

**SSD 9403 – 1-2 MURRAY  
ROSE AVENUE, SYDNEY  
OLYMPIC PARK**

**RESPONSE TO SUBMISSIONS**

**URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:**

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Project Code	SA67305
Report Number	SA7305_RTS_FINAL

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# 1. INTRODUCTION

This 'Response to Submissions' Report (RtS) addresses the matters raised by stakeholders during public exhibition of the Environmental Impact Statement (EIS) for the residential development at No 1 and No 2 Murray Rose Avenue, Sydney Olympic Park.

The EIS concluded its public exhibition on 18<sup>th</sup> December 2018. During exhibition, agency submissions were received from:

- Sydney Olympic Park Authority (SOPA)
- NSW Environment Protection Authority (EPA)
- Government Architect NSW (GANSW)
- Office of Environment and Heritage (OEH)
- Roads and Maritime Services (RMS)
- Transport for NSW (TfNSW)
- NSW Police
- Sydney Water

No public submissions were received during the exhibition of this project.

This RtS incorporates amendments to the design to address the issues raised. The significant amendments include:

- Balcony screening (16) and wintergardens (2) between levels 9-15 on site 1 and levels 8-15 on site 2 (affecting 18 units);
- One accessible visitor parking space on each site;
- Street numbers to be included on the south and North elevations of sites 1 and 2;
- An updated GFA schedule to outline the impact stemming from the above items; and
- Revised roof landscape layout.

The amended plans and the RtS address the issues raised within the submissions and demonstrate that the proposal balances environmental impact with community benefit and should be approved. This RtS and assessment of the amended plans confirm that there are no significant adverse impacts associated with the Project.

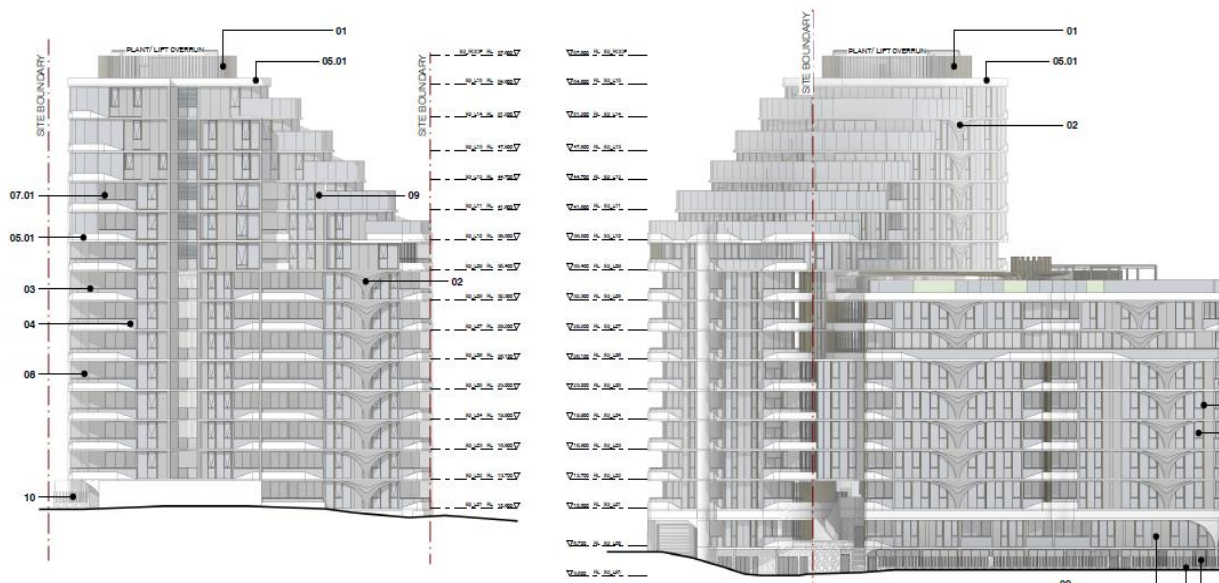
The specialist consultants have assessed the design and recommend mitigation measures to ensure the proposal will not have any unreasonable or significant noise, traffic and environmental impacts on adjoining or surrounding properties or the public domain. The content contained in this RtS and the EIS, demonstrates that the application should be approved.

## 2. OVERVIEW OF DESIGN AMENDMENTS

In response to agency and public submissions the project team has amended the design to include the following elements:

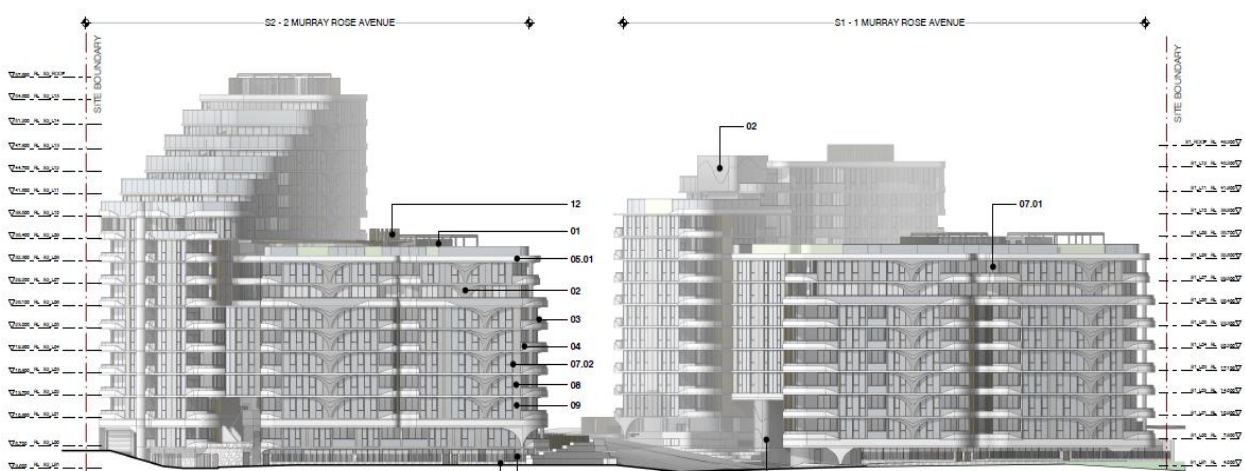
- Balcony screening and wintergardens between levels 9-15 on site 1 and levels 8-15 on site 2;
- 2 accessible parking spaces within basement levels B1 and B2 of 1 and 2 Murray Rose Avenue.;
- Street numbers to be included on the south and North elevations of sites 1 and 2;
- An updated GFA schedule to outline the impact stemming from item 1 above; and
- Revised roof landscape layout.

