

ASSESSMENT REPORT

4 Murray Rose Avenue, Sydney Olympic Park SSD 6076 MOD 2

1. INTRODUCTION

This report is an assessment of an application seeking to modify the State Significant Development (SSD) approval (SSD 6076) for a commercial development at 4 Murray Rose Avenue, Sydney Olympic Park in the Auburn local government area (LGA).

The application has been lodged by GPT RE Limited (the Applicant) pursuant to section 96 (1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It seeks approval for internal and external amendments, a minor increase in gross floor area (GFA), motorcycle and bicycle parking and reduced car parking.

2. SUBJECT SITE

The site is known as No. 4 Murray Rose Avenue located at the eastern edge of the Sydney Olympic Park (SOP) Town Centre. The subject site has an area of 5,014m² and forms part of a larger parcel identified as Site 60B in the SOP Master Plan 2030. The site location is shown in **Figure 1**.



Figure 1: Site location outlined in red and 2 Murray Rose Ave shown by blue dotted line (Base source: Nearmap)

To the north, the site adjoins Murray Rose Avenue and the existing commercial buildings at 3 and 5 Murray Rose Avenue. To the south is Dawn Fraser Avenue and an existing commercial building known as 'Quad 4' No. 8 Parkview Drive.

The adjoining land to the east at 2 Murray Rose Avenue contains an at-grade parking area adjoining Bennelong Parkway beyond which are the wetlands (*Badu Mangroves*) and parklands associated with Bicentennial Park. The adjoining land to the west contains an existing warehouse and hardstand parking areas at No. 6 Murray Rose Avenue.

2.1 Sydney Olympic Park Master Plan 2030

The SOP Master Plan sets out the planning controls to guide future development at SOP. The Sydney Olympic Park Authority (SOPA) is the agency responsible for managing the future development of SOP in accordance with the SOP Master Plan. The subject site is located in the Parkview Precinct which is an emerging mixed use, commercial and residential neighbourhood at the eastern edge of the town centre adjoining the parklands (**Figure 2**).



Figure 2: The SOP (highlighted orange) and its nine precincts. The site is outlined in red Base source: SOP Masterplan 2030)

The SOP Master Plan is currently under review and a Draft Masterplan is on exhibition.

The review of the Master Plan focussed on three of the nine Town Centre precincts: Stadia, Central and Parkview, with further development throughout Sydney Olympic Park focussed around transport corridors and infrastructure. The key overall changes include:

- 460,000m² additional floorspace;
- 4,000 additional dwellings and 9,500 residents; and
- 2,500 additional workers.

Key changes to the **Parkview Precinct** include:

- creation of a compact urban neighbourhood;
- location of the commercial and retail uses in the northern part of the precinct and predominantly residential in the south;
- provision of a new expanded park; and
- transition of building heights from lower scale development overlooking the parklands, up to the 18 to 30 storey developments already completed along Australia Avenue.

3. APPROVAL HISTORY

On 16 September 2014, the Executive Director, Development Assessments Systems and Approvals approved a SSD application (SSD 6076) (the Original Approval) for a commercial development comprising:

- demolition of the existing hardstand car park areas, associated roads and roundabout;
- construction of a six-storey commercial building (16,235m² GFA);
- construction of three levels of basement car parking with 262 car parking spaces; and
- associated landscaping and tree removal.

The proposal has been previously modified on one occasion, as summarised in **Table 1**.

Table 1: Summary of modifications to the Original Approval

MOD no.	Summary of Modifications	Approval Date
MOD 1	Reconfiguration of lower levels, increase of gross floor area (GFA) by 523m ² , provision of 3 additional motorcycle spaces and 7 bicycle spaces and reduction of 25 car parking spaces.	1 July 2015

The approved development (as modified) is shown at **Figures 3 to 5**.

4. PROPOSED MODIFICATION

On 7 December 2016, the Proponent lodged an application (SSD 6076 MOD 1) seeking approval for the following modifications:

- an increase of 120m² commercial GFA (from 16,235m² to 16,355m²);
- inclusion of a vertical void space at Levels 4 and 5;
- external alterations to the eastern, northern and southern façades;
- internal reconfiguration of the layout of all floors;
- modification and extension of plant area / enclosure and addition of new raised roof element over the new void space;
- a reduction of 24 car spaces (from 262 to 238 spaces);
- increase of 5 motorcycle spaces (from 16 to 21 spaces);
- provide one additional internal bicycle space (from 105 to 106 spaces); and
- extension of the footpath seating along the Murray Rose Avenue colonnade edge.

