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Mr Robert Stark
Senior Planner
JBA Planning
Level 7, 77 Berry Street
NORTH SYDNEY NSW 2060

Our ref.: MP11_0082

Dear Mr Stark

Subject: Director-General's Requirements for Building B, 7 Parkview Drive, Sydney Olympic Park (MP11_0082)

The Department has received your application for the above project.

I have attached a copy of the Director-General's Requirements (DGRs) for the preparation of an Environmental Assessment for the project. These requirements have been prepared in consultation with relevant government authorities. I have also attached a copy of the government authorities' comments for your information.

The DGRs have been prepared based on the information you have provided to date. Please note that under section 75F(3) of the *Environmental Planning and Assessment Act 1979*, the Director-General may alter these requirements at any time. If you do not submit an Environmental Assessment for the project within 2 years, the DGRs will expire.

Prior to exhibiting the Environmental Assessment that you submit for the project, the Department will review the document to determine if it adequately addresses the DGRs. The Department may consult with other relevant government authorities in making this decision. Please provide 1 hard copy and 1 electronic copy¹ of the Environmental Assessment to assist this review.

If the Director-General considers that the Environmental Assessment does not adequately address the DGRs, the Director-General may require you to revise the Environmental Assessment. Once the Director-General is satisfied that the DGRs have been adequately addressed, the Environmental Assessment will be made publicly available for at least 30 days.

If your project is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Department of Sustainability, Environment, Water, Population and Communities to determine

¹ File parts must be no greater than 5Mb each. File parts should be logically named and divided.

if an approval under the EPBC Act is required for your project (<http://www.environment.gov.au> or 6274 1111).

Your contact officer for this proposal, Peter McManus , can be contacted on (02) 9228 6316 or via email at peter.mcmanus@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely,

Handwritten signature of Joanna Bakopanos and the date 6/7/11.

Joanna Bakopanos

A/Director

Metropolitan and Regional Projects North

Director General's Requirements

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

Application number	MP11_0082
Project	Subject: Building B Commercial Development, 7 Parkview Drive, Sydney Olympic Park (MP11_0082)
Location	Murray Rose Avenue, Sydney Olympic Park
Proponent	GPT RE Limited c/- JBA Planning
Date issued	6 July 2011
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> <p>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:</p> <ul style="list-style-type: none"> • Objects of the EP&A Act; • State Environmental Planning Policy (Major Development) 2005; • State Environmental Planning Policy (Infrastructure) 2007; • State Environmental Planning Policy No.55 – Remediation of Land; • Sydney Olympic Park Master Plan 2030 (MP 2030); • Relevant Sydney Olympic Park Authority guidelines and policies including, but not limited to: <ul style="list-style-type: none"> - Urban Elements Design Manual 2009; - Access Guidelines (May 2011); - Parklands Plan of Management 2010; and - Environment Guidelines. • Sydney Metropolitan Plan 2036 and the draft West Central Subregional Strategy; • Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance. <p>2. Built Form and Urban Design</p> <ul style="list-style-type: none"> • Design excellence, with specific regard to façade presentation, streetscape, massing inclusive of setbacks, proportions to openings, building articulation, and amenity. • Height, depth, bulk, scale, overshadowing impacts and building separation requirements of the proposed development within the context of existing and adjoining developments, with specific consideration to future residential development adjacent (future Building D) as identified within the MP 2030. A Summary Table (of land use and GFA proposed) for all buildings within Site 60 should be provided that demonstrates compliance with the FSR and land use provisions of MP 2030. • Details that support the overall strategy for Site 60, including detailed block set outs, envelopes, GFA, circulation/entries, streets and finished external levels should be clearly shown to demonstrate that the proposed development adequately integrates with the future structure and urban form of the precinct.

- Design principles incorporated into the development in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security, and water and energy efficiency.
- Detail how services, including but not limited to, waste management, loading zones, and mechanical plants are integrated into the design of the development.
- Detailed plans, elevations and sections.
- A view analysis is to be undertaken inclusive of photomontages and perspectives of key elements and views of the development from key vistas, such as the station forecourt.
- Demonstrate that the design of Building B is consistent with the endorsed design competition entry for Site 60. Advice from SOPA's Design Review Panel and the Proponent's response is to form part of the detailed EA.
- Construction methodology with details pertaining to structural support during excavation.

3. Public Domain

- Identify proposed open space, public domain and pedestrian linkages with and between other public domain spaces. The proposed through-site link between Building B and future Building D is to be a minimum 20m in width in accordance with MP 2030.
- Details on the interface between the proposed development and public domain, in particular the detailed design of the development frontage to the extension of Murray Rose Avenue (East), Brickpit Park and the through-site link between the proposed development and future Building D.
- Landscaping details, including the preparation of an Arborist Report that addresses and details appropriate arrangements for the retention (and protection) and/or relocation (transplanting) of existing vegetation.
- Preparation of a detailed Accessible Path of Travel Plan is to be prepared by a suitably qualified access consultant, detailing existing kerb/gutter, footpath, road and ramp levels, and proposed finished levels to ensure that the interface between the proposed development and public domain comply with Disability Standards 2010.

