

Environmental Assessment Report Project Application

Site 22 – Edwin Flack Avenue, Sydney Olympic Park Serviced Apartments

Submitted to
NSW Department of Planning
On Behalf of SOPPROP Pty Ltd

July 2009 ■ 08260

Statement of Validity

This Environmental Assessment has been prepared and submitted under Part 3A of the *Environmental Planning and Assessment Act 1979* (as amended) by:

Environmental Assessment

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Project Applicant

Applicant	SOPPROP Pty Ltd
Address	7 Figtree Drive Sydney Olympic Park NSW 2127
Land to be developed	Lot 16 in DP 1110035 Site 22, Edwin Flack Avenue, Sydney Olympic Park
Proposed development	Construction of a 8 storey serviced apartment building with ground level retail

Environmental Assessment	An Environmental Assessment (EA) is attached
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Certificate	<p>I certify that I have prepared the content of this Environmental Assessment and to the best of my knowledge:</p> <ul style="list-style-type: none">▪ It is in accordance with the Environmental Planning and Assessment Act and Regulation.▪ It is true in all material particulars and does not, by its presentation or omission of information, materially mislead.
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Signature



Name

Elise Crameri

Date

9 July 2009

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Executive Summary

This Environmental Assessment Report is submitted to the Minister for Planning pursuant to Part 3A of the Environmental Planning and Assessment Act 1979 and State Environmental Planning Policy (Major Projects) 2005. It relates to a 1,276 m² parcel of land known generally as Site 22, Edwin Flack Avenue, Sydney Olympic Park. This area of Sydney Olympic Park is currently used as an at grade car park, on residual land between Edwin Flack Avenue and the Sydney Olympic Park boundary with Homebush Corporate Park. In accordance with Sydney Olympic Park Master Plan 2002 and Sydney Olympic Park Draft Master Plan 2030, Site 22 is to be redeveloped for hotels and serviced apartments.

Project approval is sought for the following:

- detailed design, use and construction of an 8 storey serviced apartment building comprising 77 serviced apartments and ground floor retail;
- 7,907 m² of Gross Floor Area (GFA) comprising 161m² of retail within 3 indicative tenancies and 7,746m² of non-residential space;
- maximum Floor Space Ratio (FSR) of 6.2:1;
- provision of 46 on site car park spaces;
- building identification signage;
- public domain works;
- stratum subdivision;
- demolition, earthworks and tree removal; and
- associated site landscaping.

This project application brings forward the development of the second short term accommodation building in this locality and provides an alternative accommodation option for Sydney Olympic Park. The site is considered suitable to accommodate a serviced apartment building given the site's close proximity to major sport and entertainment facilities, the support it will provide the emerging specialised centre which is envisaged to accommodate an increased amount of commercial and residential development and the site's close proximity to Homebush Corporate Park.

The proposed design has been developed in consultation with the Sydney Olympic Park Authority Design Review Panel and responds to the range of planning controls which have been developed for Sydney Olympic Park as a whole and Site 22 specifically. The proposed development includes a range of ESD measures, with the building designed to achieve a 5 Star Green Building Council of Australia Green star minimum rating and a 4.5 star Australian Building Greenhouse Rating (AGBR).

In summary:

- The proposed development will help support Sydney Olympic Park Major events and provides an alternative accommodation option for Sydney Olympic Park.
- The proposed development will help strengthen and define the western flank of the Sports and Education Precinct.
- The scale, massing, height and bulk of the proposed development are appropriate for the site and its context, respecting the development framework set by Edwin Flack Avenue and neighbouring development.

- The proposed development includes significant ESD measures, with the building designed to a 5 Star Green Building Council of Australia Green star minimum rating and a 4.5 star Australian Building Greenhouse Rating (AGBR).
- A financial contribution is to be paid to Sydney Olympic Park Parklands Foundation at approximately \$18,000 contributed annually over the life of the development.
- The internal amenity of the serviced apartments will be high, with good solar access, generous apartment sizes, flexible space with a high quality finish.

The proposed development sees the redevelopment of a currently underutilised site and will make a positive contribution to the urban fabric of Sydney Olympic Park.

1.0 Introduction

This Environmental Assessment Report (EAR) is submitted to the Minister for Planning pursuant to Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and State Environmental Planning Policy (Major Projects) 2005 (the Major Projects SEPP). It relates to a 1,276 m² parcel of land known generally as Site 22, Edwin Flack Avenue, Sydney Olympic Park (hereafter referred to as the site).

Project approval is sought for the following:

- detailed design, use and construction of an 8 storey serviced apartment building comprising 77 serviced apartments and ground floor retail;
- 7,907 m² of Gross Floor Area (GFA) comprising 161m² of retail within 3 tenancies and 7,746m² of non-residential space;
- maximum Floor Space Ratio (FSR) of 6.2:1;
- provision of 46 on site car park spaces;
- building identification signage;
- public domain works;
- stratum subdivision;
- demolition, earthworks and tree removal; and
- associated site landscaping.

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

The report has been prepared by JBA Urban Planning Consultants Pty Ltd on behalf of SOPPROP Pty Ltd and is based on information provided by Quest Apartments and supporting technical documents provided by the expert consultant team.

The report describes the site, its environs and the proposed development. It also provides an assessment of the proposal in accordance with the Director-General's Environmental Assessment Requirements issued under Part 3A of the EP&A Act on 17 September 2008. It should be read in conjunction with the appended supporting information (refer to Table Contents).

1.1 Statutory Framework

The Major Projects SEPP identifies development to which Part 3A of the EP&A Act applies, and for which the Minister is the consent authority. Clause 6 of the SEPP states that development, which in the opinion of the Minister is development of a kind referred to in Schedule 1 (Classes of Development, Schedule 2 (Specified Sites) or Schedule 3 (State Significant development) of the SEPP, is declared to be a project to which Part 3A applies.

In accordance with Clause 14 of Schedule 2 of the Major Projects SEPP, the proposed development is a project to which Part 3A applies in that it has a capital investment value of more than \$5 million and comprises land described in Schedule 1 to the Sydney Olympic Park Authority Act 2001 (refer to **Figure 1**).

In developing the proposed design, regular discussions have been held with a number of agencies including the Sydney Olympic Park Authority (SOPA) and its Design Review Panel. The issues raised by SOPA and the Design Review Panel have been considered by the consultant team and design changes have been incorporated into the development.

As part of the development assessment process, the proposed development will be referred to City of Auburn for comment as Sydney Olympic Park is located in Auburn LGA.

