

Table of Contents

1	Introduction	2
2	Location	2
2.1	Land the Subject of the Application	3
3	Project Description	4
4	Relevant Planning Provisions	4
5	Consultation	6
6	Other Relevant Studies	6
6.1	Metropolitan Strategy / Vision 2025	7
7	Key Issues	7
7.1	Building Design	7
7.2	Traffic, Access and Parking	7
7.3	Sustainability	7
7.4	Section 94	8
7.5	Geotech for Multi-Storey Development	8
7.6	Contamination	8
7.7	Wind Impact	8
7.8	Reflectivity	8
7.9	Heritage	8
7.10	Construction Management	9
7.11	Acid Sulphate Soils	9
7.12	Tree Removal / Protection of Existing Trees	9
7.13	Public Domain / Public Art	9
7.14	Vibration – Impact on Rail Infrastructure	9

Attachments

1	Acid Sulphate Soils Map
2	Concept Drawings

1 Introduction

In correspondence dated 12 October 2006, the Department of Planning (the Department) confirmed that the Director General, as a delegate of the Minister, had formed the opinion that Bovis Lend Lease's (BLL) proposal for Site 4B at Sydney Olympic Park constitutes a Project and that part 3A of the Environmental Planning and Assessment Act 1979 applies. As a consequence, BLL is now able to lodge a Project Application seeking the approval of the Minister to carry out the Project.

This report has been prepared to accompany the Project Application form and represents a Preliminary Assessment of the Project. The information contained in this report is based on the information set out in the Schedule attached to the aforementioned correspondence.

2 Location

Sydney Olympic Park is situated approximately 14km to the west of the Sydney CBD and roughly 8km from the Parramatta City Centre, within the local government area of Auburn.

Site 4B is an irregularly shaped parcel and is located in the immediate vicinity of the south eastern corner of Herb Elliott Avenue and Olympic Boulevard. The site has street frontages to both Olympic Boulevard and Herb Elliott Avenue.

The land is currently used as a public car park.

Adjoining development includes:

- to the north, on the opposite side of Herb Elliott Avenue the Ibis and Novotel Hotels and the Vernon Buildings (Abattoir Heritage Precinct);
- the land on the corner of Herb Elliott Avenue and Olympic Boulevard is known as Site 4A and interfaces with Site 4B on its north-western boundary. On 31 July 2006 the Minister granted development consent to the construction of an 18 storey hotel on Site 4A (MP05_0056);
- the SOPA administration building is located immediately to the south at No. 7 Figtree Drive;
- No. 8 Herb Elliott Avenue is located immediately to the east of the site and is currently used for light industrial purposes; and
- the Sydney International Aquatic Centre to the west, on the opposite side of Olympic Boulevard.

Figure 1 illustrates the location of Site 4B.

