



SITE 53 SYDNEY OLYMPIC PARK

SECTION 4.55 MODIFICATION (SSD 7662 Mod 1)

RESPONSES TO DPE COMMENTS

date	rev	amendment
20-09-18	A	Responses to DPE Comments

project:

SOP 53
2 FIGTREE DRIVE
SYDNEY OLYMPIC PARK

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DESIGN PRINCIPLES

THE PROPOSED SCHEME MAINTAINS THE KEY DESIGN PRINCIPLES THAT WERE ACHIEVED AS PART OF THE DESIGN COMPETITION WINNING SCHEME IN FEBRUARY 2015, WHICH CREATED A UNIQUE RESPONSE TO THE SITE AND BRIEF.

LISTED BELOW ARE THE ORIGINAL KEY DESIGN PRINCIPLES (IN BOLD) AND THE RESPONSE OF THE APPROVED DA DESIGN & [S4.55 MODIFICATION \(IN BLUE\)](#) TO THESE PRINCIPLES:

• SCALE & CHARACTER

VARYING THE BUILDING HEIGHTS ACROSS THE SITE TO ENRICH THE FUTURE DESIRED SCALE AND CHARACTER OF THE PRECINCT.

THE ORIGINAL DA PROPOSAL MAINTAINS THE PRINCIPLE OF VARYING HEIGHTS ACROSS THE SITE:

- **BUILDING 1**
TOTAL OF 12 STOREYS WITH A SETBACK AT THE TOP OF THE 10TH STOREY
- **BUILDING 2**
TOTAL OF 31 STOREYS WITH A LOWER PORTION AT 27 STOREYS AND A SKY TERRACE SLOT AT THE TOP OF THE 10TH STOREY
- **BUILDING 3**
A TOTAL OF 9 STOREYS
- **BUILDING 5**
TOTAL OF 23 STOREYS WITH A SKY TERRACE SLOT AT THE TOP OF THE 10TH STOREY

THE PROPOSED MASSING AMENDMENTS RESPONDING TO THE GMU REPORT FURTHER VARIES THE HEIGHTS:

- BUILDING 1
NO CHANGE
- BUILDING 2
TOTAL OF 35 STOREYS WITH A LOWER PORTION AT 24 STOREYS AND A SKY TERRACE SLOT AT THE TOP OF THE 10TH STOREY
- BUILDING 3
TOTAL OF 9 STOREYS WITH A SETBACK AT THE TOP OF THE 7TH STOREY
- BUILDING 5
TOTAL OF 23 STOREYS WITH A SKY TERRACE SLOT AT THE TOP OF THE 8TH STOREY

[PROPOSED AMENDMENTS IN S4.55](#)

- [THE PROPOSED AMENDMENTS WILL NOT CHANGE THE MASSING OF ALL BUILDINGS AND THE MASSING REMAINS THE SAME AS APPROVED DA SCHEME.](#)

• TRANSITION

CREATE A MORE SUCCESSFUL TRANSITION BETWEEN THE 30+ STOREY RESIDENTIAL TOWERS ON AUSTRALIA AVENUE AND THE LOWER-SCALE BUILDINGS WITHIN THE PRECINCT.

THE NEW PROPOSAL AND THE PROPOSED AMENDMENTS RESPONDING TO THE GMU REPORT MAINTAIN THE PRINCIPLE OF TRANSITION FROM THE EXISTING AUSTRALIA AVENUE TOWERS TO THE LOWER BUILDING HEIGHTS TO THE WESTERN SIDE OF AUSTRALIA AVENUE.

[PROPOSED AMENDMENTS IN S4.55](#)

- [THE PROPOSED AMENDMENTS WILL NOT CHANGE THE NUMBER OF STOREY AND THE TRANSITION REMAINS THE SAME AS PER APPROVED DA SCHEME.](#)

• GATEWAY

PROVIDE A GATEWAY TO SYDNEY OLYMPIC PARK FROM AUSTRALIA AVENUE.

