



## AUSTRALIA TOWERS AT SYDNEY OLYMPIC PARK

### **SITE 3, SYDNEY OLYMPIC PARK**

#### **Design Competition**

#### **Competition Jury Endorsed: Rev A incorporating Peter Moulds and SOPA's comments.**

#### **Outline of Design Competition Brief**

A competition brief is being prepared in collaboration with the landowner Sydney Olympic Park Authority (SOPA) and will be issued to the three (3) successful short listed architectural firms. The brief will outline in detail the competition procedures, deliverables and assessment criteria for the Jury.

This overview of the competition brief is intended to assist Architects to prepare their EOLs.

#### **1. Introduction**

The existing Development Consent 246-10-2004 requires that prior to the lodgement of development applications for Buildings C/D, E and F, the buildings must be subject of separate design competitions to ensure greater variety of design. The competition shall be in accordance with a brief prepared and submitted by the applicant and approved by the Director General of the Department of Planning.

The submitted Project Application must be consistent with the winning design of the respective competitions and the winning architects appointed to the design team for the Project Application.

This design competition seeks to appoint a single Architectural firm to prepare the Project Application for all remaining buildings on the site.

#### **2. Objectives**

The purpose of the design competition is to:

- Select a preferred architectural strategy and architect for all remaining development at Site 3;



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- Identify a broader range of design options than would be investigated by a single architectural commission;
- To encourage innovative design approaches in addressing design; commercial and planning objectives; and
- To fulfil the Design Excellence provisions of the Sydney Olympic Park Master Plan 2030 and the Staged Development Consent DA 246-10-2004.

### **3. General information**

#### **3.1 The Developer**

The Developer of the Design Competition is Site 3 Development Co. Pty Limited.

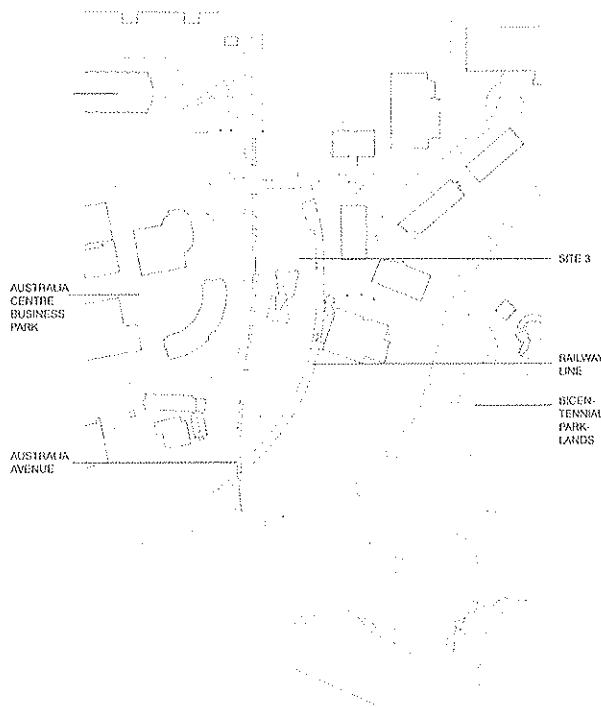
#### **3.2 The Site and the locality**

Site 3 is located within a Business Park setting adjacent the sporting and recreational facilities established for the Sydney Olympic Games. The site is within 250 metres of the Sydney Olympic Park railway station and adjacent the future commercial and retail core of the town centre which will evolve over the next 20-25 years as a Specialised Centre guided by the Sydney Metropolitan Strategy, the West Centre Subregional Strategy and the Sydney Olympic Park Master Plan 2030. Refer to **Figure 1**.



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**Figure 1. Site location**(Source: Turner & Associates and Fender Katsaledis)

The site is located at Lot 3, Australia Avenue, Sydney Olympic Park in the Auburn Local Government Area. The total area of Site 3 is approximately 15,000sqm and is bound on its eastern and southern boundary by the Olympic Park railway line. The western boundary is formed by Australia Avenue and the northern boundary by Parkview Drive. The area of the site comprising Stage 2 and 3 (the subject of this design competition is approximately 10,400sqm).

