

10723  
3 December 2010

Mr Sam Haddad  
Director-General  
Department of Planning  
GPO Box 39  
SYDNEY NSW 2000

Attention: Mr Michael Woodland (Director - Metropolitan Projects)

Dear Sir

**SECTION 75W MODIFICATION TO APPROVED SERVICED APARTMENTS– MP 08\_0155  
SITE 22 - EDWIN FLACK AVENUE, SYDNEY OLYMPIC PARK**

**1.0 INTRODUCTION**

We refer to the above mentioned Project Application for the construction of a new 8-storey building serviced apartment building (Quest Serviced Apartments) at Site 22 in Sydney Olympic Park. The approved development comprises 77 serviced apartments, 3 retail tenancies, a conference room, gymnasium, basement and at grade parking and signage.

On behalf of SOPPROP Pty Ltd, we write to request the Minister (or his delegate) modify the Project Approval 08-0155 under Section 75W of the *Environmental Planning and Assessment Act 1979* as described below. The proposed modifications generally involve changes to the approved building materials and finishes, modifications to the western elevation including the introduction of balconies and windows within this elevation, the introduction of windows within the southern elevation and reconfiguration of ground level retail tenancies and access.

This submission describes the proposed modifications and provides a justification and assessment of the proposed amendments. It is accompanied by the following:

- Notice of Determination for Project Application MP 08\_0155 (**Attachment A**);
- Amended Architectural Drawings prepared by Reid Campbell (NSW) Pty Ltd (**Attachment B**);
- Revised Photomontages (**Attachment C**).
- Amended Landscape Plan prepared by Aspect Studios (**Attachment D**);
- Statement of Design Principles and Urban Impact Statement prepared by Reid Campbell (NSW) Pty Ltd (**Attachment E**);
- Information Paper 5: IEQ-5 Thermal Comfort Results prepared by Cundall (**Attachment F**)
- Rating Specification for Showers Document (**Attachment G**).

In accordance with clause 245K of the *Environmental Planning and Assessment Regulation 2000*, the fee for the assessment accompanies this request.

## 2.0 THE PROPOSED MODIFICATIONS

### 2.1 Background

The modifications involve a number of minor adaptations and amendments to the building design. The majority of the modifications will have no or minor impacts upon the overall design of the project, while a number of others will notably improve the scheme. All proposed physical modifications have arisen through ongoing evaluation and development of the design.

The proposed modifications are illustrated on the Architectural Drawings (Revision D and dated 25 November 2010) and Photomontages prepared by Reid Campbell accompanying this application (**Attachments B and C**) and the amended Landscape Plan, prepared by Aspect Studios included at **Attachment D**. A Design Statement and Urban Impact Statement are included at **Attachment E**.

The proposed amendments were presented to the Sydney Olympic Park Design Review Panel (DRP) on 28 October 2010. The recommendations and comments of the DRP were considered in detail and, where possible, their recommendations have been incorporated into the final design modification presented in this s75W application. A response to the DRP comments is provided in Section 2.6.

### 2.2 Amendments to the design

**Table 1** below outlines all of the proposed modifications to the design of the approved project and provides the justification for their implementation.

**Table 1 – Proposed Modifications**

Floor / Elevation	Modification	Justification
Location / Site Plan (Drawing 01, Issue D dated 25 November 2010)	No change	No change
Basement (Drawing 03, Issue D dated 25 November 2010)	The access ramp to the car park has been modified	The amendment has been made to comply with AS 2890
	The layout of the car park has been reconfigured	The layout of the car park has been modified to accommodate other changes that needed to be made to comply with Australian Standards.
	The disabled car space has been moved closer to lift	The amendment has been made to comply with AS 2890.
	Plant rooms have been introduced	This change has been implemented to reduce the transfer of services across the roof to a minimum.
Ground Level (Drawing 04, Issue D dated 25 November 2010)	Parking at the rear of the building has been reduced from 4 to 3 spaces	Design development and requirement to provide modified access to basement level car park.
	Relocation of substation further to the North	The substation has been relocated to suit the needs of Energy Australia
	Reconfiguration of reception area	Reception / foyer area reconfigured and increased in size to improve functionality of this area and access to it
	A common laundry has been included	The inclusion of a common laundry will

