

8 July 2014

Secretary  
NSW Government  
Planning and Environment  
23-33 Bridge Street  
SYDNEY NSW 2000

Dear Secretary,

## Request for Environmental Assessment Requirements – Site 68, Sydney Olympic Park

We write on behalf of *Ecove Group Pty Ltd* (the Proponent) requesting that the Secretary issue requirements for the preparation of an Environmental Impact Statement (EIS) to accompany a State Significant Development Application (SSD DA) for the proposed development of Site 68, Sydney Olympic Park.

Pursuant to Schedule 2 of *State Environmental Planning Policy (State and Regional Development) 2011*, development within Sydney Olympic Park with a capital investment value (CIV) of more than \$10 million is identified as State Significant Development (SSD). As the proposed development of Site 68 Sydney Olympic Park will have a CIV of approximately \$124,851,700 the proposal is classified as SSD (refer to Quantity Surveyor Certificate provided at **Attachment A**).

The purpose of this letter is therefore to request the Secretary's Environmental Assessment Requirements (EARs) for the preparation of an Environmental Impact Statement (EIS) for the proposed development. To support the request for the EARs this letter provides a description of the site, an overview of the proposed development, sets out the statutory context, and identifies the key likely environmental and planning issues associated with the proposal.

### 1 The Site

The subject site is known as Site 68 Bennelong Parkway, Sydney Olympic Park and is located within Auburn Local Government Area. The site is legally described a Part Lots 73 and 75 in DP 1134933. Refer to Figure 1.

Site 68 is located on the corner of Australia Avenue and Bennelong Parkway, adjacent to Bicentennial Park. The site is approximately 500m from the Sydney Olympic Park Town Centre and is intersected by the Olympic Park Train Line.

The site currently contains a large water quality control pond and a series of pedestrian and cycle paths linking Australia Avenue to Bennelong Parkway and Bicentennial Park.

The surrounding context is described as:

- **To the north** is an existing commercial office development and further north are other commercial office buildings within The Quad development. Land to the north is under investigation for residential development, up to 10 storeys in height.
- **To the east** the site is bound by Bennelong Road and further east is the Bicentennial Parklands. The Parklands contain environmental education and recreational facilities, bicycle and pedestrian pathways, as well as picnicking areas.
- **To the west** the site is bound by the Sydney Olympic Park Railway Line. On the western side of the railway line is Site 3, which is currently under construction with residential tower buildings known as Australia Towers.
- **To the south** of the site is Bennelong Parkway and beyond, is the Bicentennial Parklands. A new Ausgrid substation is under construction at the intersection of Australia Avenue and Bennelong Parkway.

FIGURE 1 – SITE 68, SYDNEY OLYMPIC PARK: LOT PLAN (SOURCE: SOPA)





## 2 Description of Proposed Development

The SSD application will seek approval for the development of Site 68, Sydney Olympic Park for a mixed use development comprising of a residential tower, a publically accessible landscaped ground plane, a child care centre, and basement and at grade car parking.

The development has a total gross floor area of 30,796m<sup>2</sup>, which includes a 30,296m<sup>2</sup> residential tower and 500m<sup>2</sup> child care centre.

The residential tower will include a total of 34 storeys, comprising of non-residential/retail uses on the ground floor and 33 residential floors above, as well as three basement floors accommodating 440 residential spaces and 95 visitor spaces.

Indicative plans are attached to this document at **Attachment B**, and Figure 2 provides a visual indication of the proposed development.

The scheme has been designed by Bates Smart Architects and was selected as the preferred concept as part of a Design Excellence Competition held in accordance with the Design Excellence provisions of the *Sydney Olympic Park Master Plan 2030* and the *Sydney Olympic Park Authority Design Competition Guidelines 2014*.

FIGURE 2 – INDICATIVE PERSPECTIVE - VIEW FROM CORNER OF AUSTRALIA AVENUE AND BENNELONG PARKWAY



### 3 Separate Local Development Applications

The SSD application relates to the development of a mixed-use tower, child care centre, landscaped ground plane, and basement car parking. Separate to this application, the proponent is currently preparing local development applications for the following associated works:

- A stormwater detention tank and walls of the basement car park, located adjacent to the railway line within the centre of the site;
- A railway underpass and landscaped pocket park located adjacent to Australia Avenue on the adjoining 1-11 Australia Avenue property, linking to the north-west corner of the site; and
- Upgrades to the existing pedestrian and cyclist bridge over Bennelong Parkway connecting Site 68 with Bicentennial Park.

