



# **ENVIRONMENTAL ASSESSMENT REPORT**

in response to the Director-General's  
Requirements for Project Application  
MP06\_0273 for the Development of

**SITE 4B**  
**SYDNEY OLYMPIC PARK**

# Table of Contents

## Preamble

## Executive Summary

## Cross Reference to Director General's Requirements

### PART 1 GENERAL REQUIREMENTS

<b>1</b>	<b>The Site &amp; Environs</b>	<b>10</b>
1.1	Site Description & Background	10
1.2	Real Property Description	10
1.3	Ownership Details	11
1.4	Topography & Physical Characteristics	11
1.4.1	Views and Vistas	11
1.4.2	Access	11
1.4.3	Utility Services	11
1.4.4	Drainage	11
1.4.5	Flora and Fauna	11
1.4.6	Contamination	12
1.4.7	Heritage and Archaeology	12
1.5	Relationship to Adjoining Development	13
<b>2</b>	<b>Description of Proposed Development</b>	<b>14</b>
2.1	Project Objectives	14
2.2	Design Philosophy	14
2.3	Architectural Statement	15
2.3.1	Context	15
2.3.2	Built Form and Scale	15
2.3.3	Detailed Description	15
2.3.4	Materials and Finishes	16
2.4	Access and Parking	16
2.4.1	Vehicular Access	16
2.4.2	Parking	17
2.4.3	Loading Facilities	17
2.4.4	Pedestrian Access	17
2.5	Accessibility	17
2.6	Landscape Treatment	18
2.6.1	Streetscape	19
2.7	Public Art	20
2.8	Sustainability / ESD	20
2.9	Design Certifications	21
2.10	Water	21
2.11	Signage	22
2.12	Construction Phase	22
2.12.1	Site Establishment Facilities	22
2.12.2	Hours of Operation	23
2.12.3	Waste Management	23
2.12.4	Soil Management and Erosion Control	23
2.12.5	Construction Traffic Management	24
2.11	Operational Phase	24

## **PART 2            KEY ASSESSMENT REQUIREMENTS**

<b>3</b>	<b>Relevant Planning Provisions</b>	<b>26</b>
3.1	Relevant Legislation	26
3.1.1	Threatened Species Conservation Act 1995	26
3.1.2	Environmental Planning and Assessment Act 1979	26
3.1.3	Sydney Olympic Park Authority Act 2001	26
3.2	Environmental Planning Instruments	26
3.2.1	SEPP 55	26
3.2.2	SREP 24	27
3.3	Other Policies and Guidelines	37
3.3.1	Best Practice Sustainability at Sydney Olympic Park	37
3.3.2	Guidelines for Advertising, Identification and Promotional Signage	38
3.3.3	Sydney Olympic Park Access Guidelines	38
3.3.4	Vision 2025 / Draft Master Plan 2025	38
<b>4</b>	<b>Environmental, Social and Economic Impacts</b>	<b>40</b>
4.1	Building Design	40
4.1.1	Façade Presentation	40
4.1.2	Massing	40
4.1.2	Proportions to Openings	40
4.1.4	Architectural Merit	40
4.1.5	Operational Characteristics relative to Context	41
4.1.6	SOPA Design Review Panel	41
4.2	Traffic Access and Parking	41
4.3	Sustainability	42
4.4	Section 94 Contributions	42
4.5	Geotech for Multi-Storey Development	43
4.6	Contamination and Remediation	43
4.7	Wind Impact	43
4.8	Reflectivity	44
4.9	Heritage	44
4.10	Construction Management	44
4.11	Acid Sulphate Soils	45
4.12	Landscape Treatment / Protection of Existing Trees	45
4.13	Public Domain / Public Art	46
4.14	Vibration (Impact on Rail Infrastructure)	46
4.15	Overshadowing	47
4.16	Social and Economic Impacts	48
4.17	Justification for Undertaking the Project	48
4.18	Public Interest	48
<b>5</b>	<b>Draft Statement of Commitments</b>	<b>49</b>
<b>6</b>	<b>Consultation</b>	<b>52</b>
<b>7</b>	<b>Conclusion</b>	<b>58</b>

## Preamble

This report has been prepared by Helen Mulcahy Urban Planning on behalf of Bovis Lend Lease Pty Ltd and constitutes an Environmental Assessment prepared in respect of Major Project Application 06\_0273 - Site 4B Sydney Olympic Park. The information contained in this report is based on the Environmental Assessment Requirements under Part 3A of the Environmental Planning and Assessment Act 1979 issued by the Director General on 9 January 2007.

This document should be read in conjunction with the Architectural Package prepared by Bates Smart and the Landscape Concept included at **Appendix 1** and **Appendix 9** respectively. This Environmental Assessment has been prepared with the assistance of a number of other specialist consultants, whose reports and other plans and materials are also appended to this submission, as set out below:

Bates Smart	Architectural Package	<b>Appendix 1</b>
Certificate of Cost	Slattery Australia Pty Ltd	<b>Appendix 2</b>
Services Diagram	SOPA	<b>Appendix 3</b>
Arboricultural Impact Assessment	Urban Tree Management	<b>Appendix 4</b>
Environmental Site Assessment	Coffey Geotechnics	<b>Appendix 5</b>
Heritage Impact Assessment	Graham Brooks & Associates	<b>Appendix 6</b>
Traffic and Parking Assessment	Colston Budd Hunt and Kafes	<b>Appendix 7</b>
Accessibility Report	Morris Goding	<b>Appendix 8</b>
Landscape Concept Plan	Aspect Sydney	<b>Appendix 9</b>
Public Art Design Brief	SOPA	<b>Appendix 10</b>
Sustainable Building (ESD) Report	Bovis Lend Lease	<b>Appendix 11</b>
BCA Design Compliance Statement	SOPA	<b>Appendix 12</b>
Fire Engineering Report	Defire Pty Ltd	<b>Appendix 13</b>
Structural Design Report	Connell Wagner	<b>Appendix 14</b>
Stormwater Concept Plan	Hyder Consulting	<b>Appendix 15</b>
Construction Management Plan	Bovis Lend Lease	<b>Appendix 16</b>
Indicative Site Establishment Plan	Bovis Lend Lease	<b>Appendix 17</b>
Acid Sulphate Soils Map	SOPA	<b>Appendix 18</b>
Access Committee correspondence	SOPA	<b>Appendix 19</b>
SOPA Design Review Panel Minutes	SOPA	<b>Appendix 20</b>
Response to DRP Issues	Bovis Lend Lease	<b>Appendix 21</b>
Geotechnical Investigation	Coffey Geotechnics	<b>Appendix 22</b>
Wind Impact Assessment	Windtech	<b>Appendix 23</b>
Reflectivity Report	Windtech	<b>Appendix 24</b>
Acoustic & Vibration Management Plan	Renzo Tonin	<b>Appendix 25</b>
Corrosion Control Report	Corrosion Control Engineering	<b>Appendix 26</b>
Correspondence from Consultation (Heritage Office, SOPA, RailCorp, Auburn Council and Sydney Water)		<b>Appendix 27</b>
Director General's Requirements	Department of Planning	<b>Appendix 28</b>

This Environmental Assessment Report has been prepared with the assistance of the specialist consultants listed above and the information contained herein is based on the content of the specialist reports.

On this basis I hereby certify that the information contained in this Environmental Assessment is intended to be neither false nor misleading.

.....  
**Helen Mulcahy**

## EXECUTIVE SUMMARY

This document constitutes an Environmental Assessment for Major Project 06\_273 which seeks approval for the redevelopment of land at Sydney Olympic Park known as Site 4B.

In correspondence dated 12 October 2006, the Department of Planning (the Department) confirmed that its Director General, as a delegate of the Minister, had formed the opinion that the proposal for the construction of a 7 storey commercial office building on Site 4B at Sydney Olympic Park constitutes a Project and that Part 3A of the Environmental Planning and Assessment Act 1979 applies.

Bovis Lend Lease subsequently prepared a Preliminary Assessment of the Project which was submitted to the Department on 6 November 2006 and requested the Director General's Requirements for the project which would be addressed in the Environmental Assessment.

On 9 January 2007, the Director General issued his Requirements for the Environmental Assessment for the Project, based on the information provided in the aforementioned Preliminary Assessment.

This submission constitutes the Environmental Assessment for the Project and the information contained herein is based on the Director General's Requirements set out in the Schedule that accompanied the aforementioned correspondence from the Department.

### The Proposal

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

- 3 basement car park levels with approximately 365 parking spaces;
- ground floor comprising retail, lobby and loading;
- six (6) levels of commercial office space with a gross floor area of 24,143 sqm (which translates to a net lettable area of approximately 22,000 sqm);
- landscape treatment of the public domain between the subject site and the Sofitel Hotel which is currently under construction on Site 4A; and
- removal of 22 trees.

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

The Architectural Package prepared by Bates Smart and included at **Appendix 1** illustrates the proposed development.

The capital investment value of the development to which this application applies is \$76.9 million. A Quantity Surveyor's Certificate of Cost has been included at **Appendix 2**.

The proposed development has been designed to the highest standards to reflect the Proponent's commitment to design quality and SOPA's expectations for future development at Sydney Olympic Park.

The design aims to create an environmentally responsive and low energy building that embraces the social changes in contemporary workplaces by providing a spatially open, flexible working environment that enjoys access to natural light and encourages connectivity and interaction.

The building is expressed as a volumetric composition of three component parts – 2 x six storey rectilinear office volumes set at 90° to each other, connected at 45° by a linking structure. These three elements define the edges of a full height triangular-shaped atrium.

The ground plane is highly permeable and the building is "notched" at the corners of the street frontages and the public through-site link to define a double height entry colonnade. The

office volumes are further articulated by balconies and projecting hub spaces on the north-east and south-west corners of the building at high and low level respectively.

The roof plant is located on Level 7 and constitutes two (2) rectangular-shaped “wings” that sit above and correspond to the commercial “wings”. The roof plant is set back from the edge of the parapet to reduce the overall perceived height of the building (refer architectural drawings at **Appendix 1**).

The building embraces a range of ESD principles to ensure that the project will be consistent with the principles of sustainability as described in the Environmental Guidelines for the Summer Olympic Games (1993), SOPA's Sustainability Policy and Sustainability Strategy and the other environmental design requirements set out in the Sydney Olympic Park Master Plan.

## **Environmental Assessment**

This report demonstrates that the proposed development:

- is consistent with the character of the Town Centre Precinct at Sydney Olympic Park and the expected future development in the area;
- will make a positive contribution to the urban fabric of the area and that the quality of the architecture will set a benchmark for future development in the Precinct;
- satisfies SOPA's stated expectations for development on the site as set out in the 2002 Master Plan;
- reinforces the existing public domain external to the site and results in the creation of a strong public domain within the development site;
- has been designed in cognisance of the need to conserve resources and be both energy and water efficient;
- has been designed in an integrated manner, in cognisance of its relationship to existing development external to the site;
- is generally consistent with the 2002 Master Plan and SOPA's Vision 2025 / Draft Master Plan 2025;
- complies with the relevant Australian Standards for vehicular access, parking design and loading facilities;
- will have a limited shadow impact on adjoining properties and public open spaces;
- will not result in any adverse impacts on the local wind environment, reflectivity or solar glare;
- represents the economic use of land at Sydney Olympic Park and will result in a number of positive economic outcomes in terms of activating the area, creating critical mass for public transport and other services and providing employment opportunities.

## **Conclusion**

The building exhibits a high quality design, function and form that are comparable to the high quality of commercial development currently being constructed within Sydney Olympic Park. The proposal represents a responsive design relating to adjoining development and establishes an appropriate scale through sound urban design principles whilst ensuring that ESD principles are incorporated.

The proposal is a suitable development on this site and in this locality, particularly having regard to its context and the desired future character of the area as set out in the 2002 Master Plan for Sydney Olympic Park and SOPA's draft Master Plan 2025.

The development will have positive social and economic benefits in terms of increasing the number of employment opportunities in this locality, which will in turn support other local businesses and services.

## Cross Reference to Director General's Requirements

	Details	X Reference
<b>General Requirements</b>		
	<p>The EA for the Project Application must include:</p> <p>An executive summary;</p> <p>An outline of the project including -</p> <ul style="list-style-type: none"> <li>(i) any development options;</li> <li>(ii) justification for the project taking into consideration any environmental impacts of the project, the suitability of the site; and whether the project is in the public interest</li> <li>(iii) outline of the staged implementation of the project if applicable;</li> </ul> <ul style="list-style-type: none"> <li>• a thorough site analysis and description of the existing environment;</li> <li>• an assessment of the potential impacts of the project and a draft statement of commitments outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project;</li> <li>• a signed statement from the author of the EA certifying that the information contained in the report is neither false nor misleading;</li> <li>• an assessment of the key issues specified below and a table outlining how these key issues have been addressed; and</li> <li>• a Quantity Surveyors Certificate of Cost to verify the capital investment value of this project.</li> </ul>	<p>Sections 4.17, 4.18</p> <p>N/A</p> <p>Section 1 / Appendix 1 Impacts (Section 4) Draft Statement of Commitments (Section 5)</p> <p>Preamble</p> <p>Part 2, Sections 3 and 4</p> <p>Appendix 2</p>
<b>Key Assessment Requirements</b>		
<b>1. Relevant EPIs and Guidelines</b>	<p>The EA must identify the nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and provide adequate justification for any non compliance including:</p> <ul style="list-style-type: none"> <li>• Sydney Olympic Park Master Plan 2002;</li> <li>• Draft Master Plan 2025;</li> <li>• Sydney Regional Environmental Plan 24;</li> <li>• SEPP 55;</li> <li>• Sydney Olympic Park Master Plan Development Contributions Strategy Briefing Note for Developers (November 2002)</li> </ul>	<p>Part 2 Section 3</p> <p>Section 3.3.2 Section 3.3.4 Section 3.3.2 Sections 1.4.6, 3.2.1 and App 5 Section 4.4</p>
<b>2. Built Form, Urban Design &amp; Landscaping</b>	<p>The EA must include consideration of the following matters:</p> <ul style="list-style-type: none"> <li>• The design quality of the proposed development with specific consideration of the façade presentation, massing, setbacks, proportions to openings, building articulation, legibility and amenity of entrance;</li> <li>• The landscaping around the building and retention of existing significant trees (with justification for any tree removal);</li> <li>• Measures to ensure adequate activation of the ground floor level and the public domain, including consideration of greater activation of the NE ground level where the street frontage appears largely designed as back of house;</li> <li>• Location of roof top plant and its relationship to the bulk and scale of the proposal;</li> <li>• Wind impacts;</li> <li>• Reflectivity – selection of materials to minimise glare reflectivity impacts; and</li> <li>• Signage location.</li> </ul> <p>The assessment must also address any comments of the SOPA Design Review Panel.</p>	<p>Section 4.1</p> <p>Appendices 6&amp;9 Section 4.1</p> <p>Section 3.3.2 Appendix 1</p> <p>Section 6</p> <p>Section 4.7 Section 4.8</p> <p>Appendix 1 Section 4.1.6 Appendix 21</p>

