

12 November 2015

Matthew Rosel  
Senior Planner, Metropolitan Projects  
NSW Department of Planning & Environment

Via Email: [matthew.rosel@planning.nsw.gov.au](mailto:matthew.rosel@planning.nsw.gov.au)

Dear Matthew,

### SSD 6603 – Site 68, Sydney Olympic Park – Modification 1: Further information request

We write on behalf of *Ecove Group Pty Ltd* (The Proponent) to provide a formal response to your request for further information regarding SSD 6603 Modification 1, dated 2 November 2015.

#### FURTHER INFORMATION REQUEST (CAR AND BICYCLE PARKING PROVISION AND AMENDMENTS TO CONDITIONS)

1. *Can you clarify the total number of proposed car parking spaces and their allocation? I have noticed that there are some contradictions in the documents provided:*

- 514 car parking spaces noted at EIS page 7;
- 515 car parking spaces noted in the table at EIS page 9; and
- 515 and 517 car parking spaces noted in the Cardno report page 2/3.

A total of 515 car parking spaces are to be provided, including 505 basement spaces and 10 street level spaces. The car parking spaces are to be allocated as follows:

- Residential – 435 spaces;
- Visitors – 55 spaces;
- Childcare – 20 spaces;
- Commercial – 5 spaces;
- Total provided: 515 spaces.

2. *Do the proposed new 23 apartments meet all (or some) of the Liveable Housing Guideline's silver level universal design features (Objective 4Q of the Apartment Design Guide). If the guidelines are not met, please indicate which features have not been provided.*

An assessment of the proposal against the 'Liveable Housing Design Guidelines' has been prepared by Bates Smart and is included at **Appendix A**.

3. *With regard to the amended bicycle parking provision can you confirm:*

- *The breakdown between residential and non-residential bicycle parking provision. If there has been a reduction in non-residential cycle parking please provide reasons/justification for this;*
- *Whether non-residential, visitor and residential spaces are proposed to be co-mingled at basement level B1. If this is the case please confirm how access will be provided and how the store will be managed/kept secure;*
- *Whether a CPTED assessment of the basement level B1 bicycle store has been undertaken. I notice that the store only has two points of entry/escape – please provide comments on the potential for entrapment and what security measures will be employed to ensure the safety of future cyclists.*

The current proposal co-locates residential and visitor bicycle parking spaces within the bicycle store on basement level B1. Bates Smart has since reviewed this proposal and agrees there are potential security and safety issues associated with the management of such a space, which may not necessarily be mitigated through the use of a security camera or monitoring system.

Accordingly, it is proposed to relocate the 98 visitor bicycle parking spaces from within the bicycle store on basement level B1 and distribute throughout the public domain in the form of an additional 49 simple stainless steel bicycle racks. The racks are proposed to be strategically placed at points of interest throughout the public domain, improving visibility and usability of the public facilities, and removing the potential security and safety issues identified.

To facilitate the above proposal, it is requested that a condition of consent be incorporated into the modified development consent, requiring the relocation of visitor bicycle parking spaces from within basement level B1 to the public domain (refer modified condition A12 in the following section).

A total of 558 bicycle parking spaces are to be provided, including 98 on racks within the plaza level and/or public domain, 199 on racks within the Basement (with level street access), and 261 within storage cages in the Basement.

An increase in both residential and non-residential (visitor and commercial/retail) bicycle parking is provided, as follows:

- Residential bicycle parking increased from 424 spaces to 454 spaces;
- Visitor bicycle parking increased from 92 spaces to 98 spaces; and
- Commercial/retail bicycle parking increased from 2 spaces to 5 spaces.

There is no change to the provision of childcare centre bicycle parking.

4. *Did you provide a list of proposed modifications to the conditions? I could not find anything with submission documents.*

The following modifications to development consent SSD 6603 issued on 18 June 2015 are proposed.

## SCHEDULE 1

Amend Schedule 1 by inserting the following modification description:

**Modification:** SSD 6603\_MOD 1: Internal and external improvements to the approved development, including a minor reduction in structural floor to floor heights, minor changes to landscape levels at ground floor, and minor adjustments to the 'rooftop crown', resulting in an additional 23 residential units and associated vehicle and bicycle parking.

## SCHEDULE 2

### A ADMINISTRATIVE CONDITIONS

Amend Schedule 2 Part A – Administrative Conditions by inserting the **bold and underlined** words and deletion of the ~~struck-out~~ words as follows:

#### Development in Accordance with Plans and Documents

A2. The Applicant shall carry out the development generally in accordance with the:

- a) Environmental Impact Statement Site 68 Sydney Olympic Park, prepared by Urbis and dated November 2014.
- b) Response to Submissions, Site 68 Sydney Olympic Park, SSD\_6603, prepared by Urbis and dated March 2015.
- c) **Section 96 – Modification Application, SSD 6603: Site 68, Sydney Olympic Park, prepared by Urbis dated August 2015.**
- d) Following drawings, except for:
  - i. Any modifications which are Exempt or Complying Development;
  - ii. As otherwise provided by the conditions of this consent.
- e) The conditions of this consent.

