

Preliminary Environmental Assessment



For:
Proposed Six Storey Commercial Building with
Two Storey Basement Car Park, Associated
Plant and Subdivision of Lot 8C

At:
8C Murray Rose Avenue,
Sydney Olympic Park





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1.0 Introduction

This Preliminary Environmental Assessment has been prepared as part of an application for State Significant Development to the Department of Planning and Infrastructure for the construction of six (6) storey commercial building with two storey basement car park, associated plant and subdivision of Lot 8C. It aims to provide clear and concise information to assist the Department in determining appropriate Director General's requirements for the Environmental Impact Assessment.

This site is located in the area defined as the Central Precinct on Murray Rose Avenue, Sydney Olympic Park. It is situated adjacent to a recently completed commercial building which is now occupied by Thales, north of Olympic Park Station.

FDC Construction and Fitout Pty Ltd (FDC) have reached agreement with Sydney Olympic Park Authority (SOPA) to develop site 8C. An Agreement for Lease has now been signed and was the impetus for commencing the planning, design and approval process.

This Preliminary Environmental Assessment has been prepared to accompany a Development Application to the Department of Planning and Infrastructure to outline details of the site, the proposed building and the possible environmental impacts of the development.

1.1 FDC Construction and Fitout Pty Ltd

FDC Construction and Fitout Pty Ltd (FDC) is one of Australia's most awarded construction, refurbishment and fitout companies, specialising in the delivery of commercial, industrial and retail projects.

Facilities Design and Construct (FDC), was founded in February 1990 with an initial focus on the design and construction of high-tech installations such as computer rooms and communications facilities. Realising potential outside of this specialised niche, and acknowledging the fundamental integration of technology to most contemporary construction and fitout projects, FDC embarked on strategic expansion into the commercial fitout and building refurbishment market.

FDC now has three separate operating divisions under the banner of FDC Building Services Pty Ltd which include:

- FDC Construction and Fitout;
- FDC Technologies; and
- FDC Mechanical

Each business has developed in sustainable, manageable increments over the last 20 years and now boasts a total annual project turnover in excess of \$450 million. FDC is proud of its history and believes that this approach has resulted in our ability to maintain financial stability while also retaining key personnel.

FDC's multi-disciplinary team offers expertise across all fields within the building industry. These disciplines include but are not limited to:

- Property and investment analysis;
- Design and Construction Services;
- Town Planning and Government Liaison;
- Construction Management;
- Position of Head Contractor;
- Design and installation of electrical, voice, data, security & mechanical systems;

FDC's internal quality procedures have been honed over many years, improving our deliverables as we learn from each experience. Those processes are now the foundation of our fully certified Quality Assurance Management System (ISO 9001:2000), an integral part of our fully Integrated Management System (IMS). FDC has also recently received certification by the Federal Safety Commission.

FDC has completed a number of similar buildings within Sydney and Melbourne with particular reference to the adjoining site (7 Murray Rose Avenue, Sydney Olympic Park). FDC is also constructing a larger building on Site 4B located at Herb Elliot Avenue, Sydney Olympic Park. These buildings have been designed and constructed to achieve 5 star Green Star and minimum 4.5 star NABERS ratings.

On this basis, FDC is in a strong position to achieve a high quality development solution backed by a solid financial and delivery capability. Importantly FDC is able to deliver what we say we can and have a proven track record in similar projects.

1.2 Project Team

FDC has assembled a team to manage the design, planning and documentation phase of the project. This team is outlined below:

Project Director:	Ben Cottle (Managing Director)
Project Coordinator:	Jamie Stewart (Development Manager)
Project Manager:	Marcus Cooper (Project Manager)
Planning:	Tim Bainbridge (Planning Manager)

Marcus Cooper will be responsible for constructing the building, having recently completed construction of the Thales building on Site 8B (7 Murray Rose Avenue).

