

# Section 96(1a) Modification Application



**For:**

Proposed Modifications to a Six Storey  
Commercial Building with Two Storey Basement  
Car Park, Associated  
Plant and Subdivision of Lot 8C

**At:**

9 Murray Rose Avenue (Site 8C),  
Sydney Olympic Park



Application Number: SSD 13\_6059

# FDC



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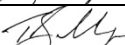
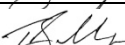
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## 1.0 Introduction

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This Statement of Environmental Effects has been prepared to support a Section 96(1a) application to modify State Significant Development SSD 13\_6059 relating to the construction of six (6) storey commercial building with two storey basement car park, associated plant, signage and subdivision of Site 8C, at 9 Murray Rose Avenue, Sydney Olympic Park.

This Section 96(1a) application seeks approval for modifications to tailor the approved building to suit NRMA as a future tenant of the building. The changes reflect NRMA's preferences with regard to the appearance of the building and to suit internal operational requirements of their business.

This SEE has been prepared by FDC Construction and Fitout Pty Ltd (FDC) on behalf of NRMA. This report describes the proposed modifications to the approved design and provides an assessment of the possible environmental impacts of the proposed modifications.

NRMA's occupation and fitout of the building will be the subject of a separate application.

### 1.1 Project Background

SSD 13\_6059 relates to the proposed development of Site 8C, involving the construction of a six (6) storey commercial building with two storey basement car park, associated plant and the subdivision of Lot 8C.

Site 8C forms part of a narrow site located north of Murray Rose Avenue and south of the Royal Agricultural Society Exhibition Halls. It forms part of a larger parcel formally known as Lot 2120 in DP1169474. Site 8A (developed by Watpac) at the corner of Murray Rose Avenue and Australia Avenue is now occupied by the Sydney Olympic Park Authority, Fujitsu and others, while Site 8B (developed by FDC) is now occupied by Thales.

SSD 13\_6059 was submitted in July 2013 and was exhibited between the 24<sup>th</sup> October 2013 and the 22<sup>nd</sup> of November 2013. The Sydney Olympic Park Authority made a submission during this period with a subsequent response and amended architectural plans being submitted for final assessment. The Department of Planning and Environment then approved the application on the 4<sup>th</sup> February 2014.

Since this time, FDC (as leaseholder for the site) has undertaken a marketing campaign to secure a tenant for the building. Fortunately, NRMA considered the building suitable to their needs and have subsequently entered an Agreement for Lease. FDC will now commence construction of the building so that NRMA can relocate to the building by March 2017.

## **2.0 The Site**

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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 13.5 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 13 years and comprises a mixture of modern office, warehouse and commercial buildings with a "high-tech" influence. The area now has over 220 businesses operating which employ around 17,500 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 2120 in DP1169474. The site is 1172m<sup>2</sup> in size and is currently characterised as an asphalt car park. It is relatively flat and has no vegetation apart from existing street trees located along Murray Rose Avenue.

