

Stage 2 and 3 - Site 3, Australia Avenue Sydney Olympic Park

February 2010

Prepared for **Site 3 Development Company Pty Ltd**



Clause 6 Request &
Preliminary Environmental Assessment
Part 3A Major Project Application

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- A** Site survey prepared by Souter and Associates
- B** Design Competition Brief
- C** Standard Preliminary Environmental Assessment Requirements by the Department of Planning
- D** Master Plan Approval 246-10-2004
- E** QS Certificate prepared by Rider Livett Bucknell

Quality Assurance

Reviewed by

.....
Stewart Verity

Director
Urban Design and Planning
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Date

This document is for discussion
purposes only unless signed.

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1 Introduction

1.1 Preliminary

This report has been prepared by Architectus on behalf of Site 3 Development Company Pty Ltd to submit an outline of the proposed mixed use development on the Stage 2 and 3 area of Site 3, Australia Avenue in Sydney Olympic Park. The proposed development comprises up to four (4) residential buildings and some non-residential uses at ground level.

This report seeks the Minister's confirmation that the project is one to which Part 3A applies and in doing so to forward the Proponent the Director General's Environmental Assessment Requirements (DGRs).

This report provides details of the proposed project including a site description, and justification as to why the proposed development should be considered a Major Project under Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979).

A Preliminary Environmental Assessment of the proposal has also been provided in this report, based on the standard guidelines for Preliminary Environmental Assessment requirements for Part 3A projects. A copy of these standards is provided at **Appendix C**. This report has also been prepared with reference to the list of information required for development and project applications at Appendix A of the Sydney Olympic Park Master Plan 2030.

This report should be read in conjunction with the **Appendices A - E**.

1.2 Background

The subject site is owned by the Sydney Olympic Park Authority (SOPA). Site 3 Development Company Pty Ltd comprised the consortium of Brookfield Multiplex and Babcock and Brown prepared a combined staged Master Plan Development Application and Stage 1 Development Application for the first two (2) buildings (A/B).

Development Consent No. 246-10-2004 was granted by the Minister for Planning on 21 December 2005. A description of the approved staged Master Plan Development Consent is provided at condition A1 Development Description, as follows:

"A1 Development Description

A staged development consent pursuant to Section 80 (4) and (5) is granted to the development described in detail below:

(1) Four towers identified as:

- a) North buildings (A and B)*
- b) Centre buildings (C and D)*
- c) Centre building (E)*
- d) South building (F)*

(2) land uses of "residential", "live work", "community facility", "childcare centre" and "retail".

(3) land uses totalling no more than 685 units (inclusive of 673

residential units, 6 “live/work units”, 4 retail units (if all proposed retail uses are consistent with relevant provisions of the SOPA Master Plan), 1 childcare and 1 community facility) with,

(4) a maximum number of 1360 bedrooms for residential development (including all “live/work”

(5) a total Gross Floor Area of no more than 79,053 square metres with floor plates as described in condition A10,

(6) car parking with a total number of vehicles not exceeding 930 spaces”.

Billbergia Group purchased Site 3 Development Company Pty Ltd in 2009.

Site 3 Development Company Pty Ltd proposes to develop the remaining area of the site comprising towers C/D, E and F. This Clause 6 request relates to the southern part of the site and excludes the area of the site comprising Buildings A/B, which is under construction. Refer to **Figure 1**.

The Part 3A approval (MP_06_0127) for the northern buildings (A and B) was granted consent by the Minister for Planning on the 21 June 2007 comprising 208 apartments. A Section 75W modification application (06_0127 MOD 1) for internal and external alterations to buildings A and B was also approved by the Minister for Planning on the 5 May 2009. (refer to **figures 4 and 5** below).

The project application (MP_06_0127) for the northern buildings A and B comprised the following:

- Part 24 storey and part 16 storey residential building with three basement levels;
- A total gross floor area of 22,703m²;
- 283 car parking spaces and 30 bicycle spaces;
- A childcare centre 325m²;
- 4 commercial/retail units totalling 298m²;

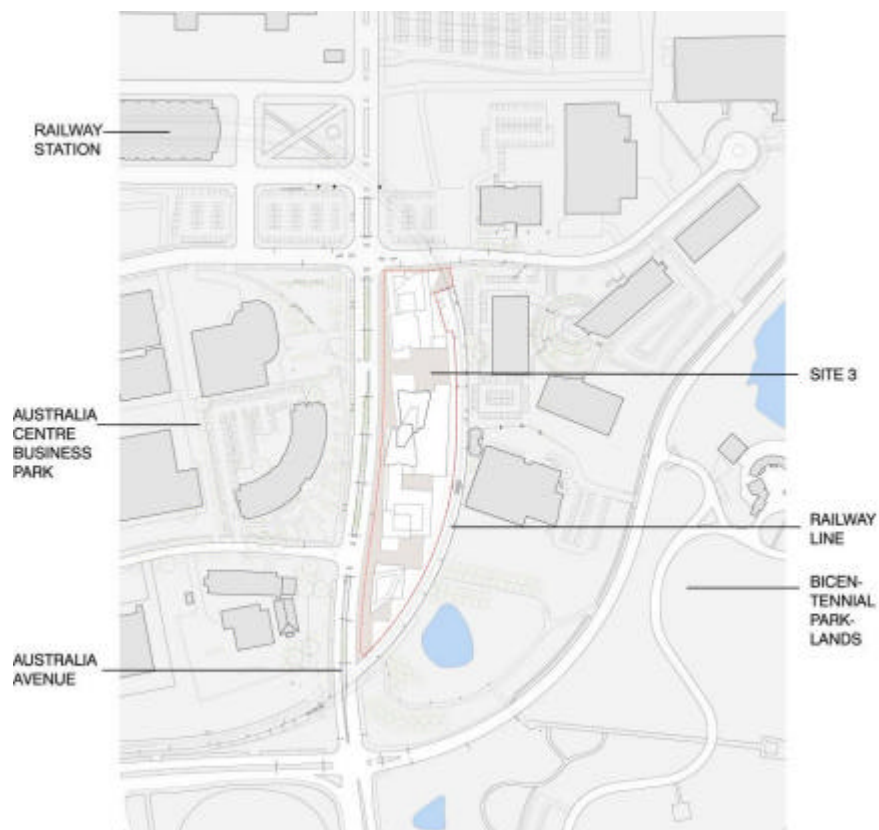


Figure 1. Subject site

The subject site is known as Site 3 and has a primary street address of Australia Avenue.