THE NEW PROPOSAL AND THE PROPOSED MASSING AMENDMENTS RESPONDING TO THE GMU REPORT NOT ONLY MAINTAIN THE GATEWAY PRINCIPLE, BUT DUE TO THE INCREASED HEIGHT OF BUILDING 2 ACTUALLY CREATES A STRONGER “GATEWAY” TO SYDNEY OLYMPIC PARK

[PROPOSED AMENDMENTS IN S4.55](#)

- [THE PROPOSED AMENDMENTS WILL NOT CHANGE THE MASSING AND NUMBER OF STOREY OF ALL BUILDINGS.](#)

• MINIMISE OVERSHADOWING TO COMMUNAL SPACE

MAINTAIN A LOWER BUILT FORM ON THE NORTH-EAST CORNER OF THE SITE IN ORDER TO MINIMISE OVERSHADOWING OF THE COMMUNAL OPEN SPACE.

CONSIDERING THE INCREASED HEIGHT AND DENSITY OF THE DEVELOPMENT, AS ENVISAGED BY THE DRAFT 2016 MASTERPLAN, THIS PRINCIPLE IS MAINTAINED IN THE NEW PROPOSAL. THIS IS PRIMARILY ACHIEVED BY MAINTAINING BUILDING 1 AT A MUCH LOWER LEVEL, I.E. 10 STOREYS, THAN THE 30 STOREYS ALLOWABLE UNDER THE DRAFT MASTERPLAN. THIS ALSO MAINTAINS THE PROPORTIONATELY LOWER BUILDING ADJACENT TO THE EXISTING FIG TREES ON THE CORNER OF AUSTRALIA AVENUE AND FIGTREE DRIVE.

[PROPOSED AMENDMENTS IN S4.55](#)

- [THE PROPOSED AMENDMENTS WILL NOT CHANGE THE MASSING AND NUMBER OF STOREY OF ALL BUILDINGS.](#)

• RETAIL COURTYARD AROUND EXISTING FIG TREES

PROVIDE A RETAIL AMENITY AND COURTYARD ON THE CORNER OF AUSTRALIA AVENUE AND FIGTREE DRIVE, ADJACENT TO THE EXISTING FIG TREES.

THE RETAIL COURTYARD, RETAIL SPACE AND ASSOCIATED CAR PARKING ARE MAINTAINED IN THE SAME LOCATION AS THE COMPETITION WINNING SCHEME.

[PROPOSED AMENDMENTS IN S4.55](#)

- [THE PROPOSED AMENDMENTS WILL NOT CHANGE THE RETAIL COURTYARD & RETAIL SPACE. THE TOTAL NUMBER OF THE ASSOCIATED CAR PARKING IS THE SAME AS APPROVED DA SCHEME. THE RELOCATION OF CAR PARKING SPACES HELPS TO RATIONALISE CAR PARKING SPACES AND MOVE THE RETAIL CAR PARKING CLOSER TO THE CARPARK ENTRY & RETAIL SPACE.](#)

• CONTRASTING MATERIALS

USE OF BRICK ON THE SMALLER NORTH-EAST CORNER BUILDING TO CREATE VISUAL INTEREST AND CONTRAST, AND ASSIST IN DEFINING THE SCALE AND ARCHITECTURAL QUALITY OF THE BUILDING.

THE USE OF BRICK ON FROM THE COMPETITION WINNING SCHEME IS MAINTAINED. THE BRICKWORK IS EXTENDED TO THE PODIUM LEVEL OF BUILDING 2. AN ADDITIONAL FACADE TYPE, “GLAZED FAÇADES” ARE ADDED TO EXISTING MATERIAL PALETTE TO ARTICULATE THE NEW TOWER ELEMENTS. THESE GLAZED FAÇADES ARE FRAMED IN WHITE PAINTED MASONRY MATCHING THE COMPETITION WINNING SCHEME.

[PROPOSED AMENDMENTS IN S4.55](#)

- [THE PROPOSED AMENDMENTS WILL NOT CHANGE THE MATERIAL PALETTE.](#)

• ACCESSIBLE RECREATIONAL OPEN SPACE

MAINTAIN AN ACCESSIBLE COMMUNAL OPEN SPACE WITH AREAS FOR PASSIVE AND ACTIVE RECREATION.

