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13th March 2019

Mr Kyou Won Ree
Strategic Planner
Canterbury Bankstown Council
66-72 Rickard Road
Bankstown NSW 2200

1-17 Segers Avenue, Padstow – Planning Proposal

Dear Kyou,

Olsson Associates prepared a draft Urban Design report on 15th February 2019. ABC Planning reviewed this draft document in a letter dated 8th March. In response to the issues raised in the ABC letter, our comments are the following.

1. Height

The proponent concurs with the recommendations for the height nominated in the urban design report. The proposed height of 23m would allow for a 4.5m ground floor, 3.1m for the next 5 levels and a 2m lift overrun. It would also allow for one level of commercial suites on the first floor, which we recommend be permissible. Commercial suites on the first floor are permissible under the zoning and the applicant may wish to take that approach, particularly in regard to achieving the solar access recommendations for apartments in the ADG.

Communal open space on the roof is not recommended as it will add to the overall height of the development.

2. FSR

We have reviewed our building envelopes since Issue D of the draft report on 15th February. We have correlated our site boundaries with the site boundaries described in the ABC Planning Proposal Report on page 11. Our revised envelope testing shows that an FSR of 2.5 : 1 is achievable if the proposal is efficiently designed. The Concept Design by RHA architects did not comply with the ADG. Our revised envelopes show that an efficient design can comply with the ADG with an FSR of 2.5 : 1. This includes a minimum FSR of 0.5 : 1 for retail/commercial at ground level.

3. Site setbacks, ground floor uses and deep soil

Our recommendations for site setbacks, ground floor uses and deep soil are unchanged and have been accepted by ABC Planning as providing the framework for the future design.

An updated OAA Report, Issue E, accompanies this letter.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Russell Olsson". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

Signed
Russell Olsson