

21 April 2015

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

Dear Secretary,

**Request for Environmental Assessment Requirements:**  
**Site 53, 2 Figtree Drive, Sydney Olympic Park**

We write on behalf of *Mirvac Projects 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 (SSD) application for the proposed development of Site 53, 2 Figtree Drive, 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 SSD. As the proposed development of Site 53, Sydney Olympic Park will have a CIV of approximately \$135,800,000 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 (SEARs) for the preparation of an EIS for the proposed development. To support the request for the SEARs 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 53, 2 Figtree Drive, Sydney Olympic Park and is located within the Auburn Local Government Area. The site is legally described as Lot 22 in DP 787402 and has an area of 12,320sqm. In addition an 'adjacent land' parcel of 377sqm (along the Australia Avenue boundary) is to be included as part of the site. The total site area for the SSD application process is 12,697sqm (refer Figure 1).

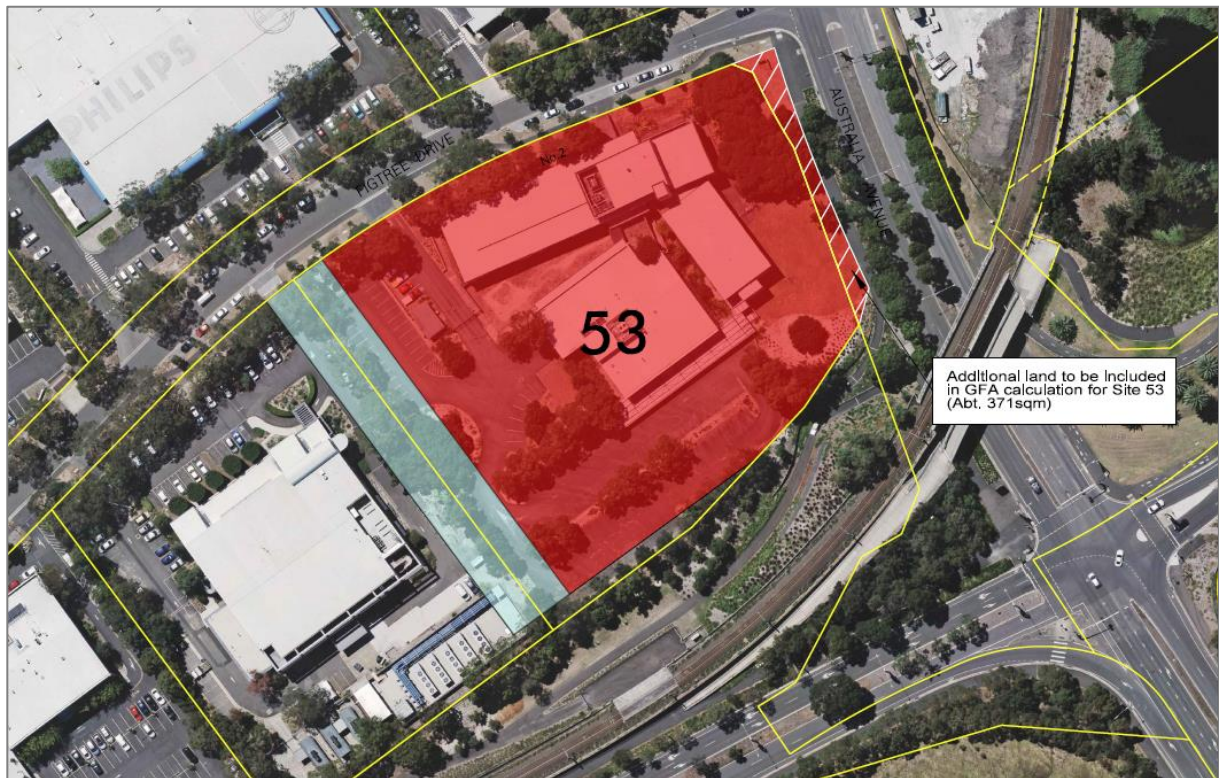
Site 53 is located on the corner of Australia Avenue and Figtree Drive. Immediately south of the site is the future '*Central Precinct Local Park*' which runs east-west, connecting Australia Avenue with Olympic Boulevard South. Beyond the future landscape corridor is the Olympic Park Railway Line.