### 3.3 Vision for Sydney Olympic Park

The vision for Sydney Olympic Park as expressed in the Master Plan 2030 is follows:

*"Sydney Olympic Park, in its evolution as an important economic centre and urban parkland in Metropolitan Sydney, is building on considerable strengths. These include its outstanding sports and entertainment venues, diverse parklands and riverside setting, heritage of Newington Armoury, strong record in environmental sustainability including remediation of landfill areas, location in the heart of Western Sydney, and proximity to the city, airport and Parramatta CBD.*

*Today there is more than 60 businesses and 6,000 workers located at Sydney*



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*Olympic Park and it continues to attract major investment in commercial, sporting, education and hospitality development. Confidence in the precinct has been demonstrated by the number of significant Post Olympic developments in train and the development of a town at Sydney Olympic Park is well underway.*

*"Sydney Olympic Park provides an opportunity to establish a best practice example of sustainable urban development as well as remaining available for major sporting and entertainment events. The Sydney Olympic Park Master Plan 2030 builds on the park's international recognised initiatives in energy and water management, green building design and sound economic and ecological management. The Park's sporting and recreational facilities and 425 hectares of parkland ensures it is a unique place in offering a solution to Sydney's population growth. It provides opportunities for enhanced quality of life and healthy lifestyle choices for the people of Western Sydney and beyond".*



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### 4. Competitor selection

The competitor selection is a two staged process as follows:

**i) Expression of Interest**

Site 3 Development Co. Pty Limited and SOPA invites 11 architectural firms to participate in the design competition. Selected Architects may choose to collaborate with other architectural firms.

**ii) Design Competition**

EOI Submissions are to be reviewed by the jury and short listed to 3 firms (with two reserves should short listed firms withdraw unexpectedly).

### 5. Competition jury

The competition jury will judge the design excellence outcomes presented. The Jury is made up of a minimum of 6 members, with three members from Site 3 Development Co. Pty Limited and at least 3 members nominated by SOPA. The jury is to be chaired by a representative of SOPA's Design Review Panel.

The competition jury will meet initially to review the EOI submissions, endorse the competition brief and shortlist the competition participants. The jury will meet again to select the competition winner.

The Jury members from the Developer are:

- John Kinsella, Managing Director, Billbergia
- Bassam Affleck, Corporate Advisory, Billbergia
- Ben Michell, Architectural Manager, Billbergia

The Jury members representing SOPA are:

- Peter Mould, NSW Government Architect
- Annabel Lahz, Lahz Nimmo Architects
- Darlene van der Breggen



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### 6. Competition scope

The competition will be for the detailed architectural design for Stages 2 and 3 at Site 3. Following the selection of the winning Architectural firm, the Architectural firm will be appointed by Site 3 Development Co. Pty Limited to:

- Develop their winning scheme up to lodgement and approval of the Project Application to the Minister for Planning under Part 3A of the *Environmental Planning and Assessment Act 1979*.
- Collaborate with the Developer in the preparation of construction documents.
- The developer will complete all construction documentation after approval of the project application.

The scope of architectural services is provided at Annexure "A".

### 7. Competition procedures

#### 7.1 Eligibility

The competition is to be limited to three invited architects. Each architectural firm is to be a registered Architectural practice in NSW.

#### 7.2 Project Budget

An overall project budget has been determined by the Developer to be \$130 million. The short listed Architects are required to provide a compliant submission in cost terms.

A technical advisor has been appointed to provide a cost estimate of each scheme entered into the competition.

#### 7.3 Program

The competition will follow a program with two key stages:

- i) EOI
- ii) Design Competition

The key dates in the programme up to the appointment of a winning architectural commission are as follows:



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- Competition EOI issued: 27 November 2009
- Lodgement of EOI submissions to the Jury: 8 December 2009
- Selection of three (3) short listed firms to participate in competition and issue of brief: 17 December 2009
- Lodgement of design competition entries to the Jury: 22 February 2010
- Final award to winning Architect: 3<sup>rd</sup> March 2010

### **7.4 Technical assistance**

Site 3 Development Co. Pty Limited has engaged technical advisors in the following disciplines for advice:

1. Urban Planning
2. Structural engineering
3. Quantity Surveying
4. Sales and Marketing

The competitors may not communicate with the jury

Competitors should submit any questions in writing to the Developer, no later than 21 days prior to the close of the competition. Answers to questions will be compiled and sent to all competitors. Any questions regarding planning controls are to be directed to the Developer and not SOPA or the NSW Department of Planning.

### **7.5 Lodgement of submissions**

The competition will run for a period of approximately 49 days. Each competitor will be required to submit their competition entry to the Developer before the close of the competition.

