

10 November 2011

The Director General
Department of Planning & Infrastructure
23-33 Bridge Street
Sydney NSW 2000

Architecture
Urban Design
Planning
Interior Architecture

Attention: David Gibson
Team Leader, Government Sites and Social Projects

**RE: MP 10_0027 – Stages 2 & 3, 1 Australia Avenue Sydney Olympic Park
Response to SOPA letter**

Dear David,

We write on behalf of the Proponent, Site 3 Development Company Pty Ltd to provide a response to the issues raised by the Sydney Olympic Park Authority (SOPA) in relation to the Preferred Project Report, to respond to the Department's request for additional information to provide copies of the amended architectural drawings. The amended architectural drawings illustrate the Preferred Project, for which the proponent seeks consent.

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This response should be read in conjunction with the **Attachments A-C** and the amended architectural drawings prepared by Bates Smart and submitted under separate cover.

1. Response to SOPA letter

SOPA wrote to the Department of Planning & Infrastructure on 17 October 2011 raising additional issues in response to the Preferred Project Report. Each of the issues raised by SOPA are addressed below.

We note that SOPA indicate their support for the proposed development and believe that the development will contribute to a vibrant township.

1.1 Major Event Noise Impacts

SOPA state that various management strategies for controlling noise emissions from Major Events at Sydney Olympic Park will continue to be implemented, however note that changes to the SOPA Act allow major events up to 85dB(A).

It is unclear whether further amendments to the project are requested on account of the change to the SOPA Act in terms major noise emissions. We strongly consider that impact of noise greater than 65dB(A) from major events should be addressed through the implementation of Plans of Management for Major Events in the vicinity of the site.

The proposed development is consistent with the urban design vision for the town centre to become a place for people to live. The introduction of additional noise mitigation measures in response to a recent change to legislation for major events, which may only exist in the short term is unreasonable and unnecessary.

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1.2 Retail parking

SOPA request that car parking spaces should be provided to the retail tenancies for general public use adjoining the southern vehicle entry.

In response to this request six (6) car spaces have been provided generally in the location show in Attachment A to the SOPA letter. Bates Smart Architects and Turf Landscape Architects have updated the architectural and landscape drawings. Refer to Architectural Drawings submitted under separate cover and to Landscape Drawings at **Attachment A**.

1.3 BASIX

SOPA requests that the recommendations of the BASIX Assessment to satisfy BASIX be implemented.

The Proponent's commits to implement the recommendations provided in the BASIX Assessment. Refer to Environmental Assessment Statement of Commitments.

1.4 Unit Mix

SOPA suggest that the 3 bedroom units on Levels 23 to 26 in Tower 2 could be converted into separate 1 bedroom and 2 bedroom units. SOPA request an explanation of this unit arrangement.

The 3 bedroom units at levels 23 to 26 are proposed as two storey apartments. These units add to the variety of units types proposed and provide for housing choice and diversity and supports the objectives of the SOPA Master Plan 2030. Any modifications to the unit mix would be subject to a separate assessment under Section 75W of the Environmental Planning and Assessment Act 1979.

1.5 Bicycle Parking

SOPA request that bicycle parking for residents and occupants should be provided within the upper parking levels. Bicycle parking has been relocated to the Ground Floor Level with direct access to the common lobbies which is more conveniently located for occupants, than proposed in the Environmental Assessment. Refer to Drawing No. DA02.200(D) submitted under separate cover.

1.6 Design – Proposed vertical slots

SOPA raise concern that roofs over the vertical slots in the building hinder natural day lighting and ventilation, particularly at the upper levels. SOPA requests the slots be enlarged to mitigate the impact of the closed roof.

Bates Smart have provided further information at **Attachment B** in support of the proposal in terms of the residential amenity of the units that adjoining these slots of the building, and state that:

- The negative pressure differential created by the roof elements over the slots will enhance natural ventilation to adjoining habitable rooms;
- The levels of natural daylight to bedrooms facing the slots will be similar to those positioned behind a balcony due to the extent of the undercroft;
- The floor plates have been planned so as to position the lift and services core at the centre, which allows habitable rooms at the perimeter. The number of bedrooms whose primary source of daylight is from the slot is minimised; and
- The roofed element over the slots will have a minimal impact to 2 floors (6 bedrooms per tower). Below these levels the natural day lighting entering the slots will not be affected.

1.7 Design – Proposed louvers and window systems at upper levels

SOPA request that further information be provided to demonstrate how the vertical blades and fritted glass screens will be adjusted to suit different conditions on all facades.

Detailed 1:50 elevations, sections and plans of the North, East and West elevations are provided at **Attachment B** to illustrate the curtain glass wall details.

1.8 Design – Proposed materials and finishes at podium levels on eastern elevation

Clarification is sought by SOPA on the proposed material and finish of the eastern elevation of the podium and requests this be consistent with the Stage 1 development.

