

## ASSESSMENT REPORT

### SITE 8C, SYDNEY OLYMPIC PARK SSD 6059 MOD 1

#### 1. INTRODUCTION

This report is an assessment of an application seeking approval to modify a State Significant Development (SSD 6059) for the construction of a commercial development at Site 8C, Sydney Olympic Park (SOP) in the Auburn local government area. The application has been lodged by FDC Construction and Fitout Pty Ltd (the Applicant) pursuant to section 96 (1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It seeks approval for minor internal and external design changes to the building.

#### 2. SUBJECT SITE

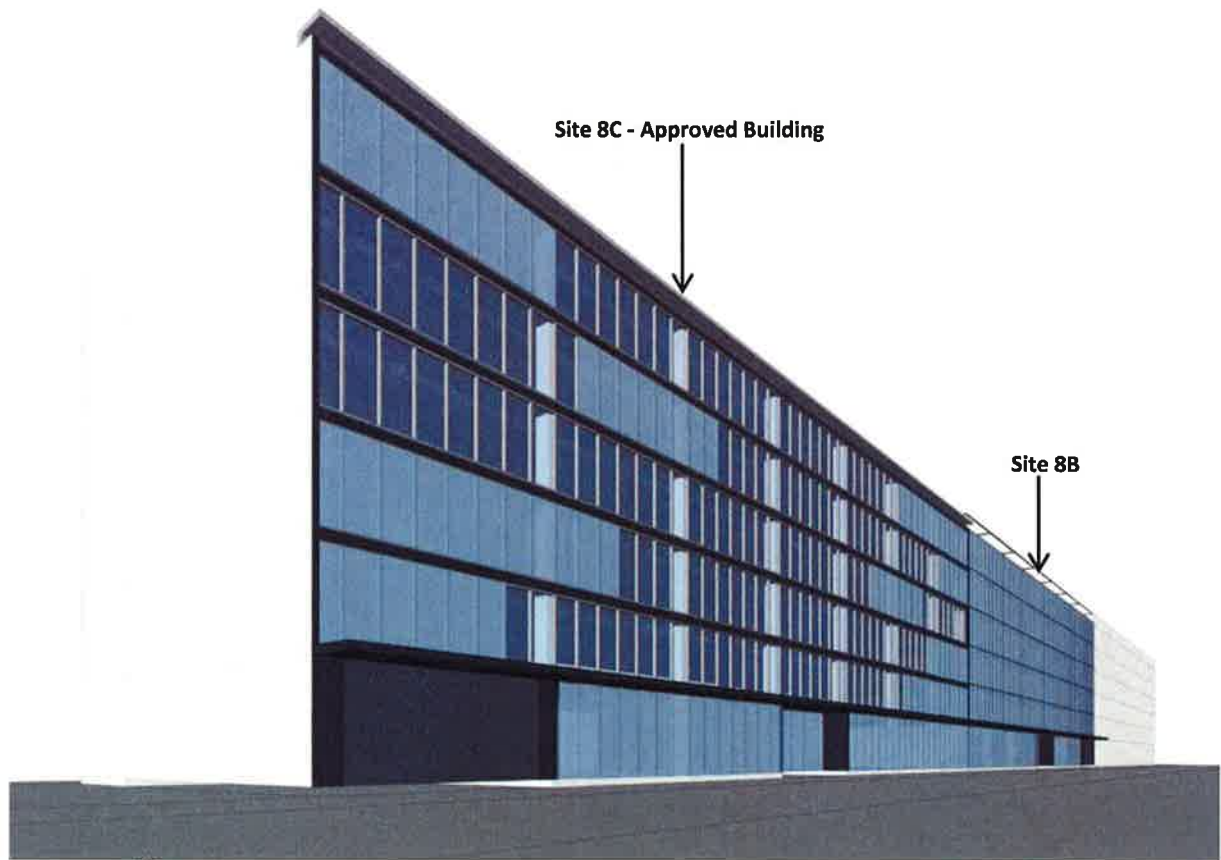
The subject site is located on the northern side of Murray Rose Avenue, directly opposite Olympic Park Railway Station at SOP (refer to **Figure 1**). The adjoining land to the east contains a commercial building (Site 8B). The adjoining land to the west is currently vacant and is used for at-grade car parking.



Figure 1: Site Location

#### 3. APPROVAL HISTORY

On 4 February 2014, the then Executive Director Development Assessment Systems and Approvals approved a SSD application (SSD 6059) for the construction of a six storey commercial building above two levels of basement car parking. The approved building is illustrated in **Figure 2**.