### **7.5 Competitors presentation**

Each shortlisted Architectural firm will be required to present their submissions to the jury on 16 February. The presentations will occur at the offices of SOPA at 7 Figtree Drive, Sydney Olympic Park and the Jury will advise each shortlisted firm of the time for their presentation.

### **7.6 Announcement and Appointment of the Architect**



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The Developer will advise each competitor in writing of the Jury's decision.

The Developer shall appoint the architects of the winning entry as selected by the Jury subject to a mutual agreement of commercial terms. Full design of the winning proposal will then occur, and the architectural commission will include the preparation of a Project Application under Part 3A of the Environmental Planning and Assessment Act 1979.

The scope of architectural services is provided at Annexure "A".





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### 8. Functional requirements

#### 8.1 Project description

The Stage 2 and 3 development will include up to four residential towers (depending on form and massing which may include combinations of 2, 3 or 4 towers and podium elements).

#### Construction budget

Construction budget for the Stage 2 and 3 development for Site 3, Sydney Olympic Park has not been finalised however we anticipate an indicative cost of \$130 million as at December 2009. The budget covers all aspects of this design brief. The budget does not allow for land, authority fees, professional fees, fit out, GST and escalation.

#### Floor area

The total floor area available for the Stage 2 and 3 development is 56,213m<sup>2</sup>.

#### 8.2 Design Objectives

##### Urban design:

- High pedestrian amenity along the full length of the Australia Avenue frontage.
- Active street frontages.
- Building envelope articulation and elevation treatments to minimise wind turbulence at ground level.
- Variety of built form and external treatment.
- Articulation and separation of towers to minimise bulk and visibility of the development, on distant vistas such as eastern approaches, as well as from Australia Avenue approaches.
- Visual impact from rail corridor.
- Maintain view corridors from Figtree Drive and the new east west street through to Bicentennial Parklands, Badu Mangroves and skyline beyond.
- Privacy and separation from future commercial office uses opposite Australia Avenue
- Ensure required operational separations from the rail corridor.
- Enhance the site and the Town Centre context through built form and urban landscape;



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- Respond to the town centre location.

### Architectural design:

- Residential amenity through innovation in building and residential typologies.
- Ecologically Sustainable Development in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resource, energy and water efficiency.
- Successfully resolve and exploit site constraints including but not limited to level changes across the site, extensive westerly orientation, maintaining view corridors from the public domain across the site, and railway noise and vibration and optimises opportunities including but not limited to views and north/south orientation of the site through innovative design solutions.
- explore alternatives to shutters and louvers in the design. Investigate innovative design treatments to achieve sun and wind control.
- Winter gardens are encouraged as a better use of outdoor space particularly adjacent the railway line!!! *NOTE: Need to state whether or not they are counted as floor space in FSR calculations.*
- To incorporate a community centre with any eastern orientation to act as a multi-purpose function space for residents and their guests. The community centre is to have indoor and outdoor spaces and be located within the development to allow views and to encourage its sustained use.

### 8.3 Commercial objectives

The commercial objectives for the competition are to:

- Avoid long narrow apartments.
- Achieve a floor space area of 56,213m<sup>2</sup>;
- Achieve sustainability and affordability in the mix of apartments through the provision of smaller more efficient apartments with the following apartment sizes:

Apartment type	Range in size
1 bedroom	50-55m <sup>2</sup>
1 bedroom + media room	65-70m <sup>2</sup>
2 bedroom	80-90m <sup>2</sup>
2 bedroom + media room	100-110m <sup>2</sup>



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3 bedroom	120-130m <sup>2</sup>
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- Achieve the following unit mix:

Apartment type	Mix (%)
1 bedroom	Max 35%
3 bedroom	Min 5%

- Provide for an efficient building floor plate with a minimum of four (4) apartments per floor;
- Locate all three (3) bedroom units with an east-north/east aspect to capitalise of views to central Sydney;
- Provide balconies and private open space areas with the following minimum sizes and depths:

Apartment type	Size of balcony (min)	Depth of balcony (min)
1 & 2 bedroom	10m <sup>2</sup>	3m
3 bedroom	25m <sup>2</sup>	3m

- Conceal air conditioning units and limit their use on balconies. Preference is to maintain individual air conditioning units in one location within the building on each floor.
- Exclude swimming pools, given on-going maintenance costs to future occupants and the desire to encourage the use of the world class facilities provided at Sydney Olympic Park.
- Optimise the efficiency of the car parking configuration providing adequate car parking to suit the proximity of the site to transport infrastructure and the size and type of apartments proposed.
- Have regard to construction methodology matters such as staging of the towers, buildability, structural efficiency, efficiency of basement layout.
- Build ability issues relating to open balconies within the 20m railway setback zone.