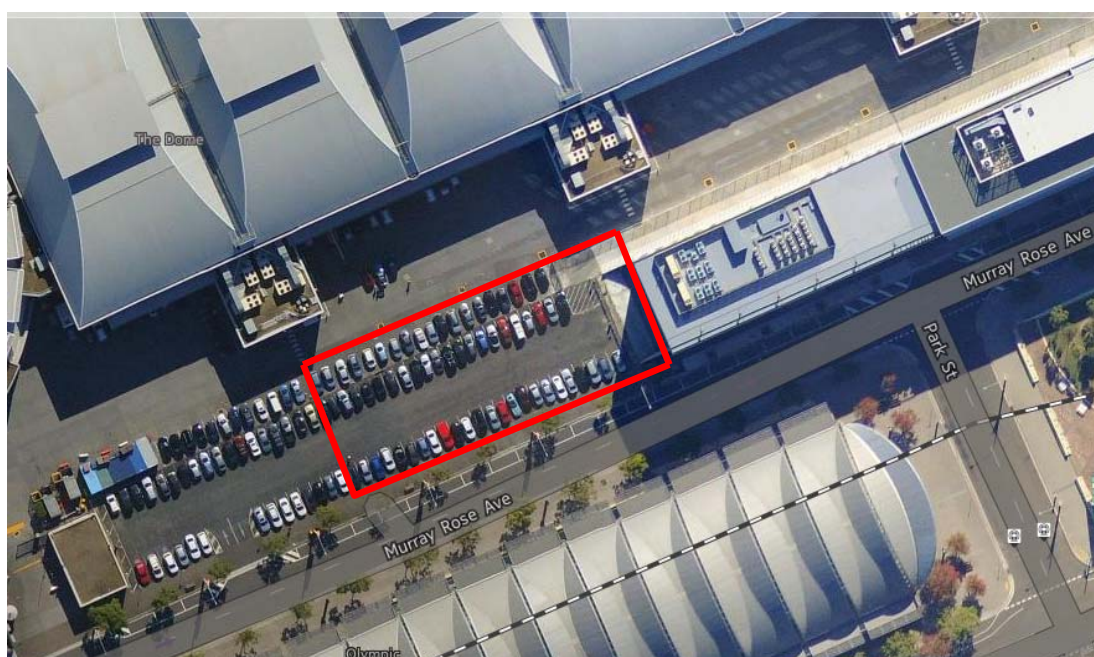
The immediate locality accommodates a number of high profile tenants including Thales, Fujitsu, CBA (Commonwealth Bank), Lion, QBE, RailCorp, National Foods, Eveready Australia, Agfa, Samsung Electronics, Areva and BSA.

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)**

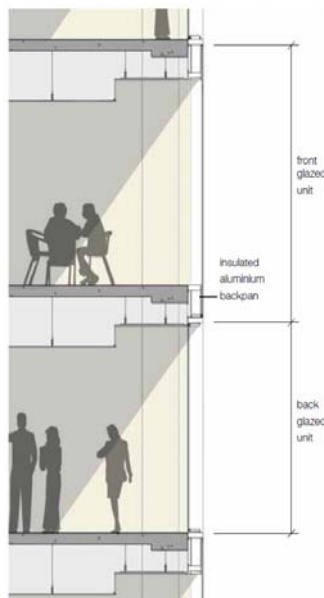
## 3.0 Proposed Modifications

The following modifications are proposed:

- Enhancements to the southern façade to further articulate the glazed façade and accentuate the building entry, including the incorporation of building identification signage;
- Create openings between floors by constructing floor penetrations;
- Modification to the arrangement of retail spaces at ground floor with the removal of approved separating walls, creating an open lobby between two larger 'retail areas' (either side). This entire space will be occupied by an NRMA branch office and a café (serving the public and NRMA staff); and
- The rearrangement of roof top services and the inclusion of a roof top garden and outdoor space, (including the extension of an approved lift shaft) for use by NRMA staff.
- Revised layout to Basement 1 to include additional end of trip facilities and a reduction in on site car parking provision;

### 3.2 Southern Elevation Modifications

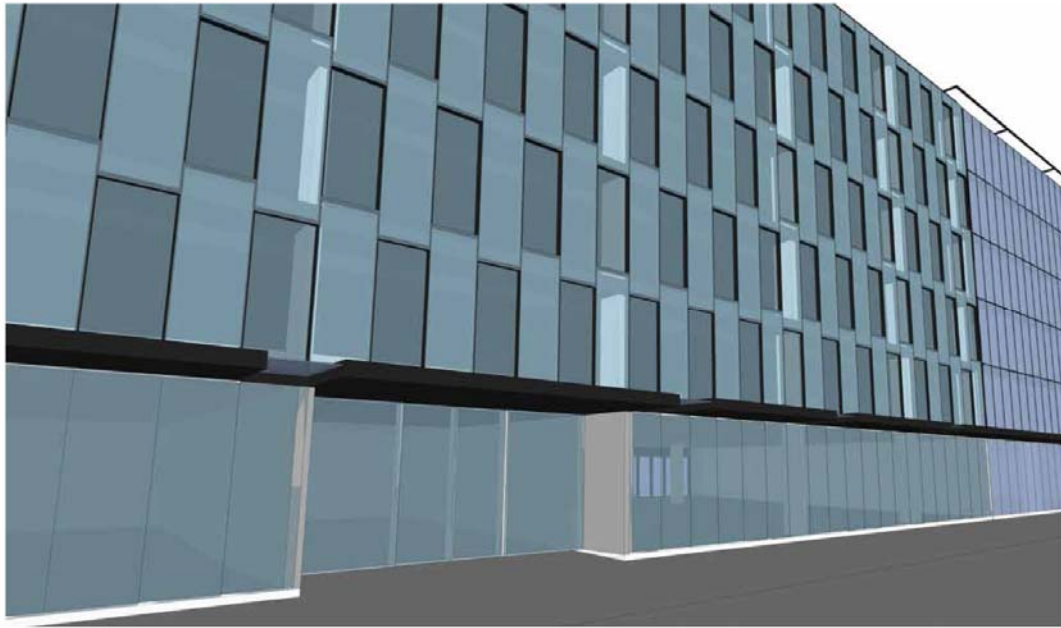
The approved southern elevation was designed to maximise views over the canopy of Olympic Park station, extending across to the Plaza and park areas of Jacaranda Square. The southern façade's limited exposure to heat gain was seen as a key opportunity to provide clear floor to ceiling glazing with a high visible light transmittance.



