

SITE 68

SYDNEY OLYMPIC PARK

SECTION 96 AMENDMENTS
DESIGN REPORT

MAY 2015

BATESSMART™

CLIENT

Ecove Group



CONSULTANTS

Planning
Landscape
Environment
Structure
Services
Vertical Transportation
Traffic
Accessibility
Acoustic
BCA
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Stormwater

Urbis
Turf Design Studio
ARUP
Bonacci Group
Insync Services
Norman, Disney & Young
Cardno
Morris Goding
Renzo Tonin
McKenzie Group
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Alluvium

PROJECT NUMBER

S11611

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SUMMARY OF PROPOSED AMENDMENTS

This design statement has been prepared to outlines changes proposed by S96 modifications to consent DA6603. This document is to be read in conjunction with the accompanying planning report prepared by Urbis.

A summary of proposed amendments is provided below:

/ Reduction in typical residential floor to floor height from 3.2 metres to 3.1 metres.

/ Insertion of 2 x additional residential floorplates at levels 25 and 35.

/ No increase to the total approved building height. The proposed rooftop RL remains as approved at RL 127.40.

/ Minor adjustments to the rooftop crown, raised by 1.8 metres and reduced in projection depth by 600mm.

/ Modification to extents of rooftop plant on level 36. Consolidation of plant and equipment to the western side of the rooftop, with former plant area fronting North East and South East proposed to be converted to residential use as the upper floor of loft apartments accessed via internal stairs from level 35.

/ Increase in residential units from 369 to 392.

/ Increase in Gross Floor Area of 2,468sqm.

/ Minor reduction in ground floor lobby FFL (lowered by 400mm from approved).

/ The above change in levels reduces the ramp gradient at the entrance of the site linking New Road to the drop-off and childcare centre from 1:11 to 1:14, thereby enabling the creation of a second DDA compliant access route linking New Street to the tower and future childcare centre.

/ Reduction in typical basement floor to floor height from 3.0 metres to 2.9 metres. Changes to internal basement parking layout and relocation of internal ramp.

/ Increase in total car parking from 480 spaces to 515 spaces within the approved basement extents.

/ Creation of a new 135 sqm retail tenancy at ground floor within the approved building envelope. Relocation of 94 bike parking spaces from ground floor to the bicycle storage room on basement level 01. New direct street access is proposed linking the B1 bike store room to New Street.

/ Increase in total bike parking spaces from 519 to 558.

/ Increase in quantity of adaptable units from 37 to 40.

1.0 DENSITY AND UNIT MIX:

23 additional residential units are proposed through the insertion of two additional typical residential floorplates and modification to the extents of rooftop plant area:

1.1 APPROVED DWELLING SIZE AND MIX

Unit Type	No	Mix	Size Range
1 Bed	171	46%	50-65 sqm
2 Bed	162	44%	71-85 sqm
3 Bed	27	7.5%	99-108 sqm
4 Bed	9	2.5%	155 sqm
Total:	369		

1.2 PROPOSED DWELLING SIZE AND UNIT MIX:

The application proposes the following mix of dwelling types:

Unit Type	No	Mix	Size Range
1 Bed	180	46%	50-65 sqm
2 Bed	170	43.5%	71-85 sqm
3 Bed	28	7%	99-108 sqm
4 Bed	14	3.5%	155-185 sqm
Total:	392		

2.0 ADAPTABLE UNITS

The new level inserted at level 25, (identical to approved level 24) contains 3 new adaptable units.

2.1 APPROVED ADAPTABLE UNIT PROVISION

Unit Type	No.
1 Bed	26
3 Bed	9
4 Bed	2
Total:	37 / 369 (10%)

2.2 PROPOSED ADAPTABLE UNIT PROVISION

Unit Type	No.
1 Bed	28
3 Bed	10
4 Bed	2
Total:	40 / 392 (10%)

3.0 PARKING

35 additional residential car spaces are proposed within the approved basement extents through revisions to internal planning.

Car parking rates have been calculated at the rate of 1 space per 1 bedroom and 2 bedroom, and 2 spaces per 3 and 4 bedroom. The total number of parking spaces provided is within the limits outlined by Sopa Masterplan 2030 maximum controls.

Accessible spaces have been provided at a rate of 10% of the total unit number plus 2 visitor spaces. Visitor spaces have been provided at a rate of 0.14 per residential dwelling.

3.1 APPROVED PARKING PROVISIONS

Residential	406
Visitors	52
Childcare	20
Commercial	2
Total Provided:	480

Parking is provided in the following locations:

Basement:	470
Street Level:	10
Total Provided:	480
(+ 2 Car-wash bays)	

3.2 PROPOSED PARKING PROVISIONS

Residential	435
Visitors	55
Childcare	20
Commercial	5
Total Provided:	515

Parking is provided in the following locations:

Basement:	505
Street Level:	10
Total Provided:	515
(+2 Car-wash bays)	

A detailed breakdown of parking provision by use is contained with the accompanying Traffic Report prepared by Cardno.

4.0 BICYCLE PARKING

Bicycle parking is provided at plaza level adjacent the tower lobby, on racks within a secure bike storage area, and some bike storage is proposed within storage cages located within the basement as outlined within the approved traffic report. The proposed s96 amendments provide a new direct access to the below ground storage area from new street.

39 additional bicycle spaces are required from the 23 additional apartment units. Bicycle parking rates have been calculated at the rate of 1 space per 1 bedroom; 1.2 space per 2 bedroom; 1.5 space per 3 bedroom and 2 spaces per 4 bedroom. Visitor spaces have been provided at a rate of 0.25 per residential unit.

4.1 APPROVED BIKE PARKING PROVISIONS

Residential	424
Visitors	92
Childcare	1
Commercial/Retail	2
Total Provided:	519

Bike parking is provided in the following locations:

Plaza Level on racks:	132
Basement on racks:	156
Basement via storage:	231
Total Provided:	519

4.2 PROPOSED BIKE PARKING PROVISIONS

Residential	454
Visitors	98
Childcare	1
Commercial/Retail	5
Total Provided:	558

Bike parking is provided in the following locations:

Plaza Level on racks:	38
Basement on racks	
with level street access:	259
Basement via storage:	261
Total Provided:	558