Figures 2 and 3 illustrate a 3D perspective and east elevation of the approved staged development.

1.3 Preparation of the application

The project team is made of the following:

Proponent	Site 3 Development Company Pty Ltd
Architect	Subject to Design Competition
Urban planner	Architectus
Surveyor	Souter and Associates
Quantity Surveyor	Rider Levitt Bucknell



Figure 2 3D Perspective looking south east

Buildings A/B known as Stage 1 have approval for the detailed architectural design and are under construction. Indicative building designs for Buildings C/D, E and F with the Master Plan approval for building envelopes (source: Turner + Associates and Fender Katsaledis).

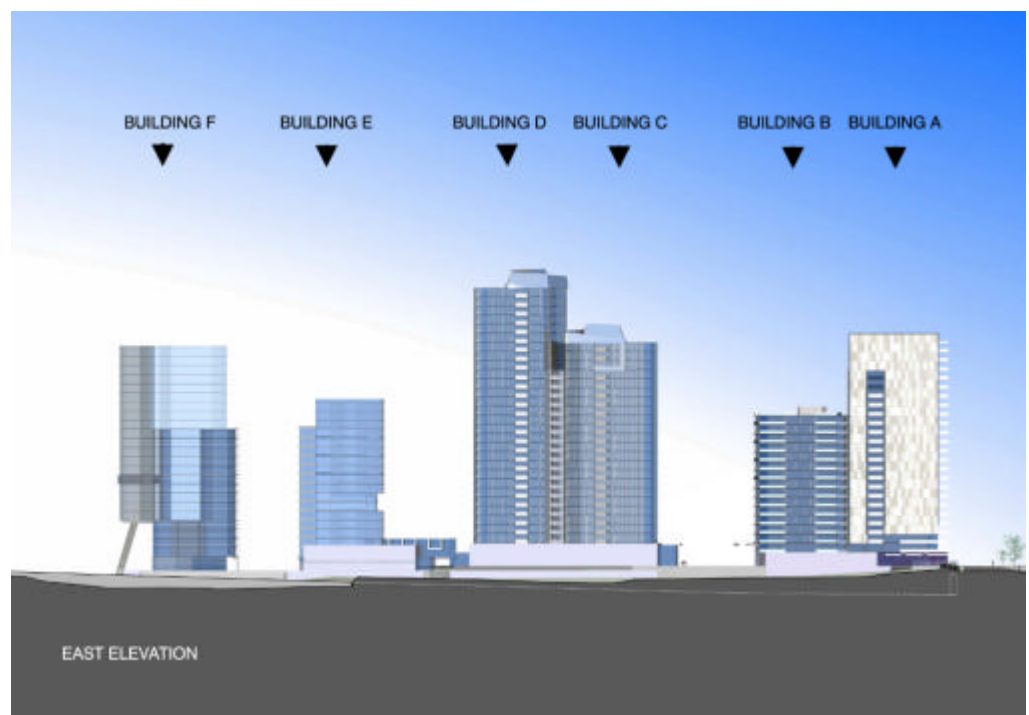


Figure 3 East Elevation

Buildings A and B have approval for detailed architectural design and are under construction. Indicative building designs for Buildings C, D, E and F with Master Plan approval for building envelopes. (Source: Turner and Associates and Fender Katsaledis)

Stage 1 – Buildings A and B



Figure 4 3D perspective of Stage 1(Buildings A/B) from the corner of Australia Avenue and Herb Elliot Avenue

Buildings A/B have approval for the detailed architectural design and are under construction.
(source: Turner + Associates)



Figure 5 3D perspective of Stage 1 from Australia Avenue (Source: Turner + Associates)

Buildings A/B have approval for the detailed architectural design and is under construction.

2 Site Description

2.1 The site, legal description and existing use

The site is located to the southeast of the Olympic Park Railway Station and on the eastern edge of Australia Avenue. (Refer to local map at **Figure 8**).

The registered property description of the site is Lot 74 in DP 1134933. The site is current vacant.

Overall, Site 3 has an area of approximately 10,400sqm with approximately 300 metre frontage to Australia Avenue with a depth from Australia Avenue (west) to the railway line (east and south) of between 40-50 metres. Site 3 has a total site area of approximately 14,300m², with the portion of the site that is the subject of this application comprising 10,669m². A survey of the site is attached at **Appendix A**.