Figure 1 – Wind Screening – West and East Elevation



Source: PTW Architects

Figure 2 – Wind Screening – Bennelong Pathway Elevation



Source: PTW Architects

Figure 2 – Revised Roof Landscape Layout



Source: RPS Group

### 3. OVERVIEW OF SUBMISSIONS RECEIVED

The EIS was on public exhibition between the 21<sup>st</sup> November and 18<sup>th</sup> of December 2018. During this period, government agencies, SOPA, key infrastructure stakeholders and the community were invited to make written submissions on the project.

A total of 9 submissions were received during the EIS exhibition period. Of these submissions, all 9 were received from government agencies (including NSW DPE) and Council. No submissions were made by community members.

#### 1.1. AGENCY SUBMISSIONS

Agency submissions were received from:

- Sydney Olympic Park Authority (SOPA).
- NSW Environment Protection Authority (EPA).
- Government Architect NSW (GA).
- Office of Environment and Heritage (OEH).
- Roads and Maritime Services (RMS); and
- Transport for NSW (TfNSW).
- NSW Police.
- Sydney Water

A response to issues raised by the DPE and all other government agencies is provided in Table 1 below.



Table 1 – Response to Agency Submissions

Issue	Comment	Response	Refer to
<b>Sydney Olympic Park Authority (SOPA)</b>			
1. Design Excellence	SOPA supports the Jury's recommendation that a 10% GFA bonus be awarded for design excellence under clause 30 of the Schedule 3, Part 23 of the SEPP (State Significant Precincts) 2005, subject to the provision of accessible visitor parking on-site.	<p>Noted.</p> <p>The development scheme was selected through a Design Competition and reviewed by SOPA's Design Review Panel and as such complies with the requirements of SOPA's Design Excellence Policy making it eligible for awarding a 10% GFA bonus consistent with SOPA's comments.</p>	N/A
2. Green Star	SOPA recommends that a condition of consent be imposed that requires the applicant to submit evidence of their proposed pathway to achieve 6 Star Green Star certification to SOPA prior to a Construction Certificate being issued for the project.	<p>Noted. The applicant met the SEARS requirement "evidence of registration with the Green Building Council of Australia for the relevant Green Star Design and As Built rating"</p> <p>Further SEARS required the EIS to address planning provision for the SOP Masterplan 2030 (2018 Masterplan Review). The relevant Environmental rating for the development were: Basix Energy target of 40 (Basix Certificate stamped 47), Basix Water target of 60 (Basix Certificate stamped 60) and 6 star Green Star – Design As Built (Scorecard required of 75 and Cardno consultants provided a Pathway and Scorecard of 77 to SOPA for the Design Review Panel – copy attached).</p> <p>It has been recognised by all parties that this development will be the first residential high rise to target 6 star. The Applicant at the start engaged a sustainable consultant (Cardno) to assist in developing a Pathway to target 6 Star. The SOPA Design Review Panel Advice</p>	N/A

Issue	Comment	Response	Refer to
		<p>Sheet under the head of “6 Star Green Star Design” stated</p> <p>“It was acknowledged that achieving a 6 Star Green Star rating is ambitious. The panel was satisfied that suitable design measures are being incorporated into the design to improve the environmental performance of the development and deliver long term energy efficiency for the building’s lifespan. The early engagement for a sustainability consultant was also acknowledged.</p> <p>The Panel’s sustainability expert provided some advice with regard to targeting certain innovation points and including measures for future proofing for further energy minimisation. SOPA offered assistance with the continuing development of the Green Star scorecard.”</p> <p>Austino has had several meetings with SOPA to work together in order to target the 6 star. Initially SOPA advised that their Green Star – Communities would allow Cross Claim credits to be applied to the Development’s Green Star – Design &amp; As Built, consistent with the guideline set out in Green Building Council of Australia’s ‘Cross Claim Approach’. SOPA advised to target a Cross Claim credit of some 8-10 points. However, at later meetings it became evident that SOPA would not complete their Green Star – Communities application for some time (certification would take further time) and not before the DA was lodged. Further they were not in a position to provide a draft of the Green Star – Communities for some time. Green Building Council of Australia’s has advised that to utilise the Cross Claim</p>	