The glazing's suppressed joints help to create a lightweight sheer facade aesthetic that continues the same language along the streetscape from Site 8B. The expressed mullions add a layer of texture and subtle variation and help to create visual interest along Murray Rose Avenue. Together, these two types of glazing create a simple, yet elegant backdrop building to the expressive structural form of the Station canopy.

The approved development emphasised the main entry doors below the street awning, by providing a setback from the broader street frontage.

A 3D model of the approved façade is illustrated in *Figure 3.1*.



**Figure 3.1:** 3D Model of Approved Southern Façade (SSD 13\_6059)

The proposed modification involves maintaining the characteristics of the approved façade but including additional architectural glass blades to mullions to further articulate the façade and create visual interest for the building and streetscape.

NRMA propose to further accentuate the building entry by recessing the façade (by approximately 1200mm) to the ground, first and second floor as illustrated in *Figure 3.2*. The façade within the proposed recess will be simplified to include larger glazed panels with subtle joints and colour back glazed spandrels to slab edges.

NRMA propose to install building identification signage as illustrated below involving an illuminated sign mounted on the façade.



**Figure 3.2:** Proposed Modifications to Southern Elevation





Figure 3.3: Photomontage incorporating proposed southern elevation modifications

### 3.3 Floor Penetrations

This application involves floor penetrations on Level 1 through Level 5 as illustrated by the attached architectural plans. These penetrations will provide void spaces between each floor to create greater connection between the different levels of the commercial building.

### 3.4 Ground Floor Modifications

The approved development anticipated multiple retail tenancies at ground floor including a separate building lobby. Given that one tenant will now occupy the entire building, NRMA propose to utilise this space differently.

The proposal involves deleting tenancy separation walls to the ground floor plan allowing an open space configuration for the future fitout. The main building entry through to the lift core will act as an open lobby between two larger 'retail' spaces.

NRMA intend to utilise the western portion of the ground floor area as an NRMA customer service branch with access from the building lobby and direct access from Murray Rose Avenue. The eastern portion of the ground floor will be occupied by a café tenancy (as a sub-tenant of NRMA) to service staff and the general public. The café will be accessible from both the lobby and the Murray Rose Avenue frontage. These uses will form part of a separate approval but remain consistent with the intent of the original approval for retailing activities at ground level.

### **3.5 Rooftop Modifications**

NRMA propose to construct a staff outdoor area on roof level of the approved building. This will involve the following works:

- Continuation of main lift shaft to provide a lift access to the roof top (one lift only);
- Installation of decking, landscaping, pergola and furniture; and
- Re-arrangement of rooftop infrastructure including back-up generator surrounded by approved aluminium screen.

The proposed staff outdoor space is unlikely to generate any significant impacts for the surrounding locality given that it will be used predominantly during business hours and that no sensitive receives (i.e. residential properties) are located within close proximity to the site.

### **3.6 Basement Modifications**

NRMA require additional building infrastructure than that originally anticipated. The following additional infrastructure is now provided on Basement Level 1:

- a communications room (to contain IT infrastructure);
- Unlimited Power Supply (UPS) battery room;
- building manager's office;
- additional storage; and
- additional bicycle storage (92 spaces).