#### Architectural (Or Design) Drawings Prepared By Bates Smart:

Drawing No.	Revision	Name of Plan	Date
DA01.30	<del>03</del> <b><u>04</u></b>	Site Plan Ground Plane	29/01/15 <b><u>23/06/15</u></b>
DA01.50	<del>03</del> <b><u>04</u></b>	Site Plan Roof Plan	27/01/15 <b><u>23/06/15</u></b>
DA02.81	<del>08</del> <b><u>09</u></b>	General Arrangement Plan Level B1	21/01/15 <b><u>23/06/15</u></b>
DA02.82	<del>08</del> <b><u>09</u></b>	General Arrangement Plan Level B2	21/01/15 <b><u>23/06/15</u></b>
DA02.83	<del>07</del> <b><u>08</u></b>	General Arrangement Plan Level B3	21/01/15 <b><u>23/06/15</u></b>
DA02.01	07	General Arrangement Plan Levels 01-03	21/01/15
DA02.04	07	General Arrangement Plan Level 04	21/01/15

DA02.05	03	General Arrangement Plan Levels 05-09	21/01/15
DA02.10	07	General Arrangement Plan Level 10	21/01/15
DA02.11	03	General Arrangement Plan Levels 11-15	21/01/15
DA02.16	07	General Arrangement Plan Level 16	21/01/15
DA02.17	<del>03</del> <b>04</b>	General Arrangement Plan Levels 17-24 <b>25</b>	<del>21/01/15</del> <b>23/06/15</b>
<del>DA02.25</del>	<del>06</del>	<del>General Arrangement Plan Levels 25-26</del>	<del>21/01/15</del>
<del>DA02.27</del>	<del>04</del>	<del>General Arrangement Plan Levels 27-33</del>	<del>21/01/15</del>
<del>DA02.34</del>	<del>02</del>	<del>General Arrangement Plan Level 34</del>	<del>21/01/15</del>
<b><u>DA02.26</u></b>	<b><u>01</u></b>	<b><u>General Arrangement Plan Levels 26 - 27</u></b>	<b><u>23/06/15</u></b>
<b><u>DA02.28</u></b>	<b><u>01</u></b>	<b><u>General Arrangement Plan Levels 28 - 34</u></b>	<b><u>23/06/15</u></b>
<b><u>DA02.35</u></b>	<b><u>01</u></b>	<b><u>General Arrangement Plan Level 35</u></b>	<b><u>23/06/15</u></b>
<b><u>DA02.36</u></b>	<b><u>01</u></b>	<b><u>General Arrangement Plan Level 36</u></b>	<b><u>23/06/15</u></b>
DA05.01	<del>02</del> <b>03</b>	Elevation South-East	28/01/15 <b>23/06/15</b>
DA05.02	<del>04</del> <b>02</b>	Elevation West	22/09/14 <b>23/06/15</b>
DA05.03	<del>02</del> <b>03</b>	Elevation North	27/01/15 <b>23/06/15</b>
DA06.01	<del>02</del> <b>03</b>	Section AA – North-South	22/09/14 <b>23/06/15</b>
DA06.02	<del>03</del> <b>04</b>	Section BB – East-West	27/01/15 <b>23/06/15</b>
DA06.101	03	Stormwater Detention Tank Section AA	03/11/14
<b>Landscape (or Design) Drawings prepared by Turf Design Studio:</b>			
<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
-	-	Proposed Site 68 – General Arrangements	<b><u>June 2015</u></b>
-	-	<del>Proposed Site 68 – Access Diagram</del>	-
		Proposed Universal Access and Gradients	<b><u>June 2015</u></b>
-	-	<del>Proposed Site 68 – Planting Area and Soil Depth Diagram</del>	<b><u>June 2015</u></b>
-	-	<del>Proposed Site 68 – Water Feature &amp; Bioretention Diagram</del>	<b><u>June 2015</u></b>
-	-	Proposed Site 68 - Existing Trees to be Removed	<b><u>June 2015</u></b>

