



NSW GOVERNMENT
Department of Planning

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Our ref: MP 06_0273
Your ref: doc
File: S06/00045-1

Fleur Mellor
Project Manager
Bovis Lend Lease
30 Hickson Road
Millers Road NSW 2000

Dear Ms Mellor

Subject: Director General's Requirements for the Environmental Assessment of a proposed Commercial Office Building at Site 4B, Sydney Olympic Park, MP 06_0273

The Department has received your application for the proposed Commercial Office Building at Site 4B Sydney Olympic Park (Major project: MP06_0273).

I have attached a copy of the Director General's Environmental Assessment Requirements (DGRs) for the project. These requirements have been prepared in consultation with the relevant government agencies including Sydney Olympic Park Authority, RailCorp, NSW Heritage Office, and Auburn Council.

It should be noted that the Director General's requirements have been prepared based on the information provided to date. Under section 75F(3) of the Act, the Director General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the proponent seeking approval for the project.

I would appreciate if you would contact the Department at least two weeks before you propose to submit the Environmental Assessment for the project to determine:

- the fees applicable to the application;
- relevant land owner notification requirements;
- consultation and public exhibition arrangements that will apply;
- options available in publishing the Environmental Assessment via the Internet; and,
- number and format (hard-copy or CD-ROM) of the Environmental Assessment that will be required. NB. If the Environmental Assessment is bulky and lengthy in volume, you will be required to package each Environmental Assessment ready for distribution by the Department to key agencies.

Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGR's. The Department will consult with other relevant government agencies in making this decision. If the Director-General considers that the Environmental Assessment does not adequately

address the DGR's, the Director-General may require the proponent to revise the Environmental Assessment to address the matters notified to the proponent. Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days.

If you have any enquiries about these requirements, please contact Stacy Warren on 02 9228 6524 or via e-mail at stacy.warren@planning.nsw.gov.au.

Yours sincerely



Jason Perica
Executive Director 9/1/07
as delegate for the Director General

**ENVIRONMENTAL ASSESSMENT REQUIREMENTS UNDER PART 3A OF THE
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Application number	06_0273
Project	A commercial office building consisting of: <ul style="list-style-type: none"> • three basement car park levels with approximately 350 parking spaces; • ground floor comprising retail, lobby and loading; and • six levels of commercial office space with total lettable area of approximately 21,000 sqm.
Site	Lot 60, DP 786296 and part Lot 50 DP 1045522 (known as Site 4B, Sydney Olympic Park)
Proponent	Bovis Lend Lease
Date of Issue	9 January 2007
Date of Expiration	2 years from date of issue
General Requirements	<p>The Environmental Assessment for the Project Application must include:</p> <ul style="list-style-type: none"> • An executive summary; • An outline of the scope of the project including:- <ul style="list-style-type: none"> (i) any development options; (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; (iii) outline of the staged implementation of the project if applicable; • A thorough site analysis and description of existing environment; • 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; • A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; • An assessment of the key issues specified below and a table outlining how these key issues have been addressed; and • A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project.
Key Assessment Requirements	<p>1. Relevant EPIs and Guidelines</p> <p>The Environmental Assessment 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"> • Sydney Olympic Park Master Plan 2002; • Draft Master Plan 2025; • Sydney Regional Environmental Plan 24 – Homebush Bay Area; • State Environmental Planning Policy (SEPP) 55 – Remediation of Land; and • Sydney Olympic Park Master Plan Development Contributions Strategy Briefing Note for Developers (November 2002). <p>2. Built Form, Urban Design and Landscaping – the Environmental Assessment must include, but not be limited to, consideration of the following matters:</p> <ul style="list-style-type: none"> • the design quality of the proposal with specific consideration of the façade presentation, massing, setbacks, proportions to openings, building articulation, legibility and amenity of entrance; • the landscaping around the building and retention of existing significant trees (with justification for any tree removal);

- measures to ensure adequate activation of the ground floor level and the public domain, including consideration of greater activation of the north-east ground level where the street frontage appears largely designed as back of house;
- location of roof top plant and its relationship to the bulk and scale of the proposal;
- wind impacts;
- reflectivity – selection of materials to minimise glare reflectivity impacts; and
- signage location.

The assessment must also address any comments of the SOPA Design Review Panel.

3. Heritage

A heritage impact statement of potential heritage impacts of the project, having regard to the Heritage Office's guideline *Assessing Heritage Significance*. 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.

4. Traffic, Access and Parking

(i). The Environmental Assessment must include a detailed description and assessment of:

- proposed vehicular access arrangements for the development, specifically addressing timing of construction of future roads upon which the development relies;
- daily and peak traffic movements likely to be generated by the proposed development and the impact on the local traffic network;
- impact of the proposed development on the surrounding arterial road network and intersections;
- the proposed arrangements for on-site car parking;
- proposed road works;
- the loss of public parking on-site and identification of any options to provide public access to on-site parking; and
- justification for the amount of parking on-site.

(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."

5. Noise, vibration and geotechnical

The Environmental Assessment must assess:

- any impacts of the proposed development on the rail corridor and associated infrastructure; and
- any impacts of the operation of the rail corridor on the proposed development, including noise, vibration and electrolysis.

