

Proposed Mixed Commercial & Retail Development
2 Herb Elliott Avenue, Sydney Olympic Park
(Stage 2, Site 43/44)

November 2012

Prepared for **Capital Corporation**



State Significant Development
Preliminary Environmental Assessment and Request
for Director-General Requirements

Cover image: View of proposed development of full site from the corner of Herb Elliott Avenue and Australia Avenue looking south.

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Appendices

- A** Site 43/44 Design Competition Jury report
- B** Site survey
Prepared by Chadwick Cheng Consulting Surveyors
- C** Master Plan for Site 43/44
[included for information purposes in Stage 1 PPR]
Prepared by Architectus
- D** Cost report
Prepared by Newton, Fisher & Associates Pty Ltd

Quality Assurance

Reviewed by



Michael Harrison
Director
Urban Design and Planning
Architectus Group Pty Ltd

14/11/2012

Date
This document is for discussion
purposes only unless signed.

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1 Introduction

1.1 Preliminary



Figure 1 Overall development concept

This report has been prepared by Architectus on behalf of Capital Corporation to submit an outline of the proposed mixed commercial office and retail development at 2 Herb Elliott Avenue (Stage 2, Building D), Sydney Olympic Park. The subject site is known as site 43/44 under the Sydney Olympic Park Master Plan 2030.

The proposal seeks State Significant Development (SSD) approval for Stage 2 of the development, comprising the following works:

- Construction of Building D and its use for commercial offices and retail tenancies comprising 18,327m² Gross Floor Area;
- Parking for 299 car spaces within two basement levels;
- Construction of new road 16 and construction of the remainder of Road 10 to provide vehicle access to basement car parking and loading facilities;
- Removal of existing vegetation; and
- New site landscaping including central courtyard.

This report has been prepared to support the request by the Proponent for Director General's Environmental Assessment Requirements (DGRs).

Figure 1 illustrates the key elements of the overall site development. A separate development application for demolition of the existing warehouse and commercial office building on the site is to be submitted to the Department of Planning and Infrastructure (DoPI).

A separate State Significant Development application will be lodged concurrently for Building C (Stage 1A). Part 3A approval under the Environmental Planning and Assessment Act 1979 (EP&A Act) (now repealed) was obtained for Buildings A and B on 31 July 2012. Construction of Stage 2 will occur before Stage 1A.

A Preliminary Environmental Assessment (PEA) of the proposal has been provided in this report, as required at Part 2 Clause 3 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000. The preparation of this report has been guided by the Director-General's Requirements (DGRs) and other content of the approved Project Application for Buildings A and B (Stage 1) on the site.

This report should be read in conjunction with **Appendices A – D**.

1.2 Background

The subject site is owned by Sydney Olympic Park Authority (SOPA). Capital Corporation purchased the right to develop the site from Century Funds Management in 2009 and is the new lessee of the land from SOPA.

Capital Corporation undertook a design competition for the site, in accordance with the provisions of the Sydney Olympic Park Master Plan 2030 (Master Plan 2030). The architectural commission was awarded to Architectus Group Limited. In accordance with Master Plan 2030, the Design Competition Jury Report has been supplied to the Department of Planning and Infrastructure. A copy of the Jury Report and the master plan for the site that was included in the Preferred Project Report for Stage 1, are at **Appendix A** and **Appendix C**.

2 Site and contextual analysis

2.1 The Site, legal description and existing use

The site is located to the south-east of the Olympic Park Railway Station on the western side of Australia Avenue (refer to location plan at **Figure 3**).

The registered property description of the site is Lot 56 in DP773763 and Part Lot 72 in DP 1134933 (refer **Figure 2**).

The site is described as Site 43/44 in the Master Plan.

Overall, the site has an area of 12,022m² with an approximately 84 metres frontage to Australia Avenue. A site survey is provided at **Appendix B**.

The site currently comprises a two storey commercial office and warehouse building, with at grade car parking. The site also includes a triangular shaped parking area, which is owned by SOPA and is publicly accessible. Refer to **Figure 5**.



Figure 2. Lot and Deposited Plan

Lot boundaries are shown with a thin yellow line.



Figure 3. Location map



Figure 4. Development site 43/44

The development sites 43/44 are identified by a red outline. The 2 Herb Elliott Avenue site also comprises part of a new east/west road and the new north/south road. (Source: SOPA)



Figure 5. Existing park
View from corner of Australia Avenue and Herb Elliott Avenue.

2.2 Local context

The subject site is located at a key corner within Sydney Olympic Park, with a frontage to Herb Elliott Avenue, one of the main east west roads that extends through Sydney Olympic Park.

Site 43/44 is located within a business park setting adjacent to the sporting and recreational facilities established for the Sydney Olympic Games. This site is located within 250 metres of the Olympic Park Railway Station. Adjacent is the 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, West Central Subregional Strategy and the recently adopted Sydney Olympic Park Master Plan 2030.

To the east of the subject site is Site 3, where a high rise residential development with ground floor retail uses and a child care centre, is currently under construction.

Herb Elliott Avenue is the main street frontage to the site and runs east west along the site's northern boundary. The street has two lanes of traffic with car parking and pedestrian footpaths on both sides of the street.

North of the subject site is a commercial office development occupied by the Commonwealth Bank. Further north is the Olympic Park railway station.

To the south is an existing two storey commercial office development with at grade car parking, comprising multi-tenancies and owned by The Kador Group.



Figure 6. Commonwealth Bank building
View from subject site looking north east along Herb Elliott Avenue.



Figure 7. Olympic Park Railway Station
View from northern side of Commonwealth Bank building looking along Dawn Fraser Avenue.



Figure 8. Australia Avenue
View looking south along Australia Avenue.



Figure 9. Active edges



Figure 10. Publicly accessible open space



Figure 11. Pedestrian connections

3 The proposal

3.1 Project description

This section of the report provides a written and graphic description of the project in terms of urban design and planning principles, proposed uses, floor space ratio, building height, vehicle access and parking and pedestrian access.

3.2 Urban Design and Planning principles

This section of the report describes the urban design and planning principles that guided the Architectus winning entry in the Site 43/44 Design Competition.

Public domain

- Enhance the diversity and permeability of the precinct by:
 - Creating a vibrant and intimate publicly accessible square;
 - Connecting significant landscape elements;
 - Designing for diversity at a lower levels of the development; and
 - Activating building facades (refer to **Figure 9**).

Linking of Green Spaces

- Acknowledge that softer landscaped green spaces exist along Herb Elliott Avenue, by linking these spaces to open spaces on the site (refer to **Figure 10**).

Pedestrian connectivity

- A new publicly accessible square provides an opportunity for greater connectivity through the street block for pedestrians travelling to and from the Railway Station (**Figure 11**).

High quality work environment

- Provide generous, engaging and active spaces for the office campus community which maximises the opportunity for communication and social interaction.
- Enhance communication by providing private meeting rooms, video conferencing, wireless internet and private dining.
- Building depths to comply with the Sydney Olympic Park Master Plan 2030 and the glazed atrium means that 60% of the floor plates will be within 6m of glass.
- The provision of shading and balconies reduces reliance on internal blinds to control sun.
- The public square is ringed with shops, cafes and bars, which will create a social hub of the campus.
- Atrium balconies overlook the public square and glazed atrium will be highly desirable work and social spaces.

3.3 Proposed uses

This Stage 2 application is for a commercial office development with retail uses and associated car parking and service vehicle loading facilities.

It is likely that the retail tenancies will be subject to separate tenancy DAs to Sydney Olympic Park Authority, detailing hours of operation and numbers of employees.

The site is located in the B4 – Mixed Use zone under Schedule 3 of SEPP (Major Development) 2005. The proposed uses are permissible with consent.

3.4 Floor Space Ratio

The proposed Gross Floor Area (GFA) of the Stage 2 development is 18,327m². The site area is 12,022m². The maximum permitted floor space ratio under Schedule 3 of SEPP (Major Development) 2005 for the overall site 43/44 is 3.5:1, which equates to 42,077m².

3.5 Building height

The proposed Building D is 8 storeys in height which includes ground level retail and seven storeys of commercial development above.

3.6 Vehicle access and parking

Vehicle access to Building D will be via completion of a new east-west road (road 10), located along the site's southern boundary.

Consent for completion of road 10 is sought as part of this Stage 2 application. Consent is also sought for new road 16 (north south road running through the site) and two levels of basement parking.

A total of 299 car spaces are proposed to be provided as part of the Stage 2 works including 94 spaces to be allocated to Stage 1A.

The Stage 2 part of the carpark will be hoarded off from Stage 1A until Stage 1A is completed.

3.7 Pedestrian access

Pedestrian access to the Stage 2 development will be via Herb Elliott Avenue and proposed new road 16 to the commercial entry. Access to the ground level retail uses is proposed from Herb Elliott Avenue.

The publicly accessible square will provide a pedestrian link between all buildings on the site.

3.8 Landscape design

An overall site landscape concept plan was prepared by Scott Carver Pty Ltd for the Stage 1 Project Application, as shown at **Figure 12**. Landscaping for Stage 1A will be undertaken in accordance with this landscape concept plan.

However consent was not sought at this time for the courtyard. This is now proposed as part of the Stage 2 development works.



Figure 12. Overall site landscape concept plan
Prepared by Scott Carver Pty Ltd
Concept for landscape design including courtyard and new streets, that was included as part of the Project Application for Stage 1.

4 Regulatory context

4.1 Introduction

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

Legislation

- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2000

Metropolitan Planning Strategy

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

State Environmental Planning Instruments (SEPPs)

- SEPP (Major Development) 2005
- SEPP (State and Regional Development) 2011
- SEPP 55 – Remediation of Land
- Sydney Regional Environmental Plan 24 (Homebush Bay Area)
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

SOPA Guidelines

- Sydney Olympic Park Master Plan 2030
- Access Guidelines 2011
- Environmental Guidelines for Sydney Olympic Park 2008

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

4.2 Environmental Planning and Assessment Act 1979

Clause 89C 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, as follows:

- “(2) A State environmental planning policy may declare any development, or any class or description of development, to be State significant development.*
- (3) The Minister may, by order published in the Gazette, declare specified development on specified land to be State significant development, but only if the Minister has obtained and made publicly available advice from the Planning Assessment Commission about the State or regional planning significance of the development.”*

Sydney Olympic Park is identified as a specified site to which Clause 89C of the EP&A Act applies under Schedule 2 of the SEPP (State and Regional Development) 2011. Schedule 2 provides that developments with a Capital Investment Value (CIV) of greater than \$10 million are State Significant Developments. The estimated CIV for Stage 2 is \$41,250,500 excluding GST. Refer to the Cost report at **Appendix D**.

