA scheme as modified



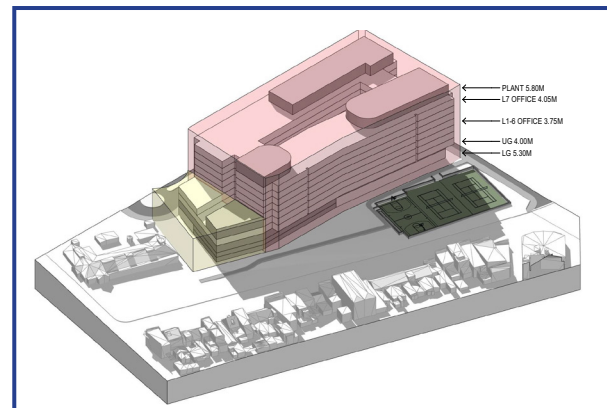
View C3: Existing



View C3: GFA & height compliant 'Refined Base' scheme



SSDA scheme as modified.



GFA and Height compliant 'Refined Base' scheme.



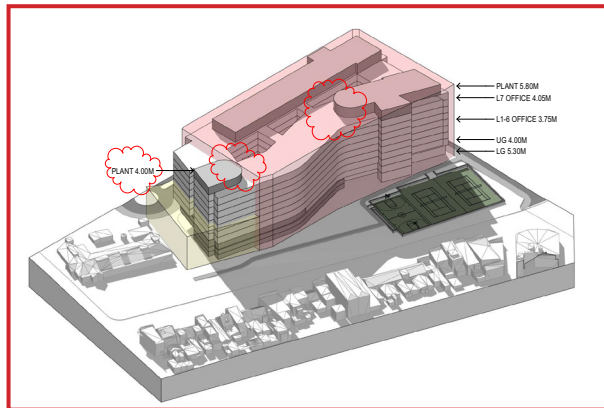
View C3: SSDA scheme as modified



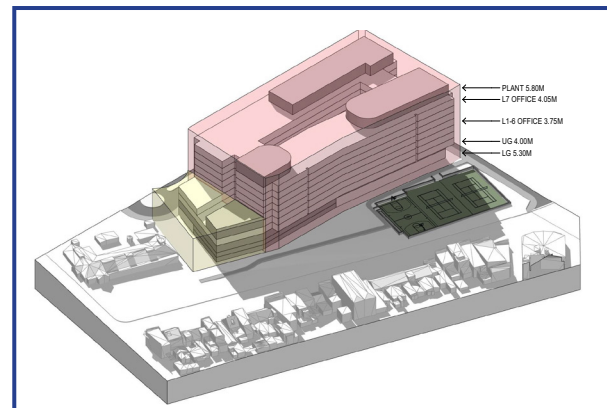
View C4: Existing



View C4: GFA & height compliant 'Refined Base' scheme



SSDA scheme as modified.



GFA and Height compliant 'Refined Base' scheme.



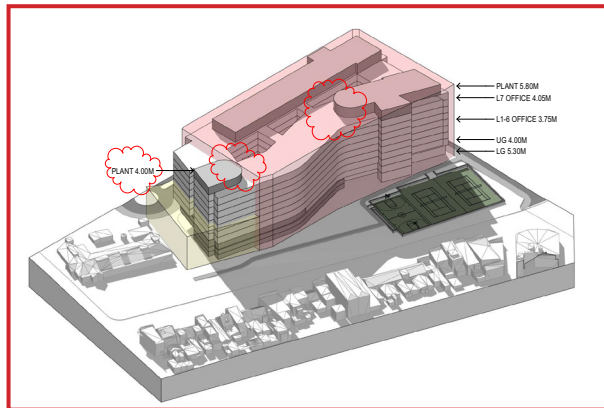
View C4: SSDA scheme as modified



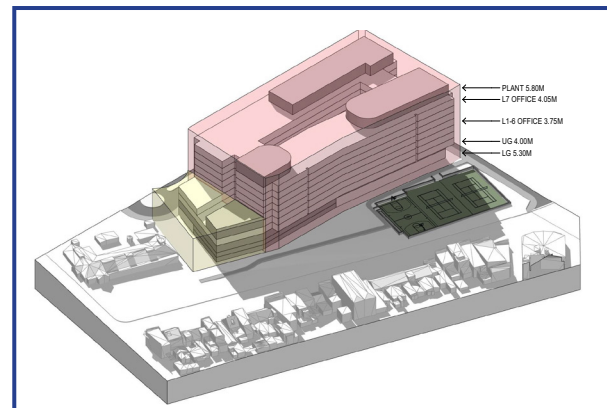
View C5: Existing



View C5: GFA & height compliant 'Refined Base' scheme



SSDA scheme as modified.



