

Secretary  
Department of Planning and Environment  
Locked Bag  
PARRAMATTA  
NSW 2124

Attn: Renah Givney

Dear Ms Givney,

**Sites 2A and 2B Australia Avenue, Sydney Olympic Park (SSD-21356591)**

I refer to your request for comments on State Significant Development (SSD21356591) for the development of Sites 2A and 2B, Australia Avenue, Sydney Olympic Park (the site).

The site is located within the Parkview Precinct under Sydney Olympic Park Master Plan 2030 (2018 Review), and nominated land uses include mixed commercial, hotels and serviced apartments within a 30 storey tower zone (5-8 storey block edge) with a landscaped urban forecourt to Australia Avenue. The precinct is being progressively transformed into a high density mixed use neighbourhood. The precinct is well served by public transport with buses available along Australia Avenue, the T7 Olympic Park train station within 100m, and the future Parramatta Light Rail and Sydney Metro West also within close walking distance.

Sydney Olympic Park Authority (SOPA) supports the proposed development for Sites 2A/2B, which includes:

- Demolition and site preparation;
- a 45 storey serviced apartment tower and mixed use podium with retail and commercial, with a 2 storey pavilion building adjacent;
- a 12 storey commercial (office) building with ground floor retail;,
- a 5 storey pavilion;
- a public space plaza incorporating a variety of landscaped areas and the current mature fig tree;
- ground floor food and beverage outlets;
- a combined basement with six levels of car parking (including some public parking), bicycle parking and end of trip facilities;
- construction of an extension to Dawn Fraser Avenue and a service lane; and
- extension and augmentation of services and utilities.

The background to the proposed development scheme for the site includes a design competition in 2018, an SSD-9383 lodged in 2019, submission of revised design 2020, lodgement of amendment to the height controls in the State Significant Precinct SEPP in September 2021, and lodgement of this SSD-21356591 in November 2021. The proposal was also presented at 3 SOPA Design Review Panel meetings over that time. It is considered that the current SSD is consistent with the winning proposal at the initial competition stage.

## 1. Background - Design Excellence, Design Review Panels and Amendment to the State Significant Precinct SEPP

The proposed development has complied with SOPA's Design Excellence Policy..

The proposed development scheme was selected through a design competition for the site, which was held on 10 September 2018. The design competition Jury was chaired by a delegate of the Government Architect.

This current proposal was selected as the winning design, with the Jury commending both the built form design of the circular hotel façade and the use of cross-laminated timber on the commercial building to achieve positive environmental outcomes.

The proposed development has since been subject to three (3) meetings, the first on 31 October 2018, the second on 3 September 2019 and the third on 14 December 2020. The Advice Sheets of the various DRP meetings are available on request.

At the 14 December 2020 meeting, the DRP noted that they supported the proposed amendments (now SSD-21356591) in principle. The Panel noted that the increase in height and continuation of the axis from Stadium Australia through the train station and beyond to the site will act as an endpoint marker in the built form of the town centre precinct of Sydney Olympic Park and improve solar access. During the meeting, the DRP deliberated the proposal and resolved that:

1. *The panel are in principle supportive of the design amendments and landscape response;*
2. *The panel note the single storey corner building to site 2B is a key design feature at the site, however, on its current form it lacks appropriate urban expression. Accordingly, it requires further design resolution and development;*
3. *Landscape design needs to be developed to best practice and include:*
  - a. *Soil depths and volume on slab to ensure success of planting*
  - b. *Percentage of canopy cover being both trees and green roof treatment*
  - c. *Engagement with Country knowledge holders from design inception with their input impacting on design development; and*
4. *The façade design of building 2A requires further justification/modification in terms of solar mitigation. If developed further, the proponent should ensure appropriate solar mitigation to the western façade in particular. The submission should include:*
  - a. *1:20 section details of the windows to the western façade detailing the design solution to solar mitigation; and*
  - b. *Solar studies to the western façade for 1pm - 5pm Summer / Winter.*

The current SSD application has responded to the above DRP recommendations with a redesign of the corner building for Site 2B, improved design and further detail provided in the landscape plan, along with more information provided on solar mitigation to the façade of building 2A. Accordingly, SOPA is satisfied that the issues have been addressed.

