

15 July 2016

Mr Matthew Twohill
Payce Communities Wentworth Point Pty Ltd
Level 37 Chifley Tower, 2 Chifley Square
SYDNEY NSW 2000

By email: mtwohill@imanager.com.au

Dear Matthew,

Ferry Wharf Residential Development – State Significant Development Section 96 (3) Application

I refer to the documentation provided by Payce Communities Wentworth Point Pty Ltd (Developer) for the proposed modification to the State Significant Development SSD 6387 consent (Consent) for Ferry Wharf residential development, Burroway Rd, Sydney Olympic Park.

It is noted that the application seeks to modify the Through Site Link.

SOPA has reviewed the documentation and provides the following comments:

Proposed Glass Canopy:

The original intent of the through site link was that it not be covered so as to reinforce its status as a public thoroughfare with the character of a street or shared way rather than a retail mall. Any proposals to cover the space should ensure that the lightness and openness of the space is preserved and as such the following should be considered:

- The proposed steel support structure has a heavy appearance. The structure should be a light weight, finely detailed support system.
- The centralised columns obstruct the space. Consideration should be given to repositioning the columns along both edges of the space, which should also enable the structure to be minimised.
- Height of the canopy is too low and appears to enclose the space. The height of the glass canopy should be at least 7m to provide for a grander scale and improved amenity.
- Limited natural light. Consideration should be given to providing additional glazing to the retail awnings in addition to the proposed glass canopy and the canopy should be fully glazed.

- Provide for lighting along the through site link equal to that required for a public street.

Proposed Cafe:

- The proposed location of the cafe does not fit with the intent of the Through Site Link. Consideration should be given to setting back the cafe to align with the western retail frontage to help maintain a clear 13m width for the full length of space.
- The current proportions of the cafe are excessive. The Gross Floor Area of the cafe should not exceed 20 sqm.

It should be noted that SOPA's comments will be conveyed to the Consent Authority for consideration.

Notwithstanding the above SOPA grants Land Owner's Consent for the proposed S96 (3) amendment application to be lodged to the Department of Planning and Infrastructure for approval under State Significant Development of the *Environmental Planning and Assessment Act 1979* (EP & A Act).

Yours sincerely



Ross Coggan
A/Chief Executive Officer