6. Public domain/ pedestrians/ public art

The Environmental Assessment 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:

- maximise safety and security within the public domain;
- maximise surveillance and activity within the public domain;
- ensure access for people with disabilities; and
- minimise potential for vehicle and pedestrian conflicts.

	<p>Details must also be provided of the Public Art component of the proposal.</p> <p>7. Potential Contamination Onsite The Environmental Assessment 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.</p> <p>8. Sustainability The Environmental Assessment must include, but not be limited to, consideration of best practice measures to improve environmental performance of the building and surrounds.</p> <p>Specific consideration must be given to energy efficiency, water conservation, waste management and the use of SEDA and Greenstar standards.</p> <p>9. Test of adequacy If the Director General considers that the Environmental Assessment for the Project does not adequately address the Environmental Assessment Requirements, the Director General may require the proponent to submit a revised Environmental Assessment to address the matters notified to the proponent. The Director General may modify these requirements by further notice to the proponent.</p>
<i>Deemed refusal period</i>	<p>Under clause 8E(2) of the <i>Environmental Planning and Assessment Regulation 2000</i>, the applicable deemed refusal period is 30 days from the end of the proponent's environmental assessment period for the project.</p>

Plans and Documents to accompany the Application

Plans and Documents of the development

The following plans, architectural drawings and diagrams of your proposal as well as the relevant documents will be required to be submitted for your application:

1. **The existing site survey plan** is to be drawn to 1:500 scale (or other appropriate scale) and show:
 - the location of the land, the measurements of the boundaries of the land, the size of the land and north point;
 - the existing levels of the land in relation to buildings and roads;
 - location and height of existing structures on the site; and
 - location and height of adjacent buildings and private open space.
2. **A Site Analysis Plan** must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, property dimensions, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways etc.)
3. **A locality/context plan** drawn to 1:500 scale (or other appropriate scale) should be submitted indicating:
 - significant local features such as open spaces and heritage items;
 - the location and uses of existing buildings, shopping and employment areas;
 - traffic and road patterns, pedestrian routes and public transport nodes
 - The existing site plan and locality plan should be supported by a written explanation of the local and site constraints and opportunities revealed through the above documentation.
4. **The Environmental Assessment** in accordance with the Director-General's Environmental Assessment Requirements.
5. **The Architectural drawings** (where relevant) are to be drawn to scale and illustrate the following:
 - the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land;
 - the floor plans of the proposed buildings indicating location and configuration of uses, layout, size and orientation;
 - the location and size of vertical and horizontal circulation of lifts, stairs and corridors;
 - section plans illustrating detailed sections of the proposed facades;
 - fenestrations and other features;
 - communal facilities and servicing points;
 - the height of the proposed development in relation to the land (AHD);
 - any changes that will be made to the level of the land by excavation
 - contamination in accordance with the requirements of SEPP 55;
 - Geotechnical stability of the site;
 - Archaeological assessment for any excavation below ground level;
 - ESD report by a suitably qualified person on the design, construction, and operation of the building. This must be in accordance with SOPA environmental guidelines.
6. **The shadow diagrams** are to show solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the

	<p>equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm.</p> <p>7. The Other plans including (where relevant):</p> <ul style="list-style-type: none"> • Stormwater Concept Plan - illustrating the concept for stormwater management from the site; • View analysis - artists impression, photomontages, etc of the proposed development in the context of the surrounding development; • Coloured elevations - of the proposed buildings drawn to the same scale as the architectural drawings; • Landscape Concept Plan - plan or drawing that shows the basic detail of planting design and plant species to be used, listing botanical and common names, mature height and spread, number of plants to be utilised and surface treatments (i.e. pavers, lawn etc); • Construction Management Plan - a plan which outlines traffic, noise, waste, and pedestrian management during construction. This plan must address the on going protection of any rail assets in the immediate vicinity of the site and incorporate a risk assessment and dilapidation report for these assets. Consideration must also be given to crane and other aerial operations over rail and road assets during construction.
Documents to be submitted	<ul style="list-style-type: none"> • 12 hard copies of the Environmental Assessment; • 12 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and • 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size (see below). • If the Environmental Assessment is bulky and lengthy in volume, you will be required to package up each Environmental Assessment ready for distribution by the Department to key agencies. • Evidence that the consent from land owners of properties constituting the development site has been obtained.
Electronic Documents	<p>Electronic documents presented to the NSW Department of Planning for publication via the Internet must satisfy the following criteria:-</p> <ul style="list-style-type: none"> • Adobe Acrobat PDF files and Microsoft Word documents must be no bigger than 1.5 Mb. Large files of more than 1.5 Mb will need to be broken down and supplied as different files. • File names will need to be logical so that the Department can publish them in the correct order. Avoid sending documents that are broken down in more than 10 files. • Image files should not be bigger than 2Mb. The file names will need to be clear and logical so the Department can publish them in the correct order. • Graphic images will need to be provided as [.gif] files. • Photographic images should be provided as [.jpg] files. • Large maps will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each. • Images inserted into the document will need to be calibrated to produce files smaller than 1.5Mb. Large images will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each. The file names will need to be clear and logical so the Department can publish them in the correct order. <p>Alternatively, these electronic documents may be placed on your own web site with a link to the Department of Planning's website.</p>