In September 2021, SOPA submitted to the NSW Department of Planning and Environment (DPE) a proposed amendment to the State Significant Precinct State Environmental Planning Policy (SSP SEPP) to amend the maximum building height control for Sites 2A and 2B.

The SEPP Amendment seeks:

- to amend the Height of Buildings Map for Sydney Olympic Park for Site 2A to increase the maximum building height from 102m to a maximum of 149m; and
- to amend the Height of Buildings Map for Sydney Olympic Park for Site 2B to decrease the maximum building height from 102m to 46m.

The proposed amendment to the building height ameliorates the impact of solar shading to the adjacent residential building at number 11 Australia Avenue while retaining development potential. There is no change to the quantity (GFA) of floor space to be delivered.

The applicant submitted the current SSD application in November 2021. DPE has exhibited the SEPP amendment and the current SSD concurrently. It is understood that assessments will also take place concurrently.

SOPA supports the SSP SEPP Amendment to allow the change in buildings heights for the site and enable the current SSD scheme which, in principle, is considered to will have an improved urban design and public domain amenity and an overall positive effect on Sydney Olympic Park.

## 2. Environmental Guidelines

SOPA commends the ESD Report in Appendix X however, it is noted that the project documentation does not specifically address consistency of the proposed development with the Environmental Guidelines – Sydney Olympic Park 2008. Under the *Sydney Olympic Park Authority Act 2001 No 57*, the Minister must consider the Environment Guidelines, as set out in Section 22 below:

### **22 Consent authority**

- (1) *The consent authority for any development carried out by any person on land within Sydney Olympic Park is the Minister for Planning.*
- (2) *In determining an application for consent to carry out development on land within Sydney Olympic Park, the Minister for Planning must consider the consistency of the proposed development with the Environmental Guidelines.*

Therefore, an assessment of the proposal against the Environmental Guidelines should be undertaken as part of the assessment process.

## 3. Reflectivity

SOPA notes that the current assessment does not consider the potential impacts of building reflectivity to avian fauna, which may be impacted by the development. There are several species of native birds recorded as being within the town centre, including black-shouldered kite, peregrine falcon, tawny frogmouth, magpies, as well as many species of parrots and small birds.

Reports of bird-strike are fairly common in this area currently. Accordingly, SOPA recommends that the development proposal include mitigation measures that specifically consider this risk and provide additional information detailing how the risk of bird-strike has been assessed and will be managed. This may include further analysis of glass reflectivity as wildlife will be experiencing potential impacts at different angles than ground-based motorists and pedestrians.

#### **4. Lighting**

SOPA works diligently to protect fauna from development light spill within the Park as it can have a profound impact to fauna. Accordingly, consent conditions (see Appendix 1) requiring that lighting impacts to fauna be minimised through ensuring that the external lighting complies with the 'best practice lighting design principles' detailed in the National Light Pollution Guidelines for Wildlife (Commonwealth 2020). A condition is also provided recommending that external lighting should minimise skyglow, be directed, and use warm-spectrum (300k) lighting with reduced levels of blue wavelengths.

#### **5. Ground Water**

We note that contaminants have been detected in ground water samples taken at the site, and that these contaminants may pose a risk to threatened aquatic fauna if ground water is discharged to local receiving waters. Ground water will require disposal both during construction and on an ongoing basis as part of basement dewatering. The site drains to two different receiving waterbodies, the Eastern Pond and Grebe Pond, both of which are freshwater breeding habitats for the endangered Green and Golden Bell Frog. As ground water quality is likely to be variable over time, a detailed ground water management plan is required to be developed for construction and operation of the on-going life of the building, in consultation with SOPA. This is to remove potential risks and compliance issues and ensuring the protection of fauna in these wetlands that would apply throughout the life of the building.

#### **6. Landscape Species Palette**

The development site is proximate to lands of high ecological value and there is high potential for wind and stormwater to carry weed propagules from the development site into nearby natural areas. The palette currently contains Tuckeroo, a highly-invasive native tree species from northern NSW that is a SOPA-declared environmental weed.

Consent conditions are recommended (see Appendix 1) that require the final landscape species palette be approved by SOPA and not include any species that are SOPA-declared environmental weeds (as per SOPA Policy POL 10/05).