	Details	X Reference
<b>3. Heritage</b>	A Heritage Impact Statement of potential heritage impacts of the project, having regard to the Heritage Office's guideline <i>Assessing Heritage Significance</i> . Specifically the design and form of the proposal needs to respond to, and assess any impacts on, the character of the former State Abattoir buildings. This assessment is to include, but not be limited to views, overshadowing and landscaping.	Appendix 6
<b>4. Traffic, Access and Parking</b>	<p>(i) the EA must include a detailed description and assessment of:</p> <ul style="list-style-type: none"> <li>proposed vehicular access arrangements for the development, specifically addressing timing of construction of future roads upon which the development relies;</li> <li>daily and peak traffic movements likely to be generated by the proposed development and the impact on the local traffic network;</li> <li>impact of the proposed development on the surrounding arterial road network and intersections;</li> <li>the proposed arrangements for on-site car parking;</li> <li>proposed road works;</li> <li>the loss of public parking on-site and identification of any options to provide public access to on-site parking;</li> <li>justification for the amount of parking on-site.</li> </ul> <p>(ii) a justification for the non-compliance with Section 5.3.6 of the Master Plan 2002, which requires that "public parking relocated from P5 (to be provided underground) where feasible."</p>	<p>Appendices 1&amp; 7; Section 6</p> <p>Appendix 7</p> <p>Appendix 7</p> <p>Appendix 1, 7 N/A Section 6</p> <p>Appendix 7</p> <p>Section 3.2.2</p>
<b>5. Noise, Vibration and Geotechnical</b>	<p>The EA must assess:</p> <ul style="list-style-type: none"> <li>any impacts of the proposed development on the rail corridor and associated infrastructure; and</li> <li>any impacts of the operation of the rail corridor on the proposed development, including noise, vibration and electrolysis.</li> </ul>	<p>Appendix 25</p> <p>Appendix 26</p>
<b>6. Public domain / pedestrians / public art</b>	<p>The EA is to demonstrate how the proposed building layout, design and treatment of the public domain and open spaces will in the context of the proposed uses:</p> <ul style="list-style-type: none"> <li>maximise safety and security within the public domain;</li> <li>maximise surveillance and activity within the public domain;</li> <li>ensure access for people with disabilities; and</li> <li>minimise potential for vehicular and pedestrian conflicts.</li> </ul> <p>Details must also be provided of the Public Art component of the proposal.</p>	<p>Section 6</p> <p>Section 6 Section 2.5, Appendix 8 Sections 2.4.1, 4.2; Appendix 7 Section 2.7, Appendices 1&amp;9</p>
<b>7. Potential Contamination on-site</b>	The EA must include a comprehensive assessment of potential on-site contamination and include a remediation action plan if contamination is identified in accordance with the requirements of SEPP 55.	Appendix 5
<b>8. Sustainability</b>	The EA must include, but not be limited to, consideration of best practice measures to improve environmental performance of the building and surrounds. Specific consideration must be given to energy efficiency, water conservation, waste management and the use of SEDA and Greenstar standards.	Sections 2.8, 4.3 Appendix 11



## **Part 1**

# **GENERAL REQUIREMENTS**

# 1 The Site & Environs

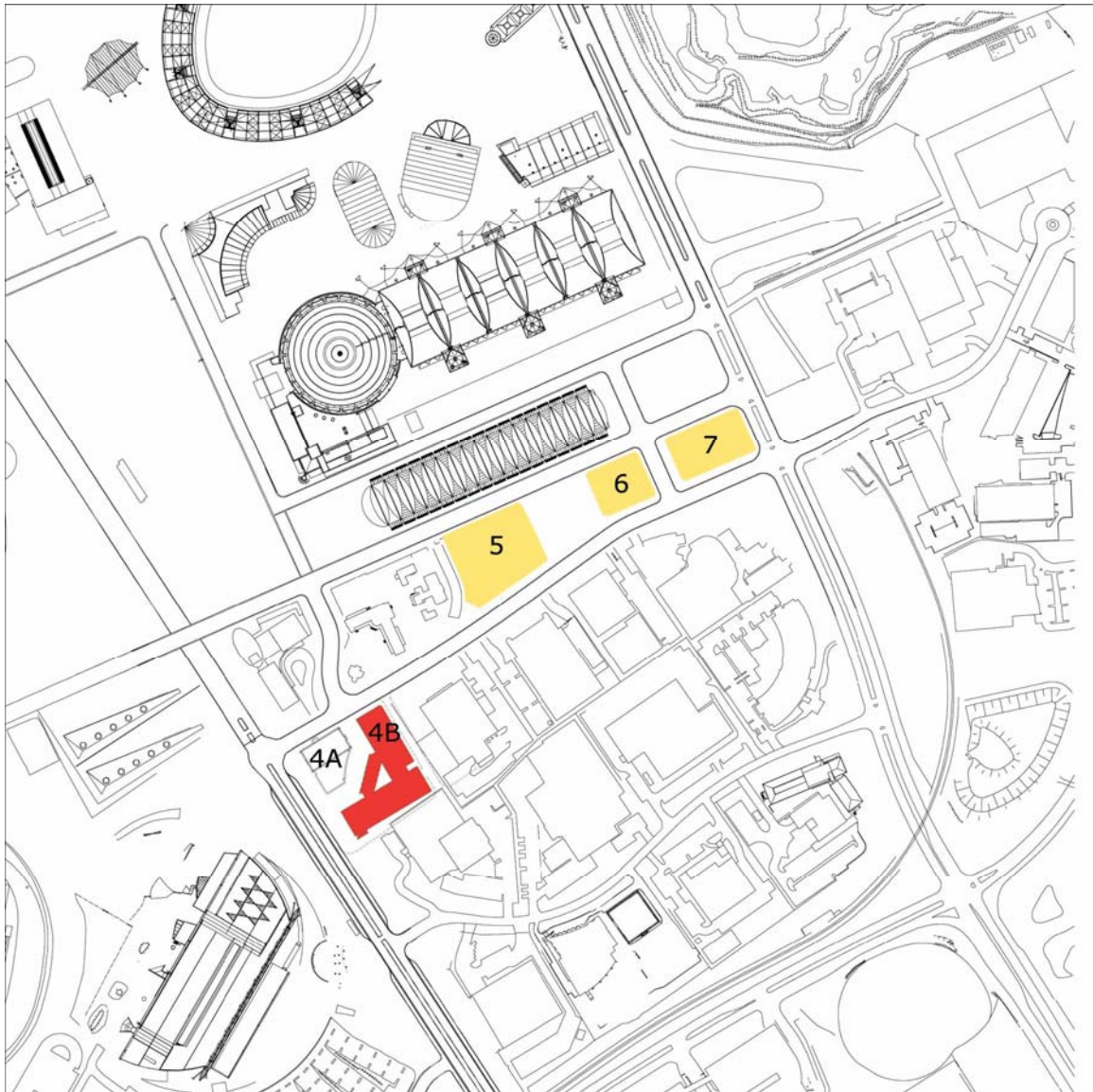
## 1.1 Site Description & Background

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 and has a site area of 5,310.3 sqm.

The land is currently used as a public car park, with at grade parking for 98 vehicles.

## 1.2 Real Property Description

This Project Application seeks approval for redevelopment of land at Sydney Olympic Park, known as Site 4B as illustrated on *Figure 1* and legally described as being substantially within Lot 60 in DP 786296 and part Lot 50 in DP 1045522. The extent of Site 4B is illustrated on the drawings which form part of the Agreement for Lease between Colonial First State Property and SOPA. Sydney Olympic Park is a unique situation and the standard procedure is for land subdivision to occur following the completion of the development.



*Figure 1 Location Plan*

### 1.3 Ownership Details

The registered proprietor of the land is the Sydney Olympic Park Authority. Owners consent to the lodgement of this Project Application is included as part of the documentation.

### 1.4 Topography & Physical Characteristics

#### 1.4.1 Views and Vistas

The 2002 Sydney Olympic Park Master Plan identifies a number of views / vistas<sup>1</sup> in the vicinity of the site, the most important of which is along the Boulevard. The Boulevard crests adjacent to the site and the view to the north along the length of the Boulevard is visually terminated by the shopping centre at Newington.

A secondary view line is identified, from the Boulevard, diagonally across the site to the Vernon Buildings in the Abattoir Precinct.

#### 1.4.2 Access

The site has frontages to both Herb Elliott Avenue and Olympic Boulevard. All vehicular access to the car park which presently operates on the site is via Herb Elliott Avenue.

Footpaths are located along the Boulevard and Herb Elliott Avenue. Informal pedestrian access is also available between Sites 4A and 4B.

#### 1.4.3 Utility Services

The site has access to the full range of utility services, as illustrated in the Services Diagram included at **Appendix 3**.

#### 1.4.4 Drainage

The existing 0.61ha site includes an open bitumen pavement car park and a number of large mature trees lining the north western perimeter of the car park.

The site has a general grade of 2.5% in a northerly direction towards Herb Elliott Avenue and an impervious percentage of 55%.

The stormwater drainage within the site includes a pit and pipe systems, and a swale drain around the northern western perimeter of the car park. These systems all discharge to the Herb Elliott Avenue stormwater system near the north east corner of the site.

#### 1.4.5 Flora and Fauna

There is a number of existing trees located within the boundaries of Site 4B, which includes an avenue of planting comprising twenty six (26) Brush Box (*Lophostemon confertus*).

The proposed development necessitates the removal of twenty two (22) of the Brush Box trees (ie. retention of four (4) trees). To inform the design development process, Urban Tree Management Pty Ltd prepared a detailed assessment of the general condition of six (6) trees which were originally considered for retention<sup>2</sup>. The report also references the arborists report prepared for SOPA by Earthscapes in respect of the condition of the trees within and immediately adjacent to Site 4.

The report confirms that all the Brush Box specimens are showing drought-related water stress systems to varying degrees and that of the trees to be retained as part of this proposal

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<sup>1</sup> Sydney Olympic Master Plan 2002, Figure 2.15.1 Views and Axes

<sup>2</sup> Refer Appendix 21 for clarification of design development.

Tree Nos. 43 and 44 have further declined since the Earthscapes report was prepared . No changes were observed in the condition of the remaining trees to be retained.

A copy of the Arborists report is included at **Appendix 4**.

#### **1.4.6 Contamination**

The results of a preliminary investigation of the site undertaken by Coffey Geotechnics includes a review of previous environmental investigations on nearby sites and a review of the land use history of the site. The report reveals that:

- Workcover did not locate any records regarding dangerous goods licensing on the site;
- filling is known to have occurred on Site 4A as part of the redevelopment of the area prior to the Sydney 2000 Olympics and there is a high likelihood that Site 4B was also subject to filling. The quantity of imported fill and its contamination status is unknown;
- laboratory analysis of selected soil samples at Site 4A identified the presence of low level PAHs in some compounds. The PAHs were considered to be attributable to the presence of traces of ash material observed in some fill layers. It is possible that fill material present on Site 4B could also be impacted by PAHs;
- the site is underlain by a layer of asphalt (or topsoil / garden mulch material in garden bed areas) overlying silty and gravely clay fill from approx. 0.15m to 0.8m across the site;
- a small amount of black gravel possibly slag and brick fragments were observed in fill in two boreholes;
- no other visual or olfactory evidence suggesting soil contamination was observed during the sampling;
- concentrations of contaminants tested for were below the HILs for commercial / industrial land use and were below or equal to the inert waste criteria.

The results indicate that the site is likely to be suitable for the proposed commercial office development. In addition the results suggest that the majority of fill materials which require excavation and off-site disposal for construction of the basement levels are likely to classify as inert waste in accordance with the NSW EPA (1999) while the majority of underlying natural residual soils and shale would be likely to classify as VENM.

A copy of the Environmental Site Assessment is included at **Appendix 5**.

#### **1.4.7 Heritage and Archaeology**

Site 4B is located to the south of the Abattoir Heritage Precinct, which constitutes a Conservation Area under the provisions of Sydney Regional Environmental Plan No. 24 (Item 1 in Schedule 4). The Precinct is important because it represents the sole remaining physical fabric from the State Abattoir (1913 – 1988). It comprises architecturally and aesthetically significant Federation buildings, gardens and landscaping.

Schedule 5 of REP 24 lists heritage items, as follows:

*Item 1 The Vernon Buildings, the Maiden Gardens and the Railway Garden within the Historic Abattoir Administration Precinct, bounded by Herb Elliott Avenue, Showground Road, Dawn Fraser Avenue and the Railway Garden.*

The Conservation Area incorporates areas of adjacent roadways including the section of Herb Elliott Avenue immediately adjacent to Sites 4A and 4B. The road reservation performs an important function in providing spatial separation of the group from surrounding development.

Graham Brooks and Associates has prepared a Heritage Impact Statement (HIS) which identifies a range of issues relating to the history and development of the subject site within Sydney Olympic Park and provides a detailed assessment of the heritage impact of the proposed development upon the Abattoir Precinct.

A copy of the HIS is included at **Appendix 6**.

## **1.5 Relationship to Adjoining Development**

Development in the vicinity of Site 4B is as follows:

- 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.

## 2 Description of Proposed Development

This section of the report should be read in conjunction with the Architectural Package prepared by Bates Smart (**Appendix 1**).

### 2.1 Project Objectives

The proposed development has been designed in cognisance of the site planning objectives and the design principles enshrined in the SOP Master Plan 2002 (now a Deemed DCP following recent changes to the legislation). In this regard, the proposed development:

- is of a high quality, acknowledging the strategic importance of Sydney Olympic Park in the context of metropolitan area;
- provides a commercial office development which will result in a high standard of worker amenity without adversely impacting on the amenity of surrounding properties / development;
- will be integrated on a physical level with the existing business community in and around Sydney Olympic Park;
- will facilitate and reinforce public access in the public domain via the through-site link between Olympic Boulevard and Herb Elliott Avenue;
- will have a positive visual impact which will reinforce the primacy of Olympic Boulevard;
- will make a positive contribution to ecological sustainability by implementing a variety of ESD initiatives;
- reinforces the proposed street network and facilitates accessibility / permeability through the site and creates strong connections to the existing (and future) road infrastructure;
- retains as many of the existing Brush Box trees as is feasible;
- makes provision for active uses at ground level thereby contributing to the vitality of the public domain;
- makes provision for public art within the through-site link;
- addresses the street(s) and provides a high level of pedestrian amenity and safety; and
- ensures that it represents a positive overall contribution to the environment of the locality.

### 2.2 Design Philosophy

The vision for this project is to create an environmentally responsive and low energy building that embraces the social changes in the contemporary workspace by providing a spatially open, flexible, naturally lit working environment that encourages connectivity and interaction.

The following points summarise the aspirations and the rationale for the design philosophy that has been adopted for this project:

- “campus” style building characterised by large, simple modular floor plates
- World’s best practice approach to design
- high level of amenity within the workplace environment – flexible and adaptable workspaces, dynamic vertical connectivity, social space (hubs) for communication
- ground plane activation
- visual linkages with the buildings on Sites 5, 6 and 7
- building / workplace innovation
- realisation of environmental and sustainability aspirations
- maximisation of building efficiencies
- net lettable area (NLA) in the order of 22,000sqm

## 2.3 Architectural Statement

### 2.3.1 Context

Site 4 is located on the corner of Olympic Boulevard and Herb Elliott Avenue in the south eastern corner of the Town Centre Precinct. The site is subdivided into two lots, Site 4A and 4B, separated by a public through-site link that diagonally connects Herb Elliott Avenue and Olympic Boulevard. Site 4A has approval for the construction of a new 23-storey Novotel Hotel.

The site is located in close proximity to the Railway Station and directly opposite the heritage significant Vernon Buildings and Maiden Gardens that form part of the original State Abattoir precinct.

New roads are proposed within the SOPA Master plan to the south and east of Site 4. These form the boundary to the mixed use Australia Centre Precinct with future commercial development proposed off Olympic Boulevard to the south and along Herb Elliott Avenue to the east, and residential development to the east. A new park is proposed to the south east of the site.