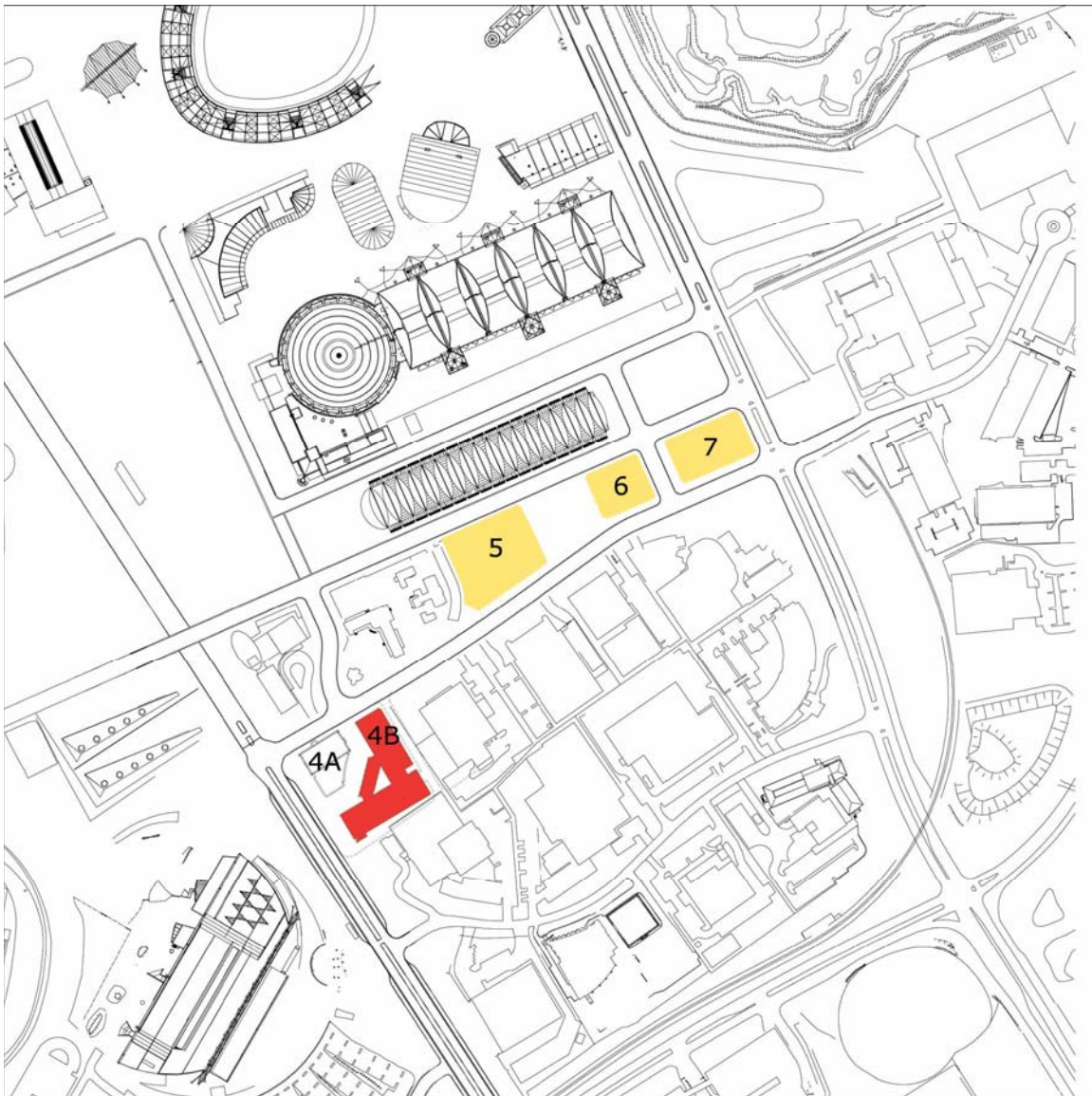


Figure 1 Location Plan

2.1 Land the Subject of this Application

This Project Application seeks approval for redevelopment of land at Sydney Olympic Park, known as Site 4B, as illustrated on the plan at **Attachment 2** and legally described as being substantially within Lot 60 in DP 786296 and part Lot 50 in DP 1045522. The registered proprietor of the land is the Sydney Olympic Park Authority.

3 Project Description

The proposed development comprises an 'A' grade commercial office building consisting of:

- 3 basement car park levels with approximately 350 parking spaces;
- ground floor comprising retail, lobby and loading; and
- six (6) levels of commercial office space with a total lettable area of approximately 21,000 sqm.

Plant and lift overrun will be located on the roof level and will be appropriately screened.

The Concept Design Package prepared by Bates Smart and included at **Attachment 2** illustrates the proposed development.

The project cost of the development to which this application applies is \$73 million.

4 Relevant Planning Provisions

The Environmental Planning Instruments, policies and other documents that are relevant to the proposed development are listed in the table below, together with a brief statement about the manner in which the Project responds to the relevant provisions of each.