Floor / Elevation	Modification	Justification
		increase the amenity for users through the provision of an additional facility
	The male and female gym showers have been removed	The use of the gym is for guests only. Staff members will have access to showers in other parts of the building if required; hence shower facilities are not necessary.
	The three retail tenancies have been combined into a single cafe tenancy with associated bathroom facilities	Requirement of café tenant. The retail GFA has increased by 31m <sup>2</sup> , however the buildings overall GFA remains unchanged.
Levels 1-7 (Drawings 05 to DA011, Issue D dated 25 November 2010)	A disabled access room has been provided on each floor	The provision of seven rooms that are suitable for disabled persons increases the equitability of access to the development
	Minor alterations have been made to the layout in some apartments (e.g. positioning of wardrobes)	Detailed design changes to accommodate provision of services. The overall apartment mix, number of rooms remains unchanged
	Provision of balconies off West facing bedrooms and living areas in lieu of louvered dead space	Provided to increase amenity to apartments, to increase access to natural light and ventilation
Roof (Drawing 12, Issue D dated 25 November 2010)	The lower parapet RL has increased	No overall increase in height. Maximum height of building (including plant) remains at RL 46.100. The height of the building (excluding plant) has increased by 980mm. This is as a result of further design development to facilitate structural requirements, roof drainage, insulation and services accommodation
	The plant room has moved towards the south	This change has been implemented to reduce the transfer of services across the roof to a minimum
	The roof RL has been increased	While the overall height of the building is unchanged, the roof RL has been increased to accommodate structural requirements, roof drainage, insulation and services
Western Elevation (Drawing 13, Issue D dated 25 November 2010)	The en-suite windows have been deleted	The en-suite windows have been deleted to achieve a superior design outcome following the removal of the louvers. The removal of the en-suite windows is not deemed to have any negative impacts upon amenity and will increase privacy for building guests
	Balconies have been introduced	The additional balconies increase the amenity of the apartments and increase the amount of natural light. Solid and glass balustrades have been provided to provide variety in the design. The colour scheme has been extended to reduce glare and to limit reflectivity to a maximum of 20%
	Louvers have been removed	Louvers have been removed to increase the amount of natural light to western facing apartments, shading is still provided by the slabs above the balconies

Floor / Elevation	Modification	Justification
	Double glazed windows have been introduced	This change has been introduced throughout the project to reduce the solar heat load in order to achieve an overall low energy demand equivalent to a 4 star Green Star rating
Western Elevation Ground Floor (Drawing 13, Issue D dated 25 November 2010)	The composite timber cladding has been changed to render and paint	The material change on the ground floor is limited to the rear of the building that does not face on to pedestrian areas. The major pedestrian pathways at ground level are on Edwin Flack Avenue where no substitution of materials has been made. The extent of material substitution is considered to be acceptable and more efficient allocation of resources given the intended use of the rear lane (deliveries, service vehicles etc)
	The concrete finish has been changed from honed to colour penetrated concrete	The honed finish cannot be applied to all surfaces of the precast elements. A high quality substitute material has been chosen, with a similar physical appearance that will allow a uniform look. The colour scheme provides variety in the design and reduces glare by limiting the reflectivity to a maximum of 20%
Eastern Elevation (Drawing 14, Issue D dated 25 November 2010)	The concrete finish has been changed from honed to colour penetrated concrete	See above comment (Western Elevation Ground Floor)
	Operable louvers have been introduced to the shop front facade	This facilitates natural ventilation on the ground floor, reducing energy demand and enabling the building to achieve a 4 star Green Star rating
North / South Elevations Levels 1-7 (Drawing 15, Issue D dated 25 November 2010)	Window lengths have been reduced and amended to operable windows	Longer windows would have run through wardrobes and past walls, requiring large parts of them to be blanked off. This aspect of the design required improvement and the lengths have been shortened accordingly
	A new window has been introduced to the southern facade	The additional window allows for cross flow ventilation of the corner apartment and provides an increased amount of natural light
	Concrete finish changed from honed to colour penetrated concrete	See above (Western Elevation Ground Floor)
North / South Elevations Ground Floor (Drawing 15, Issue D dated 25 November 2010)	The composite timber cladding changed to render & paint	See above (Western Elevation Ground Floor)
	Operable louvers introduced to shop front facade	See above (Eastern Elevation)
	Fixed composite timber louvers within recess extended to ground floor	The use of the timber louvers has been extended in this area to increase the extent of high quality finishes and the overall quality of the design

### 2.3 Amendments to the Western Elevation

The proposed changes to the western elevation including introduction of balconies off bedroom and living areas and changes to the approved materials and finishes are proposed to further improve the appearance of the building from the public domain, in particular the rear lane, and to improve building occupant's amenity. The proposed changes are also required as a result of further detailed design and will not result in the diminution of the design quality of the building. A sample board of the revised facade materials has been provided as part of this application.