#### **7. Contamination**

The historical reports indicate low potential for contamination based on previous uses of the site. It was noted that the site had been filled and this fill material was likely to be the highest risk of contamination. A study undertaken in 2016 by Sanko identified copper concentrations in groundwater four (4) times the freshwater limits and recommended that groundwater be classified under liquid waste guidelines, however this was based on one groundwater well and was ultimately not considered to be representative across the site.

Douglas Partners undertook additional soil and groundwater testing as part of the 2018 report. Some exceedances to ecological and health levels were found for some metals, including copper and nickel as well as a few other contaminants. The report recommended:

- A further round of groundwater sampling and analysis be undertaken for the presence of TRH, BTEX and full VOCs to assess the vapour risk of petroleum hydrocarbons in groundwater;
- A waste classification / VENM assessment be prepared prior to or during bulk excavation; and
- An unexpected finds protocol (UFP) be prepared prior to bulk excavation of the site.

The Addendum to the Contamination Report prepared to address the amendments to the development application upheld the recommendations provided by Douglas Partners above with no further recommendations.

However, SOPA notes that the report on *Geotechnical Investigation Carpark P6D Sydney Olympic Park Corner of Australia Ave and Parkview Drive, Sydney Olympic Park – July 2021*, prepared by Douglas Partners for Ecove Pty Ltd and provided as an Appendix to the EIS, indicates that:

- Ground Water was encountered at 2.9 to 4.4M below ground level and
- Bulk excavation would go to 3.9M, local excavation for the lift well pit to 8.9M and maximum excavation to 25m.

Therefore, it is expected that ground water seepage will occur into the excavation and into the basements after construction, depending on the design of the basements. It is further noted that the Geotechnical Report indicates that any seepage into the excavation or into the basement on an ongoing basis, would need to be dewatered to the stormwater system. The disposal requirements of water collected on-site will be dependent on the chemical composition of the water and disposal to stormwater or sewer system. Therefore, this would need to be in accordance with EPA/Water NSW regulations and subject to approval from the relevant authority. A Ground Water Management Plan should be developed prior to construction to demonstrate how this will be undertaken in compliance with the relevant legislation.

In relation to contamination issues, the recommendations provided in the Douglas Partners report should be included as recommended conditions of development consent with a minor addition of a condition regarding off site waste disposal. A condition to this effect is included in Appendix 1.

## **8. Public Open Space Sizing & Boundary Definition**

Whilst a portion of the site is shown in the Sydney Olympic Park Master Plan 2030 (2018 Review) as future public domain, SOPA recommends that a clearly defined boundary needs to be shown to help delineate future asset ownership boundaries.

## **9. Proposed Civil Works and Street Lighting – Dawn Fraser Extension and Part Service Laneway**

Approximately only half of the ultimate laneway is proposed to be constructed under the SSD. However, staged construction will require consideration of the final levels, retaining walls and impacts on adjoining trees that are currently within the adjoining site. Conditions are recommended to this effect (see Appendix 1).

Additionally, SOPA recommends that a condition/s is included requiring that all proposed civil (pavements and drainage) and street lighting works are closely coordinated with the landscape architectural package and that consultation with SOPA is undertaken regularly (at agreed hold points) to ensure a co-ordinated design and construction process to facilitate future adjoining development.

## **10. Materiality**

The legend on the Landscape Plans indicates 'timber decking' for the proposed sitting steps located under the established and significant Moreton Bay Fig tree (*Ficus macrophylla*). SOPA consider that timber decking may become slippery under winter shade conditions and is not supported by SOPA Asset Managers due to recurrent maintenance costs. It is recommended that the material be substituted with an approved composite timber.

Additionally, SOPA recommends that all paving materials (footpaths and roads) must be approved by SOPA at agreed hold points in terms of colours, bevel edgings and finishes to ensure compliance with the SOPA Urban Elements Design Manual (UEDM).

## **11. Fig Tree Protection & Pruning**

The Arborist Report recommends tree protection and pruning. SOPA requests that more detail is provided on the extent of the Tree Protection Zone (TPZ) and pruning. It is recommended that 1.8m secure fencing to be erected prior to early works site clearance in accordance with SOPA's Tree Protection on Construction Site Guidelines. Any crown lifting or other limb or root pruning is to be approved by a SOPA prior to work being undertaken. A condition is recommended to this effect (see Appendix 1).