Instrument/Policy/DCP etc	Response
SEPP 55	An Environmental Site Assessment Report is being prepared by Coffey Geotechnics Pty Ltd which includes a preliminary investigation of the site. The draft report provides a history of the site, indicating that the presence of contaminated material beneath the investigation area is unlikely. The site was previously used as part of the Abattoir and as such contamination from dangerous goods is also unlikely. Since the 1990's the site has been used for parking. Based on the site history, the main potential contamination issue is considered to be the importation of fill material. 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 will include an undertaking in the Statement of Commitments which adopts the recommendations of the Environmental Site Assessment.
SEPP 32	Proposed development is consistent with the provisions of SEPP 32 as it makes economic use of existing infrastructure and facilities and increases employment opportunities in close proximity to residential areas and leisure opportunities.

Instrument/Policy/DCP etc	Response
SEPP – Major Projects 2005	Schedule 2 of the SEPP sets out specified sites to which Part 3A of the Act applies. Clause 14 of Schedule 2 lists Sydney Olympic Park as one such site and cites a threshold criterion for development with a capital investment value in excess of \$5 million. The estimated cost of the proposed development is \$73 million.
Sydney Regional Environmental Plan No. 24 – Homebush Bay	Development at Sydney Olympic Park is controlled by Sydney Regional Environmental Plan No 24 - Homebush Bay (SREP 24). It provides that development can be carried out on land in Homebush Bay for any purpose which the consent authority considers to be consistent with any one or more of the planning objectives for Homebush Bay. The planning objectives relate to the regional role and land use, the relationship to the surrounding area, the quality and nature of urban form and environmental and heritage protection. The proposed development is located in the vicinity of the State Abattoirs heritage conservation area and in particular, the Vernon buildings which are identified under the provisions of SREP 24 as a heritage item. Clause 29 of the REP states that prior to granting consent to development in the vicinity of a heritage item, the consent authority must assess the impact of the proposed development on the heritage significance of the heritage items and of any heritage conservation area within which it is situated. A Heritage Impact Statement will accompany the Environmental Assessment.
Draft SEPP 66	The proposed development is consistent with the matters for consideration set out in the Policy.
Sydney Olympic Park Master Plan	The "Sydney Olympic Park Master Plan" was adopted in May 2002 and provides an overall development framework for the future use of and development in the Park. The site is located in the Town Centre Precinct which is described (p.84) as <i>"the urban heart of Sydney Olympic Park, achieving an active and vibrant character at street level to activate the public spaces. A dense and urban development comprising commercial office space, exhibition and entertainment uses, restaurants and cafes, convenience retail, hotel and residential uses and visitor support services will intensify activity and use around the Town Centre."</i> Section 5.3.6 of the Master Plan indicates that the development of Site 4 will require sensitive development due to the existing Brush Box trees and its proximity relative to Olympic Boulevard, the Vernon (Abattoir) buildings, Ibis and Novotel Hotels, Aquatic Centre and its visual connection to Telstra Stadium. The stated objective for Site 4 is <i>"to intensify use and provide an active edge along Olympic Boulevard."</i> The Master Plan provides a development control of 8 storeys for the subject site and the proposed development is consistent with the height controls. The proposed commercial office building is generally consistent with the provisions of the Master Plan as they apply to Site 4B with the exception of the provision of public parking relocated from P5 to be provided underground, where feasible (Section 5.3.6 Master Plan). This minor inconsistency is considered to be reasonable in the circumstances because of the Site's proximity to public transport facilities and is appropriate as it will contribute to the critical mass required to provide efficient and viable public transport services.

5 Consultation

Agencies and other key stakeholders that may have an interest in the proposal include RailCorp, Auburn Council, the Heritage Office and the Roads and Traffic Authority.

Owners consent will be sought from Sydney Olympic Park Authority to enable the lodgement of the Environmental Assessment. SOPA has provided owner's consent to enable the lodgement of this Preliminary Assessment, as indicated on the Major Project Application Form which accompanies this submission.