The modification is requested in response to further design development following the Original Approval and to meet the operational requirements of the future tenant of the building.

The proposed modifications to the Original Approval are shown at **Figures 3 to 5**

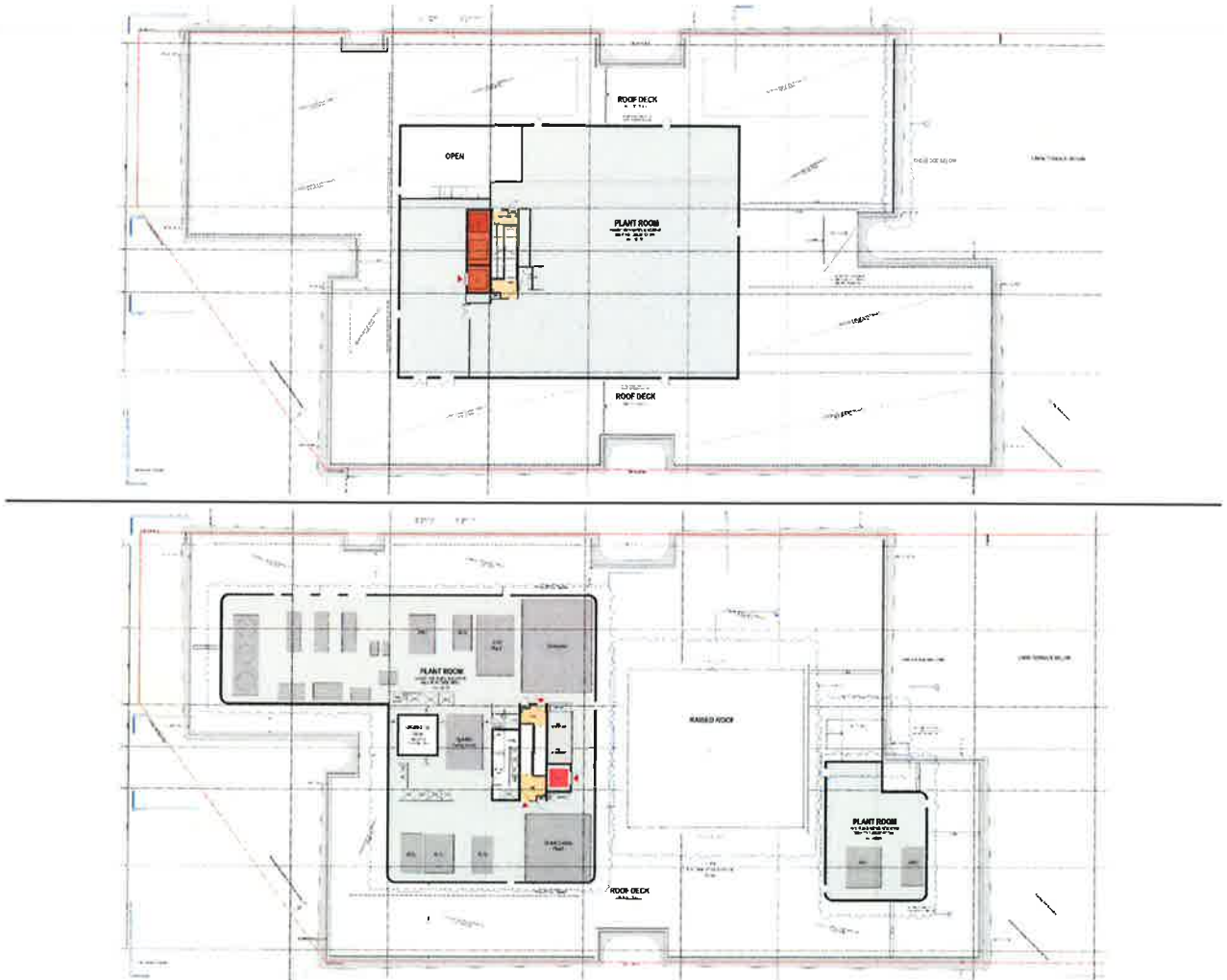


Figure 3: Approved (top) and proposed (bottom) plant enclosure layout (Source: SSD 6076 MOD 1 and applicant's EIS)



Figure 4: Approved (left) and proposed (right) eastern elevation (Source: SSD 6076 MOD 1 and applicant's EIS)



Figure 5: Approved (top) and proposed (bottom) northern elevation (Source: SSD 6076 MOD 1 and applicant's EIS)