It is recognised that some of the commercial objectives vary from the existing Staged Development Consent 246-10-2004 issued by the Minister for Planning. A core objective of the design competition process for Site 3 Development Co. Pty Limited is to



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establish urban design and planning principles through innovative design solutions to provide justifications to the Consent Authority for those variations as part of the future Project Application, which form part of the planning objectives of the brief.

### 8.4 Planning objectives

The planning objectives for the competition are to:

- Generally achieve compliance with the statutory framework of:
  - State Environmental Planning Policy (Major Development) 2005
  - State Environmental Planning Policy No 65: Design Quality of Residential Flat Development
  - Sydney Olympic Park Master Plan 2030
  - Staged Development Consent DA246-10-2004
- Establish sound urban design and residential design principles to justify any variations to the existing consent as outlined in part 14 of this brief.



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### 9. Assessment criteria

Submissions will be judged on the criteria listed in Section 8.  
Fees will not form part of the judging criteria.

### 10. Submission requirements

Each submission is to include the following deliverables:

- Submissions are to be limited to a maximum of six (6) x A1 panels mounted with a minimum thickness of 5mm. One (1) copy of the B1 presentation panels is required;
- Images used on the panels are to include at least the following:
  - One (1) site analysis plan;
  - One (1) site planning strategy and design principles diagram ;
  - North, South, East and West elevations;
  - Four (4) perspectives - Australia Avenue looking north and south, from Figtree Drive looking east, and from Bicentennial Parklands looking west;
  - Two (2) sections (north-south and east-west);
  - One (1) ground floor plan , 1:250 scale;
  - Minimum three (3) typical site floor plans; (1:250 scale)
  - One (1) plan of the floor incorporating the community centre;
  - One (1) drawing detailed typical façade details;
  - Diagrams of apartment typologies based on orientation and location within the buildings (low-rise, mid-rise and high-rise).
  - Apartment schedule, which details which tower, level, apartment number, balcony area, number of car spaces and aspect.
- A physical model of the proposed development to fit into a context model to be prepared separately by the Developer at 1:500 NOTE: Need to give exact dimensions of base;
- Design report is to provide written and graphic material that clearly details the design approach and response to the objectives of the brief and a statement of the proposal's compliance with the existing planning framework as outlined in the brief and identification of any non-compliances with justifications;
- Eight (8) copies of the design report including A3 reproductions of the presentation panels;



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- Architectural fee proposal: A fee proposal for delivering the project is required to be submitted in a separate sealed envelope marked "fee proposal", to be opened by the Developer following the selection of the winning entry.
- CD containing all submission materials and report in pdf.

### 11. Fees for participating in the Design Completion

Competitors in the Design Competition will receive a fee of \$50,000 excluding GST.

### 12. Planning Context

#### 12.1 State Environmental Planning Policy No. 65: Design Quality of Residential Flat Development (SEPP 65) and the Residential Flat Design Code 2002 (RFDC)

SEPP 65 establishes design quality principles for residential flat development. The RFDC provides rules of thumb and guidelines to achieve better practice design of residential flat development. The design principles of SEPP 65 as well as the relevant rules of thumb and better design guidelines from the RFDC are provided at Annexure "C".

#### 12.2 State Environmental Planning Policy (Major Development) 2005

SEPP Major Development establishes the land use, height and floor space ratio provisions as well as provisions related to Master Plans and design excellence for the future development of Sydney Olympic Park including Site 3. The relevant provisions that determine development potential for Site 3 are as follows:

- **Land use:** Mixed Use
- **Maximum building height:** Maximum 90 metres
- **Maximum floor space ratio:** 5.25:1

#### 12.3 Sydney Olympic Park Master Plan 2030

Sydney Olympic Park Master Plan 2030 was adopted by the NSW Government following the gazettal of the State Significant Site listing under Schedule 3 of the Major Development SEPP.



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The Master Plan 2030 is a 22 year vision for the sustainable development of Sydney Olympic Park. It builds on the Sydney Olympic Park Vision 2025 and also complements the NSW Government's Metropolitan Strategy for Sydney, which was released in 2005.