The development concept was presented to the Sydney Olympic Park Design Review Panel on 24 August 2006 and it is intended that it will be presented to the Panel's November meeting.

Similarly, the proposal is scheduled to be presented to SOPA's Access Committee on 16 November 2006.

It is not anticipated that any other agency approvals will be required.

6 Other Relevant Studies

6.1 Metropolitan Strategy / Vision 2025

The recently released Metropolitan Strategy sets the framework to facilitate and manage the growth and development of Sydney over the next 25 years. The Strategy includes the *Centres and Corridors Strategy for Sydney* which cites as one of its initiatives to complete the revised Sydney Olympic Park Master Plan, Vision 2025, to ensure Sydney Olympic Park achieves a balance between its core role as a regional sporting and specialised business centre, and its potential for residential development.

The development of a commercial office building on Site 4B is consistent with the intentions of the Vision 2025 document.

7 Key Issues

7.1 Building Design

The concept design has been the subject of a number of discussions between SOPA and Bovis Lend Lease / Bates Smart. In addition the concept has been reviewed by the Sydney Olympic Park Design Review Panel.

The Environmental Assessment will address the manner in which the proposed development achieves the design objectives for this site as set out in the Master Plan and Vision 2025.

7.2 Traffic, Access and Parking

Colston Budd Hunt and Kafes has been engaged to undertake an assessment of the traffic and parking impacts associated with the proposed development. A copy of this report will accompany the Environmental Assessment.

As indicated previously in this report, Section 5.3.6 of the Master Plan 2002 requires that “public parking relocated from P5 (to be provided underground) where feasible.” No public parking is proposed to be provided as part of the proposed development. This aspect will be addressed in detail in the Environmental Assessment and the aforementioned Traffic Report, however the non-compliance with this element of the Master Plan is considered to be reasonable in this instance as the site is located within 200 metres of Sydney Olympic Park Station and has good access to bus services which operate along Australia Avenue and Dawn Fraser Avenue.

Furthermore, this approach is consistent with the State Government policy and best practice planning principles of:

- improving the choice of transport and reducing dependence on cars; and
- supporting the efficient and viable operation of public transport services.

7.3 Sustainability

All new development at Sydney Olympic Park is required to demonstrate a commitment to ESD principles in terms of design, construction management, process, materials selection, pollution control and resource conservation. To this end, development must endeavour to maximise renewable energy sources, employ responsible solar design and be connected to the Water Reclamation and Management Scheme (WRAMS).

A Sustainable Building Report will be prepared to accompany the Environmental Assessment.

7.4 Section 94

It is anticipated that the proposed development will attract Contributions made pursuant to Section 94 of the Environmental Planning and Assessment Act 1979, calculated in accordance SOPA's Development Contributions Strategy¹.

7.5 Geotechnical for multistorey buildings

Coffey Geotechnics Pty Ltd has undertaken a preliminary geotechnical investigation. The findings of the resultant draft report indicate that there should be no significant geotechnical constraints to the required excavations for the basement and foundations for a multi-storey development. A copy of the Geotechnical Report will accompany the Environmental Assessment.

7.6 Contamination

An Environmental Site Assessment Report is being prepared by Coffey Geotechnics Pty Ltd which includes a preliminary investigation of the site. The draft report provides a history of the site, indicating that the presence of contaminated material beneath the investigation area is unlikely.

A copy of the Site Assessment Report will accompany the Environmental Assessment.

7.7 Wind Impact

A Wind Impact Assessment will be commissioned and a copy of the report will accompany the Environmental Assessment.

7.8 Reflectivity

A preliminary investigation of the potential impact of solar glare from the proposed development is being commissioned. Notwithstanding the results of this investigation, the reflectivity of the construction materials used in the design will be less than 20%.

A copy of the Reflectivity Study will be included as part of the documentation which accompanies the Environmental Assessment.