Issue	Comment	Response	Refer to
		<p>approach the Green Star- Communities certification must be current.</p> <p>The Applicant has submitted the attached Pathway to 6 Star Green star, prepared and signed off by Cardno, targeting a score of 77. This has been provided to SOPA and to SOPA's Design Review Panel which was reviewed as part of the design review process. However, we cannot finalise the Pathway until SOPA finalises their Green Star – Communities and then for Green Building Council of Australia to provide certification. An application then needs to be made to Green Building Council of Australia to approve a Cross Claim Certification Technical Amendment as set out in the Cross Claim Approach documentation.</p> <p>The Applicant is committed to targeting 6 star green star but is dependant on 8- 10 Cross Claim points from the Green Star – Communities.</p> <p>SOPA's request to finalise our pathway and scorecard before issuing a Construction Certificate is unreasonable in that we are dependent on both SOPA and Green Building Council of Australia to first certifying Green Star – Communities followed by approving the Cross Claims.</p> <p>We suggest the following Condition of Consent is reasonable:</p> <p><i>'The Applicant will continue to work with Sydney Olympic Park Authority and the Green Building Council of Australia in order to finalise the Cross Claim credits applicable to the development, and subsequently to</i></p>	

Issue	Comment	Response	Refer to
		<i>provide evidence of the pathway and scorecard to target 6 Star Green Star Design as Built Rating’.</i>	
3. Gross Floor Area	<p>The Wind Impact Assessment report identifies a need for 2.0m high impermeable screens to communal areas on Level 8 of Tower 2 and the large north and south-facing upper level balconies. If implemented, these screens result in the balconies and communal areas constituting additional gross floor area under the definition in the Standard Instrument.</p> <p>SOPA does not object in principle to the additional GFA that would be created by these screens but it should form part of the assessment of this application.</p>	<p>After careful consideration of the impact of wind on the amenity of residents as set out in the Windtec’s report the top floors of the development with large balconies have been redesigned to screen the wind throughout 2m high wind screen and in two units full height to the underside of balcony wind screen. Further consideration has also been given to including denser foliating vegetation to achieve suitable wind conditions. The numbering of the buildings has been included in the change to reflect other comments made.</p> <p>The revised plans are attached at Appendix A.</p>	Refer Appendix A.
4. Transport and Car Parking	<p>Accessible visitor parking:</p> <p>SOPA's Access Guidelines require a minimum of 2% of car parking be provided as accessible spaces. Based on a maximum visitor parking rate of 42 spaces for 1 Murray Rose Avenue and 32 spaces for 2 Murray Rose Avenue, SOPA strongly recommends that at least one (1) accessible visitor car parking spaces be provided on-site within each building.</p> <p>On Site Servicing:</p> <p>SOPA notes that the servicing arrangements for the proposed development have been based on a Medium Rigid Vehicle (MRV). Waste collection for Sydney Olympic Park is managed by City of Parramatta Council. The Waste Management Guidelines for City of Parramatta specify that residential flat buildings of six or</p>	<p>The architectural plans have been updated to include 2 accessible parking spaces within basement levels B1 and B2 of 1 and 2 Murray Rose Avenue.</p> <p>Lighting requirements of the carpark will be taken into consideration in basement lighting layout.</p> <p>The provision of an MRV for servicing and waste collection is based on the data provided within the ‘Operational Waste Management Plan’, which states that the ‘residential garbage and recycling will be guided by the services and acceptance criteria of Auburn City Council. All waste facilities and equipment are to be designed and constructed to be in compliance with the</p>	<p>Refer Appendix A.</p> <p>N/A</p>

Issue	Comment	Response	Refer to
	more storeys must be able to accommodate a Heavy Rigid Vehicle for waste collection.	<p>Auburn City Council's Auburn Development Control Plan 2010, Australian Standards and statutory requirements.</p> <p>Based on these requirements, the waste collection vehicle specification has been based on the following requirements:</p> <p>Section 4.3-D5 of the Auburn DCP 2010 (now part of the Parramatta City Council DCP) states that:</p> <p><i>'When collection vehicles are required to enter a building (to collect waste and recycling), the following access controls apply:</i></p> <p><i>Maximum grade 1 in 20 for first 6 metres from street, then 1 in 8 or 1 in 6.5 with a transition of 1 in 12 for 4 metres at lower end.</i></p> <p><i>Minimum vertical clearance height required is 4.0 metres. (Note: Clearances must take into account service ducts, pipe works, etc).</i></p> <p><i>Minimum width of driveway required is 3.6 meters.</i></p> <p><i>Minimum radius of the turning circle required is 10.5 metres.</i></p> <p><i>Collection vehicles shall enter and exit in a forward direction.</i></p> <p><i>Collection point for waste shall comply with relevant Australian Standards for loading bays.</i></p> <p>And therefore, based on these criteria, the design vehicle of the waste collection has been determined as a Medium Rigid Vehicle (MRV).</p>	

Issue	Comment	Response	Refer to
		<p>This is also consistent with other recent developments within Sydney Olympic Park.</p> <p>If Paramatta Council do not have MRVs for waste collection, the waste servicing will be provided by a private contractor to accommodate the MRV service space., which has been designed in accordance with the relevant DCP policy.</p>	
5. Public Domain and Landscaping	<p><i>Through Site Link:</i></p> <p>SOPA requests that a condition of consent be imposed requiring that the public domain interface and landscaping plan be approved by SOPA prior to the relevant Construction Certificate being issued.</p> <p><i>Tree Removal</i></p> <p>In order to avoid inconsistencies across the application documents, either:</p> <p>a. The Landscape Concept Plans should be updated to clarify that the removal of trees from SOPA's land along Bennelong Parkway does not form part of the SSD application, or</p> <p>b. The Preliminary Arboricultural Report should be updated to include an assessment of the health, retention value and useful life expectancy of the trees to be removed from SOPA's land.</p> <p><i>Tree Canopy</i></p> <p>SOPA request that the Landscape Concept Plans be updated to include the total canopy area.</p>	<p>The Design Review Panel considered the issue of the interface and required a new stair to be “ visible” from Murray Rose Avenue to enable access to Brickpit Park. The Through Site Link (TSL)was redesigned to achieve this.</p> <p>The SOPA access committee futher considered the TSL and required some monor access requirements. The TSL was redesigned to achieve this.</p> <p>The applicant met with SOPA and the public domain manager to discuss the changes, and SOPA supported the present application without requiring further consideration of the TSL.</p> <p>The applicant has met every requests by SOPA and committee/ panels to ensure and the effective of the public domain interface and landscaping plan. As such, further conditioning is not warranted for this matter.</p> <p>The Landscape Concept Plans have been updated to highlight that the removal of trees along Bennelong park is not part of the proposed works.</p>	<p>Refer Lanscape Plans at Appendix B and the Aboricultural Report at Appendix C of this report.</p> <p>Refer Appendix B.</p>