The Master Plan was prepared after the Minister's approval of the Staged Consent for the 4 towers on Site 3. The purpose of the Master Plan is to:

- a. Provide a comprehensive approach to the development of Sydney Olympic Park;
- b. Ensure Sydney Olympic Park becomes an active and vibrant town centre within Metropolitan Sydney;
- c. Protect the role of Sydney Olympic Park as the premier destination for cultural, entertainment, recreation and sporting events;
- d. Protect and enhance the public domain;
- e. Protect and enhance the Sydney Olympic Park parklands; and
- f. Protect detailed planning and design principles and controls to encourage development that responds to its context and contributes to the qualities of the built environment and the future character and cultural significance of the site.

The Master Plan 2030 divides the Sydney Olympic Park town centre into nine (9) precincts. Site 3 is located within the Parkview Precinct, which is predominantly a residential precinct that is generally bounded by Australia Avenue to the east, the Brick pit to the north, and Bennelong Parkway to the east and south. The commercial core, which is also a residential precinct is located to the west and is known as the Central Precinct. Other sporting, recreational, residential, entertainment and parkland precincts surround the town centre core. Refer to **Figure 3**.



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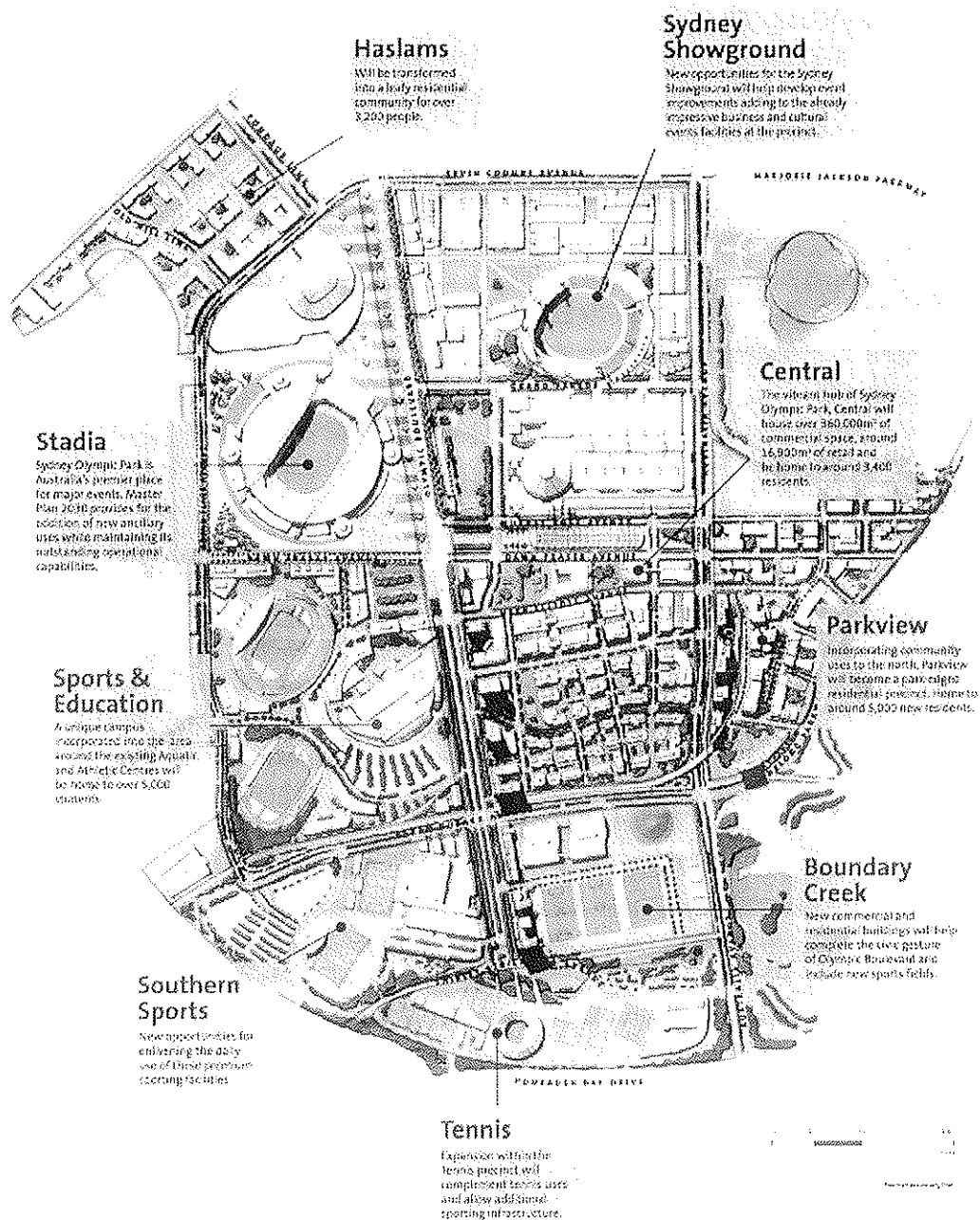


