

24 April 2012

Bassam Aflak
Site 3 Development Co. Pty Limited
PO Box 1451
MEADOWBANK NSW 2114

By email: ba@ecove.com.au

Dear Bassam

**Site 3 Residential Development – Project Delivery Agreement – Stages 2 & 3
S75W Application**

SOPA has reviewed the documentation provided by Site 3 Development Co. Pty Limited for the proposed amendments to Major Project MP 1-_0027 approval, Stages 2 & 3, Australia Ave, Sydney Olympic Park.

The documentation provided requires some additional information and it is suggested that the matters below be either addressed or more detail provided on issues raised in the finalisation of the application prior to submission to NSW Planning (Department of Planning & Infrastructure).

- The currently approved Floor Space Ratio (FSR) is already higher than is allowed for this site. Further increases to the FSR should not be justified on the basis of the Minister's previous approval to exceed the maximum FSR.
- The application should provide a detailed rationale for amendments to the apartment mix.
- The application should explain the need for adaptable units and demonstrate that the proposed mix changes meet the relevant standards.
- Increase the number of 2br units in the apartment mix to ensure greater variety in residential options. The option of combining 2 x 1br units into a dual key title could be a reasonable compromise.
- Retain a higher proportion of the loft units on Levels 23 and 24.
- Provide information on cross-ventilation for Tower 1 (Stage 2).
- Provide a comprehensive compliance table against RFDC provisions.

On the basis that the items outlined are addressed as advised, SOPA grants Land Owner's Consent for the proposed S75W application to be lodged to the Department of Planning and Infrastructure for approval under Transitional Part 3A of the *Environmental Planning and Assessment Act 1979* (EP & A Act).

Yours sincerely

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

Nick Hubble

General Manager, Commercial & Corporate