



NSW GOVERNMENT
Department of Planning

17 SEP 2008

Contact: Josephine Wing
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Email: josephine.wing@planning.nsw.gov.au

SOPPROP Pty Ltd
c/- JBA Planning Consultants
Level 7, 77Berry Street
North Sydney
NSW 2060

Ref: MP 08_0155
File: S 08/01258-1

Attn: Elise Crameri

Dear, Ms Crameri

Director General's Requirements for 8 Storey, Serviced Apartments on Site 22 Edwin Flack Avenue, Sydney Olympic Park (MP 08_0155).

Thankyou for your request for Director-General's environmental assessment requirements (DGRs) for the above project.

The DGRs were prepared from the information provided within your application and in consultation with relevant Government agencies.

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.

Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGR's. 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. Please contact the Department at least two weeks before you propose to submit the Environmental Assessment to determine the fees applicable to the application.

Please also find attached with this letter, copies of submissions from other agencies addressing their key issues for the proposal. Please note that these responses have been provided to you for information only and do not form part of the DGRs for the Environmental Assessment.

If you have any enquiries about these requirements, please contact Josephine Wing on 02 9228 6528 or via e-mail at josephine.wing@planning.nsw.gov.au.

Yours sincerely

Jason Perica
Executive Director
(as delegate for the Director General)

12/9/08

Director-General's Requirements

Section 75F of the *Environmental Planning and Assessment Act 1979*

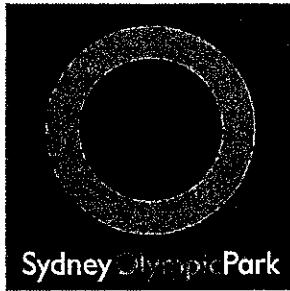
Application number	08_0155
Project	Project application comprised of following: 7 levels of serviced apartments and ground level retail 1 level of basement parking and 9 at grade parking spaces.
Location	Site 22, Edwin Flack Avenue, Sydney Olympic Park.
Proponent	SOPPROP Pty Ltd
Date issued	12/9/08
Expiry date	12/9/10 (If the environmental assessment is not exhibited within 2 years after this date, the applicant must consult further with the Director-General in relation to the preparation of the environmental assessment.)
Key issues (Core)	<p>The Environmental Assessment (EA) must address the following key issues:</p> <ol style="list-style-type: none"> 1. Relevant EPI's policies and Guidelines to be Addressed Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: <ul style="list-style-type: none"> • SEPP (Major Projects) 2005 • SREP24 – Homebush Bay Area • SREP 55 Remediation of Land • Sydney Olympic Park Master Plan 2002 • Draft Sydney Olympic Park Master Plan 2030 • Sydney Olympic Park, Guidelines for Outdoor Advertising, Identification and Promotional Signage • Sydney Olympic Park, Access Guidelines 2002 • Sydney Olympic Park, Major Event Access Guidelines • Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance. 2. Built Form <ul style="list-style-type: none"> • The proposal shall address the height, bulk and scale of the proposed development within the context of the locality. • Demonstrate that proposal does not have unacceptable levels of impacts on views and overshadowing of adjoining sites and public domain. 3. Urban Design Address design quality with specific consideration of the façade, massing, setbacks, building articulation, use of appropriate colours, materials/finishes, landscaping, safety by design and relationship to public domain. Provide details of comments provided by Sydney Olympic Park Authority Design Review Panel and whether the proposal is consistent. 4. Amenity The proposal must address solar access, acoustic privacy, visual privacy, view loss and wind impacts and achieve a high level of environmental and apartment amenity. Consideration should be given to providing a range of apartment types and sizes, and any servicing requirements for the building.

	<p>5. Car parking / Traffic Impacts (Construction and Operational)</p> <ul style="list-style-type: none"> • Demonstrate the provision of sufficient on-site car parking for the proposal having regard to local planning controls and RTA guidelines. • Provide an assessment on operational staff work related travel and identify mitigation measures as they relate to staff related travel. • Prepare a Traffic Impact Study in accordance with the RTA's Guide to Traffic Generating Developments, considering traffic generation, any required road / intersection upgrades, access, loading dock(s) / servicing areas, car parking arrangements, measures to promote public transport usage and pedestrian and bicycle linkages as well as the management of traffic, access, and operation of the site and parking during special events and associated road closures. <p>6. Ecologically Sustainable Development (ESD) The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development.</p> <p>7. Contributions The EA shall address provision of public benefit, services and infrastructure having regard to the Sydney Olympic Park Authority's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement.</p> <p>8. Contamination The EA is to demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55.</p> <p>9. Consultation Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i>.</p> <p>10. Major Events The EA is to demonstrate how the proposed development (including proposed ground floor retail development) will be constructed and operated during Major Event periods at Sydney Olympic Park, specifically referencing the Sydney Olympic Park Authority's Major Event Impact Assessment Guideline.</p>
<p>Key Issues (Optional) – to be applied where relevant.</p>	<p>Heritage The EA shall provide assessment of potential archaeology of the site.</p> <p>Drainage The EA shall address drainage/flooding issues associated with the development/site, including: stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures.</p> <p>Utilities In consultation with relevant agencies, address the existing capacity and requirements of the development for the provision of utilities including staging of infrastructure works.</p> <p>Staging The EA must include details regarding the staging of the proposed development (if proposed).</p>
<p>Deemed refusal period</p>	<p>60 days</p>