Figure 2. SOP Master Plan 2030 Precinct Plan  
Site 3 is shown bounded by a tin red line (Source: SOPA)





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The Parkview Precinct, within which Site 3 is located, is envisaged as a higher density mixed use precinct incorporating community, educational, commercial and residential uses to create a compact urban neighbourhood with a vibrant and leafy street character.

A network of streets will transform the precinct into a walkable neighbourhood with good connections to the parklands. A spine of community and school uses and open spaces will occupy the series of blocks bounded by Dawn Fraser and Murray Rose Avenues. This landscaped corridor is an extension of the open space spine that links the town to the parklands.

The area will be characterised by a transition in scale from larger more urban building forms along Australia Avenue to the west to lower buildings along Bennelong Parkway to the east. A new pocket park will be located in the neighbourhood and with the landscaped courtyard developments along the parkland edge will give the precinct a leafy character.

Predominately a mixed use commercial and residential precinct, ground floor retail and educational facilities focused on Murray Rose Avenue to the north of Site 3. Site 3 will be predominantly residential with a child care centre (Stage 1) and a community centre (Stage 2 and 3).

The key planning controls contained within the Master Plan 2030 that are relevant to Site 3 are as follows:

- **Land use:** Residential
- **Height:** 20-30 storeys
- **FSR:** As per existing approval (refer to DA 246-10-2004)
- **Building zones and setbacks** including through site links: Refer to Figure 5.38 of Master Plan 2030 (**Attachment B**)

The Master Plan 2030 provides detailed planning controls for each precinct as well as general controls that apply to all precincts. SEPP (Major Development) 2005 requires the consent authority (in the case of the Stage 2 and 3 development at Site 3, the Minister for Planning), may only grant consent if it has first considered this Master Plan 2030 and that development is consistent with the Master Plan.

A development that contains variations to any provision in the Master Plan may be considered to be consistent with this Master Plan if the variation is justified in terms of the principles, strategies and intent of the Master Plan.

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### 13. Existing development consents

Development Consent 246-10-2004 provides a staged development consent for 4 mixed use residential towers comprising the following:

- a. Four towers identified as:
  1. North Building (A and B)
  2. Centre building (C and D)
  3. Centre Building (E)
  4. Centre Building (F)
- b. Land uses of "residential", "live work", community facility", "childcare centre" and "retail".
- c. Land uses totalling no more than 685 units (inclusive of 673 residential units, 6 "live/work units", 4 retail units (if all proposed retail uses are consistent with relevant provisions of the SOPA Master Plan, 1 child care centre and 1 community facility), with,
- d. A maximum number of 1360 bedrooms for residential development (including all live/work units.
- e. A total gross floor area of no more than 79 053 square metres with floor plates as described in condition A10.
- f. Car parking with a total number of vehicles exceeding 930 spaces.

Building envelope drawings prepared by Turner & Associates and Fender Katsalidis Architects approved with DA246-10-2004 are available on the project FTP site.

The Development consent can be obtained from the following location on the Department of Planning's Register of Major Projects:

[http://www.planning.nsw.gov.au/assessingdev/pdf/246-10-2004\\_sopa\\_site\\_3\\_final\\_consent.pdf](http://www.planning.nsw.gov.au/assessingdev/pdf/246-10-2004_sopa_site_3_final_consent.pdf)

Development Consent DA246-10-2004 requires that a separate design competition for each tower. The design competition varied this requirement for separate competitions with the endorsement of SOPA that will result in the appointment of one architectural commission to prepare a Project Application up to lodgement to the consent authority for the remaining towers within the Stages 2 and 3 area of the site.



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### Definitions:

**Gross Floor Area** means the sum of the area of each floor of a building where the areas of each floor is taken to be the area within the outer face of the external enclosing walls as measured at a height of 1400 millimetres above each floor level, excluding:

- (a) columns, fin walls, shade devices, and any elements, projections or works outside the general lines of the outer face of the external walls, and
- (b) lift towers, cooling towers, machinery and associated plant rooms, and ancillary storage space and vertical air conditioning ducts, and
- (c) car, coach and bicycle parking that complies with the maximum requirements of DA 246-10-2004 and the Sydney Olympic Park Master Plan (as amended) and any internal access to that parking; and
- (d) space for the loading and unloading of goods (but not in the case of warehouse or distribution centres).