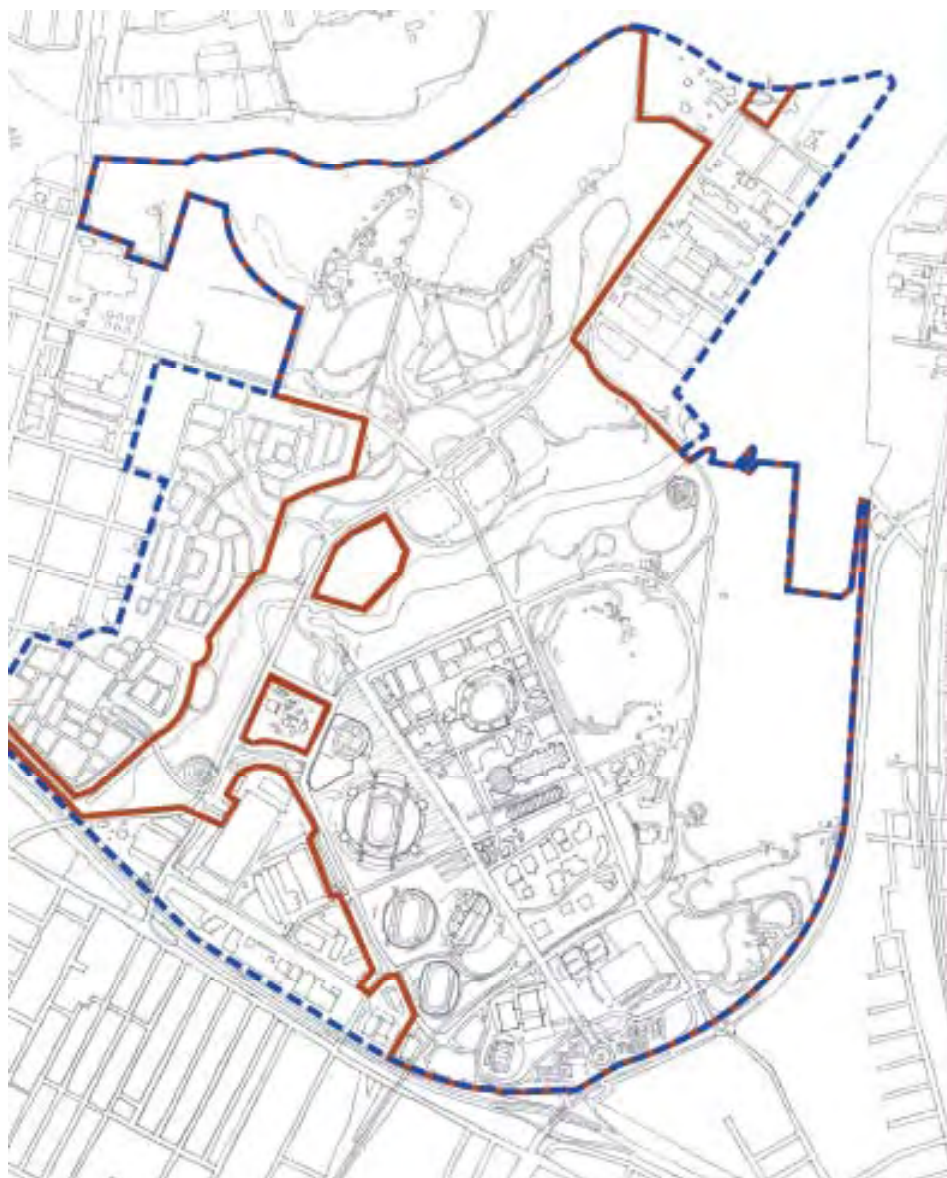


Figure 1 – Schedule 1 to the Sydney Olympic Park Authority Act 2001 Map
(Source: SOP Master Plan 2030)

1.2 Consultation

On 4 August 2008, JBA Urban Planning Consultants on behalf of SOPPROP Pty Ltd requested that the Minister form the opinion that the proposed development is a 'major project' under Part 3A of the EP&A Act and, should the minister do so, request that the Director-General prepare and issue the Environmental Assessment Requirements. On 12 September 2008, the Director-General issued the Environmental Assessment Requirements for the project application under Part 3A of the EP&A Act. A copy of these requirements is included in **Appendix A**.

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

1.3 Sydney Olympic Park Authority Design Review Panel

As discussed above, the proponent met with the Sydney Olympic Park Authority Design Review Panel on 21 June 2007, 22 May 2008 and 29 August 2008. A summary of the issues raised at these meetings and the design response is summarised in **Table 1** below. A copy of all the design review panel advice is included at **Appendix B**.

Table 1 – Summary of Sydney Olympic Park Authority Design Review Panel

Comment	Response
Design Meeting 1	
Facades are well proportioned and articulated	Noted.
Use of natural, higher quality materials is a positive aspect of the proposal	Noted. The proposal was amended to include more timber.
Design review panel generally supportive of the proposal	Noted.
The effect of colonnade set back on amenity of habitable rooms to replace first floor car park	First floor car parking has been relocated below ground. The first floor has been replaced with a habitable floor resulting in an increase of 1.3 m in height and increase from 66 apartments to 77.
Design of roof structure supporting photovoltaic panels needs to be developed	Noted.
Proposed balcony planting is not viable	Noted. Proposal amended.
Articulation of the rear elevation lacks the quality of the Edward Flack Avenue frontage	Noted. Elevation not highly visible and has little if any public domain impact. It is only visible from the service lane and large commercial properties within the Carter Street Precinct. Project architects to review elevation.
Design Meeting 2	
Increased serviced apartment accommodation at Sydney Olympic Park is supported	Noted.
The common circulation areas at each floor have daylight at the lift and at the ends of the corridor – these features are a positive	Noted.
No contextual information provided by the applicant.	Noted. Contextual information to the provided and issued to the design review panel.
Revised elevation and proposed changes to building height have not been shown in relation to adjacent buildings and the streetscapes.	Noted. Context plan to be prepared by the proponent.
End elevations are too blank and do not take advantage of light and natural ventilation opportunities for the serviced apartments.	Noted. Privacy issues related to buildings directly opposite mean any windows on the end facades are likely to have curtains / blinds drawn at all times. In addition, the internal layout of a standard Quest apartment means that the walls proposed to have new windows are bed head walls so any incorporation of windows would have to be at a height level. Notwithstanding windows have been provided to end elevations.
Design Meeting 3	
Windows in the end elevations improve amenity to end units and reduce bleakness of these elevations	Noted.
Slab levels for most of the ground floor have been adjusted to match adjacent natural ground levels	Noted.
Design objective to give amenity, human scale and interest to the colonnade is strongly supported	Noted.
Landscape treatments along the colonnade are over-designed.	Noted. Landscape consultant to resolve design directly with SOPA and address issues raised by panel in relation to paving type, planter boxes, street furniture
Function of adjacent share ways has not been resolved in relation to the broader context.	Noted. SOPA to resolve.
Bollards along rear service lane in lieu of a kerbed edge (kerbed edge preferred).	Noted. Landscape plan updated.

