



RESIDENTIAL DEVELOPMENT

BAY PARK

23 Bennelong Parkway

Wentworth Point NSW 2127

Concept Plan

SECTION 75W STATEMENT

for

Henlia No 3 Pty Ltd

10 August 2010

This Section 75W application comprises the removal of 8 apartments (770sqm Floor Space) at the top levels to the south of Building B, as required as part of the Concept Plan approval, and the redistribution of this Floor Space in 4-storeys at the open end to the courtyard in Building C. This amendment reflects a neutral Floor Space and apartment yield relative to the initial Concept Plan submission.

We have addressed the SEPP 65 architectural issues of this amendment as follows.

SEPARATION FROM SORRENTO (DEVELOPMENT TO THE IMMEDIATE NORTH)

Drawing DA38/B shows a plan of the apartments to the north of the subject site and their interface with those existing apartments in Sorrento. It should be noted that the flank wall of Sorrento that faces the subject site is made up of the side / secondary walls to bedrooms and living, as well as ensuites with highlight windows. Also included on this face are fire stairs. The only balconies are those that give off an internal corridor to the apartment and are the fourth balcony within the apartment; they also face south east. Therefore, these elevations comprise secondary, non-habitable spaces / windows.

On the subject site, the two units on the corners to the two streets face with their primary views to the street, and not towards Sorrento. Core (lift and stair) elements further help by presenting non-habitable uses to the facades opposite. The three apartments that do face north, towards Sorrento, are predominantly placed such that their aspect is into the courtyard, which is approximately 39 metres deep.

For those windows that do overlap with the face of the neighbouring building, the separation distance is between 9 to 11 metres. A separation of 9 metres is suggested as acceptable within the RFDC for buildings up to 4-storeys between habitable/balconies and non-habitable rooms; therefore the proposal is compliant in this regard.

SEPARATION BETWEEN APARTMENTS WITHIN BUILDING C ITSELF

The apartments in Building C at the internal corners of the courtyard are separated by an extension to the core. Some natural light and ventilation to these corridors will be possible without compromising the amenity of the apartments adjacent. The new apartments introduced here are therefore perpendicular and separated from the other units; due to the slender nature of the new building form here, and the implementation of through-apartments, there are no balconies facing into the courtyard, increasing the visual and acoustic privacy for the neighbouring apartments.

SHADOWS AS A RESULT OF THE REDISTRIBUTION

The shadow diagrams have been re-generated for the revised building form; refer to drawings DA51/G, DA52/G, DA53/G, and DA55/C. These drawings show that, while there is some additional shadowing to the communal courtyard in Building C, this is only to a limited degree due to the low, 4-storey height. It is also offset to a large degree by the improvements as a result of the removal of the Floor Space at the top of Building B, which not only offers benefit to the communal courtyard of Building B, but also to the courtyard of Capri to the south.

SOLAR ACCESS

Drawing DA60/B has been updated to reflect amendments to the solar access on a typical floor. The removal of floors to the top of Building B will have little nett impact as two units were attaining 2-hours and two were not. These were facing south-east, so there is a reduction in the overall quantum of south-facing apartments.

There is no nett change to Building C as there are now four apartments that attain the 2-hours for half the building height as opposed to the full height (a nett loss of two), and there are two new north-facing apartments that will attain the 2-hours.

This means that there is no overall change to any of the total figures for either the individual buildings or for the development as a whole.