

5 August 2011

Heather Warton
Director Metropolitan and Regional Projects North
Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

RE: Mixed Use Development, Site 3 (Stages 2 &3), Sydney Olympic Park MP 10_0027

Dear Heather,

I refer to the Environmental Assessment for the above Major Project Application, which was referred to Sydney Olympic Park Authority (the Authority) for comment. The following comments are made on the proposed development, based on issues that the Authority requires further involvement from the applicant.

1. Support for proposed development

The Authority supports the proposed development and believes the proposed development generally complies with, and contributes to, the vision of creating a vibrant township outlined in the Sydney Olympic Park *Master Plan (MP) 2030*.

2. Issues for consideration prior to Determination or as part of a Preferred Project Report

2.1 Background

The following matters in relation to the Master Consent (DA 246-10-2004) are to be adequately addressed by the Proponent:

1. The maximum number of Residential Units of 673 is exceeded by **133** units.
2. The maximum number of bedrooms of 1360 has not been considered by the Proponent in the EA. It is noted that **1057** bedrooms are proposed for this application (MP 10_0027).
3. It is noted that MP 06_0127 MOD 2 (dated 16 December 2010) approved 290 car parking spaces for Stage 1. Therefore the maximum number of car parking spaces of 930 is exceeded by **160** spaces.
4. The EA only provides a breakdown of the Unit Mix for Stages 2 & 3. The Proponent must provide a breakdown of the Unit Mix across the whole site (Stages 1, 2 and 3).
5. An EME report (that identifies potential electronic interference from AM radio towers located within SOP, and include mitigation measures) was required to be prepared and submitted to the Department. No EME report has been submitted as part of the EA.

2.2 Compliance with Sydney Olympic Park Master Plan (MP) 2030

Site Area & FSR

6. SOPA records indicate Site 3 has an area of 14,913m², which is 77m² less than the area identified in Table 9 (FSR distribution across Site 3) of the EA. Accordingly, based on the FSR of 5.25:1, the maximum permissible GFA for the whole of Site 3 would be only 78,293 m² (813 m² less than the proposed GFA). The site area is to be verified and the relevant figures amended if necessary.
7. The EA is inconsistent in relation to the development site area. For example, the EA (page 22) states that 'overall Site 3 has an area of 10480m²'; however other parts of the EA indicates that 10480m² is the area for Stages 2 & 3. In this regard, the proponent should confirm that the figures in Table 9 of the EA must be certified to be correct. Furthermore, the proponent should confirm that the GFA figure is inclusive of all retail/ commercial/ community uses floor area.
8. Part 4.7 of the EA (page 39) contends inter alia that the '*design competition amended the Site 3 FSR to 5.36:1*'. The proponent should document which part of the Design Competition Brief and Jury Report supports this FSR increase.

Height

9. The EA and relevant plans should be marked with the 90m SEPP Major Development 2005 height plane. This has not been provided. The maximum building height in the SEPP is 90m (measured to the ceiling of the top habitable floor), and MP 2030 provides for an additional 5m for rooftop service zone (RSZ) e.g. maximum 95m. The drawings indicate maximum building height of approximately 105m. The height should be reduced, or further justification in accordance with Clause 21 of SEPP MD 2005 and MP 2030 (Part 4.6.8) must be provided.
10. The proposed RSZ height (Tower 1 is 5.88m high; Tower 2 is 6.1m high) with minimal to nil setback from the respective tower parapets do not comply with MP 2030. The RSZ should have a maximum height of 5m and setback 3m (minimum) from the parapet in accordance with MP 2030. The non-compliance with the SEPP MD 2005 building height limit means that compliance with the RSZ requirement must be achieved.

Further details should also be provided in relation to the coverage in plan of the respective RSZ.

Building Separation

11. Compliance with RFDC building separation requirement is noted. However, the MP 2030 provision (Part 4.6.8) is above and beyond that of the RDFC, and requires towers (above 26m) to have minimum of **40 metre** separation. Accordingly, this matter is to be adequately addressed by the Proponent and/or separation between Towers 1 & 2 should be increased beyond the 24m currently proposed.
12. Further details should be provided in relation to the separation between the Stage 1 development (under construction) & the North Tower (Tower 1) in Stage 2.

Solar Access

13. Appendix T (page 3) of the EA states that only 2 hours of sunlight is provided to 72% of the development, which does not comply with the MP 2030 minimum requirement of 3 hours of sunlight to 75% of developments.
14. In addition, the quality of sunlight received is unclear as the terminology used is ambiguous e.g. what percentage of the window surface and floor slab receives sunlight, what constitutes floor slab etc. These matters are to be adequately addressed.