## **12. Irrigation**

The Landscape Plan specification includes a proposed 'automatic irrigation system'. SOPA recommends that irrigation in public domain areas including turf, shrub beds and street tree pits be designed to receive SOPA supplied Water Reclamation and Management Scheme (WRAMS) water with the detailed design to be in accordance with SOPA's Infrastructure Technical Design and Construction Manual (ITDCM) specifications and subject to design approval of SOPA. A condition is recommended to this effect (see Appendix 1)

## **13. Public Domain Interface – Post DA Design Coordination**

With the complexity of multi-disciplinary design coordination issues, including civil engineering and landscape architectural design of new public domain areas, it is recommended that a suitable post-SSD design review process be agreed between SOPA and the Applicant. This approach has been used many times in Sydney Olympic Park to help successfully resolve interface design issues. A condition to support the above approach has been include in Appendix 1.

## **14. Stormwater & WSUD**

The information presented in the EIS and appendices requires further clarification to align with the SOPA Stormwater Management & Water Sensitive Urban Design (WSUD) policy. The development site is situated on the edge of three different sub-catchments, meaning stormwater runoff can be directed to three different receiving waters, with different implications and SOPA policy requirements depending on where it goes. This is an important issue that needs to be clarified.

Accordingly, the Applicant is to address in the SSD issues regarding stormwater and groundwater management, including:

- 1- The report analysis and description regarding the catchments needs to be revised.
  - a. Building is to drain stormwater to Australia Ave drainage system (as already shown on the plans) which is directed to Eastern Pond
  - b. The road and public domain to drain to the swale on Murray Rose, which drains to Grebe Pond
- 2- The temporary dewatering during excavation to be tested, treated and drained in accordance with an approved Ground Water Management Plan in accordance with relevant environmental requirements and EPA's guidelines and developed in consultation with SOPA.
- 3- The ground water generated from the site to be tested for contaminant and chemicals (see relevant condition Appendix 1).
- 4- Relevant documents and models required by SOPA Stormwater Management and Water Sensitive Urban Design Policy shall be submitted prior to the CC
- 5- The music model shall demonstrate that the site's stormwater discharge meets the stormwater quality requirements of the SOPA policy. This is partially addressed in the report by Van Der Meer.
- 6- Where possible, the tree pits shall be designed to capture the first flush and then the excess water to drain to the stormwater system.
- 7- The public domain design including civil works, landscaping, lighting , irrigation and drainage shall be submitted and approved by SOPA prior to the CC conditions.

Recommended conditions of consent are included in Appendix 1 in response to the above points.

In addition, as part of the Prior to Construction Conditions relating to stormwater management, SOPA recommends the inclusion for a requirement for a Stormwater Management Plan to be submitted to the satisfaction of SOPA's Director - Environment and Planning be included. The Stormwater Management Plan is to be prepared in accordance with the updated Stormwater Management Report, dated 31 January 2022, prepared by Van Der Meer Consulting (see Appendix 3).

## Conclusion

Finally, SOPA requests that prior to any determination, all recommended conditions of consent are made available to SOPA for review and comment.

Should you wish to discuss any aspect of this letter further, please contact Vivienne Albin, Senior Manager Planning, on 0414 526 383 or via [vivienne.albin@sopa.nsw.gov.au](mailto:vivienne.albin@sopa.nsw.gov.au)

Yours sincerely,



Sally Hamilton  
**Director, Environment and Planning**  
1.02.2022

## Appendix 1 – Recommended Conditions of Consent

### GENERAL CONDITIONS

#### **Use of SOPA land for Construction Site**

Prior to the commencement of any works at the site, the Applicant must gain approval from SOPA's Executive Director, Asset Management and Environmental Services to occupy or otherwise use areas outside of the Site for a construction site and compound.