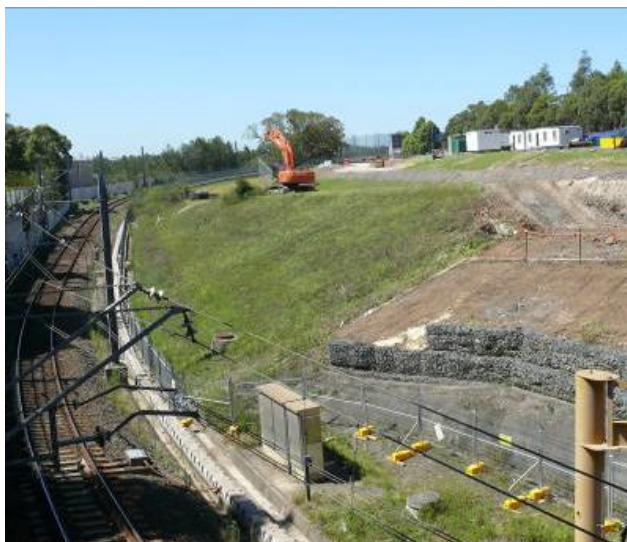


Figure 6 Site as viewed from the railway line
Stage 1 (buildings A and B) to the north of the site have commenced construction.



Figure 7 Australia Avenue site frontage
Australia Avenue is the main frontage to the site



Figure 8 Location Map

Site 3 is shaded in red and is located on the eastern side of Australia Avenue. Homebush railway station is located within close walking distance, to the north west of the site and the Bicentennial Parklands situated to the west of the site.

2.2 Local context

The subject site forms part of a key focal point for Sydney Olympic Park, with a frontage to Australia Avenue, one of the main access roads that extends through to Sydney Olympic Park.

Site 3 is located within a business park setting adjacent the sporting and recreational facilities established for the Sydney Olympic Games. This site is located within 250 metres of the Sydney Olympic Park railway station. Adjacent is to be future commercial and retail core of the town centre which will evolve over the next 20-25 years as a Specialised Centre guided by the Sydney Metropolitan Strategy, the West Central Subregional Strategy and the Sydney Olympic Park Master Plan 2030.

Australia Avenue is the main street frontage to the site and runs north south along the site's western boundary comprising four (4) lanes with a central median strip and established landscaping.

The site is bounded to the north by Parkview Drive. A car park is located opposite the site as illustrated **Figure 10** below. A commercial office building and display centre for the approved Stage 1 residential apartments is situated in the building on the corner of Australia Avenue

and Herb Elliot Avenue.

The Olympic Park railway line directly abuts the site to the east and further east are medium rise commercial office developments. Beyond Bennelong Road is Bicentennial Park and Powell's Creek an extensive regional open space that provides parklands and cycleway within close walking distance from the site.



Figure 9 Australia Avenue, Parkview Drive and Herb Elliot Avenue intersection.
The northern portion of the site is situated on the corner of Parkview Drive and Australia Avenue.



Figure 10 Parkview Drive looking west with views towards the intersection of Australia Avenue, Parkview Drive and Herb Elliot Avenue .



Figure 11 Sydney Olympic Parktrain station
Located on Dawn Fraser Avenue approximately 250 metres from the site

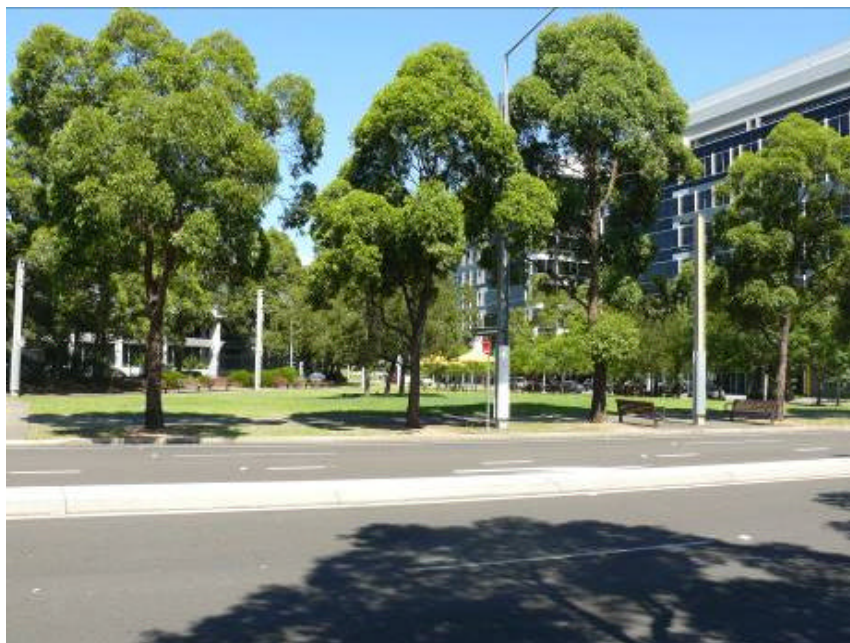


Figure 12 A small pocket park situated opposite the site on Australia Avenue

2.3 Future Context

The Sydney Olympic Park Master Plan 2030 provides a vision for the sustainable development of Sydney Olympic Park. The Master Plan splits the town centre into nine precincts. The precinct boundaries fall along natural edges created by the main streets, the parklands and surrounding suburbs. The nine precincts are shown in **figure 13**.

The Master Plan envisages that Sydney Olympic Park provides the opportunity to establish a best practice example of sustainable urban development as well as remaining available for major sporting and entertainment events. The parks sporting and recreational facilities and 425 hectares of parkland ensure its unique place in offering a solution to Sydney's population growth.

The main residential areas are encompassed in the Central Precinct, which is also the new commercial heart, the Parkview Precinct and Haslams Precinct. These precincts also include associated retail and commercial uses. Site 3 is located in the Parkview Precinct. (Refer to **figure 14** for artists impression of Sydney Olympic Park 2030)

It is envisaged that the Central Precinct will be progressively transformed into a high density mixed use neighbourhood with commercial offices, retail and residential uses. The majority of new commercial and retail development is within the precinct and this will create a hub adjoining the railway station. The commercial buildings will also act as a noise buffer between the venues and the southern parts of the precinct, which will become a compact residential neighbourhood.