### 2.3.2 Built Form & Scale

The building is expressed as a volumetric composition of three parts – 2 x six storey rectilinear office volumes at 90 degrees to each other, linked at 45 degrees by a connecting element which contains the major circulation spaces and building services. These three parts define the edges of a full height triangular atrium.

The ground floor of the building defines a permeable ground plane. The office volumes above are 'notched' at the corners of the street frontages and the public through-site link to define a double height entry colonnade. These office volumes are further articulated by projecting "boxes" located on the northeast and southwest corners of the building at high and low level respectively.

The roof plant is set back from the edge of the parapet to reduce the overall perceived height of the building (refer architectural drawings at **Appendix 1**).

### 2.3.3 Detailed Description

#### Office levels

Two 24m wide large open floor plates are located at 90 degrees to each other to accommodate the 'L' shaped geometry of the site. The floor plate has columns located on the perimeter at 9m centres. These span 11.4m to a single centrally located row of columns resulting in a flexible and unencumbered floor plate.

The floor plates are horizontally linked by a connecting element which contains the primary circulation spaces and is angled at 45 degrees to the floor plates in response to the geometry of the western site boundary and the interface with the Sofitel Hotel which is in the early stages of construction. The lift core, amenities and hub spaces are located off this circulation route that along with the floor plates define the edges to a large full height triangular shaped atrium.

This arrangement results in a flexible working environment that encourages a high level of interaction and presents the atrium as the communal heart of the building. The detached lift core and amenities ensure maximum flexibility for the office areas and offers centrally located points of entry onto both floor plates. In addition these built elements provide the atrium with good protection from low angle winter sun. The hub spaces are glazed both internally and externally providing a strong visual connection between the atrium and the exterior.

The atrium void contains lobby bridges with glass lifts and potentially interconnecting stairs to create vertical connectivity between floors and a sense of contiguous space. The adjoining hub spaces, amenities and location of meeting spaces encourage interaction within the campus-like environment.

### Ground Plane

The building is accessed from both Herb Elliott Avenue and Olympic Boulevard via a generous double height colonnade leading into a large entry lobby adjoining the public domain and through-site link. Continuous glazing provides increased visual and physical connections between the public domain and the interior spaces.

The lobby accommodates reception, waiting and informal meeting facilities that are vertically connected and naturally lit by the full height atrium to the office levels above. The line of security is located at the lift lobby allowing public access to the lobby during business hours. Provision has been made for a north facing café with opportunities for outdoor seating will present an active frontage to Herb Elliott Avenue.

Loading facilities, car park entry, back of house areas and car park shuttle lifts are located along the north eastern edge of the site away from the primary street frontages.

Provision has also been made for office/ future retail space is located at ground floor under the southern office floor plate.

### **2.3.4 Materials and Finishes**

The unencumbered floor plates are glazed on all sides emphasising the openness of the floor plate, and maximising the natural light, transparency and outlook from the working environment. To ensure that good thermal comfort and energy efficiency is achieved a system of vertical and horizontal aluminium sunshades are proposed that responds to the orientation of the building.

Horizontal sunshades located at ceiling level provide shade to the vision glass during the middle of the day. In addition external aluminium mullions provide vertical shading to facades exposed to low angle east and west sun. The façade is articulated by a series of horizontal masonry bands located at floor level. Combined with the sun shading these achieve a highly articulated façade and strong horizontal expression consistent with that used on the buildings on Sites 5, 6 and 7.

The hub spaces and the connecting elements that link the floor plates incorporate full height vision glass in contrast to the office volumes. A fine screen is hung from the steelwork to provide vertical sun shading to the west facing glass.

## **2.4 Access and Parking**

Colston Budd Hunt and Kafes has prepared a Transport Report for the proposed development (**Appendix 7**) which examines all aspects of the proposal pertaining to parking, access and traffic generation.

### **2.4.1 Vehicular Access**

The Draft Master Plan 2025 document contemplates a finer grained pattern of development within the Australia Centre than currently exists. In order for this to be realised, the land will be re-subdivided into smaller lots, arranged on a grid pattern of streets.

It is SOPA's intention that in the longer term Site 4B will be delineated by two new public roads – one to be constructed along the southern boundary and one along the eastern boundary of the site. The full extent of the land take associated with the future road along the southern boundary is borne the property at 7 Figtree Drive (currently occupied by SOPA's



offices), however the burden of the road along the eastern boundary is to be shared between Site 4B and No. 8 Herb Elliott Avenue.

SOPA is responsible for the design of the roads and for obtaining the requisite approvals for their construction. Accordingly, the proposed future roads along the eastern and southern boundaries are outside the scope of this application.

The Project Application seeks approval for the construction of a 6 metre wide driveway along the eastern property boundary from Herb Elliott Avenue which will be kerbed and guttered and which will satisfy the access needs of the proposed development. This arrangement ensures that the safe and efficient movement of vehicles in and out of the proposed development is in no way dependent on the construction of the future road.

Vehicular access for this project has been designed to minimise impact on pedestrians. This has been achieved by locating the basement parking and loading dock entry on the eastern side of the site away from the primary street frontage. Physical separation between the respective entries to the loading dock and the basement car park is provided by an electrical substation.

#### **2.4.2 Parking**

A total of 365 parking spaces will be provided over three (3) basement levels to satisfy the parking requirements associated with the proposed commercial office building. Parking space dimensions and aisle widths have been designed in accordance with the relevant Australian Standards.

Five (5) accessible spaces have been provided with appropriate clearances and proximity to lift cores.

The general design guidelines for Site 4 in the 2002 Master Plan for Sydney Olympic Park indicates that upon redevelopment of the site, there may be an opportunity to relocate public parking from P5 (provided underground). The Master Plan acknowledges that this would be subject to feasibility.

No public parking will be provided as part of the proposed development. In this regard, SOPA's Executive Director, Property has confirmed that SOPA has no requirement for the provision of public car parking on Site 4. A copy of correspondence from SOPA in this regard is included at **Appendix 27**.

#### **2.4.3 Loading Facilities**

Access to the loading facilities for service vehicles will be via the aforementioned temporary driveway off Herb Elliott Avenue on the eastern side of the building.

The loading dock is provided at ground level and has been designed to accommodate the swept paths and height clearances required for 12.5 metre large rigid trucks, plus garbage collection vehicles.

A shared passenger / goods lift is provided within the primary lift core with access from the loading dock via the car park shuttle lifts and basement 1 during working hours and via the ground floor lobby after hours.

#### **2.4.4 Pedestrian Access**

The landscaped public open space between the new hotel and the proposed commercial building will provide an important pedestrian through site link between Herb Elliott Avenue and Olympic Boulevard. Double height colonnades define the two primary building entries off Olympic Boulevard and Herb Elliot Avenue and provide covered pedestrian access to the

ground floor lobby. Continuous glazing to the entry lobby provides increased visual and physical connections between the public domain and the interior spaces.

A café with outdoor dining and access located off the frontage of Herb Elliott Avenue providing an active street frontage. Additional pedestrian entries located off a colonnade along Olympic Boulevard and the proposed road along the southern boundary provide access to future retail/ commercial space at street level.

## 2.5 Accessibility

Morris Goding Accessibility Consulting has reviewed the proposal to ensure that ingress and egress, paths of travel, circulation areas and toilets comply with the following statutory requirements and access guidelines:

- Australian Standards
- Building Code of Australia
- Disability Discrimination Act
- Sydney Olympic Park Access Guidelines

A copy of the Accessibility Report is included at **Appendix 8**.

In general, the report finds that the building design achieves continuous accessible travel paths and the proposed development has demonstrated a reasonable degree of accessibility at Project Application stage. The report also makes a number of recommendations which will be addressed during the course of the design development.

In addition, the development proposal was presented to SOPA's Access Advisory Committee on 21 November 2006. The Committee has endorsed the proposal and has acknowledged that equitable, dignified access and accessible facilities would be provided throughout the building. A copy of correspondence from SOPA in this regard is included at **Appendix 19**.

## 2.6 Landscape Treatment

Aspect Sydney has designed the landscape treatment for the development proposal in cognisance of the existing streetscape conditions in the vicinity of the site.

The following documents have been reviewed and their contents addressed during the course of the landscape design development:

- *Urban Elements Design Manual 2001*<sup>3</sup> prepared by the Olympic Co-Ordination Authority (OCA);
- *Sydney Olympic Park Master Plan*; and
- *Stage 1 Street Tree Master Plan*.

A copy of the Landscape Concept Plan and Landscape Report is included at **Appendix 9**.

The intent of the Landscape Design for Site 4B is to create a green, legible and public through-site link between Sites 4A and 4B. The space will provide shade, opportunities for seating and an integrated public art program. The public through-site link connects Herb Elliott Avenue to Australia Avenue.

This vegetated through-site link will facilitate the pedestrian connection between the Railway Station, the Abattoir Heritage Precinct and the Sydney Aquatic Centre and will strengthen the campus character of the strip of buildings currently being constructed along the southern edge of the Sydney Olympic Park Railway Station within the Town Centre precinct.

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<sup>3</sup> The UEDM has currency with SOPA as a reference document.

The general arrangement of the design is based on the retention of four (4) existing *Lophostemon confertus* (Brush boxes) which form a part of an avenue planting which lined the stock route to the former abattoir.

Each of the 4 trees to be retained will be surrounded by a garden bed which will protect the base of the trees thereby strengthening their vigour and providing a low level green overlay to the through-site link.

The main features of the landscape concept are as follows:

- New trees to reinforce the line of the existing *Lophostemon confertus* on each side of the through-site connection and emphasise the link to the garden in the Abattoir Precinct on Herb Elliott Avenue.
- Existing and new trees and garden beds are set back from the Site 4B building and form a clearly defined through-site link.
- These decorative planting beds are planted with a selection of species which display some of the characteristics of the garden beds in the Maiden Gardens (former Abattoir) located opposite on Herb Elliott Avenue.
- The planting proposed is predominately shade tolerant plants such as *Alpinia caerulea*, *Aspidistra spp.*, *Asplenium australasicum*, *Canna ssp.*, *Clivea spp.*, *Cordyline spp.*, *Ctenanth spp.e*, *Doryanthes palmeri*, Lillies and *Trachelospermum jasminoides* and is designed to display the individuality of plants. Planting beds of the same size are spread through the space to strengthen the idea of experiencing the space as a sequence, viewing the garden by wandering through it.
- The ground surface of the public domain will match with SOPA's UEDM Design guidelines paving strategy. Concrete unit pavers will be extended into the public through-site link to achieve SOPA's desired continuity across the ground plane.
- Decorative steel edges and strip drains enforce a diagonal rhythm and enhance a visual connection between Sites 4A and 4B with a continuation into the building atrium. The garden beds are anchored to these diagonal lines.
- Benches are distributed along the garden bed edges and backdrop to the space providing shaded seating.
- A second public bench forms an extended linear screen.

### 2.6.1 Streetscape

The building reinforces the streetscape by being built to the street alignment of Olympic Boulevard, Herb Elliot Avenue and the through-site link. Double height colonnades define the two building entries off Olympic Boulevard and Herb Elliot Avenue and provide covered pedestrian access to the ground floor lobby. A Café with outdoor dining is located along the frontage of Herb Elliott Boulevard providing an active street frontage. The ground plane steps up from north to south, consistent with the local topography thereby ensuring that all ground floor areas are at a similar level to the surrounding streetscape.

#### Existing conditions

The site is located between Olympic Boulevard and Herb Elliott Avenue, within the urban core of Sydney Olympic Park. Herb Elliott Avenue currently consists of *Corymbia maculata* (Spotted Gum) which are located in gravel mulch within a grass verge.

Where the building addresses Herb Elliott Avenue 4 existing street trees are to be removed to clarify the buildings address. Existing asphalt pavement material is to be retained along the length of the site.

On Olympic Boulevard the existing street trees and pavements are to be retained. Pavers are to be continued between the existing *Araucaria cunninghamiana* (Hoop Pine) in accordance with the UEDM.

### Proposal

In accordance with the Sydney Olympic Park Master Plan 2002 two new roads are proposed to the eastern and southern boundary of the new development. These roads create a secondary frontage to the proposed building. The design of the streetscape will follow SOPA's UEDM guidelines.

## **2.7 Public Art**

A site specific public art overlay is proposed for this site.

The art overlay is to fit seamlessly into the infrastructure of the through-site link, reinforcing the landscape design and amplifying the character of the 'laneway' space.

A detailed brief for the Public Art has been prepared by SOPA and will be used to underpin the design of the artworks. The key themes that have been identified for this site are:

- the identity of the new worker / resident / user communities of Sydney Olympic Park;
- reflections on the emerging everyday culture of the place such as cycling and other activities in the public domain;
- innovation;
- participation and engagement;
- physical activity, healthy lifestyle and well being;
- the environment, particularly key issues of sustainability, conservation, rehabilitation or alternative energies;
- colonial history of the site; and
- indigenous history of the site.

A copy of the Brief is included at **Appendix 10**.

The drawings included as part of the Architectural Package (**Appendix 1**) and the Landscape Concept Plan (**Appendix 9**), make provision for the future installation of public art. However it should be noted that the final detail of the public art works will be the subject of a separate application.<sup>4</sup>

## **2.8 Sustainability / ESD**

The primary objective for the project is to deliver a commercially viable integrated ESD development that would provide considerable energy and environmental saving as well as providing a superior indoor environmental quality for the building occupants.

Bovis Lend Lease has prepared an ESD Report (**Appendix 11**) for the project which:

- identifies the ESD objectives which have been used in the design development phase; and
- details the various architectural elements which have been incorporated into the design and their relative benefits / improvements in terms of ensuring a sustainable outcome.

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<sup>4</sup> Pursuant to Clause 9A(1)(b) and Schedule 9 of SREP 24 the public art works fall within the definition of Exempt Development.

The building is being designed to achieve a minimum 4.5 star ABGR (with a target of 5 stars) and a minimum 4 star Green Star rating (also with a target of 5 stars).

The integrated approach to designing the building envelope and services has resulted in a highly efficient design that has the potential to exceed the 4.5 star base building ABGR rating.

The following points summarise the initiatives that have been incorporated into the design to ensure that the development has the potential to achieve the 4.5 star rating:

- efficient building façade using “low e” double glazing and extensive horizontal and vertical external shading mechanisms that respond to the orientation of the building;
- high efficiency VAV system which retains the potential to be upgraded to a chilled beam system;
- swirl diffusers with increased fresh air delivery;
- high efficiency plant equipment; and
- T5 lighting in office areas.

Other sustainable initiatives that have been employed in the design include:

- connection to WRAMS;
- use of AAAA rated fixtures and fittings;
- use of waterless urinals;
- development of an eco materials matrix to identify the options for making environmental savings in materials selection for the building and finishes;
- all carpets and paints used within the development will have a low VOC content to improve indoor air quality;
- all timber will be from a sustainable source; and
- all refrigerants in the main chillers and any package units are assumed to have an ozone depleting potential of zero. Chillers will be selected with refrigerant leak detection systems so that the risk of refrigerant escape to the atmosphere is minimised.

In addition to the above, energy modelling will be carried out throughout the design development phase and will continue until the building is fully commissioned. This will ensure that the building is delivered to its full environmental potential. Energy modelling is to be used to guide design development and to assist in the optimisation of strategies / options that will result in enhanced occupant utility, lower running costs and reduced (whole building) environmental impact.