In preparing this submission, the following consultants have provided input or relevant technical documents and will continue to be involved throughout the process;

Role	Consultant	Contact
Architecture	BatesSmart Architecture	Simon Swaney
Sustainability	TBC	TBC
Access	Access Associates Sydney	Robyn Thompson
Traffic and Parking	Parking Consultants International	Andrew Morse
Noise and Vibration	SLR - Heggies	Lee Hudson

Role	Consultant	Contact
Building (BCA)	Blackett Maguire + Goldsmith	Dean Goldsmith
Structural	Northrop Engineers	Jamie Shelton
Civil and Hydraulic	Northrop Engineers	Kevan Meldrum
Mechanical	FDC Mechanical Services	Paul Nielson

1.3 Consultation

In preparation of this application, FDC and various members of the consultant team have consulted with the following government authorities:

- Sydney Olympic Park Authority; and
- Railcorp;

Although additional authorities will be involved during the assessment process, these two authorities are most pertinent to the design of the proposed building.

2.0 The Site

The following section provides information about the site and its surrounds.

2.1 Sydney Olympic Park

Sydney Olympic Park is located in Western Sydney approximately 14 kilometres west of the Sydney Central Business District and 8 kilometres east of Parramatta. It occupies a site of approximately 635 hectares between the Parramatta River and the M4 Motorway with nearly two thirds of the site is reserved as parkland.

Sydney Olympic Park is serviced by train, bus and ferry services and is in close proximity to regional shopping locations such as Burwood, Strathfield, Parramatta, and Rhodes. Over 8.5 million people visit Sydney Olympic Park on an annual basis with this number expected to grow.

It is most recognised for having Australia's largest concentration of international standard sporting/recreational facilities but continues to evolve as an important economic centre and urban parkland at the centre of metropolitan Sydney.

The Olympic Park Precinct has been developed over the past 15 years and comprises a mixture of modern office, warehouse and commercial buildings with a "high-tech" influence. The area now has over 60 businesses operating which employ around 6,000 employees. It provides an opportunity to establish a 'best practice example of sustainable urban development' with numerous examples of internationally recognised initiatives in energy and water management, green building design, and sound economic and ecological management.

2.2 Site 8C Murray Rose Avenue

Site 8C forms part of a narrow site located north of Murray Rose Avenue and south of the Royal Agricultural Society Exhibition Halls. The site forms part of the Town Centre Precinct and is located directly opposite Olympic Park Railway Station.

It forms part of a larger parcel formally recognised as Lot 2001 in DP1147230. The site is 1172m² in size and is currently characterised as an asphalt car park. It is flat and has no vegetation apart from existing street trees located along Murray Rose Avenue.

The immediate locality supports a number of high profile tenants including Thales, CBA (Commonwealth Bank), ACER, QBE, NSW Lotteries, Railcorp, National Foods, Eveready Australia, Agfa, Silex Solar, Samsung Electronics, Areva and BSA.

The site is illustrated in Figure 2.1 and 2.2 on the following page.