A zone of slender towers, 20-30 storeys high, defines Olympic Boulevard. Office buildings front Herb Elliot and Dawn Fraser Avenues and the new East West Street are up to eight storeys. New residential buildings are up to ten stories high and will be concentrated along Figtree Drive. (See **figure 15 and 16** below).

The Parkview Precinct adjoins the Central Precinct. It is defined by Australia Avenue, Bennelong Road and the parklands to the east and the Brickpit to the north. Its existing industrial and commercial uses will progressively give way to a higher density mixed use precinct incorporating community, educational, commercial and residential uses to create a compact urban neighbourhood with a vibrant and leafy street character. (refer to **figure 15**)

A network of streets will transform the precinct into a walkable neighbourhood with good connections to the Bicentennial Parklands. A spine of community and school uses and open spaces will occupy the series of blocks bounded by Dawn Frazer and Murray Rose Avenues.

The area will be characterised by a transition in scale from larger more urban building forms along Australia Avenue to lower buildings along Bennelong Road. (Refer to **figure16**).



Figure 13 SOP Master Plan 2030 Precinct Plan
Site 3 is shown bounded by a red line (Source SOPA)

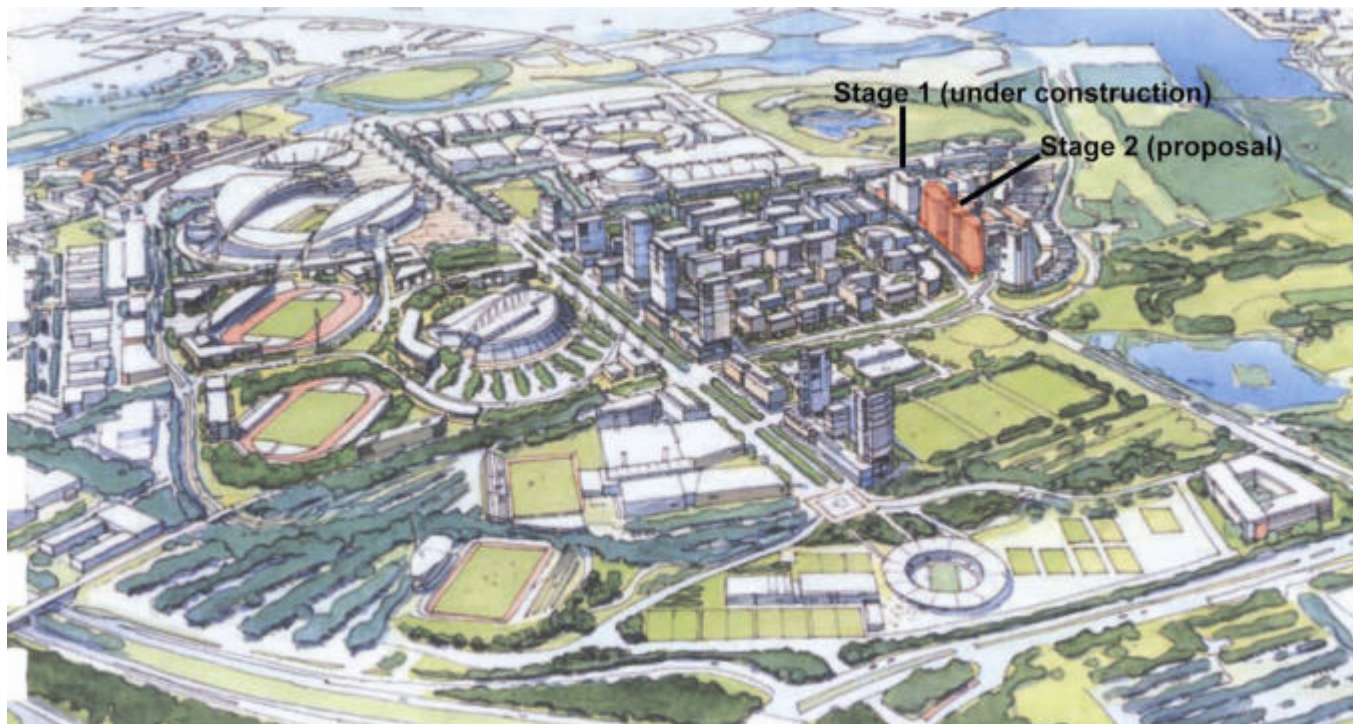


Figure 14 Artists Impression of Sydney Olympic Park and surrounds in 2030

Source: Sydney Olympic Park Master Plan 2030, Page 3. Stage 2 and 3 of the site is shaded in red.



Figure 15 Artists Impression of Herb Elliott Avenue (Central Precinct)

Source: Sydney Olympic Park Master Plan 2030, Page 118

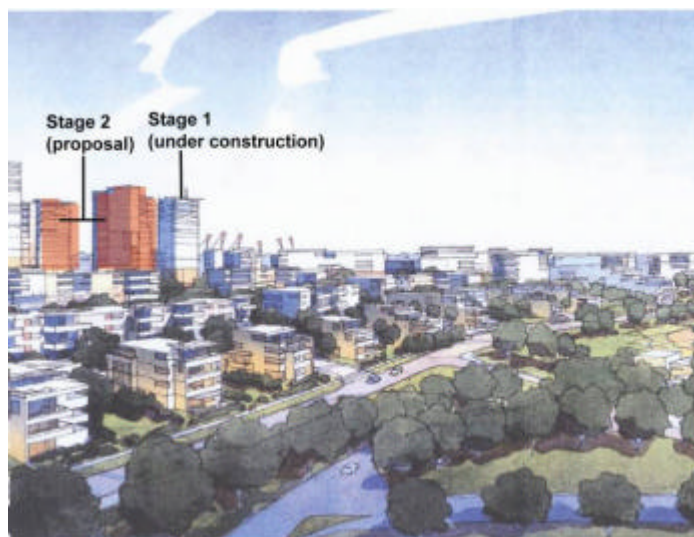


Figure 16 Artists Impression of Bennelong Parkway (Parkview Precinct)

Source: Sydney Olympic Park Master Plan 2030, Page 150. Stage 2 and 3 of the site is shaded in red.