The approval process revealed that the facade treatments along Edwin Flack Avenue are well regarded due to the use of full height glazing, composite timber cladding, wide balconies and glass balustrades. In contrast, the western facade of the proposed development was dominated by louvers, put in place to reduce the solar heat load and to provide privacy from any future development that may occur, on the opposite side of the rear lane within the 'Carter Street Precinct'.

The removal of the louvers is facilitated through the introduction of double glazed windows. Double glazing has the advantage of reducing the solar heat load, enabling the development to achieve a 4 star Green Star rating, while providing building guests with increased amenity through solar access and allowing balconies to be capable of receiving full sun if desired. Shading remains in place, provided by the slabs above the balconies.

Information Paper 5: IEQ-5 Thermal Comfort Results (**Attachment F**) demonstrates that using performance double glazing (U-value 3.5, SHGC 0.3) as proposed for all external glazing will ensure the weighted average heating and cooling loads across all apartments will be less than 30 MJ/m<sup>2</sup>.

Photomontages of the amended proposal (western elevation) are illustrated in **Figures 1 and 2** below. The proposed amendments result in a development that achieves a higher level of 'design excellence' than that originally approved.



Figure 1 - Western elevation of the approved scheme





Figure 2 - Western elevation incorporating the proposed modifications

## 2.4 Building Materials and Finishes

The proposed building material and finish change on the ground floor (i.e. cement render and paint in lieu of composite timber cladding) is generally limited to the rear (western elevation) of the building at Ground Floor level. The approved development addresses Edwin Flack Avenue, and this is considered the site's primary context. Pedestrians and passing traffic will be much more likely to observe and engage with the building from this avenue. No change to the provision of timber cladding along this frontage is proposed. The lane that is located to the west of the site is a service lane. While timber cladding is an excellent high finish material, the associated ongoing costs required to upkeep this material are unjustifiable, given that they are unlikely to provide any significant contribution to the most visible aspects of the public domain. In consideration of this, the material substitution of render and paint for timber cladding is considered acceptable for the western elevation.

During detailed design development it also became apparent that the 'honed' finish could not be applied to all surfaces of the precast elements. In lieu of this, a high quality material that is very similar in appearance has been selected. The material achieves a uniform appearance in all areas, including critical areas such as balcony hobs, returns and grooves.

## 2.5 Condition B14: Water Saving Devices

Condition B14 documents the requirement for 4 Star WELS rated showerheads to be installed in the development. At present, there is no such product available on the market as documented in the Rating Specification for Showers Document included at **Attachment G**. Accordingly; Condition B14 should be amended to require the development to provide 3 Star WELS rated showerheads.

## 2.6 Sydney Olympic Park Authority Design Review Panel

As discussed above, the proponent met with the Sydney Olympic Park Authority Design Review Panel on 28 October 2010. A summary of the issues raised at this meeting and the design response is summarised in Table 2 below.

Table 2 – Summary of Sydney Olympic Park Authority Design Review Panel

Comment	Response
<p><b>General Observations / Overall Comment</b></p> <p>The proposal is to amend the existing design to provide balconies to the western elevation, a height increase arising from a buildability review and changes to external materials and window sizes.</p> <p>The DRP commended the provision of extra balconies but felt that 980mm of additional height was unsupportable. In addition the revised western elevation lacked the variety and articulation that had previously been provided by the operable louvres.</p>	<p>Agreed – the provision of additional balconies along the western elevation, accessible from the bedroom and living areas of these apartments will significantly improve the amenity of these apartments, providing useable areas of open space for the use and enjoyment of visitors and increasing access to natural light.</p> <p>The proposed increase in parapet height of 980 mm is considered minor and will have a negligible impact on the quality of the design when viewed the public domain. It is noted that the overall height of the building (including plant) has not changed. The proposed increase in height does not result in any significant additional overshadowing, will not reduce daylight access to any adjoining serviced apartment building and does not result in any view loss.</p>
<p>The DRP noted that collectively, the impact of changes to height, materials, finishes, window sizes etc has resulted in a significant change to building character and reduction in design quality.</p>	<p>The proposed changes to the approved development will improve the appearance of the development from the rear lane. Generally no changes are proposed to the Edwin Flack Avenue frontage. The overall scale, height and bulk of the building will not change as a result of the proposed amendments. The proposed changes to the materials and finishes do not result in a reduction in design quality and the proposed will continue to have positive streetscape impact.</p>
<p><b>Positives</b></p> <p>The DRP supported:</p> <ul style="list-style-type: none"> <li>• The amenity afforded by the additional balconies to the west facing units.</li> <li>• Additional windows on the SW elevation.</li> <li>• Refinements to the proposed solar collection system within the rooftop canopy.</li> </ul>	<p>Noted.</p>
<p><b>Issues</b></p> <p>The DRP had the following concerns:</p> <ul style="list-style-type: none"> <li>• That the height increase further exceeds MP2030 and SEPP height controls, and that no comparative height diagrams or urban design justification was provided.</li> <li>• Extra height disrupts the continuous street frontage and creates disparity with adjacent building height.</li> </ul>	<p>Changes to the approved height of the development are proposed. There is a minor change (980 mm) in the approved development's parapet height. This is required to accommodate necessary structure, roof drainage, insulation and services accommodation. The additional height is minor (i.e. less than 1 m) and will not disrupt the continuous street frontage. The additional height will not be able to be seen or generally noticed from the public domain.</p> <p>The approved development (as proposed to be amended) will continue to fit in well with the prevailing form, scale and character of existing development within proximity to the site as well as the desired future character of precinct and future development within the Carter Street Precinct.</p>