THE NEW PROPOSAL MAINTAINS THE LARGE LEVEL COMMUNAL CENTRAL OPEN SPACE.

[PROPOSED AMENDMENTS IN S4.55](#)

- [THE PROPOSED AMENDMENTS WILL NOT CHANGE THE LANDSCAPE PODIUM AND WILL MAINTAIN THE LARGE COMMUNAL CENTRAL OPEN SPACE.](#)

• HIGH AMENITY TO COMMUNAL OPEN SPACE

HIGH AMENITY COMMUNAL OPEN SPACE AND COMMON AREAS. IN PARTICULAR, GOOD SOLAR ACCESS TO THE COMMUNAL OPEN SPACE. ALL CORRIDORS HAVE ACCESS TO NATURAL LIGHT AND AIR, AND ALL LIFE CORES OPEN ONTO LARGE LOBBIES WITH WINDOWS PROVIDING NATURAL OUTLOOK AND SEATING.

THE NEW PROPOSAL AND THE PROPOSED MASSING AMENDMENTS RESPONDING TO THE GMU REPORT MAINTAIN GOOD SOLAR ACCESS TO THE COMMUNAL OPEN SPACE EVEN WITH THE INCREASED DENSITY AND HEIGHT. THE NUMBER OF USES WITHIN THE OPEN SPACE IS INCREASED. CORRIDORS AND LOBBIES MAINTAIN GOOD ACCESS TO NATURAL LIGHT AND AIR, SEATING BENCHES HAVE BEEN ADDED WITHIN THE LIFT LOBBY ON EACH LEVEL. A COMMUNAL GYM AND A MEETING ROOM HAVE BEEN ADDED TO THE DEVELOPMENT FURTHER INCREASING THE RESIDENTIAL AMENITY.

[PROPOSED AMENDMENTS IN S4.55](#)

- [THE SHADOW STUDY IS ILLUSTRATED NO CHANGE IN SOLAR ACCESS TO THE COMMUNAL OPEN SPACE AND GOOD SOLAR ACCESS IS MAINTAINED AS PER APPROVED DA SCHEME. THE PROPOSED AMENDMENTS INCLUDE ADDITIONAL COMMUNAL SPACE ON LEVEL 9 IN BUILDING 5 TO FURTHER IMPROVE THE RESIDENTIAL AMENITY.](#)

MODIFICATION TO SSD 7662

THIS DESIGN STATEMENT HAS BEEN PREPARED TO OUTLINES CHANGES PROPOSED BY S4.55 MODIFICATIONS TO CONSENT SSD 7662. THIS DOCUMENT IS TO BE READ IN CONJUNCTION WITH THE ACCOMPANYING PLANNING REPORT PREPARED BY URBIS

\\ A SUMMARY OF PROPOSED AMENDMENTS IS PROVIDED BELOW:

- BUILDING 1**
1A. MECHANICAL LOUVERS AND RETAIL FACADE AMENDED ON BASEMENT 1
1B. MAIN PEDESTRIAN ENTRY FOR BUILDING 1 & 2 FROM FIGTREE DRIVE TO L1 LANDSCAPE PODIUM UPDATED
1C. PRIVACY SCREEN RELOCATED TO BUILDING 5 FROM BUILDING 1 (L3 TO L8)
1D. ROOF SCREEN & LIFT OVERRUN AREA REVISED
1E. OFF FORM CONCRETE TO TERRACES ENTRY PORTAL ON L1
1F. EXTERNAL WALL NIBS REMOVED FROM SOUTHERN FACADE

- BUILDING 2**
2A. CONVERSION OF 10 X 1 & 2 BED UNITS TO 5 X 3 BED UNITS ON L28 TO L32
2B. 2 X LIFT DOORS DELETED ON L2 TO L15
2C. LOUVRED ROOF REMOVED & PLANT ROOM AREA UPDATED ON L25
2D. PLANT ROOM SCREEN & TOP OF LIFT MACHINE ROOM UPDATED ON L36
2E. GLAZING OPENING ADDED TO THE SIDE BLADE WALL ON L25 TO IMPROVE AMENITY OF APARTMENT
2F. WINDOWS LOCATION IN APARTMENT UPDATED ON L35
2G. PLANT ROOM SCREEN ADDED TO THE BACK OF CORE ON L1 TO L16