A series of design changes have been made to accommodate these additional requirements as illustrated by Drawing A03.001[4]. The changes include:

- the deletion of 6 car spaces;
- revised position of the approved sprinkler pump room; and
- a series of other changes resulting from continuing detailed design activities for building infrastructure and services.

### **3.7 Revised Development Summary**

The following table provides a revised summary of the overall development in the context of the previously approved scheme:

**Table 3.1: Proposed Development Summary**

Element	Proposal
Commercial Gross Floor Area	<del>5,531.9m<sup>2</sup></del> <b>5,443.7m<sup>2</sup></b>
Number of Storeys	6
Building Height	22 metres (excluding plant enclosure and lift overrun)
Building Length	58.6 metres
Building Depth	20 metres
Car Parking Spaces	<del>58</del> <b>54</b>
Bicycle Parking Spaces	<del>43</del> <b>92</b>
ESD Rating	
- Green Star	5 Star
- NABERS	4.5 Star

## 4.0 Environmental Assessment

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Section 96 of the *EP&A Act 1979* requires consideration of assessment criteria outlined within Section 79C of the Act.

Section 79C indicates that the following criteria must be considered during the assessment process:

- a) *the provisions of:*
  - (i) *any environmental planning instrument, and*
  - (ii) *any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the draft instrument has been deferred indefinitely or has not been approved), and*
  - (iii) *any development control plan, and*
  - (iv) *any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and*
  - (v) *the regulations (to the extent that they prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates,*
- b) *the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
- c) *the suitability of the site for the development,*
- d) *any submissions made in accordance with this Act or the regulations,*
- e) *the public interest.*

### 4.1 Relevant EPIs and Draft EPIs

The following planning strategies and EPIs were assessed within the original Environmental Impact Statement:

- NSW 2021;
- Metropolitan Plan for Sydney 2036;
- State Environmental Planning Policy (State and Regional Development) 2011;
- 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;

The proposed modifications do not alter the development to an extent that would vary the applicability of relevant controls. However, further consideration is provided below in regard to the design requirements of *State Environmental Planning Policy (Major Development) 2005*.

**Table 4.1: SEPP (Major Development) 2005 - Design Requirements**

No.	Requirement	Proposed Modifications	Complies
18	<i>Height of Buildings – Max. 26 metres</i>	22-metres (excluding plant enclosure and lift overrun)	✓
19	<i>FSR – Max. 5:1 (Maximum 5860m<sup>2</sup>)</i>	<b>4.64:1 - Proposed FSR Commercial GFA of 5,443.7m<sup>2</sup></b>	✓
24	<i>Major Events Capability</i>	No change proposed.	✓
25	<i>Promote Use of Public Transport, Walking and Cycling</i>	Proposed modifications include additional facilities for bike storage. Now – <b>92 bike spaces will now be available.</b>	✓
26	<i>Compliance with Masterplan</i>	Masterplan Compliance outlined below.	✓
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 modifications have been designed by BatesSmart in consultation with NRMA. The proposed modifications have been designed with consideration of previous comments provided by SOPA Design Review Panel. The proposal will however be re-presented to the panel for comment prior to the exhibition process.  The modifications will continue to help improve the quality and amenity of the public domain within the Central Precinct.	✓
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.	✓

## 4.4 Sydney Olympic Park Master Plan 2030

The Sydney Olympic Park Master Plan 2030 is a 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 modifications do not vary from the design principles described in the original application scheme. The following table provides updated commentary of the proposed modification where relevant.

