

13 October 2016

Ben Lusher
Director
Key Sites Assessments
NSW Department of Planning & Environment
GPO Box 39 Sydney NSW 2001

By email: Benjamin.Lusher@planning.nsw.gov.au

Dear Ben

Site 9 Residential Development – State Significant Development Application

I refer to the State Significant Development application submitted to the Department of Planning, for assessment on 7 April 2016 by Ecove Site 9 Pty Ltd for the Site 9 mixed use residential site, at Sydney Olympic Park. It is also noted that the public exhibition process commenced 27 April 2016.

The application seeks approval to construct a 38 storey mixed use development incorporating the following:

- 229 residential apartments over 32 levels above a podium of commercial office, above ground parking and ground floor retail space
- Commercial office areas on levels 7 and 8
- Ground floor retail
- Communal roof terrace area and communal room on level 9
- Parking for 353 cars and 201 bicycles
- Amend the approved Floor Space Ratio

With the SOPA 2030 Master Plan Review now on exhibition we understand the Department will now re-exhibit the application for a period of 28 days following which assessment of the proposal will take place.

The Master Plan Review provides for a double height colonnades and for underground car parking where appropriate. In this instance, provision of a double height colonnade and underground parking is problematic and not supported given the nature of the site.

SOPA supports above ground parking on heavily remediated landfill sites such as Site 9 in accordance with SOPA environmental policy to contain waste on site.

The requirement for above ground parking on this remediated site makes a double height colonnade less desirable with a potentially adverse impact on amenity. Additionally, the southern end of Olympic Boulevard from Sarah Durack Avenue to the Tennis Centre is not envisaged as an active retail precinct.

Matters pertaining to site risk assessment and hazard identification have been managed in conjunction with SOPA's contaminated land specialist who has been working closely with the applicant to ensure the matter is managed appropriately. In this regard we would encourage the Department to contact Julie Currey, A/Director Environment to clarify any matters of concern.

Please contact Ben Woods on 9714 7358 should you wish to discuss the matter further.

Yours sincerely



Nick Hubble
A/Chief Executive Officer