GFA and Height compliant 'Refined Base' scheme.



View C5: SSDA scheme as modified

Response to Department of Planning Comments

Key Issue 1
GFA and building height exceedances

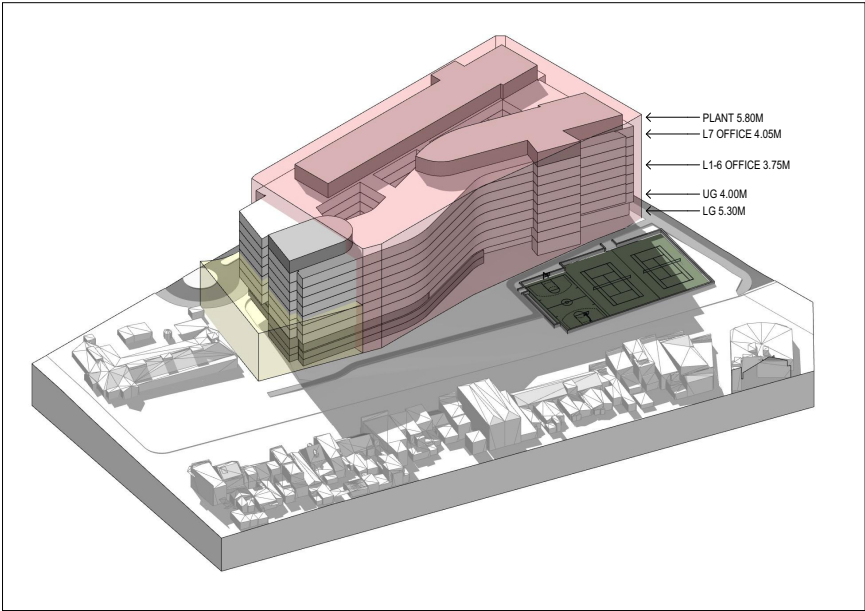
Should this analysis indicate additional impacts beyond that of the proposal that complies with the GFA and building height controls , then further consideration should be given to options that redistribute GFA across the site.

Further clarification and justification is required to support the proposed rooftop plant, including:

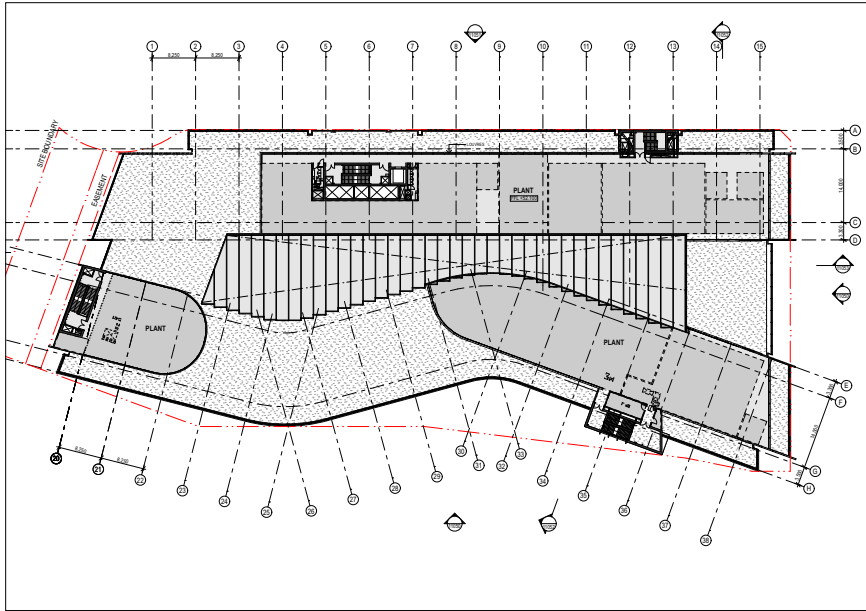
- rooftop plant, except 'a lift room, stairs or meter room', is considered a storey for the purposes of calculating building height in accordance with the MD SEPP;
- the shadow diagrams should include overshadowing impacts of the rooftop plant on neighbouring properties, if not already done so;
- further justification is required to support the rooftop plant proposed on building 1 and 2, including the function of the plant, and consideration should be given to rationalising the extent of rooftop plant and relocating any necessary plant so as not to adversely impact on the visual quality of the building and overshadowing impacts on neighbouring properties.