#### **Asset Protection and Restoration Strategy**

The Applicant must submit an Asset Protection and Restoration Strategy to SOPA, including but not necessarily limited to the following:

- a) Confirmation of the construction site area and boundaries;
- b) Identification of vehicle access gates and haul routes;
- c) A pre-construction dilapidation report;
- d) Preparation of a register of assets at risk of damage or deterioration from construction works and an assessment of the type and likelihood of risks;
- e) Processes for protecting SOPA's assets during the construction works;
- f) Details of any proposed temporary removal and storage of SOPA's assets during the construction period;
- g) Process for replacing and reinstating SOPA's assets at the conclusion of construction; and
- h) Hoarding details demonstrating minimum Type A hoarding around the full extent of the site boundary (2m high, ply-sheet fencing attached to a supporting timber or steel frame).

The Strategy must be approved by SOPA's Director, Environment and Planning prior to the commencement of demolition works at the site.

#### **Installation of Electricity Substation Kiosks**

All Ausgrid kiosks must be accommodated entirely within the site. No isolation pillars or cabinets are permitted on footpaths, in the public domain or publicly accessible areas.

### CONDITIONS TO BE SATISFIED PRIOR TO CONSTRUCTION

#### **Construction Environmental Management Plan**

Prior to the commencement of any demolition, excavation or construction works a Construction Environmental Management Plan (CEMP) must be prepared in consultation with SOPA and submitted to the satisfaction of the Certifying Authority. The CEMP must outline the environmental management practices and procedures that are to be followed during construction. The CEMP must include but not be limited to:

- a) Hours of work;
- b) 24 hour contact details of site manager;
- c) Construction noise and vibration through the preparation of a **Construction Noise and Vibration Management Plan** (CNVMP), prepared by a suitably qualified person, which addresses the relevant provisions of AS 2436- 2010 Guide to Noise Control on Construction, Maintenance and Demolition Sites, and the Interim Construction Noise Guideline (Department of Environment and Climate Change, 2009);

- d) Procedures for the management of dust to protect the amenity of the neighbourhood;
- e) External lighting in compliance with AS 4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting (noting also that lighting must be designed and controlled to minimise artificial sky glow and adverse disturbance to fauna within Badu Mangroves).
- f) A **Soil and Water Management Plan** including erosion and sediment control measures;
- g) Procedures should ground water be encountered during construction works including contact with NSW Department of Primary Industries- Water;
- h) Procedures for the segregation and management of any contaminated materials and spoil stockpiles;
- i) A **Construction Waste Management Plan**, including:
  - o an unexpected finds protocol;
  - o a waste classification / VENM assessment for all waste to be classified in accordance with the current NSW EPA Waste Classification Guidelines prior to or during bulk excavation;
  - o Protocols for waste (including excavated spoil) to be disposed of off-site to a facility that can lawfully receive that waste. A copy of all waste disposal and waste classification reports must be retained by the proponent and provided if requested; and
  - o This CWMP must require the applicant to retain all copies of waste classification reports, weighbridge dockets and transport dockets for all wastes taken offsite. These are to be made available to SOPA's Director, Planning and Environment upon request;

The CEMP must not include works that have not been explicitly approved in the development consent. In the event of any inconsistency between the consent and the CEMP, the consent prevails.

The Applicant must submit a copy of the final CEMP to SOPA prior to commencement of work. Any changes to the CEMP must be submitted to SOPA for approval three weeks prior to implementation of the changes.

### **Stormwater Management Plan**

Prior to the issue of a Construction Certificate, a detailed Stormwater Management Plan must be submitted to SOPA's Director – Environment and Planning for approval. The SMP must be prepared in accordance with SOPA's Water Sensitive Urban Design (WSUD) Policy and must include the following information:

- a) Details of the provision of design and maintenance of overland flow paths;
- b) Provision for surface run-off to be intercepted at the upstream of the proposed pedestrian crossing to prevent any flows over the pedestrian link;
- c) All stormwater catchments for the site;
- d) All stormwater drainage system elements for the site including location of the stormwater discharge from the site, long sections for all drainage elements, hydraulic grade line calculations;
- e) All stormwater drainage calculations and MUSIC modelling for the site;
- f) Details of all stormwater connections to the existing SOPA stormwater system;
- g) Details of the overland flow system and calculations to demonstrate the capacity to safely convey flow through the site including depth x velocity calculations; and
- h) The Stormwater Management Plan is to be prepared in accordance with the updated Stormwater Management Report, dated 31 January 2022, prepared by Van Der Meer Consulting.

