

## GENERALLY

Minimise the need for further variation to the SOP Master Plan 2002.

Maintain consistency with SOPA's Vision 2025 Design Framework and proposals for Site 13 on Olympic Boulevard. Architectural expression is to be of a high standard commensurate with the site's prominent location on the corner of Olympic Boulevard and Sarah Durack Avenue.

## USES

All ground floor areas with frontage onto Olympic Boulevard and Sarah Durack Avenue are to be active uses such as cafes, restaurants, retail, lobbies, lounges and the like. A minimum depth of 6.0m - 9.0m is recommended for all ground level active uses.

All service areas are to be accessed from the rear of the property and screened from public view.

## BUILDING HEIGHT

The maximum building height shall be 4 stories and 19 m.

## SKYLINE

The 5.0m roof top articulation zone is to allow the creation of an architectural silhouette and integration of services such as; Lift overrun; plant rooms; and the like.

The total area in plan above 19m may not exceed 10% of the roof area of the building.

All portions above 19 m shall be setback from the site boundaries as shown in elevations.

## FLOOR TO CEILING HEIGHTS

Minimum floor to ceiling height at ground floor is 5.1m. Floor to ceiling heights above ground level are min. 2.7m.

## WEATHER PROTECTION AT STREET LEVEL

Provide sun shading and weather protection for pedestrians at street level, in the form of a continuous colonnade with a 4m width along Olympic Boulevard and Sarah Durack Avenue frontages.

The colonnade floor is align with the footpath levels along its entire length and the colonnade ceiling is to align with adjoining colonnades. The colonnade is to be well proportioned and designed and constructed to create a high quality, robust, enduring and well lit public domain element. There are to be clear site lines between the public domain and the ground floors.

## SETBACKS

Buildings are to be within the building zone and provide the setbacks and courtyard as shown.

Above level one a minimum of 80% of the length of the front elevation (including balconies, sun-shading and the like) facing Olympic Boulevard and Sarah Durack Avenue is to be located on the property boundary.

## ACCESS

Main building entries for pedestrians shall address and be directly visible and accessible from Olympic Boulevard and Sarah Durack Avenue.

All vehicular access to the building is to be from Sarah Durack Avenue. No vehicular access to below grade parking, service areas and the like shall be permitted from Olympic Boulevard.

## PARKING + SERVICES

Basement parking is required. The footprint for the basement car parking is not to exceed the building footprint.

Car parking is to be provided at the maximum rate of 1 space per 55m<sup>2</sup> GFA.

Basement parking for adjoining buildings is to be joined to reduce vehicle crossovers of the footpath and area required for ramps.

Provide secure and conveniently located bike parking facilities at the following rates.

1 space per 150m<sup>2</sup> NFA for permanent staff and 1

space per 7,500m<sup>2</sup> NFA for visitor parking.

1 shower per 10 bicycle spaces

1 change area per permanent staff bicycle space.

## ESD

Development shall attain current best practice and comply with the Environmental Guidelines (1993), SOPA's Sustainability Policy, Sustainability Strategy and the SOP Master plan.

The development is to achieve the following ratings:

a minimum 4.5 star energy efficient rating (ABGR) and a minimum '4 Green Stars' Green Building Council Australia's Office Design.

SOPA strongly recommends that the proponents engage a dedicated ESD consultant as a core member of the project team- and for that person to be retained throughout the detailed design, construction and operational hand over phases- this will aid the development to deliver an affordable fully integrated sustainable design.

## ACCESSIBILITY

Development shall comply with SOPA Access Guidelines 1st Ed 2002 and SOP Master Plan requirements relating to accessible accommodation. An Access Strategy is to be prepared as part of the DA submission.

## BUILDING EXPRESSION

-The building facades are to be well articulated with balconies, fenestration and sun shading.

-Facades are to be designed to minimise summer solar access and maximise winter solar access.

-Appropriate forms of sun shading are to be provided to screen eastern, northern and western sun.

-In addition to balconies, sun shading in the form of external adjustable vertical shading, sliding screens, brise-soleils, and the like are recommended.

## MATERIALS

Use good quality, durable materials, finishes and detailing in the construction of all parts of the building. Minimise environmental impact by selecting materials that:

- Have low embodied energy;

- Are durable;

- Are able to be recycled

- Are sourced from renewable resources and materials and

- Are non-polluting in manufacture, use and in disposal.

## COURTYARD

The courtyard is to be well designed and provide good amenity including:

views and privacy for surrounding buildings;

high quality address to the neighbouring State Sports centre, and

areas for passive recreation for the building's inhabitants.

50% of the courtyard is to be unpaved

The courtyard is to incorporate minimum 3 spreading trees of minimum height 12m.














## PUBLIC DOMAIN

The main building entrances are to be level with adjacent footpaths.

Make good all footpath, carriageway and public domain areas to the SOP UEDM and to the SOP Public Domain Strategy (pending.)

Building C is to provide ground level public access between Sarah Durack Avenue, the courtyard and the State Sports Centre.

## LEGEND

	Subject Site Boundary
	Dedication for Streets/Parks
	Building Zone
	Additional Extent of Basement Zone subject to Tree Preservation
	Articulation Zone 0% Enclosed Floor Area Occupied only by: Sun Shading Devices, Balconies, and the like.
	Colonnade Zone at Ground Floor with Building Zone Above
	Awning Zone
	Easement
	Courtyard
	Preferred Location of Entry Foyer / Vertical Circulation
	Integrated Service Zone (Roof top articulation zone)
	Primary Pedestrian Foyer Entry
	Basement Vehicular Entry
RL XX	Ground Floor/Street RL

**Sydney Olympic Park Authority**  
**Site 13 Development Controls**

TITLE  
Built Form Controls  
Text

SCALE  
DATE  
27.01.06

DWG NO  
C03  
C