2.0 Site Analysis

2.1 Regional Context

Site 22 (the site) is located within Sydney Olympic Park (refer to **Figure 2**). Sydney Olympic Park is located 14km west of Sydney CBD and 8km east of Parramatta CBD. Sydney Olympic Park, approximately 616 hectares in total of which 191 hectares comprises sporting venues and the town centre and 425 hectares of public open space.

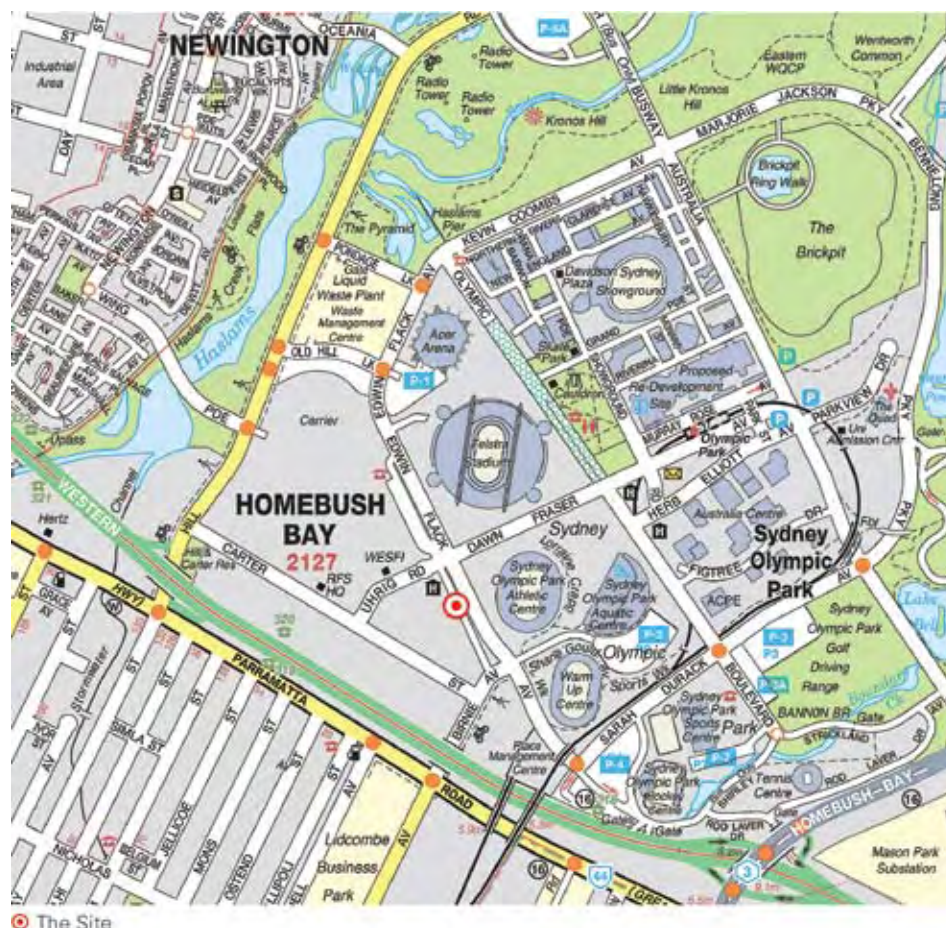


Figure 2 – Location Plan

2.2 Site Description and Location

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 **Figure 3**).

The site is approximately 1,276m² in area and forms part of a larger parcel of land legally described as Lot 16 in DP 1110035. It is owned by SOPA, with Quest Serviced Apartments having signed a 99 year lease for the site to commence upon completion of the development. A Site Survey Plan, prepared by Project Surveyors Pty Ltd is included at **Appendix C**.

Sydney Olympic Park is supported by a wide choice of public transport services including a train station located 400 m to the east of the site, good access to the bus which provide regular daily services from Sydney Olympic Park to Burwood and Parramatta Road Town Centres, ferry network and bicycle network.



Figure 3 – Site 22 (north-west corner) as identified in the Draft Sydney Olympic Park Master Plan 2030

2.3 Existing Development

The site is currently used as an at grade coach car park with associated lighting. With the exception of a row of Crow's Foot Ash trees located within the eastern portion of the site, the site is generally devoid of any significant vegetation. The existing coach car park, which also extends southwards (through Sites 20 and 21) accommodates some 50 car park spaces, of which approximately 10 are located within the site's boundary. Access to and from the existing car park is via Uhrig Road located to the north of the site (entry only) and Sarah Durack Avenue (exit only) located to the south of the site.

The site is relatively level with its highest point within the site's south-west corner (RL ~ 17.99) and its lowest point within the site's north-east corner (RL ~ 16.63). Photographs of the site in its existing state are provided below (refer to **Figures 4 – 6**).



Figure 4 – Aerial photograph of the site



Figure 5 – View of the site looking north-west towards Formule 1 Hotel



Figure 6 – View of the site looking south east over towards Sites 21 and 20

2.4 Surrounding Development

Surrounding the site is a mix of land uses including sporting venues, hotel, open space and the Homebush Corporate Park.

To the North

To the north and north-east of the site is a 5m wide footpath which fronts onto Edwin Flack Avenue. Beyond Edwin Flack Avenue is a paved open space associated with the Athletic Centre and Dawn Fraser Avenue. Abutting the site to the north east, on the corner of Edwin Flack Avenue and Dawn Fraser Avenue/Uhrig Road, is the 7 storey Formule 1 Hotel with ground level retail.

Beyond the paved open space associated with the Athletic Centre and Dawn Fraser Avenue is ANZ Stadium.

To the South

Abutting the site to the south and south west is the boundary to Sydney Olympic Park, beyond which is the Homebush Corporate Park. The Homebush Corporate Park is currently being developed by Goodman International and comprises a range of recently completed commercial offices, light industrial units and vacant lots. Homebush Corporate Park forms part of an employment area known as the 'Carter Street Precinct'.

To the south-east of the site is a continuation of the at grade car parking area, generally known as Sites 20 and 21. In accordance with Sydney Olympic Park Master Plan 2030, it is envisaged that these sites (Sites 20 and 21) will also be developed for hotels and serviced apartments with ground floor retail.

Land to the immediate south and south-west forms part of rear access lane which serves the Formule 1 Hotel and car parking spaces. Beyond the rear access lane, is a fence marking the boundary between Sydney Olympic Park and land within the Local Government Area of Auburn.

To the East

To the east of the site is Edwin Flack Avenue, beyond which is paved open space associated with the Athletic Centre, Aquatic Centre and Warm Up Track. These sporting facilities are bound by Dawn Fraser Avenue to the north, Olympic Boulevard to the east, Sara Durack Avenue to the south and Edwin Flack Avenue to the west and is designated as the 'Sports and Education Campus' under Sydney Olympic Park Master Plan 2030.

To the West

Abutting the site to the west is the boundary to Sydney Olympic Park, beyond which is the Homebush Corporate Park and Uhrig Road.