7.9 Heritage

Site 4B is located in the vicinity of the former State Abattoir buildings which is identified under the provisions of SREP 24 (Schedule 5) as an item of environmental heritage. A Heritage Impact Statement is being prepared which will assess the likely impact of the proposed development on the heritage significance, visual curtilage and setting of the heritage item. A copy of the report will be included as part of the Environmental Assessment.

¹ V11. November 2002

7.10 Construction Management

An Environmental Management Plan will be prepared for the construction phase of the development to manage the environmental impacts associated with noise, traffic, waste, erosion and sedimentation control. It will also address the need to avoid conflicts with events occurring at Sydney Olympic Park.

7.11 Acid Sulphate Soils

In 1997, the Olympic Co-Ordination Authority prepared an Acid Sulphate Soil Risk Map to identify the extent of risk from acid sulphate soil across the Sydney Olympic Park site and surrounding area. The map indicates that Site 4B is located in an area of no environmental risk.

A copy of the Map is included at **Attachment 1**.

7.12 Tree Removal / Protection of Existing Trees

There are a number of existing trees on the site. An Aborigines Report² prepared for the Sydney Olympic Park Authority examined the trees located between the Hotel building and the proposed development on Site 4B. Further assessment of the trees will be carried out during the design development process.

The design of the public space between Site 4B and the Sofitel building will be developed as an integral part of the architectural solution, taking into account the need to create an attractive and useable public domain, the incorporation of public art and an appropriate landscape treatment. It is the Proponent's intention to retain as many of the healthy trees as is feasible as part of an holistic approach.

7.13 Public Domain / Public Art

SOPA has identified an opportunity to provide a public art project in the public space that also acts as a through site link created by the Sofitel Hotel development (Site 4A) and the proposed development on Site 4B. The final form and nature of the artwork will be subject of further discussion between SOPA and the Proponent and will be developed as an integral part of the design development of the building.

Further details of the Public Art will be included as part of the Environmental Assessment.

