



Modifications to Accor Sofitel Hotel Site 4A, Olympic Boulevard Sydney Olympic Park

SECTION 75W APPLICATION

Submitted to: NSW Department of Planning

Date: 17 January 2007

Job Number: 0667

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1 Introduction

This report accompanies an application to the Minister for Planning under Section 75W of the Environmental Planning and Assessment Act 1979 (EP&A Act) to modify the project approval (05_0056) granted by the Minister for Planning to TAHL Pty Ltd on 31 July 2006. The project approval involves the construction of a 18 storey five star hotel with associated facilities located at Sydney Olympic Park.

The site is located on the corner of Olympic Boulevard and Herb Elliot Avenue within the Town Centre Precinct. The site is known as "Site 4A" and is legally described as part Lot 50 in DP 1045522 (see Figure 1 – Site Location). It is owned by Sydney Olympic Park Authority and their consent as landowner to submit the application has been provided which accompanies the application.

The proposed modifications involve minor design changes to the building facades and associated internal layout amendments. The changes mostly relate to the accommodation of services, together with an atria style entry creating an increased void to the lobby and public areas at ground floor, modifications to the fenestration and improvements to the hotel operation. A full description of the proposed changes is provided in Section 2 of this report.

The purpose of this report is to:

- describe the proposed modifications;
- discuss the potential environmental effects of the modifications;
- draw conclusions on the significance of any impacts; and
- make a recommendation to the Minister for Planning as to whether the modifications to the consent should be approved.

The report has been prepared by MG Planning Pty Ltd on behalf of the applicant, TAHL Homebush Bay Pty Ltd and is accompanied by the following supporting documentation:

Appendix 1 – Architectural Plans prepared by Reid Campbell

Appendix 2 – Sketch detail designs prepared by Hyder Consulting & Reid Campbell

Appendix 3 – BCA Compliance advice prepared by Dix Gardner



Figure 1: Sydney Olympic Park Location Map
Source: UBD CDRom 2004

2 Proposed Modification to Project Approval

2.1 Proposed Modifications to the Project Approval

The Minister for Planning approved the project application MP 05_0056 for the *construction of a 18 storey five star hotel including 212 hotel rooms above a four level podium* on 31 July 2006. As the proposal involves minor modifications to the development plans, it is proposed to modify Condition A2 Development in Accordance with Plans, with the amendments shown underlined and in **bold** as follows. A summary of the changes is provided in Section 2.2

Condition A2 Development in Accordance with Plans states:

The development will be undertaken in accordance with the Environmental Assessment dated March 2006 prepared by MG Planning Pty Ltd, amendments prepared by MG Planning Pty Ltd dated April 2006 and 17 January 2007, the Proponent's Response to Submissions dated 7 June 2006 prepared by MG Planning Pty Ltd, the Proponent's Statement of Commitments included in the Environmental Assessment prepared by MG Planning Pty Ltd dated April 2006 and the following drawings:

Architectural (or Design) Drawings prepared by PTW Architects and Reid Campbell (NSW) Pty Ltd			
Drawing No.	Revision	Name of Plan	Date
EA-00	F	Cover Sheet and Location Plan	Nov 2005
EA-01	F	Site Analysis Plan	Nov 2005
EA-02	F	Site Plan	Nov 2005
EA-05	J	Ground Floor Plan	Nov 2005
EA-06	F	Level 1 Floor Plan	Nov 2005
EA-07	F	Mezzanine Level Floor Plan	Nov 2005
EA-08	F	Level 2 Floor Plan	Nov 2005
EA-09	F	Level 3 Floor Plan	Nov 2005
EA-10	F	Level 4 Floor Plan	Nov 2005
EA-11	F	Levels 5-15 typical and Level 16 Floor Plans	Nov 2005
EA-12	F	Roof Plant Level Floor Plan and Roof Plan	Nov 2005
EA-13	F	Preliminary North and West Elevations	June 2006
EA-14	E	Preliminary South and East Elevations	June 2006
EA-15	F	Sections AA	Nov 2005
EA-16	F	Sections BB	Nov 2005
EA-22	F	Detailed Façade Studies Sheet 2	Feb 2006
EA-23	F	Detailed Façade Studies Sheet 3	Feb 2006

