



Planning

***Quest Serviced Apartments
Site 22, Edwin Flack Avenue,
Sydney Olympic Park
Project Application (MP 08_0155)***

Director General's Environmental
Assessment Report
Section 75I of the
*Environmental Planning and Assessment
Act 1979*

March 2010



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EXECUTIVE SUMMARY

JBA Urban Planning Consultants, on behalf of SOPPROP Pty Ltd (the proponent), has lodged a project application seeking approval for the construction of Quest Serviced Apartments at Site 22, Edwin Flack Avenue, Sydney Olympic Park.

The site is located on the west of Edwin Flack Avenue directly opposite the Sydney Olympic Park Athletic Centre. The site has a total area of approximately 1,420m².

The project application seeks approval for the construction of an eight storey building comprising 77 serviced apartments (63 of which will be twin key and can be used as individual apartments, resulting in a maximum 140 apartments); basement and at grade car parking; ground floor retail; and building identification signage. Demolition, earthworks, tree removal, public domain infrastructure works, and stratum subdivision also form part of the proposal. The Capital Investment Value (CIV) of the proposal is estimated at **\$24.3 million** and the proposal will contribute to the creation of approximately a total of **30** full time equivalent operational jobs and **120** construction jobs.

On 19 August 2008, the Director General, as delegate of the Minister, formed an opinion that the project is a major project under clause 14 of Schedule 2 of the State Environmental Planning Policy (Major Development) 2005 (MD SEPP), as it has a CIV of more than \$5 million, and is on land described in Schedule 1 of the Sydney Olympic Park Authority Act 2001. The Minister is the approval authority. The site is zoned B4 Mixed Use under the MD SEPP and serviced apartments are permissible within the zone.

The proposal was exhibited for a 30 day period from 15 July 2009 to 14 August 2009. The Department received a submission from Auburn City Council (Council), three submissions from public authorities and no public submissions. Key issues raised in the submissions included provision of loading facilities; pedestrian and vehicle access; site boundaries; and noise impacts from surrounding major event facilities.

On 23 December 2009, the proponent submitted a Preferred Project Report (PPR) to address issues raised, and to achieve better building efficiency. Revisions to the project included: reduction in building footprint and gross floor area by 744.5m²; reconfiguration of ground floor to provide a loading area; reduced at-grade car spaces and relocation of the waste storage area; improvements to pedestrian access; and provision of three disabled car parking spaces. On 2 March 2010, the proponent submitted plans to amend the site boundary and proposed subdivision.

The Department has assessed the merits of the project, and has found the key issues associated with the project include building form and urban design, transport and traffic impacts, noise impacts, developer contributions, ecologically sustainable development and signage. The Department is satisfied that the impacts of the proposed development have been addressed via the PPR and statement of commitments, and can be adequately managed through the recommended conditions of approval.

The Department is also satisfied that the site is suitable for the proposed use. The proposal is consistent with strategic planning objectives, including the State Plan and draft West Central Subregional Strategy, and will provide significant social and economic benefits to the locality, including providing additional short term accommodation, activating the streetscape, and supporting tourism and major sporting and entertainment events.

Accordingly, the Department considers the project is in the public interest and recommends that the project be approved, subject to conditions.

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1 BACKGROUND

1.1 THE SITE

1.1.1 Site context and location

Quest Serviced Apartments site is located at Site 22, Edwin Flack Avenue, Sydney Olympic Park (Part Lot 16 DP1110035). The site is bound by Carter Street Precinct (located outside of the Sydney Olympic Park site) to the west, Formule 1 Hotel to the north, Edwin Flack Avenue to the east, and a car park for coaches to the south. The site is located on the south-western edge of the Sydney Olympic Park site (Figure 1).

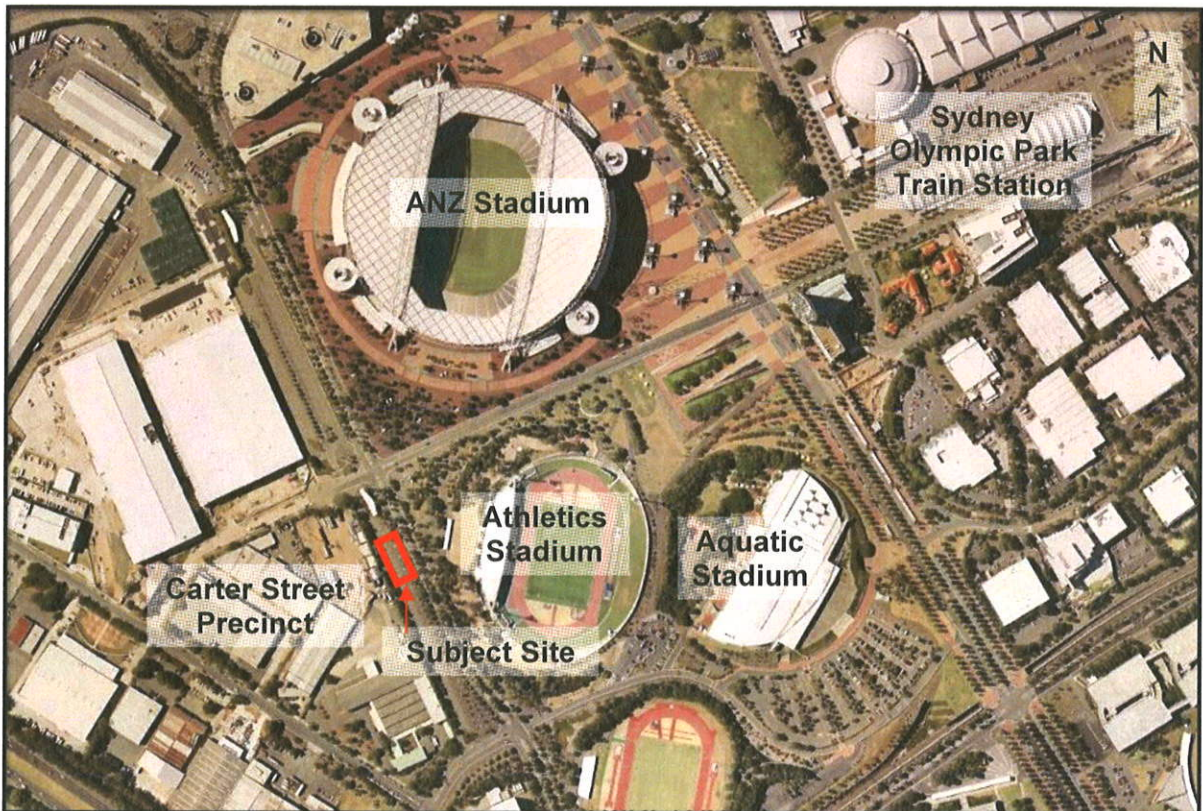


Figure 1 – Site and contextual location

The site is located within the Auburn LGA and is owned by the Sydney Olympic Park Authority. The site has an above ground area of 1,176m² and a total area proposed through stratum subdivision of 1,420m².

The site is located within the 'Southern Events Precinct' under the Sydney Olympic Park Master Plan 2002 (Master Plan 2002), which is principally related to sports and sports administration. The site falls within the 'Sports and Education Precinct' of the Sydney Olympic Park Master Plan 2030 (Master Plan 2030) which indicates a desired future character of hotels and serviced apartments along Edwin Flack Avenue (see Figure 2).