Bicycle Parking

15. Bicycle parking spaces should be provided at street level, concentrated at building entrances and around retail activity, and not in the lower basement parking levels.
16. It appears that no end-of-trip facilities such as change rooms, showers and lockers have been provided. These facilities must be provided to encourage sustainable transport options.

Design

17. The Design Competition Jury, SOPA Design Review Panel, and SOPA Urban Planning / Design Team have consistently opposed the use of balcony mounted AC condenser units for both visual and amenity reasons. The key concern is the heat and noise impacts on the only POS available to each unit. Furthermore, the proponent offered a very workable VRV alternative at the February DRP meeting (refer to Attachment A) which demonstrated that there are feasible alternatives to the balcony units.
18. The configuration of the vertical slots is still problematic. The narrow dimensions and the lack of openness to the sky provide little privacy and amenity to the habitable rooms facing onto the slots. If the alternative window configurations can't be accommodated, then the width of the slots, and angle of splay should be increased.
19. A Materials and Finishes Board is to be provided by the Proponent.
20. The outer wall (above Level 22/23 in Tower 1, and above Level 24/27 in Tower 2) becomes a full curtain glass wall, comprising operable louvres to living rooms and fritted curtain wall glazing to the remainder, apparently without any other openable windows or sunshade devices. The application should include:
 - a. A description of the sun-shading system and how it works for these upper levels.
 - b. A description of how natural ventilation will be achieved for the upper levels.
 - c. Elevations that show the sunshade system as well as the openable windows.

Public Domain

21. Given that there is no provision for on-street car parking along Australia Ave, parking for the retail premises should be provided in the private streets. This includes the corridor between Stages 1 and 2, as well as 'Fig Tree Place'. It is recommended that the design of 'Fig Tree Place' be reviewed to have the 'appearance' of a public street, with provision

for generous and legible public parking to service the retail tenancies & 'Fig Tree Garden'.

Note: The alternative of providing vehicle on-street car parking on Australia Ave is not supported as loss of tree cover will increase the effect of wind turbulence and downdrafts generated by the tower, and contribute to the gradual loss of avenue planting that distinguishes this street.

22. A detailed Accessible Path of Travel Plan to be prepared by a suitably qualified Access Consultant, detailing existing kerb/gutter, footpaths, road and ramp levels, and proposed finished levels, to ensure that the interface between the proposed development and public domain comply with the Disability (Access to Premises – Buildings) Standards 2010.

Major Events

23. The EA indicates that an Event Impact Statement (EIS) will be provided closer to the completion of the development. However, this ad-hoc approach is not supported and accordingly the Proponent must prepare an EIS and demonstrate that major event operations have been considered and to develop strategies to resolve any issues that are identified. The EIS is to be developed in consultation with, and endorsed by, SOPA's Executive Manager – Precinct Coordination.
24. It is noted that the Acoustic Report (Appendix Z) includes a section on event noise impacts. However, given that the consultant's recommendations are based on train airborne noise readings of 60dbA (Leq), but noise from major events is permitted under legislation to be as high as 85dB (A) (L_{A10, 15mins}) at the façade of residential buildings (Clause 48A of the SOPA Act 2001); the recommendations may need to be reviewed. At a minimum, further analysis is required for the impact of major events on the proposed development.
25. The Transport & Traffic Report (Appendix L) does not address access arrangements for the commercial/retail component of the proposed development. Due to the high volumes of traffic along Australia Ave (particularly during morning/afternoon peaks and major events), it is essential that all services, deliveries and customer parking is prohibited along Australia Ave. There is no capacity to provide Loading Zones or permit parking (or any other like arrangement) on Australia Ave, so all arrangements must be accommodated within the development footprint. Relevant plans are to clearly identify the location of customer parking and the delivery area(s) for the commercial/retail uses.

Affordable Housing

26. Appendix J (page 14) of the EA states that no affordable housing (AH) units will be provided at this stage. This is not supported. In accordance with MP 2030, 3% of the development shall be designated for use as AH. The Statement of Commitment (SOC) and relevant plans shall confirm the total number and location of AH units, and that AH units will be constructed to a standard consistent with other units within the development.

Unit Mix

27. The development does not provide the minimum 15% mix of 3-bed units. The Proponent is to provide a breakdown of the Unit Mix across the whole site (Stages 1, 2 and 3). Any variation to the Unit Mix requirement across the whole site is to be adequately addressed by the Proponent.