Located to the north and west of the site are existing low-scale commercial and light industrial buildings, situated within a dense canopy of native trees and surrounded by surface car parking. The Olympic Park Town Centre and Railway Station are located approximately 500 metres to the north of the site. The emerging high-density mixed-use retail and residential precinct comprising Australia Towers and the future Opal Tower are located to the north-east of the site.

Site 53 presently accommodates a low-rise commercial development with surface car parking. A group of mature fig trees are located on the north-eastern corner of the site, with another located across the western boundary.

The site is located within the “Central Precinct” under the *Sydney Olympic Park Master Plan 2030*. This precinct was initially developed as a business park consisting of commercial and light industrial uses. The character of the area is now beginning to evolve into a medium-high density mixed use precinct through the development of new residential and retail uses in accordance with the Master Plan.

FIGURE 1 – SITE PLAN



SOURCE: SYDNEY OLYMPIC PARK AUTHORITY, 2015

## 2 Description of Proposed Development

The SSD application will seek approval for the development of Site 53, 2 Figtree Drive, Sydney Olympic Park for a mixed use residential and retail development comprising:

- Four residential flat buildings, ranging in height from five to fourteen storeys, comprising approximately 418 one, two and three bedroom apartments;
- A landscaped ground plane, comprising private communal open space, deep soil landscaping, a children's play area, and a 20 metre wide view corridor to the Bicentennial Marker;
- A small retail / commercial area of approximately 1,500m<sup>2</sup> gross floor area, potentially suitable for a small supermarket or convenience store, to be transferred to Sydney Olympic Park Authority on completion;
- Two and a half levels of basement parking, comprising approximately 40 visitor / retail car parking spaces and 450 residential car parking spaces; and
- Construction of a new access road located on the western boundary of the site, as identified within the *Sydney Olympic Park Master Plan 2030*.

The development has a total gross floor area of 34,917m<sup>2</sup>, which includes 33,417m<sup>2</sup> of residential uses and 1,500m<sup>2</sup> of retail uses.

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 BVN Architecture 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 FIGTREE DRIVE LOOKING SOUTH





FIGURE 3 – INDICATIVE TYPICAL FLOOR PLAN (LEVEL 3)



### 3 Separate Local Development Application

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

- Demolition of all existing structures on site, including the existing low-rise commercial building;
- Relocation of the existing mature fig tree, currently located on the western boundary of the site, to the south-west corner of the site;
- Relocation of the existing sewer line; and
- Excavation of the site to accommodate the future basement parking levels, including bulk earthworks, piling and retention systems but excluding footings.

The separate local development application has a capital investment value of less than \$10 million and will therefore be determined by the Sydney Olympic Park Authority. The application will be referred to the relevant stakeholders for comment during the assessment period.

## 4 Key Matters for Consideration

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.

### 4.1 STATUTORY AND STRATEGIC CONTEXT

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

- Environmental Planning and Assessment Act 1979;
- 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 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;
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005; and
- Draft State Environmental Planning Policy No 65— Design Quality of Residential Flat Development (Amendment No 3) and Draft Apartment Design Guide 2014.

#### 4.1.1 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 EIS in the form prescribed by the Regulations.

#### 4.1.2 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 CIV of more than \$10 million is identified as SSD. As the proposed development of Site 53 Sydney Olympic Park will have a CIV of approximately \$135,800,000 the proposal will be classified as SSD. Refer to Quantity Surveyor Certificate provided at **Attachment A**.

#### 4.1.3 STATE ENVIRONMENTAL PLANNING POLICY (MAJOR DEVELOPMENT) 2005

The principal Environmental Planning Instrument applying to the subject site and proposed development is the *Major Development SEPP*, which contains the land use zoning, floor space ratio, and height of building standards.

### ZONING & PERMISSIBILITY

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

## 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**.

## HEIGHT OF BUILDINGS

Pursuant to Clause 18 of the *Major Development SEPP*, the maximum height of buildings permitted on the site is 30 metres.