The Schedule 2 listing for Sydney Olympic Park includes the subject site.

4.3 Environmental Planning and Assessment Regulation 2000

Schedule 2 of the Environmental Planning and Assessment Regulation 2000 sets out the environmental assessment requirements, and the form, content and other matters for preparation of Environmental Impact Statements.

4.4 Metropolitan planning context

Sydney Metropolitan Strategy: City of Cities

The Sydney Metropolitan Strategy seeks to facilitate the implementation of the Sydney Olympic Park Vision 2025, which is supported by the SEPP (State and Regional Development) 2011 listing as a specified site and the Master Plan 2030. The Metropolitan Strategy seeks to ensure that development achieves a balance between the core role as a regional sporting and specialised centre, and its potential for residential development.

A core economic principle that underpins the Metropolitan Strategy is to plan and manage development to support the core economic role of Specialised Centres, including Sydney Olympic Park. The proposal will support the economic role of Sydney Olympic Park by increasing employment in the core commercial zone, supported by complementary retail uses that will provide amenities for workers, in a location well serviced by public transport services. Increasing employment will further support increasing the frequency of rail and bus services to Olympic Park.

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

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 led other businesses 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.

The proposal will contribute significantly to the achievement of the employment targets for Auburn Local Government Area and Sydney Olympic Park. Based on an average rate of 1 employee per 15sqm of Nett Lettable Area (NLA), the Stage 2 development will generate approximately 1060 jobs. The overall development of site 43/44 will generate approximately 2560 jobs.

4.5 State Environmental Planning Policies

State Environmental Planning Policy (Major Development) 2005

Part 23 of Schedule 3 of the SEPP (Major Development) 2005 contains development standards for Sydney Olympic Park. The site is zoned B4 Mixed Use.

The objectives of Zone B4 Mixed Use are as follows:

- (a) to protect and promote the major events capability of the Sydney Olympic Park site and to ensure that it becomes a premium destination for major events,*
- (b) to integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling,*
- (c) to ensure that the Sydney Olympic Park site becomes an active and vibrant town centre within metropolitan Sydney,*
- (d) to provide for a mixture of compatible land uses,*
- (e) to encourage diverse employment opportunities,*
- (f) to promote ecologically sustainable development and minimise any adverse effect of land uses on the environment,*
- (g) to encourage the provision and maintenance of affordable housing.*

Commercial premises constitute development permitted with development consent in the B4 Mixed Use zone.

Key controls in SEPP (Major Development) 2005 for the site are:

- **Height:** 33 metres
- **Floor space ratio:** 3.5:1

Part 23 of Schedule 3 of the SEPP (Major Development) 2005 contains provisions relating to master plans and design excellence. Clause 26 of Schedule 3 specifies that development consent must not be granted for development within the Olympic Park site to which a master plan applies, without consideration of the master plan in relation to the proposed development. Clause 30 of Schedule 3 requires that a consent authority must not grant consent unless they have considered whether the development exhibits design excellence. This provision includes that development consent must not be granted unless the erection of the building has been the subject of a design competition where required by the master plan. The Master Plan 2030 requires that a design competition be held. This design competition has been held in relation to the overall site. As the development of the subsequent stages to be approved, ie.

Stages 2 and 3, are proposed to be in consistent with the master plan endorsed as part of this design competition, another design competition is not required to be held.

State Environmental Planning Policy (State and Regional Development) 2011

The aims of this Policy are as follows:

- (a) to identify development that is State significant development,*
- (b) to identify development that is State significant infrastructure and critical State significant infrastructure,*
- (c) to confer functions on joint regional planning panels to determine development applications.*

SEPP (State and Regional Development) 2011 states that development is declared to be State significant development for the purposes of the Act if:

- (a) the development on the land concerned is, by the operation of an environmental planning instrument, not permissible without development consent under Part 4 of the Act, and*
- (b) the development is specified in Schedule 1 or 2.*

The proposed development is not permissible without development consent under Part 4 of the Act and it is development specified in Schedule 2 of SEPP (State and Regional Development) 2011. Clause 2 of Schedule 2 requires development with a CIV in excess of \$10 million within the Sydney Olympic Park site to be considered as State Significant Development.

Clause 11 of SEPP (State and Regional Development) 2011 provides that development control plans do not apply to State significant development. Sydney Olympic Park Master Plan 2030 is considered a development control plan.

State Environmental Planning Policy No. 55: Remediation of Land

SEPP 55 provides a State-wide planning instrument for the management of contaminated land and its remediation. The instrument ensures that all land which is known to be contaminated or has the potential for contamination to occur on sites, is to be investigated and if found to be contaminated must be remediated in accordance with a development consent.

Sydney Regional Environmental Plan 24 (Homebush Bay Area)

SREP 24 (now deemed SEPP) applies to the Homebush Bay Area including Sydney Olympic Park and provides planning principles that promote the area for employment, residential, recreational and tourist uses. The Plan provides for the coordinated development of the Sydney Olympic Park through a Master Plan, as well as environmental management guidelines.

Sydney Regional Environmental Plan (Sydney Harbour Catchments) 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 Impact Statement.

Sydney Olympic Park Master Plan 2030

The Master Plan 2030 is a Master Plan under Section 12 of the Sydney Olympic Park Authority Act 2001 and is referenced in SEPP (Major Development) 2005, which, in conjunction with SEPP (State and Regional Development) 2011, are the principal planning documents regulating land use and development at Sydney Olympic Park.

The Master Plan is given effect under the *Sydney Olympic Park Authority Act 2001* and is regarded as a development control plan. It should be noted that in accordance with Clause 11 of SEPP (State and Regional Development) 2011, development control plans do not apply to State significant development.

The Master Plan 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 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; and*
- 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 43/44 is located within the Central Precinct, which is predominantly a mixed use precinct that is generally bounded by Australia Avenue to the East, the Sydney Showground Precinct to the north, the Olympic Boulevard to the west and Sarah Durack Avenue to the south.

The Central Precinct is envisaged as a high density mixed use precinct with commercial, retail and residential uses. The Central Precinct contains a commercial core to the town centre focused on Dawn Fraser Avenue and Herb Elliott Avenue. Other sporting, recreational, residential, entertainment and parkland precincts 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, the Minister for Planning and Infrastructure, to only grant consent if it has first considered the Master Plan 2030 and that development is consistent with the Master Plan.

A network of streets and through site links will create a walkable precinct

with enhanced access to the railway station. Buildings fronting Herb Elliott Avenue will have a height of 8 storeys with residential buildings further south being 10 storeys in height.

Figure 4 identifies Sites 43 and 44 and the location of new roads on the subject site.

The key planning controls contained within Master Plan 2030 that are relevant to Site 43/44 are as follows:

- **Land use:** Commercial
- **Height:** 8 storeys
- **FSR:** 3.5:1
- **Building zones and setbacks including through site links:** (refer to **Figure 13**)

Under Clause 4.6.10(1) of the Master Plan 2030, the subject site is nominated as a design competition site. The Master Plan requires that the Proponent demonstrate that the proposed design is the result of a design competition undertaken prior to the application process. Master Plan 2030 provides that consent must not be granted to a new building on a nominated design competition site unless the consent authority has considered whether the proposed development exhibits design excellence and is the result of a design competition staged prior to the lodgement of a Project Application. Proponents are required to satisfy the requirements for design competition processes outlined in **Appendix A** of the Master Plan.

A Design Competition has been undertaken by the Proponent and Architectus has been commissioned as the winning architect. A copy of the design competition jury report is attached at **Appendix A**. A copy of the jury report has previously been submitted to the Director General of the Department of Planning and Infrastructure in accordance with the competition procedures. The Design Competition Jury made a series of recommendations and the Proponent is required to demonstrate how these recommendations have been addressed. The Environmental Impact Statement will address the design competition jury report.

SOPA's Access Guidelines 2011

The purpose of SOPA's Access Guidelines 2011 is to provide information concerning the requirements for an accessible built environment that enables independent, equitable and inclusive access for people with disabilities.

An accessibility assessment is to be prepared by a suitably qualified access consultant and submitted with the Environmental Impact Statement.

SOPA's Environmental Guidelines

Section 22 of the Sydney Olympic Park Authority Act 2011 provides that 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.

The *Environmental Guidelines for Sydney Olympic Park 2008* contains

principles, general commitments and sustainability issues and objectives.



Figure 13. Central Precinct building zones and setbacks plan, Master Plan 2030
The subject site is shown with a red outline.

5 Preliminary Environmental Assessment

5.1 Introduction

This Preliminary Environmental Assessment (PEA) is intended to determine the key issues with the proposal that will form the basis of a detailed Environmental Impact Statement following receipt of the Director General's Requirements.

5.2 Key issues

Investigations have been undertaken to understand the development. Information including the relevant development controls, state metropolitan plans, and site analysis have been utilised from the design competition to understand the best environmental design outcomes for the site and Sydney Olympic Park.

It is considered that the key issues relating to the Stage 2 development that require further assessment fall into the following categories:

1. Consistency with the relevant Environmental Planning Instruments and policies
2. Consistency with the Design Competition Jury Report
3. Built form, urban design and visual impact
4. Overshadowing
5. Traffic and transport
6. Stormwater drainage
7. Landscaping and vegetation
8. Wind impacts
9. Waste management
10. Accessibility
11. Ecologically Sustainable Development
12. Contamination
13. Staging and infrastructure
14. Construction impacts

These matters are addressed in further detail below:

1. *Consistency with the relevant Environmental Planning Instruments and policies*

The Environmental Impact Statement is to provide a detailed assessment of the proposed development against the relevant provisions of the Environmental Planning Instruments and Policies identified above. The nature and extent of any inconsistency is to be addressed.

2. *Consistency with the Design Competition Jury Report*

The proposed development has been the subject of a design competition under the provisions of the Master Plan 2030.

The Environmental Impact Statement is to include consideration of the issues the Design Competition Jury required further consideration of, as well as the Jury's recommendations. Refer to this Jury Report at **Appendix A**.

3. Built form, urban design and visual impact

The development is to demonstrate how design excellence has been achieved to meet the requirements of the SEPP (Major Development) 2005 and the Master Plan 2030. A high architectural design standard, in terms of materials and detailing appropriate to the commercial building type, and its location, is to be demonstrated. The height, bulk and scale of the proposed development are to be appropriate to the context.

Design quality is to be considered in terms of the overall site layout, views and connectivity for pedestrians. Retail uses are to demonstrate how they will activate and address the public domain.

An assessment of the proposal against the Crime Prevention through Environmental Design (CPTED) principles is to be prepared with the Environmental Impact Statement.

A visual analysis of the proposal including the use of 3D photomontages from key vantage points is to address the visual impact including from Herb Elliott Avenue, the main street frontage.