## 2.9 Design Certifications

The Architectural Package has been reviewed by a number of specialist consultants to determine whether the design satisfies the relevant standards. It should be noted that the full range of certifications will be provided during subsequent design development phase of the project and will form part of the documentation provided for the Construction Certificate.

SOPA has assessed the compliance of the proposed development against all relevant requirements of the Building Code of Australia<sup>5</sup>, the principle objective being to identify any departures arising from the proposal. The report concludes that the design enables compliance with the performance provisions of the BCA, subject to fire engineered alternative solutions where a deemed-to-satisfy approach to the BCA cannot be achieved.

A copy of the BCA Design Compliance Statement is included at **Appendix 12**.

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<sup>5</sup> SOPA has delegated authority from the Minister to certify that a building design proposal complies with the requirements of the performance based provisions of the Building Code of Australia and relevant Australian Standards.

A preliminary fire safety engineering review of the proposed development has also been undertaken. The report prepared by Defire Pty Ltd concludes that the proposed alternative solutions to the deemed-to-satisfy provisions of the BCA can be demonstrated to achieve compliance with the relevant performance requirements of the BCA.

A copy of the report is included at **Appendix 13**.

Connell Wagner has provided a Structural Design Report, a copy of which is included at **Appendix 14**.

## **2.10 Water**

As indicated previously in this report, the proposed development will be connected to the Sydney Olympic Park Water Reclamation and Management Scheme (WRAMS).

The proposed development will result in an increase in the site impervious area of approximately 15%, and will require decommissioning of the existing stormwater systems.

The proposed site stormwater system is to be designed with a minor (piped) system of 20 year ARI capacity, and with low hazard overland flow conditions up to the 100 year ARI event. The piped stormwater system is to discharge into the existing system within Herb Elliott Avenue.

Following discussions with the Sydney Olympic Park Authority (SOPA), it is understood that on site detention will not be required for the redevelopment. However the proposed stormwater system is to be configured to facilitate a future road proposed by SOPA along (and partly within) the eastern side of the site.

A Stormwater Concept Plan has been prepared by Hyder Consulting refer **Appendix 15**.

## **2.11 Signage**

It should be noted that this application does not seek approval for signage. Any signage will be the subject of detailed design and a separate application.

The proposal does however make provision for signage to be located at two locations at the end of the longest walls to the plant area. That is, the most northerly point of the external face to the plant area on the east elevation and the most westerly point of the external face to the plant area on the southern elevation. These locations would allow for visibility from Herb Elliott Avenue and Olympic Boulevard respectively.

Signage at a pedestrian level may also be located at Level 01 of the colonnade entrances from both Herb Elliott Avenue and Olympic Boulevard where currently the yellow panels are indicated (refer Architectural Package at **Appendix 1**).

## **2.12 Construction Phase**

The estimated construction program is 93 weeks.

A Construction Management Plan for the project has been prepared (**Appendix 16**) and will be submitted to SOPA for approval prior to the commencement of any works on the site. The Plan addresses a range of matters, including:

- requirements of SOPA (additional items may be required)
- hours of work
- contact details of the Site Manager
- traffic & pedestrian management
- construction vehicle parking and access
- security

- safety
- noise and vibration management
- waste management
- erosion and sediment control
- management of trees – methods of removal and protection of those trees to be retained

### **2.12.1 Site Establishment Facilities**

The site sheds, facilities and worker amenities will be located within the Lot boundaries in accordance with the relevant Occupational Health and Safety requirements.

A construction fence will be installed around the perimeter of the site to ensure that it is secure and to ensure that no building materials or equipment encroaches upon the adjoining public domain.

Bovis Lend Lease has prepared an indicative Site Establishment Plan, a copy of which is included at **Appendix 17**. The plan illustrates the location of hoardings, access points, truck zones and site sheds.

### **2.12.2 Hours of Operation**

The hours of construction, including the delivery of materials to and from the site will be as follows:

Mondays – Fridays	7.00am – 6.00pm
Saturdays	7.00am – 1.00pm

No work will be conducted on Sundays or public holidays and days specified by SOPA for special events.

### **2.12.3 Waste Management**

The BLL Waste Management Plan is based on a hierarchy with emphasis placed on avoidance/reduction, followed by reuse, recycle, and dispose as outlined in the National Waste Minimisation and Recycling Strategy.

BLL's target for the Site 4B development is to reuse and/or recycle a minimum of 80% of all hard waste and soft waste material generated on the construction site, thus achieving up to 80% reduction/avoidance in waste to landfill.

Best Practice principles are adopted wherever possible, to achieve this waste minimisation and reduction target. Key areas targeted in the Waste Management Plan are:

- to avoid, wherever possible, the generation of wastes;
- demolition materials (including hazardous building materials, e.g. asbestos);
- construction materials;
- excavated fill materials;
- domestic and human waste;
- wastewater; and
- litter generation due to construction activities.

In addition the project will:

- liaise with Subcontractors to identify areas where they can reduce waste and reuse materials in their respective trades;
- meet local, state and federal waste minimisation legislation and environmental standards;
- prevent pollution and damage to the environment; and

- protect the safety and health of BLL employees, site personnel and the public.

BLL's Waste Management Plan has been successfully implemented on numerous projects including the recently completed Quad 4 building at Sydney Olympic Park which achieved a waste recycling and reuse rate in excess of 85%, thus significantly minimising the waste to landfill associated with the construction of the project.

A detailed Waste Management Plan is included in the Construction Management Plan referred to in Section 2.11 of this report.

#### **2.12.4 Soil Management and Erosion Control**

The soil and sediment control measures has been prepared and forms part of the Construction Management Plan at **Appendix 15**) in agreement with Landcom's *"Managing Urban Stormwater – Soils and Construction Volume 1 (2004)"* including:

- construction of truck entry / exit points including truck cleaning facilities. The truck entry /exit points will be managed by a full-time gate controlled;
- the site will be fenced with appropriate hoarding to control dust and to prevent the public from entering the site. At the base of this hoarding, silt fencing will be installed to catch any silt laden runoff and prevent it from leaving the site. The silt fence is to be anchored at the base by either embedment or weighted down with sandbags;
- all existing on-site stormwater drainage pits will be cleared of rubbish and silt. All drainage grates shall then be covered with suitable geotextile fabric securely fixed in position; and
- ongoing dust suppression will be by the use of a water spray.

#### **2.12.5 Construction Traffic Management**

Primary access to the site for construction traffic will be via Herb Elliott Avenue with a secondary access from Olympic Boulevard, as illustrated on the Indicative Site Establishment Plan included at **Appendix 17**.

All existing street trees will be protected during the construction phase. Any tree on the footpath which is damaged or removed during construction will be replaced to SOPA's satisfaction.

### **2.13 Operational Phase**

Upon completion the proposed development will provide a contemporary commercial office environment for upwards of 2000 staff. The building represents world's best practice approach to design and incorporates significant sustainability elements.



## **Part 2**

# **Key Assessment Requirements**

## 3 Relevant Planning Provisions

Site 4B is located within the Auburn Local Government Area. However, the consent authority is the Minister for Planning pursuant to Clause 10 of Sydney Regional Environmental Plan No. 24.

This section of the Environmental Assessment identifies the range of planning instruments and other policies and guidelines that are applicable to the proposal and describes the relevant provisions of same.

### 3.1 Relevant Legislation

#### 3.1.1 Threatened Species Conservation Act 1995

The Threatened Species Conservation Act requires that a species impact statement be prepared for development on land that will significantly affect threatened species, populations or ecological communities and their habitats. Planning aspects of the Act are implemented through the Environmental Planning and Assessment Act 1979.

Section 5A of the EP&A Act sets out a seven (7) part test to determine whether there will be a significant impact, and whether a species impact statement is required.

No threatened species or endangered communities have been identified on, or in close proximity to, the subject site.

#### 3.1.2 Environmental Planning and Assessment Act 1979

Matters to be considered when determining development applications are set out in Section 79C of the EP&A Act. An assessment of the proposal against these matters is provided in subsequent sections of this report.

#### 3.1.3 Sydney Olympic Park Authority Act 2001

The Sydney Olympic Park Authority Act establishes SOPA and confers on it functions relating to the planning, development and ongoing management of Sydney Olympic Park.

The subject land is located within the boundaries of Sydney Olympic Park and the Authority has identified it as a Development Site.

### 3.2 Environmental Planning Instruments

#### 3.2.1 State Environmental Planning Policy No. 55

Under the provisions of Clause 7 of SEPP 55 the Consent Authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated. If the land is found to be contaminated, the Consent Authority must be satisfied that the land is suitable in its contaminated state or can and will be remediated to be made suitable for the purpose for which the development is proposed to be carried out.

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

A copy of the report is included at **Appendix 4**.

### 3.2.2 Sydney Regional Environmental Plan No. 24 – Homebush Bay

Development within the Parklands 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 following table provides a summary of the Objectives of Sydney Regional Environmental Plan No. 24 and provides an assessment of the extent to which the proposed development is consistent with those objectives.

Table 6.1 Compliance with SREP 24

OBJECTIVES	RESPONSE
<b>Regional Role and Land Use</b>	
<ul style="list-style-type: none"> <li>Promote development of public facilities to establish SOP as a venue for hosting events</li> </ul>	<p>Whilst the proposed commercial building is not a public facility, it will increase the population of workers at Sydney Olympic Park which will in turn, generate demand for public facilities and services, thereby contributing to the ongoing viability of the precinct. The proposed development includes a retail component at ground level which will be available for use by the general public.</p> <p>The proposed commercial office building is not expected to compromise the ability of SOP to host events.</p>
<ul style="list-style-type: none"> <li>Preserve and protect woodlands and wetlands</li> </ul>	Not applicable
<ul style="list-style-type: none"> <li>Promote a variety of uses</li> </ul>	The proposed development is consistent with SOPA's Vision for Sydney Olympic Park and a commercial office building in this location is consistent with the type of land uses contemplated under the 2002 Master Plan.
<ul style="list-style-type: none"> <li>Permit a range of ancillary development</li> </ul>	The proposed development will serve to enliven and enrich Sydney Olympic Park
<ul style="list-style-type: none"> <li>Relationship to Surrounding Sites and Areas</li> </ul>	<p>The proposed development maintains and enhances the through-site link between Olympic Boulevard and Herb Elliott Avenue and will create and active frontage to this part of the public domain.</p> <p>Provision is made for active uses at ground floor to the primary street frontages. However the ultimate use / tenancy of these areas will be subject to separate (future) applications.</p> <p>The proposed development is also being constructed to the existing and future property boundaries and will serve to define the street block bounded by Herb Elliott Avenue to the north, the future roads to the south and east, and Olympic Boulevard to the west.</p>
<ul style="list-style-type: none"> <li>Integrate into regional transport network</li> </ul>	The realisation of the commercial development on Site 4B will generate employment for something in the order of 2000 people at Sydney Olympic Park, which will contribute to the critical mass required to sustain a viable public transport system.

OBJECTIVES	RESPONSE
<ul style="list-style-type: none"> <li>Protect surrounding land from impacts from public events</li> </ul>	<p>The proposed commercial office development is not generally considered to be a “sensitive” use in terms of impacts from public events. The only potential impact is related to traffic, which is managed by the Sydney Olympic Park Authority.</p>
<ul style="list-style-type: none"> <li>Promote high quality development</li> </ul>	<p>The proposed building has been designed by award winning architects, Bates Smart, in accordance with SOPA's aspirations for built form expressed in the 2002 Master Plan and the more recent Draft Master Plan 2025 document.</p> <p>Furthermore, the design has been presented to SOPA's Design Review Panel and Access Committee, the comments of which have been taken into consideration in the design development of the project.</p>
<b>Quality and Nature of Urban Form</b>	
<ul style="list-style-type: none"> <li>Promote ecologically sustainable development</li> </ul>	<p>The proposed building will be developed in cognisance of the principles of sustainability as defined in the Local Government Act 1993. The proposal also acknowledges SOPA's commitment to ESD, which focuses on the conservation of species and natural resources, managing site impacts both in the construction and operational phases and ensuring the continued protection and promotion of the existing and future environmental features of SOP</p> <p>In relation to the environmental commitments as set out in the <i>Sydney Olympic Park Sustainability Strategy and Policy</i>, the proposed development:</p> <ul style="list-style-type: none"> <li>will not impact on species or ecosystems within SOP;</li> <li>utilises existing infrastructure;</li> <li>is not expected to significantly impact on air or water quality, or generate additional noise, or cause light spill;</li> <li>will contribute to the range of uses and activities available at SOP.</li> </ul> <p>Bovis Lend Lease has prepared a Sustainability Report for the project which identifies the ESD objectives which have been used in the design development phase and outlines the environmental solutions that are being integrated into the design. A copy of the report is included at <b>Appendix 11</b>.</p>
<ul style="list-style-type: none"> <li>Encourage development which preserves and improves views and relationship to waterfront and public access</li> </ul>	Not applicable.
<ul style="list-style-type: none"> <li>Protect sensitive natural environments</li> </ul>	Not applicable.
<b>Relationship to Surrounding Sites and Areas</b>	
<ul style="list-style-type: none"> <li>Identify and protect heritage items</li> </ul>	Not applicable.

## Matters for Consideration

Clause 13 of the REP identifies a number of matters for consideration in addition to those set out in Section 79C of the EP&A Act. The relevant matters have been addressed in the following paragraphs.

### ***Any relevant 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.

Under the terms of the Master Plan the subject site is known as Site 4. SOPA has subsequently divided it into two development site, known as Sites 4A and 4B. As previously mentioned in this report, the Minister granted consent to the construction of an 18 storey hotel development on Site 4A (MP05\_0056).

The site is located in the Town Centre Precinct which is described (p.84) as “*the urban heart of Sydney Olympic Park ... A dense and urban development comprising commercial office space, exhibition and entertainment uses and visitor support services will intensify activity and use around the Town Centre*”.

Section 5.3.4 of the Master Plan sets out **General Design Guidelines** for the Town Centre Precinct. The following paragraphs outline the manner in which the proposed development responds to the various requirements of the Master Plan.

### ***Land Uses***

The Master Plan provides for intense urban development on Site 4.

### ***Edges***

- *New buildings are to be built predominantly to the street alignment to provide street edge definition excluding awnings and louvres*

The proposed development is built to the property boundaries on Herb Elliott Avenue and Olympic Boulevard. It also generally follows the alignment of the future public roads to be constructed along the eastern and southern property boundaries (both of which will be the subject of future applications by SOPA).

### ***Amenity***

- *Development to provide high quality pedestrian amenity and provide a focus for public orientated uses.*

The incorporation of double height colonnades to both street frontages of the building and along the length of the through-site link will ensure that pedestrians are provided with sufficient shade and shelter in their movements in and around the proposed development.

The landscape treatment, inclusion of public art and other enhancement works proposed within the through-site link will create an area with a high level of pedestrian amenity and usability.

- *New buildings are to provide active street frontages at ground level where possible.*

The proposed commercial office building makes provision for future uses at ground level which may include a café (most likely on the Herb Elliott Avenue frontage to take advantage of the northern orientation) or minor retail (refer Architectural Package at **Appendix 1**). However, as previously indicated in this report, such uses will be the subject of separate (future) applications.

- *Colonnades are located along the northern, eastern or western facades of development to provide public access, weather protection and potential spaces for outdoor dining*

A double height colonnade is provided along both the Boulevard (western) and Herb Elliott Avenue (northern) frontages of the building. The colonnade returns along the north-western façade of the building where it interfaces with the through-site link.