## **Traffic and Pedestrian Management Plan**

Prior to the issue of a relevant Construction Certificate, a **Traffic and Pedestrian Management Plan** (TPMP) prepared by a suitably qualified person must be submitted to the Certifying Authority. The TPMP must be prepared in consultation with SOPA.

The Plan must address, but not be limited to, the following matters:

- a) Ingress and egress of vehicles to the site;
- b) Loading and unloading, including construction zones;
- c) Predicted traffic volumes, types and routes;
- d) Pedestrian and traffic management methods;
- e) Construction activities during major events;
- f) Details of special event and clearway conditions on surrounding roads in the vicinity of the site during special events;
- g) Potential impacts to pedestrian access and public transport infrastructure including bus services and measures to mitigate impacts including temporary relocation of services; and
- h) Access for owners and occupiers during special events.

The Applicant must submit a copy of the final Plan to SOPA prior to the commencement of work.

## **CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE**

### **Pre-Construction Dilapidation Report**

The Applicant must engage a suitably qualified person to prepare a Pre-Construction Dilapidation Report, in accordance with the requirements of SOPA's Infrastructure Engineering and Construction Manual (IECM), detailing the current structural condition of all existing adjoining buildings, infrastructure and roads within the 'zone of influence'.

A copy of the pre-construction dilapidation report must be provided to SOPA prior to the commencement of works.

### **No Obstruction of Public Domain without a Works Permit**

Prior to the issue of a Construction Certificate, if required, the proponent must obtain a Work Permit to occupy the public way, footpaths, road reserves and the like, which must not be obstructed by any mobile cranes, materials, vehicles, refuse, skips or the like, under any circumstances, unless in accordance with the Works Permit. Non-compliance with this requirement will result in the issue of a notice by the Authority to stop all work on the site.

### **Public Domain Interface and Landscape Plans**

Prior to the issue of the relevant Construction Certificate, final public domain interface and landscape plans shall be submitted for the approval of SOPA's Director, Environment and Planning. The plans shall include:

- a) A materials palette for landscaping infrastructure including pavement and pavement treatments, to be coordinated with the existing paving finishes and other public domain elements in Sydney Olympic Park UEDM 2009 section 3.1 Pavement and Level Changes;
- b) Details of outdoor lighting in accordance with SOPA's UEDM 2009;

- c) External lighting is to comply with the 'best practice lighting design principles' detailed in the National Light Pollution Guidelines for Wildlife (Commonwealth 2020). External lighting is to minimise skyglow, be directed, and use warm-spectrum (3000k) lighting with reduced levels of blue wavelengths;
- d) The design and materials of landscape furniture;
- e) Suitable tree and plant species to be used including native species from the relevant local vegetation community. Plant species identified as weeds in the Greater Sydney Regional Strategic Weed Management Plan 2017 – 2022 (Appendix 1 Priority weeds for the Greater Sydney Local Land Services region, Appendix 2 Other weeds of regional concern) and/or Table 2 of the SOPA Invasive Environmental Weeds Policy POL 10/5 (or any revoking, re-issuing or modifying of such policies) are not permitted;
- f) A final landscape species palette is to be approved by SOPA and is not to include any species that are SOPA-declared environmental weeds (as per SOPA Policy POL 10/05).
- g) Run-off from impervious areas is directed to landscaped areas designed to accept such flows, to the maximum extent practicable;
- h) Details of the irrigation specifications to SOPA's IECM specification, the detail must include the irrigation for public domain and areas around the fig tree to be connected to SOPA's irrigation network;
- i) Irrigation in public domain areas including turf, shrub beds and street tree pits are to be designed to receive SOPA supplied Water Reclamation and Management Scheme (WRAMS) water with the detailed design to be in accordance with SOPA ITDCM specifications and subject to design approval from SOPA;
- j) Detailed plans of the proposed 'raingardens' along the Dawn Fraser Avenue East extension;
- k) Suitable change of materials within the raised crossing, suitable for heavy traffic and ideally same colour to improve safety;
- l) Finishes providing a visual delineation between the private domain and public domain by physically defining the cadastre boundaries;
- m) All intersections must include pedestrian and pram ramps to allow for accessibility;
- n) A lightpole layout plan which has the street trees overlaid;
- o) New street poles in accordance with SOPA and the UDEM. Pending Ausgrid approval a switchboard may be required for the new street lighting;
- p) No isolation pillars installed within the public domain; and
- q) The design must include provision for underground services in Dawn Fraser Avenue, continuous trench (or conduits and access pits) for communication, electricity, irrigation, PA system and space conduits for future services (the PA system provision requires services to continue to all new street lightpoles).