3.0 Description of Development Project

This section of the report provides a detailed description of the proposed development, which comprises:

- detailed design, use and construction of an 8 storey serviced apartment building comprising 77 serviced apartments and ground floor retail;
- 7,907 m² of Gross Floor Area (GFA) comprising 161m² of retail within 3 tenancies and 7,746m² of non-residential space;
- maximum Floor Space Ratio (FSR) of 6.2:1;
- provision of 46 on site car park spaces;
- building identification signage;
- public domain works;
- stratum subdivision;
- demolition, earthworks and tree removal; and
- associated site landscaping.

Illustrations of the proposed development are provided in **Figures 7 – 8** below.

Architectural Drawings of the proposed development, prepared by Cox Richardson and Fenton Design Group are included at **Appendix D**.



Figure 7 – View of the proposal (north-eastern elevation) from Edwin Flack Avenue



Figure 8 – View of the proposal (south-west elevation) from the rear access lane

3.1 Design Principles and Statement

Cox Richardson have prepared the following design statement for the proposed development:

“The design intent is to create a functional and elegant building which will contribute to a vibrant precinct consistent with the Sydney Olympic Park Master Plan.

Centred within the site, the eight storey building has an urban character with strongly defined street alignments and an active ground level. The ground level comprises two separate functions-reception/communal facilities and retail/commercial connected by the main entry foyer. The lightweight steel and glass façade of the ground level permits activation of the public domain and retail/commercial flexibility. A two storey colonnade supports the simple cubic form of the serviced apartments above.

A central corridor bisects the apartments with setback glazing on the end facades. While the plan is based on a repetitive series of apartment modules, the facades express a freedom of rhythm and composition. This is achieved by modulating the extent of balconies to selected units to express a mixture of double and single height volumes on the façade.

Facade materials are juxtaposed to exploit transparencies and opaqueness between the structural materials. Glazed balustrades and full height glazing create a transparency which is offset by the concrete balconies and the timber cladding to balcony reveals and soffits. The opportunity for planting on balconies also softens the building form. A sense of playfulness and lightness contrasts with the repetitive regularity of the plan.

Sunshade louvers are provided to all apartments on the south western façade to minimise solar loads and maximise privacy from future development within the adjacent Carter Street Precinct.

Photovoltaic panels are cantilevered over the roof as a cornice-further expressing the sustainability focus of the development.

Our design emphasises sustainability in many areas:

- *Provision of photovoltaic panels to the roof and as a design feature.*
- *Sun shading to south-western facades, acknowledging greater solar loads and minimising air-conditioning loads.*
- *Open able windows in all apartments to maximise natural ventilation and minimise the need for air-conditioning*
- *Connection to WRAMS, supplemented by on-site rainwater collection, storage and reuse.*

Building materials in the external facade of the building will be of high quality and are selected to meet the design intent and low ongoing maintenance requirements. In developing the design, materials that a low environmental impact have been carefully selected (the eco-specifier tool-www.ecospecifier.com.au has been used).

The emphasis on high quality materials and finishes, low environmental impact and low ongoing maintenance requirements, will continue during detailed design and construction of the project.

All apartments will have a high level of fit out that is practical, functional, comfortable and durable.

The one bedroom component of the twin key apartment will contain a fully equipped kitchen, bathroom (including laundry facilities), study area, dining area, living area, bedroom and built-in-robe and balcony.

The study component of the twin key apartments will contain a kitchenette, ensuite and bedroom including built in robe, study desk and occasional seating.

All apartments will have LCD TV's, micro hi-fi's and DVD players, stainless steel kitchen appliances and 100 per cent wool carpets.

The design for the apartments will be fully coordinated to ensure that internal fit out (including loose furnishings) complements the common areas and building exterior".

3.2 Numeric Overview

Table 2 provides a summary of key numerical information relating to the proposal.

Table 2 – Key numeric overview

Component	Number
GFA	
Retail (indicative 3 tenancies)	161m ²
Non-residential	7,746m ²
Height	
■ Storeys	8
■ RL (to top of parapet)	RL 43.12
■ Metres (measured to the top of the parapet with ground level at RL 16.63)	26.49 m
■ Number of apartments	77
Apartment can be separated as follows:	
■ 2 bedroom	18
■ 2 bedroom twin key	90
■ 3 bedroom twin key	28
■ Total number of keys	136

3.3 Access, Parking and Servicing

Pedestrian Access

The main entrance and foyer of the proposed serviced apartment building is situated off Edwin Flack Avenue and is accessed from the proposed 3 m wide colonnade (1.5 – 2 storeys in height). Access to the proposed retail tenancies is also available directly from the colonnade. Access to the serviced apartments on Levels 1 – 7 is proposed via two lifts to the rear of the building, adjacent to the foyer. The lifts provide access from the basement level car park to the foyer and serviced apartment floors above. The lifts are proposed to be security controlled preventing unauthorised visitors from accessing the serviced apartment floors directly from the basement parking level below.

Vehicular Access

Access to the basement level car park is provided off the existing one way (north to south) service lane and (existing) car park access road, that runs along the rear of the both the Formule 1 Hotel and the site. The basement car park will accommodate 40 spaces. Six (6) car park spaces are provided at grade at the rear of the development with the remainder of the spaces provided within the basement level.

Bicycle racks are proposed within the shared access way between the proposed development and the Formule 1 Hotel (to the south-west of the proposed building). Supporting the cycle friendly environment of Sydney Olympic Park, bicycles will be available for hire as part of the range of services offered by Quest Serviced Apartments.

Employee parking is proposed to be provided through shared usage of the visitor spaces as the peak parking demand times of visitors and staff do not coincide.

Servicing

The buildings waste store is provided on the ground floor of the building, accessed from the service and car park access road. Waste will be removed by a private contractor from the rear lane.

3.4 Environmentally Sustainable Design (ESD)

The proposed development will achieve a 5 Star Green Building Council of Australia Green star minimum rating and a 4.5 star Australian Building Greenhouse Rating (AGBR). The ESD star target set by the design team is perceived to be a highly sustainable feature of the proposed development. Specific ESD measures proposed include:

- provision of photovoltaic panels to the roof;
- primary facade glazing attached to all “living zone” rooms for all apartments;
- provision of external louvers on the south-west facade to reduce afternoon solar loads and thereby minimising air-conditioning loads;
- toned performance glazing on the northern elevation to reduced the need for artificial cooling;
- operable windows to all apartments to maximise natural ventilation (further minimising the need for air-conditioning);
- selecting materials which have a low environmental impact; and
- use of water and energy efficient fixtures and fittings.

Furthermore, the proposed water supply system for the development will connect directly with the existing Water Reclamation and Management Scheme (WRAMS) water recycling system provided across Sydney Olympic Park. The WRAMS scheme is considered to be an example of how innovative environmental technology has been used for water recycling and water conservation. This system will be supplemented by on-site rain water connection, storage and re-use in laundries and WC flushing.