Figure 2.1: Site 8C, Sydney Olympic Park

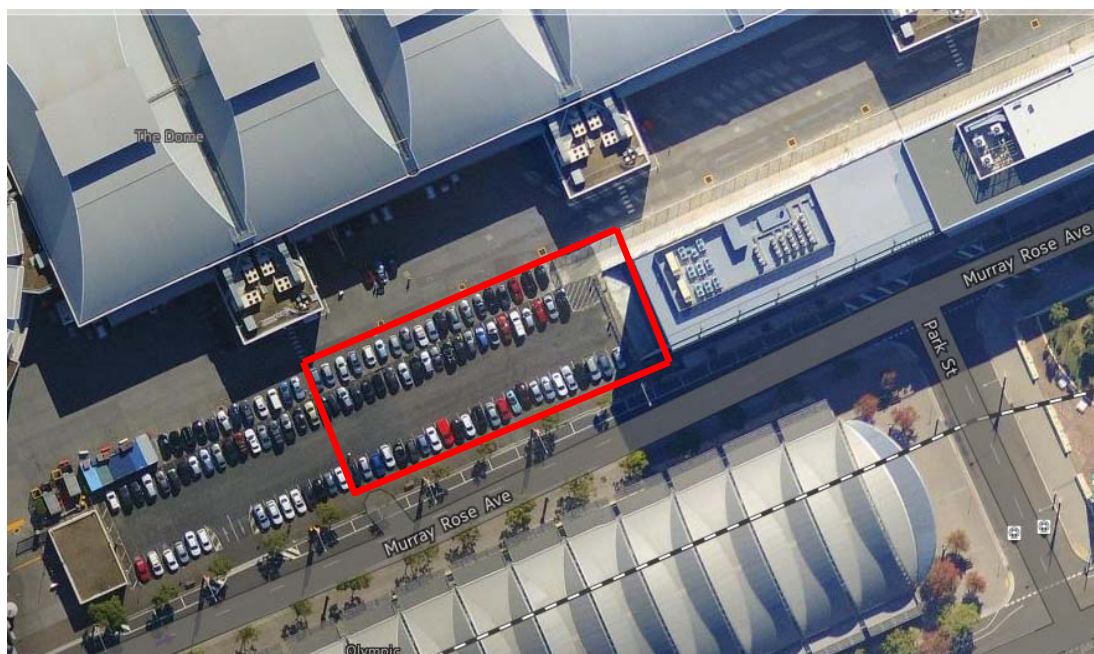


Figure 2.2: Aerial Image of Site 8C (Dated June 2013)

3.0 The Proposal

The proposed development involves the construction of a six (6) storey commercial building with two storey basement car park, associated plant and the subdivision of Lot 8C. The building will be characterised by retail activities at ground level with five (5) levels of commercial space above. The fitout and tenancy details of each floor are unknown but will be the subject of future applications.

The proposed building has been designed by BatesSmart and is attached with this Development Application. A preliminary floor space schedule is provided in the following table. This will be refined during the detailed design process.

Table 3.1: Area Schedule

Level	Zone	Use	GBA (m²)	NLA (m²)	Commercial GFA (m²)
L06	Roof	Plant and Lift Overrun	234.3		
L05	Typical	Commercial	1170.5	1054.3	1081.6
L04	Typical	Commercial	1170.5	1054.3	1081.6
L03	Typical	Commercial	1170.5	1045.1	1081.6
L02	Typical	Commercial	1170.5	1045.1	1081.6
L01	Typical	Commercial	1170.5	1043.4	1079.4
L00	Typical	Foyer / Retail (Ground)	1037.2	697.4	127.6
B001	Basement	Parking/ Change Facilities	1477		
B002	Basement	Parking	1477		
TOTAL			7124.0	5921.2	5533.4

The proposed building has been designed in accordance with relevant SOPA design guidelines and takes advantage of the site's location, orientation and outlook. The proposed building will be designed to achieve a high level of sustainability by targeting 5 Star Green Star Office Design V3 and 4.5 Star NABERS Energy and Water ratings. The NABERS rating target matches that required by SOPA, while the Green Star rating represents Australian excellence and best practice design for commercial office buildings.

An appropriate mix of contemporary materials, including glazing, pre finished metal cladding (Alucabond or similar) and painted pre-cast concrete will be incorporated into the facade design as outlined in the attached architectural scheme. The proposed facade treatment will be further refined by BatesSmart with input from the SOPA Design Review Panel.

The design seeks to optimise the flexibility of the office floor plate to create a building with a sound commercial framework that will appeal to a range of future tenant requirements. The building layout will continue to be refined ensuring appropriate access (in accordance with the relevant legislation) can be afforded to future occupants. The final scheme will also be reviewed by the SOPA Access Review Committee to ensure compliance.

A final architectural scheme will be submitted with the Environmental Impact Statement for assessment by the Department and other relevant government departments.

4.0 Planning Framework

The following section provides a summary of the relevant policy and legislation pertaining to the site and proposed development. Relevant documents include:

- *Metropolitan Plan for Sydney 2036*
- *Draft West Central Subregional Strategy*
- *State Environmental Planning Policy (Major Development) 2005;*
- *State Environmental Planning Policy (Infrastructure) 2007;*
- *Sydney Olympic Park Master Plan 2030;*
- *Sydney Olympic Park, Guidelines for Outdoor Advertising, Identification and Promotional Signage;*
- *Sydney Olympic Park, Access Guidelines 2008; and*
- *Sydney Olympic Park Major Event Impact Assessment Guidelines.*

4.1 Metropolitan Plan for Sydney 2036

The Metropolitan Plan for Sydney 2036 was developed by the Department of Planning and Infrastructure to establish a vision for Sydney over the next 25 years. The Strategy provides a framework for growth and development throughout the region on the basis of key areas such as employment and economy, housing, transport, environment etc.

