



21 August 2015

Michael Woodland

By e-mail: michael@michaelwoodland.consulting.com.au

Dear Michael

**SSD 6264 MOD 2 - 100 BENNELONG PARKWAY, SYDNEY OLYMPIC PARK – SUPPLEMENTARY PLANNING REPORT**

Further to our telephone conversation, this letter provides supplementary information with respect to proposed changes to the height of the development approved under SSD6264 at 100 Bennelong Parkway, Sydney Olympic Park as a result of proposed modifications to the building design (MOD 2). It specifically provides corrections to Table 2 on page 7 of the Statement of Environmental Effects (SEE) which accompanied the MOD2 application (dated 19 June 2015).

**Road Levels**

The changes to the design of the roads result in a variable height increase which ranges from 700mm to 1.2m. This combined with the need to incorporate a 500mm freeboard and 100mm allowance for cappings and the like has necessitated the height increases adopted in the modification application (up to 1.8m as shown in Table 1 below).

**Height**

The proposed modification will result in changes to the approved building heights as summarised in the following table. The information outlined in the table provides a correction to the heights specified in the SEE. No additional increase in height over and above that depicted on the architectural plans that accompanied MOD2 is being sought.

**Table 1: Comparison of approved building heights and modified building heights**

	SSD6 264	MOD 2	Difference	Extent of non-compliance
	<i>Height zone U – 30 metre limit</i>			
A	29.9m (RL38.7m)	31.7m (RL40.5m)	+1.8m	1.7 metres
B	23.7m (RL38.7m)	25.5m (RL40.5m)	+1.8m	compliant
C	<i>Height zone S - 24 metre limit</i>			
	25.5m (RL33m)	26.7m (RL34.2m)	+1.2m	2.7 metres (1.5 metre exceedance approved under original DA)
	<i>Height zone O – 15 metre limit</i>			
	16.2m (RL21.6m)	17.4m (RL22.8m)	+1.2m	2.3 metres (1.2 metre exceedance approved under original DA)

Note: Measurements taken from the RLs nominated on the elevation and section drawings lodged with the MOD 2 application.

Condition A2 – Schedule of Amendments

The modifications proposed to SSD 6246 under the MOD 2 application require an amendment to Condition A2. The original application was accompanied by a schedule which described the necessary changes to the condition, specifically the updated architectural plan reference numbers. The schedule has been further revised to reflect the reference numbers of amended drawings lodged with the Department of Planning and Environment on 13 August 2015 in response to comments received from the Sydney Olympic Park Authority (the updated schedule is attached to this letter).

We trust that the information provided satisfactorily addresses your requirements and that the assessment of the application may now be finalised. 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**