

## Department of Planning and Environment

Our ref: SSD-3528369

Mr Simon Bennett  
Senior Manager, SSD Planning Approvals  
Sydney Metro  
Level 43, 680 George Street  
Sydney New South Wales 2000

6 February 2023

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**Subject:** Response to Submissions - Addendum

Dear Mr Bennett,

I refer to State Significant Development application SSD-3528369 for the Sydney Olympic Park Over and Adjacent Station Development. After careful consideration, the Department requests that you provide the following additional information:

### 1) Design excellence

- a. Provide copies of the advice by the Sydney Metro West Design Advisory Panel (SMWDAP) relating to the proposed concept application. Detail the project's response to SMWDAP advice.
- b. Seek further advice from the SMWDAP and their recommendations on whether the proposal will achieve Design Excellence in accordance with State Environmental Planning Policy (Precincts – Central River City) 2021.

### 2) Design Guidelines

Review and revise the submitted Design Guidelines to:

- i. support the objectives and be consistent with the requirements of the Apartment Design Guide (ADG)
- ii. respond to the advice of the SMWDAP
- iii. consider the inclusion of specific requirements with respect to landscaping, for example, numerical requirements may be appropriate to achieve outcomes for canopy cover and open space areas.

### 3) Amenity Impacts

Submit overshadowing impact analysis to illustrate the proposal's impacts to adjoining and surrounding properties with considerations of any approved and potential future residential developments on Figtree Drive.

### 4) Infrastructure

Identify the nature, funding and delivery of infrastructure and open space provision, works in kind and/or development contributions to be provided to meet the needs of future residents and workers

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within the development, having regard to the Sydney Olympic Park Master Plan and Sydney Olympic Park Infrastructure Contributions Framework.

### 5) Public domain and Precinct Street B

- a. Clarify the funding and timing of delivery of Precinct Street B, including access to adjoining sites which rely solely on this road for vehicular and service access.
- b. Outline the indicative staging and delivery of public domain works and demonstrate that their interface and integration with the proposed development would be appropriate.
- c. Provide “Guidance” to achieve the objectives for “Pedestrian movement” (3.3 - Access and Connectivity)”.

### 6) Traffic and parking

- a. Clarify whether pedestrian counts, which were collected in March 2021, factored-in any Covid-19 reduction, similar to the reduction factored into the vehicle traffic counts. A similar methodology should be used to ensure consistency.
- b. Confirm the traffic growth factor used to extrapolate 2021 traffic survey flows to future year 2036 traffic flows. The cumulative growth rate over 14 years of 1.07 was applied, which seems very low (less than 0.5% traffic growth per annum).
- c. Confirm the provision, timing, and allocation of:
  - i. accessible parking including consideration for accessible access between the basement and the commercial land use at Building 1
  - ii. car-share and motorcycle parking
  - iii. appropriate loading facilities, including options for alternative loading locations to ensure they meet service levels and/or include the consideration of a loading facilities management plan.
- d. Investigate options and propose appropriate mitigation measures for future developments to:
  - i. reduce the risk of vehicle-cyclist conflicts from active transport users accessing the bicycle parking and end-of-trip facility lift off the loading dock in Building 1
  - ii. reduce vehicle-cyclist conflicts of active travel users who need to access the bicycle parking and EOTF on Level 01 in the basement of Buildings 2 and 3. These users are more likely to use the vehicle down/up ramp rather than take an elongated route through the building’s lobby before taking a lift down one level.

### 7) Other issues

- a. Consult further with Council and Sydney Olympic Park Authority in preparing a response to their submissions.
- b. Clarify/confirm the provision of affordable housing for the proposal.
- c. Expand the Contamination Report to provide recommendations for future detailed SSDs based on the report’s conclusion that the site may be potentially contaminated.

- d. Review the advice of DPE's Environment and Heritage Group and revise the proposal to support flood modelling and evacuation.

You are requested to provide the information as part of the Response to Submissions, or notification that the information will not be provided, by 3 March 2023. If you cannot meet this deadline or do not intend to provide the additional information, please advise the department via the NSW planning portal.

Yours sincerely,

A handwritten signature in black ink, appearing to read "A. Witherdin".

Anthony Witherdin  
Director  
Key Sites Assessments

as delegate for the Planning Secretary