

Mr Daniel West
JBA Urban Pty Ltd
173 Sussex Street
Sydney NSW 2000

Contact: Petra Blumkaitis
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Our ref: SSD7445

(via email: dwest@jbaurban.com.au)

Dear Mr West

**State significant development application for a mixed use development at
Site 9, Sydney Olympic Park (SSD 7445)**

Exhibition of the above revised proposal and response to submissions ended on Thursday 1 December 2016. All submissions received during the exhibition of the proposal are attached and available on the Department's website.

Having reviewed the submissions and considered the revised proposal, the Department requires further consideration of the building design, bicycle parking provision, wastewater assets, vehicle access and treatment of hazardous material / site contamination. These issues are further outlined in Schedule 1.

The Department requests that you review the issues outlined in Schedule 1 and in all the submissions received, and provide a written response in a Response to Submissions (RTS).

Please note that under clause 113(7) of the *Environmental Planning and Assessment Regulation 2000*, the days occurring between the date of this letter and the date on which you provide your response to submissions to the Department are not included in the deemed refusal period.

Your contact officer, Petra Blumkaitis, can be contacted on 02 9373 2866 or via email at petra.blumkaitis@planning.gov.au.

Yours sincerely



15.12.16

Ben Lusher
Director
Key Sites Assessments

SCHEDULE 1 – ISSUES AND ADDITIONAL INFORMATION

1. Building design

- Provide further consideration of the proposed building height having regard to the maximum height provisions in the recently exhibited Draft SOP MasterPlan.
- Provide consideration of opportunities to increase active land uses to provide further screening and passive surveillance on the levels provided with above ground car parking.

2. Bicycle parking

- Consider the provision of the resident and employee bicycle parking on the ground level, with secure street access, access to end of trip facilities and direct access into the building.

3. Vehicular access

- Identify the potential traffic impacts of the proposal on Sarah Durack Avenue and Olympic Boulevard, and in particular as a result of vehicles queueing upon entering and exiting the site, and measures to mitigate impacts.

4. Hazardous materials and site contamination

- Please provide the Section B Site Audit Statement and Updated Remediation Action Plan (RAP), demonstrating that the site can be remediated to be suitable for the proposed use. These documents must address concerns raised by the Sydney Olympic Park Authority on previous versions of the RAP and supporting management plans, as set out in SOPA's submission (attached).

5. Wastewater assets

- Provide details showing the location of the waste water mains that traverse the site and options for how these assets may be protected.