Bates Smart have provided an elevation and plan as well as an image of a precedent for the eastern elevation facing the railway line at **Attachment B**. Bates Smart state that the elevation is to be clad in steel Z-purlins with a clear galvanised finish.

The proposed metal finish is compatible with the adjacent elevation of the Stage 1 building which has a metal cladding with a neutral finish.

1.9 Design – Parapet screening of Tower 2 Plant area

SOPA request that the parapet screen of the plant area on Tower 2 should be reduced in height by approximately 1.5m.

The Architectus drawings submitted under separate cover have been amended to a reduced parapet height by 1050mm. Refer to detailed section at **Attachment B**. The roof requires access for maintenance. A balustrade of a minimum height of 1050mm is required to provide safe access.

1.10 Anomalies – Drawing No. DA 00.001(A) – Site Plan

Amendments have been made to the Site Plan to reflect the Ground Floor Plan.

1.11 Anomalies – Drawing No. DA 05.02(A) – West Elevation

Amendments to the Ground Floor retail tenancies have been made to the West Elevation.

1.12 Anomalies - Drawing No. DA 02.228(B)

Amendments to Units 5 and 7 at Levels 28 and 29 in Tower 2 are identified on the apartment schedule at **Attachment C** and the architectural drawings submitted under separate cover.

1.13 Anomalies – Drawing No. DA 02.222(A)

Details of unit 6 on Level 22 in Tower 2 have been provided.

1.14 Notations for unit size and number of bedrooms

All of the units have unit numbers, numbers of bedrooms and the size of the unit. Also refer to the updated apartment schedule at **Attachment C**.

1.15 Conditions of consent

SOPA request that construction and operational management plans be submitted and reviewed by operational staff to ensure coordination occurs and vehicle and pedestrian access is maintained during major events at Sydney Olympic Park. The Proponent supports this request and commits to working closely with SOPA in the preparation and implementation of the abovementioned management plans.

2. DOP&I request for additional information and clarifications

In addition to the revised Preferred Project drawings and the response to SOPAs letter, we provide a response to various email requests for additional information and clarifications, as follows:

- a) Separate plans for Level 2 (Drawing No. DA 02.202(D) and Levels 3-8 (Drawing No. DA02.203(D) are provided in the architectural drawings under separate cover;
- b) The total number of 3 and 4 bedrooms apartments is 78 units, which equates to 13.3% of the total proposed units in the development. (Refer to Attachment B: Unit Schedule);
- c) A revised unit schedule is provided at **Attachment C**;
- d) The correct details on the Level 22 plan are shown on Drawing No. DA 02.222(D) submitted under separate cover;
- e) The total retail floor space proposed is 1118sqm; and
- f) Sub total and total GFA sums for each building are provided in the attached schedule at **Attachment C**.

3. Revised Preferred Project Architectural drawings

The following table provides a description of the revised Preferred Project drawings prepared by Bates Smart, and provided under separate cover:

Drawing Number	Description	Issue	Date
Plans			
DA00.001	Site Plan	D	8/11/2011
DA02.100	Basement 004	D	8/11/2011
DA02.101	Basement 003	D	8/11/2011
DA02.002	Basement 002	D	8/11/2011
DA02.003	Basement 001	D	8/11/2011
DA02.200	Ground Level	D	8/11/2011
DA02.201	Level 01	D	8/11/2011
DA02.202	Level 02	D	8/11/2011
DA02.203	Level 03- 11	D	8/11/2011
DA02.212	Level 12	D	8/11/2011
DA02.213	Level 13- 21	D	8/11/2011
DA02.222	Level 22	D	8/11/2011
DA02.223	Level 23	D	8/11/2011
DA02.224	Level 24	D	8/11/2011
DA02.225	Level 25- 26	D	8/11/2011
DA02.227	Level 27	D	8/11/2011
DA02.228	Level 28	D	8/11/2011
DA02.230	Level 30	D	8/11/2011
DA02.231	Roof Level	D	8/11/2011
Elevations			
DA05.001	Elevation N & S	D	8/11/2011
DA05.002	Elevation W	D	8/11/2011
DA05.003	Elevation E	D	8/11/2011

Drawing Number	Description	Issue	Date
Sections			
DA06.001	Section AA	D	8/11/2011
DA06.002	Section BB	D	8/11/2011
DA06.003	Section CC	D	8/11/2011
DA06.004	Section DD	D	8/11/2011
DA06.005	Section EE	D	8/11/2011

4. Conclusion

We are pleased to provide this response to the issues raised by SOPA with regard to the Preferred Project Report and the Department's request for further information. We look forward to receiving a favourable determination for this exciting project for Sydney Olympic Park.

If you require any additional information please do not hesitate to contact the undersigned on 8252 8400.

Yours sincerely,



Murray Donaldson
Associate Director and Urban Planner
Architectus Group Limited

cc. Megan Fu, Department of Planning & Infrastructure
Michael Azar, Development Manager, Site 3 Development Company Pty Ltd