3 The Proposal

3.1 Project description

The proposed development comprises up to four mixed use residential buildings, with some non-residential uses at ground level, within the podium elements.

The proposal comprises the following principles as per the original application approval:

- Up to four residential towers to a maximum height of 90 metres SEPP (Major Development) 2005;
- Approximately 480 residential apartments and approximately 650 parking spaces;
- Outdoor common area for residents and visitors;
- A maximum of 56,213m² gross floor area;
- Ground floor non residential uses including neighbourhood retail tenancies.

Stage 2 and 3 of the site is currently undergoing a design competition for buildings C, D, E and F which is the subject of this application.

3.2 Proposed uses

State Environmental Planning Policy (Major Development) 2005 states that the site is situated within a Mixed Use zone. The Sydney Olympic Master Plan 2030, indicates the site as being zoned for residential, however all sites within the Parkview Precinct are generally mixed use, commercial or residential.

As such, proposed land uses across the entire Stage 2 and 3 will comprise residential units, common facilities such as common meeting room, and retail uses at the ground floor level, which are all permissible with consent.

3.3 Floor Space Ratio

The maximum permitted floor space ratio across the site as stipulated in the State Environmental Planning Policy (Major Development) 2005 is 5.25:1. The Stage 1 development (under construction on the northern portion of the site) has 22,840m² of GFA, leaving 56,213m² GFA for the proposed Stage 2 and 3 development.

3.4 Building height

The building height for Site 3 as stipulated in State Environmental Planning Policy (Major Development) 2005 is 90 metres. The remaining buildings (C,D,E and F) are to be assessed against this development standard.

3.5 Vehicle access and parking

Vehicle access arrangements to the site will be via Australia Avenue. The parking is to be designed in accordance with the Master Plan approval.

3.6 Pedestrian access

Pedestrian access to the site will be via Australia Avenue.

3.7 Open space

The proposed landscape scheme will be designed to respond to the Sydney Olympic Park Master Plan to provide for residential and public amenity.

3.8 Building setbacks

The current design competition will incorporate building setbacks and through site links as per the Master plan 2030 requirements. (See Figure 15).



Figure 17 Parkview Precinct Building Zones and Setback Plan

Source: Draft Sydney Olympic Park Master Plan 2030

3.9 Conclusion

The final form and massing of the buildings as well as their architectural expression are being determined through a design competition process that is currently underway.

It is considered that adequate information has been provided with the project description to describe the proposed uses, density and overall

height, vehicle access and parking, open space and pedestrian access in order for Director General's requirements to be issued for the project.

It is noted that the planning provisions which will relate to the site were included in the design competition brief (at **Appendix B**) and form a component of the design competition criteria.

4 Planning context & regulatory framework

4.1 Introduction

The relevant legislation, environmental planning instruments and policies applicable to the Project Application are:

Legislation

- Environmental Planning and Assessment Act 1979

Metropolitan Planning Strategy

- Sydney Metropolitan Strategy: City of Cities
- Draft West Central Subregional Strategy

State Environmental Planning Instruments (SEPPs)

- SEPP (Major Development) 2005
- SEPP 65: Design Quality for Residential Flat Development
- SEPP (Building Sustainability Index – BASIX) 2004
- SEPP (Infrastructure) 2007
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

These statutory requirements and policies are addressed in the following sections of this report:

4.2 Environmental Planning and Assessment Act 1979

Clause 75B of the EP & A Act 1979 applies to the carrying out of development that is declared under this section to be a project to which this Part applies:

- (a) *“by a State Environmental Planning Policy, or*
- (b) *by order of the Minister published in the Gazette (including by an order that amends such a policy).*

The carrying out of particular or a class of development, or development for a program or a plan of works or other activities may be so declared.”

Sydney Olympic Park is identified as a as a ‘State Significant Site’ to which Part 3A of the EP&A Act applies under Schedule 3. Clause 6 of SEPP (Major Development).

Clause 75ZA of the EP & A Act 1979 *Savings, transition and other provisions* states:

(2) The regulations make provision for or with respect to the effect of any such action under Part 4 or Part 5 after the declaration is made or to the effect of the revocation of a declaration after an approval has been given under this part. In particular, the regulations may make provision for or with respect to:

- (a) *The termination or consolidation of consents or approvals under Part 4 or Part 5*

The Environmental Planning and Assessment Regulation 2000, *Part 1A Clause 8M Transitional provisions – development consent under Part 4 of Act and approvals under Part 5 of the Act* states:

*(1) “If development is declared to be a project under Part 3A of the Act as referred to in Section 75ZA (1) of the Act, any development consent under Part 4 of the Act or approval under Part 5 of the Act that authorises the carrying out of all or part of the development continues in force **but ceases to have effect when the project is approved under Part 3A of the Act**”.*

In accordance with the above provisions, if the Part 3A project application varies from the Part 4 staged Master Plan consent. The Minister has the power to approve a project application under Part 3A without the need for the proponent to vary the Part 4 approval. Any variations to the staged Master Plan DA are to be addressed in the Environmental Assessment in relation to compliance with the relevant Environmental Planning Instruments.

Sydney Olympic Park Master Plan 2030

The Sydney Olympic Park Master Plan 2030 was adopted by the NSW Government following the gazettal of the State Significant site listing under Schedule 3 of the Major Development SEPP.