The most relevant objectives in relation to the proposed development broadly relate to the creation of employment opportunities and the development of existing centres and corridors. The Strategy indicates that Olympic Park is to be recognised as a 'Specialised Centre' due to its importance as a sports and recreation location with opportunities for significant growth in commercial and residential development.

The construction of the proposed building will provide additional commercial floor space within a locality where vacancy rates are close to zero. There is significant demand for new and existing businesses to relocate to Sydney Olympic Park due to the level of amenity provided within the area.

This local amenity, rental rates and existing tenants provides the most significant draw cards for businesses looking to relocate from Sydney CBD or Parramatta. As such, the proposed building will facilitate business expansion and thus employment growth opportunities.

The development will take place in an existing and well established centre at the heart of the metropolitan area. The level of infrastructure provided in Olympic Park provides an optimum location for the proposed development. The development of the site within Olympic Park will further reinforce the objectives of the Strategy as it forms a significant locality in the context of the Sydney to Parramatta corridor.

The proposed development is therefore considered consistent with the objectives of the *Metropolitan Plan for Sydney*.

4.1.1 Draft West Central Subregional Strategy

The Draft West Central Subregional strategy identifies Sydney Olympic Park as a Specialised Centre.

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.

Sydney Olympic Park is identified in the West Central Subregional Strategy as having significant potential as a business park due to its centralised location within the context of the Sydney Metropolitan Area and for its access to public transport infrastructure. Many significant commercial tenants have now relocated to Sydney Olympic Park over recent years.

The West Central Subregional Strategy envisages that Sydney Olympic Park will develop as a major economic centre providing new employment and dwelling stock, combined with the provision of quality recreational facilities, for the Sydney Region.

The proposed development contributes to this vision through the creation of additional commercial office space within which new or expanding businesses can be accommodated.

4.2 State and Regional Environmental Plans

The following state and regional environmental plans are relevant to the proposal:

4.2.1 State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy (State and Regional Development) 2011 provides state wide provisions for identifying development that is considered State Significant Development. Schedule 2 indicates that development with a Capital Investment Value (CIV) of more than \$10 million on land within Sydney Olympic Park is considered to be 'State Significant Development'.

Clause 89D of the *Environmental Planning and Assessment Act 1979* provides that the Minister for Planning is the consent authority for State Significant Development. A Development Application will therefore be prepared and submitted with the Department of Planning and Infrastructure for assessment.

4.2.2 State Environmental Planning Policy (Major Development) 2005

State Environmental Planning Policy (Major Development) 2005 provides state wide provisions for identifying State Significant Sites which require assessment and approval by the Minister for Planning as State Significant Development in accordance with the *Environmental Planning and Assessment Act 1979* ('the Act').

The site (8C) is zoned *B4 Mixed Use* by the SEPP. The proposed mixed use building (commercial and retail) is considered permissible with the consent of the relevant authority. Subdivision is also permissible with the consent of the relevant authority.

The following design requirements are listed in Part 23 of Schedule 3 and are addressed in relation to the proposed development below:

Table 4.1: SEPP Design Requirements

No.	Requirement	Proposed Development	Complies
18	<i>Height of Buildings – Max. 26 metres</i>	24.7 metres	✓
19	<i>FSR – Max. 5:1</i>	4.72:1 (5533.4m ²)	✓
24	<i>Major Events Capability</i>	The proposed building will be designed in accordance with relevant SOPA requirements to ensure that it has minimal impact on scheduled major events. Future tenants will be obliged to operate in accordance with SOPA Requirements for major events.	✓
25	<i>Transport</i>	The proposed building is located immediately opposite Olympic Park Railway Station which will encourage the convenient use of public transport. The building will also incorporate facilities (showers, lockers etc...) for cyclists.	✓
26	<i>Compliance with Masterplan</i>	The proposed building will be designed and constructed in accordance with the Sydney Olympic Park Masterplan 2030 An appropriate level of car parking is proposed given the sites proximity to Olympic Park Railway Station.	✓
30	<i>Design Excellence</i> a) <i>whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,</i> b) <i>whether the form and external appearance of the building will improve the quality and amenity of the public domain,</i> c) <i>whether the building meets sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resource, energy and water efficiency,</i> d) <i>if a competition is held as referred to in subclause (3) in relation to the development, the results of the competition.</i>	The proposed building will be designed by BatesSmart with consideration of the relevant design guidelines and requirements of the SOPA Design Review Panel. The building will help to improve the quality and amenity of the public domain within the Central Precinct. The building will be designed to incorporate best practice measures in terms of sustainability. A sustainability consultant will be engaged to ensure that the project can achieve the relevant sustainability targets described previously. A competition was not required for the proposed building.	✓
31	<i>Heritage Conservation</i>	There are no heritage items located on or within close proximity to the site.	✓
35	<i>Environmentally Sensitive Areas</i>	The proposed site is not recognised as an environmentally sensitive area.	✓