Comment	Response
<ul style="list-style-type: none"> <li>The lack of variety to the revised West elevation due to the removal of operable louvres and standardization of structure.</li> </ul>	<p>The proposed western elevation has been further refined to introduce variety into this façade. This has included the provision of solid balustrades in a 'random' pattern, changes to the proposed colour scheme and modifications to pre-cast elements to further enhance the design.</p>
<ul style="list-style-type: none"> <li>No sun shading to the proposed West facing balconies diminishes usability of the balconies.</li> </ul>	<p>Each balcony is recessed by approximately 1.5 m from the façade. The overhang provides a sufficient amount of shading to the south-west facing balconies. The extended colour scheme to the balcony walls reduces glare by limiting reflectivity to a maximum 20%.</p>
<ul style="list-style-type: none"> <li>Blandness of the North and South elevations resulting from standardised window lengths.</li> </ul>	<p>It is proposed to introduce a second operable window within the southern elevation (Levels 1 to 7) and to reduce the length of one of the approved windows on the northern elevation to fit the room they are located within (these windows currently extend from the bedroom, along the backs of wardrobes and walls into bathrooms). The introduction of a second window within the southern elevation adds interest to this façade, will increase the amount of natural light and cross flow ventilation, and as such is not considered 'bland'.</p>
<ul style="list-style-type: none"> <li>No separation between roof parapet and projecting canopy.</li> </ul>	<p>Noted. Separation has been maintained between the roof parapet and projecting canopy (as approved) (i.e. no change).</p>
<ul style="list-style-type: none"> <li>Material changes are invariably for lower quality substitutes (e.g. painted render for composite timber, painted concrete for honed concrete, painted FC for al. louvers).</li> </ul>	<p>The proposed development maintains a high standard of materials and finishes, will result in positive streetscape impacts and will make a positive contribution to the built form of Sydney Olympic Park.</p>
<ul style="list-style-type: none"> <li>The proposed vehicle lay-by removes street trees on Edwin Flack Avenue and subverts the shared-way drop-off circuit purposely provided to support the traffic system along Edwin Flack Ave</li> </ul>	<p>Noted. The vehicle lay-by has been deleted.</p>
<ul style="list-style-type: none"> <li>Above parapet signage is visually intrusive and not permitted in the Authority's signage guidelines</li> </ul>	<p>Noted. The above parapet signage has been deleted.</p>
<ul style="list-style-type: none"> <li>Proposed timber louvers on the western elevation are visually weak and ineffective in screening the exposed windows.</li> </ul>	<p>Noted. The timber louvers on the western elevation have been deleted as they are no longer required due to the introduction of double glazed units throughout the building. The balcony colour scheme has been extended to this part of the western façade to achieve an integrated design solution. False grooves have also been added to the pre-cast elements to increase the visual quality of the western elevation.</p>
<p><b>Matters for Consideration</b> The DRP recommends that the above issues be addressed, in particular:</p> <ul style="list-style-type: none"> <li>If the design can't be modified to meet the MP and SEPP height controls, then the height of the current consent should be</li> </ul>	<p>The proposed increase in height to the parapet is considered minor (refer to above comment).</p>



