



PREFERRED PROJECT REPORT

prepared in respect of Project Application
MP06_0273 for the Development of

SITE 4B SYDNEY OLYMPIC PARK

July 2007

1 Introduction

This report has been prepared by Helen Mulcahy Urban Planning on behalf of Bovis Lend Lease Pty Ltd and constitutes the Preferred Project Report prepared in respect of Major Project Application 06_0273 - Site 4B Sydney Olympic Park.

The purpose of this Preferred Project Report is to:

- (i) address the issues raised in the aforementioned submissions;
- (ii) describe the modifications to the Project Application arising from consideration of those issues; and
- (iii) provide an amended Statement of Commitments

to enable the Department of Planning to finalise its assessment of the Major Project Application and the Minister to make a determination in this matter.

1.1 Background

On 22 February 2007, Bovis Lend Lease submitted an Environmental Assessment in respect of MP 06_0273, which sought approval for an 'A' grade commercial office building consisting of:

- 5 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.

The Department reviewed the material and requested clarification of certain elements, which resulted in the Environmental Assessment being formally lodged on 23 March 2007

The Environmental Assessment and supporting documentation for this project was placed on public exhibition between 18 April and 18 May 2007.

Further design development resulted in two (2) minor amendments to the proposal, forwarded to the Department of Planning on 26 April 2007 and comprising:

- (i) a rationalisation of the parking, resulting in a reconfiguration of the basement from 3 levels to 5 levels; and
- (ii) a modification to the possible range of uses on the south western corner of the ground floor of the building to permit office /retail uses.

1.2 Submissions

In correspondence dated 30 May 2007, the Department of Planning:

- provided a summary of the issues raised in four (4) submissions received from the public; and
- enclosed copies of the submissions received from the following government agencies:
 - NSW Heritage Office (16 May 2007)
 - Auburn Council (30 May 2007)
 - RailCorp. (22 May 2007).

Copies of the submissions received from the Sydney Olympic Park Authority (dated 31 May 2007) and the Department of Planning South West Regional Office (dated 29 May 2007) were forwarded to Bovis Lend Lease under separate cover on 31 May 2007.

1.3 Consultation

During the course of preparation of the Preferred Project Report and the modifications which have been made to the proposed development, the Proponent has engaged in further consultation and discussion with a number of Stakeholders, summarised below:

- St Hilliers (Site 4A) – meeting held on 28 May 2007;
- GPT – meeting held on 27 April 2007;
- SOPA – series of meetings held to discuss issues raised in its submission dated 31 May 2007) and specifically to resolve the treatment in the public domain (including public art) and the building alignment on Olympic Boulevard. Preliminary information regarding the public domain treatment was forwarded to SOPA on 19 April 2007. Meetings with SOPA officers were held on 6 March, 26 April, 23 May, 12 June and 22 June 2007; and
- the Department of Planning (Urban Assessments) on 22 June 2007.

1.4 The Proposed Development

The development for which consent is sought pursuant to Part 3A of the Environmental Planning and Assessment Act 1979, as set out in this Preferred Project Report is an 'A' grade commercial office building (refer drawings prepared by Bates Smart and included at **Appendix 4**) consisting of:

- 5 basement car park levels with approximately **369** parking spaces;
- ground floor comprising retail, quasi-commercial 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 **21,100** sqm);
- landscape treatment of the public domain between the subject site and the Sofitel Hotel which is currently under construction on Site 4A, as set out in the Public Domain Plan prepared by Aspect Sydney and included at **Appendix 3** to this report; and
- the removal of 22 trees.

2 Response to Issues

Issue	Response
Auburn Council	
A Phase 2 Contamination report should be prepared to confirm whether or not the site is suitable for the intended use.	Coffey Geotechnics has prepared additional Environmental Site Assessment and Geotechnical Investigation reports to address the excavation for the additional basement levels. Copies of the relevant reports are included as Appendices 1 and 2 .
Active ground floor uses – would prefer to see retail rather than office use in the south western corner of the building.	Noted. The development of Sydney Olympic Park as a landmark commercial precinct is at its infancy. The development of Site 4B, together with the new commercial buildings on Sites 5, 6 and 7 will underpin future development in the precinct and the associated working population will provide some initial demand for retail and service facilities. However the population created by the proposed development will not generate the necessary demand to underpin the extent of retail currently shown on the drawings. Notwithstanding, it is acknowledged that the demand will increase over time as Sydney Olympic Park continues to develop. On this basis, the strategy is to progressively review retail space over time. In the short term a retail / office component has been included in the south west corner of the building to assist in the activation of the Olympic Boulevard.
Recommendations of the Reflectivity Report should be adopted with the building having a maximum reflectivity of 20%.	The building will be designed to a maximum of 20%. This has been confirmed in the Statement of Commitments included at Section 3 of this report.
Disabled access from Olympic Boulevard should be shown clearly on plans.	The proposed development 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 in and around the building. Disabled access from Olympic Boulevard has been resolved as part of the modifications to the Public Domain (refer amended Public Domain Plan at Appendix 3). Morris Goding has reviewed the amended Public Domain Plan and has provided advice that the proposed arrangements satisfy the requirements of the relevant Commonwealth legislation and BCA requirements. A copy of this advice is also included at Appendix 3.
Disabled parking provision appears to be only 1% of total and should be increased.	SOPA's Access Advisory Panel accepted that the provision of 1% of parking within the privately owned portion of the car park is acceptable, but that the developer should provide accessible parking at the rate of 3% for 'public spaces / uses' ie. possible childcare centre. It was discussed at the SOPA Access Advisory Committee meeting on 12/ 04/07 that the provision of one (1) additional