4.2.3 State Environmental Planning Policy (Infrastructure) 2007

This document applies to all significant development within NSW to ensure that an appropriate level of consideration is given to traffic generation and potential impacts on road infrastructure. The SEPP establishes that NSW Roads and Maritime Services (RMS) as the sole traffic management authority to be consulted and

ensures that it is given the opportunity to make a representations on development application over the nominated size.

Schedule 3 of the SEPP indicates that commercial buildings, in excess of 10,000m² (in any location) or 2,500m² must be referred to the RTA if within 90 metres of a classified road. Shops must be referred if in excess of 4,000m² (in any location) or 1,000m² if within 90 metres of a classified road.

It is unlikely that the proposed development will be referred to the RMS for assessment (subject to the SEPP) unless the site is located within 90 metres of a classified road. This requirement will be considered as part of the traffic and parking assessment which will be prepared as part of the detailed Environmental Impact Statement. Regardless of the need for a referral, RMS will be consulted as part of the assessment process.

4.2.4 State Environmental Planning Policy 55 – Remediation of Land

State Environmental Planning Policy 55 - Remediation of Land aims to provide a State-wide planning approach to the remediation of contaminated land in order to reduce the risk of harm to human health or the environment. The SEPP defines when consent is required for remediation work, and requires that remediation work meets certain standards and notification requirements.

The proposed development will involve excavation and removal of material from site to accommodate the two basement levels. A suitably qualified consultant will undertake a geotechnical / environmental investigation of ground conditions to determine the likelihood of contamination and will provide recommendations for dealing with such contamination if necessary.

Relevant documentation outlining the status of the site will be provided as part of the Environmental Impact Statement.

4.3 Relevant Sydney Olympic Park Provisions

4.3.1 Sydney Olympic Park Master Plan 2030

The Sydney Olympic Park Master Plan 2030 is a 22 year vision for the sustainable development of Sydney Olympic Park. It builds on the Sydney Olympic Park Vision 2025, the Sydney Olympic Park Master Plan 2002 and complements the Metropolitan Strategy.

The Master Plan aims to:

- *provide a comprehensive approach to the development of Sydney Olympic Park;*
- *ensure Sydney Olympic Park becomes an active and vibrant town centre within Metropolitan Sydney;*
- *protect the role of Sydney Olympic Park as the premier destination for cultural, entertainment, recreation and sporting events;*
- *protect and enhance the public domain;*
- *protect and enhance the Sydney Olympic Park parklands;*
- *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 provides a series of planning principles and development controls for new development in the park. It also splits the area into nine (9) precincts each with specific design guidelines that must be considered for development. Site 8C is located within the Central Precinct, which is predominantly a central business precinct incorporating a mix of commercial, retail and residential activities.

The proposed scheme has been designed in accordance with the relevant development standards contained within the Master Plan. A compliance checklist will be prepared as part of the detailed Environmental Impact Statement to assist with assessing the suitability of the project.

4.3.2 Sydney Olympic Park Guidelines for Outdoor Advertising, Identification and Promotional Signage, 2002

The application will involve a proposed signage zone as specific details of building signage is yet unknown. This signage zone will be designed to ensure that it complies with the relevant design requirements and that it is of a scale which is appropriate in the context of the building. The building sign will likely reflect the main tenant of the building with details provided to SOPA with any fitout Development Application in the future.