3.5 Materials and Finishes

The building materials selected for the proposed development are of high quality and have been selected to meet the design intent of the proposed development’s design. The main building materials selected comprise:

- precast colonnade columns and wall panelling with a honed finish, selected aggregate and oxides;
- steel framed shopfront glazing to the ground level facilities;
- powder-coated aluminium framed window systems to apartments with colour back glass spandrels;
- high durability composite timber wall cladding comprising resin impregnated natural veneer on a resin core, to balcony reveals and soffits;

- aluminium framed glass balustrades to balconies;
- aluminium sunshade louvers; and
- colour bond steel panelling to roof top plant rooms.

The materials selected for public domain are consistent with SOPA's requirements. The shared ways will be paved with concrete paving and stainless steel bollards will define the 6 metre wide trafficable area (refer to Landscape Plan at **Appendix E**).

3.6 Signage

Project approval is sought for the location and scale of building identification signage as shown on the attached architectural drawings and signage drawings (refer to **Appendix D**). The proposed signage includes 1 x (3 m wide x 1.5 m high) building identification signs on the northern and southern elevation of the proposed building (i.e. two in total) and one under awning sign (1.8 m wide x 0.4 m high) adjacent to the building's main entrance. All signs are proposed to be internally illuminated. In terms of colours, the proposed signs will comprise the standard Quest identity colours of green, yellow and burgundy.

3.7 Tree Removal and Landscaping

As part of the proposed works, consent is sought for the removal of 2 x 'Tallowoods' and 2 x 'Crow's Foot Ash' species located at either end of the building and a row of Crows Foot Ash and Spotted Gums (refer to the Landscape Plan provided at **Appendix E**). A Landscape Plan and Design Statement prepared by Aspect Studios are included at **Appendix E**.

3.8 Public Domain Works

Project approval is sought for the design and construction of the two shared ways at the north western and south eastern ends of the proposed building (refer to Landscape Plan included at **Appendix E**). It is envisaged that these shared ways will eventually link up with shared access ways envisaged as part of the redevelopment of the Homebush Corporate Park site located to the south-west of the site.

3.9 Subdivision

Project approval is sought for the proposed stratum subdivision of Lot 16 in DP 1110035. Draft Subdivision Plans, prepared by Project Surveyors Pty Ltd are included at **Appendix F**.

3.10 Stormwater Drainage

Concept Stormwater Drainage designs, including erosion and sediment controls, have been prepared by Arup for the proposed development. The Concept Stormwater Drainage designs and supporting report are provided at **Appendix G**.

Stormwater collected on site will discharge into Sydney Olympic Park's site wide water Reclamation and Management Scheme (WRAMS) which collects, treats, stores and reticulates recycled stormwater through Sydney Olympic Park.

3.11 Waste Management

SOPA has prepared a Waste Reduction and Purchasing Plan (WRAPP) in accordance with guidelines issued by DECC. The following principles have been adopted for waste minimisation, waste management and resource recovery at Sydney Olympic Park:

- organisation wide commitment to the “3R” principle – Reduce, Reuse, Recycle;
- inclusion of waste management criteria in construction and new operator agreements and monitoring of implementation;
- reduction of waste in offices, maintenance works, events and development projects, promotion of recycling through provision of appropriate infrastructure in all operational areas;
- purchasing products with optimum recycled content for use in offices and maintenance works, and promoting use of recycled product in events and development projects;
- development of waste education programs for the Authority staff, contractors and lessees; and
- implementation of monitoring and reporting programs to measure performance in all areas.

The principles detailed above will be adopted as part of the construction and operation of the serviced apartments.

The quantum of waste generated by the development has been established by The Mack Group and a Waste Management Report is provided at **Appendix H**. The Waste Management Report identifies that the proposed development will require:

- General waste (serviced apartments) – 7 bins;
- Recyclable waste (serviced apartments) – 7 bins
- General waste (retail) – 4 bins;
- General waste (retail) – 4 bins;

To minimise the volume of the waste, a compacter will be used on site. To accommodate the compacter and bins a 30sqm area is required. This area is provided on the ground floor at the rear of the building.

4.0 Relevant Environmental Planning Instruments and Strategic Plans

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

- State Environmental Planning Policy (Major Projects) 2005;
- State Environmental Planning Policy (SEPP) 55 – Remediation of Land;
- State Regional Environmental Policy (SREP) 24 – Homebush Bay Area;
- Sydney Olympic Park Parklands Plan of Management;
- The Metropolitan Strategy;
- West Central Subregion, Draft Subregional Strategy;
- Sydney Olympic Park Master Plan 2002;
- Sydney Olympic Park Vision 2025;
- Draft Sydney Olympic Park Master Plan 2030;
- Sydney Olympic Park Urban Design Guidelines;
- Sydney Olympic Park, Guidelines for Outdoor Advertising, Identification and Promotional Signage;
- Sydney Olympic Park, Access Guidelines 2008;
- Sydney Olympic Park, Major Event Impact Assessment Guidelines; and
- Code of Development Construction Practice.

A summary of the key provisions of the relevant instruments and strategic plans is set out in **Table 3** below.

Table 3 – Key provisions of Environmental Planning Instruments and Strategic Planning documents

Instrument / Plan	Requirement
State Regional Environmental Policy (SREP) 24 – Homebush Bay Area	
Land Use Permissibility (Clause 11)	SREP 24 permits the development of land within the Homebush Bay Area for any purpose that the consent authority considers to be consistent with any one or more of the planning objectives for the Homebush Bay Area.
Sydney Olympic Park Master Plan 2002	
Building Height	Development within the precinct will generally be restricted to 2-4 storeys – although Master Plan also notes that the final building envelope to be determined in conjunction with the Carter Street Precinct Development Framework.
Draft Sydney Olympic Park Master Plan 2030	
Building Sustainability	Development to a 5 Star Green Building Council of Australia Green star minimum rating and a 4.5 star Australian Building Greenhouse Rating (AGBR).
Public Domain	Incorporate retail at the ground floor active use and provides a 2 storey colonnade along Edwin Flack Avenue.
Maximum Building Height	7 storeys
Maximum Floor Space Ratio	5:1

Instrument / Plan	Requirement
Sydney Olympic Park Urban Design Guidelines (Site 22)	
Public Domain	<ul style="list-style-type: none"> define share-ways located to the north and south of the site
Uses	<ul style="list-style-type: none"> Provide active uses at ground level along Edwin Flack Avenue
Building height	<ul style="list-style-type: none"> 8 storeys
Maximum Floor Space Ratio	<ul style="list-style-type: none"> 6.88:1
Retail uses	<ul style="list-style-type: none"> Design to be consistent with the image and identity of Sydney Olympic Park
Environmentally Sustainable Design	<ul style="list-style-type: none"> Design to incorporate ESD principles in the design of the development: <ul style="list-style-type: none"> - 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.