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:

Table 2: Section 96(1A) matters for consideration

Section 96(1A) matters for consideration	Comment
That the proposed modification is of minimal environmental impact	Section 7 of this report provides an assessment of the impacts associated with the proposal. The Department is satisfied that the proposed modifications will have minimal environmental impacts.
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).	The proposed modification seeks approval for minor changes and does not 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.
The application has been notified in accordance with the regulations	The modification application has been notified in accordance with the regulations. Details of the notification are provided in Section 6 of this report.
Any submission made concerning the proposed modification has been considered.	The Department received three submissions on the proposal. The issues raised in submissions have been considered in Section 7 of this report.

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 (Major Development) 2005*;
- *State Environmental Planning Policy No. 55 – Remediation of Land*;
- *State Environmental Planning Policy (Infrastructure) 2007*;
- *State Environmental Planning Policy (Sydney Harbour Catchment) 2005*; and
- *Sydney Olympic Master Plan 2030 and Draft Sydney Olympic Master Plan 2030*.

The Department undertook a comprehensive assessment of the redevelopment against the above-mentioned EPIs in its original assessment.

A discussion on the consistency of the proposal against the relevant sections of the *Sydney Olympic Master Plan 2030* and the *Draft Sydney Olympic Master Plan 2030* is provided at **Section 7**. The Department has considered the remaining 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 Director, Modifications 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

6.1 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 Cumberland (Council), SOPA, and Roads and Maritime Services (RMS) for comment. Due to the minor nature of the proposed modification, the modification request was not exhibited by any other means.

SOPA did not object to the proposal and provided the following comments:

- the increase in GFA and reduction in the number of car parking spaces remains consistent with the SOP Master Plan 2030;
- a minimum of 2% accessible car parking spaces should be provided; and
- gradients along the colonnades must be no greater than 1 in 20 for an accessible walkway.

RMS raised no objection to the proposal.

Council did not provide a response to the proposal.

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

6.2 Response to Submissions (RtS)

The Proponent provided a RtS (**Appendix A**), which contains further information and clarification in response to SOPA's comments on disabled access arrangements and car parking provision. The RtS does not include any amendments to the proposal.

The Department made the RtS publicly available on its website and referred the RtS to relevant government authorities. **SOPA** confirmed that the RtS satisfactorily responds to its comments.

7. ASSESSMENT

Table 3: Assessment of Issues

Issue	Consideration	Recommendation
<i>Consistency with SOP Masterplan</i>	<ul style="list-style-type: none"> The SOP Masterplan and Draft SOP Masterplan include key requirements / development controls for the site relating to: land use, building height, setbacks, Floor Space Ratio (FSR), sustainability, public domain and landscaping. The Department has assessed the proposal against the relevant requirements / controls of the SOP Masterplan and Draft SOP Masterplan and considers the proposed modifications continue to comply with the controls and do not impact on the acceptability of the development. The internal and external amendments to the buildings are acceptable and the proposal remains generally consistent with the type of development contemplated by the SOP Masterplan and Draft SOP Masterplan. The Department concludes the development would continue to be consistent with the SOP Masterplan and Draft SOP Masterplan. 	No additional conditions or amendments necessary.
<i>Car Parking Spaces</i>	<ul style="list-style-type: none"> The SOP Masterplan requires a maximum of 1 space per 80m² (i.e. 196 spaces). The Draft SOP Masterplan retains this maximum car parking rate. The proposal seeks approval to reduce the car parking provision by 24 spaces (from 262 to 238 spaces). The reduction equates to a car parking rate of one space per 69m² of GFA. SOPA has confirmed that the reduction in car parking is acceptable and complies with the SOP Masterplan. The Department considers the reduction in car parking is acceptable as: <ul style="list-style-type: none"> the modified car parking ratio is less than the SOP Master Plan (and Draft SOP Masterplan) maximum car parking rate; the modification is consistent with the SOP Master Plan 2030 Transport Strategy which recommends that commercial private parking be decreased over time to encourage the use of public transport; the proposal includes a total of seven accessible spaces, which exceeds the minimum requirement (5 spaces); and the site is supported by good public transport services, including access to the Sydney Olympic Park Railway Station and four metropolitan bus services. The Department therefore supports the reduced car parking rate and recommends Condition B12 be updated to reflect the modified number of car parking spaces. 	The Department has recommended a modified condition requiring B12 to take account of the revised number of parking spaces.
<i>Internal reconfigurations</i>	<ul style="list-style-type: none"> The proposal seeks approval to reconfigure the layout of: <ul style="list-style-type: none"> the basement Levels 01 to 03, including relocation of bicycle parking, end of trip facilities, grease arrestor and waste rooms and provision of an additional lift and core; the ground Level and Levels 1-5 including extension of the footpath seating, amendments to lift cores, stairs and lobby, bathrooms, void space and Plant Level; and the Ground Level tenancies, incorporating male and female toilets, switch room, gas regulator, hydrant sprinkler room and substation. The Department considers the proposed internal reconfigurations are minor in nature and would not have an adverse impact on the design or appearance of the building. In addition, the proposed alterations would improve accessibility, building activation and parking layouts. The Department therefore supports the proposed internal reconfigurations. The Department notes that the amendments to the footpath seating would not result in any alteration of the approved footpath gradient, which complies with the 1:20 gradient requirements for an accessible walkway. 	No additional conditions or amendments necessary.