### **Ground Water Management Plan (GWMP)**

Prior to the issue of a Construction Certificate, a detailed Ground water Management Plan must be submitted to SOPA's Director – Environment and Planning for approval. The GWMP must address:

- a) the result of ground water testing conducted to date and further ground water testing specified below;
- b) Ground water collection, testing and disposal during construction; and
- c) Ground water collection, testing and disposal post construction for the life of the building (eg basement dewatering).

Design of the ground water management system must provide options for disposal of contaminated ground water to sewer or an off-site disposal system, rather than discharge to aquatic threatened species habitats.

The GWMP must include methods for additional ground water sampling in accordance with the recommendations set out in the report prepared by Douglas Partners titled “ Report on Contamination Investigation – Carpark P6D (site 2) Cr Australia Ave and Parkview drive, Sydney Olympic Park” dated October 2018 and provided a Appendix BB to SSD – 9383.

The applicant must undertake and comply with the following:

- A further round of groundwater sampling and analysis must be undertaken for the presence of metals and TRH, BTEX and full VOCs and a report prepared that assess:
  - the vapour risk of petroleum hydrocarbons in groundwater. A copy of this reports to be provided to the Department of Planning and Environment and the NSW EPA for review and approval;
  - the risk of any proposed groundwater dewatering on the sensitive ecology of the receiving environment. A copy of this report to be prepared in consultation with SOPA.

A copy of the Ground Water Management Plan and any technical reports are to be in accordance with EPA/Water NSW regulations, subject to approval from EPA, and provided to SOPA with any monitoring results on request.

### **Traffic and Pedestrian Management Plan**

Prior to the issue of a relevant Construction Certificate, a **Traffic and Pedestrian Management Plan** (TPMP) prepared by a suitably qualified person must be submitted to the Certifying Authority. The TPMP must be approved by SOPA’s Director, Environment and Planning prior to the issue of a Construction Certificate.

The Plan must address, but not be limited to, the following matters:

- a) Ingress and egress of vehicles to the site including vehicles up to and including a 12m rigid bus;
- b) A full swept path analysis plan must be provided to SOPA. The plan must include the porte-cochere, carpark entry and exist, new laneway and the Dawn Fraser extension. The on-street carparks on Dawn Fraser should be assessed for sight distances;
- c) Loading and unloading, including construction zones;
- d) Predicted traffic volumes, types and routes;
- e) Pedestrian and traffic management methods;
- f) construction activities during major events;
- g) Details of special event and clearway conditions on surrounding roads in the vicinity of the site during special events;
- h) Potential impacts to pedestrian access and public transport infrastructure including bus services and measures to mitigate impacts including temporary relocation of services; and
- i) A major events management strategy, detailing how construction activities will be managed during major events.

### **Fig Tree Protection**

Prior to the commencement of any demolition, excavation or construction works a method statement addressing all protection measures and any works to the on-site fig tree and fig tree on the adjacent site must prepared to the satisfaction of SOPA’s Director, Environment and Planning. The method statement must be prepared by a minimum Level 5 Arborist and include:

- a) Measures to protect the fig trees during construction;

- b) Compliance with proposed crown lifting, branch and root plate pruning and/or severance to the Moreton Bay fig tree as identified as tree T01 – FicMac on Plan T-01 Rev A contained within appendix 5.4 of report reference AIA-01 Arboricultural Impact Assessment & Moreton Bay Fig Management Plan dated 15 August 2019;
- c) Identification of all branches, limbs and/or roots to be removed;
- d) The provision for the works to be supervised by a qualified arborist recognised within the Australian Qualification Framework, with a minimum five years of continual experience within the industry of operational amenity arboriculture, and covered by appropriate and current types of insurance to undertake such works and in accordance with AS 4373:2007; and
- e) All works to be undertaken in accordance with the Moreton Bay Fig Tree Management Plan contained within part 4.0 of the aforementioned report.