Issue	Comment	Response	Refer to
	SOPA have also requested that Ausgrid kiosks should not be located on footpaths, in the public domain or publicly accessible areas.	<p>An updated Aboricultural Report has been prepared by Laurence Co at Appendix C. This includes an assessment of the tree's to be removed from SOPA land adjacent to the Bennelong Pathway.</p> <p>The landscape Plans have been updated to include the existing and proposed tree canopy area.</p> <p>The location of the kiosk is determined by Ausgrid and has been screened as defined by Ausgrid. This Kiosk is not publicly accessible. Ausgrid has approved the kiosk screen design.</p>	
6. Construction Management & Co-ordination of Services	In order to effectively manage construction and co-ordination of services, SOPA request a series of standard development conditions be imposed on the development.	<p>Noted. To be conditioned.</p> <p>A Construction Noise and Vibration Management Plan (CNVMP) will be provided prior to CC.</p> <p>A Traffic and Pedestrian Management Plan (TPMP) detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control will be provided prior to CC.</p> <p>A Pre-Construction Dilapidation Report will be provided prior to CC.</p>	NA
<b>Environmental Protection Authority (EPA)</b>			
7. Air Quality Management	Air quality controls from construction activities should be reviewed for performance and monitored closely.	Noted. To be conditioned.	NA
8. Soil and Water Management	Proponent should consider:	A Construction Soil and Water Management Plan (CSWMP) will be prepared by the contractor prior to CC.	NA

Issue	Comment	Response	Refer to
	<ul style="list-style-type: none"> <li>• How sediment and other potential pollutants will be managed to prevent water quality impacts especially during construction activities;</li> <li>• How any fuel, hydraulic oils, paints, chemicals, etc. involved with the project will be managed to prevent/manage spillage;</li> <li>• How well management practices/operating procedures perform in reducing water quality impacts;</li> <li>• How any issues around soil and water quality are detected and promptly acted upon/rectified to prevent impacts;</li> <li>• If discharges are required into the receiving environment at any stage, how these are to be managed to prevent adverse effects; and</li> <li>• If required, how the use of flocculants/coagulants or other water treatment measures associated with the water quality improvement processes are selected and managed to prevent water quality impacts from these additives.</li> </ul>		
9. Noise Impact Management	<p>The EPA recommends that any significantly audible construction activities are undertaken within the following recommended standard hours of operation:</p> <ul style="list-style-type: none"> <li>• Monday to Friday 7:00am to 6:00pm</li> <li>• Saturdays 8:00am to 1:00pm</li> <li>• No work on Sundays or Public Holidays.</li> </ul>	<p>Noted. We are content with the condition.</p> <p>Saturdays 8:00am-5:00pm. There will be no deliveries between 1:00-5:00pm.</p> <p>The site is surrounded by commercial developments.</p> <p>The extended hours of operation on Saturdays will not cause any inconvenience to the neighbours.</p>	<p>Refer to Appendix AA of the original package for an assessment against the relevant acoustic standards.</p>



Issue	Comment	Response	Refer to
	Construction noise and operation noise should be assessed/managed in accordance with relevant guidelines.		
10. Dangerous Goods/Chemical/Waste Management	The proponent must ensure that environmental risks associated with the storage, procession and handling of hazardous materials and dangerous goods are reviewed appropriately.	Noted. We are content with the condition.	N/A
<i>Post Construction</i>			
11. Odour	The assessment should be informed by previous odour assessments and associated EPA comments in relation to the mixed use development proposed at the site in response to SSD 7033. The assessment should also consider odour assessments and issues raised in the EPA's submissions on the Carter Street Urban Activation Precinct.	<p>The odour assessment documentation in response to SSD 7033 (2 Figtree St) and the Carter Street Odour Assessment has been reviewed. The modelling completed as part of these applications indicates that the predicted odour concentration at 1-2 Murray Rose Ave (even under a worst-case operating scenarios for the liquid treatment plant) is approximately 1 OU. This is well below the NSW 2 OU goal.</p> <p>This supports the conclusions of the Air Quality Review issued on 31 October 2018 (5521replet02) which indicates that the potential for odour impacts are expected to be minimal at the large separation distance of 1.3 km and odour controls implemented at the treatment plant.</p>	N/A
12. Noise	<p>The Noise assessment should include, but not necessarily be limited to, the following:</p> <ul style="list-style-type: none"> <li>Consider and identify mitigation measures associated with any high noise-level events that will occur at Sydney Olympic Park. Historical information on event numbers per year, and information on proposed future</li> </ul>	An Acoustic Assessment was attached at Appendix AA of the original package. This contained an assessment against the relevant acoustic standards and mitigation measures.	Refer to Appendix AA of the original package for an assessment against the relevant acoustic