Plans and Documents to accompany the Application

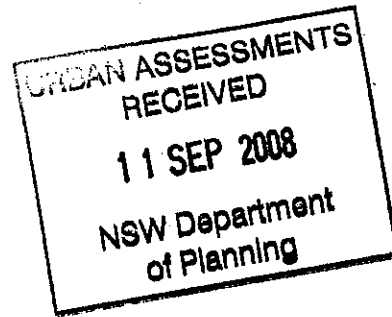
General	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> 1. An executive summary; 2. A thorough site analysis including site plans, areal photographs and a description of the existing and surrounding environment; 3. A thorough description of the proposed development; 4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed; 5. 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; 6. The plans and documents outlined below; 7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; 8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Projects SEPP; and 9. A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest.
Plans and Documents	<p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted;</p> <ol style="list-style-type: none"> 1. An existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of the land, boundary measurements, area (sqm) 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. • all levels to be to Australian Height Datum. 2. A Site Analysis Plan must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, 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, private open space etc). 3. A locality/context plan drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> • significant local features such as parks, community facilities and open space and heritage items; • the location and uses of existing buildings, shopping and employment areas; • traffic and road patterns, pedestrian routes and public transport nodes. 4. Architectural drawings at an appropriate scale illustrating: <ul style="list-style-type: none"> • 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; • detailed floor plans, sections and elevations of the proposed buildings; • elevation plans providing details of external building materials and colours proposed; • fenestrations, balconies and other features; • accessibility requirements of the Building Code of Australia and the Disability Discrimination Act; • the height (AHD) of the proposed development in relation to the land; • the level of the lowest floor, the level of any unbuilt area and the level of the ground;

	<ul style="list-style-type: none"> • any changes that will be made to the level of the land by excavation, filling or otherwise; • material samples board detailing façade and public domain finishes, prepared in consultation with Sydney Olympic Park Authority. <p>5. Other plans (to be required where relevant):</p> <ul style="list-style-type: none"> • Stormwater Concept Plan - illustrating the concept for stormwater management; • Erosion and Sediment Control Plan - plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site; • Geotechnical Report - prepared by a recognised professional which assesses the risk of Geotechnical failure on the site and identifies design solutions and works to be carried out to ensure the stability of the land and structures and safety of persons; • View Analysis - visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas; • Landscape Plan - illustrating treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site, interface of design with public domain areas, pathway and driveway layout levels, cross sections, treatment details and works schedule. • Shadow Diagrams - showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm. • Arborist Report - detailing protective measures for the trees to be retained on or in the vicinity of the site. • Signage Strategy - full details including dimensioned plans and elevations to scale of all proposed signage.
<p><u>Documents to be submitted</u></p>	<ul style="list-style-type: none"> • 1 copy of the EA, plans and documentation for the Test of Adequacy; • 12 hard copies of the EA (once the EA has been determined adequate); • 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.



Sydney Olympic Park

Sydney Olympic Park Authority, 7 Figtree Drive, Sydney Olympic Park NSW 2127



Jo WING
11/9

NSW Department of Planning
GPO PO Box No: 39
SYDNEY NSW 2001

Attn: Josephine Wing

Dear Josephine,

RE: Request for provision of details of key issues and assessment requirements – MP 08-0155 – Site 22, Edwin Flack Avenue, Sydney Olympic Park

Thank you for your letter dated 26 August 2008 requesting input into the Director General's Requirements for MP 08-0155 (Site 22, Sydney Olympic Park). The Authority would like the Department of Planning to take into consideration the following in finalising the Director General's Requirements:

Key Issue 1 – Relevant EPIs policies and Guidelines to be Addressed

That the references to guidelines are expanded to include the following Sydney Olympic Park Guidelines:

- Guidelines for Outdoor Advertising, Identification and Promotional Signage;
- Access Guidelines 2002; and
- Major Event Impact Assessment Guideline.