The proposed mixed-use residential and retail development comprises four residential-flat buildings, ranging in height from five to fourteen storeys. Three of the four residential-flat buildings exceed the maximum height of buildings permitted under the *Major Development SEPP*.

The proposed increase in height is the direct result of the Design Excellence Competition process undertaken for the site and has been endorsed by both the Design Competition Jury and Sydney Olympic Park Authority Design Review Panel (refer **Attachment C**).

## FLOOR SPACE RATIO

The floor space ratio permitted on the site is 2.5:1. It is noted that the maximum FSR for the site is 2.75:1 inclusive of 10% design excellence incentive FSR. This translates into a maximum GFA (including the bonus floor space) of 34,917m<sup>2</sup>.

The proposed mixed-use residential and retail development has a total gross floor area of 34,917m<sup>2</sup>, which includes 33,417m<sup>2</sup> of residential uses and 1,500m<sup>2</sup> of retail uses.

## 4.2 POLICIES

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

- A Plan for Growing Sydney (2014);
- Residential Flat Design Code;
- Sydney Olympic Park Master Plan 2030;
- Sydney Olympic Park Access Guidelines 2011;
- Sydney Olympic Park Major Event Impact Assessment Guidelines;
- Sydney Olympic Park Urban Elements Design Manual;
- Sydney Olympic Park Environmental Guidelines; and
- Sydney Olympic Park Stormwater and Water Sensitive Urban Design Policy.

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).

#### 4.3 BUILT FORM AND URBAN DESIGN

The EIS will address the height, bulk and scale of the proposed development within the context of the locality and surrounding development pattern. An architectural design statement will be submitted and will explain the design principles of the proposed development, with specific consideration for the overall site layout, open spaces, interface with the public domain, facade, rooftop, massing, setbacks, building articulation, and materials.

#### 4.4 PUBLIC DOMAIN

The EIS will include detailed public domain and landscaping plans which will identify the proposed open space, public domain, and pedestrian linkages within the subject site and at the interface of adjoining lands.

#### 4.5 ENVIRONMENTAL AMENITY

The EIS will address the provision of solar access to the four residential buildings, as well as any overshadowing impacts, acoustic impacts, privacy, view loss and wind impacts.

#### 4.6 ECOLOGICALLY SUSTAINABLE DEVELOPMENT

The EIS will detail how ecologically sustainable development principles have been incorporated in the design, construction and ongoing operation phases of the development, including minimising consumption of resources, water and energy, and incorporating water sensitive urban design.

#### 4.7 NOISE AND VIBRATION

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

The EIS will also identify the main noise and vibration generating sources and activities and outline measures to minimise and mitigate potential noise and vibration impacts on surrounding occupiers of land.

#### 4.8 TRANSPORT AND ACCESSIBILITY

The EIS will detail the proposed access and parking provisions associated with the proposed development, as well as measures to mitigate any associated traffic impacts and impacts on public transport, pedestrian and cycle networks.

#### 4.9 MAJOR EVENTS

The EIS will address the impact of major events in the precinct as it relates to the proposed development and will demonstrate that the proposed development and future operation can work in major event mode.

#### 4.10 UTILITIES

The EIS will address the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure in consultation with relevant agencies.

#### 4.11 SERVICING AND WASTE

The EIS will identify, quantify and classify the likely waste streams to be generated during construction and operation and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. It will also address the proposed servicing arrangements for the site.

#### 4.12 COMMUNITY CONSULTATION

Consultation will be undertaken during the preparation of the EIS with the relevant local, State and Commonwealth Government authorities, community groups and affected land owners. In particular consultation will be undertaken with the Sydney Olympic Park Authority, including the Sydney Olympic Park Authority Design Review Panel.

## 5 Conclusion

The purpose of this letter is to request the Secretary's EARs for the preparation of an EIS for the mixed-use residential and retail development at Site 53, 2 Figtree Drive, 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 7621 or [swilson@urbis.com.au](mailto:swilson@urbis.com.au).

Yours sincerely,



Samantha Wilson  
Senior Consultant

*Enclosed:*

**Attachment A** – QS Certificate prepared by Rider Levett Bucknall

**Attachment B** – Architectural Drawings prepared by BVN Architecture

**Attachment C** – Design Competition Jury Report