<del>DA-MS-LE-001</del> <b><u>S96-MS-LE-001</u></b>	<del>02</del> <b><u>04</u></b>	Landscape Elevation AA	<del>11/02/15</del> <b><u>23/06/15</u></b>
<del>DA-MS-LE-002</del> <b><u>S96-MS-LE-002</u></b>	<del>02</del> <b><u>04</u></b>	Landscape Elevation BB	<del>11/02/15</del> <b><u>23/06/15</u></b>
<del>DA-MS-LE-003</del> <b><u>S96-MS-LE-003</u></b>	<del>02</del> <b><u>04</u></b>	Landscape Elevation CC	<del>11/02/15</del> <b><u>23/06/15</u></b>
<del>DA-MS-LS-000</del>	<del>02</del>	<del>Landscape Section AA</del>	<del>11/02/15</del>
<del>DA-MS-LS-001</del> <b><u>S96-MS-LS-001</u></b>	<del>02</del> <b><u>04</u></b>	Landscape Section AA	<del>11/02/15</del> <b><u>23/06/15</u></b>
<del>DA-MS-LS-002</del> <b><u>S96-MS-LS-002</u></b>	<del>02</del> <b><u>04</u></b>	Landscape Section BB	<del>11/02/15</del> <b><u>23/06/15</u></b>
<del>DA-MS-LS-003</del> <b><u>S96-MS-LS-003</u></b>	<del>02</del> <b><u>04</u></b>	Landscape Section CC	<del>11/02/15</del> <b><u>23/06/15</u></b>
<del>DA-MS-LS-004</del> <b><u>S96-MS-LS-004</u></b>	<del>02</del> <b><u>04</u></b>	Landscape Section DD	<del>11/02/15</del> <b><u>23/06/15</u></b>
<del>DA-MS-LS-005</del> <b><u>S96-MS-LS-005</u></b>	<del>02</del> <b><u>04</u></b>	Landscape Section EE	<del>11/02/15</del> <b><u>23/06/15</u></b>
<del>DA-MS-LS-006</del> <b><u>S96-MS-LS-006</u></b>	<del>02</del> <b><u>04</u></b>	Landscape Section FF	<del>11/02/15</del> <b><u>23/06/15</u></b>
<del>DA-MS-LS-007</del> <b><u>S96-MS-LS-007</u></b>	<del>02</del> <b><u>04</u></b>	Landscape Section GG	<del>11/02/15</del> <b><u>23/06/15</u></b>
<del>DA-MS-LS-008</del> <b><u>S96-MS-LS-008</u></b>	<del>02</del> <b><u>04</u></b>	Landscape Section HH	<del>11/02/15</del> <b><u>23/06/15</u></b>
<del>DA-MS-LS-009</del> <b><u>S96-MS-LS-009</u></b>	<del>02</del> <b><u>04</u></b>	Landscape Section II	<del>11/02/15</del> <b><u>23/06/15</u></b>
<del>DA-MS-LS-010</del> <b><u>S96-MS-LS-010</u></b>	<del>02</del> <b><u>04</u></b>	Landscape Section JJ	<del>11/02/15</del> <b><u>23/06/15</u></b>
<del>DA-MS-LS-011</del> <b><u>S96-MS-LS-011</u></b>	<del>02</del> <b><u>04</u></b>	Landscape Section KK	<del>11/02/15</del> <b><u>23/06/15</u></b>
<del>DA-MS-LS-012</del> <b><u>S96-MS-LS-012</u></b>	<del>02</del> <b><u>04</u></b>	Landscape Section LL & MM	<del>11/02/15</del> <b><u>23/06/15</u></b>

### Number of Car Spaces

A11. A maximum of 482 **515** car parking spaces are to be provided for the development, including 472 **505** spaces located across the three basement levels and ten at-grade spaces along the northern site boundary.

The layout and design of the car parking areas (including driveways, grades, turn paths, sight distance, aisle widths and lengths and parking bay dimensions) are to be in accordance with AS 2890 parts 1, 2 and 6.

### Number of Bicycle Spaces

A12.

- ~~a) A minimum of 424 bicycle parking spaces are to be provided within the basement levels for resident use and 95 spaces at ground level for the use of future staff and visitors.~~

**A minimum of 460 bicycle parking spaces are to be provided within the basement levels for resident and staff use.**

**A further 98 spaces are to be provided at ground level or within the public domain for the use of future staff and visitors.**

In this regard, the use of apartment storage lockers for bicycle storage is permitted provided the size of the locker is sufficient to meet bicycle storage requirements and the minimum unit storage requirements in the Residential Flat Design Code (see condition B1).

- b) The layout, design and security of bicycle facilities either on-street or off-street must comply with the minimum requirements of Australian Standard AS 2890.3 - 1993 Parking Facilities Part 3: Bicycle Parking Facilities.

