

5 November 2020

Anthony Witherdin  
Director, Key Sites Assessments  
Department of Planning, Industry and Environment  
Locked Bag 5022  
Parramatta NSW

**Wentworth Point Concept Plan Modification (MP09\_0160 MOD4)**  
**Response to issues raised during notification**

Dear Anthony,

Thank you for your letter dated 22 October 2020 providing the opportunity to prepare a response to issues raised during the notification period.

In response we have enclosed an updated ecological assessment which responds to issues raised by the DPIE Environment, Energy and Science (EES) Group, Sydney Olympic Park Authority (SOPA) and Council. However, in this regard we note that EES Group agrees with the conclusion that the impacts from the proposal on the saltmarsh community and other threatened species will be minor.

We consider the all issues raised by Council and in public submissions have previously been addressed in the revised proposal and response to submissions which was exhibited in September / October 2020. In particular, to address Council and community concerns about the proposal significant changes were made including the following:

- Reduction of height from 14-19 storeys (originally 25/35 storeys) to 9-15 storeys providing for variations in height whilst being harmonious with the surrounding character. The proposed massing of both Building C and F allow for nine storeys components which align with the existing rooftops stepping up to 12 and 15 storeys.
- Amendments to the building envelopes to ensure that all building separation distances comply with, and in many cases exceed, the Apartment Design Guide criteria providing a high level of amenity. This includes provision of an upper level setback above level nine fronting the courtyard allowing greater solar access and views to the sky.
- Reduction of the remaining floor space potential as approved under the Concept Plan from 16,006sqm to 13,425sqm allowing for approximately 649 dwellings compared to approximately 641 under the approval.

The revised proposal provides for an enhanced urban design outcome with improved pedestrian and visual connectivity to the central courtyard, enhanced outlook and views for a number of apartments, as well as reduced construction impacts. The proposed building alignment responds to the existing as built context thereby maintaining a consistent courtyard width, whilst the upper level setback above level nine maintains outlook and views to the sky. The overall courtyard area would be maintained with a slight increase of 16sqm in area and the level of solar access to the courtyard is also largely maintained.

The stepped building form allows for variation in height and along with strong vertical articulation provides for an animated streetscape and skyline along Bennelong Parkway. The design does not read as a separate tower form within the adjoining context, but a stepping of the existing street wall, thereby responding to the established character of the surrounding area.

The detailed solar analysis demonstrated that the revised proposal would not result in any increased overshadowing on public open space or surrounding apartment buildings in mid-winter and that existing dwellings within the development and proposed dwellings would achieve the solar access requirements of the Apartment Design Guide.

The proposal will result in a reduction of total floor space compared to the current approved concept plan. Accordingly, impacts on traffic congestion and demand for open space, services and facilities will be reduced compared to that which was assessed under the original concept plan approval. The minor increase in estimated dwelling numbers would not result in any significantly increased demand and it is noted that the existing concept plan does not approve the total number of dwellings or dwelling mix.

The revised proposal includes 184 car parking spaces. The revised drawings clearly show how these spaces can be accommodated within existing basement levels 01 and 06 and how ramp access would be provided between existing levels 04 and 06. Approval for the use of level 06 would be formalised through the modification of the concept plan and subsequent DAs.

In summary, the revised proposal will deliver the following benefits, whilst not generating any additional impacts:

- Additional communal floor space within Building C and F adjacent to the existing rooftop open space with a total floor space of 100sqm
- Enhanced connectivity and permeability for residents to the communal courtyard and through site link
- Improved streetscape through the opening of views from the street to the courtyard
- Improved views and outlook for existing apartments with 40 existing apartments gaining views to the wetlands/parklands and an additional 48 existing apartments have widened outlook within the courtyards
- Reduced construction impacts for existing apartments as a result of separations between Buildings C and B and Buildings F and G
- Improved natural breeze circulation to the communal open space
- Enhanced sustainability through commitments to ESD principles.

We would welcome the opportunity to meet with the Department prior to the finalisation of its assessment.

Thank you for your ongoing support in progressing this modification.

Regards,



Michael File

**Director**

Phone: 0433 458 984

E-mail: [Michael@fileplanning.com](mailto:Michael@fileplanning.com)