**Table 4.2: Relevant General Controls and Guidelines; SOP Masterplan 2030**

No.	Control	Proposal	Complies
<i>Section 4 – General Controls and Guidelines</i>			
4.2	<i>Sustainability</i>		
	Engage Ecological Sustainable Design (ESD) Consultant	An ESD consultant will be engaged as part of the core design team. <b>No change.</b>	✓
	Connect new development to Recycled Water System	The proposed development will be connected to the existing recycled water system and will be utilised for the uses specified. <b>No change</b>	✓
	Prioritise sustainable materials selection;	Sustainable material will be incorporated into design where appropriate. <b>No change</b>	✓
	Non-residential developments to comply with relevant sustainability rating indexes.	The proposed development will be designed to achieved 5 star Green star rating and 4.5 star Nabers rating in accordance with these requirements and as required by the Agreement for Lease. <b>No change</b>	✓
	Consideration of sea level change	Sea level change is not considered to be a significant issue for the proposed development. <b>No change</b>	✓
4.3	<i>Public Domain</i>		
		The public domain along Murray Rose Avenue will be upgraded consistent with works undertaken in front of 8 Australia Avenue and 7 Murray Rose Avenue. This will include paving, street furniture and signage in accordance with SOPA requirements. <b>No change</b>	✓
	Building Interface with the Public Domain	Weather protection is provided at communal entrance. Natural surveillance of the public domain is achieved by providing high visibility from the building at all levels. <b>No change</b>	✓
	Ground Floor of Non-Residential Buildings	The ground floor will be activated by NRMA proposed retail activities. The retail frontages will easily comply with the relevant shop front provisions. The proposed windows and doors to retail uses are glazed and will provide good lighting at night. <b>No change.</b>	✓

No.	Control	Proposal	Complies
	Colonnades	The proposed building will provide a colonnade in accordance with the various controls. This will be a continuation of the colonnade created along Murray Rose Ave in front of 8 Australia Avenue and 7 Murray Rose Avenue. <b>No change</b>	✓
	Awnings	The proposed awning has been designed to be consistent with the existing awning on 8 Australia Avenue and 7 Murray Rose Avenue. This will be provided for the entire length of the building as illustrated on the attached plans. <b>No change</b>	✓
	Public Domain Safety and Security	The proposed development affords a good level of security and safety by providing natural surveillance from most parts of the building, particularly over Jacaranda Square and the Railway Station building. <b>No change</b>	✓
	On Street Parking	No on-street parking proposed but existing to be retained. Three percent of on-site parking has been allocated as accessible parking. <b>No change</b>	✓
4.4	<i>Event Access and Closures</i>	Refer to Section 6.2	✓
4.5	<i>Land Use and Density</i>	The site is zoned 'commercial' and as such, business premises, medical centres, office premises, retail uses and education facilities are all permissible development. This will be confirmed once individual occupancy DA's are lodged for tenancy occupations. <b>No change</b>	✓
	Floor Space Ratio - 5:1	Proposed <b>4.64:1</b>	✓
	Commercial Use Controls	Adequate capacity is available in the existing road and public transport networks as demonstrated within the Transport and Accessibility Impact Assessment undertaken by Parking and Traffic Consultants International.	✓
4.6	<i>Building Form and Amenity</i>		
	Building Depth Control – 25 metres	Proposed 20 metres	✓
	Building Height Control – 6 storeys	Proposed 6 storeys	
	Rooftop Services		
	- Maximum rooftop service zone height is 5 metres	Proposed <del>2.7</del> <b>4.89</b> metres	✓
	- Setback 3 metres from parapet	Proposed 6 metres – consistent with 7	✓
	- Maximum 80% footprint of building	Murray Rose Ave Proposed under 80%	✓
	Building Setbacks	Setbacks consistent with Masterplan and adjoining development.	✓
	Accessibility Controls	Proposal will remain compliant	✓
	Noise Control	Not Applicable	✓
	Waste Management Controls	Separate Approval for NRMA	✓
4.7	<i>Access and Parking</i>		

No.	Control	Proposal	Complies
	Vehicle Access and Servicing	No Change	✓
	Vehicle Parking		
	Commercial – 1 space / 80m <sup>2</sup>	Proposed <del>58</del> <b>54</b> car spaces	✓
	Retail – 1 space / 50m <sup>2</sup>		
	Bicycle Parking 1 space / 750m <sup>2</sup>	Proposed <del>43</del> <b>92</b> bicycle spaces	✓
4.8	<i>Transport Strategies and Infrastructure</i>	Work Place Travel Plans will be prepared and submitted by NRMA as part of a separate approval.	✓

#### *Section 4 – General Controls and Guidelines*

The specific precinct controls relating to the 'Central Precinct' include matters such as site configuration, floor space ratio controls, land use controls, building height controls, building zone and setback controls and events controls. These matters have all been addressed above.

