

R & H Projects Pty Ltd

31 October 2016

Mr Brenton McEwan
DEXUS Property Group
PO Box R1822
Royal Exchange NSW 1225

Dear Mr McEwan

Re: Additional Information on Building Heights and the Sydney OLS.

I refer to a request from Bayside Council dated 29th September 16, detailing additional information, clarification, requested by the Department (DPE) to assist its review of the above planning proposal:

Provide any SACL/ASA agency feedback on the proposed heights in relation to the OLS map;

By way of background, DEXUS lodged a planning proposal with Bayside Council (formally Botany Bay City Council) to rezone the Southern Precinct of the Lakes Business Park from the current B7 Business Park Zone to the B4 Mixed Use Zone. The planning proposal has not been exhibited by Council and so SACL/ASA have not had the opportunity to comment on it.

As reported in the planning proposal, the impact of the Obstacle Limitation Surface (OLS) at Sydney Airport was carefully examined. The requirements of SACL/ASA were available from prior approvals relating to the height of buildings on the site.

On the 28th January 2009 the former Botany Bay City Council determined a development application (DA08/153) for the Southern Precinct of the Lakes Business Park. This consent, which Council has confirmed has legally commenced, approved four buildings and a parking structure with heights across the site ranging from RL 33 to RL 25.0. The maximum height of 33 RL equates to approximately 28m above ground level. Council's determination of the development application referred to above was based on advice from SACL which approved the heights proposed in the development application.

The heights of the buildings in the planning proposal are all lower than the building heights specified in the current development consent. Attached is a plan of the approved building layout. Also attached are the Masterplan Sections included in the planning proposal. These sections were prepared to demonstrate how the site could be developed under the proposed rezoning. The proposed development standard provides modulated height limits defined to reduce building heights across the site from 23.5m above ground level at Lord Street to 11m above ground level on the southern boundary. Compared to the previously SACL approved heights of 28m and 22m above ground level.

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Accordingly, the building heights in the planning proposal are entirely consistent with the approved heights given previously by SACL on building height limits for the site.