- *Pedestrian through block connections should be maintained and enhanced ... from Herb Elliott Avenue to Olympic Boulevard at Site 4*

The through-site link between the Sofitel Hotel development of Site 4A and the subject site will be preserved and enhanced as part of the proposed development.

### **Vehicular Access**

- *Vehicular access to new buildings in the Town Centre will not be permitted from Olympic Boulevard.*

All vehicular access to the proposed development will be achieved via Herb Elliott Avenue.

### **Height**

- *Maximum storeys of new development is to be provided in accordance with Figure 5.3.11<sup>6</sup>.*

The proposed building on Site 4B is seven (7) storeys.

### **Other**

- *Associated car parking is to be provided predominantly underground.*

All parking associated with the proposed development is to be provided on site over three (3) basement levels.

- *Protect and enhance the existing landscape network.*

All existing street trees will be protected throughout the construction phase of the project. The intent of the proposed development and its associated landscape treatment is to create a green, legible and publicly accessible through-site link. The space will provide shade, seating and an integrated public art program.

This vegetated link will facilitate strong pedestrian connections between the railway station, the Abattoir Precinct and the sporting facilities along Olympic Boulevard.

Section 5.3.6 of the Master Plan sets out the **specific design parameters for Site 4**, summarised and addressed in the following paragraphs:

### **Use**

- *Potential uses include commercial, entertainment, hospitality and leisure with opportunity for café or minor retail at ground level*

The proposed commercial office building makes provision for future uses at ground level which may include a café or minor retail (refer Architectural Package at **Appendix 1**).

<sup>6</sup>

Figure 5.3.11 of the Master Plan provides for 8 storeys on Site 4.

However, as previously indicated in this report, such uses will be the subject of separate (future) applications.

- *Active uses along the street frontage to enhance pedestrian connections between the station, heritage precinct and Sydney Aquatic Centre are encouraged*

The retention and enhancement of the through-site link between Herb Elliott Avenue and the Boulevard will ensure that existing patterns of pedestrian movement are maintained.

- *Public parking relocated from P5 (provided underground) where feasible*

No public parking will be provided as part of the proposed development. In this regard, SOPA's Executive Director, Property has confirmed that SOPA has no requirement for the provision of public car parking on Site 4. A copy of correspondence from SOPA in this regard is included at **Appendix 27**.

- *Site 4 has the potential to accommodate a major public artwork*

A site specific public art overlay is proposed for Site 4B. SOPA has prepared a detailed design brief (**Appendix 10**) and will be used to underpin the design of the artworks.

As indicated previously in this report, the architectural and landscape designs make provision for the future installation of public art. However it should be noted that the final detail of the public art works will be the subject of a separate application.

### **Vehicle Access**

- *Provide vehicular and services access from Herb Elliott Avenue*

All vehicular access to the proposed development (both service vehicles and tenant vehicles) will be via a 6 metre wide driveway from Herb Elliott Avenue. Ultimately, the subject site will gain access from the future road to be constructed by SOPA to the east of the site.

### **Built Form**

- *There is potential for more than one building on this site*

It is noted that under the terms of the 2002 Master Plan Site 4 was considered as a single site. SOPA subsequently created Sites 4A and 4B and as previously noted the Sofitel Hotel is currently under construction on Site 4A.

- *The massing and form of buildings is to respond to the surrounding site context including the scale and character of the heritage precinct*

The proposed development is separated from the heritage precinct by a road. Its relatively modest height (7 storeys) and location to the south west of the Vernon Buildings will ensure that they are not impacted by overshadowing from the proposed development.

The proposed development respects the boundaries of the conservation area and retains as much as is feasible of the curved row of Brush Box trees on the site.

- *The new building may be built to the corner street alignment provided:*
  - *the existing Brush Box trees are predominantly incorporated in the fabric of the development;*
  - *the ground levels are visually permeable providing views of the heritage precinct and Brush Box trees*

This is no longer relevant to the subject site as the Sofitel development now occupies the corner of the original Site 4.

Notwithstanding, four (4) of the existing Brush Box have been retained as part of this proposal and incorporated into the landscape design of the through-site link connecting Olympic Boulevard and Herb Elliott Avenue.

Finished ground levels in this area closely reflect existing ground levels, thereby ensuring visual permeability into the through site link.

- *maximum potential height of 8 storeys to reflect the Ibis Hotel building on the opposite corner*

This requirement has been superseded by the approval of Major Project Application 05\_0056 for the construction of an 18 storey hotel on the corner of Herb Elliott Avenue and Olympic Boulevard (Site 4A).

- *a lower scale building may be considered on the corner of Olympic Boulevard and Herb Elliott Avenue*

Not applicable - refer comment above.

- *Maximise opportunity for views to and from the site from the north, east and west*

The proposed development will enjoy views to the north-east, across the top of the Vernon buildings in the Abattoir Precinct towards the Railway Station and across to the Sydney Showground.

Views to the north-west will be largely obscured by the 18 storey hotel currently under construction on Site 4A. However the building will enjoy views directly to the west and oblique views to the south west along Olympic Boulevard.

Any views to the south and east which will be enjoyed in the short term will ultimately be at least partially obscured by the redevelopment of 7 Figtree Drive and 8 Herb Elliott Avenue respectively.

- *Contribute positively to the surrounding public domain by means of high quality architecture*

The ground floor of the building defines a permeable ground plane. Double height colonnades to both street frontages, leading to a large lobby located off the through-site link provide shade and shelter, thereby improving pedestrian amenity.

Continuous glazing of the ground floor facilitates increased visual and physical connections between the public domain and the interior public spaces.

- *A colonnade along Olympic Boulevard and Herb Elliott Avenue street edge for pedestrian amenity is to be provided.*

A double height colonnade will be provided along both primary street frontages and will also return along the north-western façade where it interfaces with the through-site link.

### **Other**

- *Retain and protect as many of the double row of Brush Box trees as feasible. No Brush Box may be removed without the approval of the Authority.*

The general arrangement of the design is based on the retention of four (4) of the existing Brush Box trees that form part of the avenue of planting that lined the stockroute to the former Abattoir.



New trees will be planted on each side of the through-site link to reinforce the line of the existing Brush Boxes and to emphasise the link to the Maiden Gardens in the Abattoir Heritage Precinct.

The objectives of the Master Plan are somewhat conflicting in relation to Site 4B and create a difficulty in achieving both the retention of as many of the Brush Box trees as possible at the same time as creating an “active urban edge”. It should be noted that the approval and construction of the Sofitel Hotel development on the adjoining site 4A has also compromised the integrity of the Brush Box trees and the diagonal view lines from Olympic Boulevard to the Abattoir Precinct.

Notwithstanding the above, the proposed design seeks to satisfy both objectives as far as possible. Whilst 22 of the existing trees will be removed, the four (4) which are to be retained will be augmented with an additional specimen and other canopy tree species to create an attractive and inviting through-site link. The building design seeks to address and activate both street frontages, as well as the frontage to the through-site link where it interfaces with the ground floor of the Sofitel development.

Further discussion in this regard is included in the responses prepared by the Proponent to the issues raised by SOPA’s Design Review Panel at **Appendix 21**.

In light of the preceding discussion, it is concluded that the proposed commercial office building on Site 4B is generally consistent with the Master Plan for Sydney Olympic Park.

***Any plan of management (S.34 of the Sydney Olympic Park Authority Act 2001)***

There is no Plan of Management relevant to the subject site.

***The appearance of the development from the waterway and foreshores***

The proposed development will not be visible from the waterway and foreshores.

***The impact of the development on significant views***

The most important views in and around the site are as follows:

- the Olympic Axis (along the Boulevard); and
- an oblique view from Olympic Boulevard across Sites 4A / 4B, which follows the Brushbox planting.

The proposed development will not impede views along the Olympic Axis. The building will only be visible in a very localised context on the Boulevard and Herb Elliott Avenue as it will be largely screened from wider views by the 18 storey Sofitel development on Site 4A.

A through-site link has been established between Sites 4A and 4B and the public domain response facilitates views to / from Olympic Boulevard and Herb Elliott Avenue.

***The effect on drainage patterns, ground water, flood patterns and wetland viability***

The proposed use is not expected to result in any significant impact on drainage patterns or ground water. Furthermore the site is not subject to flooding, nor are there any wetlands in proximity to the site.

***The extent to which the principles of ecologically sustainable development are adopted***

An assessment of the proposed development against the objectives and actions stated in the SOPA Sustainability Strategy is presented in the following table.

<b>OBJECTIVE</b>	<b>ACTIONS</b>	<b>ASSESSMENT</b>
<i>To conserve and enhance the genetic, species and ecosystem biodiversity of Sydney Olympic Park</i>	<p><i>Consider biodiversity opportunities and impacts in all decisions about use, management and development of Sydney Olympic Park</i></p> <p><i>Consult expert ecologists during the scoping of development works within the Parklands and as part of the Design Review process</i></p> <p><i>Conduct ecological monitoring programs and research to provide ongoing assessment of the Parklands and guide their management</i></p>	The proposed development is located within the urban core and is not expected to have any impact on the biodiversity of Sydney Olympic Park.
<i>Protect and enhance Newington Nature Reserve</i>	Not Applicable	
<i>Promote sustainable visitation to the Parklands</i>	<p><i>Implement the Plan of Management for the Parklands</i></p> <p><i>Consider biodiversity opportunities and impacts in the development and delivery of Parklands programs</i></p>	Not Applicable – the site is not located within the Parklands and is not subject to a plan of management.
<i>Conserve Threatened Species and Threatened Ecological Communities, as defined by threatened species legislation</i>	<i>Implement strategic and operational plans for specific communities or species that articulate detailed management constraints and opportunities and consider adaptive management processes and risk management</i>	Not applicable – the subject site has not been identified as habitat for any Threatened Ecological Communities.
<i>Manage Threatening Processes as defined by threatened species legislation</i>	<p><i>Identify Threatening Processes relevant to Sydney Olympic Park, and develop and implement appropriate management processes and risk management</i></p> <p><i>Implement relevant Threat Abatement Plans defined by threatened species legislation</i></p>	Not applicable – the proposed development does not constitute a threatening process as defined under the Threatened Species legislation, nor does it require the preparation of a Threat Abatement Plan.
<i>Conserve species and ecological communities of local conservation significance</i>	<p><i>Identify and manage species and communities of local conservation significance</i></p> <p><i>Where required, develop and implement specific species and habitat management plans</i></p>	Not Applicable.
<i>Conserve aquatic species and communities</i>	<p><i>Participate in local catchment management programs</i></p> <p><i>Consider potential impacts on the ecosystems of receiving waters</i></p> <p><i>Establish and implement water-sharing guidelines for irrigation ponds that have high habitat value</i></p>	Not Applicable.
<i>Enhance native biodiversity in new landscape plantings</i>	<p><i>Ensure that future landscaping throughout Sydney Olympic Park is in accordance with the Landscape Strategy and uses predominantly native species including those local to the area</i></p> <p><i>Consider opportunities in future plantings to enhance fauna habitat values by providing structural complexity</i></p>	A Landscape Plan has been prepared by Aspect Sydney and forms part of this application ( <b>Appendix 9</b> ).

<b>OBJECTIVE</b>	<b>ACTIONS</b>	<b>ASSESSMENT</b>
<i>Protect ecologically sensitive areas of the Parklands from the impacts of activities on neighbouring lands</i>	<i>Take account of potential impacts on ecologically adjacent lands Implement buffer zones as outlined in Sydney Olympic Park Authority Act (2001) and the Plan of Management for the Parklands so as to minimise impacts on adjacent Parkland areas</i>	Not applicable - the proposed development is physically removed from any ecologically sensitive areas within the Parklands.
<i>Protect significant trees and plantings within Sydney Olympic Park</i>		Not applicable. The proposed development does not entail the removal of any trees.
<i>Enhance community appreciation of the natural values of Sydney Olympic Park</i>	Develop and implement an Environmental Communication Strategy that publicly promotes the biodiversity of Sydney Olympic Park through educational programs, interpretative tours, research and other activities  Monitor visitor feedback to programs established by the Environmental Communication Strategy	Not applicable – these initiatives are the responsibility of SOPA and are not specifically relevant to this application.

### ***The impact on environmental conservation areas and the natural environment***

The proposed development is not located in an environmental conservation area. As such, the proposal will not result in an adverse impact on a conservation area, or have an unacceptable impact on the natural environment.

### ***The impact of carrying out the development on heritage items, heritage conservation areas and potential historical archaeological sites***

A Heritage Impact Statement has been prepared by Graham Brooks and Associates which assesses the impact of the proposed development against the evaluation criteria published by the Heritage Office.

The key findings are:

- the proposed development will not overshadow the heritage precinct;
- the proposed development respects the boundaries of the conservation area;
- the general scale and separation between the new and old buildings is satisfactory. The proposed development will not affect the scale or quality of the curtilage or open setting;
- existing uninterrupted views from the junction of Olympic Boulevard and Herb Elliott Avenue will be unaffected by the development;
- the vista along the curve row of Brush Box trees that are to be retained and will be unaffected by the proposal;
- it is not anticipated that there would be any archaeological deposits in the ground, but recommendations have been made for monitoring during initial subsurface works;
- the proposed development retains the spatial and historical context of the group of Abattoir building, including the roadways that encircled them.

A copy of the report is included at **Appendix 6**.

### **Clause 16 – Master plans**

The subject site is located within the area covered by the Sydney Olympic Park Master Plan. As discussed above, the proposed development is consistent with the provisions of the Master Plan.

### Clause 18 – Services

All utility services are readily available in the vicinity of the site. A copy of the Services Diagram is included at **Appendix 3**.

### Clause 20 - Contaminated land

*“...the consent authority must be satisfied that:*

- (a) adequate steps have been taken to identify whether the land the subject of the development is contaminated and, if so, whether remedial action needs to be taken, and*
- (b) where such action is needed, satisfactory arrangements have been entered into with the Environment Protection Authority to meet any requirements specified by that Authority, and*
- (c) where land to be remediated contains or adjoins land which contains remnants of the natural vegetation, consideration has been given to reinstatement on the land of natural vegetation of the same kind in a way which will enhance the remaining natural vegetation.”*

As mentioned previously in this report, an Environmental Site Assessment has prepared by Coffey Geotechnics Pty Ltd which includes a preliminary investigation of the site. The report provides a history of the site, indicating that the presence of contaminated material beneath the investigation area is unlikely.

A copy of the report is included at **Appendix 5**.

### Clause 20A - Acid sulphate soils

In this regard, the consent authority is required to consider:

- (a) the adequacy of an acid sulfate soils management plan prepared for the proposed development in accordance with the Acid Sulfate Soils Assessment Guidelines, as published by the NSW Acid Sulfate Soils Management Advisory Committee and adopted for the time being by the Director, and*
- (b) the likelihood of the proposed development resulting in the discharge of acid waters, and*
- (c) any comments received from the Department of Land and Water Conservation within 21 days of the consent authority having sent that Department of copy of the development application and of the related acid sulfate soils management plan.*

As mentioned previously in this report, the Olympic Co-Ordination Authority prepared an Acid Sulphate Soil Risk Map in 1997 which identified 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 **Appendix 18**.