Issue	Comment	Response	Refer to
	<p>events should guide any assumptions used in the assessment.</p> <ul style="list-style-type: none"> <li>Assess any impacts from all night events held at Acer Arena or other locations at Sydney Olympic Park. Although these events are not held often, they have the potential to cause impact on surrounding residents as they continue throughout the night and can generate low frequency noise impact from amplified music. The EPA recommends the impacts from such events be assessed and appropriate mitigation measures identified.</li> <li>Impacts associated with fireworks, which are often part of concerts and other events including the Royal Easter Show, should also be considered. SOPA has previously informed the EPA that it has received complaints regarding fireworks. Advice should be sought from SOPA to ensure that all potential noise sources from SOPA activities have been assessed and appropriate management practices identified.</li> <li>There are other potential noise sources surrounding the precinct including the operations at the LWTP and other surrounding commercial and industrial activities. The assessment should seek to identify and assess all potentially noisy activities and recommend appropriate mitigation options to minimise land use conflict.</li> <li>Where architectural acoustical measures are necessary to mitigate noise impacts associated with the operations of the Sydney Olympic Park; particular attention should be given to ensure that glazing and</li> </ul>		standards and mitigation measures.

Issue	Comment	Response	Refer to
	<p>mechanical ventilation are suitable for mitigating low frequency noise from entertainment activities.</p> <ul style="list-style-type: none"> <li>Identify measures to ensure that purchasers of residential premises and tenants are aware of the mixed use nature of the zoning and the potential for legitimate noise generating activities to be audible and potentially impinge on their acoustic amenity.</li> <li>Identify approaches to validate noise predictions and adequacy of the recommended noise mitigation measures.</li> </ul>		
13. Contaminated Land Management	<p>In cases where land is potentially contaminated, the investigation and any remediation and validation work is to be carried out in accordance with the guidelines made or approved by the EPA under Section 105 of the Contaminated Land Management Act 1997 and be in accordance with the requirements and procedures in the following:</p> <ul style="list-style-type: none"> <li>Contaminated Land Management Act 1997</li> <li>Contaminated Land Management Regulation 2013</li> <li>SEPP 55 – Remediation of Lands.</li> </ul> <p>DPE may wish to consider the involvement of an EPA-accredited Site Auditor during the contamination management process. This also includes the provision of a Site Audit Statement certifying that the land is suitable for the proposed use(s).</p>	A Stage 2 Contamination Assessment and Remediation Action Plan has been prepared and was submitted with the original SSD application.	Refer Appendix X of the original package.
14. Water	The Environmental Impact Statement (EIS) should:		

Issue	Comment	Response	Refer to
	<p>Provide an assessment of any potential impacts of the proposal on the surface and groundwater of the area, with particular focus on water quality and the community's agreed environmental values and human uses for the relevant watercourses, also known as the NSW Water Quality Objectives</p> <ul style="list-style-type: none"> <li>• Provide a concept Stormwater Management Plan outlining the general stormwater management measures for the proposal, including the use of sustainability measures such as Water Sensitive Urban Design (WSUD) to create more resilient and adaptable urban environments. Note: The plan should also be integrated with any contaminated site assessment to ensure any risks are identified and appropriately managed in relation to any interception of any potentially contaminated groundwater and to ensure WSUD can be adequately undertaken at the site.</li> <li>• Outline opportunities for the use of integrated water cycle management practices and principles to optimise opportunities for sustainable water supply, wastewater and stormwater management across the development.</li> <li>• Detail measures to collect and manage any seepage waters from basement or underground car parking areas is undertaken in a manner that will prevent pollution of waters. Consideration should be given to waterproofing or "Tanking" and basement levels likely to interfere with an aquifer to prevent the need for treatment and discharge of groundwater.</li> <li>• Information should be documented in the EIS on whether the existing sewage reticulation system can</li> </ul>	<p>A Hydrological Assessment was included at Appendix Z of the application package. This report addressed the proposals impact on groundwater.</p> <p>A Stormwater Management Plan was included at Appendix O of the application package. This included an outline of stormwater management and WSUD measures for the proposal and an assessment of the proposals impact on water quality.</p> <p>An Integrated Water Management Plan was included at Appendix Q of the application package.</p> <p>A Sediment And Erosion Control Plan was included at Appendix P of the application package.</p>	<p>Refer Appendix O, P, Q and Z of the original application package.</p>

Issue	Comment	Response	Refer to
	cater for any new additional load. Information should also be provided on whether any additional load will impact the systems environmental performance, especially in relation to sewage overflows from any existing sewage pumping stations and discharges from any associated Sewage Treatment Plant.	As per Sydney Water's advice letter issued on 11 Jan 2019, the existing sewerage system has capacity to service the developments. Additional loads from the proposed development will not have any adverse impacts on the sewage system. The local DN225 sewer pipe is available for connection.	Refer Appendix H of this report.
15. Waste Management	<p>The EIS should detail information on waste management, including the following guidelines:</p> <ul style="list-style-type: none"> <li>• The Waste Not Development Control Plan Guideline (EPA 2008)</li> <li>• The EPA's Multi Unit Development Guidelines</li> <li>• The Better Practices Guidelines for Waste Management and Recycling in Commercial and Industrial facilities</li> <li>• The Better Practices for Public Place Recycling</li> </ul>	The Operational Waste Report included at Appendix N of the application package assessed the proposal against the adjacent guidelines.	Refer to the Operational Waste Report submitted at Appendix N of the application package
<b>Government Architect NSW (GANSW)</b>			
16. Design and Architecture	<p>GANSW recommend these issues be addressed through the following:</p> <ul style="list-style-type: none"> <li>• Provide modelling to demonstrate the effectiveness of the proposed façade sun-shading system, in particular to the northern and western facades.</li> </ul>	<p>Extensive NatHERS Modelling has been undertaken for all the dwellings incorporate all the proposed façade shading, and building fabric. Particular attention has been given to the northern and western facades. A completed modelling certificate (i.e. Item 1 - NatHERS certificate) is attached at Appendix D.</p> <p>Refer above. Details of each model including the glazing performance requirements for each dwelling can be</p>	Refer Appendix A, D, E and F below.