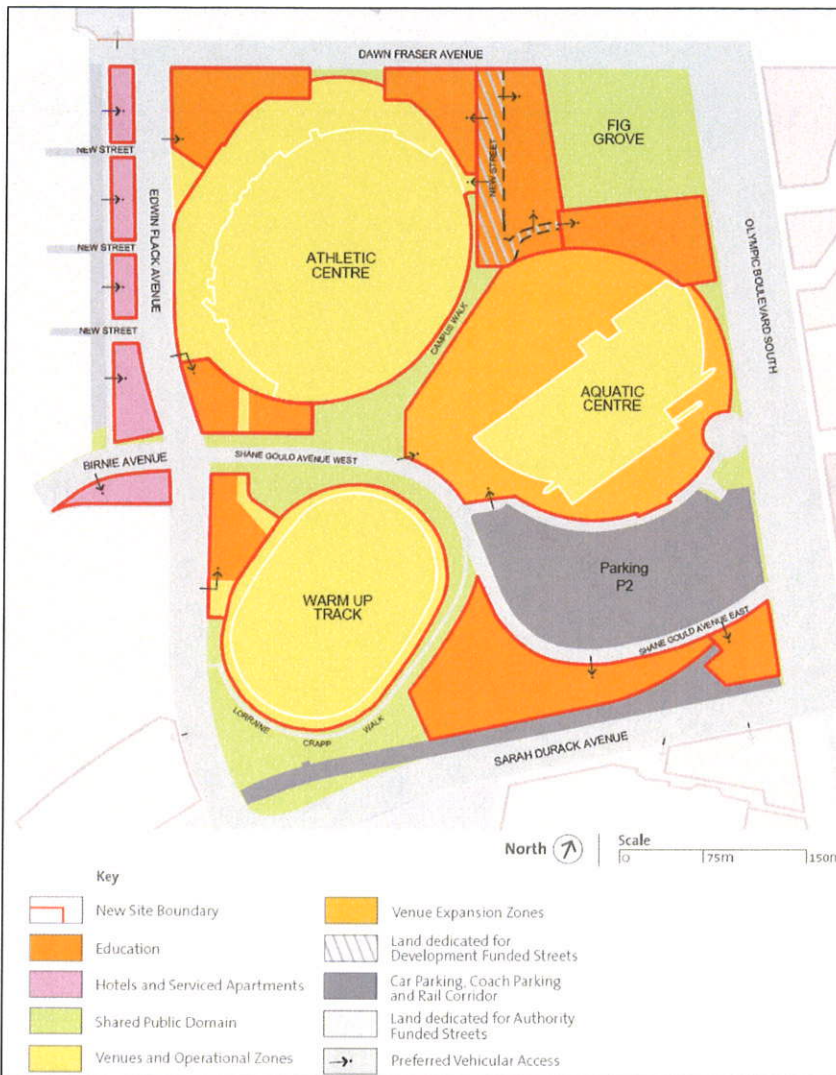


Figure 2 – Master Plan 2030 - Sports and Education Precinct Land Uses Plan

The site was inspected by a Departmental officer on 12 August 2009.

1.1.2 Existing site features

The site is currently used as part of a coach car park. The site is vacant of any structures apart from light poles and trees.

The site is located within a 5-10 minute walk from Sydney Olympic Park railway station. A bus stop is also located on Edwin Flack Avenue to the north-west of the site. Vehicular access to the site is available from Uhrig Road using the existing bus laneway at the rear of the site.

1.1.3 Site History/Background

The site was formerly a brick pit. It was then developed as a major sporting and entertainment precinct to host the Sydney Olympic Games. The site is now being progressively developed to form a specialised centre with a mix of uses.

1.2 SURROUNDING DEVELOPMENT

To the south of the site is vacant land that is used as a coach car park (see Figure 3). This vacant land is identified as development sites 20 and 21. To the north is a seven storey budget hotel with ground floor retail (see Figure 4). To the east is a sports precinct that includes major sporting facilities, in particular, the ANZ Stadium and the Athletics Stadium. The industrial/commercial area known as the Carter Street Precinct is located outside of the Sydney Olympic Park site and to the west of the site (see Figure 5).



Figure 3 – Coach Car Park



Figure 4 – Formule 1 Hotel



Figure 5 – Carter Street Precinct

1.3 STRATEGIC CONTEXT

1.3.1 NSW State Plan

The project is consistent with the relevant objectives of the State Plan, including increased business investment and supporting jobs. The proposal will provide additional employment opportunities and will support increased tourism in NSW by providing more diverse accommodation options in Sydney Olympic Park, a major sporting and cultural venue.

1.3.2 Sydney Metropolitan Strategy

The proposal is consistent with the Sydney Metropolitan Strategy by supporting growth and diversification of an existing specialised centre, providing jobs and supporting economic competitiveness by supporting tourism, and utilising public transport facilities at Sydney Olympic Park.

1.3.3 Draft West Central Subregional Strategy

The site is located within a specialised centre in the Draft West Central Subregional Strategy and the proposal is consistent with the objective to deliver a unique employment, education, sporting, cultural and residential centre. The proposal will generate additional employment opportunities and broaden the uses at Sydney Olympic Park. It will supplement and diversify the accommodation facilities available to support the specialised centre's sporting and major event hosting capabilities.

2 PROPOSED DEVELOPMENT

2.1 THE PROPOSED DEVELOPMENT

Approval is sought for the development of Quest serviced apartments (see Figures 6 and 7) at Site 22, Edwin Flack Avenue, Sydney Olympic Park, comprising:

- demolition, earthworks and tree removal;
- construction of an eight storey building with a gross floor area (GFA) of 7,162.5 m² comprising:
 - 77 serviced apartments over seven levels (of which 63 apartments are twin key apartments providing dual access, where two separate apartments can be formed and used as individual apartments, resulting in a maximum of 140 apartments);
 - retail (three tenancies), foyer, conference room and gymnasium on the ground floor;
 - one level of basement car parking (40 car spaces);
 - at-grade car parking at the rear (4 spaces);
 - building identification signage;
- stratum subdivision (see Figure 8); and
- public domain infrastructure works.



Figure 6 - Photomontage of the eastern façade from Edwin Flack Avenue

2.2 PREFERRED PROJECT REPORT

On 23 December 2009, the Department accepted the proponent's Preferred Project Report (PPR), which addressed issues raised by the Department and the public authorities, including provision of loading facilities and pedestrian access. Revisions to the project included:

- reduction in gross floor area (GFA) to 7,162.5m² (reduction in 744.5m²), resulting in a reduced building footprint;
- provision of a loading area and reconfiguration of ground level car spaces;
- improvements to pedestrian access from rear lane to main lobby area;
- provision of three disabled car parking spaces; and
- reconfiguration of the waste storage area.

Despite the revisions that were contained in the PPR, on the 22 January 2010, the Sydney Olympic Park Authority (SOPA) advised that it still had issues in respect to the development footprint, site boundaries and subdivision. Specifically, the proposed development was outside the site's boundaries. As a result, SOPA requested the proponent to amend the plans.

On the 2 March 2010, the revised plans were received by the Department and the PPR, as amended, was accepted by the Department.

3 STATUTORY CONTEXT

3.1 MAJOR PROJECT DECLARATION

On 12 August 2008, the Director General, as delegate for the Minister for Planning, formed an opinion that the project is a major project under clause 14 of Schedule 2 of the MD SEPP, as it has a CIV of more than \$5 million and is on land described in Schedule 1 of the Sydney Olympic Park Authority Act 2001. The Minister is the approval authority.

3.2 PERMISSIBILITY

At the time of lodgement, the provisions of SREP 24 were applicable to the site and the site was unzoned land. However, the proposal was permissible development as it was consistent with SREP 24 planning objectives. On 2 October 2009, the Sydney Olympic Park Town Centre was excised from SREP 24 and designated a State Significant Site in Schedule 3 of the MD SEPP. The MD SEPP zones the site B4 Mixed Use zone and the proposal is permissible in this zone.

3.3 DIRECTOR GENERAL'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (DGRs)

The DGRs and following key issues were considered in the Department's assessment of the Environmental Assessment:

- built form;
- urban design;
- amenity;
- car parking /traffic impacts;
- ecologically sustainable development (ESD);
- contributions;
- contamination; and
- major events.

The DGRs are at **Appendix A**.

The EA was lodged by the proponent on 15 May 2009 and was deemed adequate for exhibition.