- BUILDING 3**
3A. AWNING ABOVE THE ENTRY OF GYM ROOM ADDED ON L1
3B. AWNING ABOVE SUBSTATION ADDED
3C. ROOF PLANT SCREEN & PLANT AREA AMENDED ON L10
3D. GYM/YOGA STUDIO & COMMUNITY ROOM LOCATION SWAPPED ON L1
3E. COURTYARD TO APARTMENT ADDED ON L1
3F. BALCONY IN APARTMENT UPDATED ON L8
3G. ROOF PLANT SCREEN REDUCED ON L8

- BUILDING 5**
4A. PRIVACY SCREEN RELOCATED TO BUILDING 5 FROM BUILDING 1 (L4 TO L8)
4B. INCLUSION OF PET CLEANING ROOM, MUSIC ROOM ON L1
4C. RELOCATION OF MAILROOM & FIRE EXIT DOORS ON L1
4D. SEPARATED ENTRANCE IS PROVIDED FOR RESIDENTIAL & VISITOR BIKE STORAGE ROOM ON L1
4E. CONVERSION OF 2 BED TO 1 BED & SECURITY OFFICE ON L1
4F. CONVERSION OF 2 X 3 BED TO COMMUNAL RECREATION SPACE & LEASING OFFICE ON L9
4G. PLANT ROOM AREA RELOCATED AND LOUVRED ROOF REMOVED ON L25
4H. COURTYARD TO APARTMENT ADDED ON L1
4I. OFF FORM CONCRETE TO TERRACES ENTRY PORTAL ON L1
4J. INCLUSION OF WORKSHOP/STORAGE IN BICYCLE STORAGE ON L1
4K. FACADE AMENDED TO SUIT APPROVED DA FLOOR PLAN

- BASEMENT**
5A. RELOCATION OF CAR PARKING SPACES IN BASEMENT LEVELS
5B. BASEMENT OUTLINE AMENDED
5C. MAIN SWITCH ROOM RELOCATED TO B2
5D. COLD WATER PLANTROOM RELOCATED TO B1
5E. BICYCLE STORAGE / PARKING ADDED TO B1
5F. PARCEL LOCKER AREA ADDED TO B1

BASEMENT ALTERATIONS

PROVIDE CLARIFICATION AS TO THE EXTENT OF THE AMENDMENT TO THE BASEMENT

\\ RESPONSE

OVERLAY APPROVED DA PLANS ON PROPOSED S4.55 PLANS TO SHOW THE DIFFERENCE OF BASEMENT EXTENT



BASEMENT INCREASED
\\ RE-ALIGN THE PERIMETER WALL AND
CONTINUE THE EXCAVATION DOWN TO
BASEMENT 4 DUE TO STRUCTURAL
RATIONALISATION & THE DIFFICULTY IN
CREATING PILE CAP/BEAM BELOW BASEMENT 1

BASEMENT INCREASED
\\ ALIGN WITH EXTERNAL WALL ABOVE FOR
BUILDABILITY

BASEMENT LEVEL 4



BASEMENT INCREASED
\\ RE-ALIGN THE PERIMETER WALL AND
CONTINUE THE EXCAVATION DOWN TO
BASEMENT 4 DUE TO STRUCTURAL
RATIONALISATION & THE DIFFICULTY IN
CREATING PILE CAP/BEAM BELOW BASEMENT 1

BASEMENT INCREASED
\\ RESOLUTION OF PLANT AREA REQUIREMENTS
\\ EXTENDING THE PLANT AREA FROM BASEMENT 1
TO LEVEL BELOW

BASEMENT LEVEL 2



BASEMENT REDUCED
\\ RE-ALIGN THE PERIMETER
WALL DUE TO STRUCTURAL
RATIONALISATION

BASEMENT INCREASED
\\ RE-ALIGN THE PERIMETER WALL AND
CONTINUE THE EXCAVATION DOWN TO
BASEMENT 4 DUE TO STRUCTURAL
RATIONALISATION & THE DIFFICULTY IN
CREATING PILE CAP/BEAM BELOW BASEMENT 1