Issue	Comment	Response	Refer to
	<ul style="list-style-type: none"> <li>• Provide technical details and performance specification of the glazing units proposed for all facades.</li> <li>• Provide Green Star scorecard and details of how the 6-star rating will be achieved.</li> </ul>	<p>obtained by clicking on the individual 'certificate numbers' (see the note on the front page of the attached document. Furthermore, The glazing details for all dwellings is provided on page 49-91 (PDF page number) of the BASIX and NatHERS report (Appendix E).</p> <p>Details of each model including the glazing performance requirements can be reached by clicking on the individual 'certificate numbers' (see the note on the front page of the attached document).</p> <p>Noted. We are content with the wording of the condition suggested on Page 5 above.</p> <p>Please find attached the Green Star scorecard (Appendix F) and details of the targeted credit items attached.</p>	
<b>NSW Police</b>			
17.	<p>NSW Police recommend that the following key matters are evaluated at the site:</p> <ul style="list-style-type: none"> <li>• Business Identification</li> <li>• Lighting</li> <li>• CCTV</li> <li>• Signage</li> <li>• Landscaping</li> <li>• Design Features</li> <li>• Fire Safety</li> <li>• Overcrowding and illegal renovations (for Council)</li> </ul>	<p>These matters have been address within section 7.6 of the EIS. These comments were also address during SEARS.</p> <p>Adequate and uniform lighting for entire property will be proposed in the design to comply with relevant standards.</p> <p>In terms of CCTV system the location of cameras will be provided by the architect and documentation of CCTV system will be provided.</p> <p>Adequate fire safety measures will be provided within the fire services design. Design will comply with all Australian Standards and BCA requirements.</p>	<p>Refer to the EIS submitted with the original application package.</p> <p>Refer Appendix A below.</p>

Issue	Comment	Response	Refer to
	<ul style="list-style-type: none"> <li>• Traffic concerns</li> <li>• Other issues – including inadequate alarms, illegal activity, drug trafficking, vandalism and access</li> </ul>	<p>Street numbers have been added to the north and south elevations in response to these comments.</p> <p>A Traffic Impact Assessment has been prepared and submitted with the SSDA. Traffic accident data was not included within this report, however, this information can be provided, if so required.</p>	
<b>Office of Environmental and Heritage (OEH Environment)</b>			
18. Biodiversity	<p>OEH recommends the following:</p> <ul style="list-style-type: none"> <li>• Identification of stormwater, erosion and sedimentation controls in a Stormwater Management Plan.</li> <li>• Inclusion of endemic tree and shrub species in landscaping.</li> <li>• Restriction of external lighting to the pathways and communal areas on the lower levels, with all external lighting to be inward facing.</li> <li>• A weed management plan must be prepared.</li> </ul>	<p>A Stormwater Management Plan and Erosion and Sediment Control Plan were included at Appendix O and Q of the application package.</p> <p>Noted. External lighting of the building will be restricted to keep obtrusive lighting minimum within allowed threshold.</p> <p>A native plant palette has been proposed to increase native biodiversity and align with the existing landscape.</p>	Refer Appendix O and Q of the original application package.
19. Water Quality	<p>Any consent must require compliance with the preliminary Construction Traffic Management Plan (CTMP) and Stormwater Management Plan and Maintenance Plan as well as a Remediation Action Plan.</p> <p>The procedures outlined within the Integrated Water Management Plan (IWMP) must be conditioned in any forthcoming development approval.</p>	<p>Noted. A preliminary CTMP was provided at Appendix L of the application package.</p> <p>Noted. To be conditioned.</p>	Refer Appendix L of original application package.

Issue	Comment	Response	Refer to
	The IWMP is contradictory as it states in section 9 Tailored Ecological Protection Measures that "There are no known or identified ecological habitats or species of particular significance in the vicinity of the site ... The proposed development incorporates devices to improve water quality and restrict flows from the site to predevelopment levels thus protecting the downstream, receiving network where there is habitat for GGBF".	Inconsistency is noted. Section 9 of the IWMP can be amended or omitted from the report if required to be resubmitted, however it is noted that as "OEH supports the stormwater treatment measures outlined in the Integrated Water Management Plan (IWMP)...". This inconsistency does not have any bearing on the proposed design solution.	
20. Aboriginal Cultural Heritage	<p>The following conditions to be included:</p> <ul style="list-style-type: none"> <li>• A Heritage Interpretation Strategy should be prepared, and a plan implemented, in consultation with Aboriginal stakeholders/Registered Aboriginal Parties. This plan would include methods of incorporating identified Aboriginal heritage values into the design process, such as interpretative elements, signage and plantings providing information on Aboriginal lifeways within the study area and surrounding area.</li> <li>• An unexpected finds policy should be implemented, with the following conditions: <ul style="list-style-type: none"> <li>– Stop work within the affected area,</li> <li>– Protect the potential archaeological find, and</li> <li>– Inform environment staff or supervisor</li> <li>– Contact a suitable qualified archaeologist to assess the potential archaeological find.</li> </ul> </li> <li>• In the event of unexpected finds, the registered Aboriginal parties should be sent an update on the project everything six months until construction is completed.</li> </ul>	Noted. We are content with the condition.	NA



