

Director General's Requirements

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

Application number	MP 10_0168
Project	Mixed Use Commercial & Retail Development
Location	2 Australia Avenue, Sydney Olympic Park (Site 43/44)
Proponent	Capital Corporation
Date issued	9 November 2010
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	<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">• Objects of the EP&A Act;• SEPP (Major Development) 2005;• SEPP (Infrastructure) 2007;• SEPP 55 Remediation of Land;• SREP (Sydney Harbour Catchment) 2005;• Sydney Metropolitan Strategy and the Draft West Central Subregional Strategy;• NSW State Plan;• Sydney Olympic Park Master Plan 2030;• Sydney Olympic Park, Guidelines for Outdoor Advertising, Identification and Promotional Signage;• Sydney Olympic Park, Access Guidelines 2008;• Sydney Olympic Park, Major Event Access Guidelines;• Sydney Olympic Park, Urban Elements Design Manual;• Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance.2. Built Form and Urban Design<ul style="list-style-type: none">• The height, bulk and scale of the proposed development within the context of the locality.• Design quality with specific consideration of the building façades, massing, setbacks, articulation, colours, materials/finishes; visual impacts including views; and safety by design.• Details of the integration of services including waste management, loading zones, mechanical plants etc. into the proposed design.• Details of proposed open space, landscaped areas and interface with public domain.• Demonstrate that the maximum gradients of the travel paths comply with the relevant access standards (Premises Standard 2010) for travel paths leading into a building.• Demonstrate that the design responds to the Design Excellence Competition Jury Report dated 23 August 2010 and specifically the seven recommendations for the further development of the design.3. Environmental Amenity<ul style="list-style-type: none">• The proposal must address solar access, acoustic privacy, visual privacy, view loss and wind impacts and achieve a high level of environmental amenity.4. Transport and Accessibility Impacts (Construction and Operational)<ul style="list-style-type: none">• Provide a Transport & Accessibility Impact Assessment, to be prepared in accordance with the RTA's Guide to Traffic Generating Developments and other relevant EPIs. Traffic generation, including an estimate of the total trips, daily and peak traffic movements, service vehicle movements (including vehicle type and arrival times) and any required road / intersection upgrades, access, loading dock(s) are to be considered.• Demonstrate a minimalist on-site car parking strategy for the proposal. Consideration should be given

	<p>to the accessibility of the site to public transport and mode share targets, including parking provision for shared cars, under the Sydney Olympic Park Master Plan 2030, local planning controls, RTA guidelines and Australian Standards relating to turn paths, sight distance requirements, aisle widths etc.</p> <ul style="list-style-type: none"> • Assess the implications of the proposed development for non-car travel modes including the provision of facilities to manage travel demand, increase the use of public and non-car transport modes including pedestrian and bicycle linkages. • Address the potential for implementing a location specific sustainable travel plan, such as a Workplace Travel Plan (WTP) for workers and/or a Travel Access Guide (TAG) for visitors to the site. • Prepare a Construction Traffic Management Plan (CTMP) to mitigate any potential impacts to accessibility, amenity, safety of pedestrians and cyclists during construction, including access arrangements for emergency vehicles and workers and an estimation of the number of truck movements expected during the construction phase. <p>5. Rail Corridor</p> <ul style="list-style-type: none"> • Demonstrate how the proposed development will comply with the Development Near Rail Corridors and Busy Roads – Interim Guidelines; • Address the issues of rail-related noise, vibration and electrolysis risk from stray currents from adjacent rail-corridor operations. <p>6. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> • Detail how the proposal will incorporate ESD principles in the design, construction and ongoing operation phases of the development. <p>7. Drainage</p> <ul style="list-style-type: none"> • The proposal shall address drainage/flooding issues associated with the development/site, including: stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures. <p>8. Utilities</p> <ul style="list-style-type: none"> • In consultation with relevant agencies, identify the existing capacity and requirements of the development for the provision of utilities including staging of infrastructure works. <p>9. Staging</p> <ul style="list-style-type: none"> • Details are to be included regarding the staging of the proposed development. • The proposal shall include the detailed design of both the proposed new roads, including the associated public domain. <p>10. Contributions</p> <ul style="list-style-type: none"> • The proposal shall address the provision of public benefit, service and infrastructure having regard to Council's Section 94 Contributions Plan and the draft Sydney Olympic Park Authority Infrastructure Contribution Framework and/or details of any Voluntary Planning Agreement. <p>11. Consultation</p> <ul style="list-style-type: none"> • Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i>. <p>11. Major Events</p> <ul style="list-style-type: none"> • Demonstrate how the proposed development will be constructed and operated during Major Event periods at Sydney Olympic Park with reference to the <i>Major Event impact Assessment Guidelines, 2007</i>.
Deemed refusal period	60 days

Plans and Documents to accompany the Application

General	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> 1. An executive summary; 2. A thorough site analysis including site plans, areal photographs and a description of the existing and surrounding environment; 3. A thorough description of the proposed development; 4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed; 5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project; 6. The plans and documents outlined below; 7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; 8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Development SEPP; and 9. A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest.
Plans and Documents	<p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted;</p> <ol style="list-style-type: none"> 1. An existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of the land, boundary measurements, area (sqm) and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; and • location and height of adjacent buildings and private open space. • all levels to be to Australian Height Datum. 2. A Site Analysis Plan must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc). 3. A locality/context plan drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> • significant local features such as parks, community facilities and open space and heritage items; • the location and uses of existing buildings, shopping and employment areas; • traffic and road patterns, pedestrian routes, cycling 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 otherwise;. 5. Other plans and documents: <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; • Electrolysis Report – prepared by a recognised professional to address the electrolysis risk from

	<p>stray currents;</p> <ul style="list-style-type: none"> • Acoustic Assessment – addressing the issues of noise and vibration from the adjacent rail corridor; • 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; • Wind Impact Assessment – illustrating the impact of the proposal • 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. • Concept Street Plan – illustrating how the two new streets crossing the site will be consistent with the SOPA standards for public domain and connect with existing streets. • 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. • Material Samples Board - detailing treatments and finishes
<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; • 7 hard copies of the EA (once the EA has been determined adequate); • 7 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and • 5 copies of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size.