BASEMENT INCREASED
\\ ALIGN WITH EXTERNAL WALL ABOVE FOR
BUILDABILITY

BASEMENT LEVEL 3

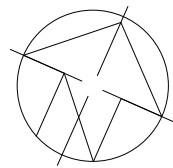


BASEMENT REDUCED
\\ RE-ALIGN THE PERIMETER
WALL DUE TO STRUCTURAL
RATIONALISATION

T 1
BASEMENT INCREASED
\\ ALIGN WITH EXTERNAL WALL ABOVE FOR
BUILDABILITY

BASEMENT LEVEL 1

- UNCHANGED BASEMENT AREA
- BASEMENT AREA INCREASED
- BASEMENT AREA DECREASED
- DA BASEMENT PERIMETER



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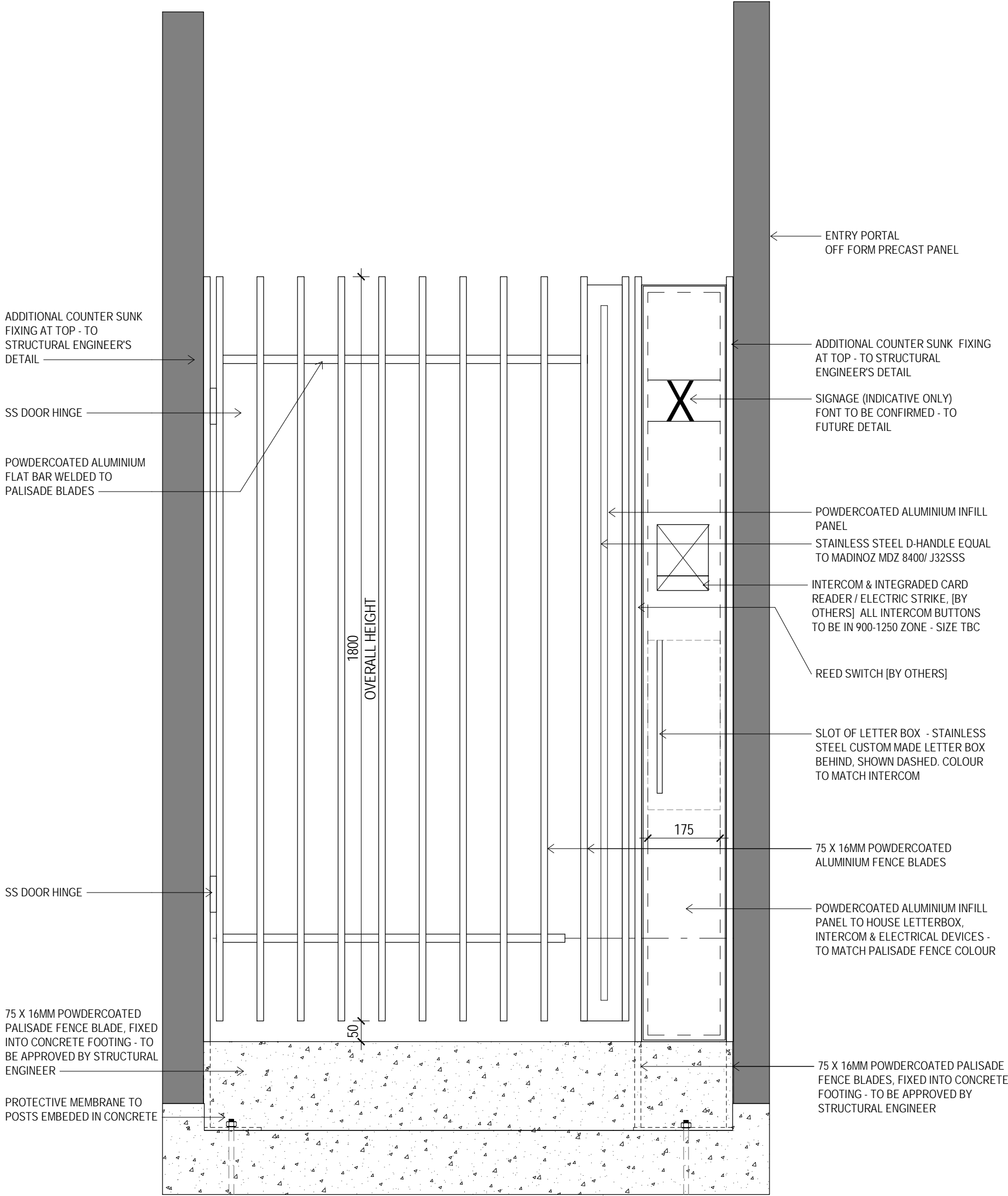
drawn: Author	Scale 1:200
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lot no:	drawing no: DA-9002 rev: A