4. Overshadowing

Through an analysis of the shadows cast by the proposal, the development is to demonstrate how adequate sunlight access is maintained to existing and proposed public domain areas.

5. Traffic and transport

The site has an existing frontage to Herb Elliott Avenue. Access is proposed to be provided off the new east west street (road 10), completion of which is proposed as part of Stage 2. Details of the access arrangements are to be provided including the staging arrangements in relation to the whole site. Proposed access arrangement details are to include details of private vehicle access, as well as service vehicle access for all proposed uses.

The proposal is to demonstrate that sufficient on-site car parking for the proposal is provided having regard to the Master Plan 2030 controls and Roads and Maritime Services guidelines.

The Environmental Impact Statement will provide a comprehensive Traffic and Transport Assessment in accordance with the requirements of the Master Plan 2030 considering traffic generation, access, loading dock, car parking requirements, service arrangements, measures to promote public transport use and pedestrian and bicycle linkages and facilities.

6. Stormwater drainage

Stormwater concepts plans are to be prepared for the Stage 2 development which demonstrate that stormwater can be adequately managed during the construction and operation phases of the development.

7. Landscaping and vegetation

The majority of the existing vegetation on the site was planted as part of the original business park development, and is now of moderate height

and maturity. This vegetation is not known to be remnant vegetation, nor does it have any ecological significance. The Master Plan 2030 suggests that this vegetation will be removed as part of the development of the site. If necessary, an arboricultural assessment of any trees affected by the Stage 2 development will be undertaken with the Environmental Impact Statement.

Proposed landscaping including street trees, soft landscaping within the development site, paving, furniture and lighting are to be detailed in landscape plans prepared by a qualified landscape architect and submitted with the Environmental Impact Statement.

8. Acoustic impacts

An assessment of the potential noise and vibration impact of the adjacent railway corridor on the proposed development will be prepared and submitted with the Environmental Impact Statement.

9. Wind Impacts

Wind impacts upon pedestrians from the development of the 8 storey building will be considered as part of the Environmental Impact Statement. A Pedestrian Wind Impact Statement will be submitted with the Environmental Impact Statement.

10. Waste management

A Waste Management Plan for operational waste will be prepared and submitted with the Environmental Impact Statement.

For construction waste, refer to point 15, Construction Impacts, below.

11. Accessibility

An Accessibility Report will be prepared and submitted with the Environmental Impact Statement to ensure that disabled access is being suitably provided for the development.

12. Ecologically Sustainable Development

ESD principles are to be incorporated into the design, construction and operation of the development.

The proposed Stage 2 building is targeting a 5 green star rating and a 5 star NABERS rating. An ESD report will be prepared to support the Environmental Impact Statement.

13. Contamination

The Environmental Impact Statement is to demonstrate that the site is suitable for the proposed use in accordance with the provisions of State Environmental Planning Policy No. 55: Remediation of Land. A Site Environmental Assessment is to be provided to satisfy the requirements of the SEPP 55.

14. Construction impacts

The following issues and impacts will be addressed in the Environmental

Impact Statement:

- Construction vehicle traffic;
- Noise and vibration;
- Waste;
- Erosion and sedimentation; and
- Air quality and dust.

6 Conclusion

The proposal seeks development consent for Stage 2 at Site 43/33, known as 2 Herb Elliott Avenue, Sydney Olympic Park. Stage 2 comprises the following works:

- Construction of Building D and its use for commercial offices and retail tenancies comprising 18,327m² Gross Floor Area;
- Parking for 299 car spaces within two basement levels;
- Construction of new road 16 and construction of the remainder of Road 10 to provide vehicle access to basement car parking and loading facilities;
- Removal of existing vegetation; and
- New site landscaping including central courtyard.

A design competition was undertaken in 2010 to satisfy the requirements of State Environmental Planning Policy (Major Development) 2005 and the Master Plan 2030. Architectus were awarded the architectural commission to prepare development applications.

Sydney Olympic Park is listed as a specified site in accordance with Schedule 2 of State Environmental Planning Policy (State and Regional Development) 2011. Development within Sydney Olympic Park which has a Capital Investment Value of more than \$10 million is a project to which Clause 89C of the Act applies. The Stage 2 development has a Capital Investment Value estimated at \$41,250,500 excluding GST as specified in the Cost report at **Appendix D**, and therefore meets the criteria for State Significant Development.

In conclusion, we respectfully request the Minister for Planning and Infrastructure to issue the Director-General's Environmental Assessment Requirements.

**Proposed Mixed Commercial & Retail Development – 2 Herb Elliot
Avenue, Sydney Olympic Park (Stage 2, Site 43/44)**
SSD - Preliminary Environmental Assessment & Request for DGRs

Attachment A

Site 43/44 Design Competition Jury Report

**SITE 43/44, SYDNEY OLYMPIC PARK
 DESIGN EXCELLENCE COMPETITION
 JURY REPORT – 23/08/10**

Jury

Peter Mould (Chair)	NSW Department of Commerce (Government Architect's Office)	(PM)
Tony Caro	Tony Caro Architecture Pty Ltd	(TC)
Darlene van der Breggen	Sydney Olympic Park Authority	(DB)
Steve Grant	Capital Corporation Pty Ltd	(SG)
Frank Xuereb	Capital Corporation Pty Ltd	(FX)
Adam Wheat	Capital Corporation Pty Ltd	(AW)

Executive Summary

This Jury Report has been prepared in accordance with the Design Excellence provisions of the Sydney Olympic Park Master Plan 2030. The report describes the competition process, the design brief, provides an assessment of the design merits of each entry submission, sets out the rationale for the selection of the preferred design and described how it demonstrates design excellence and concludes with recommendations to the proponent, the selected Architect and the consent authority for the further development of the recommended design.

The Site 43/44, Sydney Olympic Park design competition was conducted in accordance with a brief prepared and submitted by the Proponent and endorsed by the Competition Jury on 31st May 2010. The submitted Project Application must be consistent with the preferred design, subject to the Jury's recommendations for further design development, and the winning architects must appointed by the Proponent to the design team.

The three architectural schemes were presented to the Jury on 23rd July 2010. Consistent with the Competition Brief (**Appendix A**), the Jury has decided upon a winning proposal by unanimous agreement, being the scheme by Architectus Group Pty Ltd. The Architectus Group Pty Ltd design achieved the highest level of consistency with the Design Brief. The Jury has made recommendations on the Architectus Group Pty Ltd scheme, which are to be applied by the Proponent, Architects and the Consent Authority in the preparation and assessment of the future Project Application.

This document is the Jury Report of the second stage assessment and provides an overview of the process, and an account of the assessment and matters to be further considered by the winning scheme. This report is divided into the following four (4) sections and should be read in conjunction with the appendices also listed below:

- Part 1 Competition Background
- Part 2 Competition Brief
- Part 3 Assessment
- Part 4 Preferred Scheme – Recommendations for further development
- Appendix A: Design Competition Brief
- Appendix B: Building Design Review (prepared by DSA Consulting Pty Ltd)
- Appendix C: Structural Design Review (prepared by SCP Consulting Pty Ltd)
- Appendix D: Presentation Panels – Architectus Group Pty Ltd
- Appendix E: Presentation Panels – Group GSA Pty Ltd
- Appendix F: Presentation Panels – Woodhead

Part 1: Competition Background

The competition was run as a two-stage process:

1. Expression of Interest; and
2. Design Competition.

These steps are discussed below:

1. Expression of Interest (EOI)

An EOI was sent to six architectural practices to participate in the design competition and requested the following information:

- **Capability** demonstrating that the company shall provide a design compliant with the Competition Design Brief (see draft Design Brief) and Sydney Olympic Park Masterplan 2030, a track record in delivering projects of a similar scale, use and typology, company profile, relevant experience and CVS of key personnel;
- **Architectural philosophy** and approach of the company;
- **Environmental credibility** including demonstrated experience in delivering ecologically sustainable design; and
- **Appreciation of the site, context and the project.**
- **Design Programme Requirements** including confirmation that the company has the ability and is committed to meeting the following programme requirements of the competition:
 - o Competition Jury to issue Competition Design Brief to each competitor 7-8th June 2010;
 - o All competitors to submit a fee proposal for the works outlined in the Competition Design Brief;
 - o Competitors to submit and present their design proposals 27th July 2010
 - o Develop design, meet with sub-consultants, input sub-consultants requirements, prepare necessary reports, design documentation and present to SOPA during the 3rd Quarter of 2010.
 - o Lodge Project Plan to Department of Planning – late 2010

2. Design Competition

Three firms were short-listed to participate in the second stage of the competition. The firms selected were:

- Architectus Group Pty Ltd
- Woodhead
- Group GSA Pty Ltd

Both the EOI and Design Competition Stages were assessed by the six -person Jury consisting of three members from Capital Corporation Pty Ltd and three members appointed by Sydney Olympic Park Authority. Peter Mould chaired the Jury.

During the second stage, the Jury was assisted by the following technical advisors:

- DSA Consulting Pty Ltd was commissioned to assess the design in relation to Mechanical Services, NABERS and Green Star compliance.
- SCP Consulting Pty Ltd was commissioned to assess the design in relation to the proposed structural stability

Two addenda were issued during the design competition process, prior to the final submission by the architectural firms.

Addenda Number 1 provided additional CAD reference files to the “GHD Town Centre Street Plan” enabling additional information to be extracted from the original file.

Addenda Number 2 advised the architectural firms of the correct Minimum Visitor Bicycle Parking rates currently appearing as 1 visitor space per 75sqm of commercial Gross Floor Area in the Sydney Olympic Park Masterplan 2030. The correct rate was confirmed by Sydney Olympic Park Authority to be 1 visitor space per 750sqm.

Part 2: Competition Brief

The competition brief describes urban design, architectural design, commercial and planning objectives.

The key **urban design and architectural objectives** presented in the brief are described below under the following headings:

Urban Design:

- together with the CommBank site, the Australia Towers residential development at site 3 and future developments at site 2B, define the Herb Elliott and Australia Avenue intersection as a coherent urban space.
- together with the CommBank site, signify a threshold to the Town Centre's retail core along Herb Elliott Ave;
- privacy and separation from future residential uses opposite Australia Avenue.
- presentation of the development from the downhill approach vista along Australia Avenue,
- provide the next stage of the Park Street corridor, linking future residential developments to the south of the Central precinct with the civic core of the Town Centre.
- the Park Street frontages to be used for outdoor dining.
- resolve vehicle access issues, given that the preferred access points identified in MP2030 may not be achievable in the first stage of development. Alternative access off the future east west street is permissible provided that there is minimal impact on the footpath, driveway width is minimized and footpath treatments, as required in the Authority's Urban Elements Design Manual (UEDM) can be achieved.
- building volume and building resolution facing site 45 to the south, complement the existing fig tree which is to be retained and incorporated into landscaped setbacks in the future development of site 45.