## 4.5 Sydney Olympic Park Guidelines for Outdoor

### Advertising, Identification and Promotional Signage, 2002

The SOPA Guidelines for Outdoor Advertising, Identification and Promotional Signage establish development controls to encourage well designed and well positioned signs, which contribute positively to the vitality and vibrancy of Sydney Olympic Park.

The Guidelines relate to the following types of outdoor signage:

- **Advertising** signage used for the promotion of businesses, products and activities and that may be:
  - advertising signage unrelated to its location ("third party"); or
  - advertising related or ancillary to its location (ancillary);
- **Identification** signage used for the identification and naming of sites, buildings, building uses and tenants. These signs are also used to promote businesses and buildings and to help people navigate their way; and
- **Promotional** signage used to provide key and distinctive information to the public of particular events, activities and facilities at Sydney Olympic Park.

The site is located within the 'Town Centre' precinct. The following specific objectives must be considered for all new signage within this precinct:

- *To encourage high quality and innovative signage for the promotion of vibrancy and vitality of the Town Centre;*
- *To support the commercial viability of businesses in the Town Centre; and*
- *To assist in way finding and navigation around the Town Centre.*

The proposal involves the installation of business identification signage as part of the recessed entry structure proposed as part of this application. The proposed signage will be constructed of high quality material and will be illuminated to ensure that it presents a high quality visual outcome for the building and precinct.

The signage will contribute to the vitality of the precinct by emphasising the presence of a large, well known organisation in the context of Central precinct. The signage is also well located to help emphasize the purpose of the building and orientate the public towards the building entry.

## 5.0 Previous Design Consultation

### 5.1 Sydney Olympic Park Authority

Communication between Sydney Olympic Park Authority (SOPA) and FDC has been ongoing since the early conception of this project. FDC presented the original design scheme to SOPA's Design Review Panel on two separate occasions during the assessment of the original Development Application. Some of the key points previously raised by the DRP are outlined below with reference to the proposed modifications.

A further presentation to the DRP will now occur on the 20<sup>th</sup> of August 2015 to present the proposed modifications. The outcomes of this meeting will be addressed as part of the public exhibition process for this application.

**Table 5.1: SOPA Design Review Panel Comments (26 September 2013)**

<b>General Observations / Overall Comment</b>	Simon Swaney and Basil Richardson of Bates Smart provided an outline of changes in response to the DRP's comments arising from the June DRP meeting.	<i>Note.</i>
	The DRG welcomed the Architects quick response to the panel's previous comments and felt that the design had moved on significantly and overall now are comfortable with the design.	
<b>Positives</b>	The DRP supported: <ul style="list-style-type: none"> <li>The new northern and southern façade treatments which present a significant improvement on the previous design.</li> <li>This site now presents as a cousin of the neighbouring building however with an appropriate level of difference.</li> </ul>	<i>Note.</i>  <i>Note.</i>
<b>Issues</b>	The DRP had the following concerns: <ul style="list-style-type: none"> <li>Further consideration should be given to the entry treatment to give the pedestrian entry more identity.</li> </ul>	<i>The proposed modification addresses this issue by recessing a much larger area above the main building entry resulting in a greater level of emphasis and identity.</i>
<b>Recommended Supporting Action</b>	The DRP recommends that: <ul style="list-style-type: none"> <li>Revisit the treatment of the ground floor entry.</li> <li>The Architect to nominate a signage zone for the building identification signage.</li> </ul>	<i>As noted above.</i>  <i>A signage zone has now been identified and is submitted for consideration by the DRP and consent authority.</i>

## 6.0 Environmental Assessment

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The following section provides an assessment of proposed modifications to identify and consider potential impacts that may occur.

### 6.1 Built Form and Urban Design

The proposed building has been designed to complement the presence and scale of the railway station structure and to continue the urban streetscape along Murray Rose Avenue. The built form will be consistent with adjoining development through appropriate use of scale, setbacks and awning alignments that reinforce SOPA's urban design objectives.