PERSPECTIVE VIEW OF GROUND FLOOR UNITS IN BUILDING 5 FROM NEW STREET



ELEVATION OF GROUND FLOOR UNITS IN BUILDING 5 FROM NEW STREET



TYPICAL DETAIL OF ENTRY

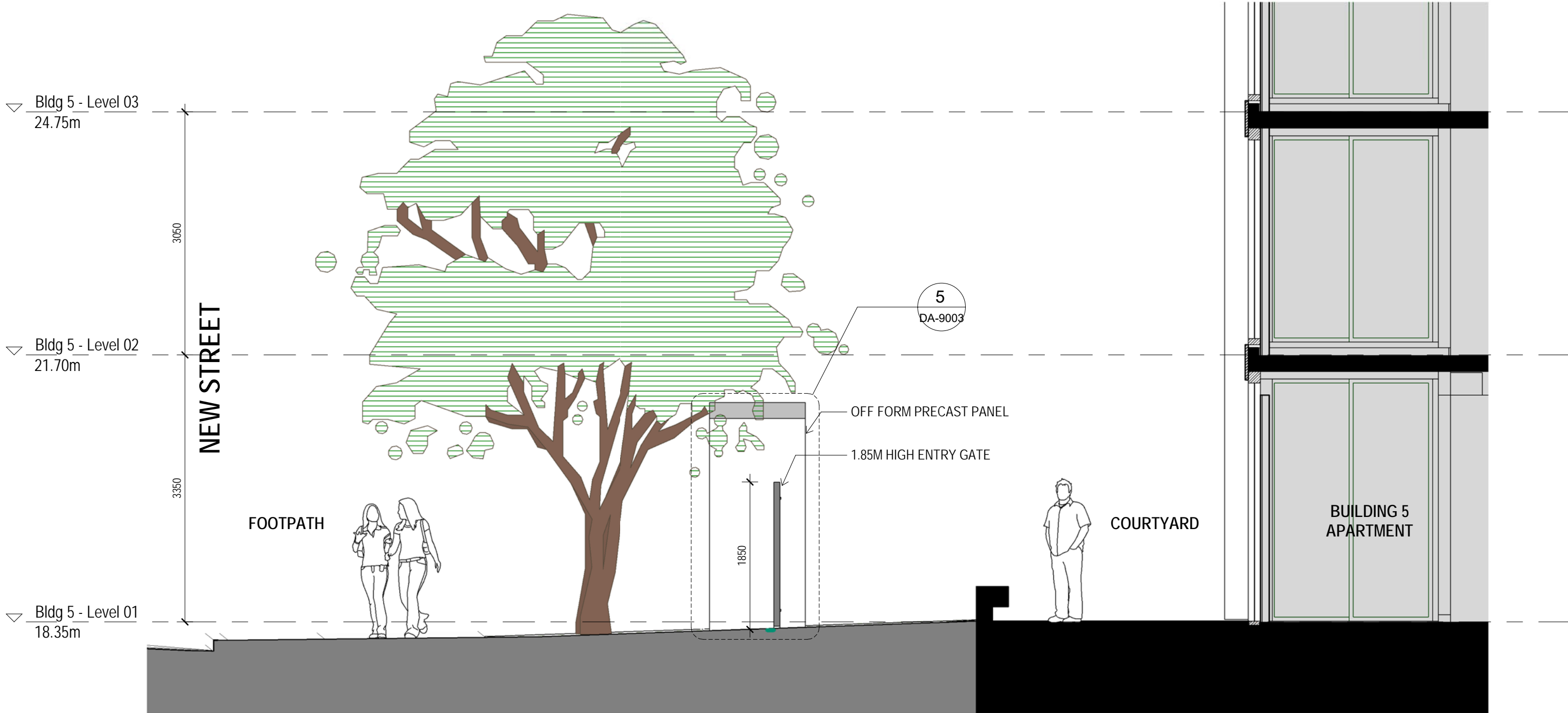
DESIGN - FENCE

PROVIDE JUSTIFICATION FOR THE INCREASED FENCE HEIGHT AND CHANGE IN MATERIALS TO THE GROUND FLOOR UNIT ENTRANCES

\\ RESPONSE

ENTRY PORTAL IS PROVIDED TO THE GROUND FLOOR UNITS IN BUILDING 5 FOR DIRECT STREET ACCESS . AS PART OF THE DESIGN DEVELOPMENT PROCESS, THE FENCE IS STEPPED TO FOLLOW THE SLOPED FOOTPATH AND THE HEIGHT IS ADJUSTED TO ALIGN WITH THE GATE FOR PRIVACY & SECURITY REASON.

EACH ENTRY PORTAL IS FINISHED WITH OFF FORM PRECAST CONCRETE AND THE GATE & FENCE ARE IN SAME MATERIAL FOR CONSISTENCY AND FINISHED IN POWDERCOATED ALUMINIUM.



TYPICAL SECTION OF ENTRY FOR GROUND FLOOR UNITS

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PERSPECTIVE VIEW OF GYM AREA IN BUILDING 3 FROM LANDSCAPED PODIUM

DESIGN - AWNING OVER GYM

PROVIDE DETAILS OF THE PROPOSED MATERIALS FOR THE AWNING OVER THE GYM

\\ RESPONSE

PAINTED & RENDERED CONCRETE AWNING IS PROPOSED ABOVE THE ENTRY OF GYM AREA FOR WEATHER PROTECTION.

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NORTHEAST ELEVATION OF BUILDING 5