Public Domain:

- new streets are in accordance with GHD concept street designs (see Attachment A)
- the Park Street view corridor which aligns with an axial vista of the Bicentennial Marker to the south and the eastern entry of the Sydney Olympic Park railway station to the north.
- there is adequate deep soil for street tree planting in locations where underground parking may extend under future streets.
- streets and footpaths are in accordance with the Authority's UEDM.

Architectural Design:

- achieve exemplary design outcomes that set the standard for future development in Sydney Olympic Park as a unique, innovative and sustainable urban landscape
- respond to the site's transitional role at the interface of a residential neighbourhood and a commercial precinct.
- natural ventilation of individual tenancies.
- natural light penetration into the core of this deep site.
- resolve the roofscape as a 'fifth elevation', given its high visibility from residential apartments in the adjacent Australia Towers
- successfully resolve and exploit site constraints including but not limited to level changes across the site, maintaining view corridors from the Station to the Bicentennial Marker, etc

The key **planning objectives** of the brief were:

1. To achieve general compliance with the existing statutory planning framework of:

- State Environmental Planning Policy (Major Development) 2005
- Sydney Olympic Park Master Plan 2030
- State Environmental Planning Policy (Major Development) 2005

- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy 55 - Remediation of Land
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- Sydney Metropolitan Strategy and the Draft West Central Subregional Strategy;
- Sydney Olympic Park Land Boundary Map
- Parklands Land Boundary Map
- Sydney Olympic Park Master Plan 2030
- Sydney Olympic Park Infrastructure Contributions Framework 2030
- Policies
- Sydney Olympic Park Access Guidelines 2008

The key **commercial objectives** of the brief were related to the following matters and outlined in more detail in the Design Competition Brief:

Site Planning:

- Provide an architectural design that meets the high level of quality required to achieve the status of a “gateway” site as defined in the Sydney Olympic Park Masterplan 2030.
- The site shall be redeveloped into multiple stages; each stage comprising of a stand alone or attached strata commercial office building with retail accommodation on street level.
- It is critical that the floor plates and general amenities are designed for maximum flexibility; to allow for both small strata offices (50m² – 200m²) and large leasable commercial office space that will be retained on a long term basis.
- At some time following completion of Stage 1, the existing structure shall be demolished to make way for the future development.
- The design of the Stage 1 Development should maximise the height, mass, parking and FSR.
- Stages 2 and 3 should be designed to enable an increase of height and FSR should this become available in the future.
- A critical requirement of the design shall be to maximise the net lettable area (NLA) whilst minimising the gross floor areas (GFA). This will be considered for both small strata offices and large leasable commercial offices.
- Maintaining the operation of the existing tenant Silex will be critical during the first stage of development, noting that the lease agreement permits the relocation of the existing eastern carpark.

Entry Foyer:

- The location of the entry foyer for each stage of the development is to be distinct and have good exposure to the street. It shall remain independent from the retail tenancies though a café may be integrated into this space.
- The foyer is considered a focal point to the building and is a means to measure the quality of the building. It shall be sized to comfortably incorporate good lighting, artwork, tenant directory board, concierge and an area for lounges.
- Two adjoining common meeting rooms are to be provided of approximate 15sqm each. A bi-fold wall is to be provided between the meeting rooms to allow the two rooms to be combined if necessary.
- A reception counter is to be provided in the foyer to accommodate the concierge. The concierge will be responsible for managing and maintaining the use of the meeting rooms, common shower rooms and other common use recreational facilities that may be provided as well as greeting and directing visitors to the building. The concierge is to be provided with a stationary room sufficient in size to accommodate a computer station, photocopier, fax machine and stationary.

Café and Retail:

- A café is required of approximately 120sqm plus area for outdoor seating. The café is to be positioned with good exposure to the street frontage and be such that it can be accessed

independently of the building after hours as well as the building entry lobby during business hours.

- The first stage of the development shall include retail space suitable for a small to medium sized supermarket, as well as small retail shopfronts with good exposure to the street frontage.

Facade:

- The facade of the building is left up to the imagination of the architect; good innovative ideas are being sort however, these must also be balanced with cost.
- Reflective glazing is preferred for vision and non-vision panels (e.g. spandrel panels). The use of coloured backed glass for non-vision spandrel panels is not preferred.
- The main entrance is to be easily identifiable and incorporate an undercover canopy at the entrance. Position for building signage should also be considered.
- Consideration should also be given to the treatment of the western facade to reduce excessive glare and heat gain into the building. It may be considered to limit the extent of vision panels and incorporate more solid panels.

Roof Top Terraces:

- The roof is to incorporate at least one board room with facilities of approx 150sqm plus outdoor terrace area similar to the Capital Corporation head office with an open stair linking the roof top office to the top floor office level.

Structure and Buildability:

- The structure should be based on 3.6m floor to floor for commercial levels and 2.8m for carpark levels. Normally for a strata unit development the structural grid would be based on a three car grid however as we are after the flexibility of having large office floor plates the column grid is to be maximised and based on a four car grid.

Typical Levels:

- Strata units are to range in size from 50sqm to a maximum of 200sqm. If larger tenancies are required then units can be combined to accommodate this.
- Common corridors linking the strata units should be a minimum of 2.3 metres wide and preferably articulated in some form with glazing at each end to provide natural light.
- The length of the corridors from the lifts should be minimised as tenancies furthest from the lifts tend to be less desirable than those closet to the lifts.
- Common male and female amenities are to be provided on each level to meet the requirements of the Building Code of Australia. A separate unisex disabled toilet and cleaners room is also required on each level. The location of the entrance to the amenities is to be discreet from the lobby.

Carparking and Services:

- Car parking allocated for the commercial portion of the development shall be secured. The number of spaces required shall be calculated based on the ratio provided in the Sydney Olympic Park Master Plan 2030.
- Noting the requirements of a supermarket, suitable public parking will be required either on grade or below ground level.
- As a minimum the Stage 1 development shall be designed with the necessary allowances to achieve a 4.5 Star NABERS and 5 Star Green Star rating.
- Services risers are to be accommodated within the design for electrical, communications, mechanical and hydraulic services. The size of these rises will be dependent on the size of the floor plate and the number of tenancies provided on each level.
- Carpark Exhaust will be dependant on the carpark design and it is always preferable to design the carpark to achieve natural ventilation.
- Where the carpark requires mechanical ventilation a supply/exhaust fan room of suitable size will be required.

- The more important issue of the car park mechanical exhaust is that it will require an above ground exhaust shaft to be located six metres away from the building and be a minimum three metres above ground; this needs to be accommodated within and be integral with the overall design.
- A garbage room is to be provided of approx 30sqm and located in a position that allows sufficient access and manoeuvring for garbage trucks and allow easy but discrete access from passenger lifts.
- Based on the size and type of building being developed, preference shall be to install 4 lift per stage of development, whereby one lift can be dedicated as a goods lift for the first 12 to 18 months. This can then be converted to a passenger lift when the majority of fit out work to the building is complete.
- The lifts will be machine roomless and should service all levels including any below ground carpark levels. The lifts should be located in one line.

The commercial objectives are addressed in the report prepared by Capital Corporation Pty Ltd, DSA Consulting Pty Ltd and SCP Consulting Pty Ltd

Part 3 Assessment

Introduction

An assessment of the three schemes is provided in this section of the report having regard to the objectives of the competition brief. Commentary as to how the schemes approached the urban design and architectural aspects of the brief and an evaluation of each is provided below. Consistency with the planning and commercial objectives are addressed in the technical reports appended to this report.

Commentary

The site is 1.202ha and is within the Land Use Category “Commercial”. Currently under the proposed Sydney Olympic Park Master Plan 2030, the site allows for 3.5:1 floor space ratios (FSR) with a maximum height of 8 storeys (excluding roof plant enclosures).

The Sydney Olympic Park Authority (SOPA) has expressed a desire for immediate commencement of commercial, residential and educational developments throughout the Sydney Olympic Park precinct in accordance with the “Sydney Olympic Park Master Plan 2030” with Site 43/44 being identified as a site with immediate development potential.

All three design submissions considered increasing the public domain, maintaining the site lines to the Bicentennial Marker and providing public access to the Railway station. They also offer retail spaces to the Herb Elliot and Australia Avenues as well as the new East/West and Park Street extensions as required under the Sydney Olympic Park Masterplan 2030.

Vehicular movements to and from the site are addressed whilst maintaining traffic flow during event mode operation. Though not indicated in the Group GSA submission, it has been clarified that their design submission is flexible and could accommodate the requirement for traffic to pass through the new Park Street extension. Carparking for the commercial offices is located underground in the basement levels as required by the Sydney Olympic Park Masterplan 2030

Connection between the significant tree located within the park between Site 4 and 5 as well as the large fig tree located within Site 45 has been maintained by Architectus and Group GSA.

The three submissions also address Capital Corporation’s concern and requirement for the existing tenant to continue operation during construction of Stage 1. This can be achieved by relocating and maintaining access into the existing carpark area. Staging of the development also considers the existing structure on-site with all three submissions being able to accommodate the construction of at least Stage 1 prior to the demolition of the office and warehouse.

Further analysis of each scheme, listed in alphabetical order by architect, is provided below:

Architectus Group Pty Ltd

The Architectus Group Pty Ltd scheme provides for a total of four stages of construction with Stage 1 located parallel to Australia Avenue with a core on the western side. Stage 2 is attached to the northwest corner of Stage 1 and Stage 3 to the southwest corner. The footprint of Stage 2 is parallel to Herb Elliot Avenue, and Stage 3 is parallel to the new East/West Street which creates a central courtyard. Stages 2 and 3 utilise the core of Stage 1 for vertical transport and amenities.

Stage 4 of the development occupies a majority of the Site 43 footprint with the commercial tower remaining independent of the earlier stages.

The total Gross Floor Area of Stages 1 – 4 equates to 40,698m². A total of Gross Floor Area of 42,077m² is permissible under the Sydney Olympic Park Masterplan 2030.

A total of three basement carparking levels is proposed which upon completion of the four stages will connect to enable a highly efficient carparking design. Construction of the carparking levels will be staged with the commercial office staging plan. Compliance with the Sydney Olympic Park Masterplan 2030 for carparking numbers is maintained for all stages. Access to the carparking levels is proposed in two locations along the new East/West Street.

The external façade uses terracotta cladding, aluminium composite cladding, aluminium framed glazing, horizontal tubular aluminium sun screening and green planting screens. The green screen provides an alternate aspect to the façade by providing colour and sun-shading in one element.

