

20 November 2012

Your reference: MP06_0273 MOD 3

Mr David Gibson
A/Director
Metropolitan and Regional Projects North
Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2000

Dear Mr Gibson,

Modification to Site 4B Commercial Development (MP06_0273 MOD 3)

Thank you for your letter of 5th November 2012 requesting the Sydney Olympic Park Authority's comment on a number of modifications to the above application.

The Authority supports the modifications proposed as this allows for the staging of the development of Site 4B in a timely manner. There are a few points that I would like to bring to your attention for your consideration and which may also require further consideration and documentation by the Applicant.

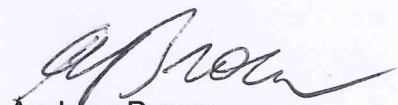
- The proposed modification to the basement levels of Stage 1 and Stage 2 will potentially endanger 4 to 5 brush box trees previously identified as being retained. This should be clearly identified as part of the revised development.
- The proposed modification to the floor to ceiling heights in the proposed Stage 1 building have not been reflected in the proposed Stage 2 building. Floor to ceiling heights to both buildings should be consistent. The drawings should be amended to reflect the proposed change to floor to ceiling heights to both buildings.
- The proposed Staging Plan (DA060) is unclear in terms of the public domain. A revised landscape plan is to be prepared addressing the public domain. Level changes across the site, retention of existing trees and proposed landscaping for Stage 1 are to be clarified.
- The proposed Site Plan (DA050 B) is insufficient. A revised site plan is to be prepared adequately describing the proposal and the public domain.
- The proposed ground lines indicated in drawings DA152_B, DA153_B and DA161_B are unclear. The drawings are to clearly show the proposed ground line and the accurate location of proposed and existing trees.

The above comments reflect a generally poorly documented modification which can lead to confusion around what has been approved as part of this development.

In addition to the above point, existing Consent conditions that require amended aspects of the existing plans, such as the relocation and modification of the revolving doors for instance remain unchanged on the plans seeking to be modified. Attention should be given to a comprehensive set of DA plans which reflect all of the modifications to date which would result in construction drawings reflecting the desired outcome.

Please contact me on 9714 7137, should you require any further assistance.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'A Brown', with a stylized flourish at the end.

Andrew Brown
Executive Manager
Urban Planning and Design

cc Peter McManus