Response to items as above:

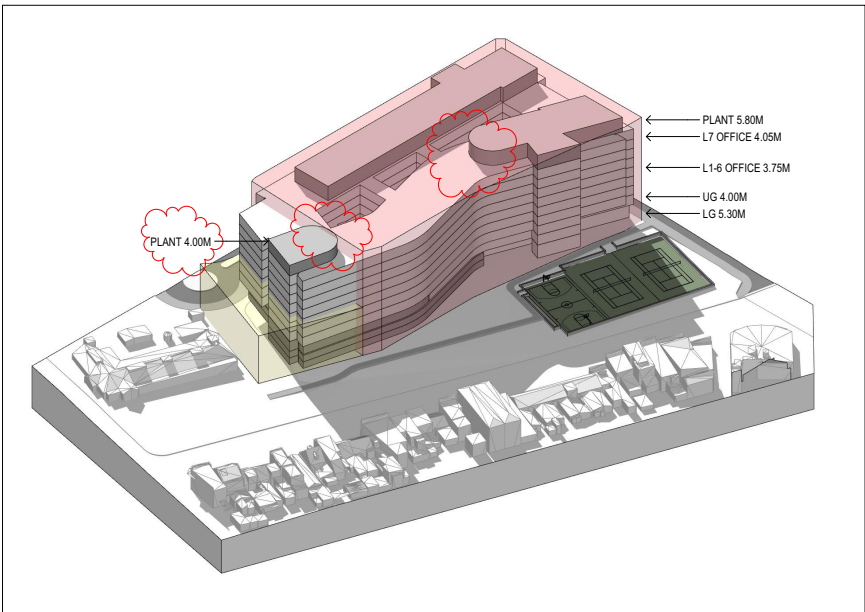
- rooftop plant, except 'a lift room, stairs or meter room', is considered a storey for the purposes of calculating building height in accordance with the MD SEPP;
- *Heights for the modified SSDA scheme are calculated to include Lower Ground, Upper Ground, 7 x office levels, and roof top plant, i.e.: 10 storeys. Mezzanine areas, including the carpark mezzanine have been excluded. This is compliant with the requirements of the SEPP for the 10 storey portion of the site.*
- the shadow diagrams should include overshadowing impacts of the rooftop plant on neighbouring properties, if not already done so;
- *All shadow diagrams in this report and the previous SSDA Design Report include the impacts of roof top plant in all shadow diagrams.*
- further justification is required to support the rooftop plant proposed on building 1 and 2, including the function of the plant, and consideration should be given to rationalising the extent of rooftop plant and relocating any necessary plant so as not to adversely impact on the visual quality of the building and overshadowing impacts on neighbouring properties.
- *The extent and height of the B1 plantrooms has been reduced relative to the original SSDA submission. Through redesign, 330sqm of roof top plant has been removed from B1. Through relocation of taller elements of plant to other areas the roof top area of plant associated with the south west core has been reduced in height from 5.8m to 4.0m. This reduction in roof plant reduces the extent of overshadowing to Henderson Road and provides additional solar access to the Henderson Road residences. The remaining areas of roof top plant as allocated to the roof of Building 1 and 2 are essential and have functional requirements to be located on the roof.*



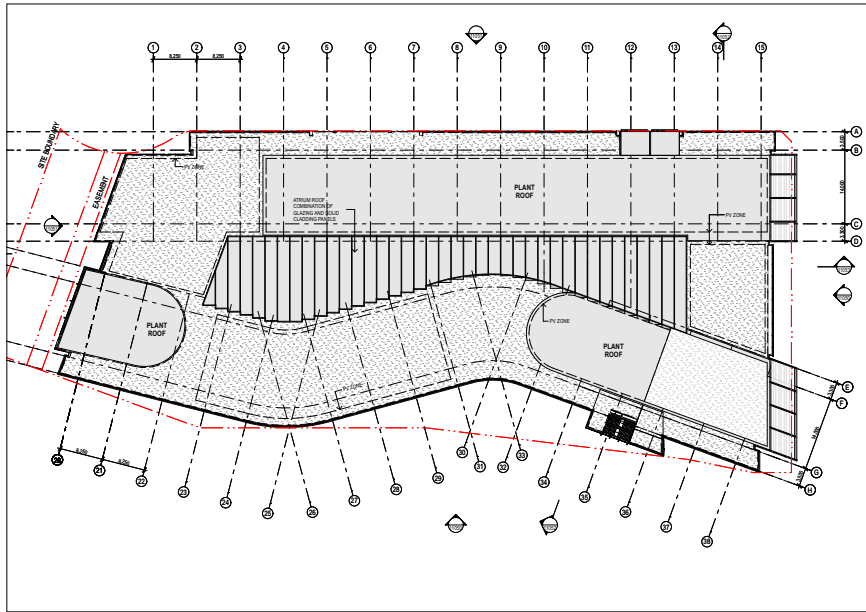
Original B1 massing diagram as submitted.



Original B1 roof plan as submitted.



Diagrammatic B1 massing diagram showing modifications to extent of roof plant.



Updated B1 roof plan showing reduced extent of plant on the southern wing.