5.0 Environmental Assessment

This section of the report assesses and responds to the environmental impacts of the proposed development. It also addresses the matters for consideration set out in the Director-General's Environmental Assessment Requirements.

5.1 Director General's Environmental Assessment Requirements

Table 4 provides a summary of the individual matters listed in the Director General's Environmental Assessment Requirements (DGRs) and / or identifies where each of these requirements has been addressed in this report and the accompanying technical studies.

Table 4 – Summary of Director General Requirements and location in report

Director General's Requirements		Location in Report/Application
1	Relevant EPI's Policies and Guidelines	Section 5.2 and Tables of Compliance at Appendix I
3	Built Form	Section 5.3
5	Urban Design	Section 5.3
6	Amenity	Section 5.8, 5.15 and 5.16
9	Car parking/ Traffic Impacts	Section 5.3 and Appendix J
11	Ecologically Sustainable Development	Section 3.4
12	Contributions	Section 5.9
13	Contamination	Section 5.5
14	Consultation	Section 1.2
15	Major Events	Section 5.11

5.2 Compliance with Relevant Environmental Planning Instruments and Strategic Plans

The Tables of Compliance, prepared by JBA Urban Planning Consultants at **Appendix I** provide a detailed assessment of the proposed development against the provisions of the relevant statutory planning instruments and controls as set out in Section 5. In summary, the proposed development either complies with or is consistent with all of the relevant planning controls outlined in Section 5, in particular:

- The proposed development is for serviced apartments and therefore complies with the permissible uses above street level by providing temporary accommodation for visitors to Sydney Olympic Park.
- The proposed development will expand the range of non-residential and retail facilities within Sydney Olympic Park that will cater for the needs of residents, workers and visitors in the area and it will generate some 20-30 jobs in the local community.

- The proposed development will make a positive contribution to existing built form as it is of a high standard of design. It provides a suitable frame to the Education and Sports precinct by providing a building that is a suitable height and bulk in relation to the proportions of the street network and existing and proposed buildings located in the Education and Sports precinct.
- The proposed development provides ample car parking for both visitors and employees and the surrounding road network will be able to cater for the traffic generated by the proposal.
- The proposed development:
 - optimises solar access by maximising the number of serviced apartments that are north or north-east facing,
 - provides significant glazed areas, to maximise the penetration of natural light,
 - provides balconies to a number of serviced apartments;
 - allows generous serviced apartment sizes;
 - provides operable windows to each serviced apartment; and
 - encourages casual surveillance of Edwin Flack Avenue and the laneway to the rear of the site.

The proposed development seeks to vary both the FSR and storey height controls set out in the Draft Sydney Olympic Park Master Plan 2030. As discussed in Section 3.2, the proposed development has an FSR of 6.2:1 and therefore proposes to vary the maximum FSR control (i.e. 5:1) by an FSR of 1.2:1. The proposed variation is considered acceptable on the following grounds:

- The bulk and scale of the proposed development is in context with surrounding buildings and the precinct in general;
- The bulk and scale of the proposal is in keeping with the desired future character of the area;
- The proposed development does not result in any significant additional overshadowing of the public domain or manifest in any significant adverse environmental impacts in terms of views and privacy;
- The proposed development will contribute towards the economic growth of Sydney Olympic Park as well as provide employment opportunities for between 20-30 workers; and
- The proposed development is consistent with the objectives of the draft 2030 Master Plan and objectives for the Education and Sports Precinct.

At 8 storeys, the proposed development seeks to vary the maximum storey height control (i.e. 7 storeys) set out in the Draft Sydney Olympic Park Master Plan 2030. In relation to building height:

- The proposed development complies with the maximum storey height control set out in the site specific 'Sydney Olympic Park, Urban Design Guidelines for Site 20, Site 21 and Site 22' (i.e. 8 storeys).
- The proposed development fits in well with the prevailing form, scale and character of existing development within proximity to the site as well as the desired future character of the precinct and future development within the Carter Street Precinct.

- The proposed building does not cause any significant environmental impacts to adjoining properties or the public domain in respect of visual impact, view loss, privacy and access to daylight;
- The proposed development and in particular the proposed roof feature, will provide visual interest and will enhance the existing skyline, particularly at night.
- The proposed development will contribute towards the economic growth of Sydney Olympic Park as well as provide employment opportunities and short term accommodation for visitors to Sydney Olympic Park.

In light of the above, the proposed development is considered to be acceptable in terms of FSR and height.

5.3 Built Form and Design Excellence

The proposed development complies with all the relevant built form controls (height, bulk, scale) contained within the *'Sydney Olympic Park Sports Education Precinct Urban Design Guidelines for Site 20, Site 21 and Site 22'*, prepared by SOPA. The proposed development is of a high standard of architectural design and comprises a superior quality of materials and finishes. The proposed development has an urban character with strongly defined street frontages and active uses at ground level. It will also encourage casual surveillance of Edwin Flack Avenue. The form and external appearance, in particular the proposed roof feature, of the building will make a positive contribution to the quality of the public domain and is likely to be a catalyst for the development of other high quality serviced apartment / motel types of development within the precinct.

5.4 Traffic and Parking

A Traffic Impact Assessment of the proposed development has been undertaken by Halcrow MWT (refer to **Appendix J**). The report, among other things, addresses traffic management (during operation and construction) during special events.

The conclusions of the traffic assessment are as follows:

- The provision of 46 car spaces on the site is adequate to meet the needs of both visitors and employees.
- The proposed access, servicing and car park layout of the proposed development has been designed in accordance with the relevant Australian Standards.
- The provision of traffic signals at the entry and exit to the car park would provide satisfactory access to the development,
- Analysis indicates that the intersections at both ends of Carter Street are currently operating at or near capacity. However the Sydney Olympic Master Plan 2030 has identified these intersections for upgrading to accommodate anticipated developments in the Sydney Olympic Park.
- Analysis indicates that the intersection of Uhrig Road and Edwin Flack Avenue will continue to operate at 'good' level of service with spare capacity after the development.

The proposed development will have a positive impact on public transport usage as the site is located in close proximity to bus, train, ferry and cycle ways and visitors of the serviced apartments are likely to make use of these facilities during their stay within Sydney Olympic Park. Furthermore, visitors to the proposed development will be provided with information on public transport services and pedestrian linkages within the immediate area. Transport information will also be displayed within the reception area.

5.5 Contamination

Detailed geotechnical and contamination assessments have been undertaken for the Formule 1 Hotel development to the immediate north-west of the site. The conclusions of these assessments are as follows:

- subsurface materials underneath the neighbouring site comprises asphalt, road base, fill material and shale;
- fill material on the neighbouring site is unlikely to contain widespread contamination exceeding the adopted criteria for commercial/industrial use;
- the site is considered suitable for its intended use and the proposed construction of a serviced apartment / hotel complex building; and
- the majority of fill material beneath the neighbouring site is likely to classify as inert or solid waste, whilst the majority of the natural shale bedrock is likely to classify as virgin excavated natural material.

