



**MAJOR PROJECT ASSESSMENT:
SOFITEL HOTEL,
Olympic Boulevarde,
Sydney Olympic Park**

Director-General's
Environmental Assessment Report
Section 75I of the
Environmental Planning and Assessment Act 1979

July 2006

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1. EXECUTIVE SUMMARY

1.1 The Proposal

TAHL Homebush Pty Ltd (the Proponent) is proposing to develop an 18 storey, five star hotel ("the proposal") on land owned by the Sydney Olympic Park Authority (SOPA) at Site 4A, Olympic Boulevard within the Town Centre Precinct of Sydney Olympic Park.

The proposal comprises the construction of an 18 storey hotel building including:

- 2 levels of basement car parking (120 spaces) linked to neighbouring hotels via an underground tunnel;
- 2 storey hotel lobby, reception, restaurant, lounge bar, kitchen and services at ground level;
- Retail shop at ground level facing Olympic Boulevard;
- Level 1 and the Mezzanine level will include conference facilities, gymnasium, business centre, hotel administration, plant room and hotel services; and
- Upper levels will comprise of hotel suites and guest rooms (total 212 rooms), an executive lounge and board room; and
- Plant rooms are located on the roof level.

The estimated project cost of the development is \$45 million. 130 full time equivalent construction jobs and 200 full time equivalent operational jobs will be created by the proposal.

1.2 Environmental Assessment - Exhibition and Approval Process

The Proponent prepared an Environmental Assessment (EA) which was publicly exhibited between 21 April 2006 and 24 May 2006. 2 public submissions were received relating to concerns regarding façade design, overshadowing, amenity of the public domain, and BCA compliance. Six submissions were received from agencies including Auburn Council, RailCorp, the NSW Heritage Office, the Sydney Harbour Foreshores Committee, Sydney Olympic Park Authority and RTA.

1.3 Key Issues

The following key issues arose during the exhibition and referral of the project application:

- Impacts on the neighbouring heritage precinct regarding the scale of the development and retention of visibility through the site;
- Excavation and appropriate archaeological monitoring;
- Impacts on rail infrastructure, facilities and operations during excavation and construction;
- Urban design and built form with regard for the character of the precinct and existing design idioms;
- Remediation and appropriate contingency plans;
- Signage and advertising;
- Landscaping and retention of trees;
- Shared parking and loading arrangements;
- Safety and security;
- Activation of ground level frontages;
- Quality of materials;
- Noise;
- Traffic;
- Amenity of, and impacts on the public domain; and
- Height and non compliance with the Sydney Olympic Park Master Plan 2002.

The Department's assessment of these key issues can be found in Section 2 of this report.

1.4 Conclusion

This report documents an independent assessment of the proposal and concludes that the proposal's potential environmental impacts can be mitigated to an acceptable level by adopting the draft Statement of Commitments identified by the Proponent and imposed in the Recommended Conditions of Approval.

It is recommended that the proposed Major Project be approved by the Minister.

2. BACKGROUND

THE SITE

The Proponent is proposing to develop land owned by the Sydney Olympic Park Authority at Site 4A, on the corner of Herb Elliott Avenue and Olympic Boulevard, within the Town Centre Precinct of Sydney Olympic Park (Lot 50 DP 1045522, Lot 6001 DP 1018860, Lot 60 DP 786296 and Lot 5200 DP 1009021).

To the north of the site lie the existing Novotel and Ibis hotels. The Sydney Aquatic Centre and bus interchange lie to the west, and an existing commercial office development and car park lies to the east and south. The Historic Abattoir Administration Precinct, (identified as a heritage item under Schedule 5 of SREP 24), including the historic Vernon buildings, are located north east of the site across Herb Elliott Avenue.

To the east and south of the site lies the commercial precinct known as the Australia Centre. The Town Centre Precinct also contains identified redevelopment sites for commercial purposes to the east of the subject site. The greater precinct includes large sporting, entertainment and recreational facilities. To the north lies the Sydney Showground and to the west Telstra Stadium and the Sydney Aquatic Centre. Each of these caters for large public events and entertainment. Bordering the precinct is Bicentennial Park which is within walking distance.

Access to the site is available by rail, bus, car, and pedestrian links. The Olympic Park Railway Station lies to the north, between the neighbouring hotels and the Showground on Dawn Fraser Ave. Vehicular access is available from Herb Elliot Avenue and the main thoroughfare, Olympic Boulevard. Bus interchanges and a drop off facility are available to the west of the site on Olympic Boulevard. Prominent pedestrian links border the site, including the footpath along Olympic Boulevard and the tree lined former stock route to the south east.

The site is currently undeveloped, however a car park lies adjacent to the site and a double row of Brush Box trees and a pedestrian path mark the former stock route on the south east boundary of the site. These and the plantings bordering Olympic Boulevard will be retained. The surrounding precinct is predominantly made up of hard paved surfaces with isolated plantings and landscaping.

Views exist from the site across Olympic Boulevard to Telstra Stadium and the Sydney Aquatic Centre and across Herb Elliot Drive to the existing Novotel and Ibis hotels. From outside the Precinct the development will be visible in the context of Sydney Olympic Park from vantage points in Rhodes, Bicentennial Park, and Newington. A site visit was conducted on 23 May 2006.

The site is within the precinct considered by the *Sydney Olympic Park Master Plan 2002* (the Master Plan). The Master Plan provides a development control of 8 storeys for the subject site. Since the adoption of the Master Plan in May 2002 the Sydney Olympic Park Authority (SOPA) has undertaken further strategic studies for the area in order to develop a long term strategy for Sydney Olympic Park. This has resulted in the drafting of a strategic plan for the precinct known as *SOPA Vision 2025*. This draft document provides higher density development controls within the precinct, in particular identifying the adoption of a series of nine towers of 18-25 storeys along Olympic Boulevard to strengthen the axis of the Boulevard and reinforce the scale and primacy of Olympic Boulevard within the public domain. This proposed land use and built form is demonstrated in Figure 1 below. The subject site falls within one of the sites proposed for development as a tower element within the precinct:

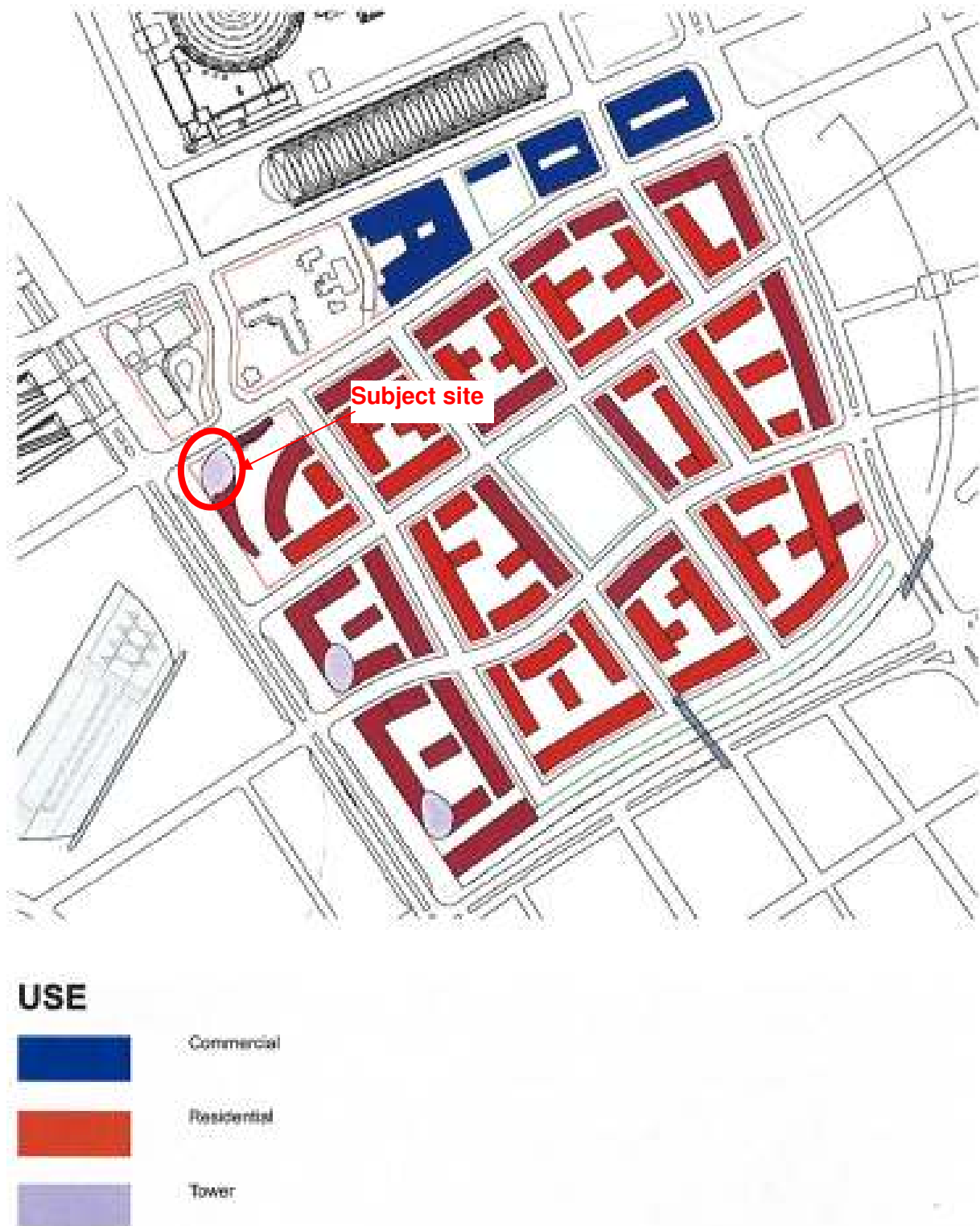


Figure 1. Proposed land use and building forms in *Vision 2025* document (Source: *Sydney Olympic Park Vision 2025 – Urban Design Strategy*, Report to Government in support of *Vision 2025*, prepared by Sydney Olympic Park Authority, May 2004)

The *Vision 2025* document is yet to be formalised, however the adoption and implementation of *Vision 2025* has been identified by the NSW Government's Metropolitan Strategy (2005) as a key component of the Parramatta to City Corridor Plan (paragraph B6.1.5).

