

Department of Planning, Industry and Environment
2 Darcy St
Parramatta

Attn: Rodger Roppolo

16 August 2021

Re: Section 4.55(2) Modification SSD 7942 Pod B, P5 Car Park, Hill Road, Sydney Olympic Park (Lot 71 DP 1191648)

Dear Roger,

The following information is provided in response to the Department's correspondence of 20 July 2021, which requested clarification of the proposed building height and gross floor area (GFA).

This information is to be read in conjunction with the amended architectural drawings prepared by CHC.

Building Height

The modification proposed a maximum building height 12.30m. The maximum height relates to the surf academy component of the building, as illustrated in the extract of the drawings in Figure 1 below.

Based on the approved drawings, this part of the building has a maximum height of 12.8m. Accordingly, the maximum overall building height is proposed to be reduced by 0.5m.

The reduction in building height is attributed to the proposed reduction in the building footprint, which in turn has altered the existing ground level, relative to the highest point of the building.

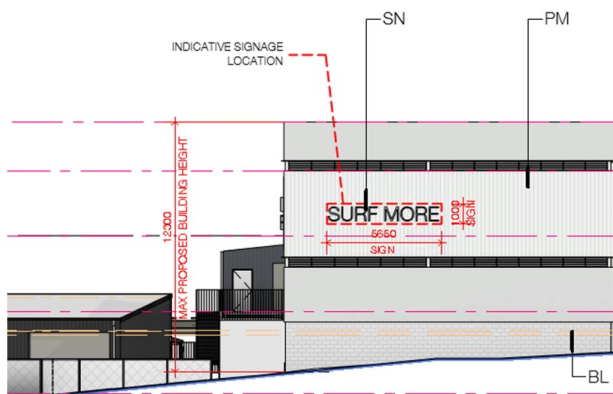


Figure 1: Maximum proposed Building Height

Gross Floor Area (GFA)

As detailed in the gross floor area (GFA) calculations included in the amended drawing package prepared by CHC, the proposed modified building has a GFA of 2,016m².

The Statement of Support submitted with the modification specified that the approved GFA was 1669m². This figure was based on the approved RtS report for the DA. To ensure that the calculation of the approved and proposed GFA is consistent, and accords to the definition of GFA, CHC have calculated the approved GFA based off the stamped drawings. Based on these calculations CHC have estimated the approved GFA to be 1,715m².

On this basis, the proposed modification seeks to increase the approved GFA by 301m², from 1,715m² to 2,016m².

We trust that this information is adequate to enable the finalisation of the assessment and determination of the modification application.

Yours sincerely

A handwritten signature in cursive script, appearing to read 'J. McGuinness'.

Associate