**Figure 2:** View North along Murray Rose Avenue (southern façade)

#### 4. PROPOSED MODIFICATION

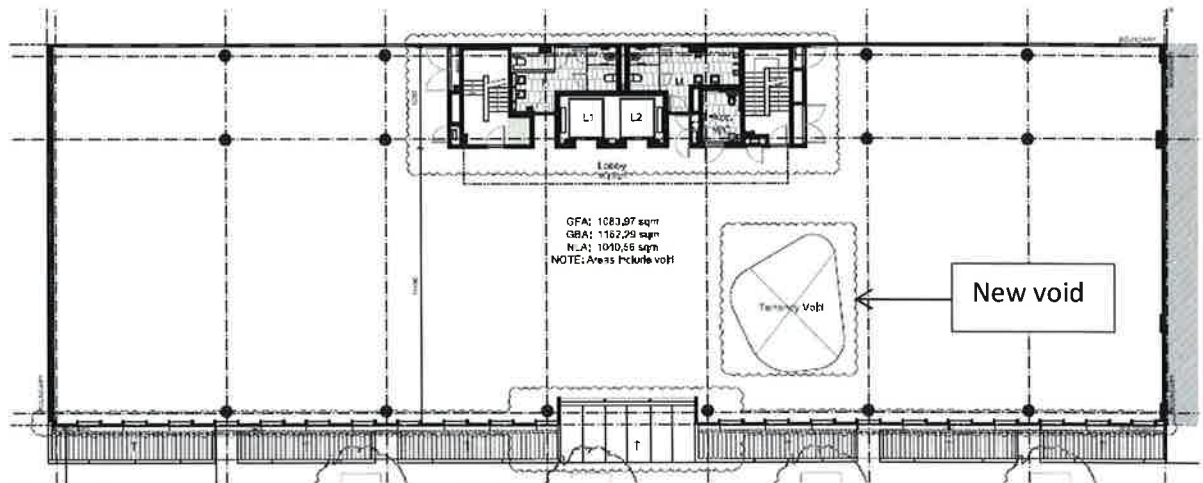
On 26 August 2015, the Applicant lodged an application (SSD 6059 MOD 1) seeking approval to make detailed design changes to the approved development on the basis that it would improve the appearance of the building, and suit the internal operational requirements of the future tenant. The proposed changes are outlined in **Table 1** and illustrated in **Figures 3 to 5**.

**Table 1:** Summary of proposed modifications to the building design

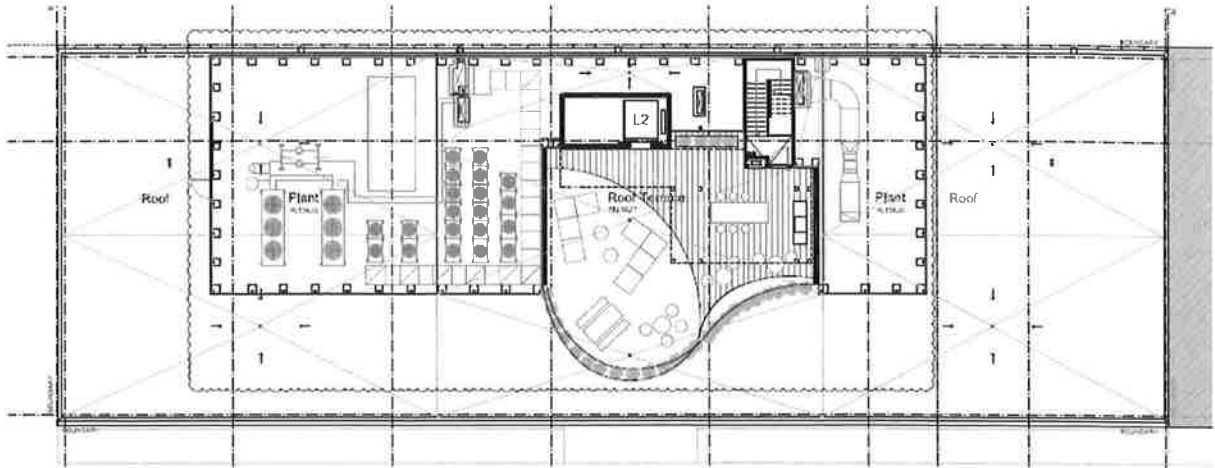
<p><i>External Modifications</i></p>	<ul style="list-style-type: none"> <li>• addition of projecting glass fins on the glass facade panels along the Murray Rose Avenue frontage;</li> <li>• a recessed main entry feature at the ground, first and second floors;</li> <li>• a new lightweight glass awning above the main entry;</li> <li>• installation of a building identification sign on the façade above the main entry;</li> <li>• new folding glass doors along the retail frontage at ground level;</li> </ul>
<p><i>Internal Modifications</i></p>	<ul style="list-style-type: none"> <li>• introduction of floor penetrations to provide void spaces from levels 1 to 5, which reduces the total GFA of the development by 88sq.m;</li> <li>• deletion of the individual tenancy separation walls at ground level to allow an open plan configuration suitable for a single tenant;</li> <li>• additional plant and storage areas in basements 1 and 2;</li> <li>• additional 49 bicycle spaces provided in basement level 1;</li> <li>• a reduction of four car park spaces in basement 1;</li> </ul>
<p><i>Rooftop Modifications</i></p>	<ul style="list-style-type: none"> <li>• an extension to the lift shaft to provide access to an outdoor area for future occupants;</li> <li>• installation of decking, landscaping and pergola; and</li> <li>• re-arrangement of plant, and installation of a new back-up generator and aluminium screen.</li> </ul>