3.4 OBJECTS OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The Minister's consideration and determination of a project application under Part 3A must be consistent with the relevant provisions of the EP&A Act, including the objects set out in Section 5 of the EP&A Act.

The objects of the EP&A Act in section 5 are as follows:

(a) *to encourage:*

- (i) *the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,*
- (ii) *the promotion and co-ordination of the orderly and economic use and development of land,*
- (iii) *the protection, provision and co-ordination of communication and utility services,*
- (iv) *the provision of land for public purposes,*
- (v) *the provision and co-ordination of community services and facilities, and*
- (vi) *the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and*
- (vii) *ecologically sustainable development, and*
- (viii) *the provision and maintenance of affordable housing, and*

- (b) to promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and
- (c) to provide increased opportunity for public involvement and participation in environmental planning and assessment.

The Department has considered the objects of the EP&A Act, and it is determined that the application is consistent with the relevant objects. The assessment of the application in relation to these relevant objects is provided in Section 5.

The EP&A Act adopts the definition of Ecologically Sustainable Development (ESD) found in the Protection of the Environment Administration Act 1991. Section 6(2) of that Act states that ESD "requires the effective integration of economic and environmental considerations in decision-making processes" and that ESD "can be achieved through" the implementation of the principles and programs including the precautionary principle, the principle of inter-generational equity, the principle of conservation of biological diversity and ecological integrity, and the principle of improved valuation, pricing and incentive mechanisms. In applying the precautionary principle, public decisions should be guided by careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment and an assessment of the risk-weighted consequences of various options.

The Department has fully considered the objects of the EP&A Act, including the encouragement of ESD, in its assessment of the application. A detailed assessment of ESD issues is contained at Section 5.5 of this report. On the basis of this assessment, the Department is satisfied that the proposal encourages ESD, in accordance with the objects of the EP&A Act.

3.5 SECTION 75I(2) OF THE EP&A ACT

Section 75I(2) of the EP&A Act and clause 8B of the Environmental Planning and Assessment Regulation 2000 provides that the Director General's report is to address a number of requirements in the Director General's Report. These matters and the Department's response are set out as follows:

Table 2 - Section 75I(2) requirements for Director General's Report

Section 75I(2) criteria	Response
Copy of the proponent's environmental assessment and any preferred project report	The proponent's EA is located at Appendix B on the assessment file (attached)
Any advice provided by public authorities on the project	All advice provided by public authorities on the project for the Minister's consideration is set out in Section 4 of this report and Appendix D.
Copy of any report of the Planning Assessment Commission in respect of the project	The project was not referred to the Planning Assessment Commission.
Copy of or reference to the provisions of any State Environmental Planning Policy that substantially govern the carrying out of the project	Each relevant SEPP that substantially governs the carrying out of the project is identified in Section 3.6.
Except in the case of a critical infrastructure project – a copy of or reference to the provisions of any environmental planning instrument that would (but for this Part) substantially govern the carrying out of the project and that have been taken into consideration in the environmental assessment of the project under this Division	An assessment of the development relative to the prevailing environmental planning instrument is provided in Section 3.6 of this report.
Any environmental assessment undertaken by the Director General or other matter the Director General considers appropriate.	The environmental assessment of the project application is this report in its entirety.
A statement relating to compliance with the environmental assessment requirements under this Division with respect to the project.	The Department is satisfied that the DGRs for the Project Application have been addressed in this report in its entirety.

Clause 8B criteria	Response
An assessment of the environmental impact of the project	An assessment of the environmental impact of the proposal is discussed in Section 5 of this report.
Any aspect of the public interest that the Director General considers relevant to the project	The public interest is discussed in Section 5 of this report.
The suitability of the site for the project	The proposed uses are permitted in the zone and based on the Department's assessment of key issues, it is considered the site is suitable for the project.
Copies of submissions received by the Director-General in connection with public consultation under section 75H or a summary of the issues raised in those submissions.	A summary of the issues raised in the submissions is provided in Section 4 of this report.

3.6 ENVIRONMENTAL PLANNING INSTRUMENTS (EPIs)

3.6.1 Application of EPIs to Part 3A projects

To satisfy the requirements of section 75I(2)(d) and (e) of the EP&A Act, this report includes references to the provisions of the EPIs that govern the carrying out of the project and have been taken into consideration in the environmental assessment of the project application. The primary instruments guiding the assessment of the proposal are:

- State Environmental Planning Policy (Major Development) 2005;
- State Environmental Planning Policy No. 55 – Remediation of Land;
- Sydney Regional Environmental Plan 24 – Homebush Bay Area; and
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.

3.6.2 State Environmental Planning Policy (Major Development) 2005

On 19 August 2008, the Director General, as delegate of the Minister, formed an opinion that the project is a major project under clause 14 of Schedule 2 of the MD SEPP, as it has a CIV of more than \$5 million and is on land described in Schedule 1 of the Sydney Olympic Park Authority Act 2001. The Minister is the approval authority.

The site falls within the Sydney Olympic Park site which is identified as a State Significant Site pursuant to Schedule 3 of the MD SEPP. The site is zoned B4 Mixed Use and serviced apartments are permissible within that zone. However, clause 6 of Part 23, Schedule 3 of the MD SEPP provides that zoning provisions do not apply where Part 3A of the EP&A Act applies.

The MD SEPP also identifies a maximum building height of 24 metres and a maximum floor space ratio (FSR) of 5:1. The proposal exceeds 24 metres in height, at a height of 26.89 metres, and exceeds the maximum FSR by 0.04. However, the Director General may allow a non-compliance with these development standards pursuant to clause 21, Part 23, Schedule 3 of the MD SEPP if compliance with the development standard is unreasonable or unnecessary and there are sufficient environmental planning grounds to justify the non-compliance. These issues are considered in Sections 5.1.2 and 5.1.3 of this report.

3.6.3 State Environmental Planning Policy No. 55 – Remediation of Land

SEPP 55 requires a consent authority to consider whether the land is contaminated, and if so, whether the land will be remediated before the land is used for the intended purpose. A preliminary contamination statement submitted by the proponent identifies that the site is unlikely to contain widespread soil contamination above commercial/industrial land use investigation criteria and that the subject site can be made suitable for the intended uses as required by clause 7 of SEPP 55. The proponent has also committed to undertaking a site specific detailed contamination assessment prior to development. The Department has imposed a condition that requires the proponent to undertake the appropriate investigations and take appropriate actions if remediation is required. The Department is therefore satisfied the site is suitable for serviced apartments.

3.6.4 Sydney Regional Environmental Plan 24 – Homebush Bay Area (SREP24)

At the time of lodgement of the application, SREP 24 applied to the site as the site was located within the Homebush Bay Area. On 2 October 2009, the MD SEPP was amended and the Sydney Olympic Park site was designated a State Significant Site at Schedule 3 of the MD SEPP. Nevertheless, SREP 24 at the time of lodgement permitted the development of land within the Homebush Bay Area if it is consistent with any of the planning objectives. The proposal is consistent with the planning objectives as the proposal will not detract from the attractiveness of Sydney Olympic Park to host major regional, State and international events and will support the viability of Sydney Olympic Park precinct by providing diverse accommodation options. The proposed development is also of a reasonable scale in the context of the site and the surrounding development.

SREP 24 also stipulated that development consent could not be granted unless a master plan was in force for the site and that the development was consistent with the master plan and the consent authority takes the master plan into consideration in determining any application. Sydney Olympic Park Master Plan 2002 (Master Plan 2002) was the relevant master plan that applied to the site when the project application was lodged. Master Plan 2002 is discussed in Section 3.6.6 below.

3.6.5 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (SHC SREP)

SHC SREP provides a planning framework to achieve better environmental outcomes for Sydney Harbour and its catchment. Although SHC SREP applies to the whole of the Sydney Catchment Area, including the subject site, it primarily provides planning provisions relating to the foreshore and waterways area as identified under SHC SREP. The site is not included within the foreshores and waterways area and therefore such provisions do not apply to the subject proposal.

