

DEPARTMENT OF PLANNING

Development Assessment and Sustainable Performance

S75W MODIFICATION TO SITE 22, SYDNEY OLYMPIC PARK (MP08 0155)

PURPOSE

- To determine a modification request for façade changes to the approved serviced apartment building on Site 22, Edwin Flack Avenue, Sydney Olympic Park.

BACKGROUND

- On 23 March 2010, the Director General as delegate for the Minister for Planning granted approval for the construction of an 8-storey serviced apartment building on Site 22, Edwin Flack Avenue, Sydney Olympic Park.
- The development comprised 77 serviced apartments, ground floor retail, conference room and gymnasium, basement car parking for 40 cars, at-grade parking for 4 spaces accessed from the rear laneway, and associated signage. Figure 1 indicates the site/development location.

PROPOSED MODIFICATION

- On 16 December 2010, JBA Urban Planning acting on behalf of SOPPROP Pty Ltd (the Proponent) submitted a modification application under section 75W of the EPA&A Act to modify the approval in relation to the façade treatment on the western and southern elevations. Other minor internal and external amendments resulting from detailed design development also form part of this modification application.
- Specifically, the proposed key modifications are as follows:

Floor/Elevation	Modification
Basement	<ul style="list-style-type: none">- change to access ramp to comply with AS 2890- reconfiguration of carpark to accommodate other changes that need to comply with Australian Standards- relocate disabled car space closer to lift- introduction of plant rooms to minimise transfer of services across the roof
Ground	<ul style="list-style-type: none">- delete one rear lane, at-grade parking space resulting from modified access to basement- amalgamation of 3 retail tenancies to meet requirements of café tenant, increasing retail GFA by 31m²
Floors 1-7	<ul style="list-style-type: none">- provision of balconies off west facing bedrooms and living areas in lieu of louvered unusable space
Western Elevation	<ul style="list-style-type: none">- louvers removed to increase natural light to west-facing apartments- balconies introduced to increase natural light, and amenity to west-facing apartments- removal of west-facing ensuite windows following removal of louvers
Southern Elevation	<ul style="list-style-type: none">- new windows to corner apartments to allow for cross-ventilation, resulting in windows on southern elevation

- The proposed modification also requests Condition B14 to be amended to reflect the market availability of a showerhead product.