Issue	Response
Auburn Council (cont)	space should be considered to address the possibility of the office accommodation on the ground floor being converted to a 'public space'. It should be noted that 369 spaces are provided in amended car park design. 1% of 369 is 3.69, however an additional space has been provided with a total of 5 disabled spaces provided.
RailCorp	
No investigation appears to have been undertaken to detail the likely effect of rail related noise and vibration upon the proposed development and requests the inclusion of the following condition on any consent issued to be satisfied prior to issue of the CC: <i>A further acoustic assessment is to be submitted to Council prior to the issue of a construction certificate demonstrating how the proposed development will comply with RailCorp's Interim Guidelines for Applicants in the consideration of rail noise and vibration from the adjacent rail corridor.</i>	An additional acoustic report will be prepared that addresses the impact of the rail related noise and vibration on the proposed development. This has been confirmed in the Statement of Commitments included at Section 3 of this report.
Requests the imposition of the following condition is relation to stray currents and electrolysis from rail operations: <i>The applicant is to employ the Electrolysis mitigation measures recommended by the Corrosion Control Engineering report of 21 December 2006.</i>	Recent advice from the Structural Engineer as result of the detailed design process clarifies that the project does not literally comply with the recommendations in the Corrosion Control Engineering Report. As an alternative to RailCorp's recommended condition, the following undertakings are suggested and have been included in the Statement of Commitments: <i>1. Plastic sheeting shall be installed below the concrete slab but not below footings because of bearing pressure requirements. To increase corrosion protection below footings the cover to reinforcement will be increased from the provisions included in the Concrete Structures Code.</i> <i>2. All reinforcement below ground shall be embedded in concrete providing at least a B1 exposure classification for durability in accordance with the Concrete Structures Code.</i> In regard to point 2 above, it should be noted that the recommendation is greater than minimum code requirement of A2 exposure classification. There are no permanent metal structural elements in direct contact with the ground.

Issue	Response
RailCorp requires further assurance that the development will have no adverse effect on the geotechnical and structural stability and integrity of its facilities and has requested the following condition to be imposed on any consent, to be satisfied before the CC is issued: <i>A further geotechnical report is needed to evaluate the impact of the development on the rail tunnel below the subject site. The applicant shall submit a Geotechnical Report that specifically addresses the potential impact of the proposed development upon the rail tunnel for review by RailCorp to ensure that the proposed development is structurally sound and will not jeopardize the structural integrity of the existing rail tunnel.</i>	The proponent is engaged in ongoing discussions / consultation with RailCorp. The following additional information was submitted to RailCorp on 31/05/07: • Structural report prepared by BLL • Geotechnical report prepared by Coffey Geotechnics • Vibration methodology prepared by Renzo Tonin & Assoc • Structural drawings prepared by BLL • Architectural drawings prepared by BSA A copy of the additional Geotechnical Report is included in Appendix 2.
That the following condition be imposed on any consent which requires the preparation of dilapidation survey, as follows: <i>Prior to the commencement of works, during works, prior to the issue of the Occupation Certificate and following occupation, a joint inspection of the rail infrastructure and property in the vicinity of the project is to be carried out by representatives from RailCorp and the applicant. These dilapidation surveys will establish the extent of any existing damage and enable any deterioration during and after construction to be observed. The timing of the surveys is to be agreed with RailCorp. The submission of a detailed dilapidation report will be required unless otherwise notified by RailCorp.</i>	Bovis Lend Lease is prepared to accept this requirement and has incorporated it in the Statement of Commitments for the Project (refer Section 3 of this report).
Requests the following conditions to manage Demolition, Excavation and Construction Impacts: • <i>A Risk Assessment / Management Plan and detailed Safe Work Method Statements for the proposed works are to be submitted to RailCorp for review and comment prior to the works commencing on site. It should be noted that RailCorp's representative may impose conditions on the methods to be used and require the provision of on-site Safe Working supervision for certain aspects of the works.</i> • <i>No excavation or boring is permitted within 2.0m (measured horizontally) of high voltage underground cable and 1.0m (measured horizontally) for low voltage cables.</i> • <i>As large-scale excavation is involved, the applicant is required to put in place a vibration monitoring system to monitor vibration levels on the adjoining rail corridor for the duration of the works. The plan for this is to be submitted to RailCorp for review prior to the commencement of works.</i>	Bovis Lend Lease is prepared to accept this requirement and has incorporated it in the Statement of Commitments for the Project (refer Section 3 of this report). Bovis Lend Lease is prepared to accept this requirement and has incorporated it in the Statement of Commitments for the Project (refer Section 3 of this report). Bovis Lend Lease is prepared to accept this requirement and has incorporated it in the Statement of Commitments for the Project (refer Section 3 of this report).

