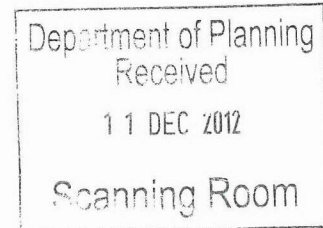
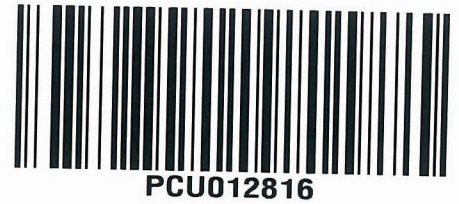


7 December 2012

Mr Daniel Gibson
Team Leader – Metropolitan and Regional Projects North
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001



ATT: Ms Megan Fu

Dear Mr Gibson,

SSD 12_5676 and SSD 12_5677 – Response to Draft DGRs for Site 43/44 Mixed Commercial and Retail Development, Sydney Olympic Park

I refer to your letter dated 23 November 2012 regarding the above applications.

Sydney Olympic Park Authority has reviewed the draft DGRs for both projects and makes the following suggested changes to the draft DGRs. Please note the comments below relate to the DGRs for both applications:

2. Policies, Guidelines and Planning Agreements

Delete – Sydney Olympic Park Major Event Access Guidelines 2011 – replace with – Sydney Olympic Park Major Event Impact Assessment Guidelines.

Add – Sydney Olympic Park Environmental Guidelines.

Add – Sydney Olympic Park Stormwater and Water Sensitive Urban Design Guidelines.

3. Built Form and Urban Design

Add – at dot point two – signage or signage envelopes.

Delete and replace – dot point three – Demonstrate that the design responds to:

- the Design Excellence Competition Jury Report dated 23 August 2010, specifically the seven recommendations for the further development of the design; and
- the approved design for Stage 1 (MP 10_0168).

Add – Public Domain Interface Plans are to be prepared for the various stages of the development in addition to a Public Domain Interface Plan for the final complete project. Public domain finishes and urban elements are to be in accordance with the Urban Element Design Manual (UEDM 2009).

4. Amenity

Add – The EIS is to address how the ground floor retail/commercial space and the open public space will provide diversity of function and activation during and after office hours.

7. Noise

Add – Demonstrate how the proposed development aims to mitigate any impact from major event noise on the building occupants.

8. Transport and Accessibility (Operation)

Amend – dot point two – add a reference to public transport modal split targets & maximum car parking ratios of Masterplan 2030 (section 3.7).

Add – Demonstrate how all service vehicles will access the development site, particularly in relation to the servicing of any proposed retail areas.

14. Drainage

Delete and replace with – Detailed drainage associated with the proposal including stormwater and drainage infrastructure that provides for WRAMS water harvesting, or where harvesting to WRAMS is unachievable strategies for on-site capture and reuse of stormwater within the development site.

15. Servicing and Waste

Amend to include – Preparation of a Waste Management Plan that includes, but is not limited to, appropriate stockpiling (including stockpile heights, locations to minimise off site impacts), classification and disposal of surplus excavated materials and contingency measures for on-site management of special wastes or contamination should it be encountered during excavation of the site.

Plans and Documents

Delete – Stormwater Concept Plan, replace with – Stormwater Management Plan.

Add – Public Domain Interface Plans for final and interim stages of the development.

Please contact Darren Troy on (02) 9714 7145, should you require any further assistance with the above.

Yours faithfully



Andrew Brown
EXECUTIVE MANAGER
URBAN PLANNING AND DESIGN