

08260
04 August 2008

Mr Sam Haddad
Director-General
Department of Planning
GPO Box 39
SYDNEY NSW 39

Attention: Ms Josephine Wing

Dear Mr Haddad

PART 3A REQUEST FOR MINISTER'S DECLARATION SITE 22, EDWIN FLACK AVENUE, SYDNEY OLYMPIC PARK

1.0 INTRODUCTION

We are writing on behalf of SOPPROP Pty Ltd, the proponent for the development of a new serviced apartment building at Site 22, Edwin Flack Avenue, Sydney Olympic Park.

The purpose of this letter is to seek the Minister's opinion that the proposed development is a development of the kind described in Schedule 2 (specified sites) of State Environmental Planning Policy (Major Projects) 2005 (the Major Projects SEPP) and therefore, is a 'major project' to be determined under Part 3A of the *Environmental Planning & Assessment Act, 1979* (the EP&A Act).

The proposed development also has a capital investment value of over \$5 million.

The proponent intends to seek project approval for the construction of an 8 storey serviced apartment building with ground level retail on the site.

The proponent has met with planning officers from the Sydney Olympic Park Authority on numerous occasions as well as members of the Sydney Olympic Park Authority Design Review Panel.

To support the request for the Director General's requirements relating to the environmental assessment, a Preliminary Assessment relating to the project is provided below. The Preliminary Assessment provides detail on the site location and an outline of the project, and identifies the key likely environmental and planning issues associated with the proposal.

2.0 THE SITE

Site 22 is located along Edwin Flack Avenue in the south-western portion of Sydney Olympic Park, within the Sports and Education Precinct as defined by the draft Sydney Olympic Park Master Plan 2030 (refer to **Figures 1** and **2**). The area of the site is approximately 1,276m² and it is currently used as an at grade car park.

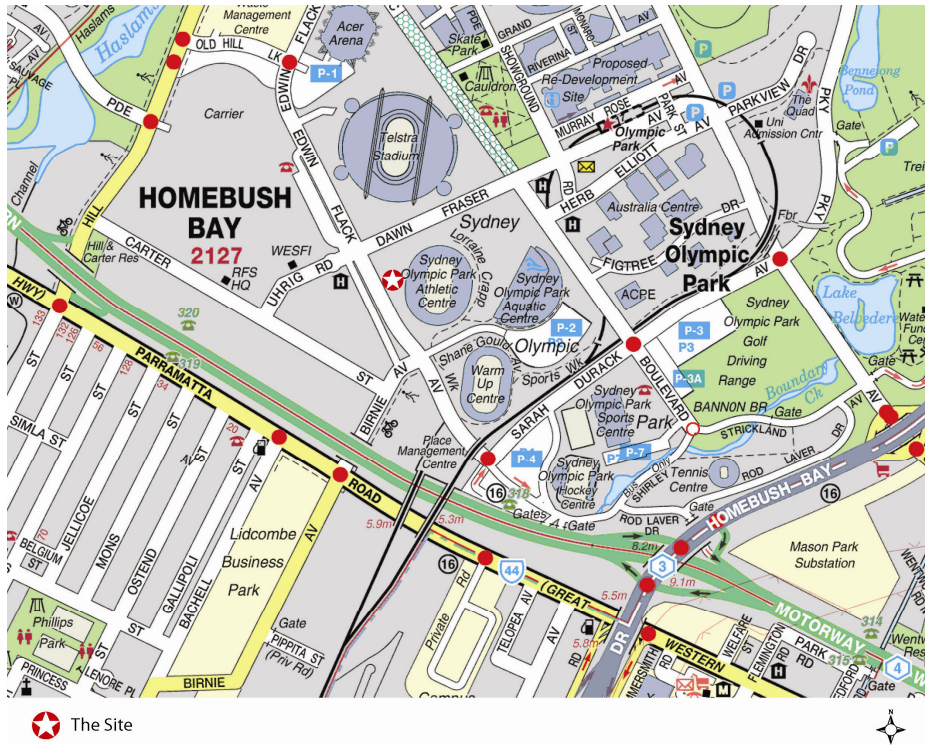


Figure 1 – Location Plan



Figure 2 – Site 22 (north-west corner) as identified in the Draft Sydney Olympic Park Master Plan 2030

To the north of the site is the 7 storey Formula 1 hotel with ground level retail. To the south of the site is a continuation of the car parking area.

To the east of the site, on the opposite side of Edwin Flack Avenue is the Athletic Centre, Aquatic Centre and Warm Up Track. To the west of the site of the site is the Homebush Corporate Park currently being developed by Goodman International.