Issue	Response
<i>Details of any proposed piling, sheet piling, batter and anchors should be provided to RailCorp for review and comment prior to work commencing. RailCorp may require the removal of such construction aids.</i>	Bovis Lend Lease is prepared to accept this requirement and has incorporated it in the Statement of Commitments for the Project (refer Section 3 of this report).
Tourism Asset Holdings Limited (operators of Novotel, Ibis and Sofitel Hotels)	
The CMP indicates in excess of 1000 trucks with material deliveries loading and unloading immediately adjacent to the Site 4A lifting and delivery point, in a location currently planned as a pedestrian crossing. The CMP does not address the impact of this location on the Sofitel site, the safety risks or operational effects on the hotel construction or the pedestrians. The Site 4B Construction Zone should be relocated to the new side lane of the site, which would limit noise and improve safety.	The CMP has been revised and is included as Appendix 5 to this report for approval. The revised document addresses the impact on the Sofitel site, including safety risks and operational effects on the hotel construction and pedestrians. As agreed as part of the Agreement for Lease process Herb Elliott Avenue will be utilized as the construction zone. In regard to the location of the construction zone SOPA has advised (meeting with BLL and TAHL on 28 May 2007), that there was no pedestrian crossing planned for Herb Elliott Avenue. SOPA officers also advised that BLL cannot relocate the construction zone for Site 4B to Olympic Boulevard. It should be noted that it is not possible to use the side lane for construction access as it is too narrow to allow for the maneuvering (reversing) of semi trailers in / out of the laneway. Notwithstanding the above, as soon as the basement levels are clear (within first year of construction), all non craneable deliveries will be unloaded from the loading dock within the site. This will considerably reduce the number of vehicles unloading from the street.
The CMP shows two luffing cranes. The applicant needs to consider that the TAHL crane radius is over both their crane locations. It should be noted that the crane location and swing plan was approved as part of the CMP for Site 4A. It is critical that if there is an overlap in the cranes on the sites, it is managed so that the Site 4A crane movements are not restricted.	The crane plan has been reviewed and now includes one luffing crane that will be working within the Site 4B construction site boundaries. As indicated above, the CMP has been revised to incorporate the arrangement described above. The Site 4B crane will be installed roughly 4 months into the construction program (currently late January 2008). It has been advised by the SOPA that Practical Completion for the Sofitel development is not scheduled until May. Despite the proposal to utilize one crane for the Site 4B development and with a consideration of the program for the two parties, there will be a conflict for the utilisation of the Site 4A and Site 4B cranes. It will then be responsibility of TAHL to ensure the Site 4A crane does not encroach upon the Site 4B boundary. The exact measures proposed to mitigate the conflict between the Site 4A and Site 4B cranes will be the subject of separate discussions between the SOPA and will be agreed before the commencement of construction.

Issue	Response
The CMP indicates an "A" class hoarding hard up against the Site 4A building. In this regard it should be noted that: - This area has been relied upon by the builder of Site 4A for site accommodation and materials handling. This is marked on the CMP within the Agreement to Lease with SOPA and the Environmental Assessment approved by the DoP. These areas would no longer be available to Site 4A and would significantly affect the buildability and methodology to construct our project. This could impact on the obligations of both SOPA and TAHL within the Agreement to Lease. - Is required for emergency egress paths on Site 4A with fire stairs exiting on these levels as illustrated in the approved development.	The Site 4B construction site cannot be utilized for the Site 4A team for site accommodation and materials handling. The 'Indicative Site Establishment Plan' issued as part of the Agreement for Lease documentation, in consultation and in agreement with SOPA does not indicate special use of the 4B site by the Site 4A team. Emergency egress will be provided for Site 4A. 'A' Class Hoarding is required around the perimeter of the 4B site however it will be located to allow egress from Site 4A.
Cannot determine the type of basement perimeter / shoring proposed for Site 4B. Sofitel currently has temporary ground anchors which would protrude into the Site 4B basement as currently designed. These anchors will be de-stressed around September 2007 as a right in the Agreement to Lease with SOPA. The Site 4B basement design would not be able to use temporary anchors where they abut Site 4A.	This issue is not expected to be a problem provided that the Anchors on Site 4A are de-stressed in early September as construction works are not scheduled to commence on Site 4B until early September 2007. Notwithstanding the above, the Site 4B basement design will use temporary anchors located wholly within the 4B boundary for the construction of the basement parking.
The ability to utilise Lot 60 car park for some lifting has been relied upon for heavy lifting of precast panels for Site 4A. If Site 4B's planned construction methodology is approved TAHL would lose the ability to use this area. This space was nominated in the approved CMP for Site 4A and included in the Agreement to Lease with SOPA.	For safety reasons, the Site 4B construction site must be secure. From September 2007, TAHL / St Hilliers will not be able to lift from Lot 60 car park.
The following matters are of concern once the Sofitel hotel becomes operational: The Noise and Vibration Management Plan does not address the impact of the Site 4B construction on the Sofitel site. Further information on the impact should be provided for comment and measures put in place to ensure that the hotel guests and operations are not affected.	The Statement of Commitments includes an undertaking to prepare a revised Noise and Vibration Plan to address the impact of the construction on the Sofitel once it is operational. The revised Plan will be submitted prior to the Construction Certificate being issued. It should be noted however, that by the time Sofitel is in operation, the major works on Site 4B will be complete and the impact on the hotel will be considerably reduced.
BLL notes that application will be made for extended working hours during the construction phase which would further impact on the trading of the Novotel and Sofitel. TAHL Homebush operates these hotels and requires details of any request for additional house and the right of comment / objection if extended working hours are contemplated.	The request for extended hours will be for early works only (ie. excavation and structure works, to be undertaken in the first 12 months of the construction phase). It is noted that during the majority of the above period the Sofitel building will still be under construction and as a result, the impact on guests will be minimal.