4.3.3 Sydney Olympic Park Access Guidelines 2008

The Sydney Olympic Park Access Guidelines 2008 provide the necessary design requirements to ensure that Sydney Olympic Park is developed as an accessible environment that enables independent, equitable and inclusive access for people with disabilities. These guidelines apply to:

- buildings in Sydney Olympic Park, residential and non-residential
- parkland, public transport and public domain infrastructure within Sydney Olympic Park, and
- temporary events (see also the Sydney Olympic Park Authority Access Guidelines, Temporary Overlay for Events).

The proposed development has been designed to incorporate key principles associated with providing independent, equitable and inclusive access for people with disabilities. These access guidelines, relevant Australian Standards and the Building Code of Australia have been used as a basis for designing this building to ensure future compliance.

Access Associates Sydney have been engaged as part of the design team to provide ongoing input on access requirements for the building. The proposed scheme will also be presented to the Sydney Olympic Park Access Review Panel for consideration prior to the resolution of this application.

4.3.4 Sydney Olympic Park Major Event Impact Assessment Guidelines

The Sydney Olympic Park Major Event Impact Assessment Guidelines provide SOPA with necessary tools to consider new development in the context of major events throughout the year.

The proposed development has been anticipated by the Master Plan, and given that the development generally complies with this plan, no significant impacts are anticipated in regard to major events.

SOPA staff will undertake the necessary assessment of the proposed development to ensure that the development is consistent with the relevant provisions of these guidelines and to ensure that impacts of any event can be minimised for future occupants.

5.0 Environmental Risk Analysis

The following section provides an environmental risk analysis to identify and consider potential environmental impacts that may result from the proposed development. The key focus of this report is to identify potential environmental risks that need detailed consideration as part of the Environmental Impact Statement.

5.1 Flora and Fauna

The proposed development will take place on a site that is currently covered by asphalt with no existing vegetation except street trees. It is unlikely that any flora and fauna impacts will be generated by the proposed development.

It is anticipated that no further investigation will be required as part of the Environmental Impact Statement.

5.2 Ecologically Sustainable Development (ESD)

The Sydney Olympic Park Authority sets a high standard of environmental design with regard to the performance of new development. SOPA have confirmed that the proposed development must achieve the following best practice environmental design standards:

- a minimum 5 star (v3) GreenStar rating for commercial office buildings;
- a minimum 4.5 star energy efficiency rating under NABERS Energy;

As such, the proposed building has been designed accordingly to achieve the nominated design objectives. The following sustainability initiatives were incorporated into the design of the adjoining building and will again form part of the detailed design of the proposed building. However, a detailed sustainability report, prepared by a suitably qualified consultant will be submitted as part of the Environmental Impact Statement.

Nabers

- *The Energy strategy relies on efficient mechanical systems, good façade thermal performance, a comprehensive building control, metering system, energy management plan, and efficient lighting fixtures.*
- *High indoor air quality will be targeted by using a highly efficient VRF system complete with high ventilation rates that exceed code requirements. Refrigerants are proposed to be non-ozone and non-greenhouse warming.*
- *The southern façade is envisaged to be a very efficient façade using double glazing complete with a low-e coating. The northern façade will also include a combination of high performance glazing and, precast concrete elements to passively reduce internal thermal loads.*

Green Star

- *Management – A comprehensive Environmental Management Plan will be developed as a management tool to monitor the development of the ESD initiatives throughout the design phases of the project.*