### **Adjacent Fig Tree**

All works to trees on adjacent sites which extend into the development site shall be undertaken in accordance with the Arboricultural Impact Assessment & Tree Management Plan for Moreton Bay Fig (reference AIA-01, Revision B). This is to be under the supervision of a qualified arborist recognised within the Australian Qualification Framework, with a minimum five years of continual experience within the industry of operational amenity arboriculture, and covered by appropriate and current types of insurance to undertake such works and in accordance with AS 4373:2007.

### **Accessibility**

The design for the podium levels must address accessibility throughout including access to the mid-block crossing and link to the parklands.

### **Reflectivity**

The proposal is to include mitigation measures that specifically consider this risk and provide additional information detailing how the risk of bird-strike has been assessed and will be managed. This may include further analysis of glass reflectivity for wildlife.

### **Design Excellence**

The design architect must have direct involvement in the design documentation, contract documentation and construction stages of the project.

The design architect of the project is not to be changed without prior notice and approval of the consent authority.

### **Proposed Civil Works & Street Lighting – Dawn Fraser Extension & Part Service Laneway**

All proposed civil (pavements and drainage) and street lighting works are to be coordinated with SOPA's Senior Manager of Infrastructure Design.

## **CONDITIONS TO BE SATISFIED DURING CONSTRUCTION**

### **Protection of Trees**

The Applicant must ensure:

- a) no trees on SOPA land are trimmed or removed unless it forms a part of this development consent or prior written approval from SOPA is obtained or is required in an emergency to avoid the loss of life or damage to property;
- b) all trees on the subject site that are not approved for removal are to be suitably protected by way of tree guards, barriers or other measures to protect the root systems, trunk and branches during construction, in accordance with AS 4970:2009;
- c) any removal works are to be undertaken by a qualified aborist recognised within the Australian Qualification Framework, with a minimum five years of continual experience within the industry of operational amenity aboriculture, and covered by appropriate and current types of insurance to undertake such works and in accordance with AS 4373:2007; and
- d) Any crown lifting is to be approved by a SOPA's Director Environment and Planning.

### **Public Domain Interface**

The Applicant is to submit to SOPA the developing design at 50%, 75% and pre-tender hold points for Design Reviews/Approvals for all public domain works including engineering (civil/stormwater, power/lighting, comms) and landscape architectural packages.

### **CONDITIONS TO BE SATISFIED PRIOR TO AN OCCUPATION CERTIFICATE BEING ISSUED**

#### **Event Impact Assessment**

Prior to issue of an Occupation Certificate for the use of all or part of the building, an Event Management Statement must be prepared in consultation with SOPA and must be submitted to the satisfaction of the PCA.

#### **Signage**

All signage must comply with SOPA's Commercial Signage Policy. Any, place markers, wayfinding and marketing signage must be designed in accordance to UEDM and the design must be submitted to SOPA's Director, Environment and Planning for approval prior to installation.

Wayfinding and place-marking signage on the public domain must not provide any marketing content.

The signage in the private domain must not conflict with the overall wayfinding signage for the precinct. This may apply to location, sign's shape and content.

#### **Post-Construction Dilapidation Report**

The Applicant must prepare a Post-Construction Dilapidation Report, prepared by a suitably qualified person in accordance with the requirements of SOPA's Infrastructure Engineering and Construction Manual (IECM), to ascertain whether the construction works created any structural damage to adjacent buildings, infrastructure and roads. The report must be submitted to the Certifying Authority at the completion of construction works, and prior to the issue of the Final Occupation Certificate. A copy must also be forwarded to SOPA.

In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure and roads, the Certifying Authority must:

- a) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and

- b) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.

**Repair of Damage (Roads and Public Domain)**

All public footways, paving, sub-surface infrastructure, kerbs, gutters and road pavement damaged during the works are to be immediately repaired following the damage, to a satisfactory state that provides for safe use by pedestrians and vehicles.

Full restoration of the damage must be carried out to the satisfaction of SOPA's Senior Manager – Engineering Services, prior to the issue of any Occupation Certificate for the development.