

12 October, 2011

Mr David Ryan
City Plan, Strategy and Development
Level 1, 364 Kent Street
Sydney NSW 2000

Dear David,

**THE BRICKPIT MIXED USE DEVELOPMENT, PRINCES HWY KIRRAWEE
Part 3A MP10_0076**

In response to Department of Planning and Infrastructure's letter dated 14 April 2011 Attachment 1 "Issues to be addressed in Preferred Project Report" we have revised the architectural documentation as follows.

URBAN DESIGN

2nd Bullet Point – Height of Central Towers

The height of Block A has been reduced by 1 level. Further the 3 central towers have all been reduced in width at their northern ends to present a more "slender" appearance to Princes Highway.

3rd Bullet Point – Length of Proposed Building Envelopes to Flora Street

Block D being the longest façade to Flora Street has been divided into 2 buildings

4th Bullet Point – Location of Entry Lobbies to Towers B+C

With the splitting of Block D into 2 buildings the space between will be utilized as the street entry point to the Residential Private Domain with direct access to Blocks B + C foyers.

5th Bullet Point – Activated Frontages to Retail

Both the revised elevations and the Urban Design report address the extent of active frontages to the retail/commercial spaces

6th Bullet Point – Building Setbacks to Princes Highway

All the building setbacks to Princes Highway are shown on the revised documents and addressed in the Revised Urban Design Report.

7th Bullet Point – SEPP 65 Compliance

- Solar Access to Buildings - refer Residential Area Schedule showing more than 70% solar access for each building including Buildings C + D thus complying with SEPP 65 RFDC requirements. This has been independently verified in Steve King's Peer Review.
- Natural Ventilation to Buildings – refer to section 4.4 of Steve King's Peer Review that RFDC compliance can be achieved.
- Depth of Proposed Buildings – single aspect apartments are maximum 8metres deep and cross through apartments are 16 metres deep by 4.2metres wide in accordance with SEPP 65 RFDC principles.
- South facing – refer to Residential Area Schedule showing less than 10% of apartments within each building are south facing thus exceeding RFDC principles

- Building Separation – Blocks D1 to D2 is 9metres between habitable rooms/balconies (D1) and non habitable rooms (D2) and D1 to E is 9metres between habitable rooms (E) and non habitable (D1). Blocks D1 and D2 are 4 levels above the podium and Block E is 5 levels above the podium thus all comply with SEPP 65 principles.

We trust this suits your requirements

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Philip Bowen', with a long, sweeping horizontal stroke extending to the right.

Philip Bowen
Principal

Nominated Architect Woodhead Pty. Ltd
Registered Architect NSW 4527