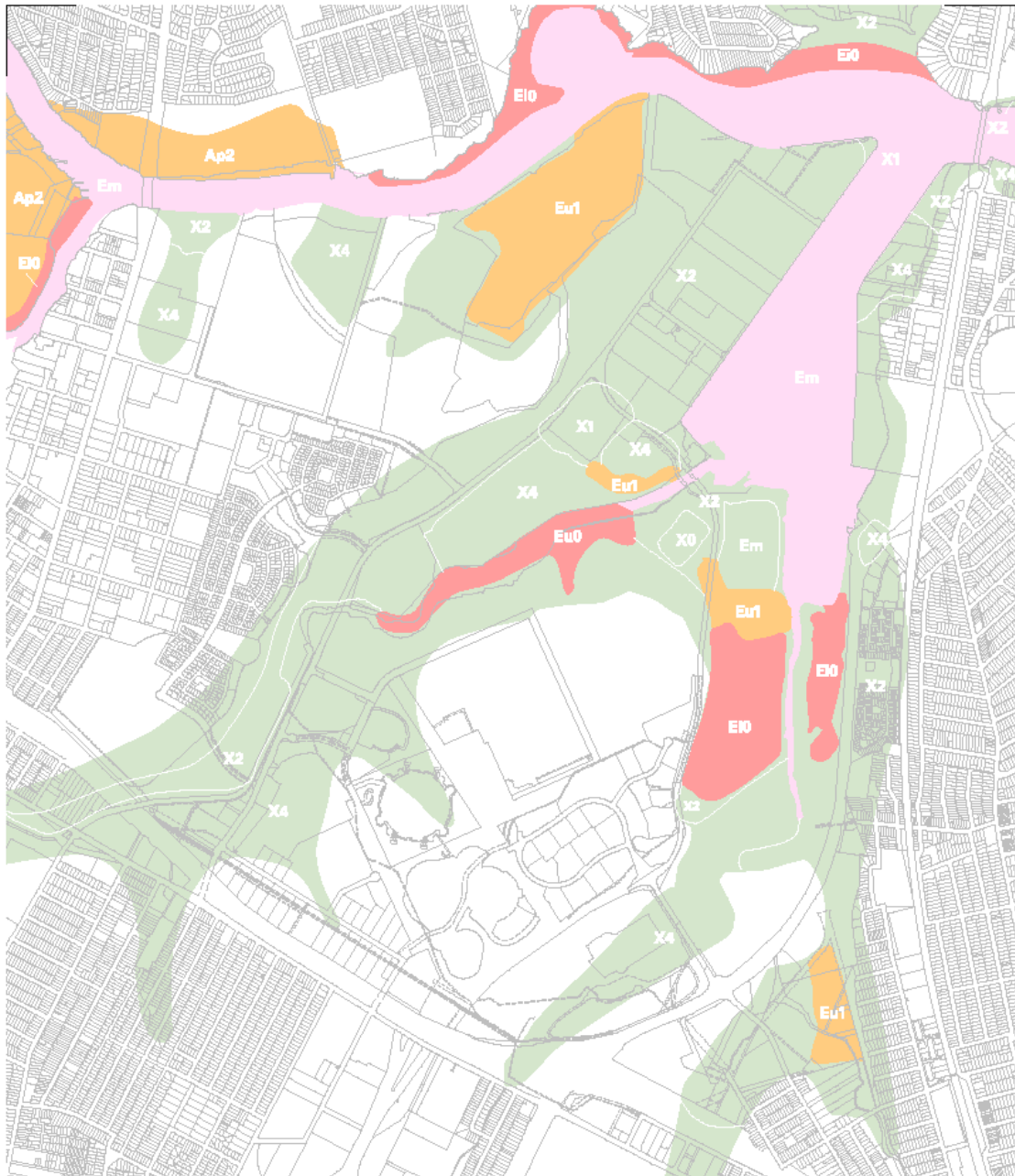
7.14 Vibration – Impacts on Rail Infrastructure

The location of the rail corridor in relation to Site 4B is currently being investigated. However, preliminary information suggests that the corridor is located sufficiently distant from the site such that it is unlikely that the proposed development will have any impact on its integrity.

² Development Tree Assessment Report prepared by Earthscape Horticultural Services dated September 2005

Notwithstanding the above, specialist advice will be submitted as part of the Environmental Assessment in this regard.

ATTACHMENT 1
Acid Sulphate Soils Map
SOPA



Map Class Description	Depth to Acid Sulphate Soil Meters	End-uses/Call-File	Typical Landform Types
HIGH PROBABILITY High probability of subsidence due to acid sulphate soil mobilisation within and around the bay. The subsurface geology has been studied for the purpose of acid sulphate soil mobilisation. Acid sulphate soil mobilisation is widespread and may be localised by ditches or subsurface waterways.	Below water level	None end-uses/Call-File. It is likely that end-uses will be restricted by subsidence risk in design.	Shallow end-uses of bays, lagoons, saltmarshes, dunes and wetlands.
	At or near the ground surface	None end-uses/Call-File. It is likely that end-uses will be restricted by subsidence risk in design.	Shallow end-uses, bays, lagoons, saltmarshes, dunes and wetlands.
	Within 1 meter of the ground surface	None end-uses/Call-File. It is likely that end-uses will be restricted by subsidence risk in design.	Low end-uses, bays, lagoons, saltmarshes, dunes and wetlands.
DISTURBED TERRAIN		Disturbed lands may include flood areas, which often cause during reclamation of low lying areas for urban development. Other disturbed lands include areas which have been subject to dredging, or have undergone long-term disturbance through general urban development or construction of these areas. Disturbance may be required to assess these areas for acid sulphate potential.	

ATTACHMENT 2
Concept Design Package
Bates Smart