Issue	Comment	Response	Refer to
	<ul style="list-style-type: none"> <li>• If Aboriginal archaeological material is identified, works in the affected area should cease, and the NSW OEH should be informed. Further archaeological mitigation may be required prior to works recommencing.</li> <li>• If human remains are found: <ul style="list-style-type: none"> <li>– Do not disturb or move these remains</li> <li>– immediately cease all work at the location</li> <li>– Notify NSW Police</li> <li>– Notify DECCW's Environment Line on 131 555 as soon as practicable and provide available details of the remains and their location</li> <li>– Do not recommence any work at the location unless authorised in writing by OEH.</li> </ul> </li> </ul>		
21. Landscaping and Urban Canopy Tree Cover	<ul style="list-style-type: none"> <li>• Deep Soil on Site 1 is less than the ADG requirement of 9.55%</li> <li>• OEH also notes that the Arborist plan shows the removal of trees along the Site 1 northern perimeter boundary in particular Trees 8 and 10 (identified as being in good condition) and also Trees 9, 15 and 17 all of which are native canopy species of <i>Corymbia eximia</i> (Yellow Bloodwood) and <i>Eucalyptus robusta</i> (Swamp Mahogany). It is unclear why these trees are proposed to be removed when given their locations along the site's perimeter could easily be retained via an adequate setback from the building footprint.</li> <li>• It is also noted that a number of trees located outside the sites boundary along Bennelong Park are proposed to be removed as shown on the Vegetation</li> </ul>	<p>Objective 3E-1 of the Apartment Design Guide states that a deep soil zone of 7% is required for sites greater than 1,500m<sup>2</sup>. The proposal provides a deep soil zone of 7.41% on Site 1 and 12.89% on Site 2. This is an average of 9.55% across both sites. Deep soil requirements are discussed at Appendix II of the application package.</p> <p>Please refer to Section 3 of the updated Aboricultural Report at Appendix C for a discussion of the retention value of these trees. Trees 8,10,9,15 and 17 will be affected by the excavation of the basement. The new proposed canopy coverage will be twice as much as the existing canopy cover.</p> <p>SOPA have indicated that they agree in principle to this proposal. The applicant will submit a separate</p>	<p>Refer Appendix II of the original application package.</p> <p>Refer Appendix C of this report.</p>

Issue	Comment	Response	Refer to
	Management Plan and it is unclear whether approval has been given by the Sydney Olympic Park Authority to the proponent for works outside their site.	Development application to Paramatta City Council regarding the removal of these trees.	
22. Sustainability and Building Design	<p>The proposal should clearly outline measures proposed relating to sustainability including water sensitive urban design, urban tree canopy and green cover.</p> <ul style="list-style-type: none"> <li>It is noted on the Roof Plan - Site 1 that a green roof with large shade trees is incorporated as part of the passive recreation/amenity areas. However, this is limited to only the eastern half of the roof and it is unclear why the western half of the building has no green roof.</li> <li>The Roof Plan - Site 2 green roof is very limited in terms of green cover and shows extensive paved areas.</li> <li>The gabion wall as shown on landscape plan 'Indicative Illustration -Site 2 - Gabion Wall' - could be a feature green wall and also provide a better visual connection between the site and surrounding wetlands and achieve the desired landscape intent to create a 'Green Ribbon'.</li> <li>The proposal should detail how it meets the following priorities and objectives including the Central City District Plan priority C19 'Reducing carbon emissions and managing energy, water and waste efficiently' that is linked to Objective 33: A low carbon city contributes to net-zero emissions by 2050 and mitigates climate change.</li> </ul>	<p>The sustainability measures integrated within the development are outlined in the ESD Report and Landscape Plans at Appendix V and M of the application package.</p> <p>The location of the Green Roof to the East is to maximise views out over the Bennelong Wetlands and not out over towards a commercial building. The green coverage on the Roof top of site 2 has been increased, refer to updated Landscape Roof Plan</p> <p>The Gabion wall is an existing feature of the Olympic Park public domain. The applicant and SOPA had discussion concerning keeping the gabion wall consistent along Bennelong Parkway and incorporated to the internal design if possible. The current design including the gabion wall through out the internal design is consistent with the SOPA Masterplan.</p> <p>Both the energy efficiency measures outlined within the ESD Report (Appendix V of the application package) and the 6-Star, Green Star certification respond to the matters stated within the priority C19 of the District Plan.</p>	Refer Appendix B of this report, as well as V and M of the original application package.

Issue	Comment	Response	Refer to
<b>Roads and Maritime Services (RMS)</b>			
23.	<p>RMS raise no objection and provide advisory comments:</p> <p>1. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1- 2004, AS2890.6-2009 and AS 2890.2 – 2002 for heavy vehicle usage. Parking Restrictions may be required to maintain the required sight distances at the driveway.</p>	<p>The parking and vehicular access arrangements have been designed in accordance with the relevant standard, being AS2890 Part 1, Part 2, Part 3 and Part 6 or have been assessed, deemed to meet the intent of the standards and fit for use.</p> <p>A full assessment of the car park area and access arrangements will be undertaken as part of the Construction Certification (CC) process to confirm that all proposed works comply with the relevant Australian Standards</p> <p>This can form the basis of a condition.</p>	Refer to the Traffic Impact Assessment at Appendix J of the original application package.
	2. Bicycle parking should be provided in accordance with AS2890.3.	A total 430 bicycle spaces are proposed as part of the development. This complies with the minimum bicycle parking rate required under the SOPA Masterplan. Bicycle parking will meet the minimum requirements of AS2890.3.	N/A
	3. The swept path of the longest vehicle (including garbage trucks, building maintenance vehicles and removalists) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS. In this regard, a plan shall be submitted to Council for approval, which shows that the proposed development complies with this requirement.	Noted.	N/A