PERSPECTIVE VIEW OF NORTHEAST FACADE IN BUILDING 5 FROM LANDSCAPED PODIUM

PRIVACY SCREENS

PROVIDE FURTHER INFORMATION AND JUSTIFICATION FOR THE PROPOSED RELOCATION OF THE PRIVACY SCREENS FROM THE WESTERN ELEVATION OF BUILDING 1 (LEVELS 3 TO 8) TO THE EASTERN ELEVATION OF BUILDING 5 (LEVELS 4 TO 8)

\\ RESPONSE

THE PROPOSED PRIVACY SCREENS ARE RELOCATED FROM THE LOW-RISE (BUILDING 1 – 12 STOREYS) TO HIGH-RISE BUILDING (BUILDING 5 – 23 STOREYS). THE PROPOSED AMENDMENT AVOIDS THE PRIVACY SCREENS DOMINATING OR OVERPOWERING THE FACADE OF THE LOWER-SCALE BUILDING 1. IT WORKS AS A TOOL TO VISUALLY REDUCE THE APPARENT MASS OF BUILDING 5 BY ARTICULATING ELEVATION TO CREATE INTERESTING PATTERNS OF SHADES AND SHADOW AND PROVIDES A BETTER SENSE OF SCALE AND PROPORTION.

AS SHOWN IN THE IMAGE, THE PROPOSED PRIVACY SCREENS CONTINUE THE 'BARCODING' CONCEPT WHICH IS PRESENTED IN MANY DIFFERENT CONTEXTS IN THE DEVELOPMENT. THE EXTENT OF PRIVACY SCREEN IS REDUCED FROM 5 TO 6 FLOOR LEVELS AFTER RELOCATION BUT MAINTAIN THE SAME PRIVACY PROTECTION TO THE APARTMENTS. DETAIL DESIGN WILL BE GUIDED BY THE BASIX REQUIREMENTS TO ENSURE THERMAL COMFORT IS MAINTAINED.

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