Issue	Response
TAHL (continued)	
	Notwithstanding, the Statement of Commitments has been amended to include an undertaking to maintain regular communications with SOPA / adjoining landowners / other stakeholders throughout the construction phase to ensure that the impacts to the surrounding area associated with construction activities on Site 4B are minimised.
The CMP indicates in excess of 1000 truck deliveries are planned immediately adjacent to the operating hotel's entry and pedestrian crossing. The CMP does not address the impact of this location on the Sofitel – safety, noise and effects on the operation of the hotel. Sofitel would prefer that materials handling occurs from the new side lane of the site, which would limit noise and improve safety.	As indicated above, it is not possible to use the side lane for construction access to Site 4B as it is too narrow to allow for the maneuvering (reversing) of semi trailers. It should be noted however, that as soon as the basement levels are clear (within first year of construction) all non craneable deliveries will be unloaded from the loading dock on the eastern side of the site. This will considerably reduce the number of vehicles unloading from the street.
The Site 4B primary site access point should be relocated away from the Sofitel entry. It is currently shown at the point closest to the hotel entry without any justification.	As indicated above, SOPA officers have advised that BLL cannot relocate the construction zone for Site 4B to Olympic Boulevard and it is not possible to use the side lane for construction access.
The operating hours are noted as 7.00am to 6.00pm, 5 days a week and 7.00am to 3.00pm Saturdays. TAHL Homebush requests that the hours be limited to 8.00am to 4.00pm when Sofitel is operational.	Construction hours for early works (ie. first 12 months) will be: Mon – Fri 6.00am – 6.00pm Sat 6.00am – 4.00pm Sun / Public Hol. Nil General Construction hours will be in accordance with the SOPA Interim Code of Development Construction Practice dated September 2006, as follows: Mon – Fri 7.00am – 6.00pm Sat 7.00am – 3.00pm Sun / Public Hol. Nil It is noted that any variation to the approved hours would be subject to SOPA approval.
The location of the “A” class hoarding hard up against the Sofitel building would: • affect the quiet enjoyment of the hotel; • affect access to the two easements required for services; • block paths of egress from the Sofitel.	Hoarding is required around the perimeter of the Site 4B site however it will be located to provide egress and access from Site 4A.

Issue	Response
Heritage Council	
The existing Master Plan guidelines require the retention of the double row Brush Box trees and the existing views around the heritage precinct. The Heritage Council acknowledges that the existing visual relationship between the State Abattoir and the Olympic Boulevard will be affected to some extent by the new development on Site 4A, it recommends that this relationship with the existing trees be retained and therefore, appropriate modifications should be made to the proposed development to achieve this aim.	It should be noted that the Master Plan guidelines do not strictly "require" retention of the trees, the provision is worded as follows: <i>"Retain and protect as many of the double row of brush box trees as feasible."</i> The Proponent has modified the landscape treatment in the Public Domain (refer Appendix 3) and incorporates four (4) additional Brush Box trees to supplement the four remaining existing trees. This arrangement is intended to assist with the interpretation of the original plantings and their relationship to the heritage precinct. Please refer to the Landscape Design Statement in Appendix 3 for further detail.
In relation to archaeological management, the comments and recommendations contained within the Assessment of Heritage Impact prepared by Graham Brooks and Associates dated 19 January 2007 should be implemented and appropriate conditions should be placed within the conditions of consent should approval be granted.	Bovis Lend Lease is prepared to accept this requirement as a condition of any consent issued in respect of the Project Application.
An interpretation strategy and plan should be developed in line with the Heritage Office's guidelines and the approved interpretation plan should be implemented before the completion of work.	Bovis Lend Lease is prepared to accept this requirement as a condition of any consent issued in respect of the Project Application.
Sydney Olympic Park Authority	
A Public Domain plan should be finalized prior to the issue of consent. This plan should: • be prepared in consultation with SOPA; • revisit the opportunity to retain more of the Brush Box trees as part of the changes to the basement parking; • resolve the changes in levels, surface and landscaping treatment.	A series of meetings with SOPA¹ have been held to resolve the treatment in the public domain (including public art) and the building alignment on Olympic Boulevard. The amended Public Domain Plan has been prepared and submitted to SOPA for its endorsement. A copy of the plan is included at Appendix 3.
With regard to how the proposed development meets the requirements of both the existing and future Master Plans, the alignment of the proposed building and the activation issue has not been addressed to SOPA's satisfaction.	As indicated previously in this report, a series of meetings have been held with SOPA officers to resolve this issue. The drawings prepared by Bates Smart and included at Appendix 4 illustrate the manner in which the activation issue has been addressed, as described below.