3. PROPOSED DEVELOPMENT

3.1 Nature of Proposal

The proposed 18 storey hotel building will comprise of the following:

- 120 car parking spaces including 6 disabled spaces provided within a dual level basement car park;
- Ground Floor level, two storeys in height, comprising of hotel lobby and reception, restaurant, lounge bar, kitchen, lift lobby, toilets, office space, luggage storeroom, fire control room, sprinkler alarm valve room, and retail space facing Olympic Boulevard;
- Level One includes conference and meeting rooms, gymnasium, toilets, business centre, banquet pantry and food stores areas;
- Mezzanine Level includes locker and change rooms for staff, staff offices, and storage;
- Levels 2 and 3 include 5 suites, 15 guest rooms, and maid room;
- Levels 4 to 15 include 14 guest rooms for each level, and 1 maid room for each level;
- Level 16 includes an executive lounge, board room, 4 one bedroom suites, toilets and a maid room;
- Roof Level will contain a lift overrun and screened plant rooms equating to a RL of 182.9m to top of plant room roof, 62.5m from natural ground level.

The Proposal is depicted in plan as follows:



Figure 2 Ground Floor Plan depicting restaurant, bar, and foyer. (Source EA)

The proposal will provide five star accommodation within Sydney Olympic Park, conference facilities, and facilities for local visitors and tourists to the Park. The ground floor of the hotel has been designed to promote interaction with the public domain and it is envisaged that the ground floor facilities will be in particular use during special events occurring within Sydney Olympic Park.

3.2 Design Details

The proposal consists of a tower element rising up from a six level podium on a triangular corner site. The north and south facades have a sheet-like quality and extend beyond the building to emphasise this. The darker and narrower west and east tower elevations recede between these sheets (see Figure 3 below). The vertical extension of the sheets also conceal the roof top plant room. The banded glazing and grey precast concrete panels complement the patterns existing in the nearby Novotel tower (see Figure 4 below).



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

Figure 3. Elevations (Source EA).



Figure 4. The existing Novotel and Ibis hotels

Materials and finishes proposed include painted precast concrete elements in-filled with double glazed, aluminium framed fenestration for the tower element. Anodized aluminium extruded sunshades are fitted on to the northern facade. Podium levels consist of glazing with the use of curtain walling. Solid blockwork is utilised at the base of the tower and also at ground level, columns are stone clad and handrails are of stainless steel.

Final design details incorporating amendments to the design were submitted to the Department on 21 April 2006 in response to comments from Urban Assessments regarding the design quality of the proposal and the impact the proposal would have on middle distance views of the precinct. The exhibition period was extended and agencies re-notified to include the changes. The final design demonstrates an intention to identify with the forms of the existing neighbouring hotels and reinforce the urban character of the precinct.

3.3 Parking and Access

The proposed basement car park will be part of a shared parking facility for the neighbouring Novotel and Ibis hotels and will be accessible from the shared car park entrance on Showground Road. The basement car spaces will be accessible from level B2 of the Novotel Hotel. The car park will provide 120 spaces, including 6 disabled spaces. The loading dock of the existing Novotel and Ibis hotels will similarly be shared by the proposed development. Operation of the parking and loading dock facilities is proposed for 24 hours.

3.4 Interaction with the Public Domain and Landscaping

The main entry to the hotel, hotel lobby and restaurant will face Herb Elliott Avenue. Sliding doors along Herb Elliott Avenue will be utilised. A single retail outlet faces Olympic Boulevade and will be accessible from this frontage. Colonnades are proposed along both street frontages. The existing pedestrian thoroughfare across the eastern boundary of the site will be retained and protected by an awning. The ground floor has been designed to be visually permeable with openings from the restaurant and kitchen allowing casual surveillance of the external space for security and amenity purposes.

The proposed development is pushed to the site boundaries. Because of this, landscaping within the site is nil. Outside of the boundaries landscaping remains the responsibility of SOPA. The proposal includes the removal and replacement of trees along Herb Elliott Avenue and the protection of the existing grove of Brush Box trees that line the pedestrian path through the site and mark the historic stock route.

3.5. ESD

Using the Wentworth Sofitel in Sydney as a benchmark, the proposal will achieve a 50% reduction in mains potable water use by the implementation of water saving measures including connection to the existing SOP Water Reticulation and Management Scheme (WRAMS) infrastructure for waste water re-use. Similarly, under the same benchmark, the development will achieve a 40% reduction of energy consumption by the implementation of energy efficient measure such as natural ventilation for common areas and solar hot water panels.

3.6 Future Subdivision

Currently the site is one allotment. The EA details the intention to lodge a future application for subdivision of the site once the building footprint has been finalised. This application does not include the intended subdivision.

3.7 Services Relocation during Excavation

The proposal includes the relocation of services to enable excavation to commence on site. Liaison with the relevant authorities has already commenced. Services proposed to be relocated include electricity, telecommunications, Telstra, sewer connections, and stormwater drainage. Proposed relocation plans are included in the EA at Appendix 2.

4. STATUTORY CONTEXT

4.1 Major Project

The proposal is subject to assessment under Part 3A of the Act and the approval of the Minister for Planning is required to carry out the project. The delegate for the Minister formed the opinion that the project is one to which Part 3A of the Act applies on 3 December 2005. Consequently the Proponent has sought the Minister's approval for the proposal under Section 75J of the Act.

4.2 Permissibility

The site is situated in Sydney Olympic Park and the development of the site for the purpose of a commercial hotel development is permissible pursuant to Clause 11 and Clause 12 of the *Sydney Regional Environmental Plan No. 24 – Homebush Bay Area* (SREP 24) which state that development may be carried out for any purpose that is permissible with the planning objectives for the Homebush Bay Area. The Proposal is considered to be consistent with the objectives detailed in SREP 24 and is therefore permissible subject to the Minister's consent.

To fulfil the requirements of Section 75I Clause 2 (d) and (e) this report includes references to the provisions of any environmental planning instruments that substantially govern the carrying out of the project and have been taken into consideration in the environmental assessment of the project.

4.2 Minister's power to approve

The Department has exhibited the Environmental Assessment in accordance with Section 75H (3) of the Act as described in Section 5 below. Additionally, the project is entirely permissible and meets the requirements of the Major Projects SEPP. Therefore, the Department has met its legal obligations and the Minister has the power to determine this project.

4.3 Environmental Planning Instruments

To fulfil the requirements of Section 75I Clause 2 (d) and (e) this report includes references to the provisions of any environmental planning instruments that substantially govern the carrying out of the project and have been taken into consideration in the environmental assessment of the project.

The assessment of the proposed development is subject to the following environmental planning instruments:

- *State Environmental Planning Policy (Major Projects) 2005*;
- *Sydney Regional Environmental Plan No. 24 – Homebush Bay Area*,
- *State Environmental Planning Policy No. 55 (Remediation of Land)*, and
- *Sydney Olympic Park Master Plan 2002*.

The Department has considered the proposed project against the objectives and aims of these instruments, and is satisfied that the proposed project, subject to the implementation of the recommended conditions of approval, is generally consistent with the provisions of these instruments (refer Appendix F).

4.4 Draft Strategy

Since the adoption of the 2002 Master Plan, the precinct has been reviewed and a strategy addressing the long term vision for Sydney Olympic Park has been developed; *Sydney Olympic Park Vision 2025 – Urban Design Strategy*, prepared by Sydney Olympic Park Authority, May 2004. The NSW Government's Metropolitan Strategy (2005) identifies the facilitation of the strategy outlined in the *Vision 2025* document as one of the key actions for the Parramatta to City Corridor Plan. Accordingly, the *Vision 2025* document has been considered in the assessment of this proposal.

5. CONSULTATION AND ISSUES RAISED

On 6 March 2006, the Proponent lodged an EA for the proposal with the Department. On the 21 April a further submission to the EA was received from the Proponent.

The Department subsequently:

- notified all residents in the vicinity of the site who could be affected by the proposal;
- notified Auburn Council and all the relevant State government agencies;
- advertised the exhibition of EA in the Sydney Morning Herald and The Auburn Review Pictorial; and
- exhibited the EA from 18 April until 24 May (extended due to the submission of further information).

This satisfies the requirements for public participation in the EP&A Regulation.

5.1 Submissions Received

During the period after lodgement and the exhibition period, the Department received 8 submissions on the EA: 6 submissions from public authorities and 2 submissions were received from the general public.

