

SITE 8 – SYDNEY OLYMPIC PARK

PROJECT BRIEF

1. Site Details

The property is known as Site 8 within the Sydney Olympic Park Master Plan (2002) and the proposed capital investment value for the 6-storey building will be greater than \$5 million.

The proposed building is to be located to the northern side of Murray Rose Avenue at the intersection with Australia Avenue within the Town Centre Precinct. The site is vacant and currently used as a public car park. The site is near level and will require the relocation of an electrical substation from its north-eastern corner.

2. Description of Proposal

The proposal seeks to develop the north-eastern portion of site 8, to be known as "Site 8A". This development will comprise a new commercial office building over 6 levels, with associated ground floor retail and basement car parking. The remainder of the site will be subject to future MPA's for the centre and south-western buildings. The design of the proposed new building will be generally in accordance with the requirements of "Sydney Olympic Park Master Plan May 2002".

The proposed building comprises 5 levels of commercial office space over 1 level of retail space. The building has a total gross floor area (GFA) in the order of 8,400m², with a typical floor having an area of approximately 1,400m².

It is proposed that 2 basement levels of parking under the new building will accommodate car parking for approximately 85 car spaces, consistent with the allocation prescribed under Master Plan 2002. Vehicular access is proposed from Murray Rose Avenue.

3. Capital Investment

In accordance with Clause 14 of Schedule 2 of SEPP - Major Projects, the estimated Capital Investment value of the development is approximately \$19 million.

4. Town Planning Considerations

The following key planning instruments and policies affects the site:

- Sydney Regional Environmental Plan No. 24 - Homebush Bay Area
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- State Environmental Planning Policy No.11 - Traffic Generating Developments
- State Environmental Planning Policy No.55 - Remediation of Land
- State Environmental Planning Policy No.66 - Integration of Land Use and Transport
- Sydney Olympic Park Master Plan May 2002.

A thorough town planning assessment of the proposal against the above planning considerations will be provided in the Project Application.

5. Likely Environmental Issues

The likely environmental issues will be outlined in the project application to the Director-General, as required by the Draft Guidelines for Major Project Applications.