However, SHC SREP contains provisions relating to biodiversity, ecology and environmental protection as well as provisions concerning the maintenance, protection and enhancement of views. These matters have been considered in the EA. The stormwater and drainage systems are satisfactory and will integrate with the existing stormwater design systems for the Sydney Olympic Park. The architectural resolution of the building is satisfactory and does not generate any detrimental impacts relating to views and vistas to and from public places and landmarks.

3.6.6 Sydney Olympic Park Master Plan 2002 (Master Plan 2002)

At the time the application was lodged, Master Plan 2002 applied. One of the objectives of Master Plan 2002 is to encourage early development of commercial, residential, entertainment, cultural and leisure uses that will foster an active and viable Town Centre for the long term and support the venues at Sydney Olympic Park.

While Master Plan 2002 does not strictly apply to Part 3A proposals (as per the provisions of clause 6, Part 23, Schedule 3 of the MD SEPP), it has been considered and the proposal broadly complies with Master Plan 2002. The proposal will achieve the above objective by delivering alternative accommodation options to support the visitors of the Town Centre. Master Plan 2002 also envisages an additional 24,000m² of hotel gross floor area for the Town Centre. No relevant development controls apply to the site under Master Plan 2002 which states that the "final building envelope to be determined in conjunction with the Carter Street Precinct Development Framework".

3.6.7 Sydney Olympic Park Master Plan 2030 (Master Plan 2030)

Master Plan 2030 was adopted by the Minister for Planning on 10 March 2010 and supersedes Master Plan 2002. Master Plan 2030 aims to ensure Sydney Olympic Park becomes an active and vibrant town within Metropolitan Sydney and protect the role of Sydney Olympic Park as a premier destination for cultural, entertainment, recreation and sporting events.

Master Plan 2030 provides more specific design controls regarding sustainability, public domain, event controls, land use and density, building form and amenity, access and parking, transport strategies and infrastructure, landscaping and community infrastructure controls would apply. Furthermore, detailed controls also apply to the individual precincts and for the Sports and Education Precinct the following key development controls would apply to the site:

- preferred land use – hotels and serviced apartments;
- building height of 7 storeys;
- maximum FSR of 5:1; and
- minimum 90% build to line along Edwin Flack Avenue frontage.

While Master Plan 2030 does not strictly apply to Part 3A proposals under the MD SEPP, it has been considered and the proposal broadly complies with Master Plan 2030.

4 CONSULTATION AND ISSUES RAISED

4.1 PUBLIC EXHIBITION

Under section 75H(3) of the EP&A Act, the Director General is required to make the EA of a project publicly available for at least 30 days.

After accepting the EA for the project, the Department:

- Made it publicly available from 15 July 2009 to 14 August 2009:
 - on the Department's website; and
 - at the Department's Information Centre, Sydney Olympic Park Authority's Offices, Auburn City Council Administrative Centre, and Auburn Library.
- Notified landowners in the vicinity of the site about the exhibition period by letter;
- Notified SOPA, Council and relevant State authorities by letter; and
- Advertised the exhibition in the Daily Telegraph and the Sydney Morning Herald.

4.2 SUBMISSIONS RECEIVED ON ENVIRONMENTAL ASSESSMENT

In response to the public exhibition and notification of the application, the Department received a submission from Council and three from public authorities. No public submissions were received.

A summary of the issues raised in the submissions is provided below and copies of the submissions are included in Appendix D. The Department's consideration of issues raised in the submissions is contained in Section 5 of this report.

4.2.1 Sydney Olympic Park Authority (SOPA)

SOPA were generally supportive of the proposal, however, requested further details be provided regarding the following issues:

- demonstrate compliance with accessibility requirements including design of colonnade, car parking provisions, fit-out requirements, and accessible paths of travel;
- site boundaries and alignment with Formule 1 Hotel;
- width of shared ways and management of use of shared ways;
- design of photovoltaic cells;
- quality of proposed materials;
- justification for height with consideration of relationship with Formule 1 Hotel;
- ESD measures;
- location of bicycle parking;
- traffic access arrangements;
- loading facilities and rear lane access to retail tenancies; and
- noise impacts from surrounding major event facilities.

SOPA also provided a number of recommended conditions regarding a water reclamation and management scheme, public domain, and Work Place Travel Management Plan.

Comment

The proponent's PPR addresses a number of the issues identified by SOPA. Furthermore, in their response to submissions the proponent identified that they would accept the imposition of conditions relating to a number of these issues. SOPA, however, raised two further issues in response to the PPR, including development outside of the site boundary and the articulation of the building given the reduction in building size.

The Department has considered these issues in Section 5 of this report and recommended conditions, where appropriate.

4.2.2 Auburn City Council

Council raised no objections to the proposal, however, provided the following comments:

- poor pedestrian access from rear lane;
- lack of loading facilities; and
- poor connectivity with Carter Street Precinct road network.

Comment

The Department considers that the proponent has adequately responded to these issues in the PPR by providing a loading bay that can accommodate medium rigid vehicles and improved pedestrian access via an entry accessed from the rear lane. In regards to the relationship with Carter Street Precinct, the site boundaries have been primarily determined by SOPA due to the provision of shared ways.

4.2.3 NSW Transport and Infrastructure (NSWTI)

NSWTI raised no objections to the proposal and were generally supportive of the proposal's response to NSWTI objectives to minimise car parking. NSWTI also requested that conditions be imposed requiring the proponent to prepare a Work Place Travel Plan and to provide amenities for staff and visitors accessing the development by bike or on foot.

Comment

The Department has recommended a condition requiring a Work Place Travel Plan be prepared prior to occupation of the building and that the amenities provided for gym users also be available for staff use.

4.2.4 Sydney Water

Sydney Water raised no objections to the proposal and has requested that appropriate conditions be imposed regarding Section 73 Certificate requirements.

Comment

The Department has imposed a condition requiring the proponent obtain a Section 73 Certificate.

5 ASSESSMENT OF ENVIRONMENTAL IMPACTS

The Director General's Requirements and following key issues were considered in the Department's assessment of the Environmental Assessment:

- built form and urban design;
- transport and traffic impacts;
- noise impacts;
- developer contributions;
- ecologically sustainable development;
- signage; and
- public interest.

5.1 BUILT FORM AND URBAN DESIGN

5.1.1 Built Form

The proposal is consistent with the envisaged built form for the area, as outlined in the MD SEPP and Master Plan 2030, and the existing built form surrounding the site (see Figure 9). The proposal faces Edwin Flack Avenue and will present a consistent solid built edge to Edwin Flack Avenue, which is consistent with the 7 storey Formule 1 building to the north. The solid built edge to Edwin Flack Avenue will also be extended further south as, under Master Plan 2030, a minimum 90% build to line will apply to Sites 19, 20 and 21 to the south of the site along the Edwin Flack frontages.