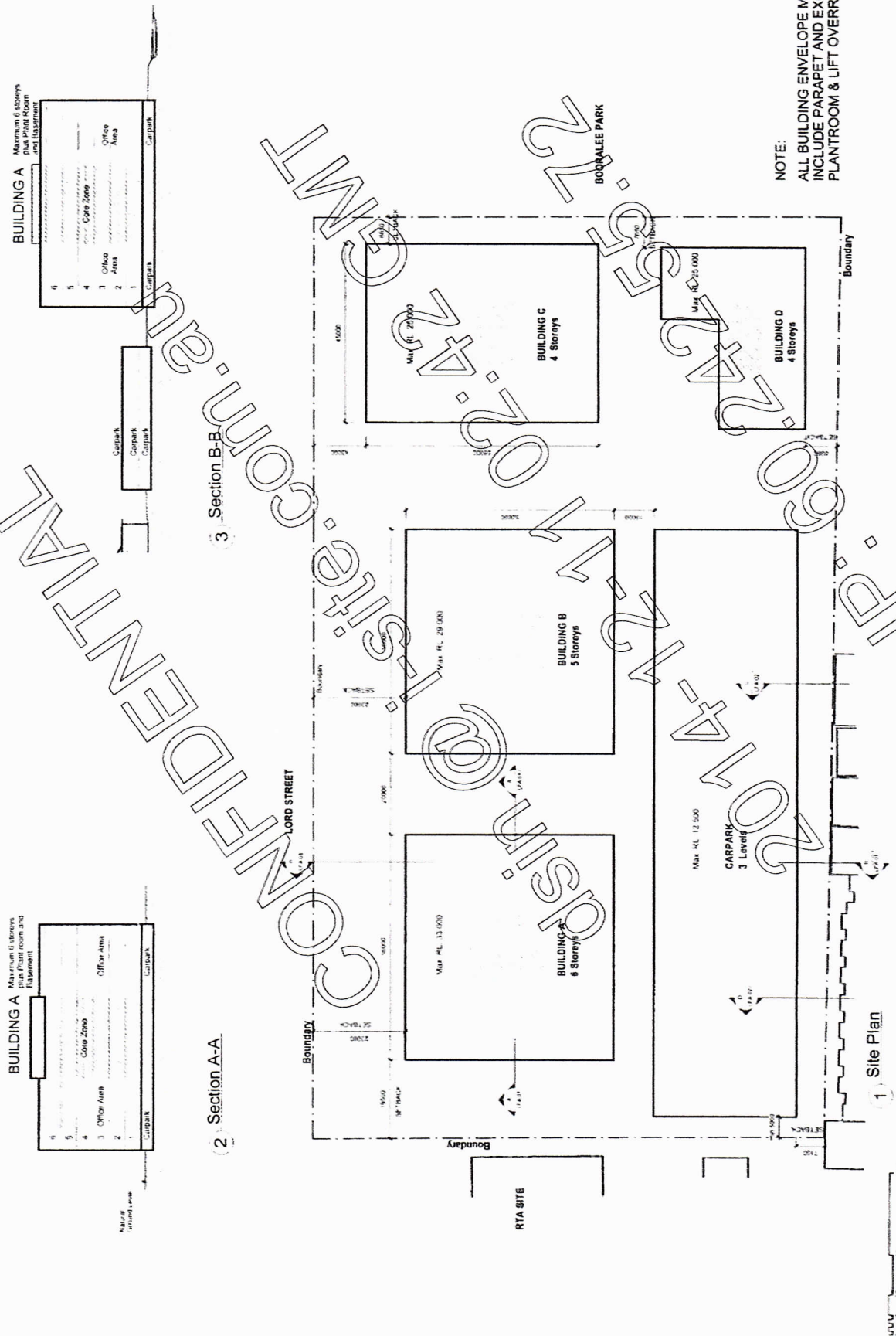
Yours sincerely

A handwritten signature in black ink, appearing to read 'Derek Sinclair', written over a horizontal line.