¹ 6 March, 26 April, 23 May, 12 June and 22 June 2007

Issue	Response
The building does not actively address Olympic Boulevard nor any other street. The later inclusion of a proposed Child Care Centre (not included in the current application) may assist in this regard, however articulation of the other ground facades should also be addressed.	The development of Sydney Olympic Park as a landmark commercial precinct is at its infancy. The development of Site 4B, together with the new commercial buildings on Sites 5, 6 and 7 will go a long way to underpin future development in the precinct and provide some initial demand for retail and service facilities. The population created by the proposed development will not generate the necessary demand to underpin the extent of retail currently shown on the drawings. However, it is acknowledged that the demand will increase over time as Sydney Olympic Park develops further. On this basis, the strategy is to progressively review retail space over time. In the short term, a retail / office component has been included in the south west corner of the building to assist in the activation of the Olympic Boulevard. In terms of the architectural activation of the elevations, the building has three street frontages with a fourth frontage to the through-site link. Pedestrian orientated facilities in the form of cafe and large entry lobby activate Herb Elliott Avenue and the public open space between the building and the Soffitel (through-site link). A double height colonnade reinforces the building entry and provides covered pedestrian access as well as the opportunity for outdoor seating in this area. The proposal has been revised to accommodate additional retail space on the Olympic Boulevard frontage. The western elevation of the building has been altered to provide a double height colonnade above the retail / café space. This enhances the project entry and retail address from Olympic Boulevard. The western façade is articulated through an expressed sheer glass element which projects from the main facade of the building (the 'pop out'). This element contrasts to that of the typical glazed façade where expressed vertical mullion caps, 750mm deep horizontal sunshades and a masonry spandrel are used to provide texture and articulation. The development is generally aligned to the site boundaries. The massing is expressed as two office volumes at 90 degrees to each other and linked at 45 degrees by a bridge element. This bridge element is expressed as a screen in contrast to the glass office forms which are separated along the eastern street frontage by a recessed stair. The ground plane, comprised of loading dock, car park entry and back-of-house areas is set back behind the columns and clad in a masonry material. Both corners of this street frontage are glazed to create active street corners.

Issue	Response
SOPA (continued)	
	The glass volumes are articulated at the NE and SE corner by two 'pop out' volumes. The NE 'pop out' is defined by a glass screen and reinforces the different use of the space within. The projecting glazed 'pop out' to the SE is splayed to align with the western boundary and returns along the southern boundary to articulate the southern elevation. Continuous clear glazing at ground level creates a contrast with that of the office glazing above as well as providing visual connection between the public domain areas and the interior spaces. This glazing is set back behind the line of columns to respond to the pedestrian scale of the adjoining public realm.
The building is not in accordance with where SOPA sees itself as far as ESD initiatives are concerned. Reference is made to possible achievement of a 5 star AGBR level being achieved, yet there is no commitment to this outcome in the documentation.	The building will achieve a 4.5 star AGBR rating, which is consistent with SOPA's Master Plan 2002 requirement for all commercial buildings in Sydney Olympic Park and the commercial obligations entered into by SOPA and the applicant. The proponent is prepared to accept a condition of consent requiring that the building owner enter into a Commitment Agreement for the 4.5 star rating. In discussions with SOPA, it is understood that it will continue to encourage a higher energy efficiency and supports buildings that are of a 5 Green Star rating. However, this is separate to the statutory requirement for 4.5 star AGBR.
It is also requested that a materials board be presented to the Design Review Panel prior to a Construction Certificate being issued.	Further design details have been included as part of the documentation which accompanies this Preferred Project Report. Please refer to Appendix 6: Preliminary Materials Schedule. Final design details will be submitted to SOPA for review and comment prior to installation of the elevational treatments. This undertaking has been incorporated in the revised Statement of Commitments (refer Section 3 of this report).
Department of Planning (Sydney South West Region)	
The removal of 22 of the 26 Brush Box trees which form an avenue of planting on the subject site is inconsistent with the objectives and requirements of the Sydney Olympic Park Master Plan (May 2002) which provides for the retention of as many of the Brush Box trees as is feasible. It is suggested that consideration be given to modifying the design to retain a far greater component of the avenue of Brush Box trees.	As indicated previously in this report, the Master Plan guidelines do not strictly "require" retention of the trees. The Proponent has modified the landscape treatment in the Public Domain (refer Appendix 3) and incorporates four (4) additional Brush Box trees (to supplement the four remaining existing trees). This arrangement is intended to assist with the interpretation of the original plantings and their relationship to the heritage precinct.

