

11 July 2018

**Mr Graham Cooper**

Project Director  
Residential Development  
Mirvac Projects Pty Limited  
Level 28, 200 George Street  
SYDNEY NSW 2000

By email: [graham.cooper@mirvac.com](mailto:graham.cooper@mirvac.com)

Dear Graham,

**Site 53 Project Delivery Agreement – State Significant Development Application – S4.55 Request**

SOPA has reviewed the documentation provided by Mirvac Projects Pty Ltd for the SSD 7662 s4.55 application for Site 53, Sydney Olympic Park.

It is noted that the application seeks approval to make modifications to the following:

**Building One:**

- Mechanical louvres and retail façade amended on basement 1
- Main pedestrian entry for Building 1 & 2 from Figtree Drive to L1 landscape podium updated
- Privacy screen relocated to Building 5 from building 1 (L3 – L8)
- Roof screen & lift overrun area revised
- Off form concrete to terraces entry portal on L1
- Concrete nibs deleted on south side of B1

**Building Two:**

- Conversion of ten 1 & 2 bed units to five 3 bed units on L28 – L32
- 2 x lift doors deleted on L2 – L15
- Louvered roof removed and plant room area updated on L25
- Plant room screen and top of lift machine room updated on L36
- Glazed opening added to the side blade wall on L25 to improve amenity of apartment
- Ten 2 bed units converted to 1 bed units on L12 – L21
- Windows location in apartment updated on L35
- Plant room screen added to the back of core on L1 to L16

**Building Three:**

- Awning above the entry of gym room added on L1
- Awning above substation added
- Roof plant screen & plant area amended on L10
- Gym/yoga studio & Community Room location has been swapped on L1
- Courtyard to apartment added on L1

- Balcony in apartment updated on L8
- Roof plant screen reduced on L8

**Building Five**

- Privacy screen relocated to Building 5 from Building 1 (L4 – L8)
- Inclusion of pet cleaning room, music room on L1
- Relocation of mailroom & fire exit doors on L1
- Separated entrance is provided for residential & visitor bike storage room on L1
- Conversion of 2 bed into 1 bed & security office on L1
- Two 3 bed conversion to communal recreation space and leasing office on L9
- Plant room area relocated and louvered roof removed on L25
- Courtyard to apartment added on L1
- Off form concrete to terraces entry portal on L1

It is noted that the application seeks to modify the number of dwellings from 705 to 698, provided the 21 Affordable Housing Units agreed upon in correspondence from Mirvac dated 19 January 2018 remain unchanged. SOPA has no objection to the proposed amendment.

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

Yours sincerely



**Nick Hubble**

Executive Director, Commercial