### Clause 24 - Protection of heritage items and heritage conservation areas

The following development may be carried out only with development consent:

- (a) demolishing or moving a heritage item or a building, work, relic, tree or place within a heritage conservation area,*
- (b) altering a heritage item or a building, work, relic, tree or place within a heritage conservation area by making structural or non-structural changes to its exterior, such as to its detail, fabric, finish or appearance,*
- (c) altering a heritage item by making structural changes to its interior,*

- (d) *disturbing or excavating a place of Aboriginal heritage significance or an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,*
- (e) *moving the whole or a part of a heritage item,*
- (f) *erecting a building on, or subdividing, land on which a heritage item is located or which is within a heritage conservation area.*

It should be noted that Site 4B is not a heritage item, nor is it located within a heritage conservation area. However, in view of the relative proximity of the Abattoir Heritage Precinct (approximately 25 metres to the north of the site on the opposite side of Herb Elliott Avenue), a Heritage Impact Statement has been prepared by Graham Brooks and Associates which addresses the likely impacts of the proposed development (if any) on the integrity of the Heritage Precinct.

Based on the results of the archaeological assessment and subsequent test excavation and survey that were undertaken prior to the 2000 Olympics development program, it is not anticipated that there would be any archaeological deposits in the ground. It is possible that some evidence of previous uses of the area may have survived, but it is unlikely that any such evidence would have archaeological significance. If any archaeological features are discovered during excavation, works should cease with the findings reported to and assessed by an archaeologist at the time of discovery.

The Heritage Impact Statement prepared by Graham Brooks and Associates concludes that the proposed development will have no unacceptable adverse impact on the cultural significance of the heritage listed Abattoir Precinct, and only a minor impact on views to and from this precinct. Given the evolving cultural landscape of both the immediate vicinity and Sydney Olympic Park generally, the partial loss of visibility of the precinct from the SOPA offices at 7 Figtree Drive and from the public domain to the south east, is considered acceptable.

A copy of the report is included at **Appendix 6**.

### **3.3 Other Policies & Guidelines**

#### **3.3.1 Best Practice Sustainability at Sydney Olympic Park**

The Sydney Olympic Park Authority has adopted a holistic vision of sustainability – which aims to realise an equitable balance between environmental, social and economic strategies, both now and into the future.

The Sydney Olympic Park Authority's sustainability framework includes:

- Sustainability Policy
- Sustainability Strategy
- Operational Compliance Procedures
- Environmental Communication Strategy

This framework recognises the principles of sustainability which were originally articulated in the 1993 Environmental Guidelines for the Summer Olympic Games and which still apply to Sydney Olympic Park under the Sydney Olympic Park Authority Act 2001.

BLL has prepared an ESD Report for the project which identifies the ESD objectives which have been used in the design development phase and outlines the environmental solutions that are being integrated into the design. A copy of the report is included at **Appendix 11**.

### 3.3.2 Guidelines for Outdoor Advertising, Identification and Promotional Signage

The Guidelines set out general objectives and policies for the erection of signage at Sydney Olympic Park.

Whilst no outdoor advertising or signage is proposed as part of this application, the architectural drawings indicate likely locations for building identification signage.

It should be noted that any signage associated with the building will be the subject of a separate application to SOPA.

### 3.3.3 Sydney Olympic Park Access Guidelines

The purpose of the Access Guidelines is to establish the requirements for an accessible environment. This means one in which people with mobility, vision, hearing or intellectual disabilities can use the facilities independently, equitably and with dignity. These guidelines are intended to provide guidelines to Government agencies, architects, venue and event operators involved in the fitout, overlay, planning and operations of facilities and venues within SOP.

Morris Goding Accessibility Consulting has reviewed the proposal and has confirmed that ingress and egress, paths of travel, circulation areas and toilets comply with the relevant statutory requirements and SOPA's Access Guidelines.

A copy of the Accessibility Report is included at **Appendix 8**.

As indicated previously in this report, the proposal was presented to SOPA's Access Advisory Committee on 21 November 2006. SOPA has provided correspondence dated 5 December 2006 (refer **Appendix 19**) which confirms the Committee's opinion.

### 3.3.4 Vision 2025 / Draft Master Plan 2025

SOPA has prepared the Vision 2025 document, which builds on the 2002 Master Plan and proposes a mix of uses within the urban area, resulting in a significant resident and worker population. This will provide for the level of development density required to support a viable urban centre.

It is noted that the Vision document has no statutory weight however its principles are considered to be relevant in determining the Authority's strategic intentions for the future development at Sydney Olympic Park, until such time as the new Master Plan is completed. Discussions with SOPA officers indicates that the draft Master Plan 2025 is the subject of internal review and it is SOPA's intention that a draft will be submitted to the Department of Planning in the first half of 2007. The draft document is not publicly available at this time and as a consequence we have relied on the content of the Vision 2025 for the purposes of this application.

The broad intentions / objectives of the Vision may be summarised as follows:

- *Diverse mix of uses resulting in year round usage of SOP;*
- *Activities to be complementary to neighbouring centres in the region;*
- *Promotion of higher density development to generate critical population mass leading to better utilization of infrastructure and facilities;*
- *Introduction of complementary uses into existing facilities and precincts to increase their usage and viability and minimize conflicts;*
- *Concentrate residential uses closer to the Parklands edge for increased amenity and to minimize conflicts with the Events precincts;*
- *Consolidate commercial development along the axes – Olympic Boulevard and Dawn Fraser;*
- *Concentrate events and entertainment around the Stadium, Showground and the Superdome;*

- *Introduce sports related and educational activities around key sporting venues;*
- *Create a diverse and inclusive social mix by providing varied uses and activities in the Urban Core as well as a range of residential building types;*

Vision 2025 proposes a denser urban centre with increased variety of uses in the urban core and a residential population in the order of 25,000, supplemented by 24,500 workers and students.

The proposed development on Site 4B is considered to be consistent with the intentions of Vision 2025.

## **4 Likely Environmental, Social and Economic Impacts**

### **4.1 Building Design**

#### **4.1.1 Façade Presentation**

The building is glazed on all sides emphasising the openness of the floor plate, and maximising the natural light, transparency and outlook from the working environment. Horizontal and vertical aluminium sunshades and a series of horizontal terracotta bands located at floor level result in a highly articulated façade with a strong horizontal expression consistent with that of other commercial buildings within the Town Centre Precinct.

#### **4.1.2 Massing**

The building is generally built to the street alignment and expressed as a volumetric composition of three parts, 2 x seven storey rectilinear office volumes sited at 90 degrees to each other, connected at 45 degrees by a linking element. These three elements define the edges of a full height triangular atrium.

The two rectilinear office volumes are separated on the eastern side by a 6m wide and 4m deep setback that serves to break down the scale of the overall massing. The ground floor serves to define a permeable ground plane. The office volumes commence at level 1 and are 'notched' at the corners of the street frontage and public through-site link to define the double-height entry colonnade.

The rectilinear volumes are further articulated by projecting "boxes" located on the northeast and southwest corners of the building at high and low level respectively. The roof plant is set back from the edge of the parapet, which will ensure that it is not visible from the ground over short – medium distances, thereby reducing the overall perceived height and bulk of the building (refer architectural drawings at **Appendix 1**).

#### **4.1.3 Proportions to Openings**

Floor plates are glazed on all sides emphasising the openness of the floor plate, and maximising the natural light, transparency and outlook from the working environment.

The glazing system is based on a 1500 module to reinforce this openness and provide a flexible fitout module. This arrangement works in combination with the expressed horizontals and sunshading, resulting in a well-proportioned and elegant façade.

#### **4.1.4 Architectural Merit**

The 7 storey building is consistent with the height defined in the precinct guidelines and a similar height to buildings on sites 5, 6 & 7.

A floor plate depth of 24m ensures that no point within the office is further than 12m from natural light.

The bulk of the overall building is reduced by breaking the building down into three primary elements. These elements are then articulated by a series of programmatic and functional components including projecting hubs, colonnades and sunshading resulting in a highly articulated building form.

The proposed buildings will have a limited overshadowing impact on future neighbouring buildings with all sites to the east and south receiving good solar access between the hours of 10.00am and 2.00pm.



#### 4.1.5 Operational Characteristics relative to Context

The proposed commercial building is to be used as a corporate headquarters or support office for a large organisation. This use is consistent with that of other sites within the precinct including Sites 5, 6 & 7 and the precinct guidelines. Pedestrian traffic generated by the development will serve to activate the surrounding streets and public open space, while vehicular and service access has been carefully located to minimise the impact on the pedestrian network

#### 4.1.6 SOPA Design Review Panel

The proposal has been presented to the SOPA Design Review Panel on three occasions<sup>7</sup> during the course of the design process.

The design has evolved / developed in order to address the concerns and issues raised by the Panel in the first two meetings. Three key issues were identified, detailed below, together with the amendments made to the design:

1. Presentation of the façade/ core along the public through-site link:

- The core has been reduced to the northwest of the building and the remaining solid element expressed as a lightweight form resulting in a penetrable and welcoming address to the building when viewed from the street and public through-site link;
- Hub/meeting spaces have been located along the external face of the atrium to visually activate building face to the Boulevard and open space; and
- Full height vision glass has been introduced to the Hub areas on all floors to create a building which is highly transparent when viewed from the public domain / open space. The glass is protected from direct sunlight by a fine terracotta screen suspended from the steelwork. This serves to articulate and reduce the scale of the building in this location

2. Street address to Olympic Boulevard:

- A double-height colonnade has been introduced to define the building entry off Olympic Boulevard

3. Landscape

- The location of planting and new trees has been revised to reinforce the pedestrian through-site link and the continuation of the public domain

Copies of the Minutes of the meetings of SOPA's Design Review Panel to which the project was presented are included at **Appendix 20** in addition, Bovis Lend Lease has prepared a detailed response to each of the issues raised. A copy of this document is included at **Appendix 21**.

## 4.2 Traffic, Access and Parking

Colston Budd Hunt and Kafes has prepared a Transport Report for the proposed development (**Appendix 7**) which examines all aspects of the proposal pertaining to parking, access and traffic generation.

The main findings of the report are as follows:

- the proposed development will strengthen demand for existing public transport services to / from Sydney Olympic Park;

<sup>7</sup>

24 August 2006; 9 November, 2006; 7 December 2006

- the parking provision proposed as part of the development is considered to be appropriate;
- access, servicing and layout are considered appropriate and will be provided in accordance with AS 2890.1:2004 and AS 2890.2:2002; and
- the road network has sufficient capacity to cater for the traffic generated by the proposed development.

### 4.3 Sustainability

As described in Section 2.8 of this report Bovis Lend Lease has prepared an ESD Report (**Appendix 11**) for the project which:

- identifies the ESD objectives which have been used in the design development phase; and
- details the various architectural elements which have been incorporated into the design and their relative benefits / improvements in terms of ensuring a sustainable outcome.

The report has been prepared in cognisance of the provisions of the following documents:

- Sydney Olympic Park Master Plan 2002;
- SOPA Towards Sustainability – Sustainability Strategy for Sydney Olympic Park December 2002; and
- Environmental Guidelines for the Summer Olympic Games September 1993.

The building is being designed to achieve a minimum 4.5 star ABGR (with a target of 5 stars) and a minimum 4 star Green Star rating (also with a target of 5 stars).

Energy modelling will be carried out throughout the design development phase and will continue until the building is fully commissioned. This will ensure that the building is delivered to its full environmental potential. Energy modelling is to be used to guide design development and to assist in the optimisation of strategies / options that will result in enhanced occupant utility, lower running costs and reduced (whole building) environmental impact.

### 4.4 Section 94 Contributions

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 Strategy.

Based on a gross floor area of 24,143sqm the project will attract a contribution in the order of \$882,909.00, broken down as follows:

Element	Rate (\$ per 100sqm)	Contribution (\$)
Childcare	573	138,339.39
Public Transport – Railway Station	1,445	348,866.35
Public Transport – Transitway	362	87,397.66
Roads & Traffic Management	1,152	278,127.36
Workplace Travel Plans	28	6,760.04
Streetscapes	97	2,3418.71

## 4.5 Geotech for Multi-Storey Development

Coffey Geotechnics Pty Ltd has undertaken a preliminary geotechnical investigation. The findings of the 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 is included at **Appendix 22**.

## 4.6 Contaminaton & Remediation

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

A copy of the report is included at **Appendix 5**.

Notwithstanding the above, in the event that suspicious material is encountered during earthworks, work in that part of the site will immediately cease and advice will be sought from an appropriately qualified environmental engineer regarding treatment and management.

Contingency plans will be prepared for any site earthworks to manage any suspicious materials identified during the earthworks. These plans will be included in the Construction Management Plan which will be submitted to SOPA for approval prior to the commencement of works.

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.

## 4.7 Wind Impact

Windtech was engaged to assess the effect of wind activity within and around the site, carried out in the context of the local wind climate, building morphology and land topography. No wind tunnel testing has been undertaken.

Three principal wind directions potentially affect the development – north-east, south and west. The site analysis reveals that:

- existing trees along the southern side of Herb Elliott Avenue will provide a shielding effect to the proposed development from north-easterly winds;
- existing trees along Olympic Boulevard will shield the proposed development from southerly winds;
- the site is relatively exposed to westerly winds, although the street trees along the Boulevard will provide some shielding to the outdoor areas along the western side of the proposed development;
- wind conditions within the outdoor areas of the site are expected to be acceptable for their intended uses. Any additional tree planting in and around the site will further ameliorate wind conditions;
- the northern end of the proposed development will shield north-easterly winds from being funnelled into the through-site link;

In essence, the report concludes that:

- The wind conditions within and around the ground level areas are expected to be acceptable for their intended uses with the implementation of the tree planting proposed as part of the landscape concept; and

- It is not expected that the proposed development will cause winds to produce any adverse effects to the surrounding streets and buildings within the locality.

The report recommends that the trees selected as part of the landscape treatment should be densely foliated so as to provide protection from winds. The tree species should be of an evergreen variety to ensure their effectiveness during the Winter. The proposed landscape treatment within the through site link retains the four (4) existing Brush Box and includes an additional new specimen. Brush Box are both evergreen and densely foliated thereby satisfying the recommendation of the Wind Impact report. Other tree species proposed to be used in the through site link are Chinese Toona which are a light-canopied, spreading deciduous tree, which balances the need for the amelioration of wind impact with creating a light-filled space that maintains views through to the Abattoir Precinct and maintains high levels of safety and security.

On this basis it is concluded that the proposed development will not adversely affect the wind conditions in the vicinity of the site. A copy of the Wind Environment Statement is included at **Appendix 23**.

## 4.8 Reflectivity

Windtech Consultants was also engaged to investigate the potential impact of solar glare from the proposed development. Five (5) street level locations were identified which could potentially be affected by solar reflections from various aspects of the building.

The results of the analysis indicate that the proposed development will not result in adverse glare hazards to drivers and / or pedestrians in the surrounding streets or the occupants of neighbouring buildings, provided that the reflectivity of the construction materials used in the design is less than 20%.

A copy of the Solar Reflectivity Study is included at **Appendix 24**.

## 4.9 Heritage

As indicated previously in this report, Graham Brooks & Associates has prepared a Heritage Impact Statement which concludes that the proposed development will not have an unacceptable adverse impact on the cultural significance of the adjacent Abattoir Precinct and that the partial loss of visibility from certain locations is within acceptable limits.

The report also makes a number of recommendations which will be implemented by the Proponent:

- Initial sub-surface works preceding development on the site should be archaeologically monitored. The subsequent discovery of archaeological features should be reported to and assessed by an archaeologist at the time of discovery;
- The four (4) Brush Box trees that are to be retained should be complemented by specimens that will enhance the relationship of this section of the public realm to the adjacent Abattoir Heritage Precinct;
- A comprehensive Interpretation Strategy and Plan should be prepared and implemented, following the completion of the works. It is further strongly recommended that the floor of the foyer of the building on Site 4B be laid out substantially as an interpretation of the former tree-lined, curved entry roadway.

