

12 April 2013

Ms Karen Jones  
A/Director  
Metropolitan and Regional Projects South  
Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2000

**Attention:** Jane Flanagan

Dear Ms Jones,

**Modification to Concept Plan Approval (MP09\_0160 MOD 2) for 23 Bennelong Parkway, Wentworth Point**

Thank you for your letter of 20 March 2013 requesting the Sydney Olympic Park Authority's comment on a number of modifications to the above Concept Plan approval.

The Authority raises no objection to the application. The following comments are made on the proposed modifications and the Authority considers that these matters require further consideration by the Department during the assessment process:

**1. Increased Density & Building Height**

The modification proposes a significant increase of approximately 10% of the GFA originally approved by the Planning Assessment Commission, by increasing the height of buildings through the site. This may have adverse impacts on the amenity of the future residents of the subject site and surrounding developments i.e. Capri, as well as setting a precedence for non-compliance with building height controls.

The Department should also take into consideration that there may be further proposed increases to floor space & building height in future Part 4 applications, which will be assessed and determined by Auburn Council.

**2. Ecology**

The supporting documents shows overshadowing of the nearby Nuwi wetlands; the ecological impact of this shadowing is not discussed in any way in the Statement. The shadow diagrams show:

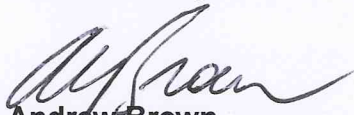
- The development shades the northern part of Nuwi Wetland for at least six months of the year until 9-10am (as per March and September equinox shadow diagrams). This removes up to three hours of sunlight from the wetland each day.
- In winter, a larger part of Nuwi Wetland is shaded until at least 11am (as per winter shadow diagrams). This removes up to four hours of sunlight from the wetland each day.

Nuwi Wetland is a remnant estuarine wetland that is part of the former Wentworth Bay. Reducing the number of hours of sunlight reaching the wetland will change its microclimate and alter its ecology.

Design of the buildings should avoid this impact or at least sufficient ecological assessment undertaken to assess potential impacts of shadowing on adjacent ecological areas.

Please contact Dat Tran on 9714 7139 or email [dat.tran@sopa.nsw.gov.au](mailto:dat.tran@sopa.nsw.gov.au), should you require any further assistance or clarifications in relation to this submission.

Yours sincerely

A handwritten signature in black ink, appearing to read 'A. Brown', written in a cursive style.

**Andrew Brown**  
**Executive Manager, Urban Planning and Design**