Balconies to the typical levels along the north-east and north-west elevations of Stages 1, 2 and 4 enable natural ventilation into the commercial offices. A glass atrium is proposed adjacent to the core of Stages 1 to 3 enabling natural light penetration deep into the floor plates.

The proposed design for Stage 4 addresses the heat load of the western façade by locating the core along this elevation and providing sun-shading elements. A balcony extends along the eastern elevation of Stage 4 providing an outlook across the courtyard to Stages 1, 2, and 3 of the proposed development.

Ground Floor includes multiple retail tenancies spread across the four stages of the development. The retail tenancies face toward Australia Avenue, Herb Elliot Avenue, Park Street extension and the new East/West Street therefore complying with the Sydney Olympic Park Masterplan 2030. Adjacent to Australia Avenue but beneath street level is the proposed supermarket, which is accessed via an escalator and stair located on the Herb Elliot Avenue.

The entry foyer for proposed Stages 1 to 3 is located on the corner of Australia Avenue and Herb Elliot Avenue with entry from Herb Elliot Avenue and the central courtyard area. A two storey void is provided within the Entry Lobby and a business lounge, meeting rooms and space for Concierge is provided within the entry lobby complying with the requirements of the Brief. Stage 4 of the design submission also provides these amenities and provides a separate street address.

Adjacent to the entry lobby a café can be accessed either from the lobby during normal business hours or directly from the street after business hours.

The submission has considered the impact of the new development on the existing office / warehouse by including a three storey void which enables views from Herb Elliot Avenue to that structure. This will maintain a street presence during the initial development stages.

Ground floor activity is provided by a bar and restaurants for use during and after business hours. Stairs from the Ground Floor courtyard to Level 1 and level 2 of the Commercial tower provide informal access to these levels.

A total of six lift cars service Stages 1 to 3 of the development with an additional four lift cars serving Stage 4. Three of these are constructed of glass within the atrium.

Architectus Group Pty Ltd has considered both commercial scenarios requested within the design brief and allow for both small strata offices (50m² – 200m²) and large leasable commercial office space. Though efficiency of areas (NLA/GFA) is low for Stage 1 (approximately 83%), Stage 2 and 3 are estimated at 99%. Stage 4 achieves an approximate efficiency of 88%.

The length of corridors from the lift core to the tenancies has been kept to a minimum due to the location of the core and inclusion of atrium balconies which overlook the public courtyard to one side of the atrium. These provide an alternative social/work space, and allow natural light to the corridors

Architectus Group Pty Ltd have linked to the existing landscape features on adjacent properties by including a significant planting within the courtyard space. The courtyard area has bands of additional planting.

The submission has also considered the operational aspects of the development by effectively concealing services and back of house areas (garbage room, loading dock, chamber substation etc).

Jury Comments & Discussion

The Jury agreed that this proposal provided a design solution that best suited the items identified within the Design Brief. The Jury do have reservations in relation to the architectural appearance of the building however they are confident that this can be overcome with further development. The Jury were unanimous in agreeing that the proposal could set a high standard for future developments.

The Jury commended:

- The design submission for the overall volumes of the development however feel that the façade treatment needs further consideration.
- The inclusion of the large atrium and associated balconies which will provide vibrancy throughout the commercial levels, not just the Ground Floor retail area. As this atrium is naturally ventilated and assists the air-conditioning by utilising passive exhaust there are potentially significant benefits in reduction of energy consumption.
- The Ground Floor level as clear consideration was given to providing an active and highly vibrant area. By locating the supermarket below street level but providing a street level entry, the immediate connection from Herb Elliot Avenue into the central courtyard is maintained.
- The Jury commercial lobby providing access from both the Herb Elliot Avenue and the courtyard.
- The prominence of the massing at this 'Gateway Site'.
- The concealment and grouping of the service rooms. The Jury did identify that further coordination would be necessary and that this may result in a reduction of car spaces.

The Jury did not support:

- The proposed loading zone for the supermarket noting that the cost and area occupied. This requires further consideration.
- Overshadowing of the courtyard will also need to be reviewed due to the orientation of the surrounding buildings.

Group GSA Pty Ltd

The Group GSA Pty Ltd scheme provides for a total of three stages. Stage 1 is located parallel to Australia Avenue with a core located on the western side of the building. Stage 2 of the development is parallel to Stage 1 (approximately 12m from Stage 1) with a side core located on the eastern side of the building. A two story glass breezeway connects the two stages of the development.

Stage 3 of the development also follows the same alignments as Stages 1 and 2 and occupies a majority of the Site 43 footprint and remains independent from Stages 1 and 2.

The total Gross Floor Area of Stages 1 – 3 is 33,460m². A total of Gross Floor Area of 42,077m² is permissible under the Sydney Olympic Park Masterplan 2030 and therefore this design submission is well below the allowable Floor Space Ratio of 3.5:1. The proponent miscalculated the allowable floor space and the scheme would require redesign to be commercially viable.

A total of two basement carparking levels are proposed which upon completion of the three stages will connect to enable a highly efficient carparking design. Construction of the carparking levels will be staged to follow the building staging plan. Compliance with the Sydney Olympic Park Masterplan 2030

for carparking numbers is maintained for all stages of the development. Access to the carparking levels is proposed in two locations along the new East/West Street.

The proposed materials include precast concrete cladding, adjustable vertical aluminium louvers and aluminium framed glazing.

Balconies have not been included in the design submission however Group GSA Pty Ltd advised during the presentation that further design refinement could enable this.

Reducing the heat load on the western façade will be managed by the vertical operable louvers and glazed spandrels at floor and above ceiling level.

Ground Floor includes multiple retail tenancies spread across the three stages of the development. The retail tenancies face toward Australia Avenue, Herb Elliot Avenue, Park Street extension and the new East/West Street, complying with the Sydney Olympic Park Masterplan 2030.

Though not identified within the design submission, Group GSA Pty Ltd advised during the presentation that a small supermarket would be proposed to occupy the large retail tenancy on the Ground Floor of the Stage 1 development and that the business lounge, meeting rooms and concierge could be provided within the entry lobby with further design refinement therefore complying with the requirements of the Design Brief produced by Capital Corporation Pty Ltd.

The entry foyer for Stage 1 is located near the centre of the Australia Avenue boundary and extends the full width of the proposed development. Connection between the Stage 1 and 2 lobbies occurs via the use of a two storey glazed link.

Stage 3 could similarly meet the design requirements.

Though not identified on the design submission, Group GSA Pty Ltd advised that a café that can be accessed either from the lobby during normal business hours or directly from the street after business hours could be provided.

The design submission has considered the impact of the new development on the existing office / warehouse by relocating carparking and staging the development to prevent significant impact on the building. This will maintain a street presence during the initial development stages.

A total of twelve lift cars service Stages 1 to 3.

The scheme has considered the commercial scenarios requested in the brief and allows for both small strata offices (100m² – 200m²) and large commercial office space. The efficiency of areas (NLA/GFA) is consistently high across all three stages of the proposed development with an overall approximate efficiency of 95%.

The length of corridors from the lift core to the tenancies has been kept to a minimum due to the location of the core. The corridors end at a tenancy entry and do not permit natural light to penetrate the common area.

Group GSA Pty Ltd has used the existing landscape features on adjacent properties by creating a view plane to the significant tree on adjacent Site 45. Though not clearly defined in the submission, the remaining courtyard areas are to have a combination of additional plantings in raised garden beds and paving.

The design submission has also considered the operational aspects of the development by effectively concealing from the public eye, services and back of house areas (garbage room, loading dock, chamber substation etc).

Jury Comments & Discussion

Generally the miscalculation of allowable floor area (approximately 9000m² GFA short) has caused the scheme as proposed not to be commercially viable.

It would need to be substantially redesigned to meet the brief and although it has some positive aspects it does not meet this base requirement of the brief.

The Jury supported:

- The orientation of the buildings noting the massing was well balanced across all three stages of the development.
- The use of materials including profiled precast and louvers.
- The location of the Supermarket (proposed to occupy the southeast retail space of the Stage 1 development) as its impermeable shopfronts are kept to a minimum and provide suitable access for both residents and commercial users. Deliveries and storage did not appear to have been considered.
- The efficiency of the basement level carparking, but did identify that further coordination would be necessary and may result in a reduction of car spaces.

The Jury questioned:

- The cost of operable louvers and their effectiveness on the western facades.
- The link between Stages 1 and 2 as it blocked pedestrian movement across the site.
- The size (too small) of the commercial lobbies.

The Jury did not support:

The proposal by Group GSA to convert the new North/South Road from a shared space to a pedestrian only area however it was acknowledged that this was not a critical design component of the design submission.

Woodhead

The Woodhead scheme provides for three stages of construction where Stage 1 is located parallel to Herb Elliot Avenue with a side core located on the southern side of the building. Stage 2 of the development is attached to the southern face of the core of Stage 1 creating a central courtyard area between the two stages of the proposed development.

Stage 3 of the development occupies a majority of the Site 43 footprint. The southern wing of the proposed Stage 3 connects with Stage 2 by bridging the Park Street extension, over a four storey void.

The total Gross Floor Area of Stages 1 – 3 equates to 42,077m². A total of Gross Floor Area of 42,077m² is permissible under the Sydney Olympic Park Masterplan 2030.

Four basement carparking levels are proposed which upon completion of the three stages will connect to enable a highly efficient carparking design. Construction of the carparking levels will be staged as per the commercial office staging plan. Compliance with the Sydney Olympic Park Masterplan 2030 for carparking numbers is maintained for all stages of the development. Access to the carparking levels is proposed in two locations along the new East/West Street.

The external façade is well ordered and comprises of a number of materials including timber blades, sliding aluminium perforated screens, aluminium framed glazing and aluminium composite panel.

Extensive balconies to the typical levels along all elevations of Stages 1, 2 and 3 enable natural ventilation into the commercial offices. A glass atrium is proposed adjacent to the core of Stages 1 and 2 enabling natural light penetration deep into the floor plates.

The proposed design for Stage 3 addresses the heat load of the western façade by locating the core along this elevation and providing sun-shading elements. A large courtyard is incorporated at the entry of Stage 3 together with a glazed atrium facing east, providing an effective outlook across the courtyard to Stages 1 and 2 of the proposed development.

Ground Floor of the design submission includes multiple retail tenancies spread across the three stages of the development. The retail tenancies face toward Australia Avenue, Herb Elliot Avenue, Park Street extension and the new East/West Street therefore complying with the Sydney Olympic Park Masterplan 2030. Adjacent to herb Elliot Avenue is the proposed supermarket.