Comment	Response
observed.	
<ul style="list-style-type: none"> <li>Preserve the separation between the projecting canopy and the top of the roof parapet</li> </ul>	Noted – the separation between the projecting canopy and projecting canopy has been preserved (i.e. no change proposed).
<ul style="list-style-type: none"> <li>Improve animation of the western elevation to re-establish the variety of the approved design.</li> </ul>	The proposed changes to the western elevation of the approved development result in a design that is further refined and is well articulated through the introduction of solid balustrades, changes in colour scheme and use of textured pre-cast concrete.
<ul style="list-style-type: none"> <li>Reinstate longer windows to North and South elevations.</li> </ul>	Refer to above comment.
<ul style="list-style-type: none"> <li>Roof top signage should sit below the parapet and comply with the SOPA Guidelines for Outdoor Advertising Identification and Promotional Signage.</li> </ul>	Noted – roof top signage has been deleted from the design.
<ul style="list-style-type: none"> <li>Modify the timber louver screen on the west elevation to improve performance and increase visual impact on that frontage.</li> </ul>	The timber louvers on the western elevation are not needed for performance due to the use of double glazed units throughout the building. These louvers have been deleted and the balcony colour scheme has been extended to this part of the western façade to achieve an integrated design solution. False grooves have also been added to the pre-cast elements to increase the visual quality of the western elevation.
<ul style="list-style-type: none"> <li>Review material substitutions, particularly focusing on quantity of finishes adjacent to pedestrian pathways at ground level</li> </ul>	The proposed materials and finishes are still of a high quality despite being of a lower maintenance.

### 3.0 AMENDMENT TO DETERMINATION

It is proposed to amend the drawing references in Condition A2 of Schedule 2 and Condition B14 as set out below.

Words proposed to be deleted are shown in ~~bold strike through~~ and words to be inserted are shown in ***bold italics***.

#### Condition A2 of Schedule 2

**Architectural plans prepared by ~~Flower and Samios Architects~~ *Reid Campbell and dated 25 November 2010***

<del>02</del> <b><i>03</i></b>	<del>B D</del> <b><i>B D</i></b>	Basement Plan
<del>03</del> <b><i>02</i></b>	<del>B D</del> <b><i>B D</i></b>	Site / Ground Floor Plan
<del>04</del>	<del>B D</del> <b><i>B D</i></b>	Ground Floor Plan
<del>05</del>	<del>B D</del> <b><i>B D</i></b>	Level 1 Plan
<del>06</del>	<del>B D</del> <b><i>B D</i></b>	Level 1 Plan
<del>07</del>	<del>B D</del> <b><i>B D</i></b>	Level 1 Plan
<del>08</del>	<del>B D</del> <b><i>B D</i></b>	Level 1 Plan
<del>09</del>	<del>B D</del> <b><i>B D</i></b>	Level 1 Plan
<del>10</del>	<del>B D</del> <b><i>B D</i></b>	Level 1 Plan
<del>11</del>	<del>B D</del> <b><i>B D</i></b>	Level 1 Plan
<del>12</del>	<del>B D</del> <b><i>B D</i></b>	Roof Plan

**Architectural plans prepared by ~~Flower and Samios Architects~~ Reid Campbell and dated 25 November 2010**

13	<b>B D</b>	West Elevation
14	<b>B D</b>	East Elevation
15	<b>B D</b>	North / South Elevation

**Landscape plans prepared by ASPECT Studios**

<del>28049-L02</del> 28049 - SW75-01	<b>C</b>	Landscape Plan
<del>28049-L03</del> 28049 - SW75-02	<b>C</b>	Detail Plan

**Condition B14**

Water saving devices shall be installed in all areas of the development to reduce water consumption and promote energy efficiency, and all new fixtures and fittings are to achieve the following WELS rating and performance:

- (a) hand wash basins rated to WELS 4 Star;
- (b) sink taps rated to 4 WELS Star;
- (c) showerheads rated to ~~4~~WELS 3 WELS Star;
- (d) dual flush toilets rated to 4 WELS Star;
- (e) urinals should be waterless or sensor rated to WELS 5 Star; and
- (f) dishwashers rated to WELS 4 Star.

Details of the above are to be included in the specifications which are to form part of the Construction Certificate for the premises.

#### 4.0 CONCLUSION

The proposed changes to the western elevation including introduction of balconies off bedroom and living areas and changes to the approved materials and finishes are proposed to further improve the appearance of the building from the public domain, in particular the rear lane, and to improve building occupant's amenity by increasing levels of natural light, improving internal circulation and creating additional areas of private open space for the use and enjoyment of visitors. The proposed changes are also required as a result of further detailed design and will not result in the diminution of the design quality of the building.

The scale, height and bulk of the building will not change as a result of the proposed amendments. The approved development, as proposed to be modified, will still have a positive streetscape impacts.

The proposed modifications will not result in any adverse environmental impacts or raise any unacceptable environmental issues. The project as proposed to be amended by this modification will be substantially the same as the originally approved development.

We trust the above information provides sufficient detail for a prompt assessment of the modification. Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or [ecrameri@jbaplanning.com.au](mailto:ecrameri@jbaplanning.com.au).

Yours faithfully



Elise Crameri  
Principal Planner