The Master Plan 2030 is a master plan under Section 18 of the Sydney Olympic Park Authority Act 2001 and amendment number 20 of SEPP (Major Projects) 2005, which are the principal statutory planning instruments regulating land use at Sydney Olympic Park.

The Master Plan 2030 is a 22 year vision for the sustainable development of Sydney Olympic Park. It builds on the Sydney Olympic Park Vision 2025 and also complements the NSW Government's Metropolitan Strategy for Sydney, which was released in 2005.

The Master Plan was prepared after the Minister's approval of the Staged Consent for Site 3. The purpose of the Master Plan is to:

- a) Provide a comprehensive approach to the development of Sydney Olympic park;
- b) Ensure Sydney Olympic Park becomes an active and vibrant town centre within Metropolitan Sydney;
- c) Protect the role of Sydney Olympic Park as the premier destination for Cultural, entertainment, recreation and sporting events;
- d) Protect and enhance the public domain;
- e) Protect and enhance the Sydney Olympic Park parklands;
- f) Provide detailed planning and design principles and controls to encourage development that responds to unit's context and contributes to the quality of the built environment and the future character and cultural significance of the site.

The Master Plan divides the Sydney Olympic Park town centre into nine (9) precincts. Site 3 is located within the Parkview Precinct, which is predominantly a residential precinct that is generally bounded by Australia Avenue to the East, the Brick pit to the north, and the Bennelong Parkway to the east and south. The commercial core, which is also a residential/mixed use precinct is located to the west and is known as the

Central Precinct. Other sporting, recreational, residential, entertainment and parkland precinct surround the town centre core.

The Master Plan 2030 provides detailed planning controls for each precinct as well as general controls that apply to all precincts. SEPP (Major Development) 2005 requires the consent authority (in the case of Stage 1 development at Site 3), the Minister for Planning, may only grant consent if it has first considered this Master Plan 2030 and that development is consistent with the Master Plan.

The Parkview precinct, within which Site 3 is located, is envisaged as a high density mixed use precinct incorporating community, educational, commercial and residential use into a compact urban neighbourhood with a vibrant and leafy street character.

A network of streets will transport the precinct into a walkable neighbourhood with good connections to the parklands. A spine of community and school uses and open spaces will occupy the series of blocks bounded by Dawn Fraser and Murray Rose Avenues. This landscaped corridor is an extension of the open space spine that links the town to the parklands.

The area will be characterised by a transition in scale from larger buildings along Australia Avenue to the west to lower scale buildings along Bennelong Parkway to the east. A new pocket park will be located in the neighbourhood and with the landscaped courtyard developments along the parkland edge will give the precinct a leafy character.

The Parkview Precinct is a mixed use commercial and residential precinct, ground floor retail and educational facilities focused on Murray Rose Avenue to the north of Site 3.

The key planning controls contained within Master Plan 2030 that are relevant to Site 3 are as follows:

- **Land use:** Residential
- **Height:** 20-30 storeys
- **FSR:** As per the existing approval (which approved an FSR of 5.25:1 - refer to DA246-10-2004)
- **Building zones and setbacks including through site links** (refer to Figure 17)

The Master Plan 2030 provides detailed planning controls for each precinct as well as general controls that apply to all precincts. SEPP (Major Development) 2005 requires the consent authority (in the case of the Stage 2 and 3), the Minister for Planning, grant consent if it has first considered this Master Plan 2030 and that development is consistent with the Master Plan.

4.3 Metropolitan planning context

Sydney Metropolitan Strategy: City of Cities

The Sydney Metropolitan Strategy provides a target of 60-70% of new dwellings to be located within existing centres. Olympic Park is identified as a specialised centre and is considered to be an appropriate location for additional housing due to its location to public transport and local services, as well as employment opportunities, which forms part of the strategy of

placing new housing 'closer to homes'. The strategy sets a target to increase the proportion of people living within 30 minutes by public transport to a strategic centre.

Draft West Central Subregional Strategy

The Draft West Central Subregional strategy identifies Sydney Olympic Park as a specialised centre and forms part of the Olympic Park-Rhodes Precinct.

The strategy states that:

"This Specialised Centre provides metropolitan Sydney with high quality sporting and major even hosting facilities second to none in Australia. Excellent proximity to Parramatta Regional City to the west and Sydney City CBD to the east provides opportunity to broaden the range of residential, educational and business park type development within impacting on the centres primary role as a major sporting and cultural venue."

Source: The West Central Subregion Draft Subregional Strategy Page 54

The Draft West Central subregional strategy states that Olympic Park is expected to undergo substantial residential growth to 2031. Auburn Council has a dwelling target of 17,000 new dwellings by 2031.

The Draft West Central Subregional strategy also identifies the need to locate housing in sustainable locations with good access to public transport.

In terms of employment, Sydney Olympic Park is identified in the West Central Subregional Strategy as having significant potential as a business park due to its ideal location within the metropolitan area and its good access to public transport infrastructure. The Commonwealth Bank has located a major office and training facility at Sydney Olympic Park which has spear headed other business to relocate offices to Sydney Olympic Park.

The overall vision of the West Central Subregional Strategy is that Sydney Olympic Park will develop as a major economic driver for the metropolitan area and will provide substantive new employment and dwelling opportunities as well as retail and recreational facilities, for the Sydney Region.

4.4 State Environmental Planning Policies

State Environmental Planning Policy (Major Development) 2005

The Major Development SEPP provides criteria that identify types of projects that are to be determined under Part 3A of the Environmental Planning and Assessment (EP&A Act) 1979.