- *IEQ (Indoor environmental quality) - High efficiency VRF system with high ventilation rates have been proposed to improve the indoor air quality within the space. Thermal comfort has been used as the key criteria to select the façade glass and proposed shading through dynamic thermal modelling. Both the northern and southern facades will target a high level of daylight, glare control and external views.*
- *Energy –A high performance double glazed façade complete with a low e coating and extensive internal shading has been proposed for the southern elevation. As noted above, the northern façade will include a combination of high performance glazing and precast concrete elements to passively reduce internal thermal loads.*
- *Transport – The proposed building location has excellent transport infrastructure being directly opposite a major train station. The existing transport infrastructure is well developed and under used at present. It is our opinion that the gradual growth in the residential and commercial developments at SOPA will start to fully utilise these facilities.*
- *Fuel efficient transport will be targeted by facilitating the use of fuel efficient vehicles for work commuting.*
- *Cyclist facilities, including changing facilities, lockers and bicycle storage will also be provided.*
- *Water – The new development will be integrated into the Park's recyclable water system. One of the major water sources of water consumption in offices is the cooling towers; the proposed VRF mechanical system does not require cooling towers. Other initiatives include the installation of 6-star WCs, indoor taps, showerheads, and waterless urinals. A considerable amount of potable water would be saved by implementing the strategies above. The Water strategy will focus on optimising the use of the Sydney Olympic Park's Water Recycling and Management System (WRAMS) to reduce potable water use with efficient fixtures, rainwater reuse, water metering, as well as using treated black water for toilet flushing.*
- *Materials: A dedicated storage area for the separation and collection of office recyclables in a convenient and easily accessible location will be provided. It is also proposed that timber used within the development is from a sustainable source. The materials strategy will include recycled concrete and steel, low and sustainably harvest timber with no formaldehyde content and high levels of recycled content when possible.*
- *Land Use & Ecology: It is assumed that land has been used prior to this development and there is no rare, threatened or vulnerable flora or fauna on site. The new development may reclaim contaminated land by undertaking full remedial steps to decontaminate the site prior to construction.*

Further details will be provided as part of the Environmental Impact Statement.

5.3 Traffic, Access and Parking

Parking Consultants International has been engaged by FDC to undertake a thorough analysis of the traffic and parking implications of the proposed development. This assessment will analyse the proposed development in the context of the local and regional area and will incorporate the findings of the various traffic and parking studies that have been undertaken over the years in regard to Sydney Olympic Park.

This assessment report will be finalised and submitted as part of the detailed Environmental Impact Statement.

5.4 Heritage and Aboriginal Archaeology

The site does not contain any items of Aboriginal or European heritage significance. It is therefore not considered necessary to undertake any further analysis of this issue as part of the Environmental Impact Statement.

5.5 Stormwater Drainage and Flooding

Stormwater runoff from the proposed development will be collected and directed into existing stormwater infrastructure within the local area. Further details of the proposed system will be provided in the Environmental Impact Statement which will be submitted to the Department for assessment.

The site is not affected by flooding and as such no further assessment of this issue is proposed.

5.6 Noise and Vibration

SLR Heggies have been engaged to undertake a thorough noise and vibration assessment for the proposed facility. This assessment will be undertaken in accordance with the relevant obligations of SOPA, ESD rating tools and other statutory requirements. SLR Heggies propose the following assessment methodology:

- *conduct site measurements of ambient noise and vibration. From the measured results, the levels of airborne noise regenerated within the building would be calculated;*
- *establish appropriate internal noise goals for the development (depending on proposed usage of different areas within the building) based on SOPA's Sound Performance Standard and the internal noise requirement;*
- *provide indicative design solutions (e.g. Likely glazing options) to demonstrate that the recommended internal noise goals can be achieved;*
- *establish appropriate environmental (external) noise goals for the development's own emissions (e.g. from AC plant);*
- *review the preliminary mechanical services design and preliminary selection of plant (where details are available);*
- *provide indicative noise control solutions to demonstrate that the acoustic amenity of any nearby sensitive receivers could be preserved under the proposed development;*
- *prepare a report for the development in a suitable format to be submitted to Department of Planning and Infrastructure;*

The following tasks are also required to confirm compliance with the relevant Green Star requirements:

- *carry out a detailed review of the mechanical services design including calculation of noise levels received within the entire base building office space due to ductborne noise, noise breakout from plantrooms, etc;*
- *provide recommendations for acoustical treatment to mitigate excessive levels where necessary;*

- *review external noise emissions from mechanical plant to ensure environmental goals are achieved;*
- *liaise with the project design team and prepare a report detailing the results and recommendations of the review;*

A comprehensive noise and vibration assessment report will be submitted as part of the detailed Environmental Impact Statement.

5.7 Visual Impact

The proposed development will significantly impact on the visual amenity of the site and locality. The proposed scheme has been designed in accordance with the relevant design guidelines contained in the Sydney Olympic Park Master Plan 2030. The proposed development will present a high quality and contemporary facade and will act as one further element in the completion of the planned Central Precinct.

An architectural statement will be prepared and submitted as part of the detailed Environmental Impact Statement to assist with the assessment process.

