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SYDNEY NSW 2000**

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Urbis Pty Ltd
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16 April 2019

Andy Nixey
Key Sites Assessment
NSW Planning and Environment
Sydney, NSW 2000

Dear Andy,

RE: ADDENDUM – SSD 9403 - 1-2 MURRAY ROSE AVENUE, RESPONSE TO SUBMISSIONS

INTRODUCTION

I write on behalf of Austino Pty Ltd (the Applicant) in regard to SSD 9403, a State Significant Development Application which seeks approval for the construction of a residential development at 1 & 2 Murray Rose Avenue Sydney Olympic Park.

This letter provides clarification on the two-separate response to submissions packages submitted between March and April 2019.

Part 1 Response to Submissions:

Part 1 of the submission was originally submitted in March 2019. This package responded to the matters highlighted in the agency submissions received during the package's exhibition period.

Submissions were received from the following agencies:

- Sydney Olympic Park Authority (SOPA)
- NSW Environment Protection Authority (EPA)
- Government Architect NSW (GANSW)
- Office of Environment and Heritage (OEH)
- Roads and Maritime Services (RMS)
- Transport for NSW (TfNSW)
- NSW Police
- Sydney Water



Part 2: Response to Key Issues Assessment

Part 2 of the submission package was provided to the Department on the 15th of April 2019 and responded to the Departments Key Issues Letter. Due to an administrative error, the Department correspondence was received after the collation and submission of the Part 1 response package.

SCHEDULE OF CHANGES:

The Key Issues response includes the following changes to the documents submitted within Part 1 of the response package:

- Architectural amendments, including:
 - The removal of wintergardens as a balcony screening tool in favour of densely foliated vegetation screens on levels 08, 10 and 11 of No.1, and levels 10, 11, 12, 13, and 14 of No.2.
 - Minor revisions to the GFA schedule to reflect the above.
 - The conversion of apartment 1.00.01 to visitor bicycle parking to replace the 42 bike parking spaces currently proposed at the rear of No 1.
 - Additional view impact analysis from the south-west of the site.
 - Additional height control analysis for each building.
- Minor revisions to the original SEPP 65 Apartment Design Guide Assessment.
- Revisions to Appendix N: Request to Vary Development Standard for both sites.
- An additional Remediation Action Plan (RAP) has been prepared for No 1. Murray Rose Avenue.
- Additional Economic Advice has been prepared by JLL regarding affordable housing targets
- Supplemental Acoustic Advice regarding the amenity impact of service areas on the lower levels of the development.

CONCLUSION

The attached documents present a consolidated submission of the applicants' responses to both the agency comments and the Departments Key Issues. We trust this satisfies the Departments requirements regarding this documentation.

The proponent and design team look forward to the ongoing assessment of SSD 9043.

Yours Sincerely,

A handwritten signature in black ink, appearing to read "Nik Wheeler", with a long, sweeping horizontal line extending to the right.

Nik Wheeler
Associate Director