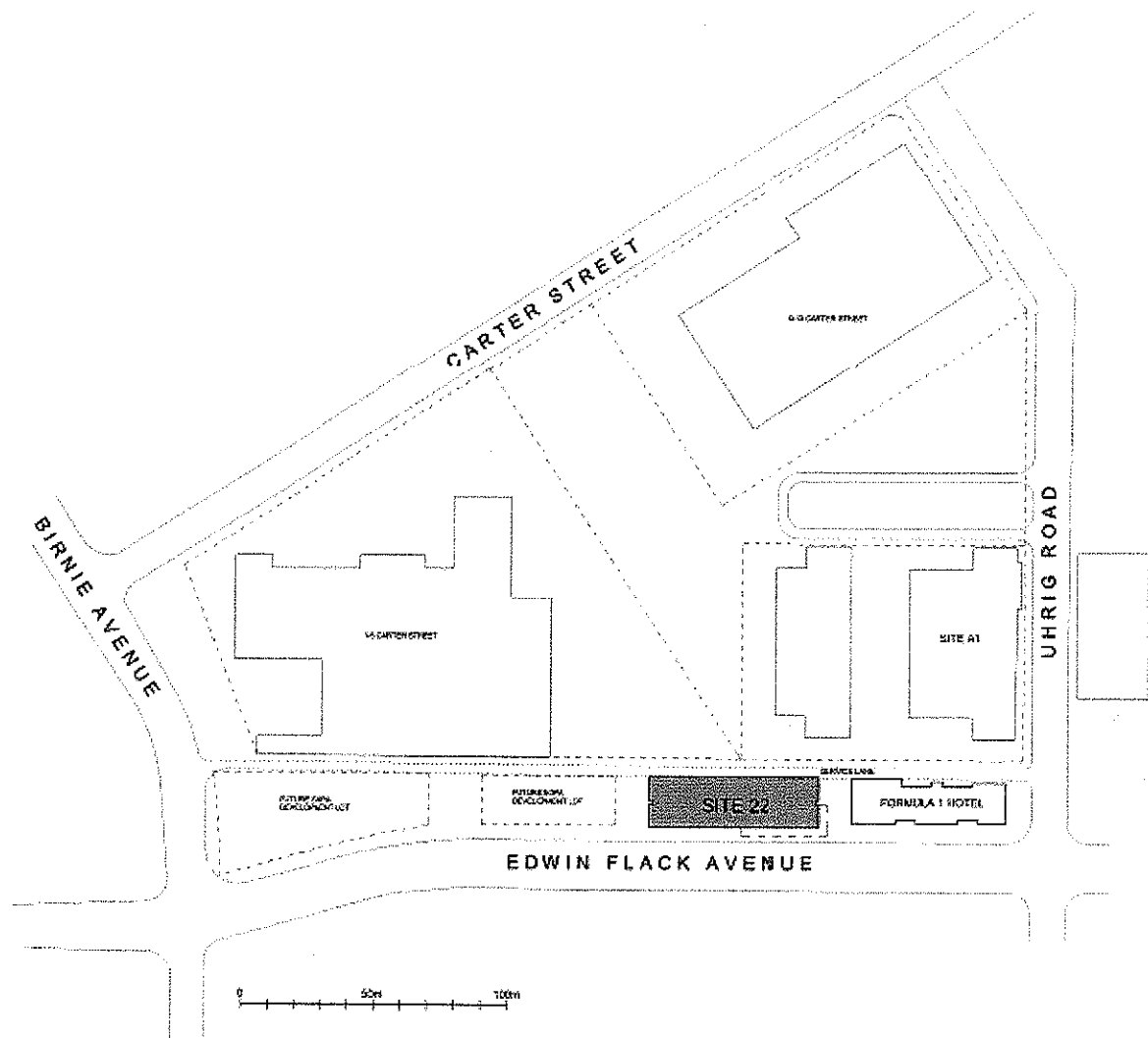
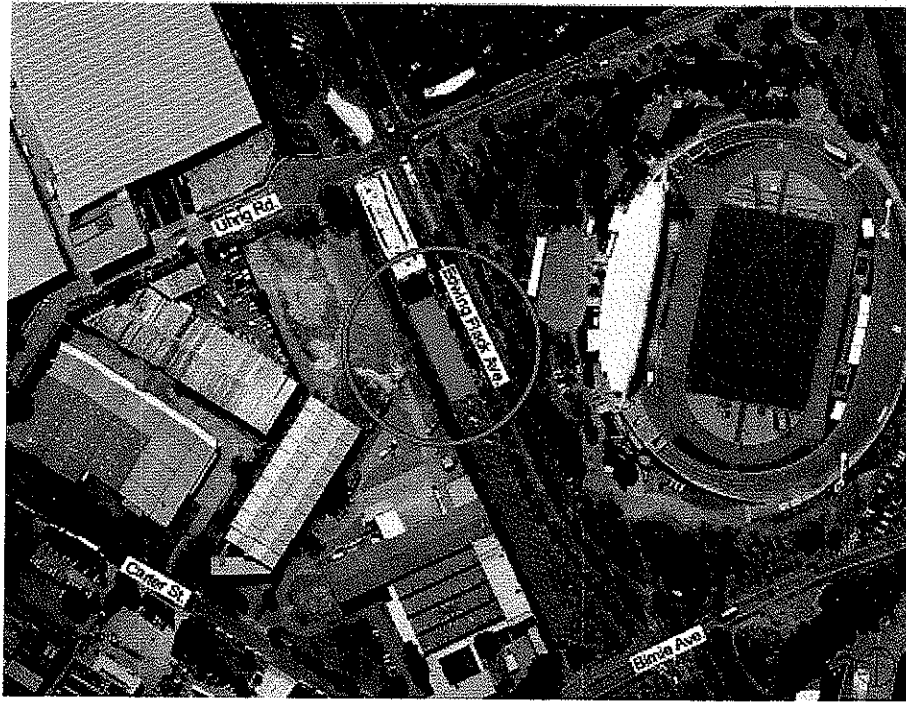


Figure 1: Site/development location

CONSULTATION

- In accordance with section 75X of the EP&A Act and clause 8G of the EP&A Regulation, the modification request was made available on the Department's website. Due to the minor nature of the proposed modification, the modification request was not exhibited by any other means. Public submissions were not received on the modification request.
- Prior to submitting the application, consultation was undertaken between the Proponent and SOPA's Design Review Panel on 28 October 2010. The recommendations from the Design Review Panel have been considered in the design of this modified proposal.

DELEGATED AUTHORITY

- On 25 January 2010, the Minister delegated his powers and functions under section 75W of the EP&A Act to Directors in the Major Projects Assessment Division in cases where there are less than 10 public submissions (not including submissions from public authorities) in the nature of objections in respect of the modification request. As public submissions were not received, the Director may determine the modification request under delegated authority.

KEY ISSUES

- The key issue that the modification seeks to address arises from the amendments to the western elevation, specifically the introduction of balconies off bedroom and living areas and changes to the approved materials and finishes.

The removal of louvers and introduction of double glazed windows will still enable the development to achieve a 4 star Green Star rating, while providing guests with increased amenity through solar access and allowing balconies to be capable of receiving full sun if desired. The slabs above the balconies will provide shade.

The scale, height and bulk of the building will not be altered as a result of the proposed amendments.

CONCLUSION

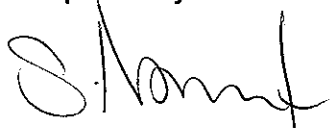
The proposed modification to the western elevation, including changes to materials and finishes, and other minor amendments are considered acceptable as it does not significantly alter the originally approved development pursuant to MP 08_0155.

RECOMMENDATION

It is RECOMMENDED that the Director:


- note the information provided in this briefing;
- approve the modification request, subject to conditions; and
- sign the attached modifying instrument (Tag A).

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