3.0 RELEVANT LEGISLATION AND ENVIRONMENTAL PLANNING INSTRUMENTS

The planning legislation and instruments relevant to the proposed development are as follows:

- State Environmental Planning Policy – Major Projects;
- State Environmental Planning Policy No. 55 – Remediation of Land;
- Sydney Regional Environmental Plan No 24 Homebush Bay;
- Sydney Olympic Park Master Plan;
- Draft Sydney Olympic Park Master Plan 2030;
- Sydney Olympic Park Authority, Guidelines for Outdoor Advertising, Identification and Promotional Signage; and
- Sydney Olympic Park Authority, Access Guidelines.

It should be noted that State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development does not apply to the proposed development. The proposal is for a serviced apartment building not a residential flat development.

4.0 DESCRIPTION OF DEVELOPMENT PROPOSAL

The proposed development comprises:

- the construction of an 8 storey serviced apartment building with ground level retail space;
- stratum subdivision of the site;
- approximately 8,100m² of Gross Floor Area (FSR of approximately 6.3:1);
- car parking for 42 vehicles within a single basement level and 9 on grade car park spaces (2 of which are disabled) located along the western elevation;
- building identification signage; and
- associated site landscaping.

A copy of the preliminary architectural drawings, prepared by Cox Richardson is attached.

5.0 CONSULTATION

It is envisaged that the following agencies and authorities will be consulted during the preparation of the Project Application:

- Sydney Olympic Park Authority and Sydney Olympic Park Design Review Panel;
- Department of Planning;
- Roads and Traffic Authority; and
- Auburn Council.

In addition, the proponent will continue its ongoing consultation with neighbouring property owners.

6.0 KEY ISSUES

The following are the key issues and impacts potentially arising from the proposed serviced apartment building on the site. These matters will be addressed in more detail in the Environmental Assessment Report (EAR) that will accompany the project application.

6.1 Design Excellence

The proposed development will need to demonstrate that a high standard of architectural design, material and details appropriate to the building type (i.e. serviced apartments) and location will be achieved on the site and whether the form and external appearance of the building will improve the quality of the public domain. Cox Richardson have been engaged to prepare the architectural drawings for the external facades. These matters will be addressed in the EAR.

6.2 Traffic and Parking

The proposal includes the provision of basement parking. The EAR will therefore be accompanied by a traffic and parking report that will address the following issues:

- traffic generation and impacts on the surrounding road network;
- design details and compliance with relevant standards and codes of practice; and
- public transport implications.

6.3 Site Contamination

The two main issues associated with the potential contamination of the site relate to the suitability of the land for its intended use and the proposed removal of soil and rock from the site during earthworks activities. These issues will be addressed by:

- the preparation of a Contamination Assessment in accordance with guidelines issued by the now Department of Environment and Climate Change; and
- the classification of excavated materials to determine if they can be re-used or require disposal at an appropriately licensed landfill.

6.4 Construction Management

Construction impacts will be minimised to ensure events occurring with Sydney Olympic Park will not be impacted. A construction management plan will be prepared and address issues relating to construction traffic and noise, site security, stormwater management and sediment control.

6.5 Building Code of Australia

A BCA Statement will accompany the EAR. The BCA ensure that the proposed development will be designed to comply with the BCA requirements in relation to fire resistance, access and egress, services and equipment and health and amenity.

6.6 Signage

The project plan will seek approval for associated building signage. The EAR will include an assessment of the proposed signage in relation to the Sydney Olympic Park Authority's *Guidelines for Outdoor Advertising, Identification and Promotional Signage* and whether the proposed building identification signs are compatible with the character of the area, the scale and form of any signage is appropriate for the site and compatible with the scale and proportion of the building on which they are located.

6.7 Mechanical Services and Utilities

The EAR will identify the mechanical services required to meet the needs of the serviced apartment building. It will also be demonstrated that the site is capable of being serviced by the relevant utility providers.

6.8 Environmentally Sustainable Design (ESD)

ESD principles will be a consideration in the design and construction of the proposed serviced apartment building. The following ESD principles will be reflected in the design of the development:

- design and materials selection;
- energy efficient light fittings and appliances;
- energy efficient air-cooling systems; and
- connection to SOPA's Water Reclamation and Management Scheme.

We trust that the above is sufficient to enable the Minister to form an opinion that the proposed development is a Major Project to be dealt with under Part 3A and to allow the Director General to issue requirements for the preparation of the necessary Environmental Assessment.

Should you have any queries or would like to discuss this matter further, please contact me on 9409 4942 or ecrameri@jbaplanning.com.au.

Yours sincerely



Elise Crameri
Principal Planner