Issue	Response
Department of Planning (Sydney South West Region) continued	
The design of the proposed building should be complementary to the existing building designs (elements, theme, materials, colours and façade treatment etc) within Olympic Park site so as not to diminish the importance of the Olympic Park site as reflected on the existing buildings and to ensure that any future buildings within the site should also be assessed consistently in the same manner.	The proposal aims to match the contemporary nature of the existing buildings throughout SOP. Site 4B is part of the Town Centre precinct which has a predominantly commercial focus. It will relate to other buildings within the Precinct through its articulated planar building form, defined entry statements, double and single height colonnades, use of blue-green glass and external horizontal sun-shading.
Miscellaneous Issues (unidentified objectors)	
Proximity of the proposed building to the neighbouring Sofitel, and the impact of this proximity on amenity levels.	The proposal includes a double height colonnade along Herb Elliott Avenue with a horizontal width of 19.4m, which creates a generous pedestrian entry to the development and the public domain. The façade of the café at ground level has also been splayed to enhance the physical connectivity into the public area. The colonnade provides a sheltered walkway into the building with opportunities for outdoor seating adjacent to the café. The through-site link has a minimum width of 15.8m between the glazing to the proposed ground floor lobby and the three-storey podium of the hotel. The generous physical extent of the public domain will ensure that the level of amenity in the adjoining Hotel will be appropriate given its context.
Impact of construction-related vibration on sensitive neighbouring business activities and additional vibration impact assessments are requested.	The proponent is prepared to accept a condition on any consent issued in respect of this Project Application which requires the submission, prior to commencement of construction, of an additional vibration impact assessment that addresses the impact of construction-related vibration on adjoining properties.
Loss of parking as a result of the proposed development.	SOPA is responsible for the co-ordination and provision of public parking within Sydney Olympic Park. In this regard SOPA's Executive Director, Property has confirmed that SOPA has no requirement for the provision of public car parking on Site 4B.
The proposed scheme fails to provide a suitable community facility.	There is no requirement in the Master Plan or SREP 24 for the provision of a community facility. SOPA is responsible for the provision of community facilities within Sydney Olympic Park. To this end, the Environmental Assessment details the anticipated Section 94 Contributions which have been calculated in accordance with SOPA's Development Contributions Strategy.

Issue	Response
Miscellaneous Issues (continued)	
Connection and diversity: - southern elevation lacks design interest or diversity - design focuses on the back of the Sofitel and the shaded public domain at ground level - blank wall along significant portion of eastern elevation	The proposed southern elevation is comprised of two major contrasting building elements which provide an appropriate level of diversity and interest in this façade. The typical façade to the east uses a solid spandrel with expressed vertical mullions to create depth and articulation. This contrasts with the sheer glass projected 'pop out' element to the west that is splayed to align with the boundary. The building concept creates clearly defined entry statements from both Herb Elliott Avenue and Olympic Boulevard via double height colonnades. Both entries terminate at the building lobby which has a continuous clear glass façade with at-grade access to the through-site link activating the public space. The eastern elevation at ground level will be set back behind the line of structural columns to create a level of articulation. The ends of this elevation will be clear glazing to provide visual connection to a café adjacent to Herb Elliott Avenue and office space to the south.
Lack of consultation with adjoining landowners about the impact of the new development on the operation of existing land uses.	Refer to discussion in Section 1.3 of this report. In addition, the Statement of Commitments for this Project has been amended to include an undertaking to maintain regular communications with adjoining landowners / other stakeholders throughout the construction phase to ensure that the impacts to the surrounding area associated with construction activities on Site 4B are minimised.
The proposed floor space for Site 4B exceeds the indicative floor space allocation within the 2002 Sydney Olympic Park Master Plan.	The 2002 Master Plan provides for a total of 24,000sqm of commercial floor space on Site 4. The proposed development comprises 24,143sqm of GFA, which marginally exceeds the figure indicated in the Master Plan. In relation to GFA allocations for the sites within the Town Centre Precinct, the Master Plan states (p.57) that "actual floor space allocations will be confirmed through detailed design and development approval processes". The proposed development is within the MP parameters and can therefore be considered to be generally consistent (which is the test for the consent authority).
There is an inequality of floor space allocation to other adjoining landowners.	This is a matter for the Department of Planning and SOPA. However it should be noted that the proposal is generally consistent with the 2002 Master Plan that considers floor space allocation across Sydney Olympic Park.

Issue	Response
Miscellaneous Issues (continued)	
Concern regarding the proposed removal of established brush box trees on the site.	This issue has been discussed above. The amended Public Domain Plan at Appendix 3 sets out the detailed resolution of the planting arrangement, as agreed with SOPA.
Proposed positioning of the Site 4B construction zone will have a negative impact on Site 4A.	Refer previous comments in relation to this issue.
Concern that there could be an overlap between Cranes on Sites 4A and 4B.	Refer previous comments in relation to this issue.
Proposed position of "A" class hoarding against Site 4A could restrict site access, existing materials storage facilities and site egress.	Refer previous comments in relation to this issue.
The continued construction on Site 4A would impact upon the use of temporary site anchors for Site 4B.	Refer previous comments in relation to this issue.
The proposed working hours (construction phase) would impact on the trading of the Sofitel and Novotel. It is recommended that working hours be limited to 8am to 4pm during hotel opening hours.	Refer previous comments in relation to this issue.
Greater attention should be paid to the delivery of materials to Site 4B, as the proposed delivery point would be directly adjacent to the existing entrance and main pedestrian crossing to the Sofitel.	Refer previous comments in relation to this issue.