5.2 EA Exhibition

The Proponent prepared an Environmental Assessment (EA) which was publicly exhibited between 18 April 2006 and 24 May 2006. 2 public submissions were received. Six submissions were received from agencies as follows:

- Auburn Council;
- RailCorp;
- The Heritage Council of NSW;
- Sydney Harbour Foreshores Committee;
- Sydney Olympic Park Authority; and
- RTA

Summaries of these agencies' responses and public submissions is included in the Department's assessment of key issues and also listed at Appendix C. The Proponent responded to the issues raised in the submissions on 7 June 2006 attached at Appendix D.

6. ASSESSMENT OF ENVIRONMENTAL IMPACTS

Key issues raised in the submissions to the proposal and/or identified during the Department's assessment included:

- Impacts on the neighbouring heritage precinct regarding the scale of the development and retention of visibility through the site;
- Excavation and appropriate archaeological monitoring;
- Impacts on rail infrastructure, facilities and operations during excavation and construction;

- Urban design and built form with regard for the character of the precinct and existing design idioms;
- Remediation and appropriate contingency plans;
- Signage and advertising;
- Landscaping and retention of trees;
- Shared parking and loading arrangements;
- Safety and security;
- Activation of ground level frontages;
- Quality of materials;
- Traffic impacts during special events;
- Amenity of, and impacts on the public domain;
- Height and non compliance with the Sydney Olympic Park Master Plan 2002; and
- Noise.

6.1.1 **Key Issue** **Adjacent State Abattoir Heritage Precinct**

Raised By Heritage Council

Consideration The assessment of the Development Application must consider the relationship of the proposal to the adjacent Heritage Precinct including consideration of scale and visibility.

Resolution The submitted Heritage Impact Statement does not compare the scale impacts of the 18 storey proposal with the 8 storey height limit under the existing Sydney Olympic Park Masterplan as suggested by Heritage Council comments 9 January 2006, however buildings of similar height already exist in the vicinity of heritage precinct and overshadowing impacts are mitigated by the location of the proposal to the south west of the precinct. With regard to the *Vision 2025* document it is noted that the area is undergoing a transition of character and the departure from the master plan regarding scale is considered appropriate.

Currently the heritage precinct is clearly visible across the site. The Proponent has submitted amended plans including additional glazing on the ground floor at the north-eastern corner and has nominated identical replacement plantings of Spotted Gums (foliage occurs above 3-4m) where necessary along Olympic Boulevard in order to improve and maintain views. These amendments satisfactorily address the issues of visibility raised by the Heritage Office.

6.1.2 **Key Issue** **Excavation and archaeological monitoring**

Raised By Heritage Council

Consideration The proposal involves the excavation of two basement levels for car parking which could cause disturbance or exposure of relics.

Resolution The Heritage Impact Statement submitted by the Proponent undertaken by Graham Brooks and Associates, (EA, Appendix 8), indicates that it is unlikely relics will be uncovered during excavation however recommends that archaeological monitoring occurs during excavation. The Proponent has included the recommendation as a requirement in its Statement of Commitments (attached Appendix B) (Commitment 4.8 OO).

6.1.3. **Key Issue** **Impacts of excavation on rail infrastructure, operations, and surrounding infrastructure**

Raised By RailCorp, Urban Assessments

Consideration It is unclear from the EA whether excavations and construction will impact the rail corridor, rail infrastructure, RailCorp facilities, and rail operations. RailCorp has submitted a request that the Proponent must ensure facilities are protected, adverse effects avoided and a deed defining the controls to be implemented is arranged with RailCorp. The Proponent's response to submissions dated 7 June 2006 (summarised at Appendix D) indicates a willingness to be bound by conditions of

consent regarding these issues. In addition the impacts of excavation on surrounding infrastructure including roads must be evaluated. The proposal includes the construction of an underground tunnel beneath Herb Elliott Avenue and the structural integrity of the road must not be jeopardised.

Resolution The requirements of RailCorp and the impacts of excavation will be addressed by conditions of consent B16, B17, B18, B19 and B20.

6.1.4 **Key Issue** Urban design and built form

Raised By Sydney Harbour Foreshores Committee, Urban Assessments

Consideration The Committee submits that the proposed tower element lacks the symmetrical idiom adopted by the nearby stadium, RAS Dome and complementary oval shape of the Novotel tower. It is the view of Urban Assessments that it is important that the form of the development does not compete with the existing landmark icons of the precinct. However the design of the tower must relate to the existing Novotel tower and possess an individual identity.

Resolution The precinct consists of several existing strong sculptural forms. The amended design does not attempt to compete with the landmarks that define the precinct. The proposed tower complements the neighbouring Novotel development by adopting similar design features such as the extension of the facade along the vertical edge and strong horizontal articulation within the facade. The tower element is supported by the *Vision 2025* document (considered in greater detail at Appendix F). As such, the proposed design as amended is considered an appropriate addition to the precinct's skyline.

6.1.5 **Key Issue** Remediation

Raised By Auburn Council and Urban Assessments

Consideration The submitted Environmental Site Assessment (EA Appendix 9) considers the likelihood of site contamination and the requirements of SEPP 55. The report provides an adequate history of the site and the site records do not suggest that there is capped contaminated material or putrescible material beneath the investigation area. The site was previously involved in meat works operation and as such contamination from dangerous goods is unlikely. The Environmental Site Assessment was referred by Urban Assessments to the Major Hazards Unit for review. Major Hazards Unit have advised that the recommendations contained within the report prepared by Coffey Geoscience Pty Ltd be adopted. The Proponent's Statement of Commitments includes these recommendations at Commitment 4.7; the Proponent has committed to the preparation of a contingency plan and the ceasing of works should potentially contaminated material be encountered during works.

Resolution The Proponent's Environmental Site Assessment and Statement of Commitments adequately address the requirements of SEPP 55.

6.1.6 **Key Issue** Signage

Raised By Auburn Council

Consideration No details regarding advertising and signage are included in the proposal.

Resolution The proposal indicates preferred signage locations; however the details of signage and advertising are not included in this application. Separate applications for signage and advertising will be submitted at a later date and the Proponent has confirmed this in the response to submissions dated 7 June 2006 (Appendix D).

6.1.7 Key Issue Landscaping

Raised By Auburn Council

Consideration No detailed landscape plan is included in the application.

Resolution No landscaping forms part of this application as the development is pushed to the site boundary. Landscaping of the public domain will remain the responsibility of SOPA. The Proponent has however provided details of replacement plantings to be undertaken in accordance with SOPA's requirements and has detailed the retention of existing trees on site.

6.1.8 Key Issue Shared parking and loading facilities

Raised By Auburn Council

Consideration The proposed underground car park will be linked with the neighbouring Novotel hotel and access arrangements will be shared. Council submits that appropriate linkages should be made and the development amended to incorporate details relevant to the subject site and relevant adjoining sites.

Resolution The proposal includes an underground link to the existing Novotel car parking facilities. The Department supports the shared use of facilities for parking and unloading in this instance as the arrangement is consistent with the controls of the *Sydney Olympic Park Master Plan* regarding vehicular access for Site 4 (see Appendix F for detailed consideration). As the excavation of any linking tunnel underneath the existing road could possibly involve excavation into fill, Condition B18 will require a Geotechnical Report to evaluate the impact of excavation on existing infrastructure and Condition D2 of this consent will require the Proponent to bear the cost of repairing any damage caused to SOPA's assets (as they are the road authority for the precinct) as a result of construction works associated with the approved development, prior to the occupation or use of the works.

6.1.9 Key Issue Safety and security

Raised By Auburn Council, one public submission

Consideration The eastern façade is solid with no openings and concerns have been raised regarding the potential of this location to provide opportunities for unwanted social behaviour and dangerous activity. On 7 June 2006 the Proponent submitted amended plans which included the addition of windows and openings in the southern and eastern façade at ground level.

Resolution The amended plans are considered to satisfactorily address the issue of safety and security of the subject area as the openings will make casual surveillance of the external spaces possible.

6.1.10 Key Issue Colour palette

Raised By SOPA

Consideration A submission was received from SOPA regarding the vertical banding effect made prominent by the proposed colour scheme for the eastern elevation.

Resolution The Proponent submitted design amendments on 21 April 2006 incorporating modifications to the eastern elevation. These modifications included painting the vertical elements on the eastern façade a darker hue to blend with the predominantly dark facade and to minimise vertical banding. The photomontages submitted show that these measures satisfactorily address this issue.

6.1.11 Key Issue Activation of ground levels**Raised By** SOPA

Consideration The southern and eastern elevations presented blank walls at ground level. SOPA also submitted that the ground level fenestration or uses that contribute to the existing Brush Box walk were not satisfactorily addressed. On 7 June 2006 the Proponent submitted amended plans which included the addition of windows and openings in the southern and eastern façade at ground level. The vertical slots on the eastern elevation allow the restaurant patrons and kitchen staff to view the Brush Box walk. In addition the substation at the southern corner of the site has been relocated to allow the retail occupancy to have a window display area.

Resolution The amended plans are considered to satisfactorily address the issue of ground level activation along the southern and eastern facades and (as above) the openings will increase security, allowing casual surveillance of the external spaces possible.

6.1.12 Key Issue Quality of materials**Raised By** Public submission

Consideration The north and south elevations consist of large expanses of painted precast concrete panels and glazing components are relatively small in comparison. Concerns regarding the quality of the design, materials and finishes as appropriate for a five star hotel have been raised. Urban Assessments is aware that increasing the glazing component of facade may have an adverse effect on the passive solar design of the development and could increase reliance on mechanical heating and cooling. Precast concrete panels have been chosen for the façade of the tower as their sheet-like quality contributes to the design maxim pursued.

