

09 September 2013

Ms Heather Warton
Director, Industry, Social Projects and Key Sites
NSW Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2011

Dear Ms Warton,

**SSD 12_5676 AND SSD 12_5677 – MIXED USE COMMERCIAL DEVELOPMENT – 6
AUSTRALIA AVENUE AND 2 HERB ELLIOT AVENUE SYDNEY OLYMPIC PARK**

I refer to your letter dated 31 June 2013 regarding the exhibition of the above application.

The applications have been reviewed by the Sydney Olympic Park Authority (SOPA) and are considered to be largely satisfactory. The following comments and suggested conditions of consent are made in response:

Water Management

The proposal includes sand filtration and gross pollutant traps within the car parks to treat stormwater before it is discharged from the site. This equipment will require on-going maintenance/cleanout. The proponent must provide and implement a management and maintenance regime for the gross pollutant traps consistent with the manufacturer's requirements.

Proposed Condition of Consent

1. Prior to the issuing of any Occupation Certificate the proponent must establish an operation and maintenance plan for all water sensitive urban design assets, including gross pollutant traps, for the life of the asset. The plan must include routine checking, cleaning and servicing of all devices in accordance with the manufacturers recommendations and evidence of a maintenance contract covering at least the first two year period. A copy of the maintenance plan and contract must be provided to the Sydney Olympic Park Authority.
2. The final stormwater management plan is to be submitted to the satisfaction of the SOPA General Manager Operations and Sustainability and is to be included in documentation for a Construction Certificate application.

Contamination & Waste Classification

Page 60 the report states that "Asbestos was not detected above the reporting limit in the analysed soil samples" this statement may be misleading, particularly in the context of the waste classification that follows. It should read "Asbestos was not detected in the analysed soil samples" to be clear that asbestos was detected at all.

In the section that follows on Waste Classification, it should also be noted that, if asbestos is found (whether bonded or friable) during construction and the waste is to be disposed of off-

site, then that waste is “Special Waste” not General Solid Waste, and must be disposed of accordingly.

Under the EPA’s Waste Classification Guidelines the threshold for asbestos in waste is zero. Any waste containing any asbestos is classified as “Special Waste”, cannot be recycled, and must be disposed of at a facility that can lawfully receive that waste.

The Waste Management Plan should include contingencies for identifying and dealing with asbestos contaminated waste.

Appendix M of the proposal should include stockpile management procedure to ensure the site is managed to minimise dust and off site tracking.

Proposed Condition of Consent

3. Prior to the release of a Construction Certificate a Construction Management Plan is to be prepared and is to include a detailed Waste Management Plan that incorporates all of the mitigation measures outlines in Appendix M and includes procedures for managing stockpiles on the site in a manner that minimises the generation of dust and off-site tracking.

Contributions

Page 27 states that “the contributions plan for SOP is a confidential document and therefore further consultation with SOPA will be required to determine the level of contributions”. This statement is incorrect, as the ICF is not confidential, and the section can be updated to reflect the current rate per m², therefore calculating the contribution amount as at today.

Traffic

The traffic consultant report looks at the intersection performance of key intersections near the proposed development. It would be useful to supply associated intersection diagrams (with all turning movements) along with the SIDRA intersection data (Appendix C of the report). Also, there is no analysis or commentary on the anticipated intersection performance of Herb Elliot Ave/Park St/New Road16 or New Road 10/Australia Ave. The anticipated performance of the Herb Elliot Ave/Park St/New Road16 in the PM peak is particularly important as well as during mid-week major events. It is suggested that the report be amended accordingly.

To address potential conflict between passenger vehicles, trucks and pedestrians all vehicles entering and exiting the loading area from Herb Elliot Ave must do so in a forward direction.

Proposed Condition of Consent

4. All vehicles entering and exiting the Loading Area from Herb Elliot Ave must do so in a forward direction.

Noise Impacts

The consultant’s Acoustic Report is noted and, although not directly stated, it is inferred that the glazing thickness recommendations (p11 of the consultant’s report) have considered the noise emissions from major events. This should be clarified.

Additional Proposed Conditions of Consent

In addition to the above proposed conditions of consent, SOPA suggests the following standard conditions be included on the consent:

Ground Floor Retail Tenancies

5. No greater than 25% of the glazing of the ground floor retail tenancies is to be in-filled with signage or non-transparent material/cladding. Any services, plant or back of house functions are not to be located on the same elevations.

Stormwater and Drainage

6. Prior to the issue of a Construction Certificate, details of the proposed stormwater disposal and drainage from the development, including connection to the Sydney Olympic Park Water Reclamation and Management Scheme (WRAMS) are required, and details of the provision of maintenance of overland flow paths are required to be designed to the satisfaction of SOPA's General Manager – Operations and Sustainability and submitted to the Certifying Authority. All approved details for the disposal of stormwater and drainage are to be implemented in the development

Construction Hours

7. All excavation and construction work and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (eg loading and unloading of goods, transferring of tools etc) in connection with the approved development must only be carried out between the hours of:

- 7am to 6pm Monday to Friday;
- 8:00am and 3pm on Saturday;
- No work must be carried out on Sundays or public holidays.

Work maybe undertaken outside of these hours where;

- The delivery of materials is required outside of these hours by the police or other authorities;
- It is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm;
- The work is approved by the Director General or their nominee.

Note: During certain major event periods (eg V8 Supercar event and the Royal Easter Show) access may not be available for construction and/or delivery vehicles. In such circumstances SOPA will provide a minimum of seven (7) days written notice of any requirements.

Workplace Trave Plan

8. A Green Travel Plan (Workplace Travel Plan) is to be submitted to the satisfaction of SOPA's General Manager – Operations and Sustainability prior to the issuing of an Occupation Certificate.

Event Impact Assessment

9. Prior to the issuing of any Occupation Certificate for the use of part or all of the building, an Event Impact Statement is to be submitted to the satisfaction of SOPA's General Manager – Operations and Sustainability

Public Domain Interface Plan

10. The proponent is to prepare a Public Domain Interface Plan and associated cross-sections, technical details and relevant schedules for materials and all urban elements in consultation with SOPA. The plan is to be submitted to the satisfaction of SOPA's General Manager Operations and Sustainability and is to be included in documentation for a Construction Certificate application.

Please contact me on (02) 9714 7145, should you require any further assistance.

Yours faithfully,

Darren Troy
A/Executive Manager
Urban Planning and Design