Unit/Balcony Size & Storage

28. It appears that some units on each floor appear do not meet the minimum room size requirement of MP 2030 & the RFDC, when consideration of internal storage requirement is taken into account. Further, it appears that some units have not been provided with internal storage space. These matters are to be addressed.
29. The total residential storage (internal and external) allocation to each unit is unclear. Compliance with MP 2030 & RFDC requirement for storage should be confirmed.
30. Some balconies on each floor (including podium level) appear to not meet the minimum size/dimension requirements of MP 2030 & the RFDC.

Retail tenancies

31. All ground floor uses shall be **retail** in accordance with MP 2030 (Table 4.2).
32. All ground floor retail tenancies should be provided with direct access (via doors at the rear of each tenancy) to garbage room, loading docks etc.
33. It appears that the southernmost ground floor tenancy (Tower 2) has been divided in two, with no means of access to the rear portion of that tenancy. This matter should be clarified.

Loading Dock

34. The respective loading docks must be provided with sufficient horizontal and vertical clearance to ensure that a variety of vehicles can adequately service the development. For example, high vacancy turnover is generally associated with apartment accommodation, and accordingly a high frequency of home removalist vehicles servicing these developments.

In this regard, the loading docks must be able to accommodate the largest waste collection trucks, home removalist trucks, delivery (retail) trucks etc. Compliance with the relevant standards must be documented.

Waste Management

35. It is considered that the Waste Management Plan (Part 14 of Appendix X) is conservative in its estimate e.g. that 588 residential apartments will only generate 15 cubic metres of putrescibles waste per week.

In this regard, further detail is to be provided by a suitably qualified person in relation to the on-going waste management of the proposed development. It is suggested that some form of automated waste compactor carousel be utilized to ensure efficient and practical management of waste.

36. Access between the loading dock and retail/residential lobby for the South Tower (Tower 2) must not require transit through the garbage room.
37. Designated waste management areas should be allocated to retail tenancies.

Accessible Parking

38. Accessible car parking for residents should be nominated on the relevant plans.

Wind Impacts

39. The EA (page 93) states that the development is committed to the recommendations of the Wind Impact Assessment (WIA), and to refer to the Draft SOC. No references to the WIA were found within the Draft SOC.

Anomalies & Omissions

40. The EA (page 3) indicates that '558 units' are proposed. However, the general figure is '588'.
41. Table 8 & Table 11 of the EA contain conflicting information regarding the unit mix. For example, Table 8 indicates that there are 58 '3-beds' but Table 8 indicates that there are only 56 '3-beds'.
42. Table 12 of the EA (Consistency with staged DA 246-10-2004) contains several anomalies/ omissions. The following should be amended/ addressed:
- A1, dot point 1 should be '4 to 2'
 - A1, dot point 2 should be '673 to 806'
 - A1, dot point 4 should be '930 to 1090'
 - Provide an additional dot point for A1, with a comparison between the maximum number of bedrooms approved under DA 246-10-2004 of 1360 (including all 'live/work' units), and the total number of bedrooms (including all 'live/work' units) proposed for Site 3 (**Stages 1, 2, and 3**). It is noted that 1057 bedrooms are proposed for this application (MP 10_0027).

- e. Provide an additional dot point for A1, with a comparison between the maximum number of units approved under DA 246-10-2004 of **685** (inclusive of 673 residential units, 6 'live/work' units, 4 retail units, 1 childcare and 1 community facility), and the total number of units (inclusive of all the abovementioned categories) proposed for Site 3 (**Stages 1, 2, and 3**).

2.3 Conditions of consent

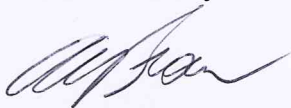
The Authority can assist in the formation of appropriate conditions of consent at a later stage of the process.

3. Conclusions

The Authority has an ongoing interest in the development of Sydney Olympic Park as both a land owner and regulator and aims to play its part to ensure that growth and change is appropriately managed.

Please contact Dat Tran on 9714 7139 or email dat.tran@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

Site 3 , Sydney Olympic Park

SOPA DRP Advice Sheet - 27th May 2010

5.0 B. Location of AC Condenser units

Option 2 - WATER COOLED VRV UNITS

Description : Central plant cooling tower and pumps on roof, condenser water pipes to water cooled VRV condensers (in floor centralised plantrooms), refrigeration pipes from VRV condensers to indoor fan cooled units in each habitable room

Advantages :

- > No condensers on balconies - cleaner aesthetic
- > Simple acoustic treatment
- > Better operating efficiency (smaller energy footprint)

Disadvantages :

- > Increased capital cost
- > Requirement for joined strata maintenance of the central roof plant.

BATESSMART™

Tower D



Attach. A

Central AC Plant Room
VRV units allocated to
apartments

Typical
apartment
A/C layout