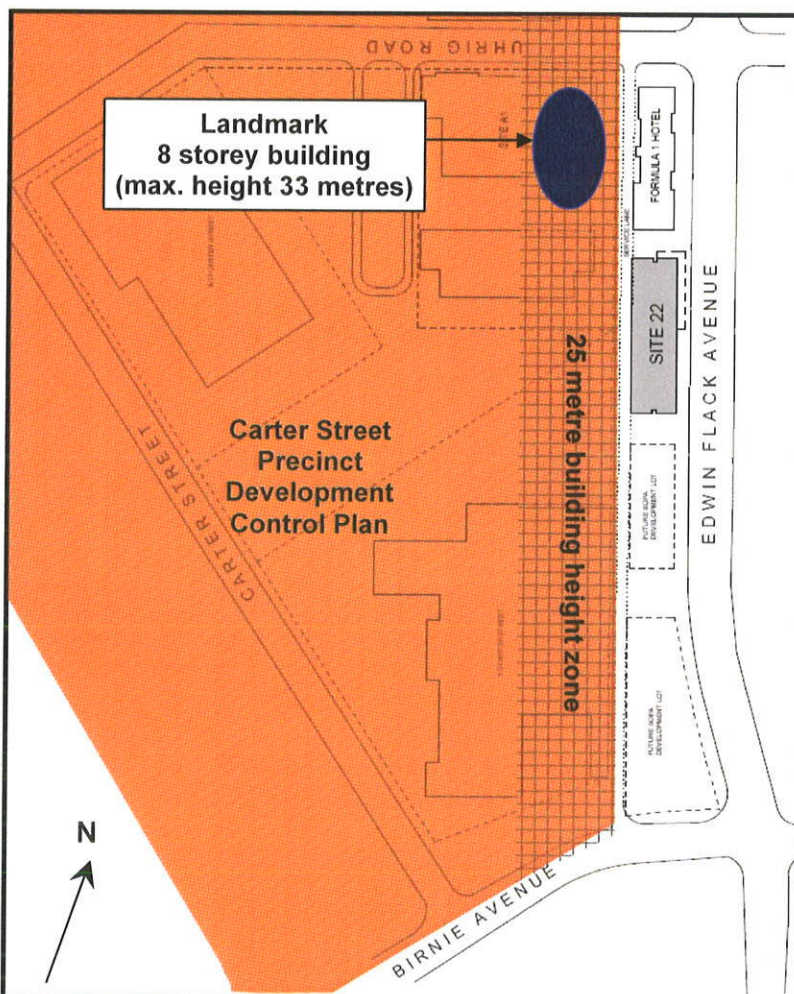


Figure 9 – Site Plan showing surrounding and future built form

The existing surrounding built form includes large scale sporting stadiums to the east of the site and large industrial buildings to the west. The built form to the west, however, is likely to change as the Carter Street Precinct Development Control Plan identifies business and

technology based land uses of up to 8 storeys (33 metres) and 6 storeys (25 metres) directly adjoining the Sydney Olympic Park Precinct.

Although the building provides a solid frontage to Edwin Flack Avenue, the facade will be broken into projecting and recessing elements to reduce the perceived bulk of the structure and to provide greater articulation and modulation (see Figure 10). The western façade will also provide a solid frontage, however, it will consist of operable louvres and timber cladding elements along the façade to reduce the solid appearance of the façade and to provide greater modulation of the façade (see Figure 11).



Figure 10 – Eastern Elevation – Edwin Flack Avenue

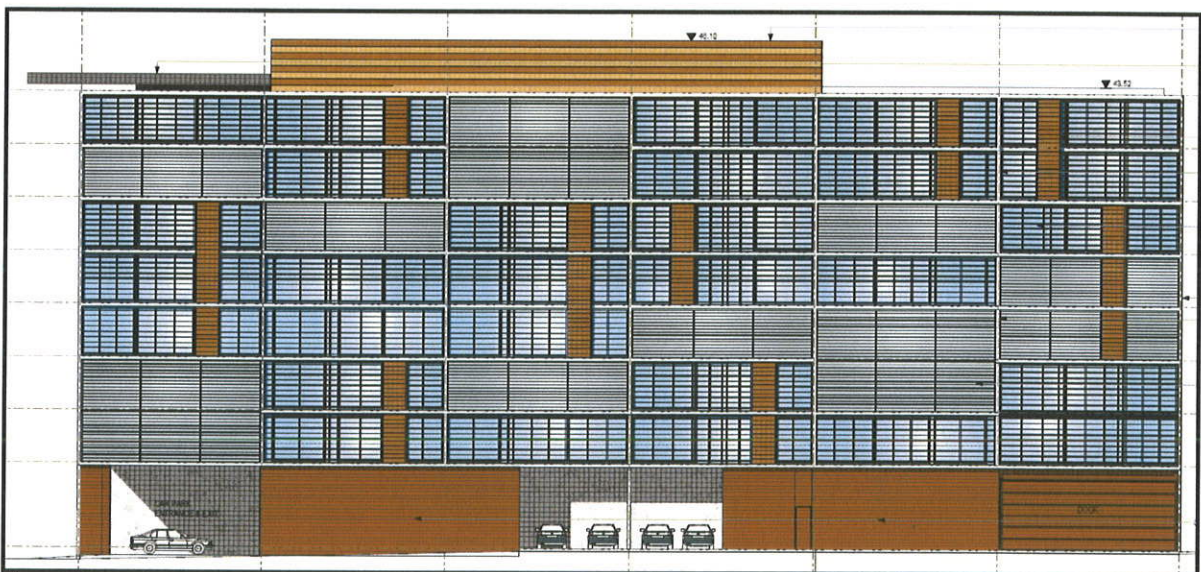


Figure 11 - Western Elevation – Rear lane

The Department considers that the proposal provides a well designed eastern elevation with appropriate articulation and modulation while providing a strongly defined edge to the Sydney Olympic Park site. The Department also considers that appropriate elements (operable louvres and timber elements) have been incorporated into the western elevation to provide relief to the otherwise solid façade, which presents as a strong built edge. These elements also address amenity issues from solar impacts and activities on the rear lane. Furthermore, the design of the proposal has responded to key issues raised by Sydney Olympic Park Authority Design Review Panel including articulation of rear elevation and opportunities to provide natural light and ventilation through the northern and southern elevations.

SOPA has requested a condition be imposed requiring the photovoltaic panel/canopy be amended to be consistent with the size as proposed in the EA to appropriately articulate the reduced building footprint in the PPR. The proponent has stated that the reduced panel was due to further design development which identified that fewer photovoltaic cells were required to achieve sustainability measures and to respond to engineering constraints. The photovoltaic panel/canopy would provide limited function as a canopy/awning given its clearance from the ground. Therefore, the Department considers that the request to increase the size of the photovoltaic panel is not warranted as it still functions as an innovative design feature. However, the Department notes that detailed design of the photovoltaic panel has not been provided and has recommended a condition that requires further detailed designs be provided prior to construction of the photovoltaic panel.

The built form and design of the building is subject to requirements in Master Plan 2002, which was applicable at the time of lodgement. Site Specific Urban Design Guidelines prepared by SOPA provide greater urban design controls for the site as no specific design controls exist in Master Plan 2002 as the controls were subject to further development with consideration of the controls to be set for the adjoining Carter Street Precinct. Table 1 provides a summary of the key controls and the proposal's response.

Table 1 – Key controls and guidelines

Control	Master Plan 2002	SOPA Site Specific Urban Design Guidelines	MD SEPP	Master Plan 2030	Carter Street Precinct Development Control Plan	Proposed
Building height	Final building envelope to be determined in conjunction with the Carter Street Precinct Development Framework	25 metres	24m	24m	25m	25.44m - 26.89m (see Section 5.1.2)
Number of Storeys		8 storeys	-	7 Storeys	8 storeys landmark sites 4-6 storeys	8 storeys (see Section 5.1.2)
FSR		-	5:1	5:1	1.5:1	5.04:1 (see Section 5.1.3)

As further discussed in Sections 5.1.2 and 5.1.3 below, the Department considers the proposed built form is appropriate for the site as it is comparable with existing and envisaged built form for the surrounding area in the MD SEPP and Master Plan 2030.

5.1.2 Building Height

The maximum building height prescribed for the site pursuant to clause 18 of Part 23 of Schedule 3 of the MD SEPP is 24 metres. The proposed building ranges in height from 25.44 to 26.89 metres, which exceeds the height controls by a maximum of 2.89 metres. The proponent considers that the proposed height is acceptable as it complies with the number of storeys set in the site specific urban design controls and is comparable with the prevailing form, scale and character of existing development in proximity to the site.