**Figure 3:** Photomontage View along Murray Rose Avenue (as modified)



**Figure 4:** Proposed Level 1 floor penetration and void



**Figure 5:** Proposed rooftop layout

## 5. STATUTORY CONSIDERATION

### 5.1 Modification of approval

Section 96(1A) of the EP&A Act requires the consent authority to be satisfied that the following matters are addressed in respect of all applications that seek modification approvals:

Section 96(1A) matters for consideration	Comment
<i>That the proposed modification is of minimal environmental impact</i>	The proposed modification relates primarily to internal changes with the exception of some minor external changes to the southern façade. The Department is satisfied that the proposed modifications would have minimal environmental impact.
<i>The development to which the consent as modified relates is substantially the same as the development originally approved.</i>	The proposed modification does not change the overall built form or appearance of the development or result in any additional adverse impacts on the surrounding area. On this basis, the proposal would result in development that is substantially the same as the originally approved development.
<i>Whether notification has occurred and any submissions have been considered</i>	The modification application was publicly available on the Department's website. SOPA and Auburn City Council do not object to the proposed modification.
<i>Consideration of relevant matters referred to in Section 79C(1) of the EP&amp;A Act</i>	The relevant consideration under Section 79C (1) is the impact on the built environment. The proposed modification would not have any adverse environmental impacts as outlined in Section 7.

### 5.2 Environmental Planning Instruments

The following EPIs are relevant to the application:

- *State Environmental Planning Policy (State and Regional Development) 2011;*
- *State Environmental Planning Policy (Infrastructure)2007;*
- *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;* and
- *State Environmental Planning Policy No 55 - Remediation of Land.*

The Department undertook a comprehensive assessment of the redevelopment against the above mentioned EPIs in its original assessment. The Department has considered the above EPIs, and is satisfied that the modification is generally consistent with the EPIs.

### 5.3 Approval Authority

The Minister for Planning is the approval authority for the application. However, the Acting Director Regional Assessments may determine the application under delegation as:

- the relevant local council has not made an objection; and
- a political disclosure statement has not been made; and
- there are no public submissions in the nature of objections.

## 6. CONSULTATION

The application was notified in accordance with the *Environmental Planning & Assessment Regulation 2000*. The modification request was made publicly available on the Department's website and referred to Auburn City Council (Council) and SOPA for comment. Due to the minor nature of the proposed modification, the modification request was not exhibited by any other means.

**Council** raises no objection to the proposed modification, noting the proposed modifications would have minimal impact.

**SOPA** supports the proposed modifications to the design of the approved building. SOPA's Design Review Panel (DRP) recommends the recessed entry portico also include an internal void to reinforce the scale of the portico. It also identified issues in relation to activation at street level, internal voids, provision of a green roof, glazing treatments and the continuity of street awnings with adjacent development.

The applicant provided a response to the issues raised by the DRP, which have been addressed in **Section 7.1**.

There were no **public** submissions received on the proposal.

## 7. ASSESSMENT

The key assessment issue relates to the proposed external changes and the potential impact on the streetscape. All other issues associated with the proposed modification are addressed in **Table 1**.