The entry foyer for Stages 1 and 2 is located within the development with entry from the central courtyard area only. A business lounge, meeting rooms and suitable space for Concierge is provided within the entry lobby in line with the requirements of the Design Brief. These are also provided in Stage 3.

A café is proposed adjacent to the Entry lobby that can be accessed either from the lobby during normal business hours or directly from the street after business hours.

Stage 1 is located very close the existing office / warehouse. The existing carpark has been maintained and street presence to Herb Elliot Avenue and Australia Avenue has been maintained.

The central courtyard on ground floor along with the streetscape landscaping and restaurants with alfresco dining will create a vibrant public space both during and after business hours.

A total of four lift cars service Stages 1 and 2 of the development with an additional three lift cars serving Stage 3. The four lift cars in Stages 1 and 2 are proposed to be constructed of glass within the naturally ventilated atrium located adjacent to the lift shaft.

The scheme has well considered the commercial scenarios requested in the brief and allows for both small strata offices (50m² – 200m²) and large leasable commercial office space. The efficiency of areas (NLA/GFA) is low for Stage 1 (approximately 75%), Stage 2 and 3 are estimated at 89% and 82% respectively.

The length of corridors from the lift core to the tenancies is significant in some instances due to the location of the core and inclusion of the bridge connecting Stage 2 and Stage 3. The corridors often end at a tenancy entry and therefore do not permit natural light to penetrate the common area.

The courtyard areas are to have plantings in bands to soften the paving proposed throughout.

The design submission has considered the operational aspects of the development by effectively concealing, services and back of house areas (garbage room, loading dock, chamber substation etc).

Jury Comments & Discussion

Generally the Jury believed the proposal presented a strong urban proposition and that the architectural treatment dealt well with the scale of the buildings.

The Jury supported the following aspects of the scheme:

- The scale and rhythm of the façade treatment.
- The clustering and concealment of services and back of house areas.
- The atrium between Stages 1 and 2 allowing deep penetration of light into the floor plate and reducing morning overshadowing into the courtyard.

The Jury did not support:

- Building over the road nor the long and unrelenting façade that resulted from this. Woodhead did note that if necessary the bridge link could be removed, with all lost Gross Floor Area to be distributed throughout the remaining development.
- The length of travel by a tenant from the lift car to their office in either scenario could potentially be in excess of 50m.
- The location of the supermarket on Herb Elliot Avenue and the adjacent vehicle exit as it would limit street activation on this façade.
- The opportunity provided by the business lounge and retail in Stage 2 could have been maximised in Stage 1. The placement of the supermarket also denies the potential for a street address to the Stage 1 Lobby.
- Furthermore the Jury noted that Stage 2 of the development may not occur for a further seven years due to the requirement to demolish the existing structure before construction.
- Diminishing the urban framework by closing or narrowing the road.

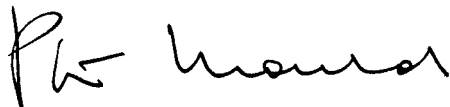
Part 4 Preferred Scheme – Recommendations for further development

The Jury recommends that the Architectus Group Pty Ltd scheme and the architects as the most appropriate to move forward to the next stage. The scheme meets the requirements of the Brief and is the preferred proposal. Recommendations are made by the Jury for consideration by the Proponent, the selected Architect and the Consent Authority. These are listed below:

1. The volumes of the proposed design are satisfactory however the façade treatment should be developed and there is a desire by the jury for greater warmth and animation;
2. The Jury supports the use of an alternate palette of materials in lieu of alpollic and metallic finishes;
3. The Jury accepts the vertical elements and use of solid façade elements;
4. Further review is required as to the ongoing maintenance of the proposed Green Wall and Green Screen, and further evidence is required as to whether this will be an effective façade treatment into the future;
5. Access from the Lift Core to the proposed Stage 3 is to be reviewed due to potential for tenants to be affected by inclement weather, particularly in the event that the typical office is transformed into multiple strata tenancies;
6. Further resolution is required for the treatment of the roof, given its high visibility from residential apartments in the adjacent Australia Towers;
7. The Park Street extension must be maintained as a bitumen roadway (noting that the carpark may still be constructed below). Kerbside parking is to be maintained however the threshold can be extended mid block to encourage crossing of pedestrians in this location.

Conclusion

In accordance with the Competition Brief and the intent of the Design Excellence requirements of the Sydney Olympic Park Master Plan 2030, the Jury recommends that Architectus Group Pty Ltd be retained by the Proponent and, in concert with the consent authority, develop the Part 3A Project Application taking into account the issues identified in this Report.



Peter Mould
Chairman, Design Competition Jury

**Proposed Mixed Commercial & Retail Development – 2 Herb Elliot
Avenue, Sydney Olympic Park (Stage 2, Site 43/44)**
SSD - Preliminary Environmental Assessment & Request for DGRs

Appendix B

Site Survey

Prepared by Chadwick Cheng Consulting Surveyors

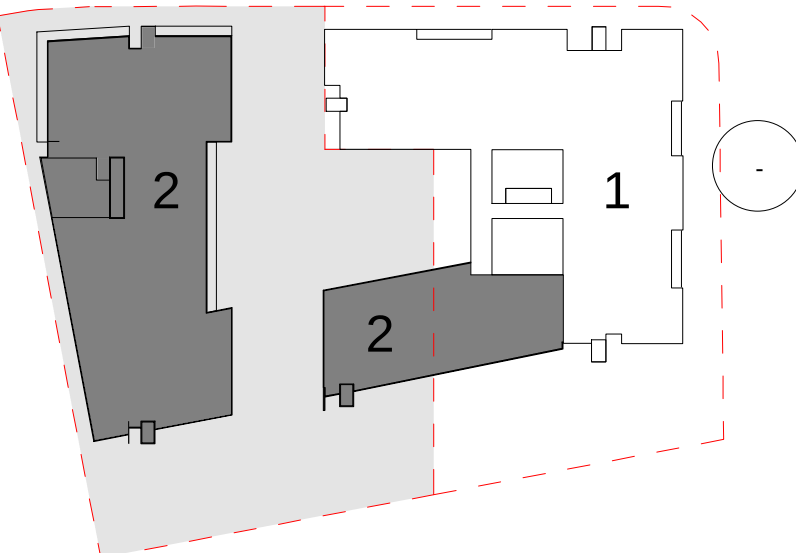
**Proposed Mixed Commercial & Retail Development – 2 Herb Elliot
Avenue, Sydney Olympic Park (Stage 2, Site 43/44)
SSD - Preliminary Environmental Assessment & Request for DGRs**

Appendix C

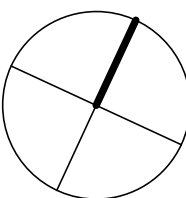
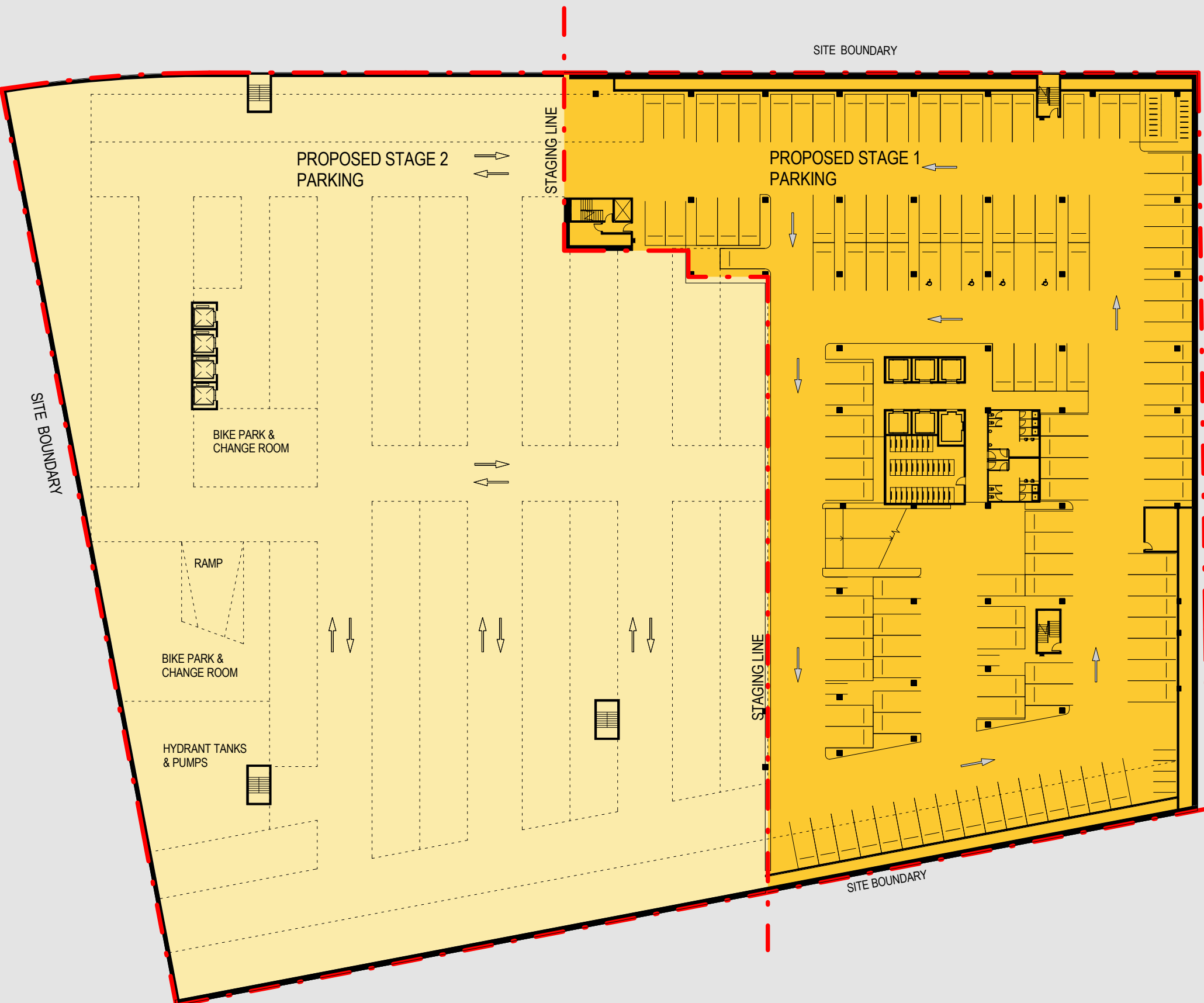
**Master Plan for Site 43/44
[included for information purposes in Stage 1 PPR]
*Prepared by Architectus***

Do not scale drawings. Verify all dimensions on site

issue	amendment	date
A	ISSUE FOR DA	26.08.11
B	ISSUE FOR PPR	08.06.12

[illegible]

