

27 October 2015

610.15360 Odour Letter 20151027.docx

Kerry Hill Architects Pty Ltd
30 MOUAT STREET, FREMANTLE, WA. 6160

Attention: Gertjan Groen

Dear Gertjan

**Sydney 1 Project
One Alfred Street
Odour Issues**

SLR Consulting Australia Pty Ltd (SLR) has been engaged by Kerry Hill Architects Pty Ltd to provide a response to submissions relating to odour impacts upon the Sydney One Project (SSD 2015_7101) and amending Development Application (DA 3015_882).

A submission regarding potential odour impacts has been received via City of Sydney Council (Council) from Jones Lang LaSalle (NSW) Pty Ltd (JLL, dated 14 September 2015) the managing agent for the Jacksons on George located at 174 George St, Sydney, immediately to the south of the Sydney 1 Project. The specific issues raised by JLL relating to odour are (as summarised by Urbis):

1. *Jacksons on George currently exhausts various mechanical systems via roof mounted exhaust points above the roof level. The proposed introduction of high end residential balcony uses to the southern façade of Tower A is likely to be problematic in both the short and longer terms because odours from the existing exhaust arrangements will be more likely to reach residential apartment receptors via balconies above.*
2. *The southern residential façade line of Tower A should be upgraded to ensure that it provides an air seal sufficient to ensure that future residential apartment owners do not become receptors of odours from operating roof and other plant at Jacksons on George.*

A response to these issues is provided overleaf.

I trust this meets with your immediate requirements, but please do not hesitate to contact me if we can provide further input.

Yours sincerely



DR MARTIN DOYLE
Principal

Checked/ Authorised by: GCG

Response

The two issues raised above are related and are dealt with as such in this response.

The design of levels 3 to 5 and 7 to 35 of Tower A of the Sydney 1 Project is presented in **Figure 1** and **Figure 2**, respectively. Proposed primary balcony areas ('Winter gardens') are shown in red in **Figure 1** and **Figure 2** which are generally large (approximately 3.5 m wide) and located on the northern façade or corner of the tower. Many of these balconies will command views of the harbour foreshore and a number of Sydney landmarks, hence the description as the primary balcony for each apartment.

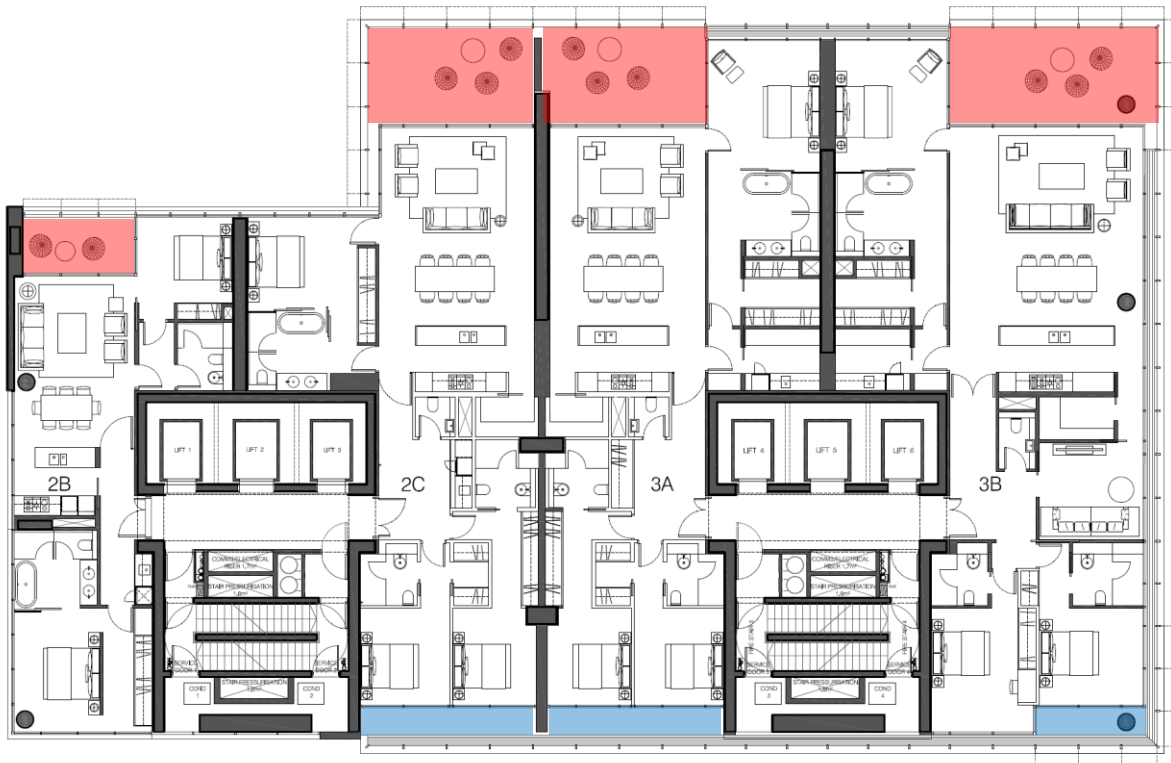
On levels 3 to 5 and 7 to 35 of Tower A, three secondary balconies are also proposed on the southern façade as denoted in blue in **Figure 1** and **Figure 2**. These secondary balconies are small (1 m in width) and are accessible only from the bedroom areas. As such, the use of the secondary balconies is likely to be infrequent and of shorter duration than for the Winter gardens.

Figure 1 Levels 3 – 5, Sydney 1 Project



Note: Winter garden areas denoted in red, secondary balconies denoted in blue

Figure 2 Levels 7 – 35, Sydney 1 Project



Note: Winter garden areas denoted in red, secondary balconies denoted in blue

A desk-top assessment indicates that the types of cooking performed at Jacksons on George include typical bar/pub fare, and does not include large volumes of cooking that may generate significant odours, such as charcoal grilling or the extensive use of garlic and spices such as might typify Asian cooking styles. As such, the relative risk of offensive odours from this source is likely to be low.

Notwithstanding that the potential level of odour impact upon Tower A is not clearly defined, SLR understands that all balcony areas on the southern façade of Tower A are openable, but will be fitted with an air seal to prevent any odours from entering the apartment when balcony doors are closed. As these are the secondary balconies for the residential units, the use of these would be limited, and may be closed to prevent the ingress of odour if required.

Should Council feel that the potential for odour impacts is such that it is likely to generate odour complaints, it may wish to consider the conditioning of a Planning Certificate issued under the Environmental Planning and Assessment Act (1979), Section 149, Part 5, to provide notification to a prospective purchaser that the property may be periodically impacted by low-level kitchen ventilation odour, and that individuals that are particularly sensitive to such odour may avoid such property.