### 7.1 Urban Design and Streetscape

The proposal seeks approval to modify the detailed design of the approved building to suit the branding and operational needs of NRMA, which has entered into an Agreement for Lease to occupy the entire building.

The key design modifications that would change the appearance of the building when viewed from the public domain include:

- a three storey high recessed portico at the main entry, which includes glazed panels and black coloured spandrels to the slab edges, and an NRMA building identification sign above the awning;
- a new glass awning above the main entry, and folding glass doors along the retail frontage; and
- addition of projecting glass fins on the glass façade panels.

The DRP supports the proposed external modifications to the design of the building. However, it recommended:

- the first and second floor slabs should be setback to create a three storey atrium behind the portico to reinforce the scale of the entry feature; and
- maximum glazing on the retail façade by providing frameless glass, or generously spaced mullions.

The applicant advised that an internal void behind the portico entry would not suit the desired internal layout sought by NRMA. SOPA accepted the applicant's response and subsequently

recommended that the building identification sign/logo should be installed in line with the second floor slab edge. The applicant has submitted detailed plans confirming the sign would be installed in line with the second floor slab edge.

With regard to maximising glazing on the retail façade, the applicant agrees with the DRP's intent to maximise glazing along the retail façade. However the applicant has advised that the extent of glazing is subject to matching the floor level with the street, and the need to incorporate bi-folding doors. The Department is satisfied that sufficient glazing would be utilised along the retail façade subject to detailed design requirements.

**Figure 9** illustrates the external changes to the southern façade along Murray Rose Avenue.



**Figure 9** – View of the southern façade (Murray Rose Avenue) as approved (left) and as proposed (right)

The Department's assessment concludes that:

- the building as modified would remain consistent with the overall built form of the approved building, and the adjoining commercial building to the east at Site 8B;
- the recessed portico would provide a strong architectural feature to accentuate the building entry; and
- the projecting fins would add a layer of texture to the façade, and enhance visual interest when viewed from the public domain.

The Department is therefore satisfied that the proposed changes would make a positive contribution to the overall design of the building with no adverse urban design or streetscape impacts.

## 7.2 Other Issues

**Table 1: Assessment of Other Issues**

<b>Issue</b>	<b>Consideration</b>	<b>Recommendation</b>
<i>Street Activation</i>	<ul style="list-style-type: none"> <li>• The DRP raised concern with the potential lack of street activation due to the replacement of the individual ground level tenancies with a single occupant (i.e. NRMA retail).</li> <li>• The DRP recommends a vibrant and active frontage at street level, and the fit-out should not include blinds, joinery, fixtures or furniture against the glass.</li> <li>• The applicant advises the retail fit-out at ground level will be designed and orientated to activate the street frontage.</li> <li>• The Department notes the future tenant intends on utilising the western portion of the ground floor as a customer service branch, and the eastern portion will be sub-let for a café.</li> <li>• The Department is satisfied the intended uses at the ground level would provide sufficient activation along the</li> </ul>	No additional conditions or amendments necessary.

<i>Issue</i>	<i>Consideration</i>	<i>Recommendation</i>
	<p>street.</p> <ul style="list-style-type: none"> <li>The Department also notes that the retail layout would be considered under a separate approval by SOPA. Further detailed consideration of street activation can be undertaken at that stage.</li> </ul>	
<i>Height</i>	<ul style="list-style-type: none"> <li>The overall building height does not change as a result of the proposal. However, the proposal includes an extension to the lift overrun, which increases the height of the lift enclosure by 2.19 m from 2.7 m to 4.89 m.</li> <li>A maximum rooftop service zone height of 5 m applies under Master Plan 2030. The proposed lift enclosure at 4.89m therefore complies with the service height control in Master Plan 2030.</li> <li>The lift would be setback 14 m from the southern (Murray Rose Avenue) façade and would not be perceptible within the streetscape.</li> <li>The Department is satisfied that the additional height of the roof top plant would not result in any adverse urban design or amenity impacts.</li> </ul>	No additional conditions or amendments necessary
<i>Green roof</i>	<ul style="list-style-type: none"> <li>The proposal includes an outdoor area on the roof for future occupants.</li> <li>The works include installation of decking, landscaping, pergola and outdoor furniture.</li> <li>The DRP recommended a 'green roof' should also be considered as part of the proposed modifications to the rooftop.</li> <li>The applicant advises that the rooftop provides space for plant and infrastructure which is critical to the operation of the building and the construction of a roof garden would not be viable for a development of this size.</li> <li>The Department notes that the rooftop design incorporates landscaped areas and vertical gardens, and there is limited space available for additional landscaping.</li> <li>The Department is satisfied the improvements to the rooftop would provide a good level of amenity for future occupants, while maintaining sufficient space for rooftop plant and infrastructure, critical to the operation of the building.</li> </ul>	No additional conditions or amendments necessary.
<i>Signage</i>	<ul style="list-style-type: none"> <li>The proposal involves the installation of a building identification sign above the awning in the recessed entry feature on the Murray Rose frontage of the site.</li> <li>The Department undertook an assessment of the proposed signage, against the provisions of State Environmental Planning Policy 64 - Advertising and Signage.</li> <li>The Department's assessment found that the proposed signage: <ul style="list-style-type: none"> <li>is compatible with the desired amenity and visual character of the area;</li> <li>is of an appropriate size and scale in the context of the approved building;</li> <li>does not result in visual clutter or have a detrimental impact on the architectural design of the building;</li> <li>would not have an adverse impact on vehicle or pedestrian safety; and</li> <li>is of a high quality design and finish.</li> </ul> </li> <li>The Department therefore considers the size and location of the proposed signage is appropriate in the context of the Town Centre commercial precinct.</li> <li>The Department also recommends a new condition that requires the signage to comply with appropriate design and maintenance standards.</li> </ul>	A new condition is recommended to ensure appropriate design and maintenance standards for the sign.