The maximum building height development standard in the MD SEPP is not applicable where there is a Director General's certificate issued under clause 21 of Part 23 of Schedule 3 of the MD SEPP. The certificate must indicate that the Director General is satisfied that the compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and there are sufficient environmental planning grounds to justify exempting the development from that development standard. In deciding whether to issue a certificate, the Director General must consider:

- a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and
- (b) the public benefit of maintaining the development standard, and
- (c) any other matters required to be taken into consideration by the Director General.

The Department recommends that compliance with this development standard not be required for this development for the following reasons:

- the variations of the development standard will not raise any matter of significance for State or regional environmental planning as it is a relatively minor variation;
- the proposal is considered appropriate for the site and will provide public benefit through supporting the growth of the Sydney Olympic Park Town Centre;
- there will be minimal public benefit in maintaining the development standard as the built form is consistent with the existing and envisaged surrounding built form;
- the proposed building was designed with consideration of and predominately complies with SOPA's site specific urban design controls which applied at the time of lodgement and allowed for an eight storey building;
- the proposed height will not result in detrimental amenity impacts (overshadowing, privacy) on any surrounding development;
- SOPA and Council raised no concerns regarding the general height of the building;
- given the sloped nature of the site, the height of the building varies from 25.44 metres to 26.89 metres; and
- a consistent building height along Edwin Flack Avenue is not possible due to its slope.

Accordingly, a Director General's certificate has been prepared for the site so that the maximum building height development standard is waived in this instance.

5.1.3 Floor Space Ratio (FSR)

A maximum FSR of 5:1 applies to the site pursuant to clause 19, Part 23 of Schedule 3 of the MD SEPP. The proposed site has an area of 1,420m² and this has been calculated based on the definition of site area in the MD SEPP, Schedule 3, Part 23, clause 20¹. The site area includes the area where significant development on the lot occurs. This includes the area where above ground building works occur (1,176m²) and the parts of the areas of below ground car park that extends underneath the shared ways (244m²). The Department considers the calculation of the site area is acceptable. SOPA has also indicated that they consider the site area as inclusive of the shared ways.

The proposal includes an FSR of 5.04:1 and the EA states that the variation is acceptable as the bulk and scale of the building is consistent with the surrounding and desired future character. The Department has assessed the issue and also considers that the proposed FSR is acceptable given:

- it is a minimal exceedance, which equates to 61.25m²;
- the minor variation of the development standard will not raise any matter of significance for State or regional environmental planning;
- the proposal is considered appropriate for the site and will provide public benefit through supporting the growth of the Sydney Olympic Park Town Centre;
- there will be minimal public benefit in maintaining the development standard as the built form is consistent with the existing and envisaged surrounding built form; and
- neither SOPA nor Council raised concerns in regard to the proposed FSR.

Accordingly, a Director General's certificate has been prepared for the site so that the maximum FSR is waived in this instance.

¹ Definition of site area for calculation of floor space ratio and site area pursuant to clause 20(3), Part 23, Schedule 3 of the MD SEPP:

In determining the site area of proposed development for the purpose of applying a floor space ratio, the *site area* is taken to be:

- (a) if the proposed development is to be carried out on only one lot, the area of that lot, or
- (b) if the proposed development is to be carried out on 2 or more lots, the area of any lot on which the development is proposed to be carried out that has at least one common boundary with another lot on which the development is being carried out.

In addition, subclauses (4)–(6) apply to the calculation of site area for the purposes of applying a floor space ratio to proposed development.

5.1.4 Building setbacks

The proposal has been designed with a building footprint that will occupy the bulk of the site. No building setbacks apply to the site except for setbacks on the ground floor for the provision of a colonnade along Edwin Flack Avenue and pedestrian refuge zone along the rear lane and rooftop setbacks. The building will provide minimal setbacks from each of its property boundaries. However, a colonnade on Edwin Flack Avenue has been included to provide weather protection, promote activation of the site and interaction between the public domain, the ground floor retail uses, and foyer of the serviced apartments (see Figure 12).

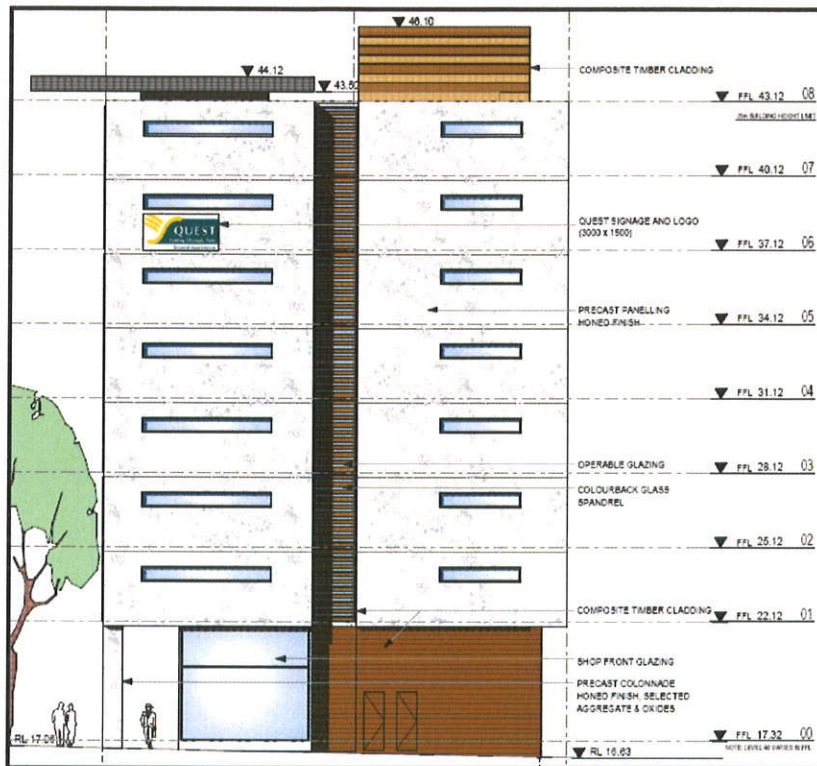


Figure 12 – Northern Elevation (Colonnade up to 5 metres high)

The proposed colonnade is single storey and therefore does not meet the Site Specific Urban Design Guidelines requirements, which require a two storey colonnade. The Department, however, considers the height of the colonnade acceptable as the Formule 1 Hotel to the north of the site does not provide a two storey colonnade (see Figure 13), and given the slope of the site, the colonnade already extends to a height of five metres to the north. SOPA raised no issues with the height of the colonnade.



Figure 13 – Formule 1 Hotel colonnade

The site specific urban design controls for Site 22 required a minimum 70% of the Edwin Flack Avenue elevation to be located on the property boundary. Master Plan 2030 specifies a 90% build to line for the Edwin Flack Avenue frontage. The proposal achieves a 100% build to line along the Edwin Flack Avenue frontage, which ensures a strong edge to Edwin Flack Avenue is provided.

The setbacks for the rooftop zone comply with the Site Specific Urban Design Guidelines and Master Plan 2030 requirements which require a minimum 3 metres setback from the parapet except for the setback to the parapet on the west. A setback of approximately 2.5 metres has been provided to the western parapet. The Department considers that the non-compliance is acceptable due to:

- the depth of the site and increased setback on the eastern edge to improve views from Edwin Flack Avenue;
- the photovoltaic design feature on the north-eastern corner constrains the placement of the plant and services;
- the western edge of the building fronts a rear service lane; and
- the location of the plant and services on the roof does not result in any adverse view or amenity impacts.

The Department considers the building setbacks are satisfactory and will result in a consistent edge to Edwin Flack Avenue and activation of the Edwin Flack Avenue frontage.

5.2 TRANSPORT AND TRAFFIC IMPACTS

5.2.1 Traffic impacts

The road network in the vicinity of the site includes Edwin Flack Avenue, Carter Street, Birnie Avenue, Uhrig Road and Hill Road. Edwin Flack Avenue forms a loop road around Sydney Olympic Park (linking with Sarah Durack Avenue, Australia Avenue and Kevin Coombs Avenue) and provides for two traffic lanes in each direction. Vehicles accessing the site will enter via the bus access lane, which is a one-way southbound lane that exits to Birnie Avenue.