On this basis, the subject site is unlikely to contain widespread contamination. A Phase 1 Contamination Assessment is currently being prepared to confirm that the site is suitable for the proposed development and will be submitted to the Sydney Olympic Park Authority under a separate cover.

5.6 Construction Management

Construction impacts will be minimised to ensure events occurring with Sydney Olympic Park will not be impacted. A Demolition and Construction Management Plan will be submitted to the relevant authority prior to the issuing of a Construction Certificate. The Demolition and Construction Management Plan will address the potential impacts on the local area such as:

- site establishment, including securing construction zone, provision of site accommodation and personnel access;
- traffic and pedestrian control;
- hours of construction work;
- management of construction noise;
- materials handling and storage;
- construction waste management (including waste management);
- contamination management measures;
- water quality protection measures;
- sediment and erosion control measures;
- dust control measures; and
- specify how the proposal will be constructed and operated during any major event held within Sydney Olympic Park.

5.7 Building Code of Australia (BCA)

A review of the proposed development against BCA requirements has been undertaken by Philip Chun Building Code Consulting, attached at **Appendix K**.

Level by level usage and BCA Classifications of the proposed development are as follows:

- Basement Car parking BCA Class 7a;
- Ground Floor Retail shops BCA Class 6;

- Conference Room and Gym BCA Class 9b; and
- Serviced Apartments, Level 1 - 7 BCA Class 3.

The BCA report states that the design will meet the requirements of the deemed to satisfy provisions of BCA 2008 and that where necessary alternative solutions may be required to meet the performance requirements of BCA 2008.

5.8 Signage

As demonstrated in the Tables of Compliance (refer to **Appendix I**), the proposed signage complies with the Sydney Olympic Park Authority's *Guidelines for Outdoor Advertising, Identification and Promotional Signage*.

In relation to signage:

- a "less is more" approach has been taken by Quest Apartments;
- the proposed signs (only three in total) are compatible with the scale and proportion of the building on which they are located;
- the proposed signage will not have a detrimental impact on the architectural character of the area;
- no views or vistas will be compromised by the proposed signage;
- the proposed signs are appropriate for the site's setting and will contribute to the visual interest of Sydney Olympic Park, particularly at night; and
- if illuminated, will not result in unacceptable glare affecting the safety for pedestrians, vehicles or aircraft, or detract from the amenity of adjoining uses.

5.9 Amenity

A good level of amenity to workers and future occupants of the serviced apartment building is provided in that:

- each serviced apartment will receive a good level of solar access. The site's orientation to the north/south allows sunlight to penetrate the majority of apartments at some point throughout the day. Those apartments located on along Edwin Flack Avenue in particular will receive direct sunlight in the morning and those apartments located to the rear of the site will receive direct sunlight in the afternoon;
- each serviced apartment is provided with an adequate level of privacy. None of the serviced apartments overlook (either directly or indirectly) the Formule 1 Hotel located to the north of the site. The provision of operable louvers on each elevation will ensure that the privacy of future occupants is maintained;
- many of the serviced apartments are provided with a balcony;
- each serviced apartment is provided with an operable window;
- the size and layout of each serviced apartment is generous and functional;
- each serviced apartment is provided with a view of the public domain. Those apartments overlooking Edwin Flack Avenue are rewarded with views of the Athletic Centre and ANZ Stadium. Apartments overlook vegetation which borders the site and Homebush Corporate Park; and
- the site is within walking distance of world standard sporting and leisure facilities, substantial areas of open space and is within proximity to trains, ferry, bus and an integrated cycle network.

Sydney Olympic Park includes extensive areas of open space which can be utilised by guests. As part of the developer's agreement with SOPA, a financial

contribution is to be paid to Sydney Olympic Park Parklands Foundation. The rate of the financial contribution is approximately a \$1 contribution per apartment per night stay. Over a financial year, it is anticipated the proposed development will contribute approximately \$18,000 over the life of the development. This financial offer will make a significant contribution to preserve the biodiversity and heritage of Sydney Olympic Park and will benefit the wider Homebush Bay area on a year by year basis.

5.10 Tree Removal

As part of the proposed works, a number of trees may either be affected as part of the development or removed. Earthscape Horticultural Services has prepared a tree assessment report, a copy of which is provided at **Appendix L**.

The conclusions of this assessment are as follows:

- The proposal results in the removal of 4 trees described as having a 'low' and 'very low' retention value. These include 2 x 'Tallowoods' and 2 x 'Crow's Foot Ash' species. None of these trees are considered significant or worthy of special measures to ensure their preservation.
- The proposal results in the removal of 16 trees of 'moderate' retention value, namely: the row of crows Foot Ash and Spotted Gums. These trees are not considered significant, but are in good health and condition. Notwithstanding, the assessment concludes that these trees can be removed and replaced with a more appropriate species on the basis that they will require a substantial level of pruning and that there is not sufficient space available for future growth within the site.

The tree assessment includes a number of recommendations, which will be addressed as part of the Construction Management of the site. The recommendations include:

- tree protection measures to be implemented to ensure the long term survival of all trees within the site to be retained as part of the development;
- a temporary Tree Protection Fence should be placed around trees neighbouring the site;
- all branches projecting through temporary scaffolding should be temporarily tied back away from the scaffold to minimise pruning; and
- removal and replacement of a selection of trees should be considered with a more appropriate species.

5.11 Major Events

Whilst it is acknowledged that events of different scale occur almost daily at Sydney Olympic Park and that some events will create large volumes of people, vehicle movements, noise and lights, the Draft Master Plan 2030 provides details on the event access and closures across Sydney Olympic Park.

In the main, the operations of the serviced apartments and the immediate surrounding street network will remain unchanged as events are concentrated in and around the train station, Olympic Boulevard and the event venues (which all front onto Olympic Boulevard). Where special event provisions are proposed along Edwin Flack Avenue (i.e. Royal Easter Show Events), Edwin Flack Avenue will still be used as the main loop road and access is therefore still possible.

For the largest events, Edwin Flack Avenue and the car park area to the south of the development is used for regional bus parking. Under such events, access to the proposed development can still occur via Uhrig Road. Under such circumstances guests staying at the Serviced Apartments will be notified of any special transport provisions and direct accordingly.

A large part of the attraction to accommodate serviced apartments at Sydney Olympic Park is the areas capacity to host major sporting and entrainment events. As part of the development of Sydney Olympic Park Master Plan, extensive work has been undertaken by SOPA to ensure that in developing plans to support further development, the major event hosting capacity of Sydney Olympic Park will be maintained and protected.

