SYDNEY OLYMPIC PARK URBAN DESIGN CONTROLS FOR SITE 8

WRITTEN CONTROLS TO ACCOMPANY A3 BUILDING ENVELOPE CONTROLS DWGS. CO1 REV C, CO2 REV C, CO3 REVC.

GENERALLY

- Comply with the Sydney Olympic Park Master Plan 2002.
- Maintain consistency with SOPA's Vision 2025 Design Framework and any approved nearby developments eg Site 5 and Site 6 and Site 7.
- Comply with the Sydney Olympic Park Draft Event Town Plan of Management.
- High quality architecture fitting to the site's prominent location is required. A registered architect experienced in and recognised for their design of a prominent commercial buildings must prepare the Development Application and Construction Certificate.
- New development is located within a major sport and entertainment events precinct, which from time to time, will be characterised by high noise and light levels and reduced access from Australia Avenue and Murray Rose Avenue New development is required to address noise impacts and access through appropriate planning and design. SOPA retains the right to create an 88B instrument on title advising landowners and lessees of the likely noise and light levels and reduced access in the precinct.

USES

GROUND FLOOR USES

- All ground floor areas with frontage onto Murray Rose Avenue and Australia Avenue are to be active uses such as cafes, restaurants, retail, lobbies, lounges and the like.
- A minimum depth of 6.0m - 9.0m is recommended for all ground level active uses.

ALLOWABLE USES

- Only Commercial and Office Uses are allowed above ground floor.

SERVICE AREAS

All service areas are to be

- Accessed from the driveways
- Screened from public view.

HEIGHT

BUILDING HEIGHT

- The maximum building height shall be 6 stories and 25.0m.

SKYLINE

- The 5.0m roof top articulation zone is to allow the creation of an architectural silhouette and integration of services such as; Lift overrun; plant rooms; and the like.
- The total area in plan above 25.0m may not exceed 10% of the roof area of the building.
- All portions above 25.0m shall be setback from the site boundaries as shown in elevations.

FLOOR TO CEILING HEIGHTS

- The floor to ceiling height at ground floor is 5m. to maintain the scale of the approved commercial developments in the town center, site5, site 6 and site 7. Floor to ceiling heights above ground level are minimum 2.7m.

WEATHER PROTECTION AT STREET LEVEL

- Provide sun shading and weather protection for pedestrians at street level, in the form of a continuous awning with a 3.6m width along Murray Rose Ave and Australia Avenue.
- Align the underside of the awning with the existing awning nearby on the Visitors Centre (approx 4m high). Above the driveways the height to the underside of the awning may be raised to 5m.

BUILDING ZONE

- Locate the buildings wholly within the building zone.
- Provide the corner setback at ground level for site 8A.
- A minimum of 80% of the length of building is to be located on the property boundary (including balconies, sun-shading and the like).
- The west elevation of site 8A will be highly prominent until the remaining portion of site 8 is developed. This elevation is to incorporate high quality articulation and/or fenestration suitable for its highly visible location.

ACCESS

PEDESTRIAN ENTRIES

- Main building entries shall address and be directly visible and accessible from Murray Rose Avenue.

VEHICULAR ENTRIES

- All vehicular access is to be from driveways accessed from Murray Rose Avenue.
- No vehicular access to below grade parking, service areas and the like is permitted from Australia Avenue.
- Minimise the impact of vehicular access on the Murray Rose Streetscape.
- Maximum size for vehicle crossovers is 6m.

PARKING + SERVICE

MAXIMUM RATE

- 1 space per 55m2 GFA.

TYPE

- Only basement parking is permitted.
- The footprint for the basement car parking is the basement of the building zone an additional 16m width beneath Murray Rose Avenue.
  Any parking beneath the street is retain or reinstate all 4 rows of street trees. Allow a minimum soil area of 2.0m2, 1.5 m deep for each tree.
- Locate the car park entrance on the western edge. Incorporate an access driveway that accommodates 12 m rigid vehicles to access the loading dock on the western side of the building.
- For appearance and security the service areas and the car-parking ramp are to have automatic roller doors setback maximum 1m from the property boundary.

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ESD

- SOPA strongly recommends the proponents engage a dedicated ESD consultant as a core member of the project team and for that person to be retained throughout the detailed design, construction and operational hand over phases - this will aid the development to deliver an affordable fully integrated sustainable design.

- Ensure the proposal attains current best practice sustainable design.
- Ensure the proposal meets the following ESD requirements
  - The Sydney Olympic Park Master Plan 2002
  - The Sydney Olympic Park Sustainability Strategy and Policy
  - The Sydney Olympic Park Environmental Guidelines.
  - The Sydney Olympic Park Sustainable Design Excellence Information for Respondents Site 8.
  - A minimum 4.5 star energy rating (ABGR)
  - A minimum 4 Green Stars' Green Building Council Australia's Commercial Design
- Actively explore opportunities for offsetting base building energy loads through the innovative application of renewable energy sources eg natural gas or co generative systems.

ACCESSIBILITY

- An Access Strategy must be included in the DA submission.
- Comply with SOP Access Guidelines 1st Ed 2002 and SOP Master plan requirements relating to accessible accommodation.

BUILDING EXPRESSION

- Use materials and architectural treatment that is consistent with the steel and glass language of existing buildings within Sydney Olympic Park and reflects the town's strong tradition of design excellence.
- All building facades should be well articulated.
- In addition to balconies, sun shading in the form of external adjustable sun louvres, sliding screens, brise-soleils, and the like are recommended.
  -Eastern, northern and western facades are to be designed to minimise summer solar access and maximise winter solar access.

MATERIALS

- Construct the building from high quality, durable materials, that are well finished, detailed and crafted.
- . Minimise environmental impact by selecting materials that:
  - Have low embodied energy;
  - Are durable;
  - Are able to be recycled
  - Are sourced from renewable resources and materials and
  - Are non-polluting in manufacture, use and in disposal.

FIRE ENGINEERING

- The proximity of the building to the site boundary will necessitate a fire engineering solution on the north elevation.

ACOUSTIC CONTROLS

GENERALLY

- Applicants must prepare a report from a suitably qualified noise expert assessing the possibility of land use conflicts as a result of the development. The land use conflict could be, for example, from an entertainment venue on the closest residential receiver or it could be the result of a new temporary accommodation development possibly restricting the use of an existing entertainment venue. The suitability of the development for the site is the responsibility of the Developer, to assess the noise impact and to incorporate appropriate mitigation measures into the development.
- All noise impact assessments require ambient noise levels measured at the noise sensitive premises during representative periods to ensure that all major intermittent noises are measured and quantified. This particularly applies to outdoor concerts, sporting events and late night parties. The results of the noise measurements should be used to design noise mitigation measures relevant to the proposed development.
- The building skin is to achieve a typical sound transmission loss of Rw32 or better.
- All glazing must be a minimum 10.38mm thick.
- All plant rooms shall be designed to meet the requirements of the NSW Industrial Noise Policy.
- Note that more stringent noise attenuation measures may be required for noise sensitive tenancies.

PUBLIC DOMAIN

- Ensure the main building entrance is level with adjacent footpath.
- Make good all footpaths, carriageways and public areas to the SOP Urban Elements Design Manual (UEDM), SOP Public Domain Strategy (pending) and SOPA advice.
- Build the driveway and vehicle crossover to the SOP UEDM and SOPA Advice.
- A public domain plan at minimum scale 1:200 must be submitted for DA approval. The plan is to include the location and treatment of all kerb ramps, vehicle crossovers, street trees, driveways, bollards, fences and other relevant public domain features.