The traffic assessment in the EA states that the proposed development would not result in extensive use of private vehicles and the proposal could potentially generate an additional 11 vehicle trips along Uhrig Avenue and 38 vehicle trips along Birnie Avenue in the AM Peak period. This results in the existing Level of Service A at the Edwin Flack and Uhrig Road intersection being preserved.

The Carter Street and Birnie Avenue intersection will drop in Level of Service from E to F, and the Carter Street and Hill Road intersection will remain at Level of Service F. Due to the low levels of service currently being experienced at these intersections, they have been identified in Master Plan 2030 and Sydney Olympic Park Authority Infrastructure Contribution Framework (ICF) as intersections that are proposed to be upgraded by SOPA. The proponent will contribute towards these upgrades through payment of developer contributions as discussed in Section 5.4.

Road traffic and public transport infrastructure has been identified as a priority in the ICF, including installation of traffic signals and/or lane reconfigurations, therefore the intersection upgrades will be primarily undertaken in the short term (Phase 1 of infrastructure works). Accordingly, as the levels of service at the above intersections will improve in the short term and given the proposal's low levels of traffic generation, the Department is satisfied that the future road network has the capacity to accommodate the traffic generated by the proposal.

5.2.2 Vehicular and pedestrian access

Vehicular access to the basement and at-grade car parking spaces will be provided from the rear lane (see Figure 14), and Edwin Flack Avenue will continue to be a "no-stopping" zone. Pedestrian access will be available via Edwin Flack Avenue and via the rear lane.

Coaches accessing the coach parking areas to the south of the site will also continue to the use this rear lane.



Figure 14 – Rear lane access

Council identified that the shared ways do not connect with the proposed road layout in the Carter Street Precinct. However, given that access arrangements are dictated by the subdivision pattern contained in the Master Plan 2030, which has been designed to provide greater access and permeability for the Sydney Olympic Park site, and potential connections to the Carter Street Precinct are available through the rear lane and shared ways, the Department considers that the proponent has adequately addressed the issue regarding connectivity with Carter Street Precinct.

SOPA and Council raised concerns regarding pedestrian access to the foyer from the rear lane. The Department notes the rear setback/pedestrian refuge zone varies from 0.3 metre to 1 metre and does not comply with site specific urban design controls. In response to pedestrian access issues the proponent has provided a more direct entrance from the rear lane. The Department has also recommended a condition that requires the proponent to provide adequate signage to ensure that visitors are aware of the access from the rear lane to avoid pedestrian and traffic conflict.

SOPA also identified vehicular egress during major events as an issue due to closures of Edwin Flack Avenue and right only egress onto Birnie Avenue. In response, the proponent has stated that patrons will be made aware of the restricted traffic access during major event periods and encouraged not to use their vehicles during major event periods. Furthermore, the Department has recommended a condition that requires the proponent prepare a Major Event Operational Management Plan.

5.2.3 Parking

The proposal incorporates the following car parking spaces:

- a single level of basement car parking providing 40 car spaces (including two accessible spaces and three small car spaces); and
- at-grade car parking spaces at the rear of the hotel providing four spaces (including one accessible space). All these spaces have direct access from the laneway and will be designated "rear to wall" so that the vehicles can exit the site in a forward direction.

The traffic assessment stated that parking provisions for the proposal are adequate, given they are comparable to that provided by the adjoining Formule 1 Hotel. Furthermore, there is an abundance of car parking available across Sydney Olympic Park, and the provisions are commercially acceptable for the operation of the proposal.

Master Plan 2002 provides no maximum or minimum car parking controls for the site. The car parking rate in Master Plan 2030 requires 90 spaces given it is located within 800 metres of the station. However, the site is located on the verge of the 800 metre radius and SOPA did not raise car parking provisions as an issue. Furthermore, RTA's *Guide to Traffic Generating Developments* does not specify a car parking rate for serviced apartments. However, the Department notes that a rate for hotel development does exist and specifies a rate of 1 space per 4 to 5 rooms. Based on this rate, 28 to 35 car spaces would be required if the maximum number of apartments were available.

Given the availability of public transport and other forms of arrival, including by coach, the Department considers the attempt to reduce the number of car parking spaces is appropriate and consistent with State objectives to reduce private vehicle travel. NSWTI were generally supportive of the proposal's response to NSWTI objectives to minimise car parking. Given the supply of car parking across Sydney Olympic Park, the opportunity exists for the proponent to negotiate and enter into arrangements to utilise car spaces in public parking stations. For these reasons, the Department considers the proponent has provided a satisfactory level of car parking.

The Department notes that no bicycle storage facilities have been identified. The EA indicated that bicycle storage facilities would be provided in the shared ways. The Department considers adequate facilities should be provided and has recommended a condition requiring the proponent to submit a revised plan identifying a suitable location for the provision of bicycle storage facilities to the satisfaction of SOPA.

5.2.4 Services facilities

Initially the proposal did not include any loading facilities, however, in response to concerns raised by SOPA, Council and the Department, the proponent has amended the design to incorporate a loading bay. SOPA also identified that any loading facilities would require internal access to the retail tenancies on Edwin Flack Avenue to ensure that vehicles do not stop on Edwin Flack Avenue. The proponent has also modified the design to include an internal connection from the loading area to Edwin Flack Avenue.

The Department considers the proponent has adequately responded to the issues raised in the submissions regarding loading facilities. A condition of approval has been imposed requiring the delivery bay to comply with the relevant Australian Standard AS 2890.

5.3 NOISE IMPACTS

An Environmental Noise Impact Assessment was submitted in response to concerns raised by SOPA regarding potential noise impacts to patrons of the serviced apartments during major events. The site is located in an area that has been identified as requiring substantial noise mitigation, including double-glazed windows and doors to reduce noise impacts.

The noise assessment identified that noise levels generated from major sporting and entertainment events can result in noise levels of up to 73dB(A) at surrounding locations. However, the noise assessment concluded that environmental noise intrusion is acceptable provided upgraded single glazing of up to 10.38mm and acoustic seals are provided to the façades. The level of treatment may vary based on building elevation, façade orientation and proximity to the M4 Motorway. The assessment indicates that a full assessment is required at construction certificate stage.

The Department notes that given the character of the sporting and entertainment precinct and the nature of the surrounding land uses, increased noise levels during major events are to be expected and the proponent has demonstrated that with appropriate attenuation the noise impacts can be managed. The Department is satisfied appropriate noise attenuation works will mitigate any major event noise and has recommended a condition that requires a further assessment prior to construction certificate, to demonstrate that internal noise intrusion is acceptable.

The noise emissions expected from the operation of the proposal are mainly associated with mechanical plant on the roof level. The Department notes that there are no noise sensitive residential receivers in the vicinity of the proposed development. However, the Formule 1 Hotel, which is located 12 metres to the north of the proposal, is a commercially sensitive noise receiver that provides sleeping areas. Accordingly, the Department has recommended a condition that requires the operational noise resulting from the proposal to not exceed 5dBA above background noise levels or result in offensive noises. The Department has also recommended appropriate conditions that require the proponent to address construction noise impacts in a Construction Management Plan.

5.4 DEVELOPER CONTRIBUTIONS

The Department has applied the provisions of the *Development Contributions Strategy - Briefing Note for Developers, Sydney Olympic Park Master Plan Development (November 2002)* (Contributions Strategy) for this proposal. The Contributions Strategy sets out a schedule of contributions, including to provide funding for community facilities, movement systems (public transport and the road network), and urban domain works. For the purposes of the Contributions Strategy, the hotel is defined as "Other Employment Development".