Issue	Comment	Response	Refer to
	4. All vehicles are to enter and leave the site in a forward direction.	All vehicles will enter and exit the site in a forward direction in accordance with the SOPA Masterplan 2018.	N/A
	5. All vehicles are to be wholly contained on site before being required to stop.	All vehicles will be wholly contained on site before being required to stop.	N/A
	6. The proposed development will generate additional pedestrian movements in the area. Pedestrian safety is to be considered in the vicinity.	Noted. The footpaths on Murray Rose Avenue and Parkview Drive are approximately 5.0m wide and should be able to accommodate the additional pedestrian movements generated by the development.	N/A
	7. A Construction Pedestrian Traffic Management Plan detailing construction vehicle routes number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council for approval prior to the issue of a Construction Certificate.	A Construction Pedestrian Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council for approval prior to the issue of a Construction Certificate.	N/A
<b>Sydney Water</b>			
24. Water Servicing	<p>Immediate growth can be accommodated by the existing system. However, Sydney Water anticipates that some augmentations will be required within the next five years to support growth in the wider GPOP.</p> <ul style="list-style-type: none"> <li>• Building 1: The existing 150mm watermain fronting the Building 1 site (intersection of Australia Avenue and Murray Rose Avenue) will need to be upsized to a 200mm watermain. The length of the upsized main will be approximately 200m.</li> <li>• Building 2: The existing 100mm watermain fronting Building 2 (Parkview Drive) will need to be upsized to a 200mm watermain. The length of this upsized main will</li> </ul>	<p>Noted.</p> <p>As per the WSA Code, and outlined in the Sydney Water comments, a DN200 main is required to service the development site. It is our understanding that there are adjacent high rise buildings connected to the existing DN150 main along Murray Rose Avenue, thus this may have an impact on the available water to the site/pressure in main.</p>	N/A

Issue	Comment	Response	Refer to
	<p>be approximately 80m. As per WSA Code, the minimum size of watermain is 200mm for multiple developments of high density residential buildings which are <math>\geq 8</math> storeys.</p> <ul style="list-style-type: none"> <li>• Sydney Water is currently planning for water-related services to support growth within the Greater Parramatta &amp; Olympic Peninsula (GPOP) growth area over the next 10 years. The proposed development is located within GPOP and is within Sydney Water's planning area.</li> <li>• Sydney Water will be able to provide more detailed requirements upon completion of the GPOP planning study.</li> <li>• The development site is under the Silverwater Gravity Water Supply Zone.</li> </ul>		
<b>Transport for New South Wales (TfNSW)</b>			
25. Bicycle Parking	The application proposes a total of 356 and 74 bicycle parking spaces for residents and visitors respectively. To ensure this quantum will be designed and constructed adequately, a condition of consent should be implemented whereby the spaces are constructed in accordance with Australian Standards 2890.3:2015 – bicycle parking.	<p>Noted. To be conditioned.</p> <p>A full assessment of the bicycle parking provision and access arrangements will be undertaken as part of the Construction Certification (CC) process to confirm that all proposed works comply with the relevant Australian Standards.</p>	NA
26. Travel Access Guide	The Applicant should prepare a TAG, which details the public transport services and active transport routes available for future residents to key points of interest, services and transport nodes. The TAG will need to be	<p>Noted. To be Conditioned.</p> <p>A Travel Access Guide, detailing the details the public transport services and active transport routes available for future residents to key points of interest, services and</p>	NA

Issue	Comment	Response	Refer to
	updated throughout the life of the development to reflect changes in services and environment.	transport nodes, will be prepared during the CC stage of the project.	
27. Local Bus Services	The bus routes listed in Section 3.3.2 of the Traffic Impact Assessment (prepared by ptc. dated 26 Oct 2018) have now changed. New changes to service patterns have occurred, starting on 2 December 2018, including cancellation of Route X25 and introduction of a new On-Demand Services by BRIDJ.	Noted. The revised bus routes have been assessed and the provisions of the train and bus services within the vicinity of the development provide high frequency services within 600m of the development, providing public transport as a viable and accessible alternative mode of transport to the residents.	N/A

## 4. CONCLUSION

This RtS has considered the submissions received during the exhibition of SSD 9403. The EIS and RtS confirm that there are no significant adverse environmental impacts and the proposal should be approved.

The proposal is considered suitable for the site and worthy of support by the Minister for Planning for the following reasons:

- The applicant has taken into consideration the submissions received from agencies, particularly the those noted by SOPA and EPA. Detailed analysis of these matters has been undertaken with modifications proposed to enhance design outcomes.
- Subject to the various management procedures recommended by the specialist consultants, the proposal does not have any unacceptable impacts on adjoining properties or the public domain in terms of traffic, heritage, social and environmental impacts; and
- The proposal will result in the development of a high-quality residential environment for future occupants.

In summary, the development is in the public interest and should be approved, subject to conditions.

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# **APPENDIX A      ARCHITECTURAL DRAWINGS**

# **APPENDIX B      LANDSCAPE CONCEPT PLANS**

# **APPENDIX C      ABORICULTURAL IMPACT ASSESSMENT**

## **APPENDIX D**

## **NATHERS MODELLING CERTIFICATE**

## **APPENDIX E      BASIX AND NATHERS REPORT**

**APPENDIX F      GREEN STAR SCORECARD**

# **APPENDIX G      AMENDED TRAFFIC IMPACT ASSESSMENT**

APPENDIX H

SYDNEY WATER LETTER OF ADVICE





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