Key Issue 3 – Urban Design

That the EA demonstrates compliance and departures (as they relate to Urban Design) with the following:

- Sydney Olympic Park Design Review Panel.

Key Issue 4 – Amenity

Key issue 4 is expanded to include servicing requirements of the building, including but not limited to, waste management, loading and unloading of goods and services, mechanical plant requirements and staffing requirements.

Key Issue 5 – Car Parking and Traffic Impacts

The EA include an assessment on operational staff work related travel and identify mitigation measures as they relate to staff related travel.

Key Issue 7 – Contributions

That reference to 'Council' be removed and replaced with Sydney Olympic Park Authority.



Additional Key Issues

The Authority recommends the Department add the following as additional key issues:

Key Issue 10 Major Events

The EA is to demonstrate how the proposed development (including proposed ground floor retail development) will be constructed and operated during Major Event periods at Sydney Olympic Park. The EA should specifically reference the Sydney Olympic Park Authority's *Major Event Impact Assessment Guideline*.

Key Issue 11 Retail Development and Servicing

The EA is to adequately describe type of ground floor retail development proposed and demonstrate how proposed ground floor retail development will be:

- Serviced – including waste collection, loading and unloading requirements, mechanical service requirements (exhaust, fresh air, air conditioning, grease collection) and staff car parking; and
- Operated – including hours of operation, outdoor seating (numbers, location and licensing), furniture, lighting, heating, awnings and signage.

Key Issue 12 – Noise

The EA is to demonstrate how the proposal would achieve an internal noise environment suitable for its intended use as a Serviced Apartment, particularly in relation to noise emitted from ANZ Stadium and other nearby venues.

Plans and documents

Section 4 Architectural drawings are amended to include material samples board detailing façade and public domain finishes to the satisfaction of the Sydney Olympic Park Authority.

Section 5, Landscape Plan be amended to include reference to interface design with public domain areas, pathway and driveway layout levels, cross-sections, treatment details and works schedule.

Please contact Martin Karm on 9714 7139 or email martin.karm@sopa.nsw.gov.au should you require any further assistance.

Yours sincerely


Craig Bagley
Executive Manager, Planning

9.9.2008,
Date:



MINISTRY OF TRANSPORT

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Internet www.transport.nsw.gov.au

ABN 25 765 807 817

Ms Josephine Wing
A/Director, Urban Assessments
NSW Department of Planning
GPO Box 39
SYDNEY NSW 2001

Attn: Mr David Stewart

Dear Ms Wing,

**DIRECTOR GENERAL'S REQUIREMENTS
SERVICED APARTMENT BUILDING – SYDNEY OLYMPIC PARK**

I refer to your recent correspondence regarding the Major Project Application for the development of a serviced apartment building within Sydney Olympic Park. The Ministry appreciates this opportunity to provide input to the Director General's Requirements (DGR) for this application.

The Ministry has reviewed the accompanying preliminary environmental assessment together with the Department's draft DGRs. The Ministry requests that the following documents are included under "Key issues – Relevant EPI's policies and Guidelines to be addressed":

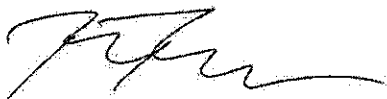
- The State Plan (2006);
- Urban Transport Statement (2006);
- Metropolitan Strategy (2005);
- Best Practice Planning Guidelines for Walking and Cycling (2004);
- Draft West Central Sub-Regional Strategy (2008); and
- Draft State Environmental Planning Policy 66 – *Integrated Land Use and Transport*.

Further, it is requested that Section 5 under Key Issues - "Car parking / Traffic Impacts" be renamed to "Transport and Access". Under this heading, a transport study should be required to address the following key matters:

1. Appropriate levels of car parking provision to support a substantial mode shift to public transport. The study should address the objectives and requirements of the 2002 Olympic Park Masterplan which importantly includes a mode share target of 30-35% to public transport for travel to Sydney Olympic Park;
2. The application of Travel Demand Management (TDM) initiatives, which can assist employees and visitors access to the site by public transport together with walking and cycling. Measures may include:
 - The preparation of a Travel Access Guide (TAG) specifically designed to encourage visitors to the proposed development by public transport. Information regarding TAG's are available from the Roads and Traffic Authority on their website www.rta.nsw.gov.au;
 - The provision of secure bike storage and amenities;
 - Potential assistance for employees to access public transport through salary packaging options and other incentives; and
 - The preparation of a car parking strategy which seeks to minimise car parking demand through innovative measures such as car-share reserved spaces.

If you would like to discuss this further, please contact Ben Colmer, Student Transport Planner, on 9268 2280 or email ben.colmer@transport.nsw.gov.au.

Yours sincerely



Brendan Bruce
Director, Transport Planning

TP08/04094