

29 June 2015

Fiona Gibson
Regional and Key Site Assessments
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Fiona

SSD 6264 MOD 1 - 100 BENNELONG PARKWAY, SYDNEY OLYMPIC PARK – RESPONSE TO REQUEST FOR INFORMATION

Further to your e-mail dated 17 June 2015, please see below our response to your request for additional information in support of the above application.

- Changes to balcony areas: The proposal involves a reduction in the balcony areas of three units and an increase in the size of one balcony. These units have been realigned to respond to changes to the plant room directly below within parking level 1. The adjusted balcony spaces are as follows.

Unit	Type	Approved Balcony (sqm)	Modified Balcony (sqm)	Difference (sqm)
G31	1 bed	28.8	23.2	-5.6
130	2 bed	25.7	21.4	-4.3
132	2 bed	8.3	9.6	+1.3
231	1 bed	27.6	21.9	-5.7

The orientation and general layout of the balcony spaces remains unchanged.

While the proposal involves a moderate reduction in the external space available to certain units, these apartments continue to have access to generous balcony spaces. The private space provision for these units complies with the minimum standards set out in the newly adopted Apartment Design Guide (1 bed – 8sqm, 2 bed – 10sqm).

The proposal will not result in an unacceptable level of amenity for these units and with respect to unit 132, an improved level of amenity through the enlargement of the balcony.

In addition, the application involves a modification to the east facing terrace attached to the living space of unit 451. The proposed modification seeks to utilise available roof space to provide an enlarged terrace area. The approved terrace is 5.7sqm. The modification will result in this space being increased to 25.1sqm (an additional 19.4sqm). The proposal involves the enlargement of an existing terrace with no change in orientation proposed and as such no additional overlooking is

expected to occur. The proposal will result in improved amenity for future residents of this apartment by providing an increased amount of private outdoor recreational space.

The modification does not result in any change to the approved gross floor area for the development.

- Orientation of new windows: The modification involves the introduction of new windows to a total of 27 units across buildings A and C as follows:
 - 12 bathroom windows. All bathroom windows are to be obscure glazed to safeguard the privacy of future residents.
 - 13 kitchen windows
 - 2 bedroom / study windows

An analysis of the proposed windows is attached. As demonstrated by this analysis, given the positioning and / or materiality of the new windows no issue of loss of privacy or overlooking will arise.

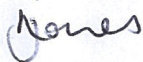
The introduction of new windows will provide a greater level of internal amenity for future residents by providing opportunities for increased access to natural light and ventilation. The majority of windows are proposed to bathrooms and kitchens which require a good level of ventilation. Adding new windows will help to reduce reliance on mechanical ventilation systems.

- Obscure glazing to new bathroom windows: There is no Australian Standard which requires the introduction of obscured glazing to bathroom windows, nor is this a requirement of the Building Code of Australia. This choice of finish has been selected by the developer as a common sense approach to ensuring the privacy of future residents and to eliminate the need for residents to introduce window coverings.

We trust that the information provided satisfactorily addresses your requirements and that the application may now proceed to notification. Should you require further information during the assessment of the application please contact the undersigned on ph. 9287 2509.

Yours sincerely

KARIMBLA CONSTRUCTIONS SERVICES (NSW) PTY LTD



NORELLE JONES
Senior Town Planner