2.1 State Environmental Planning Policy No. 55

In discussions with officers of the Urban Assessments team of the Department of Planning on 22 June 2007, clarification was requested in relation to the likelihood of the excavation works required for the additional two (2) levels of basement encountering contamination.

In this regard, the Additional Environmental Assessment prepared by Coffey Geotechnics, dated 30 May 2007 and included at **Appendix 1** to this report, concludes that:

*"...it is considered that there is a low likelihood of significant soil contamination exceeding the commercial / industrial landuse criteria being present on the site and it is considered that the site is suitable with respect to soil contamination for the proposed commercial landuse."*²

On this basis it is concluded that the requirements of SEPP 55 have been satisfied.

2.2 Materials and Finishes

The Urban Assessments team of the Department of Planning also requested further assessment of the proposal in terms of the requirements of Section 6.2.4 of the 2002 Master Plan. The following table summarises the response of the proposed development to the relevant Master Plan guidelines.

² Additional Environmental Site Assessment, Coffey Geotechnics 30 May 2007; Section 8.1, p.13.

Master Plan Guideline	Response
Materials selection to be consistent with the Environmental Guidelines for the Summer Olympic Games (September 1993) and the Authority's Environment Policy and Environment Strategy.	The selection of materials reflects the buildings unique location within Sydney Olympic Park and adopts a best practice approach in contemporary workplace design. Materials selections will ensure energy efficient operation and give careful consideration to promoting environmentally sustainable development. The floor plates are glazed on all sides emphasising the openness of the contemporary work place and maximising the natural light, transparency and views from the office floor plate. All facades are glazed with performance double glazing selected for its good thermal properties and low external reflectivity, with the building skin responding directly to its immediate context and orientation through the use of aluminium and expressed vertical and horizontal sun shading. These elements assist with the provision of good thermal comfort and energy efficient operation. The glass facades are broken by an expressed masonry horizontal at floor level. This horizontal banding acts as a scaling device and reinforces the predominantly horizontal expression of other contemporary office buildings within the Park. Careful consideration will be given to specifying materials with a high recycled content and low-toxicity in line with the commitment to a 5 Green Star rating.
Achieve development that uses finishes that are of high quality and have long life.	High quality, low maintenance external materials have been specified. These include performance double glazing and anodized aluminium assembled in a unitised curtain wall. With the exception of the painted steel work support brackets to vertical screens all materials are factory finished.
The material selection of existing buildings within SOP display the use of materials current to the best practice of the time, new buildings should continue this built character in the materials selection.	The selection of materials shall be carefully considered to ensure: • Materials such as concrete and steel will contain a proportion of post consumer recycled materials. • The use of PVC will be minimised throughout the design process if appropriate alternatives can be identified. • Timber from forests with identified sustainable management practices shall be used throughout. • Low VOC products will be used where practical – in particular carpet and paint to provide a healthy working environment. • Zero ozone depleting substances will be used for building fabric insulation and all refrigerants. • Less than 20% of all waste generated during construction is to end up in landfill, with at least 80% being recycled or reused.

Master Plan Guideline	Response
Building materials should display a combination of the following ESD qualities: • a low embodied energy, • durability, • recycled or able to be recycled, • non-polluting in manufacture, use and disposal, • contribute to a healthy indoor air quality through minimised toxic fume emission and out-gassing from paints, carpets, glues and pest control practices.	• Concrete with a recycled component will be specified for all in-situ and pre-cast; • Steel with a recycled content will be used for all reinforcement; • Use of PVC pipes / fittings will be avoided; • Refrigerants with an Ozone Depleting Potential of zero will be specified throughout • Sustainable timber will be used where feasible • Local materials will be used where available • No Ozone depleting substances will be used • Only timbers from forests with identified sustainable management practices are used • Low VOC products will be used where practical – in particular carpet and paint • Materials with a level of recycled content are used where practical In addition, an eco materials matrix will be developed for the project to help tenants identify the options for making environmental savings in the material selection of finishes
Use building materials and interior design that minimises the need for chemical pest control and maximises opportunities for integrated pest management.	Means to minimise the need for chemical pest control will be considered when selecting building materials and undertaking the interior design.
The principles and properties of thermal mass, glazing and insulation are to be incorporated into the design of new buildings to reduce the need to artificially heat or cool these buildings.	• High efficiency HVAC system delivering appropriate air volumes and minimising the requirement for local re-heat • Energy efficient façade with effective solar protection via sun shading and glazing with low shading coefficient • Ensure that natural gas is used for the majority of heating requirements • Provide energy efficient vertical transportation systems
Use appropriate combinations of bulk and reflective insulation in walls, ceilings and roofs to improve thermal performance.	The façade is constructed as a unitized curtain wall with high thermal performance double glazing providing insulation to the office interior. The glazing spandrels have a 50mm thick polyester (Dacron) insulation layer. Roofs to office space are insulated with rigid polystyrene insulation material mechanically fixed to the underside of the slab and of a thickness required to comply with Section 'J' of the BCA.
Use of timber should not result in the destruction of old growth forests, native or foreign rainforest. A chain of custody is required for any timber selected as building material that indicates this timber is from a sustainable source.	Only timbers from forests with identified sustainable management practices are used
Visible light reflectivity from building materials used on the facades of new buildings should not exceed 20%.	The visible light reflectivity from building materials used on the facades of the building will not exceed 20% and will be designed so as not to result in glare that causes any nuisance or interference to any person or place. Refer Statement of Commitments at Section 3 of this report.