The separate development applications will be assessed by the Sydney Olympic Park Authority and will be referred to the relevant stakeholders for comment during the assessment period.

FIGURE 3 – SITE 68, SYDNEY OLYMPIC PARK: PRELIMINARY CONCEPT SITE PLAN



## 4 Planning Context

The following planning instruments and policies apply to the site and will need to be considered as part of the SDD application.

### 4.1 STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011

Schedule 2 of *State Environmental Planning Policy (State and Regional Development) 2011* states development within Sydney Olympic Park with a capital investment value (CIV) of more than \$10 million is identified as State Significant Development (SSD). As the proposed development of Site 68 Sydney Olympic Park will have a CIV of approximately \$124,851,700 the proposal will be classified as SSD. Refer to Quantity Surveyor Certificate provided at **Attachment A**.

### 4.2 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The *Environmental Planning and Assessment Act 1979* (the Act) establishes the assessment framework for SSD. Under Section 89D of the Act the Minister for Planning is the consent authority for SSD. Section 78A (8A) requires that a development application for SSD is to be accompanied by an Environmental Impact Statement (EIS) in the form prescribed by the Regulations.

### 4.3 STATE ENVIRONMENTAL PLANNING POLICY (MAJOR PROJECTS) 2005

The *State Environmental Planning Policy (Major Projects) 2005* establishes the principal land use planning and built form controls relevant to the subject site.

#### ZONING & PERMISSIBILITY

Pursuant to Clause 7 of the Major Projects SEPP, the subject site is zoned B4 Mixed Use. As such, the proposed mixed-use development is permitted with consent.

#### HEIGHT OF BUILDINGS

Pursuant to Clause 18 of the Major Projects SEPP, the maximum height of buildings permitted on the site ranges from 15 metres within northern portion of the site, to 90 metres within the southern portion of the site.

The proposed residential tower is 114.3m (RL124.30) and exceeds the maximum height of buildings permitted by 24.3m metres. The increase in height is the direct result of proposed changes to the *Sydney Olympic Park Master Plan 2030*, which envisaged a four-storey podium across the site. Through the Tender process for the site, Ecove Group proposed to remove the four-storey podium and create a publically accessible landscaped ground plane, incorporating through-site links, stormwater treatment ponds, and a separated Child Care Centre.

#### FLOOR SPACE RATIO

The maximum floor space ratio permitted on the site is 2:1. It is noted that the maximum FSR for the site is 2.2:1 inclusive of 10% design excellence incentive FSR. The maximum GFA for the development is 30,796m<sup>2</sup>.

## DESIGN EXCELLENCE

Pursuant to Clause 30 of the Major Projects SEPP the proposed development was the subject of a Design Excellence Competition, held in accordance with the Design Excellence provisions of the *Sydney Olympic Park Master Plan 2030* and the *Sydney Olympic Park Authority Design Competition Guidelines 2014*.

The Endorsed Design Excellence Competition Jury Report is provided at **Attachment C**.

## 4.4 OTHER PLANNING POLICIES

In addition to the above, the following policies apply to the site and will need to be considered as part of the SDD application:

- *State Environmental Planning Policy No. 55 – Remediation of Land;*
- *State Environmental Planning Policy 65 – Design Quality of Residential Flat Development and Residential Flat Design Code (Planning NSW) 2004;*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;*
- *State Environmental Planning Policy (Infrastructure) 2007;*
- *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;*
- *The Metropolitan Plan for Sydney to 2036 (2010) and Draft Metropolitan Strategy for Sydney;*
- *Sydney Olympic Park Master Plan 2030;*
- *Environmental Guidelines for Sydney Olympic Park 2008;* and
- *Sydney Olympic Park Access Guidelines.*

The EIS will provide an assessment of the proposed development against the above instruments and policies and will provide justification for any variations proposed (if applicable).



## 5 Overview of likely environmental and planning issues

The environmental planning issues that are proposed to be addressed in the EIS are outlined below to assist the Department in identifying the Environmental Assessment Requirements for the project.

### 5.1 URBAN DESIGN AND BUILT FORM

The EIS will assess the proposed building design and demonstrate how it will achieve design excellence. An architectural design statement will be submitted and will explain the design principles of the proposed building and how it will address the surrounding development. Visual analysis of the building envelope from key views will also be provided.

### 5.2 RESIDENTIAL AMENITY

An assessment of the development against the provisions of *State Environmental Planning Policy No. 65* and the *Sydney Olympic Park Master Plan 2030* will be undertaken and will be provided with the submission of the EIS.