3D PERSPECTIVE LOOKING SOUTH EAST

Figure 3. 3D perspective looking south east



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Buildings A and B have approval for detailed architectural design and are under construction. Indicative building designs for Buildings C, D, E and F with Stage 1 Master Plan approval for building envelopes. (Source: Turner & Associates and Fender Katsaledis)

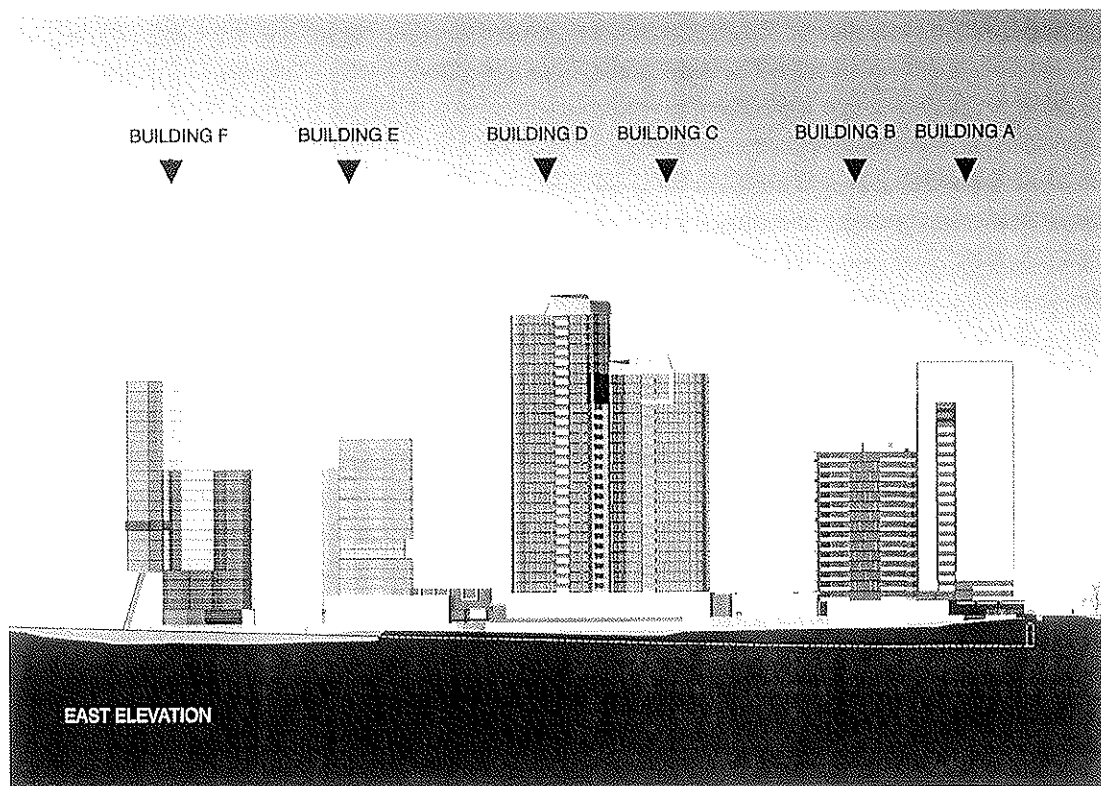


Figure 4. East Elevation

Buildings A and B have approval for detailed architectural design and are under construction. Indicative building designs for Buildings C, D, E and F with Stage 1 Master Plan approval for building envelopes. (Source: Turner & Associates and Fender Katsaledis)



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Stage 1 comprising buildings A and B has detailed design approach for 216 apartments and a child care centre. Figures 5 and 6 illustrate Buildings A and B.