STAGING KEY PLAN



architectus™

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Auckland
Brisbane
Shangha

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sydney@architectus.com.au

ABN 11 098 489 448

project

SITE 43/44 SYDNEY OLYMPIC PARK

drawing

MASTERPLAN - TYPICAL BASEMENT

scale 1:500@ A1

drawn AWL

checked CO

project no 090086

DA0250

B

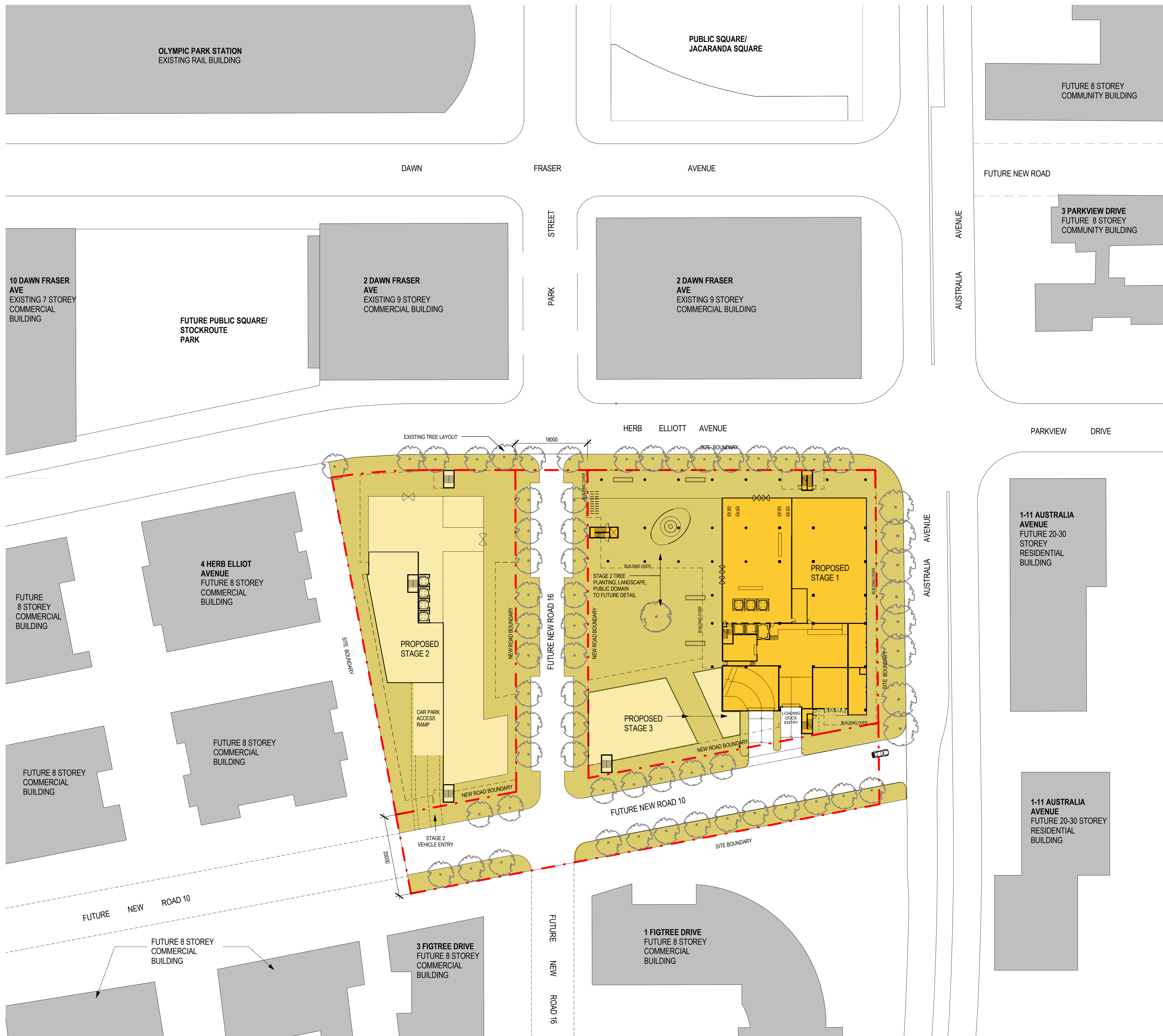
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project

SITE 43/44 SYDNEY OLYMPIC PARK

drawing
MASTER PLAN - GROUND FLOOR

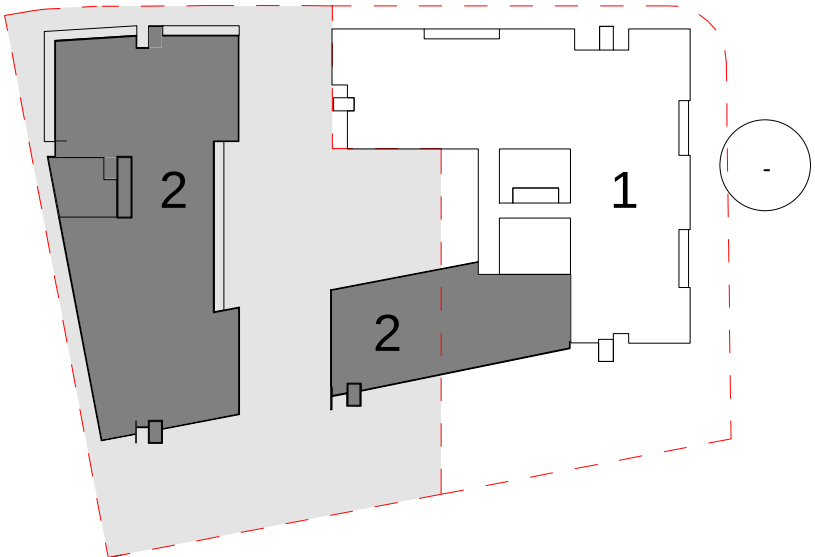
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Do not scale drawings. Verify all dimensions on site

issue	amendment	date
A	ISSUE FOR DA	26.08.11
B	ISSUE FOR PPR	08.06.12



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project
SITE 43/44 SYDNEY OLYMPIC PARK

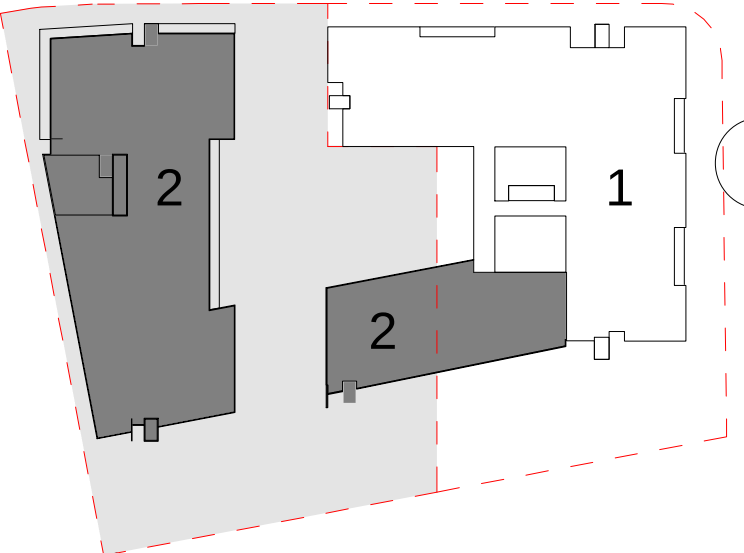
drawing
MASTER PLAN - LEVEL 1

scale	1:500@ A1	drawing no.	DA0252
drawn	AWL	issue	B
checked	CO	project no	090086



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issue	amendment	date
A	ISSUE FOR DA	26.08.11
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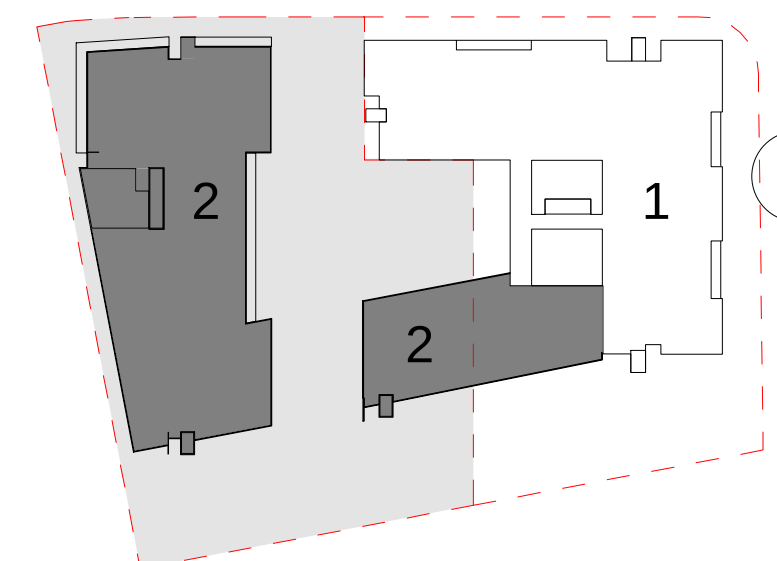
project
SITE 43/44 SYDNEY OLYMPIC PARK

drawing
MASTER PLAN - TYPICAL FLOOR

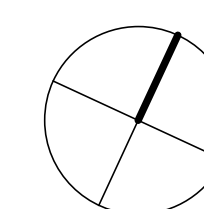
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checked	CO	project no.	090086