The prominent southern facade provides a unified elevation along Murray Rose Avenue as a continuation of development Site 8A and 8B. The proposed modifications to the southern building façade create further articulation to define an individual identity for the building, making it distinct from the design of the buildings at site 8A and 8B. The interweaving of the glass façade panels has been accentuated by the addition of an expressed glass fin which adds a layer of texture and subtle variation, enhancing visual interest along Murray Rose Avenue.

The fin also provides external shading from low-angle morning sun enabling clearer glass. This creates a lively, active and animated façade which visually connects the building with the immediate public domain of the station entry and along Murray Rose Avenue.

### 6.2 Environmental Amenity

The sites predominantly east-west orientation allows for the large expanse of the northern facade to receive ample access to advantageous natural light throughout the year. The site's existing and future adjoining context will create a buffer to the east and west facades protecting the building from undesirable low angled sun in summer months. The orientation of the southern facade affords itself an opportunity to expansive views over the station canopy and across to Jacaranda Square with less onerous thermal performance requirements.

The building will result in some overshadowing impacts to Murray Rose Avenue but will not overshadow adjoining buildings or any areas of public open space. The building does not overlook any buildings or private open space that would require visual privacy nor will it result in the loss of views from adjoining properties. The proposed development is unlikely to result in any wind impacts that significantly differ from existing situations on site.

The proposed modifications do not significantly alter the environmental amenity from that assessed as part of the original application. The building, once constructed will enhance the urban environment, consistent with SOPA's expectations as expressed through the Masterplan.



### **6.3 Acoustics and Vibration Impacts**

The proposed modifications are unlikely to affect, or be affected by the acoustic amenity of the locality. The southern façade and internal modifications will not result in any acoustic or vibration outcomes different to that previously assessed.

The proposed rooftop staff outdoor space will generate additional noise to that previously anticipated. However, the site is not located within close proximity to any sensitive noise receivers and will generally be used by NRMA staff during business hours. Therefore, very few impacts, if any, are anticipated as a result of this modification.

### **6.4 Waste Management**

NRMA will prepare a Waste Management Plan as part of occupancy and fitout application. This plan will demonstrate how waste avoidance, reduction, re-use and recycling will be implemented as part of operational activities.

## 7.0 Justification and Conclusion

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### 7.1 Justification of Modifications

The proposed modifications are proposed by NRMA to tailor the building to suit their specific operational requirements.

The proposed architectural enhancements to the southern façade help to define an individual identity for the building, making it distinct from other buildings within the locality. The proposed entry feature and signage help to emphasize the building's entry and provide clear and concise information for public way finding within the town centre precinct.

The proposed ground floor modifications provide NRMA with their public interface for their services and to provide amenities for staff and the general public.

The modifications to Basement 1, the internal void spaces and roof top outdoor space allow NRMA to create the desired environment for their staff to occupy.

In accordance with Section 96(1a) of the *Environmental Planning and Assessment Act 1979*, the consent authority must be satisfied:

- *that the proposed modification is of minimal environmental impact, and*
- *that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and*

The proposed modifications result in very few, if any negative environmental impacts on the site or within the locality. If anything, the proposed changes to the southern façade help to strengthen the architectural merits of the development in the context of SOPA's expectations for development within the locality.

The proposed modifications do not substantially alter the development from that assessed and approved under SSD 13\_6059. The modifications seek to subtly tailor the building to suit the NRMA's future occupancy for the benefit of the staff, customers and the general public.

### 7.2 Conclusion

This report has been prepared to assess possible impacts associated with proposed modifications to the approved six (6) storey commercial building at 9 Murray Rose Avenue, Sydney Olympic Park.

The proposed modifications will help to tailor the building to suit NRMA's operational needs and are therefore strongly justified on the basis of attracting such a significant tenant to Sydney Olympic Park.

The proposed modifications are consistent with the relevant environmental and legislative requirements applicable to the site and development. The modifications can be considered minor in nature and remain substantially the same development as that approved under SSD 13\_6059.



FDC trusts that the information provided within this Statement of Environmental Effects provides the Department with sufficient information upon which to base an assessment of relevant issues.

The proposed modifications should therefore be considered favourably by the Department of Planning and Environment and supported.



## Appendix 1 – Architectural Package

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