<i>Issue</i>	<i>Consideration</i>	<i>Recommendation</i>
<i>Car Parking</i>	<ul style="list-style-type: none"> <li>As a result of detailed design work the proposal seeks approval to modify the layout of the basement to accommodate additional plant and storage space.</li> <li>This would result in a reduction of four car spaces from 58 to 54 car spaces.</li> <li>The Department notes that the Sydney Olympic Park Master Plan 2030 (SOP Master Plan 2030) sets a maximum parking requirement for the site of one space per 80 sqm, therefore the reduction of four car spaces is consistent with the maximum requirements in SOP Master Plan 2030.</li> <li>The Department also notes that the site is well serviced by public transport.</li> <li>On this basis, the Department is satisfied that the proposed reduction in car parking is minor and acceptable.</li> </ul>	Condition B14, which identifies maximum parking requirements, is recommended to be amended to reflect the proposed number of spaces.
<i>Bicycle Parking</i>	<ul style="list-style-type: none"> <li>A minimum of 43 bicycle spaces is required in SOP Master Plan 2030.</li> <li>The approved development provides 43 bicycle spaces within the basement.</li> <li>The proposal includes an additional 49 bicycle spaces equating to a total of 92 spaces, which exceeds the minimum requirements in SOP Master Plan 2030.</li> <li>No adverse impacts arise from the provision of additional bicycle parking on the site, which is consistent with planning objectives to promote walking and cycling.</li> </ul>	No additional conditions or amendments necessary.

## 8. CONCLUSION

The Department has assessed the modification application and supporting information in accordance with the relevant requirements of the EP&A Act.

The Department's assessment concludes the proposed modification is appropriate on the basis that it:

- improves the overall architectural design of the building;
- does not alter the built form in terms of its height, bulk and scale;
- would improve the internal amenity for future occupants;
- is acceptable in terms of the provision of car parking on the site; and
- maintains general compliance with the design requirements in the SOP Master Plan 2030.

Consequently, the proposal is in the public interest and it is recommended that the modification be approved subject to the recommended conditions.

## 9. RECOMMENDATION

It is recommended that the Acting Director, Regional Assessments, as delegate of the Minister for Planning:

- **considers** the findings and recommendations of this report;
- **approves** the application under section 96 (1A), subject to conditions; and
- **signs** the notice of modification (**Appendix A**).

Prepared by: Thomas Mithen

Endorsed by:

Approved by:



**Natasha Harras**  
**Team Leader**  
**Regional Assessments**



**Anthony Witherdin**  
**Acting Director**  
**Regional Assessments**

## **APPENDIX A: NOTICE OF MODIFICATION**

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The Notice of Modification can be found on the Department's website at the following address:

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=6059](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=6059)

## **APPENDIX B: SUPPORTING INFORMATION**

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The following supporting documents and supporting information to this assessment report can be found on the Department of Planning and Environment's website as follows:

1. Modification request

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=6059](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=6059)

2. Submissions

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=6059](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=6059)

3. Response to Submissions

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=6059](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=6059)