

8<sup>th</sup> October 2015

Department of Planning and Environment

**Architecture**  
**Interior Design**  
**Urban Design**  
**Strategy**

**BATESSMART™**

**Site 68, Sydney Olympic Park, Section 96 Amendments**  
**Design Verification Statement**

I confirm that I Philip Vivian of Bates Smart directed the design of the Section 96 Amendments to the aforementioned project and I am a registered Architect in NSW in accordance with the Architects Act 1921.

The proposed amendments being sought under S96 application for the above project are minor in nature and do not impact key design elements, or any aspect of the proposed design identified as contributing to design excellence by the Jury in the Design Competition Report, an extract of which is provided below:

*The Bates Smart scheme proposed a unique triangular shaped tower of 32 levels, with soft corners reflecting the elliptical towers further along Australia Avenue (Site 3). The design concept reflects "residential leaves" of consistent depths surrounding a central core, with vertical slots provided adjacent to the corners to bring light and ventilation into the building.*

*The triangular form is considered a strong, legible and iconic response to the axes of Australia Avenue, Bicentennial Park and the intersection with Bennelong Parkway. However, the lack of activation on the ground plane results in a missed opportunity to create a junction between the Bicentennial Parklands and Sydney Olympic Park.*

*The tower is divided horizontally into five stacked blocks of varying heights to create an interesting juxtaposition of scale on the building. The heights relate directly to the changes in the floor plate planning types. Each stacked volume incorporates three full height vertical slots which are positioned to capture air and light from multiple orientations throughout the building. All slots incorporate vertical gardens, with two out of three providing communal open space for the use of all residents and visitors.*

*The Bates Smart scheme is commended for the well-considered environmental design initiatives proposed including the clever use of vertical slots to provide natural light and ventilation to the lift lobby and common areas, rainwater collection for re-use within vertical gardens and landscaped ground plane, and roof top farming opportunities.*

*The Bates Smart scheme proposed a highly efficient floor plate with 9-14 apartments per floor. The positioning and layout of apartments are well-considered, with larger two and three bedroom apartments located at the curved ends maximizing the 180 degree views.*

*While the size of the residential floor plate is generally considered large, at 1,260m<sup>2</sup>, the angled sides and rounded corners create a slender and iconic presence when viewed from any angle. In addition, the triangular form provides significant benefits in terms of views, natural ventilation, and sunlight access.*

The proposed S96 amendments have no impact to any aspect of the design as described above, with the exception that the tower will consist of 36 storeys rather than 34 as approved. Please refer to the attached 3D Images showing the proposed S96 amended scheme in comparison with the approved development.

A summary of the proposed changes sought under this S96 application are:

*/ Reduction in typical residential floor to floor height from 3.2 metres to 3.1 metres, achieved through a reduction in the ceiling services zone. There is no impact to the approved 2700mm internal ceiling height to apartments, and no impact to the 500mm solid facade spandrel panel height of the approved facade design. The 100mm reduction is removed from the glazing zone.*

*/ 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. The attached 3D image demonstrates the adjustment is minimal and does not compromise the architectural expression.*

*/ Modification to extents of rooftop plant on level 36.*

*/ Increase in residential units from 369 to 392.*

*/ Increase in Gross Floor Area of 2,484sqm.*

*/ Minor reduction in ground floor lobby FFL (lowered by 400mm from approved), improving DDA access into the site.*

*/ 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, providing further activation at ground level,*

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

*/ Increase in adaptable units from 37 to 40.*

I confirm that in my professional opinion the above design amendments do not diminish or detract from the design quality, or compromise the design intent of, the development for which the consent was granted and design excellence awarded.

Sincere Regards  
Philip Vivian



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Director

8<sup>th</sup> October 2015

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Date



**PICTURED**  
1/ View from Australia Avenue, DA Approved Scheme  
2/ View from Australia Avenue, S96 Proposed Scheme