Resolution The proposed design of the development has been considered at Key Issue 6.1.4. As the proponent did not submit a materials and finishes board with this application Condition B1 will require final design details and a materials and finishes board to be submitted to the satisfaction of the Director, Urban Assessments prior to the issue of a Construction Certificate for above ground works.

6.1.13 Key Issue Traffic**Raised By** Urban Assessments

Consideration Special events held at the nearby sports stadium, showground and facilities may impact traffic arrangements due to an increase of vehicles entering the precinct and an increase in pedestrians.

Resolution In accordance with the Proponent's Statement of Commitments (Commitment 4.13, FFF) an Operational Environmental Management Plan is to be completed prior to occupation. The Proponent will be required by Condition F7 to develop in consultation with SOPA a traffic management plan for special events to be included in the Operational Management Plan submitted to SOPA for approval.

6.1.14 Key Issue Public Domain**Raised By** Public submission

Consideration The submission raises concerns regarding the width of the northern colonnade (2.5m) and the inclusion of active uses at the eastern and southern corners of the site. The configuration of the ground floor promotes active frontages along Olympic Boulevard (retail outlet) and Herb Elliott Avenue (entrance to the hotel). This is in accordance with the development controls and objectives of the Sydney Olympic Park Master Plan (see Appendix F for detailed consideration). The frontage

adjoining the old stock route, marked by the Brush Box Walk, is not active and contains back of house services.

Resolution It is considered that the width of the northern colonnade is satisfactory as it is envisaged to be used by hotel patrons and does not form part of the main pedestrian/retail thoroughfare of Olympic Boulevard. In accordance with the development controls for the site, it is preferable that the active uses of the development face the street frontages and as such it is considered appropriate that services are located away from the street frontages.

6.1.15 **Key Issue** Height

Raised By Urban Assessments

Consideration The Sydney Olympic Park Master Plan 2002 provides a development control of 8 storeys for the subject site to reflect the lower scale of the Ibis hotel situated across Heb Elliott Avenue. The proposal for an 18 storey tower element is non-compliant with this control. Since the adoption of the master plan, the *Vision 2025* document has been developed incorporating further studies of the area and a long term vision for the character and scale of the precinct. The *Vision 2025* strategy identifies the Town Precinct as an urban core and recommends controls allowing for higher density development. In particular the document earmarks sites along Olympic Boulevard (including the subject site) for tower developments of 18-25 storeys with street defining podiums. The adoption and implementation of *Vision 2025* has been identified by the NSW Government's Metropolitan Strategy (2005) as a key component of the Parramatta to City Corridor Plan (paragraph B6.1.5).

Resolution The non compliance with the 2002 Master Plan is considered site specific and does not raise broader implications for the Town Centre Precinct or Sydney Olympic Park. The proposal is consistent with the most recent planning intentions for the area which have been endorsed by the NSW Government. Compliance with the 2002 Master plan is not a statutory obligation under Clause 13 of SREP 24 and the Major Projects SEPP and the proposed height and scale of the development is considered consistent with the desired future character of the precinct.

6.1.16 **Key Issue** External Noise

Raised By Urban Assessments

Consideration The Proponent submitted a Preliminary Noise and Vibration Assessment Report (EA, Appendix 12) which identified several sources of external noise including; events at Telstra Stadium, crowd noise from the public domain before, during and after events, events held at RAS Showgrounds, mechanical noise from Peregrine Semiconductor Australia located on Herb Elliott Avenue, and traffic noise. The report recommends acoustic measures be incorporated into the design to mitigate the effects of these noise sources.

Resolution The Proponent's Statement of Commitments includes the requirement that the recommendations made in the Preliminary Noise and Vibration Assessment Report are implemented including compliance with the relevant Australian Standards and SOPA requirements (Commitment 4.5, CC, DD, EE). As it is anticipated that in many instances the occupants of the hotel will have some connection with the events occurring within the nearby stadium and showgrounds, the occasional excessive noise from these sources that may exceed these levels is considered not to generally affect the amenity of hotel rooms.

6.2 Other Matters

(i) Issues raised in public submissions

There were 2 public submissions made in response to the public exhibition of the major project relating to concerns regarding façade design, overshadowing, amenity of the public domain, and BCA compliance. A summary of these issues and the Proponent's responses has been included at Appendix C and Appendix D.

These issues have been discussed earlier in this report and where appropriate, conditions of consent have been recommended to address particular issues.

(ii) Public interest

In the EA, the Proponent provides that the proposal will have the following benefits:

- Nearby hotels providing 3 and 4 star accommodation have existing high occupancy rates, demonstrating the demand for accommodation within Sydney Olympic Park as a result of general tourism and commercial business;
- Provision of a five star hotel within the locality will satisfy the demand for a variety of accommodation standards to be available for visitors to Sydney Olympic Park;
- The proposal will reinforce and extend the urban edge already existing along Olympic Boulevard and establish interaction with the boundary along Herb Elliott Avenue;
- The design of the proposal complements the existing architectural forms in the precinct;
- The proposal will provide benefits for the public; casual surveillance of the public domain will be increased through the activation of street edges; and
- The proposal will be constructed and operated with regard for environmental, economic and social impacts. The proposal will impose minimal impacts on the local environment and resource consumption through the implementation of energy efficient operations.

(iii) Public benefits

The Department considers that the public benefits of this development are:

- The provision of a five star hotel within the precinct will provide further accommodation options for visitors to Sydney Olympic Park;
- The proposal will create opportunities for a variety of social and commercial activities and will contribute positively to the public amenity of the precinct;
- The design of the proposal is considered to be a positive addition and complementary to the existing urban forms within the precinct whether viewed from the immediate streetscape or from middle and distant viewpoints in the area.

(iv) Suitability of the site

The site is considered suitable for the proposed development for the following reasons:

- The site is currently vacant and has been identified in the Sydney Olympic Park Master Plan for redevelopment for business and commercial purposes;
- The site has also been identified by the *Vision 2025* strategy for development in the urban form of a tower element;
- The site is considered appropriate for development as a hotel because of its proximity to the existing Novotel and Ibis hotels, thus creating a precinct of tourist and entertainment venues. Proximity to these established hotels also facilitates the shared parking and loading arrangements which will minimize the development's impact on the existing road network;
- The site is located in close proximity to rail and bus transport links and many of the main recreational and sporting facilities within Sydney Olympic Park and it is considered a suitable location for tourist or business accommodation.

(v) Future opportunities

The proposal will provide opportunities for future development as follows:

- The proposed development may facilitate the potential for the Town Centre Precinct to develop as an urban core for Sydney Olympic Park;
- The proposed development may increase the likelihood of commercial and business activity occurring within Sydney Olympic Park.

7. CONCLUSION

The Department has assessed the Environmental Assessment, and considered the submissions on the proposal. The key issues raised in submissions related to impacts on the neighbouring heritage precinct regarding the scale of the development and retention of visibility through the site, excavation and appropriate archaeological monitoring, impacts on rail infrastructure, facilities and operations during excavation and construction, urban design and built form with regard for the character of the precinct and existing design idioms, remediation, signage and advertising, retention of trees, parking and loading arrangements, safety and security, activation of ground level frontages, noise, traffic, quality of materials, amenity of, and impacts on the public domain; and height. The Department has considered these issues and recommended conditions to ensure impacts from the proposal are adequately managed.

In addition, to mitigate likely and potential impacts the Proponent proposes to implement a range of measures that are described in the Statement of Commitments (Appendix B). The Department accepts this Statement of Commitments and recommends that they be adopted with the following amendments set out in the recommended Conditions of Approval (Appendix A). The Statement of Commitments do not relieve the Proponent of its obligations under any other Act.

The proposed hotel development is consistent with the use proposed for the site in the Sydney Olympic Park Master plan and the urban form of the proposal is consistent with the desired future character of the area outlined in the *Vision 2025* strategy. The Town Centre Precinct is developing as an urban and commercial core for Sydney Olympic Park and the proposal will provide opportunities for accommodation, entertainment, and social uses a short distance from the main transport links and sporting and recreational facilities within Sydney Olympic Park. Given these benefits, the Department believes the proposal is in the public interest, and recommends approval subject to conditions.

8 RECOMMENDATION

Recommendation

It is recommended that the Minister for Planning pursuant to Part 3A of the Environmental Planning and Assessment Act, 1979 (as amended):

- (A) grant **consent** to the project as described in the Proponent's Environmental Assessment including plans and documents and the Statement of Commitments (Appendix B), subject to the Conditions of Approval (Schedule 2, Appendix A) by signing and dating the Determination of Major Project **tagged 'A'**, and
- (B) authorise the Department to carry out post-determination notification.

For Ministerial Approval

Prepared by: Liz Lamb/Planner

Endorsed by:

Heather Warton
Director
Urban Assessments

Chris Wilson
Executive Director
Sustainable Development Assessments

Sam Haddad
Director General

APPENDIX A – CONDITIONS OF APPROVAL / REFUSAL

APPENDIX B – STATEMENT OF COMMITMENTS

4 STATEMENT OF COMMITMENTS

The following is the Statement of Commitments by TAHL Homebush Pty Ltd on how the project will be managed so as to minimise its impacts both during construction and once the hotel is operational.