In accordance with the Contributions Strategy, the rate payable for this type of development is \$733 per 100m² of gross floor area. The gross floor area of the serviced apartments is 7,162.5m². On this basis, the development contribution payable for this development is \$52,501 subject to relevant adjustments for the Consumer Price Index (CPI). A condition of approval will require the proponent to pay this contribution to Sydney Olympic Park Authority prior to the issue of the construction certificate.

5.5 ECOLOGICALLY SUSTAINABLE DEVELOPMENT

The proposal is located within an urban footprint on a previously developed and disturbed site and will not result in loss of any threatened or vulnerable species, populations, communities or significant habitats. Appropriate measures have been included in the proposal to ensure impacts can be successfully mitigated. The site is not subject to any known effects of flooding and is not subject to bushfires. The site is also unlikely to be impacted by changes in sea level rising resulting from climate change.

An ESD statement has been prepared as part of the subject proposal and outlines how the proposal will incorporate ESD principles in the design, construction and on-going development of the project. As Green Building Council of Australia's (GBCA) sustainability tool, Green Star, does not have a certification for serviced apartments, the proponent proposes to use the multi-unit residential tool as a guide for the design of the proposal. The proponent has committed to the principles of ESD and aims to achieve a minimum 4 Star Green Star equivalent rating. ESD measures incorporated in the proposal include:

- provision of photovoltaic cells or solar hot water panels to the roof;
- external louvred shading devices;
- operable windows to maximise natural ventilation;
- use of energy efficient appliances and water efficient fixtures; and
- connection to the Sydney Olympic Park Water Reclamation and Management Scheme water recycling system.

The proposal will provide a sustainable development of the site that provides both positive short-term and long-term economic and social outcomes by supporting the development of a major mixed used centre and providing alternative accommodation options to visitors of Sydney Olympic Park which is a major sporting and entertainment centre. The Department is satisfied that the proposal adequately incorporates ESD principles into the design of the facility.

5.6 SIGNAGE

The proposal includes three internally illuminated building identification signs. Two are located on the north and south elevations and consist of the Quest Serviced Apartments logo and are approximately 3 metres by 1.5 metres in size (see Figure 12). The third sign is an under awning sign measuring approximately 1.8 metres by 0.4 metres (see Figure 15) and will consist of the Quest Serviced Apartments logo and 'RECEPTION' lettering.

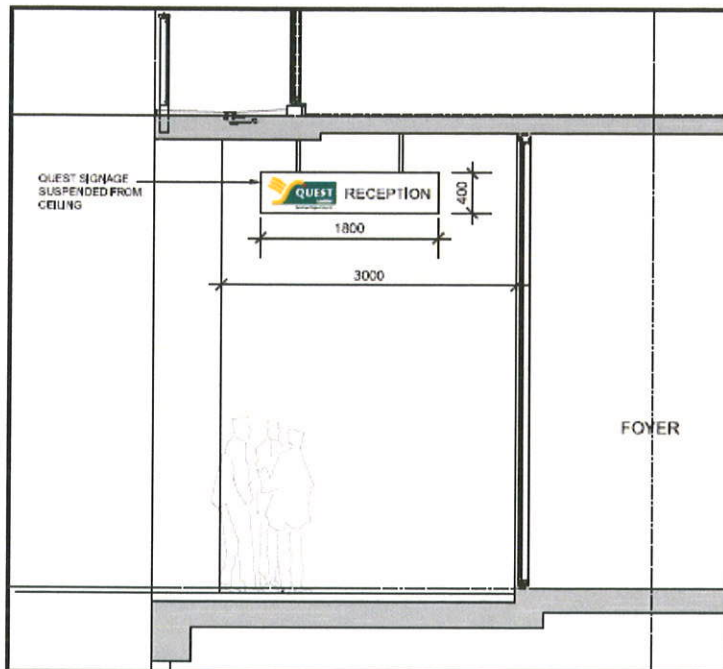


Figure 15 – Under awning sign

The size of the northern elevation and southern elevation signage is consistent with SOPA's *Guidelines for Outdoor Advertising Identification and Promotional Signage* and is well below the allowable 5% of the area of the building elevation. However, the signs are located approximately 6.5 metres from the top of the building and therefore do not comply with the requirement to be located within the top 20% of the building. Therefore, the Department has recommended a condition requiring the northern and southern elevation signs to be relocated up one level so they are consistent with SOPA guidelines. The Department considers the under awning sign to be acceptable.

The Department notes that retail tenancy signage does not form part of this application and a condition has been imposed that specifies any further signage for the retail tenancies will require separate development consent, unless the signs are complying development.

5.7 PUBLIC INTEREST

The proposed development will provide significant public benefits as follows:

- the provision of additional short term accommodation and active uses to support the specialised centre;
- will support tourism and major sporting and entertainment events;
- activate the streetscape and public domain;
- will deliver employment opportunities through the construction and operational phase of the development; and
- development of the site will support longer term planning objectives for Sydney Olympic Park.

Accordingly, for these reasons the proposal is considered in the public interest.

6 CONCLUSION

The Department has assessed the project application and considered the submissions in response to the proposal. Key issues assessed by the Department included built form and urban design; transport and traffic impacts; noise impacts; developer contributions; ESD; signage; and the public interest. The Department has determined that the proposal is well designed and addresses the objectives of the Sydney Olympic Park Town Centre. The Department has determined that these matters have been satisfactorily addressed in the proponent's EA, PPR and final statement of commitments to ensure there are minimal environmental impacts as a result of the proposal, subject to conditions.

The proposal is consistent with key objectives in the NSW State Plan, the Sydney Metropolitan Strategy and the Draft West Central Subregional Strategy, particularly those which seek to promote tourism and encourage the expansion and diversification of the Sydney Olympic Park Town Centre. The proposal will also provide significant public benefits to the broader community by supporting major events at Sydney Olympic Park and activating the site.

The Department is therefore satisfied this proposal would have a low level of impact on the surrounding environment and can be suitably managed to ensure a satisfactory level of environmental performance, pursuant to section 75J of the EP&A Act. Accordingly, the Department recommends the project application be approved, subject to conditions.

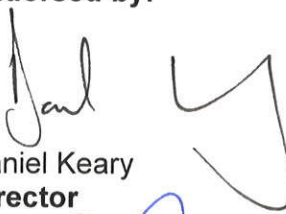
7 RECOMMENDATION

It is recommended that the Director General:

- a) **Consider** all relevant matters prescribed under section 75J(2) of the EP&A Act, including those relevant matters prescribed by 75I(2) as contained in the findings and recommendations of this report;
- b) **Sign** the attached Director General's certificate, pursuant to clause 21 of Part 23, Schedule 3 of the MD SEPP (**TAG A**);
- c) **Approve** the project application, subject to conditions, under section 75J(1) of the EP&A Act, having considered all relevant matters in accordance with (a) above; and
- d) **Sign** the attached Instrument of Approval (**TAG B**).

Prepared by: Megan Fu, Planner, Government Land and Social Projects

Endorsed by:


19/3/10
Daniel Keary
Director
Government Land and Social Projects


22.3.10
Chris Wilson
Executive Director
Major Projects Assessment


Richard Pearson
Deputy Director General
Development Assessment & Systems Performance

APPENDIX A. DIRECTOR GENERAL'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

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 September 2008
Expiry date	(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.

	<p>Consideration should be given to providing a range of apartment types and sizes, and any servicing requirements for the building.</p> <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

<p>General</p>	<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.
<p>Plans and Documents</p>	<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; • any changes that will be made to the level of the land by excavation, filling or

	<p>otherwise;</p> <ul style="list-style-type: none"> • 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>Documents to be submitted</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.

APPENDIX B. ENVIRONMENTAL ASSESSMENT

Provided on disk.

APPENDIX C. PREFERRED PROJECT REPORT

A response from the proponent to matters raised in submissions is addressed in the Preferred Project Report and Response to Submissions. Provided on disk.

APPENDIX D. SUBMISSIONS