## 4.10 Construction Management

As detailed in Section 2.11 of this report, a detailed Construction Management Plan has been prepared and will be submitted to SOPA for approval prior to commencement of any works on the site.

A copy of the Construction Management Plan, which incorporates:

- Traffic & Pedestrian Management Plan
- Noise & Vibration Management Plan
- Waste Management Plan
- Erosion & Sediment Control
- Flora & Fauna Management Plan

is included at **Appendix 16**.

#### **4.11 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 **Appendix 18**.

#### **4.12 Landscape / Protection of Existing Trees**

Section 2.6 and **Appendix 8** of this report provide a detailed description of the landscape treatment proposed as part of this project.

A total of twenty two (22) Brushbox which form part of an avenue planting which lined the stockroute to the former Abattoir will be removed as part of the proposed development.

In this regard it should be noted that the majority of the former components of the original avenue of Brush Box were removed from the site both prior to and in preparation for the 2000 Olympic Games. New trees will be planted which represent a new layer within the evolving cultural landscape at Sydney Olympic Park.

The construction of the Sofitel Hotel on Site 4A will effectively obscure any remnant diagonal view to the Abattoir buildings from Olympic Boulevard, thereby reducing much of the contextual / visual significance of the curved group of Brush Box trees which originally defined the curved entry roadway edge. New view lines will be created across the through-site link on Site 4B which will allow for visual permeability and visual access to the Heritage precinct.

The Heritage Impact Statement also addresses the proposed tree removal.

The Conservation Management Plan, prepared in 2003, includes as being of "High Significance" the following:

*Main views to the Precinct from the south bordered by the curved double row of Brush Box trees on the corner of Herb Elliott Avenue and Olympic Boulevard.*

The Brush Box trees per se, were not singled out as being of high significance. Nevertheless they served as the framing device for the view and at the time of preparing the CMP, they formed an integral component of the values associated with the visual experience (which was attributed as having "high" significance). Within a value-based analysis the remnant curved double row of Brush Box historically contributed, at that time, to an *associated* rating of high significance. The construction of the Sofitel Hotel on Site 4A will further diminish this associated rating of high significance.

The Brush Box trees are not separately listed heritage items and as a result are not specifically protected by a legal instrument or process. Notwithstanding the Sydney Olympic Park Act 2001 requires consideration of the overall heritage and environmental values of the area.

Within the context of the CMP analysis the trees are representative of the layering of the cultural landscape: the “place” (in Burra Charter terms) that has evolved from being part of the vegetative edge along a stockroute, to a remnant of a former visual link with a highly significant suite of buildings within the public domain.

As a result of the evolution of the cultural layering (in particular the realigned / strong Olympic Boulevard axis and the construction of the Sofitel development on Site 4A), the original visual link from the south-east to the Abattoir Precinct has lost its relevance. Within this new context, the remnant trees have been reduced to a background interpretive role.

The advice of the Heritage Consultant has informed the landscape design. To this end, new trees and other planting will be introduced to reinforce the original line of the existing Brush Box to emphasise the link to the Maiden Gardens within the Heritage Precinct to the north east of the site.

Overall it is considered that the proposed development will result in a positive impact on the landscape / streetscape.

#### **4.13 Public Domain / Public Art**

The ground surface of the public domain will match with SOPA’s UEDM Design guidelines paving strategy. Concrete unit pavers will be extended into the public through-site link to achieve SOPA’s desired continuity across the ground plane.

The proposed development will make a positive contribution to the quality of the public domain and will improve pedestrian amenity in and around the site. The proposed through-site link will provide shade, seating and an integrated public art program.

This vegetated link will facilitate strong pedestrian connections between the railway station, the Abattoir Precinct and the sporting facilities along Olympic Boulevard.

#### **4.14 Vibration – Impact on Rail Infrastructure**

Renzo Tonin has prepared a Noise and Vibration Management Plan (refer **Appendix 25**). The Plan:

- identifies the potential sources of noise and vibration during the proposed works;
- specifies the noise and vibration criteria for the proposed works;
- describes in detail what actions and measures could be implemented to enable these works to comply with the relevant noise and vibration criteria;
- describes how the effectiveness of these actions and measures would be monitored during the proposed works, indicating who would conduct the monitoring, the frequency of the monitoring, the manner in which the results would be recorded; and
- if any non-compliance is detected, describes procedures to handle complaints.

Following discussions with RailCorp a Corrosion Control Report has been prepared by Corrosion Control Engineering, a copy of which is included at **Appendix 26**.

Electrolysis testing was carried out over 19 / 20 December 2006. The report indicates that the small magnitude of recorded stray traction current is not of an order to be a significant corrosion hazard to the proposed building foundations or in-ground metallic structures on the site. However, future changes in ground conditions and / or stray DC currents may alter electrolysis effects.

The report suggests that consideration be given to:

- installing plastic sheeting below the concrete slab and footings; and

- where possible, the building design limits the below ground steel rebar and other metallic structures to relatively small lengths.

The recommendations of the report will be incorporated into the detailed design of the proposed development.

#### 4.15 Overshadowing

Shadow analysis modelling has been prepared (refer Shadow Diagrams included in the Architectural package at **Appendix 1**).

The shadow diagrams that accompany this application clearly show that the shadow cast by the proposed development is largely confined to the lot boundaries and the surrounding road network, as summarised below:

##### Summer

At 9.00am in Summer the building's shadow is cast to the north west. The through-site link is in shadow and there is some shadow impact on the carriageways of both Olympic Boulevard and Herb Elliott Avenue.

During the middle of the day the site and surrounds are relatively shadow-free. There is minimal shadowing of the through-site link immediately adjacent to the proposed building.

The 3.00pm shadow will be wholly confined within the road carriageways of the future roads to be constructed by SOPA along the eastern and southern boundaries of the site.

##### Equinox

The morning shadow extends across approximately three quarters of the width of the Olympic Boulevard carriageway at 9.00am.

At 9.00am the through-site link and the lower levels of the Sofitel development are affected by shadow cast by the proposed development.

By noon the through-site link is relatively unaffected by shadow cast by the proposed development, with the exception of a small area near the Herb Elliott Avenue frontage.

At this time, the building also casts a shadow to the south which affects roughly 80% of the northern elevation of the SOPA building at 7 Figtree Drive. It should be noted that once the new road along the southern boundary is completed (and the existing building on 7 Figtree Drive demolished), this shadow will be largely confined to the carriageway of that road.

The afternoon shadow at 3.00pm is cast to the south and east. The extent of shadowing to the east is expected to fall within the carriageway of the future public road to be constructed by SOPA between the subject site and the adjoining property at 8 Herb Elliott Avenue. The shadow cast to the south extends across roughly one third of the 7 Figtree Drive site.

##### Winter

At 9.00am the shadow cast by the proposed development extends right across the Olympic Boulevard carriageway however, it does not impact on any existing development on the western side of the Boulevard.

The through-site link is also in shadow at this time. Approximately 75% of the northern elevation of the SOPA building to the south is also affected by shadow cast by the proposed development.

By noon in mid Winter the shadows cast by the building on Site 4B extend to the south and south west, affecting part of the Olympic Boulevard footpath and extending across approximately 25% of the site at 7 Figtree Drive.

At 3.00pm the shadow cast by the proposed development covers approximately 70% of 7 Figtree Drive and the existing building is almost entirely in shadow. It is anticipated that any future redevelopment of 7 Figtree Drive will be of a commercial office nature and as a consequence, is not a highly “sensitive” land use in terms of shadow impact.

The shadow diagrams included in the Architectural Package at **Appendix 1** clearly demonstrate that the proposed development will not result in any significant adverse impact on the amenity of adjoining properties, nor will it impact on items of environmental heritage in the immediate vicinity.

#### **4.16 Social & Economic Impacts**

Commercial development at Sydney Olympic Park complements growth elsewhere in the region. As a mixed use centre (entertainment, recreation, sporting facilities, commercial and retail development) Sydney Olympic Park needs to develop to a size where it is viable / sustainable in its own right, but without detrimentally impacting on the viability of primary functions of established centres in the vicinity.

The proposed development will increase the employment base within the area – it is estimated that the construction phase of the project will generate employment for approximately 300 people. The completed building will provide office accommodation for approximately 2000 people.

The relatively central location of SOP within metropolitan Sydney means that it is accessible to a wide employment catchment area.

Section 94 Contributions will be levied against the development in accordance with SOPA's *Development Contributions Strategy 2002*, and which will be used to meet the needs of incoming residents and employees.

#### **4.17 Justification for Undertaking the Project**

The primary justification for undertaking this project is its demonstrable consistency with the State government's strategic vision for Sydney Olympic Park and the objectives for redevelopment within the Town Centre Precinct, namely:

*“... development of commercial ... uses that will foster an active and viable Town Centre for the long term and support the venues at Sydney Olympic Park.”*

Furthermore, the proposal is consistent with SOPA's current strategy vision for Sydney Olympic Park as set out in Draft Master Plan 2025, which proposes a denser urban centre with increased variety of uses in the urban core and a residential population in the order of 25,000, supplemented by 24,500 workers and students.

#### **4.18 Public Interest**

The proposal provides a form of commercial development that has been recognised by the Minister, in his endorsement of the SOPA 2002 Master Plan as being appropriate for this locality.

Furthermore, the proposed development:

- represents an economic use of existing infrastructure at Sydney Olympic Park, thereby contributing to the overall commercial viability of the area; and
- will add to the diversity of activities and uses at Sydney Olympic Park, thereby potentially increasing visitor numbers.

As a consequence, the proposed development is considered to be in the wider public interest.



## 5 Draft Statement of Commitments

### General

1. The development will be carried out generally in accordance with the plans and material submitted as part of this Environmental Assessment for Major Project No. 06\_0273, as described in:
  - (a) the Environmental Assessment Report prepared by Helen Mulcahy Urban Planning (and accompanying Appendices), dated January 2007;
  - (b) Architectural Drawings prepared by Bates Smart;
  - (c) Landscape Plans prepared by Aspect Sydney; and
  - (d) Stormwater Concept Plan prepared by Hyder Consulting.
2. The Proponent is committed to the principles of sustainability as defined in the Local Government Act 1993. The construction and operation of the proposed commercial office building will be undertaken in accordance with SOPA's Environmental Guidelines and Sustainability Strategy.

### Public Domain

3. Any existing public domain infrastructure damaged due to construction works, will be replaced or repaired to the condition in which the infrastructure was found immediately prior to the commencement of works. The repair / replacement will be completed to the satisfaction of SOPA prior to the issue of the Occupation Certificate.

### ESD / Sustainability

4. The construction and operation of the commercial office building will be undertaken in accordance with the recommendations of the ESD Report prepared by Bovis Lend Lease (dated 6 October 2006) so as to achieve energy and water consumption reduction targets as well as other ESD initiatives.

### Tree Management

5. 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 PCA and the Proponent on the condition of the trees. Any recommendations in the quarterly reports relating the protection and / or management of the trees will be implemented.
6. The Site Arborist will be present to supervise any excavation, trenching or tunneling within the Primary Root Zone of any retained trees on adjoining properties. The Site Arborist will supervise the root mapping works required prior to commencement of site preparation works.

### Noise and Vibration

7. A Noise and Vibration Management Plan will be prepared by a suitably qualified consultant and will be submitted to and approved by the PCA.

## Transport

- 8 Secure parking for bicycles will be provided in the basement.
- 9 All deliveries and service vehicles to the site will use the loading dock accessed via the driveway from Herb Elliott Avenue.
- 10 Access, servicing and parking layout arrangements will be provided in accordance with AS2890.1(2004) and AS2890.2(2002).

## Contamination

- 11 An inspection and test program including a contingency plan will be designed and implemented during earthworks, setting out the procedures to be followed in the event that any as yet unidentified potentially contaminated material, including asbestos is identified.
- 12 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.

## Archaeology

- 13 Should any archaeological features be discovered during excavation, works will cease and the findings will be reported to and assessed by an archaeologist at the time of discovery.

## Services

- 14 The relocation of any services displaced as a result of the construction 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.

## Construction

- 15 Prior to the commencement of construction, a Construction Management Plan will be prepared and submitted to SOPA for approval. The Plan will include:
  - A site specific Soil Erosion and Sediment Control Plan
  - Hours of Operation during Construction
  - Air quality / dust control procedures
  - Noise management procedures
  - Waste Management Plan for the Construction Phase
  - Storage and handling of materials procedures
  - Details of hoardings
  - Procedures to be implemented during events, including pedestrian movements, signage etc
  - Environmental training and awareness
  - Emergency procedures
- 16 General construction hours will be as follows:

Monday to Friday	7.00am to 6.00pm
Saturday	7.00am to 1.00pm
Sundays / Public Hol.	Nil

- 17 Hours of work may be varied as required to minimize impacts on special events such as State of Origin or the Easter Show. It is noted that works may be undertaken outside the hours specified above in instances where:
- The delivery of materials is required outside these hours by the Police or other authorities;
  - It is required in an emergency to avoid the loss of life, damage to property and / or to prevent environmental harm;
  - The work is approved through the Construction Noise and Vibration Management Plan; and
  - Residents likely to be affected by the works are notified of the timing and duration of these works at least 48 hours prior to the commencement of the works.
- 18 A Construction Traffic Management Plan will be prepared and submitted to SOPA for approval prior to commencement of works on site. The Plan will detail the means of controlling the flow of traffic throughout the construction phase.

### **BCA**

- 19 The architectural drawings 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.
- 20 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.

### **Operation**

- 21 An Operational EMP will be prepared and submitted to SOPA for approval. The OEMP must demonstrate that the building achieves appropriate environmental standards to no less than currently achieved by SOPA.

## 6 Consultation

The Department of Planning referred the Preliminary Assessment prepared in respect of this project to relevant government departments, authorities and other stakeholders seeking their comments / advice regarding any issues to be addressed as part of this Environmental Assessment.

The Proponent has addressed the comments of the various authorities (as set out below) and where relevant, has engaged in consultation with the particular department / authority during the preparation of the Environmental Assessment:

### Auburn Council

Council, in correspondence dated 8 December 2006 raised a number of issues in relation to the project, as follows:

- Request the preparation of a **Survey** identifying the land.

*Comment:* The extent of Site 4B is illustrated on the drawings which form part of the Agreement for Lease between Colonial First State property and SOPA, reproduced as *Figure 2*.

Sydney Olympic Park is a unique situation and the standard procedure is for land subdivision to occur following the completion of the development.

- **SEPP 55 – Remediation of Land.** Council is of the opinion that an abattoir is a potentially contaminating activity and requests that either a Phase 2 report be prepared or the Phase 1 preliminary report be audited by an EPA accredited person to ascertain whether the report is satisfactory.

*Comment:* the Environmental Site Assessment Report prepared by Coffey Geotechnics takes into consideration all previous uses of the site, including the abattoir and has concluded that the site is likely to be suitable for the proposed commercial office development. In addition the results suggest that the majority of fill materials which require excavation and off-site disposal for construction of the basement levels are likely to classify as inert waste in accordance with the NSW EPA (1999) while the majority of underlying natural residual soils and shale would be likely to classify as VENM.

- **Loss of public parking** – Council has requested that options be investigated as to providing some public parking on the site.

*Comment:* SOPA is responsible for the management and provision of public parking across Sydney Olympic Park and has confirmed that there is no requirement to provide public parking as part of this development.

- **Proposed new roads** – estimated time frame for the construction of the office building relative to the roads works. Council has also expressed concern that if only one road is built in the short term it could result in traffic congestion.