Do not scale drawings. Verify all dimensions on site

issue	amendment	date
A	ISSUE FOR DA	26.08.11
B	ISSUE FOR PPR	08.06.12

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STAGING KEY PLAN



architectus™

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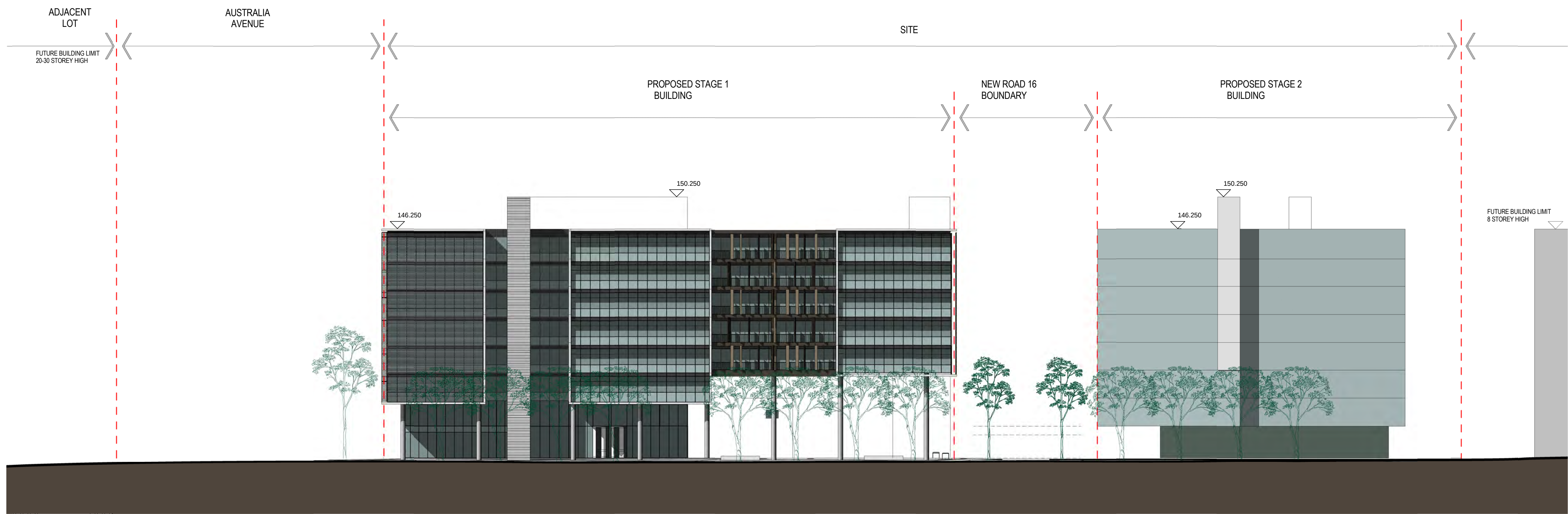
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sydney@architectus.com.au

APN 11-929-100-140

project
SITE 43/44 SYDNEY OLYMPIC PARKdrawing
MASTERPLAN - ROOF LEVELS

scale	1:500@ A1	drawing no.	
drawn	AWL		DA0254
checked	CO	issue	
project no	090086		B



[illegible]

Architectural elevation drawing of a proposed building complex. The drawing shows three main building stages: 'PROPOSED STAGE 2 BUILDING', 'PROPOSED STAGE 3 BUILDING', and 'PROPOSED STAGE 1 BUILDING'. A 'NEW ROAD 16 BOUNDARY' is indicated between Stage 2 and Stage 3. The drawing includes height markers: '146.250' and '150.250'. It also shows 'ADJACENT LOT' on the left and right, 'AUSTRALIA AVENUE' on the right, and 'SITE' in the center. A 'FUTURE BUILDING LIMIT 8 STOREY HIGH' is marked on the left. The drawing uses dashed red lines for boundaries and solid lines for building outlines. The ground is represented by a dark brown area at the bottom.

6/06/2012 11:48:52 AM

issue	amendment	date
A	ISSUE FOR DA	26.08.11
B	ISSUE FOR PPR	06.06.12

issue	amendment	date
A	ISSUE FOR DA	26.08.11
B	ISSUE FOR PPR	06.06.12



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Sydney
Melbourne
Auckland
Brisbane
Shanghai

ABN 11 098 489 448

project

SITE 43/44 SYDNEY OLYMPIC PARK

drawing

AERIAL PERSPECTIVE MASTER
PLAN

scale NTS@ A1

drawn
AWL

checked	CO
---------	----

project no 090086

DA0256

B

**Proposed Mixed Commercial & Retail Development – 2 Herb Elliot
Avenue, Sydney Olympic Park (Stage 2, Site 43/44)**
SSD - Preliminary Environmental Assessment & Request for DGRs

Appendix D

Cost report
Prepared by Architectus



NEWTON, FISHER & ASSOCIATES PTY. LTD.
Quantity Surveyors and Project Finance Auditors
Suite 11, 1051 Pacific Highway
Pymble NSW 2073

Telephone 02 9488 1200
Facsimile 02 9488 1201
Email: info@newtonfisher.com.au
ABN 24 101 724 010

CAPITAL CORPORATION PROPERTIES PTY LTD

PO BOX 6285

Baulkham Hills BC NSW 2153

Attention: Ms. Maria Passafaro

14 November, 2012

AXIS – STAGE 2 - 2 AUSTRALIA AVENUE, SYDNEY OLYMPIC PARK

For the purpose of satisfying the requirements of the Department of Planning we, in our capacity as Quantity Surveyors have the pleasure in confirming the Capital Investment Value (CIV) for the proposed development.

The estimated total Capital Investment Value of the project is **\$41,250,500 excluding GST** and we attach a functional area estimate in support of this figure.

This estimate has been prepared in accordance with the Environmental Planning and Assessment Regulation 2000 (amended 2010) and includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment.

We have based our assessment on Architectural Drawings SK02-SK05 and SK07 prepared by Architectus received 13 November 2012

We trust the foregoing is sufficient for The Department of Planning but please do not hesitate to contact us should you have any queries regarding the above.

Yours faithfully,

Steven Bregovic
info@newtonfisher.com.au
for
Newton, Fisher & Associates Pty. Ltd.

Cost Plan Summary

Job Name :	<u>AUSTRALIA AVE S2</u>	<u>Job Description</u>
Client's Name:	<u>CAPITAL CORPORATION</u>	RETAIL & COMMERCIAL DEVELOPMENT

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	SITE CLEARANCE & DEMOLITION	0.29	3.70	120,220		120,220
2	BASEMENT CAR PARKING	20.66	261.93	8,522,000		8,522,000
3	RETAIL	4.60	58.32	1,897,350		1,897,350
4	COMMERCIAL	50.45	639.62	20,810,000		20,810,000
5	SITWORKS	3.57	45.32	1,474,600		1,474,600
6	SITE SERVICES	1.87	23.67	770,000		770,000
7	BUILDERS PRELIMINARIES	9.77	123.89	4,030,800		4,030,800
8	BUILDERS OH&P	3.58	45.34	1,475,030		1,475,030
9	FEES	5.21	66.10	2,150,500		2,150,500
10	PROJECT NOTES & LIST OF EXCLUSIONS					

GFA: 32,535 m2.

100.00

1,267.88

41,250,500

41,250,500

Final Total : \$ 41,250,500

Cost Plan Detail

Job Name :	AUSTRALIA AVE S1A	Job Description	
Client's Name:	CAPITAL CORPORATION	RETAIL & COMMERCIAL DEVELOPMENT	

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 1 <u>SITE CLEARANCE & DEMOLITION</u>						
1	Allow for all other site clearance; included in stage 2		m2			EXCL
<u>SITE CLEARANCE & DEMOLITION</u>						Total :
Trade : 2 <u>BASEMENT CAR PARKING</u>						
1	Basement carpark - included in stage 2					EXCL
<u>BASEMENT CAR PARKING</u>						Total :
Trade : 3 <u>RETAIL</u>						
1	Retail outlets, shell only, with common facilities, amenities	390.00	m2	1,050.00		409,500.00
<u>RETAIL</u>						Total : 409,500.00
Trade : 4 <u>COMMERCIAL</u>						
1	Commercial offices, warm shell, with common facility, amenities	7,060.00	m2	1,250.00		8,825,000.00
2	Roof plant	200.00	m2	400.00		80,000.00
3	Lift access serving ten levels - served by stage 1 lifts					EXCL
<u>COMMERCIAL</u>						Total : 8,905,000.00
Trade : 5 <u>SITEWORKS</u>						
1	Podium level landscaping paving and internal road works	386.00	m2	400.00		154,400.00
2	Boundary works with neighbours	1.00	sum	50,000.00		50,000.00
3	Building signage	1.00	sum	25,000.00		25,000.00
<u>SITEWORKS</u>						Total : 229,400.00
Trade : 6 <u>SITE SERVICES</u>						
1	Sewer connection					
2	Stormwater connection	1.00	sum	25,000.00		25,000.00
3	Storm detention tank structures	1.00	sum	150,000.00		150,000.00
4	Rainwater storage tank structure	1.00	sum	100,000.00		100,000.00
5	Water mains connection including cutting across roadway	1.00	sum	30,000.00		30,000.00
6	Gas mains connection including cutting across roadway	1.00	sum	15,000.00		15,000.00

Cost Plan Detail

Job Name :	AUSTRALIA AVE S1A	Job Description	
Client's Name:	CAPITAL CORPORATION	RETAIL & COMMERCIAL DEVELOPMENT	

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<u>SITE SERVICES</u>						Total : 320,000.00
Trade : 7 <u>BUILDERS PRELIMINARIES</u>						
1	Allowance for builders preliminaries, supervision and attendance on trades	0.12	sum	9,860,000.00		1,183,200.00
<u>BUILDERS PRELIMINARIES</u>						Total : 1,183,200.00
Trade : 8 <u>BUILDERS OH&P</u>						
1	Allowance for builders profit margin	0.04	sum	11,000,000.00		440,000.00
2	Balancing figure	1.00	sum	12,900.00		12,900.00
<u>BUILDERS OH&P</u>						Total : 452,900.00
Trade : 9 <u>FEES</u>						
1	Professional and design fees	0.06	perc	11,500,000.00		690,000.00
<u>FEES</u>						Total : 690,000.00
Trade : 10 <u>PROJECT NOTES & LIST OF EXCLUSIONS</u>						
	<u>Project Notes</u>					
	This order of cost per square metre estimate is for the proposed retail and commercial development comprising 1 x level of retail and 7 x levels of commercial office space.					
	The cost estimate based on the drawings prepared by Architectus SK2-5 & SK7 received 13/11/12					
	<u>List Of Exclusions</u>					
	The items listed below have been specifically excluded from this preliminary estimate. Costs for such items should be incorporated as necessary when assessing total project cost:-					
1	Land, acquisition and legal costs		note			
2	Finance, establishment and holding charges		note			
3	Council fees, charges, levies and contributions		note			
4	Escalation costs associated with any development program not yet determined		note			
5	Loose furniture, fittings, equipment, blinds & curtains		note			
6	Fit out of lettable retail & commercial areas		note			
7	Contingency sum		note			
8	Marketing, sales and promotional costs		note			
9	Major services diversions and augmentation		note			
10	Removal of hazardous or contamination material		note			
11	Major works beyond the boundary of the site		note			

Cost Plan Detail

Job Name :	<u>AUSTRALIA AVE S1A</u>	Job Description	
Client's Name:	<u>CAPITAL CORPORATION</u>	RETAIL & COMMERCIAL DEVELOPMENT	

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 10 <u>PROJECT NOTES & LIST OF EXCLUSIONS</u> (Continued)						
12	Goods & Services Tax (GST) @ 10% provision		note			
<u>PROJECT NOTES & LIST OF EXCLUSIONS</u>						Total :