At the time of writing, the project was scheduled to be presented to the Sydney Olympic Park Design Review Panel (July 2013). The relevant commentary and responses provided by the Design Review Panel will be included in the Environmental Impact Statement. It is expected that such comments will closely relate to the likely visual impacts of the proposed development.

5.8 Air Quality

The proposed development is unlikely to result in any significant ongoing air quality impacts for the local or regional area. Minor impacts are possible during the early stages of construction however these will be mitigated by FDC's standard Environmental Management procedures which form part of our Integrated Management System. This system has been accredited by the relevant State and Federal Government accreditation programs.

5.9 Utilities

The relevant utilities are available for connection to the proposed building. These include power, water, recycled water, sewer and telecommunications.

A substation is required within the development and is proposed to be located along the northern elevation at ground floor. This was considered to be the most appropriate location given that it is largely out of sight from Murray Rose and Australia Avenue. This location allows more opportunity to provide the required ventilation away from publically visible areas, freeing up the southern elevation to be treated appropriately. This approach was implemented with the adjoining building at Site 8B.

Further details of utility connections will be provided in the Environmental Impact Statement.

5.10 Privacy and Overshadowing

The proposed development is unlikely to result in any significant privacy or overshadowing issues for the local area. No further assessment will be undertaken in regard to this issue.

5.11 Contamination

The proposed development will involve excavation and removal of material from site to accommodate the two basement levels. A suitably qualified consultant will undertake a geotechnical / environmental investigation of ground conditions to determine the likelihood of contamination and will provide recommendations for dealing with such contamination as required.

Relevant documentation outlining the status of the site will be provided as part of the Environmental Impact Statement.

5.12 Waste Management

A detailed Waste Management Plan will be prepared and submitted as part of the Environmental Impact Statement. This report will comprehensively outline waste management requirements for the construction program. A key focus of this will incorporate reuse and recycling of building materials. The Waste Management Plan will also outline more generic information for future tenants as the building is being constructed on a speculative basis. Future occupancy applications will provide further details of specific tenant waste management requirements.

5.13 Rail Impacts

The proposed development is unlikely to result in any impacts on railway infrastructure during construction or operation. Construction impacts will be limited to the site and will not affect the station building or the railway tunnel.

RailCorp have previously indicated that as the site is located in excess of 25 metres from existing railway infrastructure, it is therefore unnecessary to meet and discuss the project any further. Railcorp will be consulted by the Department of Planning and Infrastructure during the assessment process and that the project will need to comply with Railcorp Engineering Standard ESC380 (External Developments) May 2009. The relevant aspects of ESC380 have therefore been considered and incorporated into the design of the proposed development to ensure compliance. Relevant information pertaining to the geotechnical environment, likely construction methodology and the developments impact on the railway corridor and infrastructure will be provided as part of the Environmental Impact Statement.

The development will benefit from the existing railway infrastructure by providing building occupants with close and convenient access to public transport options.

5.14 Access

The proposed development has been designed to incorporate key principles associated with providing independent, equitable and inclusive access for people



with disabilities. Access Associates have been engaged by FDC to provide ongoing input during the design process to ensure compliance with the relevant SOPA access requirements and to achieve compliance with the Building Code of Australia.

6.0 Conclusion

This Preliminary Environmental Assessment has been prepared as part of a State Significant Development Application to the Department of Planning and Infrastructure for the construction of six (6) storey commercial building with two storey basement car park, associated plant and subdivision of Lot 8C. It aims to provide clear and concise information to assist the Department in determining appropriate Director General's requirements for the Environmental Impact Statement.

The proposed development will result in an additional commercial building to further contribute to the Central Precinct and the broader Sydney Olympic Park area.

The proposal is consist with the NSW State Plan and the Sydney Metropolitan Strategy by allowing a commercial and retail development to occur within an area that is well serviced by existing infrastructure and within a centre that is specifically designated to attract economic development and employment opportunities.

The environmental and legislative requirements listed in this report will be described in detail in the future Environmental Impact Statement. This information will be supplemented by any further information requirements nominated by the Director General which will form the basis of the Department's response to this preliminary assessment.

FDC trusts that the information provided within this Preliminary Environmental Assessment provides the Department with sufficient information upon which to base a preliminary assessment of issues.



Appendix 1 – Survey Plan



Appendix 2 – Architectural Submission
