

Daniel Cavallo
A/Director, Government Lands & Social Projects Assessments
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Dear Daniel,

RE: Section 75W Application - Site 4B, Sydney Olympic Park - MP 06_0273

I refer to the above Section 75W Application, which was referred to Sydney Olympic Park Authority for comment by letter dated 17 January 2011. The Authority raises no objection to the application. The following comments are made on the proposed development and the Authority considers these matters require further consideration by the Department during the assessment process:

1. Height of South Building

The South Building at its eastern end exceeds the 33 metre height limit by approximately 2 storeys. The documentation provided does not address this aspect of the modification. The proponent should provide justification for the additional height taking into consideration clause 21 of the SEPP (Major Development) 2005.

2. Building Design

- The loading dock and car park access has been combined in the modification. Consideration should be given to the provision of shutters or folding doors to improve appearance of this new combined entrance from the public domain.
- Retail tenancies should be provided with a service corridor for management of garbage and general loading. Service access via building lobby areas is not supported.
- Continuous sheltered access should be provided along the southern elevation of the south building.
- The width of the Olympic Boulevard colonnade should have a width of 4 metres in accordance with the provisions of the Master Plan 2030.
- The Revolving door on the Olympic Boulevard frontage should not project into the colonnade zone as it presents a hazard to the visual and mobility impaired.
- The Statement of Commitments should include a requirement that all public domain interfaces meet the standards of the UDEM 2008.

3. Proposed Staging

Appendix 2 of the documentation contains a Site Establishment Plan which shows a one way truck exit point onto Olympic Boulevard. Given that this is a high use pedestrian street, and subject to road closures particularly during major events, it is considered that alternative arrangements should be conditioned accordingly.

Please contact Martin Karm on 9714 7139 or email martin.karm@sopa.nsw.gov.au, should you require any further assistance or clarifications in relation to this submission.

Yours sincerely



Andrew Brown

Executive Manager, Urban Planning and Design

Date: 7/2/2011