Sydney Olympic Park is identified as a 'State Significant Site' to which Part 3A of the EP&A Act applies under Schedule 3. Clause 6 of the SEPP identifies projects, that in the opinion of the Minister, is development of a kind that:

Clause (1)(b): *"that is described in Schedule 3 as a project to which Part 3A of the Act applies"*

Schedule 3, Part 23, Clause 5 of the SEPP (Major Development) 2005 states that:

“Development within the Sydney Olympic Park site, including any associated subdivision of land, that has a capital investment value of more than \$10 million is a project to which Part 3A of the Act applies”

Rider Lovett Bucknell, Quantity Surveyors have advised that the Capital Investment Value for the second stage of development is \$157 Million, therefore the project is one to which Part 3A of the Act applies. (Refer to **Appendix E**).

State Environmental Planning Policy 65 Design Quality for Residential Flat Development

This policy applies to the proposed development as it is defined under the SEPP as a ‘residential flat building’, in that it meets the criteria of being ‘three or more storeys, and consisting of four or more self-contained dwellings’.

A SEPP 65 design verification report will need to be included which provides an assurance from the architect, that the subject proposal has been prepared in accordance with the design principles identified in the SEPP.

State Environmental Planning Policy (BASIX) 2004

This SEPP ensures consistency in the implementation of BASIX throughout the State. There will be a commitment to use BASIX as a minimum environmental performance requirement for the residential development.

BASIX certificates and associated drawings and assessors certificates will be provided as part of the future Project Application.

State Environmental Planning Policy (Infrastructure) 2007

This SEPP applies to all new development that generates large amounts of traffic in a local area and outlines consultation requirements. The SEPP establishes that NSW Roads and Traffic Authority (RTA) as the sole traffic management authority to be consulted and ensures that it is given the opportunity to make a representation on a development application prior to its determination.

A transport and accessibility study will need to be provided in the future project application which addresses the RTA’s Guide to Traffic Generating Development 2002.

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

This SREP (now deemed SEPP) provides a set of planning principles for development within the Sydney Harbour catchment. Sydney Olympic Park falls within the Sydney Harbour Catchment area; therefore the provisions of the SEPP will need to be addressed in the Environmental Assessment report.

5 Preliminary Environmental Assessment

5.1 Introduction

This is a preliminary Environmental Assessment of the project application based on the requirements for preparing Preliminary Environmental Assessment (PEA) published by the Department of Planning. Refer to **Appendix D**.

This PEA is intended to determine the key issues with the proposal that will form the basis of a detailed Environmental Assessment.

5.2 Key issues

Significant investigations have been undertaken to fully understand the development consent. Information including the relevant development controls, state metropolitan plans, site assessment have been utilised to better understand the best outcomes for the site and Sydney Olympic Park.

It is considered that the key issues relating to the site that require further assessment fall into the following categories:

1. Consistency with Stage 1 Master Plan DA 246-10-2004
2. Built form, urban design and visual impact
3. Overshadowing
4. Land use and dwelling mix
5. Traffic and Transport
6. Stormwater Management
7. Landscaping
8. Ecologically Sustainable Development
9. Amenity
10. Electric Magnetic Emissions
11. Electrolysis Risk
12. Construction impacts

These matters are addressed in further detail below:

1. **Consistency with Stage 1 Master Plan DA 246-10-2004**

Any variations to the Stage 1 DA 246-10-2004 will be required to provide adequate justification and demonstrate that superior design and planning outcomes have been achieved.

A similar approach is provided in the Master Plan 2030 in clause 1.3, which states:

"A development proposal that contains a variation to any provision in this Master Plan may still be considered to be consistent with the Master Plan if the variation is justified in terms of the principles, strategies and intent of the Master Plan."

Variations to the Stage 1 Development Consent are also to be considered in terms of the achievement of design excellence in accordance with the provisions of the Sydney Olympic Park Master Plan.

2. Built form, urban design and visual impact

A visual analysis of the development proposal was carried out with the Master Plan application and Stage 1 project application. The visual analysis included views from wide vantage points including Top Ryde, Rhodes and distant areas within Sydney Olympic Park. These views will be reassessed as part of the project application and design development.

It is important to consider the Stage 2 and 3 application in conjunction with the approved Stage 1 northern buildings and that it appropriately designates corridors of physical and visual permeability through the site (particularly across the site east/west) with respect to existing and future street connections and views to the Bicentennial Parklands.

Furthermore the built form of the Stage 2 and 3 development will have to take into consideration the rail corridor, particularly in relation to Condition A30 of the Master Plan approval (refer to **Appendix D**) which requires adequate measures be incorporated to prevent the throwing of objects onto the rail corridor from any window and or balcony. This is to apply to any windows or balconies within 20 metres of the rail corridor facing towards the rail corridor unless a thorough risk assessment states otherwise.

3. Overshadowing

Shadow diagrams were prepared for the Master Plan application and Stage 2 and 3 application. It was considered in these applications that the extent of shadow cast across public and private open space is acceptable, particularly given the nature of surrounding development.

Further detailed shadow diagrams will need to be prepared for the Stage 2 and 3 application to determine the nature and extent of the shadow cast by the Stage 2 and 3 development scheme and how this may impact on the Bicentennial Parklands.

4. Land use and dwelling mix

In terms of land use and dwelling, the Stage 2 and 3 project application will be consistent with the land uses and dwelling mix as considered in the Master Plan application (246-10-2004), which established development on the site to be predominately residential with some retail, a childcare centre (incorporated in Stage 1 approval) and public open space (to be incorporated into the Stage 2 and 3 application). However, the finite details of land use and dwelling mix are currently subject to a design competition as discussed previously.

Furthermore it is considered that the Stage 2 and 3 project application will be in accordance with the sites zoning objectives of the Master Plan 2030 and the SEPP (Major Development) 2005.