4.1 GENERAL

- A The development will be undertaken in accordance with this Environmental Assessment dated February 2006 prepared by MG Planning Pty Ltd (including accompanying Appendices) and the following drawings:

Plans prepared by RCG Architects and PTW Architects, all dated 02.02.06 and numbered EA-00 to EA-02 Rev E; EA-03 to EA-05 Rev F; EA-06 to EA-11 Rev E; EA-12 Rev D; EA-15 Rev E; Ea-16 Rev D; Ea-24 to EA-25 Rev C

- B The applicant is committed to the principles of sustainability as defined in the *Local Government Act 1993*. The construction and operation of the proposed hotel will be undertaken in accordance with SOPA's *Environmental Guidelines* and *Sustainability Strategy*.
- C The applicant will undertake to investigate removal of the air handling plenum that extends beyond the building footprint. The investigation will examine both the potential impact on the tree root zone of the brush box trees and the car parking implications for the development. A written report on the outcome of these investigations will be submitted to SOPA prior to issue of the Stage 1 Early Works Construction Certificate (A) *Excavation and Shoring*.

4.2 PUBLIC DOMAIN

- D Any public domain infrastructure damaged due to building works will be repaired or replaced to the standard in which that infrastructure was found immediately prior to the commencement of the works. The repair or replacement will be done to the satisfaction of SOPA prior to issue of the Occupation Certificate.
- E Other minor infrastructure items identified as requiring relocation on Drawing No. EA-26 Rev E, will be relocated to the satisfaction of SOPA, prior to Occupation Certificate.
- F Stone flagging at the main entrance is to terminate at the building edge rather than extend to the kerb.
- G The existing asphalt path running along the rear boundary of the site is to be maintained at its existing width for its entire length.
- H The existing asphalt path at right angles to the boundary path and connecting to the existing car park is to be maintained in its existing location.
- I The location of the sprinkler/booster along the Olympic Boulevard Frontage shall be located to maximise the extent of active frontage along this façade.
- J SOPA will be provided with larger examples of the exterior materials within 120 days of issue of main Construction Certificate.

4.3 ESD

- K The construction and operation of the hotel will be undertaken in accordance with the recommendations of the *Design Environmental Management Plan* prepared by Cundall (November 2005) so as to achieve energy and water consumption reduction targets as well as other ESD initiatives. The Design Environmental Management Plan will be subject to continuing refinement during the detailed design phase in consultation with SOPA. Reports will be provided to SOPA on a quarterly basis detailing any refinements made. The final Design Environmental Management Plan is to be submitted to SOPA for approval within six months of the issue of the occupation certificate.
- L The developer is prepared to expand its Building Automation System in line with Sydney Olympic Park technology innovations to assist in the implementation of their "Brighter Future Policy".

4.4 TREE MANAGEMENT

- M An Arborist experienced in tree retention on building sites will be engaged prior to the commencement of work on the site. The Site Arborist will be required to monitor the impact of the building works on the trees and provide quarterly reports to the Principal Certifying Authority and the Applicant on the condition of the trees. Any recommendations in the quarterly reports relating to the protection and/or management of the trees will be implemented.
- N The Site Arborist must be present to supervise any excavation, trenching or tunneling within the Primary Root Zone (PRZ) of any retained trees on adjoining properties. The Site Arborist will supervise the root mapping works required prior to commencement of site preparation works.

- O Trees 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 will be retained (as noted on tree schedule and Tree Plan at Appendices A and G, respectively, to "Arborist's Report for Proposed Sofitel Hotel Development at Sydney Olympic Park Homebush NSW", prepared by Tree Wise Men Australia Pty Ltd, dated December 2005 (ref 1653) and in accordance with the Addendum dated 24 February 2006). All these trees require special consideration and sympathetic construction methods to facilitate their retention.
-
- P Brush Box trees Nos. 26 to 46 will be retained. Excavation and construction activities carried out adjacent to these trees shall be undertaken in such a way as to not encroach on the Critical or Primary Root Zones of these trees. The extent of proposed excavation works shall be reviewed and agreed to by the site arborist prior to the Early Works CC (A) *Excavation and Shoring* to ensure the excavation will not detrimentally affect the brush box trees.
- Q Trees 16, 17, 18, 19, 20, 21 and 22 require removal, as noted on tree schedule and Tree Plan at Appendices A and G, respectively in the Arborist's Report. These trees should be removed as per the method outlined in Appendix 4 to that report.
- R Trees along Herb Elliott Avenue removed during tunnelling works will be replaced with new trees in accordance with the Tree Management Plan, to the satisfaction of SOPA, prior to the issue of the Occupation Certificate.
- S The tree protection requirements outlined in Attachment D to the Arborist's Report will be adhered to.
- T To prevent construction activities within the critical root zones (CRZ) of retained trees, works shall be carried out from within the subject site. The construction of temporary footpaths, haulage, site fencing, and storage of building materials will be excluded from within the CRZs of retained trees.
-

The pick up point for precast, located in the car park to the east of the site will be located outside the existing canopy of brush box trees 30, 31, 32, 33, 42, 43, 44, 45 and 46.

- U Any landscaping proposed within CRZs of retained trees will provide for finished levels to be at existing grade. Care will be taken when lifting kerbing or paving adjacent to these trees to prevent damage to exposed, underlying roots.
 - V Any canopy pruning will be undertaken under the supervision of the Site Arborist.
-

- W All pruning must be performed as per Australian Standards AS4373-1996 "Pruning of Amenity Trees" and WorkCover Code of Practice for Amenity Tree Industry, 1998.
 - X Scaffolding, if required, should be installed as per Appendix 4 to the Arborist's Report and the Addendum dated 24 February 2006. Wherever possible, scaffolding should be avoided to reduce canopy pruning. Ground protection should be provided within the Primary Root Zone of retained trees.
 - Y Services trenching where possible will be routed outside Primary Root Zone offsets. Where this is not possible horizontal boring or hand digging will be required with the Site Arborist's approval.
 - Z The proposed landscaping will maintain existing soil levels, moisture and nutrient status within the Primary Root Zone of retained trees.
 - AA The proposed excavation must avoid any soil battering towards trees and canopy pruning for piling machinery.
 - BB The impact of the encroachment of the building footprint at the north east corner into the pathway will be investigated during the design phase to minimise the impact on the pathway and the Brush Box trees.
-

4.5 NOISE AND VIBRATION

CC The recommendations in Section 6 of the Preliminary Noise and Vibration Assessment Report (Hyder Consulting, 6 February 2006) and listed below in this commitment, will be implemented.

- i Compliance with minimum glazing performance and typical configurations required for window systems, as detailed in Tables 9 and 10 of the abovementioned report, in order to reduce road traffic, helicopter and mechanical plant noise intrusion to within the AS2107:2000 and TAHL Homebush Pty Ltd internal design L_{Aeq} objectives. NB compliance with AS2107:2000 and TAHL Homebush Pty Ltd design noise objectives will also result in compliance with SOPA requirements.
- ii Acoustic separation between guest rooms will be designed to satisfy the requirements of the BCA.

DD A statement from an accredited acoustic consultant stating that the recommendations in the abovementioned report have been complied with, will be provided to SOPA prior to the issue of an Occupation Certificate for the Hotel.

EE Upon commissioning of the Hotel, a suitably qualified acoustic engineer will be appointed to measure and verify that the internal design L_{Aeq} objectives for guest rooms (maximum 40dB(A) as specified by SOPA) have been

achieved. In the event that the L_{Aeq} objectives have not been achieved, measures recommended by the acoustic engineer to achieve the appropriate noise levels will be implemented.

FF The underground car park below Herb Elliott Avenue (nearer to the rail tunnel) will be structurally isolated from the main hotel building, so that noise and vibration transference to the main hotel building does not occur. Vibration levels within the final site conditions will be established at construction stage to ensure adequate levels are achieved.

4.6 TRANSPORT

- GG A short term set-down/pick-up area will be located on the southern side of Herb Elliot Avenue, adjacent to the development. This area is to be used by taxis, buses and guests.
 - HH Secure parking for bicycles will be provided in the basement.
 - II All deliveries and service vehicles to the site will use the existing loading dock shared with the Novotel and Ibis hotels.
 - JJ A management system will be implemented for transport deliveries, garbage etc between the dock shared with the Novotel and Ibis hotels, and the proposed service areas on the lower basement level of the hotel.
 - KK Access, servicing and layout arrangements will be provided in accordance with AS 2890.1:2004.
-

4.7 CONTAMINATION

- LL If, during redevelopment of the site or during site earthworks suspicious material (ie oily or odorous material, drums, tanks, metal or plastic chemical containers, brightly coloured material, potentially asbestos containing material etc) are encountered, work in that part of the investigation area will immediately cease and advice shall be sought from an appropriately qualified environmental engineer regarding treatment and management.
- MM Contingency plans will be prepared for any site earthworks to manage any suspicious materials identified during the earthworks. These plans will be prepared prior to issue of the Early Works CC (A) *Excavation and Shoring*.
- NN Any soil requiring disposal off-site will be classified in accordance with NSW EPA (1999) Environmental Guidelines: Assessment, Classification and Management of Liquid and non-liquid wastes.

4.8 ARCHAEOLOGY

- OO Preliminary sub-surface works preceding development on the site will be archaeologically monitored. If any archaeological features are discovered these will be reported to and assessed by an archaeologist at the time of discovery.
- PP Where possible exposed relics will be left in situ.
- QQ Should it not be possible to apply 4.8PP, adequate archaeological recording will take place prior to the relic, or relics, being removed/destroyed/disturbed.
- RR The NSW Heritage Office will be provided a report on the conduct and results of the archaeological monitoring.