By developing a scheme which complies with the main provisions of the Draft Sydney Olympic Park Master Plan 2030, it is considered that the proposed development continues to:

- preserve the major event infrastructure, venue space and operational features;
- maintains a public domain with enough space, corridors and facilities to accommodate event crowds; and
- facilitates the expansion of venue types if required.

5.12 Heritage

There are no heritage items within the immediate vicinity of the site. Whilst Sydney Olympic Park contains a number of heritage items, most of these are attributed to previous uses on site (pre Olympics) and the key buildings associated with the Olympics have not been listed to date. On this basis therefore a specific heritage impact assessment has not been undertaken for the proposed development.

Notwithstanding this, the Olympic legacies of the Sydney 2000 Olympic and Paralympics Games have been considered as part of the development of the Sydney Olympic Park Master Plan 2002 and the Draft Sydney Olympic Park Master Plan 2030.

In both instances the proposed development is entirely consistent with the provisions of these master plans. In particular, provisions relating to building height, envelope and land use. On this basis it is considered that the proposed development does not impact on any of the following key elements of the Sydney Olympic Park and as such does not impact on the heritage attributes (listed or otherwise):

- the Olympic Plaza and the Boulevard as the grand ceremonial and event axis;
- retains the iconic structures in the Sydney Showground;
- impact upon the green finger connections between the urban core and surrounding parklands; and
- does not impact upon the heritage items, the Abattoir Heritage Conservation Area, Showground Road and significant trees.

5.13 Utilities

All required services are available to the site. Augmentation will be undertaken as required in consultation with the relevant service providers. The provision of services includes connection to SOPA Water Reticulation and Management Scheme (WRAMS) which operates across the Sydney Olympic Park.

5.14 Safety and Security

The design of the development optimises safety and security, both internal to the development and from the public domain. Safety and security has also been considered in accordance with Crime Prevention Through Environmental Design principles of surveillance, access, territorial reinforcement and space management.

The safety of the public is enhanced by the design of the proposal which improves casual surveillance of the street during the day and night by orientating individual serviced apartment buildings to each street frontage and by the provision of retail units at ground level.

The design of the proposed building, proposed landscaping and car park areas maintain clear sight lines and will be well lit. The 24 hour nature of the proposed use and active ground level uses of the site will further improve the safety aspects of the proposal particularly within this part of Sydney Olympic Park.

5.15 Impacts on Adjoining Properties

The proposed development will not result in any significant impacts in terms of loss of privacy, views, overshadowing and the like. The proposed development is not surrounded by any sensitive uses such as residential development. Land to the south of the site is to be redeveloped for a serviced apartment / hotel building.

To the north-east of the site is Edwin Flack Avenue and to the north-west of the site is more non-residential uses. The proposed development at 8 storeys, complies with the building height control contained within the Draft Sydney Olympic Park Master Plan 2030 and does not result in any unacceptable view loss.

5.16 Wind Impacts

A Wind Environment Statement has been prepared by Windtech and included at **Appendix M**. The Wind Environment Statement identifies:

- the site is fairly exposed to north-easterly winds;
- existing planting along Edwin Flack Avenue and surrounding the site will ensure that the wind conditions for pedestrians are acceptable;
- due to the relatively small height of the building and the proposed colonnade, the wind effects generated by side streams will be negligible;
- it is expected that the effective use of blade walls, wind conditions on various balconies will be acceptable; and
- it is expected that the development will improve the wind conditions for pedestrians along the north-eastern aspect of the development by shielding the south to south-westerly winds.

The report concludes that the proposed development will not result in any adverse impact on the wind environment in the surrounding street and wind conditions on the various balconies are expected to be acceptable for its intended use.

5.17 Site Suitability

The site has been identified by the Sydney Olympic Park Master Plan 2002 for the development of commercial and business purposes and the Draft Sydney Olympic Park Master Plan 2030 for the development of hotel and serviced apartments.

The site is suitable for the proposed use, in that:

- the site is relatively flat;
- the site is currently under utilised, providing car parking during events being held at Sydney Olympic Park;
- considered to be free from harmful levels of contamination;
- the site can make use of the existing pedestrian and vehicle network already provided in the locality;
- the use and extent of building can be accommodated within the sites confines, namely Edwin Flack Road to the north-east and the boundary to SOPA and the Homebush Corporate Park development to the west;
- the proposed use is consistent with the nature of development either recently completed (i.e. Formule 1 to the north-west) and development earmarked to the south-west (being hotels or Serviced Apartments);
- the site's close proximity to major sport and entertainment facilities and the centre of Sydney Olympic Park, being developed to accommodate commercial and residential uses;
- the site's close proximity to Homebush Corporate Park, having potential to service the needs of the Corporate Park tenants;
- is accessible to the public transport network, including Sydney Olympic Park Railway Station and road network;
- Sydney Olympic Park is an emerging centre with an increased regional role supporting new commercial and residential development; and
- the provision of a serviced apartment development widens the range of short term accommodation available at Sydney Olympic Park.

6.0 Draft Statement of Commitments

Table 5 – Provides a Statement of Commitments

Subject	Commitments
General	The development will be undertaken in accordance with this Environmental Assessment, including accompanying plans.
ESD	The proposed development will achieve a 5 Star Green Building Council of Australia Green star minimum rating and a 4.5 star Australian Building Greenhouse Rating (AGBR).
Tree Maintenance	Prior to the commencement of construction, trees within close proximity to the site will be protected appropriately to avoid the risk of damage. The Tree Protection Zone will remain until construction of the building is completed.
Glazing	Appropriate glazing requirements will be introduced within the building to mitigate against adverse external noise.
Contamination	Prior to development, a site specific detailed contamination assessment will be undertaken to confirm the suitability of the site for the development and the waste classification of soils for off site disposal and to identify any remedial requirements required.

7.0 Conclusion

The proposed development has planning merits for the following respects:

- The proposed serviced apartment building will help support Sydney Olympic Park Major events and provides an alternative accommodation option for Sydney Olympic Park.
- The proposed development will help strengthen and define the western flank of the Sports and Education Precinct.
- The scale, massing, height and bulk of the proposed development are appropriate for the site and its context, respecting the development framework set by Edwin Flack Avenue and neighbouring development.
- The proposed development includes significant ESD measures, with the building designed to achieve 5 Star Green Building Council of Australia Green star minimum rating and a 4.5 star Australian Building Greenhouse Rating (AGBR).
- Provides a financial contribution is to be paid to Sydney Olympic Park Parklands Foundation at approximately \$18,000 contributed annually over the life of the development.
- The internal amenity of the proposed serviced apartments will be high, with good solar access, generous apartment sizes, flexible space with a high quality finish.

The proposal redevelops a underutilised site and is of a high quality that responds to the changing context of the locality. The proposed development will make a positive contribution to the urban fabric of Sydney Olympic Park.