5. Traffic access and parking

The traffic implications and access arrangements were previously considered in the Master Plan approval, having regard to the development density proposed, however further detail will be provided in relation to traffic generation and access arrangements to the Stage 2 and 3 portion of the site.

6. Stormwater Management

Stormwater management details for the Master Plan application for Site 3 were prepared by Connell Mott MacDonald and were approved as part of the Master Plan and Stage 1 application.

As building envelopes and design detail is developed, an updated stormwater report and management plan as well as erosion and sediment control plan will be submitted as part of the Project Application.

7. Landscaping

A detailed landscape plan will be designed to respond to the Sydney Olympic Park Master Plan 2030 to provide for residential and public amenity on the site and the adjacent public domain.

One fig tree still exists on-site (towards the southern end of the site), and as part of the Stage 1 application. The tree was assessed at the time of the Master Plan consent and approved for re-location subject to a further assessment to be undertaken in regards to the tree's condition when the transportation process is ready to proceed.

8. Building sustainability

BASIX certificates, associated drawings, assessor's certificates and reports will be prepared by a specialist consultant and submitted as part of the Project Application.

9. Amenity

The Environmental Assessment is to provide a detailed assessment of the residential amenity of the Development in terms of the following:

- Consistency with SEPP 65 and the Residential Flat Design Code.
- Consistency with Stage 1 DA 246-10-2004
- Railway noise and vibrations

Rail Noise and Vibrations

Condition A19 – Noise of the Master Plan consent (refer to Master Plan consent at **Appendix D**) provides internal noise criteria for the future Stage 2 and 3 development. This condition provides the internal acoustic impacts within the apartments to be no greater than the target criteria specified in Table 1, or if likely to exceed the target, the maximum criteria is deemed appropriate in the specified apartments as 'percentage component' of all apartments across the development site. Refer to Table 1 below.

Table 1 Internal noise criteria

Location	Target	Maximum
Bedroom	Leq 35dB (A)	Leq 40dB (A)
Living Areas	Leq 40dB (A)	Leq 45dB (A)

An acoustic report will be submitted with the Project Application Environmental Assessment which demonstrates compliance with Sydney Olympic Park Authorities (SOPA) Noise Management Guidelines.

Condition A27 – Noise and Vibration (refer to Master Plan consent at **Appendix D**). This condition requires an acoustic assessment to demonstrate how the proposed development will comply with RailCorp's Interim Guidelines for Applicants in the consideration of noise and vibration from the adjacent rail corridor.

10. Electric Magnetic Emissions

Condition A20 (refer to Master Plan consent at **Appendix D**) requires a report that identifies potential electronic interference from AM radio towers located within Sydney Olympic Park and is to include recommendations of any measures that should be implemented to mitigate the effects of electronic interference.

A report addressing this condition was provided with the Stage 1 application; however an updated report will be required to be submitted with the Stage 2 and 3 application Environmental Assessment.

11. Electrolysis Risk

Condition A28 (refer to Master Plan consent at **Appendix D**) requires a report on the Electrolysis Risk to the development from stray currents and the measures that will be taken to control the risk.

A report addressing this condition was provided with the Stage 1 application; however an updated report will be required to be submitted with the Stage 2 and 3 application Environmental Assessment.

12. Construction Impacts

A Construction Management Plan will be prepared which will include strategies for noise mitigation and construction traffic management.

6 Project Application Submission Requirements

The following list of submission requirements has been prepared to assist in the preparation of the DGRs for the Project Application. The list has been compiled from the following sources:

- Sydney Olympic Master Plan 2030 (Appendix A: List of Information Required for Development and Project Applications;
- Key Issues for the project as listed above;
- Conditions of consent to Development Consent DA 246-10-2004

The following is a indicative list of submission requirements:

- a) Owners Consent
- b) Survey Plan
- c) Site Analysis
- d) Location Plan and Report
- e) Architectural Drawings including plans, sections and elevations
- f) Materials, Finishes and Colours Sample Board
- g) Three Dimensional Model and Photomontages
- h) Visual Impact Analysis
- i) Landscape Plans
- j) Shadow Diagrams
- k) Noise Impact Assessment
- l) Visual Impact Analysis
- m) Event Impact Statement
- n) Noise Impact Statement
- o) Electric Magnetic and Emissions Analysis
- p) Accessibility Report
- q) Wind Study
- r) BASIX Certificates and Ecological Sustainable Development Report.
- s) Stormwater Concept Plan and Erosion and Sediment Control Plan
- t) Construction Management Plan
- u) Traffic, Parking and Access Report

7 Conclusion

The staged development approval, granted by the Department of Planning in December 2005 applies to Site 3 and established the concept of a mixed use residential apartment precinct within four high rise buildings up to 90 metres in height.

The northern buildings (A and B) were the first building to be approved on the site and construction has commenced. Stage 2 and 3 of the development will comprise buildings up to 4 buildings on the middle and southern portions of the site, which will make up a future Project Application.

A design competition for Stage 2 and 3 of the development at Site 3 Australia Avenue is currently in progress. The jury will reach a final decision on the winning architectural design on the 3rd March 2010. The winning design will make up the Part 3A project application for the Stage 2 and 3 buildings.

Sydney Olympic Park is listed as a State Significant Site in accordance with Schedule 3 of Major Development SEPP. Development within Sydney Olympic Park which has a capital investment value of more than \$10 million is a project to which Part 3A of the Act applies. Stage 2 and 3 of development on the subject site has a Capital Investment Value of \$157 Million.

In conclusion we respectfully request that the Minister for Planning declare under Clause 6 of the Major Development SEPP the proposal to be a project to which Part 3A applies and issue the Director General's environmental assessment requirements.