4.9 SERVICES

- SS All services that will be disrupted as a result of construction of the basement car park and the hotel generally will be appropriately relocated. This relocation will be undertaken in consultation and after agreement with the relevant service provider and SOPA. Relocation of all services off-site will be completed prior to commencement of construction works.

4.10 CONSTRUCTION

- TT Prior to commencing construction, a Construction Management Plan will be prepared and approved by SOPA. This Plan will include:
- Development of a site specific soil erosion and sediment control plan,
 - Construction hours,
 - Air quality/dust control procedures,
 - Noise management procedures,
 - Waste management plan,
 - Storage and Handling of Materials Procedures,
 - Details of hoarding requirements,

- Procedures during events, including pedestrian movements, signage etc,
- Environmental Training and Awareness, and
- Emergency Preparedness and Response.

UU General constructions hours will be as follows:

- Monday to Friday 7am to 6pm
- Saturday 7am to 3pm

VV Where construction work is undertaken which generates significant noise or vibration impacts, construction hours will be as follows:

- Monday to Friday 9am to 12pm and 2pm to 5pm
- Saturday 9am to 12pm

WW Hours of work may be varied as required to minimise impacts on special events such as State of Origin, and the Easter Show.

XX Construction of a new temporary access to Novotel Hotel entry will be completed prior to commencement of works on the new basement car park.

YY Temporary pedestrian access will be provided to link Olympic Boulevard with Herb Elliott Avenue.

ZZ A Traffic Management Plan detailing the temporary barriers, line marking and signage that will be set up to control traffic during the construction stage will be prepared and approved by SOPA prior to commencement of works.

AAA The applicant will provide Herb Elliott Avenue with kerb and gutters, grades and subgrades, ready for final roadway bitumen. SOPA will organise laying of final bitumen and reinstatement of line marking.

BBB All areas used for construction site activities will be reinstated prior to occupation of the premises. On nearing completion of the project, site sheds will be removed from the grassed area and any damaged turf will be rejuvenated and replaced where required. Services such as irrigation will be reinstated along with the replacement of any damaged paving.

4.11 BUILDING CODE OF AUSTRALIA

CCC The architectural plans will be subject to review to enable compliance with the deemed-to-satisfy provisions of the BCA, or compliance with the relevant provision through an alternate solution.

DDD All works will comply with the provisions of the BCA, either in terms of the deemed-to-satisfy provisions or by way of an alternate solution.

4.12 ACCESS FOR PEOPLE WITH A DISABILITY

EEE The development will comply with the requirements of Australian Standard AS 1428.1 General requirements for Access as well as the Sydney Olympic Park Authority "Access Guidelines – June 2002".

4.13 OPERATION

FFF An Operational Environmental Management Plan complying with ISO 14001 (Environmental management systems-Specification with guidance for use) exists for the current Accor Hotels in the Sydney Olympic Park, details of which

are included in Appendix 3. The existing OEMP will be expanded to include the Sofitel Hotel. The OEMP will be submitted to SOPA for approval to demonstrate that it achieves appropriate environmental standards no less than currently achieved by SOPA. Prior to issue of the Occupation Certificate, the Principle Certifying Authority is to ensure SOPA has approved the OEMP.

APPENDIX C —SUBMISSIONS

Summary of agency submissions received after lodgement of Environmental Assessment for this application:

Date	Stage of process	Issue	Agency Comment
HERITAGE COUNCIL			
13/4/06	EA adequacy and assessment (referred 14 March and 5 April)	Adjacent State Abattoir Heritage Precinct	The submitted Heritage Impact Statement does not compare the scale impacts of the 18 storey proposal with the 8 storey height limit under the SOP Masterplan as suggested by Heritage Council comments 9 January However building of similar height already exists in vicinity of heritage precinct Overshadowing impacts are mitigated by the location to the south west. Noted area is undergoing a transition of character.
		Visibility of heritage precinct	At present heritage precinct clearly visible across vacant site from Olympic Boulevard and bus terminal. Replacement plantings for avenue of spotted gums along southern side of Herb Elliott Avenue which are proposed to be removed should have regard to transparency of foliage and desire to retain view lines to heritage precinct. Extent of glazing on ground floor could also be reviewed in attempt to increase transparency of the building and retain view lines.
		Excavation and archaeological monitoring	Recommendation of the submitted Heritage Impact Statement regarding archaeological monitoring during excavation is supported.
RAILCORP			
5/4/06	EA adequacy	Resubmission of previous comments	Requirements as listed in the DGRs
Sydney Harbour Foreshores Committee			
5/5/06	EA assessment (referred 5/4/06)	Urban design of hotel in the context of Telstra Stadium, RAS Dome, and existing Novotel hotel.	Hotel design to be assessed in the context of the precinct. Focus on those buildings prominent on the skyline and the assemblage that will be formed. Assertion that design lacks the symmetrical idiom adopted by Stadium, RAS dome and complemented by Novotel. Design fails to recognise visual prominence of the site and the impact of the building on the skyline.
RTA			
11/5/06	EA assessment and adequacy	No issues	Appropriate contributions should be levied due to the cumulative impact development within the Park will have on key intersections within the precinct.
AUBURN COUNCIL			
24/3/06	EA adequacy	Remediation	Concern is raised as to the use of the words "generally consistent" in the submitted Environmental Site Assessment's satisfaction of the requirements of SEPP 55.
		Signage	Assumed no signage or advertising is proposed as part of this development as none is included in the Environmental Assessment.
		Landscape plan	No detailed landscape plan is included in the Environmental Assessment.
		Shared parking/loading facilities	Appropriate linkages should be made to accommodate arrangements. Development may need to be amended so as to incorporate details relevant to the subject site and relevant adjoining sites
		Safety and security	Safety and security not specifically addressed in Environmental Assessment
SOPA			

27/3/06	EA adequacy	No Issues. No Objections.	
18/5/06	EA assessment	Colour palette of eastern elevation to minimise vertical banding effect	Yet to be addressed in any detail
		Insufficient activation of the lower levels of the building	Particularly the eastern and southern elevations with windows and other fenestrations. Ground level fenestration or uses that contribute to the activation of the Brush Box Walk are encouraged and yet to be addressed to satisfaction.
PUBLIC SUBMISSIONS			
1.	EA assessment	BCA Compliance	The disabled access toilets on the ground floor and mezzanine level have swing doors which do not allow for a wheelchair to enter and close the door. Seating in the ground floor restaurant does not meet the required 30% accessible seating requirement. Wheelchair patrons seated around the perimeter of the restaurant would obstruct access for other patrons. No hotel rooms are dedicated accessible by wheelchairs. Bathrooms in guest rooms and suites are not large enough to accommodate wheelchairs.
	EA assessment	Quality of materials and articulation of the facade	The north and south elevations consist of large expanses of painted precast concrete with a relatively unarticulated surface. Glazing components are small in comparison. Concerns regarding the quality of the design, materials and finishes as appropriate for a five-star hotel in the vicinity.
		Overshadowing	Documentation fails to clearly locate 7 Figtree Drive in relation to the proposal and fails to adequately demonstrate the overshadowing impacts of the proposal on the neighbouring property. Particular concerns regarding the overshadowing impacts during winter solstice at 3pm.
		Public domain	The northern colonnade does not appear wide enough to provide continuity to constitute a viable interaction with the public domain. Active uses should be promoted in the eastern and southern corners of the building, for example windows in the dining area and changing the substation into an active use such as retail in order to meet the objectives of the Sydney Olympic Park Master plan. The configuration of the ground floor at the eastern corner of the site, fronting the old stock route, is dominated by back of house services and does not address the issue of activation with the public domain or safety and surveillance issues in this area of the site. The precinct is anticipated to be 'a gathering space during sporting and entertainment events' and it is considered unacceptable that the project does not adequately address the thoroughfare created by the line of brush box trees that symbolise the old stock route.
		Safety and security	The areas with solid facades, e.g. the east facing façade, are objected to as concerns are raised regarding the location of trees and recesses as they may provide opportunities for unwanted social behaviour and potentially dangerous activity.

Because of the varying degree of detail provided in agencies' submissions from assessment of adequacy of response to exhibition stage (i.e. some agencies submitted detailed comments assessment of adequacy stage

yet did not respond during exhibition), this summary seeks to record all matters raised by agencies after acceptance of the proponent's EA.