*Comment:* it is SOPA's intention that in the longer term, the southern and eastern property boundaries of Site 4B will be delineated by two new public roads. The full extent of the land take associated with the future road along the southern boundary is borne by the property at 7 Figtree Drive (currently occupied by SOPA's offices), however the burden of the road along the eastern boundary is to be shared between Site 4B and No. 8 Herb Elliott Avenue.

SOPA is responsible for the design of the roads and for obtaining the requisite approvals for their construction.

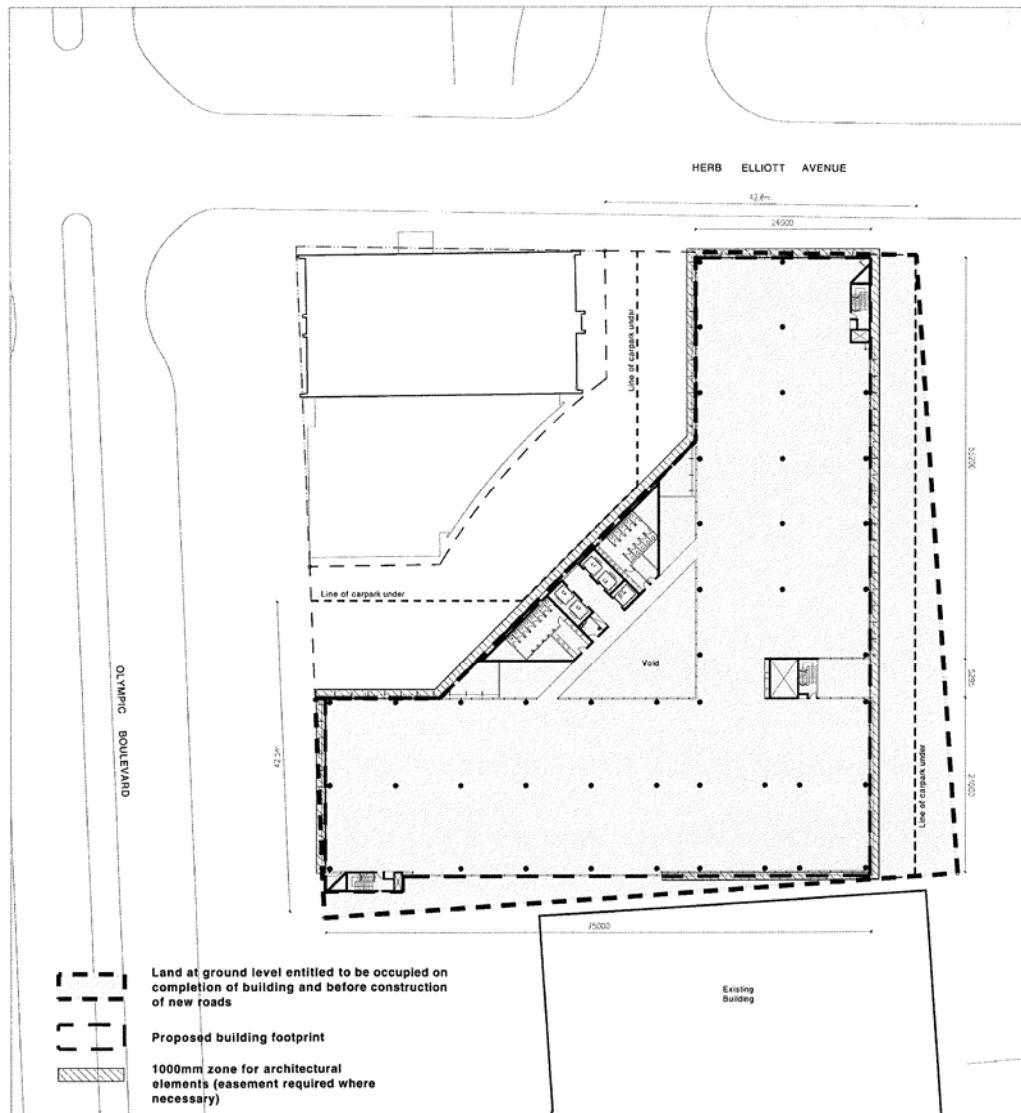


Figure 2 Extent of Site 4B

In the interim, this Project Application seeks approval for the construction of a 6 metre<sup>8</sup> wide temporary driveway to provide vehicular access to the subject site until such time as the eastern road has been constructed.

Colston Budd Hunt and Kafes has examined the likely access, parking and traffic impacts associated with the proposed development and has concluded that:

- the parking provision proposed as part of the development is considered to be appropriate;
- access, servicing and layout are considered appropriate and will be provided in accordance with AS 2890.1:2004 and AS 2890.2:2002; and
- the road network has sufficient capacity to cater for the traffic generated by the proposed development.

**Active Ground Level Uses / Casual Surveillance** – Council has raised concern about the nature of ground floor uses and an apparent lack of surveillance of the public domain.

*Comment:* one of the underlying principles that has been adopted in the design of the proposed development is to activate the public spaces. Pedestrians are drawn into the through-site link from both the Boulevard and Herb Elliott Avenue via a double height colonnade which also provides shade and shelter.

The ground plane of the proposed development is highly permeable in both a physical and visual sense. Extensive use of glazing on all sides of the building emphasises the openness of the floor plate, and maximising the natural light, transparency and outlook from the working environment.

A café with outdoor dining and access is located on the Herb Elliott Avenue frontage which provides an active interface with the public domain. Additional pedestrian entries located off a colonnade along Olympic Boulevard and the southern road provide access to future retail/commercial space at street level.

- **Defined Entrance and Street Presence** – there is no defined street entry to the building which makes it confusing for visitors.

*Comment:* the through-site link is an important and integral part of the public domain and represents the primary “street address” for the development. Notwithstanding, the building has been specifically designed (through the use of double height colonnades and paving) to “draw” pedestrians into the through-site link and the main entrance to the building.

- **Disabled Access** – the Council has indicated that the site should provide disabled access throughout.

*Comment:* Morris Goding has reviewed the design documentation and has confirmed that ingress and egress, paths of travel, circulation areas and toilets comply with the relevant statutory requirements and SOPA’s Access Guidelines.

In addition, the proposal has been presented to SOPA’s Access Advisory Committee on 21 November 2006. The Committee has fully endorsed the proposal and has acknowledged that equitable, dignified access and accessible facilities would be provided throughout the building.

- **Excessive Signage** – the Council has raised concern that there is excessive signage proposed, particularly on the northern and western elevations.

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<sup>8</sup> 6 metres represents the extent of land take from Site 4B. The balance required for the construction of the future road will be taken as part of the redevelopment of No. 8 Herb Elliott Avenue.

*Comment:* the Architectural Package (**Appendix 1**) makes provision for two appropriate locations for signage at the end of the longest walls to the plant area. That is, the most northerly point of the external face to the plant area on the east elevation and the most westerly point of the external face to the plant area on the southern elevation. These locations would allow for visibility from Herb Elliott Avenue and Olympic Boulevard respectively.

Signage at a pedestrian level may also be located at Level 01 of the colonnade entrances from both Herb Elliott Avenue and Olympic Boulevard where currently the yellow panels are indicated.

This is not intended to suggest that signage will be installed in all these locations. Furthermore, signage for the building will be the subject of separate applications made to SOPA and will conform to SOPA's *Guidelines for Outdoor Advertising, Identification and Promotional Signage*.

- **Building Bulk of Roof Plant** – Council has suggested that the amount of roof plant is excessive and adds to the perceived bulk of the building.

*Comment:* the extent of roof plant is shown on the architectural drawings prepared by Bates Smart (refer **Appendix 1**) and is commensurate with the size and nature of the building systems.

## NSW Heritage Office

- **Preparation of a Heritage Impact Statement** – should assess all aspects of potential impact of the development on the significance of the site including but not limited to views, overshadowing and landscape.

*Comment:* the HIS prepared by Graham Brooks & Associates has been prepared in accordance with the Heritage Office guidelines and examines all likely impacts of the proposal on the Abattoir Precinct located to the north-east of the site.

The report concludes that the proposed development will have no unacceptable adverse impact on the cultural significance of the heritage listed Abattoir Precinct, and only a minor impact on views to and from this precinct, particularly in view of the fact that the construction of the Sofitel Hotel development has already severely compromised the existing views in the vicinity of the site.

In view of this and given the evolving cultural landscape of both the immediate vicinity and Sydney Olympic Park generally, the partial loss of visibility of the precinct from the SOPA offices at 7 Figtree Drive and from the public domain to the southeast is considered acceptable.

- **Archaeological Assessment** – should be prepared if disturbance or excavation is proposed in areas where relics are likely to be exposed.

*Comment:* the report prepared by Graham Brooks & Associates indicates that based on the results of the archaeological assessment and subsequent test excavation and survey that were undertaken prior to the 2000 Olympics development program, it is not anticipated that there would be any archaeological deposits in the ground. It is possible that some evidence of previous uses of the area may have survived, but it is unlikely that any such evidence would have archaeological significance.

It goes on to recommend that initial sub-surface works preceding development on the site should be archaeologically monitored. The subsequent discovery of archaeological features should be reported to and assessed by an archaeologist at the time of discovery.

- **Landscape Report** – should be prepared in relation to the impact of the proposed development on existing trees and other landscape features of the site.

*Comment:* the Heritage Impact Statement specifically addresses the contextual significance of the existing trees on the site (refer Section 4.12 of this report and **Appendix 5**).

## RailCorp

In correspondence to the Department of Planning dated 12 December 2006, RailCorp has identified a number of issues which are required to be addressed as part of the Assessment.

- **Noise and Vibration** – RailCorp is concerned that future occupants of the development will encounter rail related noise and vibration from the adjacent rail corridor.

*Comment:* a Noise and Vibration Report has been prepared by Renzo Tonin and forms part of the documentation submitted in respect of the Project Application – refer Section 4.14 of this report and **Appendix 25**.

- **Stray Currents and Electrolysis from Rail Operations** – RailCorp has indicated that these can impact on the structure of a building (causing accelerated corrosion of metals and leading to concrete cancer), depending on the type and condition of the ground.

*Comment:* the Proponent met with RailCorp in December 2006 to discuss its concerns and as a consequence a Corrosion Control Report has been prepared to address this issue (refer Section 4.14 of this report and **Appendix 26**).

- **Geotechnical and Structural Stability and Integrity** – RailCorp needs to be assured that the development has no adverse effect on the geotechnical and structural stability and integrity of RailCorp's facilities.

**Comment:** a Geotechnical Report has been prepared by Coffey Geotechnics (**Appendix 22**).

## Sydney Water

In correspondence dated 19 December 2006, Sydney Water has provided a number of comments in relation to the proposed development, as follows:

- **Water and Wastewater Recycling** – the preferred connection for sewer is the 300mm main in Herb Elliot Avenue.

*Comment:* Noted. The detailed design for the connection points will be undertaken as part of the design development phase and will be undertaken in consultation with Sydney Water.

- **Recycled Water** – the site is able to connect to a 200mm reuse main in Figtree Drive to provide the use of recycled water.

*Comment:* As above.

- **Section 73 Compliance Certificates** – the developer will be required to obtain a Section 73 Compliance Certificate from Sydney Water.

*Comment:* Noted.



- **Fire Fighting Capacity** – assessment of fire fighting capacity is the responsibility of the applicant. The applicant must ensure that the general water demand of the proposed development does not adversely impact the fire fighting capability of surrounding areas.

*Comment:* Noted.

Copies of correspondence with the abovementioned authorities are included at **Appendix 24**.

## 7 Conclusion

Having regard to the characteristics of the site and its location, the proposed development is considered to be appropriate in that:

- it is permissible with the consent of the Minister under the provisions of Sydney Regional Environmental Plan 24;
- the scale, height and form is generally consistent with the controls which apply to the site as set out in the 2002 Master Plan;
- the form and nature is compatible with existing and anticipated future development in the locality;
- the size, dimensions and configuration of the land are suitable for the scale of the proposed development;
- the site will have access to all utility services to accommodate the demand generated by future tenants of the building;
- it will not result in any adverse traffic impacts;
- it will not result in any unacceptable or material environmental impacts in relation to adjoining and surrounding properties, particularly in terms of heritage, overshadowing and views.

In addition, the proposed development will result in a number of positive outcomes, as follows:

- the high quality architecture, design and finishes acknowledges the strategic importance of Sydney Olympic Park in the context of metropolitan area;
- provides a commercial office development which will result in a high standard of worker amenity without adversely impacting on the amenity of surrounding properties / development;
- will be integrated on a physical level with the existing business community in and around Sydney Olympic Park;
- will facilitate and reinforce public access in the public domain via the through-site link between Olympic Boulevard and Herb Elliott Avenue;
- will have a positive visual impact which will reinforce the primacy of Olympic Boulevard;
- will make a positive contribution to ecological sustainability by implementing a variety of ESD initiatives;
- reinforces the proposed street network and facilitates accessibility / permeability through the site and creates strong connections to the existing (and future) road infrastructure;
- retains as many of the existing Brush Box trees as is feasible;
- makes provision for active uses at ground level thereby contributing to the vitality of the public domain;
- makes provision for public art within the through-site link; and
- addresses the street(s) and provides a high level of pedestrian amenity and safety.

On this basis, it is considered that the site is suitable to accommodate the proposed development.

**APPENDIX 1**  
Architectural Package  
Bates Smart

**APPENDIX 2**  
Certificate of Cost  
Slattery Australia Pty Ltd

**APPENDIX 3**  
Services Diagram  
SOPA

**APPENDIX 4**  
Arboricultural Impact Assessment  
Urban Tree Management

**APPENDIX 5**  
Environmental Site Assessment  
Coffey Geotechnics

**APPENDIX 6**  
Heritage Impact Statement  
Graham Brooks & Associates



**APPENDIX 7**  
Traffic & Parking Assessment  
Colston Budd Hunt & Kafes

**APPENDIX 8**  
Accessibility Report  
Morris Goding

**APPENDIX 9**  
Landscape Concept Plan  
Aspect Sydney

**APPENDIX 10**  
Public Art Design Brief  
SOPA

**APPENDIX 11**  
Sustainable Building (ESD) Report  
Bovis Lend Lease

**APPENDIX 12**  
BCA Design Compliance Statement  
SOPA

**APPENDIX 13**  
Fire Engineering Report  
Defire Pty Ltd

**APPENDIX 14**  
Structural Design Report  
Connell Wagner



**APPENDIX 15**  
Stormwater Concept Plan  
Hyder Consulting

**APPENDIX 16**  
Construction Management Plan  
Bovis Lend Lease

**APPENDIX 17**  
Indicative Site Establishment Plan  
Bovis Lend Lease

**APPENDIX 18**  
Acid Sulphate Soils Map  
SOPA

**APPENDIX 19**  
Access Committee Correspondence  
SOPA

**APPENDIX 20**  
Design Review Panel Minutes  
SOPA

**APPENDIX 21**  
Response to DRP Issues  
Bovis Lend Lease

**APPENDIX 22**  
Geotechnical Investigation  
Coffey Geotechnics



**APPENDIX 23**  
Wind Impact Assessment  
Windtech

**APPENDIX 24**  
Reflectivity Report  
Windtech

## **APPENDIX 25**

Acoustic and Vibration Management Plan

Renzo Tonin

**APPENDIX 26**  
Electrolysis Report  
Corrosion Control Engineering

## **APPENDIX 27**

### Correspondence arising from Consultation

**APPENDIX 28**  
Director General's Requirements  
Department of Planning