**Figure 5. 3D Perspective of Stage 1 from Corner of Australia Avenue and Herb Elliott Avenue  
(Turner & Associates)**



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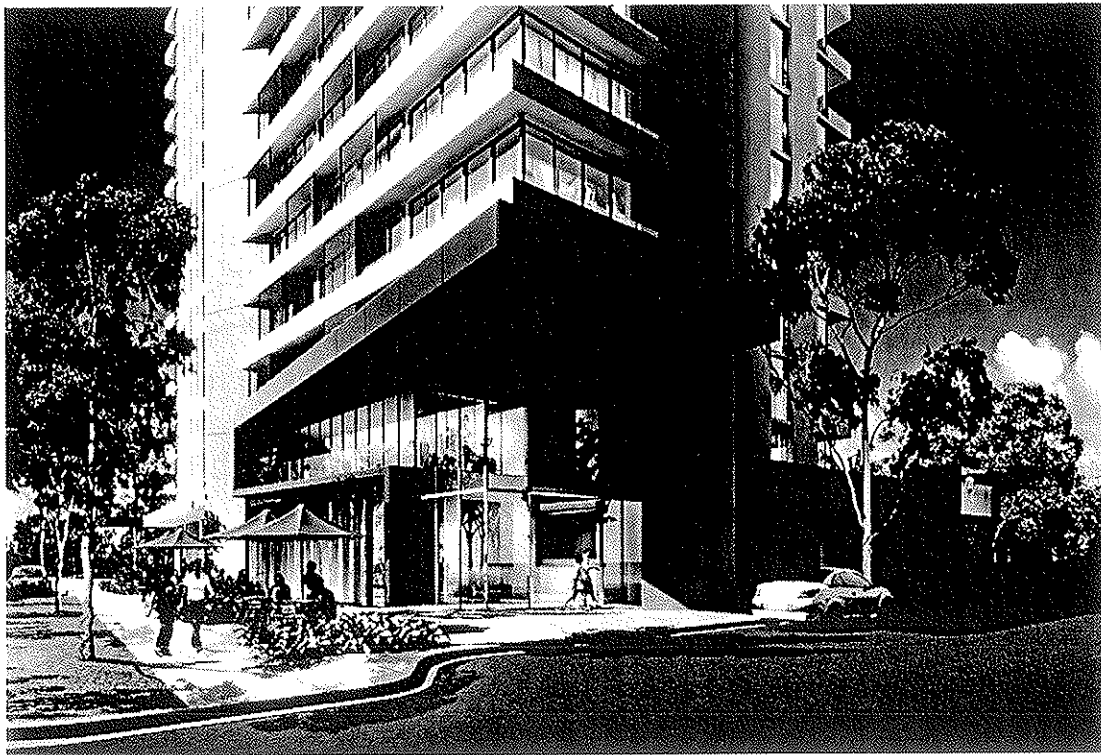


Figure 6. 3D Perspective of Stage 1 from Australia Avenue  
(Turner & Associates)

### 14. Variations to DA246-10-2009

Site 3 Development Co. Pty Limited is exploring variations to a number of conditions in Development Consent DA 246-10-2004. These conditions are to be outlined in the design competition brief in greater detailed, however relate to the following matters:

- a. **Building envelopes:** Improvements to the efficiency of the building floor plates is sought. To achieve greater efficiency the potential for alternative building massing and heights which vary from the approved building envelopes. Changes to the floor plates and building envelopes is contingent on the achievement of the design excellence and additional public benefits in terms of open space and the maintenance of a view corridor following along the alignment with Figtree Drive from Australia Avenue in the western part of the site cross the site to maintain view of the Bicentennial Parkland to the east and skyline beyond.
- b. **Height:** to be varied, with the potential to increase the height of



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development up to the limits set in SEPP (Major Developments) 2005, provided design excellence is achieved and additional public benefits are delivered in terms of additional public open space and through site links.

- c. **East-West through site link/view corridor:** Improvements to the efficiency of the floor plate sizes;
- d. **Apartment mix:** adjustments in the apartment mix as outlined under the commercial objectives of this brief.
- e. **Number of bedrooms:** Removal of the cap on bedroom numbers to allow flexibility within the approved floor space cap;
- f. **Community centre:** Provide flexibility in the location of the community centre to optimise its use through high quality design and amenity including useable indoor and outdoor space; and
- g. **Car Parking for studios and 1 bedroom units:** no parking to optimise affordability having regard to the close proximity of the railway station.

Innovative design solutions to address these matters will be sought from competition participants.

In addition to the above variations, Site 3 Development Co. Pty Limited are seeking to vary the Development Consent 246-10-2004 condition requiring that prior to the lodgement of development applications for buildings C/D, E and F, the buildings must be the subject of separate design competitions. The preference of Site 3 Development Co. Pty Limited is for a single design competition for all remaining buildings whilst achieving the intent of the condition for architectural variety across the site.

### Annexure

The following attachments are to be included in the brief:

- A. Scope of architectural services
- B. SEPP 65 and Residential Flat Design Code
- C. Draft Consultancy Agreement