APPENDIX D– RESPONSE TO SUBMISSIONS

A summary of the Proponent's response to submissions received on 7 June 2006:

Issue	Agency Comment	Proponent's Response
HERITAGE OFFICE		
Visibility of the State Abattoir Heritage Precinct	Replacement plantings for the avenue of spotted gums along the southern side of Herb Elliott Avenue which are proposed to be removed should have regard to transparency of foliage and desire to retain view lines to heritage precinct. Extent of glazing on ground floor could also be reviewed in attempt to increase transparency of the building and retain view lines.	Additional glazing has been included at the ground level of the north-eastern corner to improve view lines. The replacement plantings proposed are for an identical species, spotted gums, which are characterised by single trunks and foliage occurring above 3 to 4 metres. As such impacts on views will be minimal.
RAILCORP		
Property and title searches	Define and locate property boundaries in order to protect Railcorp facilities.	Proponent agrees to fulfil this requirement as a condition of consent.
Dilapidation surveys	Inspect rail infrastructure and property in the vicinity of the project prior to commencement of works, during works, prior to issue of occupation certificate, and following occupation in order to protect RailCorp facilities.	Proponent agrees to fulfil this requirement as a condition of consent.
Noise and vibration	Mitigate the effects of rail-related noise and vibration from the adjacent rail corridor.	Noise and vibration impacts have been considered by the Environmental Assessment.
Stray currents and electrolysis	Consider the impact of stray currents and electrolysis risk in the design.	Proponent agrees to fulfil this requirement as a condition of consent.
Geotechnical and structural stability and integrity	Ensure no adverse effects on geotechnical and structural stability and integrity of RailCorp facilities.	Proponent agrees to fulfil this requirement as a condition of consent.
Track possession and power outages	Enter into a deed with RailCorp regarding track possessions (stopping of trains) and power outages (shutting of power to RailCorp facilities) if required.	Proponent will enter into a Deed with RailCorp should the proposal require track possession or power outages.
Use of lights and reflective materials	Ensure lights and reflective materials will not affect train drivers.	Proponent agrees to fulfil this requirement as a condition of consent.
Demolition, excavation and construction impacts	Ensure no adverse effect of RailCorp facilities.	Proponent agrees to include RailCorp in development of Risk Assessment, Site Safety Management Plans, and Safe Work Method Statements however requests that a time limit of 28 days be imposed on Railcorp to reply to any correspondence in order to avoid delay.
Environmental conditions	Compliance with environmental legislation and regulations.	Proponent agrees to fulfil this requirement as a condition of consent.
Consideration of easements	Provide details of intended encroachments for review and approval by RailCorp.	Proponent agrees to fulfil this requirement as a condition of consent.
Deed defining controls	Enter into a deed with RailCorp defining controls to be implemented in order to manage access and potential impacts on RailCorp.	Proponent will enter into a Deed with RailCorp should the proposal impact access or require track possession and/or power outages.
Sydney Harbour Foreshores Committee		
Urban design of hotel	Hotel design to be assessed in the context of the precinct. Focus on those buildings prominent on the skyline and the assemblage that will be formed. Assertion that design lacks the symmetrical idiom adopted by Stadium, RAS dome and complemented by Novotel. Design fails to recognise visual prominence of the	The design reflects the building height and design intentions expressed in the <i>Vision 2025</i> strategy for Sydney Olympic Park. A tower element on the site is supported by this strategy. The building's expression references the neighbouring Novotel and Ibis hotels whilst striking a distinctive profile

site and the impact of the building on the skyline.

of its own. It was not intended that the building design should mimic or compete with the existing strong design forms which already define the precinct.

AUBURN COUNCIL

Remediation	Concern is raised as to the use of the words "generally consistent" in the submitted Environmental Site Assessment's satisfaction of the requirements of SEPP 55.	The Environmental Site Assessment undertaken as part of the Environmental Assessment indicates that the site is suitable for the use proposed.
Signage	Assumed no signage or advertising is proposed as part of this development as none is included in the Environmental Assessment.	No consent of signage is sought by this application. Preferred signage locations are indicated. Separate applications for signage will be submitted once their design is finalised.
Landscape plan	No detailed landscape plan is included in the Environmental Assessment.	Landscaping of the public domain is the responsibility of SOPA. Street tree planting will be undertaken in accordance with SOPA's requirements. Within the site, the building is built to the boundary line and no landscaping forms part of this application.
Shared parking/loading facilities	Appropriate linkages should be made to accommodate arrangements. Development may need to be amended so as to incorporate details relevant to the subject site and relevant adjoining sites.	Linkages between the Novotel and the proposal to accommodate shared loading and parking facilities have been submitted as part of the proposal. They are considered adequate to accommodate arrangements.
Safety and security	Safety and security not specifically addressed in Environmental Assessment.	Safety and security has been specifically addressed in the Environmental assessment submitted. Further changes to the façade at ground level have been made to increase surveillance of spaces around the building and improve security.

SOPA

Colour palette	Choice of colour for the eastern elevation to minimise vertical banding effect has not been addressed by the Environmental Assessment	The eastern elevation has been modified and it is proposed that the vertical elements be painted a darker hue so as to blend these elements with the predominantly dark façade. The visual impact of the vertical banding has been reduced.
Insufficient activation of the lower levels of the building	Particularly the eastern and southern elevations with windows and other fenestrations. Ground level fenestration or uses that contribute to the activation of the Brush Box Walk are encouraged and yet to be addressed to satisfaction.	The southern and eastern elevations have been modified to include windows and openings at ground level to activate these frontages. A rhythm of interesting façade elements has been installed in what was previously a blank wall. The vertical slots on the eastern elevation are windows to the restaurant. Inclusion of these windows also improves safety and surveillance of the spaces around the building. The substation at the southern corner of the site has been relocated to provide for a window display for the adjoining retail area. This will provide further interest and activity at this location.

Public Submissions

BCA compliance	The disabled access toilets on the ground floor and mezzanine level have swing doors which do not allow for a wheelchair to enter and close the door. Seating in the ground floor restaurant does not meet the required 30% accessible seating requirement. Wheelchair patrons seated around the perimeter of the restaurant would obstruct access for other	The Statement of Commitments submitted includes a commitment to further develop design details to ensure full compliance with the BCA, SOPA Access Guidelines 2002, and Australian Standard AS 1428.1 General Requirements for Access.
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	patrons. No hotel rooms are dedicated accessible by wheelchairs. Bathrooms in guest rooms and suites are not large enough to accommodate wheelchairs.	
Quality of materials and articulation of the facade	The north and south elevations consist of large expanses of painted precast concrete with a relatively unarticulated surface. Glazing components are small in comparison. Concerns regarding the quality of the design, materials and finishes as appropriate for a five-star hotel in the vicinity.	The north and south elevations have been designed to have a "sheet like " quality, as such minimal detailing has been included on these facades. The banding on these facades references the nearby Novotel hotel. The materials and finishes chosen are considered to be consistent with the quality expected for a five star hotel and include polished stone, clear frameless glass, and metallic coloured aluminium panels at lower levels. Upper levels consist of pre cast panels painted with high quality, durable external grade paint.
Overshadowing	Documentation fails to clearly locate 7 Figtree Drive in relation to the proposal and fails to adequately demonstrate the overshadowing impacts of the proposal on the neighbouring property. Particular concerns regarding the overshadowing impacts during winter solstice at 3pm.	Shadow diagrams have been provided which demonstrate that overshadowing of 7 Figtree Drive will occur during the Spring/Autumn equinoxes at 3pm and Midwinter at 3pm. These impacts are shown to be minimal and no impact is shown to occur during Midwinter from 11:30 to 2pm.
Public domain	The northern colonnade does not appear wide enough to provide continuity to constitute a viable interaction with the public domain. Active uses should be promoted in the eastern and southern corners of the building, for example windows in the dining area and changing the substation into an active use such as retail in order to meet the objectives of the Sydney Olympic Park Masterplan. The configuration of the ground floor at the eastern corner of the site, fronting the old stock route, is dominated by back of house services and does not address the issue of activation with the public domain or safety and surveillance issues in this area of the site. The precinct is anticipated to be 'a gathering space during sporting and entertainment events' and it is considered unacceptable that the project does not adequately address the thoroughfare created by the line of brush box trees that symbolise the old stock route.	The northern colonnade is 2.5m wide from the glass line of the hotel to the boundary. It is envisaged this colonnade will be used by hotel guests rather than retail shoppers. The width of the area is considered adequate for these purposes.
Safety and security	The areas with solid facades, e.g. the east facing façade, are objected to as concerns are raised regarding the location of trees and recesses as they may provide opportunities for unwanted social behaviour and potentially dangerous activity.	The southern and eastern elevations have been modified to include windows and openings at ground level. The windows in the southern elevation provide opportunities for surveillance of the external spaces and improve security.

APPENDIX E – ENVIRONMENTAL ASSESSMENT

APPENDIX F - ENVIRONMENTAL PLANNING INSTRUMENTS CONSIDERATION

Environmental Planning Instruments considered in the assessment of the proposal:

Environmental Planning Instrument	Consideration
<i>State Environmental Planning Policy (Major Projects) 2005</i>	Schedule 2, Clause 14, identifies the proposal as a project to which Part 3A of the Act must apply since it is on land described in Schedule 1 of the <i>Sydney Olympic Park Authority Act 2001</i> and the capital investment value of the project is greater than \$5 million.
<i>State Environmental Planning Policy No. 55 (Remediation of Land)</i> 7 Contamination and remediation to be considered in determining development application	The proponent has provided an Environmental Site Assessment Report prepared by <i>Coffee Geoscience Pty Ltd</i> (at Appendix 9, EA) which includes a preliminary investigation of the site. The report provides an adequate history of the site, indicating that the presence of contaminated material beneath the investigation area is unlikely. As the site was previously used for meat works operation contamination from dangerous goods is also unlikely. The Report however recommends that a contingency plan be prepared prior to earthworks to manage any suspicious materials identified during earthworks, and if suspicious materials are encountered, work should cease immediately and the Department notified, a comprehensive Environmental Site Assessment carried out and a Remediation Action Plan implemented. The Proponent has included a commitment to these recommendations within their Statement of Commitments (Commitment 4.7, LL and MM).
<i>Sydney Regional Environmental Plan No. 24 Homebush Bay Area (SREP24)</i> 11 Permissible Uses 12 Planning Objectives	Clause 11 of SREP 24 states that development of land within the Homebush Bay Area may be carried out for any purpose that the consent authority considers to be consistent with any one or more of the planning objectives for the Homebush Bay Area. Clause 12 (c) of SREP 24 identifies a planning objective for the Homebush Bay Area; to promote a variety of types of development and land uses other than those referred to in paragraph (a) (for example, commercial, recreational, open space, institutional, and tourism uses), but only if the type and scale of those uses do not prevent the use or reduce the attractiveness or suitability of the Homebush Bay Area, and Sydney Olympic Park in particular, for development referred to in paragraph (a). The development of the site for a commercial hotel development is considered consistent with the planning objective stated in Clause 12 (c) of SREP 24.
13 Matters for consideration in determining development applications	The following matters have been considered in the assessment of the proposal and it is considered that the proposal is consistent with the aims of the SREP.
13 (a) any relevant master plan prepared for the Homebush Bay Area	The proposal has been considered against the Sydney Olympic Park Master Plan below.
13 (c) the appearance, from the waterway and the foreshores, of the development	The proponent has provided photomontages of the development within the setting of the existing skyline. The development will be visible from the Parramatta River, however it is not situated right on the foreshore but rather within a precinct of urban elements. The precinct contains a number of existing strong sculptural forms. The proposal avoids competing with these iconic silhouettes and complements the neighbouring Novotel tower. The proposal's tower element is also consistent with the future