4. Transport and Accessibility Impacts (Construction and Operational)

- Provide a Transport & Accessibility Study prepared with reference to the Metropolitan Transport Plan – Connecting the City of Cities, the NSW Planning Guidelines for Walking and Cycling, the Integrated Land Use and Transport policy package and the RTA's Guide to Traffic Generating Development, considering the following:
 - Demonstrate how users of the development will be able to make travel choices that support the achievement of relevant State Plan targets;
 - Detail the existing pedestrian and cycle movements within the vicinity of the site and determine the adequacy of the proposal to meet the likely future demand for increased public transport and pedestrian and cycle access;
 - Identify potential traffic impacts during the construction stage of the project, and measures to mitigate these impacts.
 - Describe the measures to be implemented to promote sustainable means of transport including public transport usage and pedestrian and bicycle linkages in addition to addressing the potential for implementing a location specific sustainable travel plan;
 - Daily and peak traffic movements likely to be generated by the proposed development, including the impact on nearby intersections and the need/associated funding for upgrading or road improvement works (if required). The traffic impact

assessment should consider base models with future traffic generated by the proposal;

- Details of the proposed access, parking provisions and service vehicle movements associated with the proposed development; and
 - Minimal levels of on site car parking for the proposed development having regard to the high public transport accessibility of the site, opportunities for car sharing, local planning controls and RTA guidelines (note: The Department supports reduced parking provisions, if adequate public transport is available to access the site).
- Management of traffic, access and parking during special events, with particular regard given to the operation of the site during road closures for these events.
 - Accessible parking is to be provided at 3% of the total off street parking spaces in accordance with the SOPA Access Guidelines.

5. Precinct Co-ordination

- Adequately address the impact of major events in the precinct as it relates to the proposed development within the Town Centre (SOP Major Event Impact Assessment Guidelines).
- Demonstrate that the development (and its business functioning) can 'work' in major event mode. This will require a clear understanding of the major event operating mode and implications for the development.

6. Acoustics & Noise Impacts

- Construction and operational noise impacts should be addressed against relevant guidelines and legislation, such as NSW Officer of Environment and Heritage guidelines in consultation with relevant agencies, where appropriate.
- Acoustic treatment and noise attenuation measures on proposed building, particularly during event mode.

7. Waste Management

- Address waste management issues during demolition, construction and operational stages; likely quantities, proposed disposal destinations and best practices for safe handling and disposal should be in accordance with WorkCover's Occupational Health & Safety Requirements.

8. Drainage

- Drainage issues associated with the proposal including stormwater and drainage infrastructure.
- Detailed plans of the proposed erosion and sediment control measures during demolition, construction and operation.

9. Infrastructure and Utilities

- Address the existing capacity and requirements of the development for water supply, wastewater, stormwater, electricity, waste disposal, communications and gas. Any staging, if any, of infrastructure works should be identified accordingly.
- Preparation of an integrated water management plan that addresses any proposed alternative water supply, proposed end users of potable water and non-potable water, demonstration of water sensitive urban design and any water conservation measures.
- Preparation of an infrastructure management plan addressing required water and wastewater services, and any augmentation that may be required for the proposed development.

	<p>10. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> • Detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development. • Include a description of the measures that would be implemented to minimise consumption of resources, water and energy, including an Integrated Water Management Plan which details any proposed alternative water supplies, proposed end uses of potable and non-potable water, and water sensitive urban design. • Demonstrate that the development can achieve a minimum 5 star Green Star rating, or any other suitably accredited rating scheme. <p>11. Construction Management</p> <ul style="list-style-type: none"> • Address all impacts from demolition and construction, in particular on traffic, roads, rail, access, noise, vibration, air quality and stormwater. • Prepare a Construction Traffic Management Plan to mitigate any potential impacts to accessibility, amenity and safety of public transport use, walking and cycling during construction, including access arrangements for emergency vehicles. <p>12. Staging</p> <ul style="list-style-type: none"> • Details of the proposed staging and provision of infrastructure is to be prepared and addressed within the EA and is to address staged construction timing, works which consent is sought, construction vehicular access, roads, infrastructure required during construction and operation, and design context with the overall site. Details regarding the future design intent/philosophy of the remaining stages are to be included. <p>13. Subdivision</p> <ul style="list-style-type: none"> • Provide details of any proposed subdivision of Site 60A. <p>14. 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>.
Deemed refusal period	60 days

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 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.
<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 (sq.m) and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; • location and height of adjacent buildings and private open space; and • 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; and • 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;

	<ul style="list-style-type: none"> • 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 <i>Disability Discrimination Act 1992</i>; • 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; and • any changes that will be made to the level of the land by excavation, filling or otherwise. <p>5. Other plans:</p> <ul style="list-style-type: none"> • Staging Plan – detailing works which consent is sought, vehicular access/roads, infrastructure required during construction/operation, design context with overall site; • 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 & Structural 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; • Cross sectional drawings showing ground surface, rail tracks, sub soil profile, proposed basement excavation and structural design of sub ground support adjacent to the 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; • 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; • Public Domain Plan – illustrating all materials and finished, siting of street furniture, public lighting, access elements, and any proposed outdoor seating zones at 1:200 scale; • Material samples board detailing treatments and finishes; and • 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 9.00am, 12.00 midday and 3.00pm.
<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; • 6 hard copies of the EA (once the EA has been determined adequate); • 6 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), individual plans and documents must not exceeding 5Mb in size. <p>The precise number of copies required is to be confirmed prior to the public exhibition.</p>