## B PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

### BASIX

B5. All commitments outlined in BASIX Certificate Number ~~570381M\_04~~ **570381M\_05**, required to achieve satisfactory levels of thermal comfort and water and energy ratings, shall be incorporated into the proposed development and provided to the Certifying Authority prior to the issue of a relevant Construction Certificate.

### Ecologically Sustainable Development

B7. The project shall incorporate all design, operation and construction measures as identified in the ESD Strategy prepared by ARUP dated ~~15 October 2014~~ **20 August 2015**. Details are to be submitted to the Certifying Authority prior to the issue of a relevant Construction Certificate.

We trust this information is of assistance. Should you wish to discuss further, please do not hesitate to contact the undersigned on 02 8233 7621.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'J. Wilson', is positioned below the 'Yours sincerely,' text.

Samantha Wilson  
Senior Consultant – Urban Planning

**Liveable Housing Design Guidelines***Universal Design Features Compliance Checklist*

Criteria	Notes:
<b>1. Dwelling Access</b>	
There is a safe, continuous, step-free pathway from the street entrance and/or parking area to a dwelling entrance that is level.	Complies
<b>2. Dwelling Entrance</b>	
<b>Silver Level</b>	
a. The dwelling should provide an entrance door with -	
i. a minimum clear opening width of 820mm (see Figure 2(a));	Complies
ii. a level (step-free) transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or beveled); and	Complies
iii. reasonable shelter from the weather.	Complies
b. A level landing area of at least 1200mm x 1200mm should be provided at the level (step free) entrance door.	
c. Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided (see Figure 1(b)).	Complies
d. The level (step-free) entrance should be connected to the safe and continuous pathway as specified in Element 1.	Complies
<b>Note The entrance must incorporate waterproofing and termite management requirements as specified in the NCC.</b>	
There is at least one level (step-free) entrance into the dwelling to enable home occupants to easily enter and exit the dwelling.	Complies
<b>3. Car parking (Where part of the dwelling access)</b>	Not Applicable
<b>4. Internal doors &amp; corridors</b>	
<b>Silver Level</b>	
a. Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide:	
i. a minimum clear opening width of 820mm (see Figure 2(a)); and	Complies
ii. a level transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or beveled).	Complies
b. Internal corridors/passageways to the doorways referred to in (a) should provide a minimum clear width of 1000mm.	Complies
<b>5. Toilet</b>	
<b>Silver Level</b>	
a. Dwellings should have a toilet on the ground (or entry) level that provides:	
i. a minimum clear width of 900mm between the walls of the bathroom if located in a separate room; and	Complies
ii. a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door in accordance with Figure 3(a).	Complies
b. If the toilet is located within the ground (or entry) level bathroom, the toilet pan should be located in the corner of the room to enable the installation of grabrails.	Complies for adaptable apartments 10%.
<b>6. Shower</b>	
<b>Silver Level</b>	
a. One bathroom should feature a slip resistant, hobless (stepfree) shower recess. Shower screens are permitted provided they can be easily removed at a later date.	Complies
b. The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.	Complies for adaptable apartments 10%.
The bathroom and shower is designed for easy and independent access for all home occupants.	Complies for adaptable apartments 10%.



7. Reinforcement of Bathroom and Toilet walls	
Silver Level	
a. Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails.	Complies for adaptable apartments 10%.
b. The fastenings, wall reinforcement and grabrails combined must be able to withstand at least 1100N of force applied in any position and in any direction. When it comes to assessing the existence of wall reinforcing, the Assessor Handbook provides information on a Wall Scanning device that can be used to verify that reinforcement exists behind wall sheeting. This information along with evidence such as details and drawings collected from the builder may be sufficient to satisfy an assessor. It is also possible that an inspection of the walls prior to sheeting is needed. Assessors should determine the inspection requirements for As Built inspections with their client and builder as early in the construction process as possible. Often asking the builder to photograph the wall before the sheeting is applied is sufficient.	
c. The walls around the toilet are to be reinforced by installing:	
i. noggings with a thickness of at least 25mm in accordance with Figure 6(a); or	
ii. sheeting with a thickness of at least 12mm in accordance with Figure 6(b).	
d. The walls around the bath are to be reinforced by installing:	
i. noggings with a thickness of at least 25mm in accordance with Figure 7(a); or	
ii. sheeting with a thickness of at least 12mm in accordance with Figure 7(b).	
e. The walls around the hobless (step-free) shower recess are to be reinforced by installing:	
i. noggings with a thickness of at least 25mm in accordance with Figure 8(a); or	
ii. sheeting with a thickness of at least 12mm in accordance with Figure 8(b).	

8. Internal Stairways	
Silver Level	
a. Stairways in dwellings must feature: i. a continuous handrail on one side of the stairway where there is a rise of more than 1m.	Complies