	vision for the precinct (<i>Vision 2025</i> strategy). On consideration the appearance of the development from the waterways and middle distance is satisfactory.
13 (c1) the impact of the development on significant views	The proposal will retain the visual relationship between the Olympic site and the surrounding urban and commercial development. The proposal retains to some extent view lines at ground level across the site towards the historic Vernon Buildings by including glazing at the north-eastern corner of the building. Although sight lines across the site will not be unaffected by the proposal it is considered that this solution is satisfactory.
13 (d) the effect of the development on drainage patterns, ground water, flood patterns and wetland viability	Potential impacts on local water systems will be minimal as rooftop rainwater and ground level stormwater will either be collected by the existing Water Reticulation management Scheme (WRAMS) or be re-used directly by the hotel for non-potable purposes.
13 (e) the extent to which the development encompasses the principles of ecologically sustainable development	A summary of the ESD components of the proposal have been outlined in this report at Section 3 and further details can be found in the EA at 3.6.6. The objectives and measures outlined demonstrate that the development will achieve a satisfactory level of sustainability and energy efficiency throughout construction and operation.
13 (f) the impact of carrying out the development on environmental conservation areas and the natural environment, including flora and fauna and the habitats of the species identified in international agreements for the protection of migratory birds	The site is located a significant distance from environmental conservation areas. Impact on flora and fauna is considered to be minimal.
13 (g) the impact of carrying out the development on heritage items, heritage conservation areas and potential historical archaeological sites	The Statement of Heritage Impact provided by the Proponent and prepared by <i>Graham Brooks and Associates</i> (Appendix 8, EA) indicates that the development will not have an effect on the adjacent heritage conservation area and heritage listed Vernon Buildings.
13 (h) the views of the public and other authorities which have been consulted by the consent authority under this plan	A summary of the submissions received from the consulted authorities and public submissions can be found in this report at Appendix C. The Proponent has provided responses to the submissions, summarised at Appendix D of this report. Consideration of the key issues raised in these submissions can be found in this report at Section 6.
29 Development in the vicinity of a heritage item	See Clause 13(g) above.
<i>Sydney Olympic Park Master Plan 2002</i>	
Town Centre Precinct Guidelines	The development is considered consistent with the dense urban character outlined for the Town Centre Precinct as described in the Master Plan. The development has been designed generally in accordance with the Town Centre Precinct Guidelines, including construction to the street edge, definition of and activated street frontages, colonnades and awnings to provide pedestrian amenity along street frontages, vehicular access is combined with existing arrangements for the Novotel hotel from Showground Road, and retention of sight lines towards the heritage listed Vernon Buildings.
Town Centre Precinct Guidelines non-compliance	Figure 5.3.11 in the Master Plan identifies the maximum height limits for the precinct and each site. The subject site is marked as having a limit of 8 storeys. The proposal is inconsistent with this guideline as the tower is 18 storeys in height. The Master plan allows for variation of the guideline applying to the subject site if it is considered that a higher quality urban design outcome would be achieved. The height of the proposal is consistent with the future character of the area as described in the <i>Vision 2025</i> strategy and accordingly this variation from the 2002 Master plan is

	considered insignificant.
Site 4 Development Controls Objective Use Vehicle Access Built Form Other	The development satisfies the objective and relevant conditions of the Site 4 Development Controls: Objective: "To intensify use and provide an active edge along Olympic Boulevard". Along the Boulevard glazing and sliding doors will provide views of the hotel lounge bar area and a retail tenancy will have its opening fronting the Boulevard. Use: the proposal is for a commercial hotel development including one retail occupancy. Vehicle and service access: is to be provided from existing facilities in Showground Road Built Form: The massing and form of the tower responds to the adjacent Novotel and Ibis developments. A colonnade has been incorporated and pedestrian amenity considered. Other: Retention of all the existing Box Brush trees is proposed.
General Design Guidelines (Public Domain) Active uses Amenity Public domain elements and public art Vehicle access	Direct contact between the street and the interior of the building is provided. Pedestrian-orientated activities are located at ground level (retail outlet, restaurant and bar). The proposal provides shelter in the form of colonnades and awnings along street frontages and pedestrian paths and external lighting of pathways at night. No public domain elements or public art is included in the proposal. No vehicular access across footpaths is proposed. Access to the underground parking is by Showground Road and does not interrupt the main pedestrian thoroughfare.
Building Line	The development is aligned to the site boundaries along Olympic Boulevard and Herb Elliott Avenue. The entrance to the hotel is orientated along Herb Elliott Avenue, a prominent pedestrian thoroughfare, and the entrance to the retail outlet is aligned along Olympic Boulevard, the main pedestrian thoroughfare.
Street Address	The proposal is consistent with the objectives of providing an active street frontage and a high level of pedestrian amenity. Entrance to the hotel is articulated in the façade by a two storey stone entry portal. Vehicular entry to the underground car park is from a minor thoroughfare (as discussed above).
Through Block Connections	The development will be easily and safely traversed by pedestrians. Clear sight lines from the ends of the block are maintained, where possible. The through block connection of the existing pedestrian path lined by Box Brush Trees is retained. Lighting is proposed according to the relevant Standards.
Safety and Security	Safety and security for pedestrians has been considered and the proposal provides a safe public environment including: Well lit and defined pathways and entrances; Opportunities for inhabitants to casually survey the surrounding spaces (as discussed in the Key Issues earlier); Active street frontages and public uses at Ground level; Interaction between the Ground level uses and the street through the use of sliding doors, openings, and extensive glazing.
Building Form and Character	Design of the proposal is of a high standard, choice of materials and building form is commensurate with the existing major elements within the Park. The proposal is consistent with the environmental protection measures outlined in SOPA's Environment Policy and Environment Strategy.

	Building Height: As discussed above, the proposal does not comply with the 2002 Master plan however it is consistent with the draft planning documents prepared for the precinct. The design of the building has a distinct contemporary character, articulation within the façade clearly defines the base of the building and significant openings. The plant room is concealed behind the extended parapet. The materials chosen are compatible with the character of the Precinct and support environmental sustainability. The ground floor foyer and reception area have been designed to allow cross-ventilation, there are building openings to both street frontages. Openable windows have been provided for guest rooms to minimise reliance on mechanical ventilation. The majority of guest rooms have north, east or west orientations to provide for adequate natural daylight. Louvres on the northern and western facades will provide sun shading and anodized aluminium extruded sunshades are fitted to the northern façade. The design has the potential to be utilised for other purposes in the future, the floorplate is flexible in its layout and there is only a single service core which maximises available floor space. The development will meet all the relevant Australian Standards for access provisions and complies with SOPA's Accessibility Policy (as discussed in the Key Issues earlier in this report).
Environmental Considerations Waste management and minimisation Construction and maintenance Biological diversity and significant natural and cultural environments Water conservation Energy conservation Wind standards Additional residential guidelines (as applicable) Natural light, acoustic privacy, <i>Sydney Olympic Park Vision 2025 – Urban Design Strategy</i> , Report to Government in support of <i>Vision 2025</i> , prepared by Sydney Olympic Park Authority, May 2004	The proposal outlines satisfactory measures to minimise waste during construction and operation of the development (see EA Appendices 13 and 14). The site is located a significant distance from environmental conservation areas. Impact on flora and fauna is considered to be minimal. Potential impacts on local water systems will be minimal as rooftop rainwater and ground level stormwater will either be collected by the existing Water Reticulation management Scheme (WRAMS) or be re-used directly by the hotel for non-potable purposes. A summary of the ESD components of the proposal have been outlined in this report at Section 3 and further details can be found in the EA at 3.6.6. The objectives and measures outlined demonstrate that the development will achieve a satisfactory level of sustainability and energy efficiency throughout construction and operation. The Proponent has submitted a Wind Impact Statement (EA, Appendix 10) demonstrating that no significant wind impacts on the public domain will result. The design maximises natural light in hotel rooms (see above). The design has satisfactorily considered acoustic effects and acoustic impacts of neighbouring developments and special events (see EA Appendix 12).
Built Form	The development is consistent with the objective of strengthening the cross axes of Olympic Boulevard and Dawn Fraser Avenue by reinforcing the eastern edge of Olympic Boulevard with towers and high density development. The document provides for 4-6 storey street

	walls with 'point' tower elements 20-25 storeys in height. The proposed development and tower element is consistent with the built form, commercial uses and densities outlined in the document and the requirement for active street frontages.
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