Issue	Consideration	Recommendation
<i>External alterations</i>	<ul style="list-style-type: none"> The proposal seeks approval for external amendments to the eastern, northern and southern facades of the building including new doors, louvres, windows and window façade treatment. In addition, the roof top plant enclosure has been enlarged and a raised roof has been provided above the new central void space (refer to Figures 3 to 5). The applicant states the changes are not significant and generally have a positive impact on the appearance of the building. Furthermore, the roof plant enclosures have been set back from the building edge. The Department considers the changes to the façades of the building are minor in nature and do not alter the overall architectural design or appearance of the building. In addition, the proposed new windows within the eastern elevation will provide further ground floor level activation and surveillance (refer to Figure 4). The Department considers that the enlargement of the roof top plant enclosure (creating two separate enclosures) would not increase the overall visual bulk of the building, noting that the approved plant enclosure is already a substantial structure. Furthermore, the proposed enclosures would be set back from the parapet edge of the building, which ensures the plant will be a visually recessive component of the overall building design. Due to the low height of the raised roof, it would not be visible from the street and is therefore considered acceptable. The Department therefore considers that the proposed external alterations to the building are acceptable and would not have an adverse impact on its design or appearance. 	No additional conditions or amendments necessary.
<i>GFA</i>	<ul style="list-style-type: none"> The proposal seeks approval for an increase of 120m² of GFA. The Department considers the increase to be minor in nature (an overall increase of only 0.7%) and notes the increase would not change the FSR for the site, which remains at 2.52:1. The Department therefore considers the increase to be acceptable. 	No additional conditions or amendments necessary.
<i>Motorcycle and Bicycle Parking Spaces</i>	<ul style="list-style-type: none"> The proposal seeks approval to increase the number motorcycle parking spaces by 5 spaces (from 16 to 21 spaces); The proposal also seeks to change the number of internal bicycle spaces (from 105 to 106 spaces). The number of external bicycle spaces remains the same (at 22 spaces). The Department supports the minor increase in motorcycle and bicycle spaces as it encourages the use of alternative modes of transport to/from the building. The Department recommends Conditions B12 and B13 be updated to reflect the modified number of spaces. Changes to condition B13 are also recommended to include additional spaces provided as part of MOD 1, but inadvertently not reflected in Condition B13 at that time. 	The Department has recommended modified conditions B12 and B13 to take account of the revised number of parking spaces.

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 that the proposed modification is appropriate on the basis that:

- the proposed development continues to be generally consistent with the SOP Masterplan and the Draft SOP Masterplan;
- the reduction of car parking is in accordance with the SOP Masterplan and Draft SOP Masterplan maximum car parking controls and the site is well served by public transport;
- internal alterations and changes to the façades of the building are minor in nature and would not have an adverse impact on the design and appearance of the development; and
- the enlargement of the roof top plant enclosure would not increase the overall visual bulk of the building and the raised roof element would not be visible from the street.

Consequently, it is recommended that the modification be approved subject to the recommended conditions.

9. RECOMMENDATION

It is RECOMMENDED that the Director, Modification 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:
Michael Woodland (Consultant Planner)



Natasha Harras
Team Leader
Modification Assessments



Anthony Witherdin
Director
Modification Assessments

APPENDIX A: NOTICE OF MODIFICATION

A copy of the notice of modification can be found on the Department's website at:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=6885

APPENDIX B: SUPPORTING INFORMATION

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=6885

2. Submissions

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=6885

3. Response to Submissions

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=6885