

12 June 2012

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**RE: Section 75W Modification (MOD 1) to modify MP 10\_0027 (Site 3 – Stages 2 & 3, Sydney Olympic Park)**

Dear Heather,

I refer to the above Section 75W Application, which was referred to Sydney Olympic Park Authority (the Authority) for comment by letter dated 29 May 2012. The Authority raises no objection to the application provided that the following issues are satisfactorily addressed:

**1. Actual scale of modifications**

It is noted that the modifications only relate to Stage 2 (Tower 1). It is reasonably assumed that that there will be similar modifications to Stage 3 (Tower 2). With that in mind, rather than proposing any modifications in increments, the proponent should disclose the intentions for Stage 3 (Tower 2) so that the cumulative impacts of the modified development can be appropriately assessed and addressed.

**2. Apartment mix**

The following issues should be noted in relation to unit mix:

- Unit mix has been continually altered since Stage 1, with a progressive reduction in larger units. The number of 3+ B units has dropped from 13% to 9% (MP2030 sets a minimum of 15%).
- There is a significant increase in 1B units, which are unsuitable for families and/or similar demographics. Some of the 1B units are designated as adaptable units, but appear to be studio units (as bedroom is connected to the living area).
- If adaptable units are intended to provide accessible living conditions, then a 1B unit provides little flexibility if carer accommodation is required.
- There is a reduction in variety of unit options with the removal of all but 1 loft unit. The proponents have indicated that they wish include more 1B unit due to market demands, which in real terms is reasonable. However, due to the size and strategic location of the development, it is important the Department consider the overall cumulative impacts of non-compliance with the Master Plan. This may in the future preclude families or any other similar groups from residing at Sydney Olympic Park.

**3. Balconies**

The change in unit mix has resulted in new triangular balconies that are less than 2 m<sup>2</sup> in area and almost unusable. It is recommended that the additional FSR achieved through internal efficiencies (52m<sup>2</sup> in total according to the proponent) be invested back into providing balconies of greater than 2m<sup>2</sup>.

#### 4. Natural Ventilation

The natural ventilation explanation on page 31 of the Architectus report provides identical performance specifications for both Towers. It appears that Tower 2 will have a different apartment mix to Tower 1, therefore generating a different performance specification. It is recommended that the proponents provide further cross ventilation information for each Tower based on definite apartment configurations.

#### 5. Urban Design

The tower is of significant mass and height and will have a major impact on the SOP skyline. The original 'Design Competition' winning design is based on a simple elliptical form that has been cleverly modelled to reduce the impact of its scale. The proposed changes will make the building appear more solid, in particular:

- Smaller, shallower balconies and fewer external wall surfaces set back from the building edge are less effective in counteracting the mass of these large elevations.
- Removal of 2-storey loft units reduces the variety and changes the proportion of the upper levels. The removal of the loft units also means that there is less light penetrating through the 2-storey voids into the Level 23 living area
- Infilling the void areas at each end of Level 24 reduces the variety, transparency, and solar access of the upper levels.

#### 6. Access

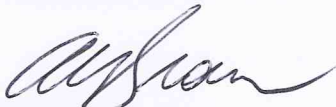
The Access Review report by Morris-Goding is inconsistent and incorrect in its referencing of the Authority's Access Guidelines. The most current version of the Guidelines is May 2011. The report will need to be reviewed and amended in accordance with this most current version.

#### 7. Affordable Housing

Any modifications (increase in the number of units) will need to comply with affordable housing requirement of Master Plan 2030.

Please contact Dat Tran on 9714 7139 or [dat.tran@sopa.nsw.gov.au](mailto:dat.tran@sopa.nsw.gov.au) should you require any further clarifications on this matter.

Yours sincerely



**Andrew Brown**

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