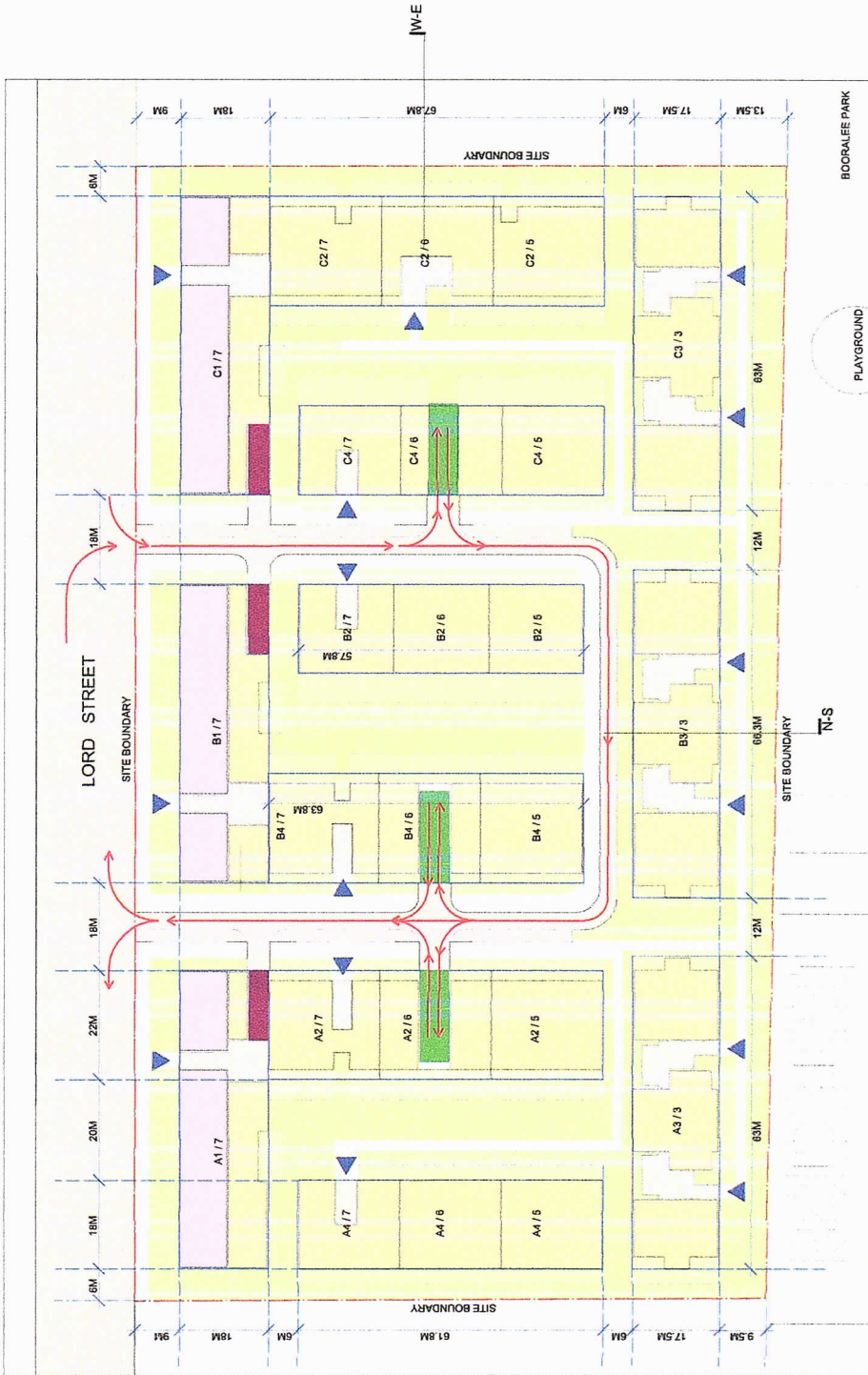
Derek Sinclair
Director

Attachments

Approved Building Layout – DA08/153
Planning Proposal – Masterplan Sections



NOTE:
ALL BUILDING ENVELOPE MAX. RL'S
INCLUDE PARAPET AND EXCLUDE
PLANTROOM & LIFT OVERRUN



PLAN
A1 / 4 = LETTER+FIGURE INDICATE
BUILDING NAME. SUBSEQUENT
FIGURES INDICATE BUILDING
LEVELS

BUILDING HEIGHTS

BUILDINGS	A1	A2	A2	A3	A4	A4	B1	B2	B2	B3	B4	B4	C1	C2	C2	C3	C4	C4
LEVELS	7	7	6	5	2.5	7	6	5	7	6	5	2.5	7	6	5	7	6	5

GFA SUMMARY

TOTAL GFA	54'885	FSR	1.84:1
RESIDENTIAL GFA	53'664	TOTAL APARTMENTS	572
COMMERCIAL GFA	1'222	TOTAL CAR SPACES	1'119

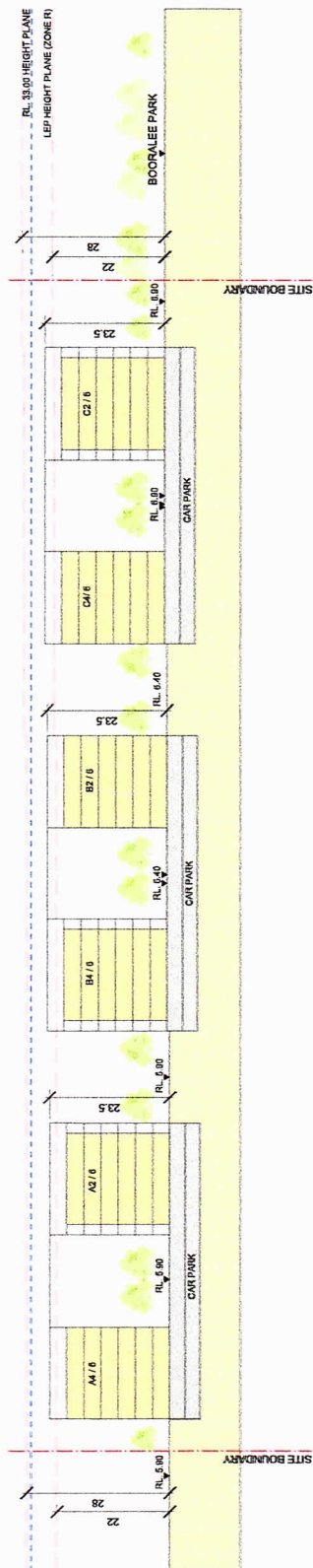
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- COMMERCIAL
- ENTRY LOBBIES
- ACCESS TO CARPARK
- LANDSCAPED AREAS
- PRIVATE COURTYARDS
- PUBLIC PATHS
- WASTE COLLECTION
- PEDESTRIAN ACCESS
- VEHICULAR CIRCULATION

LAKES BUSINESS PARK
SOUTH PRECINCT
DEXUS
OPTION 4

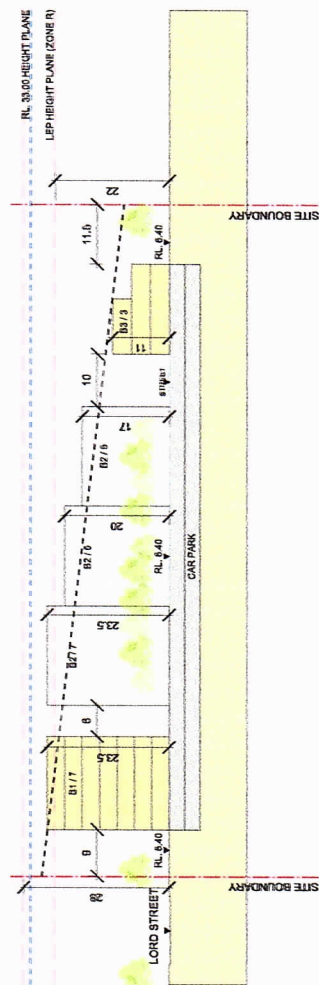
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DWG NO.
PROJECT NO.
PLOT DATE
SCALE

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SECTION WEST-EAST



SECTION NORTH-SOUTH

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DWG NO.
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SCALE

LAKES BUSINESS PARK
SOUTH PRECINCT
DEXUS
OPTION 4 SITE SECTIONS

- RESIDENTIAL
- COMMERCIAL
- ENTRY LOBBIES
- ACCESS TO CARPARK
- LANDSCAPED AREAS
- PRIVATE COURTYARDS
- PUBLIC PATHS
- WASTE COLLECTION
- PEDESTRIAN ACCESS
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