Master Plan Guideline	Response
All glass should be clear and untinted unless otherwise approved by the Authority.	Clear glass with a performance coating to improve thermal characteristics is proposed to the ground floor shop fronts. Untinted clear glass is not supported apart from the Ground Floor because of excessive glare and solar load issues. The use of a tinted performance glass is required to the office space in order to ensure good thermal comfort and to meet the Green Star commitment and Section J of the BCA. A lightly tinted green performance glass is proposed for its superior natural light transmission to create the expression of an open and transparent volume.

3 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 and the Preferred Project Report dated June 2007;
 - (b) Architectural Drawings prepared by Bates Smart; and
 - (c) Landscape Plans prepared by Aspect Sydney.
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.
3. The visible light reflectivity from building materials used on the facades of the building will not exceed 20% and will be designed so as not to result in glare that causes any nuisance or interference to any person or place.
4. Final design details of the proposed external materials and finishes, including schedules and a sample board of materials and colours will be submitted to SOPA's Design Review Panel for review and comment prior to installation of the elevational treatments.

Public Domain

5. 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.
6. Final design details of the proposed public domain materials and finishes, including schedules and a sample board of materials and colours will be submitted to SOPA for review and comment prior to construction.

ESD / Sustainability

7. 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

8. 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.

- 9 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

- 10 A revised Noise and Vibration Management Plan will be prepared by a suitably qualified consultant and will be submitted to and approved by the PCA prior to the Construction Certificate being issued.
- 11 Plastic sheeting shall be installed below the concrete slab but not below footings because of bearing pressure requirements. To increase corrosion protection below footings the cover to reinforcement will be increased from the provisions included in the Concrete Structures Code.
- 12 All reinforcement below ground will be embedded in concrete providing at least a B1 exposure classification for durability in accordance with the Concrete Structures Code.
- 13 Prior to the commencement of works, during works, prior to the issue of the Occupation Certificate and following occupation, a joint inspection of the rail infrastructure and property in the vicinity of the project will be carried out by representatives from RailCorp and the Proponent. These dilapidation surveys will establish the extent of any existing damage and enable any deterioration during and after construction to be observed. The timing of the surveys will be agreed with RailCorp. It is noted that the submission of a detailed dilapidation report will be required unless otherwise notified by RailCorp.
- 14 A Risk Assessment / Management Plan and detailed Safe Work Method Statements for the proposed works will be submitted to RailCorp for review and comment prior to the works commencing on site. It is noted that RailCorp's representative may impose conditions on the methods to be used and require the provision of on-site Safe Working supervision for certain aspects of the works.
- 15 No excavation or boring will occur within 2.0m (measured horizontally) of high voltage underground cable and 1.0m (measured horizontally) for low voltage cables.
- 16 As large-scale excavation is involved, the Proponent will install a vibration monitoring system to monitor vibration levels on the adjoining rail corridor for the duration of the works. The plan for this will be submitted to RailCorp for review prior to the commencement of works.
- 17 Details of any proposed piling, sheet piling, batter and anchors will be provided to RailCorp for review and comment prior to work commencing. RailCorp may require the removal of such construction aids.

Transport

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

Contamination

- 21 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.
- 22 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

- 23 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

- 24 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

- 25 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

- 26 Construction hours for early works (first 12 months) will be as follows:

Monday to Friday	6.00am to 6.00pm
Saturday	6.00am to 4.00pm
Sundays / Public Hol.	Nil

It is noted that any variation to the approved hours as included in the SOPA Interim Code of Development Construction Practice would be subject to SOPA approval.

- 27 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

- 28 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.
- 29 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.
- 30 The Proponent (or its representatives) will maintain regular communications with SOPA, adjoining landowners and other stakeholders throughout the construction phase to ensure that the impacts to the surrounding area associated with construction activities on Site 4B are minimised.

BCA

- 31 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.
- 32 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

- 33 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 required by SOPA.

APPENDIX 1
Additional Environmental Site Assessment
Coffey Geotechnics

APPENDIX 2
Additional Geotechnical Investigation Report
Coffey Geotechnics

APPENDIX 3
Revised Public Domain Plan
& Landscape Design Statement
Aspect Sydney

APPENDIX 4
Amended Architectural Drawings
Bates Smart

APPENDIX 5
Revised Construction Management Plan
Bovis Lend Lease

APPENDIX 6
Preliminary Materials Schedule
Bovis Lend Lease