### 5.3 IMPACT ON SURROUNDINGS

#### OVERSHADOWING

The EIS will include shadow diagrams, demonstrating the shadowing impacts that will be incurred as a result of the proposed building within the context of the surrounding buildings forming the Parkview Precinct. In particular, the impact on Bicentennial Parklands will be demonstrated.

#### VIEW LOSS AND PRIVACY

The EIS will include detailed analysis to assess view loss and privacy impacts of the proposed development on surrounding properties.

#### NOISE IMPACTS

The EIS will include detailed acoustic analysis to assess the impacts of the railway on the proposed development and will demonstrate the mitigation measures employed to limit noise transfer impacts.

### 5.4 PUBLIC DOMAIN AND LANDSCAPING

A Public Domain Plan will be submitted with the EIS which will outline the public open space and landscaped areas within the site's boundaries.

### 5.5 WIND IMPACT ANALYSIS

A wind assessment will be submitted with the EIS and will measure wind impacts of the proposed development and mitigation measures to reduce the impact on surrounding buildings and ground plane.

### 5.6 TRAFFIC, ACCESS AND PARKING

A Traffic and Parking Assessment will be submitted alongside the EIS which will outline details of the proposed basement car parking arrangement including access, servicing and loading provisions. The assessment will also provide details regarding the proposed construction traffic management plan.

## 5.7 STORMWATER MANAGEMENT

Stormwater and flooding impacts will be assessed by a qualified consultant and the assessment will be provided with the submission of the EIS. A Stormwater Management Plan will accompany the EIS submission and will provide details regarding the proposed on-site stormwater detention tank and treatment system. Suitable erosion and sediment control measures are to be designed to mitigate offsite impacts, particularly on Bicentennial Parklands and Homebush Bay.

## 5.8 ACOUSTIC IMPACTS

A Noise Management Plan will accompany the EIS and will assess the potential noise impact on surrounding residential development and the ways in which they will be mitigated.

## 5.9 ACCESSIBILITY

An Access Statement will be prepared by a qualified accessibility consultant to ensure the proposed development will be capable of providing universal access to all publicly accessible areas in accordance with relevant Australian Standards.

## 5.10 CONTAMINATION AND GEOTECHNICAL

Contamination and geotechnical investigations are to be undertaken to assess the risks of geotechnical failure on the site and identify design solutions to be carried out within the proposed development.

## 5.11 ENVIRONMENTAL SUSTAINABILITY

An Environmental Sustainability Report and BASIX Certificate will accompany the EIS to ensure that the proposed development will achieve a high overall level of sustainable design in accordance with the requirements of the Design Competition Report recommendations and the *Sydney Olympic Park Master Plan 2030* sustainability guidelines.

## 5.12 UTILITIES AND SERVICES

The existing site services will be augmented to service the proposed development; further information will be provided as part of the EIS.

## 5.13 BUILDING CODE OF AUSTRALIA

A BCA Report will be submitted as part of the EIS to confirm that the proposal will be capable of complying with the relevant provisions of the BCA.

## 5.14 CONSTRUCTION MANAGEMENT

A Preliminary Construction and Environmental Management Plan will be submitted with the EIS and will outline the key management measures to be implemented during construction of the proposed development.

## 5.15 WASTE MANAGEMENT

A Waste Management Plan will be submitted with the EIS to outline the management and monitoring of the waste generated as part of the proposed development. The Waste Management Plan will also outline storage, collection points and method for removal.



## 5.16 COMMUNITY CONSULTATION

Consultation will be undertaken during the preparation of the EIS with the following stakeholders:

- Sydney Olympic Park Design Review Panel;
- RailCorp (Transport for NSW);
- Sydney Water;
- Roads and Maritime Services; and
- Office of Environment and Heritage.

## 6 Conclusion

The purpose of this letter is to request the Secretary's EARs for the preparation of an EIS for the mixed use development at Site 68, Sydney Olympic Park. It includes a description of the site, an overview of the proposed development, and an outline of what are considered to be the key issues for the assessment of the State Significant Development Application.

We trust that the information detailed in this letter is sufficient to enable the Secretary to issue the EARs for the preparation of the EIS. Should you have any queries about this matter, please do not hesitate to contact me on 02 8233 9953 or [mdonaldson@urbis.com.au](mailto:mdonaldson@urbis.com.au).

Kind regards,



Murray Donaldson  
Director

*Enclosed:*

**Attachment A** – QS Certificate prepared by Napier Blakeley

**Attachment B** – Architectural Drawings prepared by Bates Smart Architects

**Attachment C** – Design Competition Jury Report