As amended by the following drawings:

<u>A-2001</u>	<u>G</u>	<u>Changes to EA Approved Façade – North Elevation</u>	<u>21.12.06</u>
<u>A-2002</u>	<u>G</u>	<u>Changes to EA Approved Façade – South Elevation</u>	<u>21.12.06</u>
<u>A-2003</u>	<u>G</u>	<u>Changes to EA Approved Façade – East Elevation</u>	<u>21.12.06</u>
<u>A-2004</u>	<u>E</u>	<u>Changes to EA Approved Façade – West Elevation</u>	<u>21.12.06</u>

Site survey prepared by Hard & Forester Consulting Surveyors			
Drawing No.	Revision	Name of Plan	Date
111491001	00	Proposed Sofitel site in relation to proposed rail loop	30/11/05

except for:

- (1) any modifications which are 'Exempt Development' as identified in *Sydney Regional Environmental Plan No. 24 – Homebush Bay Area* or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA;
- (2) otherwise provided by the conditions of this consent.

In addition, we have attached a full set of the construction drawings which detail the associated internal amendments to accommodate the proposed modifications.

2.2 Schedule of Proposed Amendments

The following modifications are proposed to the hotel design which are illustrated on the attached drawings (see reduced architectural elevations and associated drawings prepared by Reid Campbell at Appendix A). An amendment letter (A, B, C etc) is provided on the plans which describe the proposed changes as follows:

- A An increase to the floor to floor height of the mezzanine level by 300mm with a subsequent reduction in the floor height on the ground level also by 300mm. This modification has occurred to provide sufficient mechanical services reticulation to the public spaces on Level 1. There is no overall increase in the building height, simply an alteration of heights between the Ground Floor and Mezzanine levels to accommodate services. The effect of the modification is a drop in the hem of the precast panels of the main north and south facades.
- B Not used
- C Refer to comments in A. This is the subsequent increase in height of 300mm for the Level 1 Mezzanine.
- D Introduction of small plant items on the roof of the Level 4 podium which evolved during design development of the final services requirements. The plant will be screened from distant view using a powdercoated or equal finish open louvre system.
- E In reference to comment A, the baseline of the adjacent lightweight cladding was reduced by 300mm in order to maintain the original continuity of lines around the base of the building.
- F Following receipt of the final Energy Australia requirements for the substation, steel framed louvre doors are provided to the substation room. The feature blades above these doors were not intended to project as far and have been shortened to suit the requirements.
- G Inclusion of ventilation louvres as noted on the building facades.
- H The inclusion of steel struts at the top of the parapet above roof level. The struts will be finished in the same colour as the precast panels and the bulk of the structure is located below the adjacent lower parapet to eliminate the diagonal brace. The struts are required to support the cantilevered parapet walls. Further detail is provided on sketch detail SK-46 prepared by Hyder Consulting (See Appendix 2).
- I Not used

- J The midway transom is proposed to be lowered 1100mm above landing level at balustrade height to the glazing of the main tower staircases. This design change occurred due to the requirement for a safety balustrade above the landing which introduced a second horizontal line. To eliminate the second line, it is proposed to lower the midway transom.
- K Not used
- L An atria style entry is proposed creating a 4 storey void above the lobby and public areas to the ground floor which create a link between the circulation and breakout areas on Level 1. In order to rearrange the conference facilities on Level 1, the approved terrace has been internalised and is proposed as conference facilities. The openings along the western façade are proposed to be glazed in. The internal modifications associated with this amendment are illustrated on the full set of construction drawings provided under separate cover.
- M The fire control room door on the southern elevation is proposed to be deleted and relocated.
- N It is proposed to recess the proposed glass line of the entrance lobby to the left of the entry portal for one bay. This area is proposed to be utilised by the hotel concierge for the temporary location of luggage trolleys. The recess is proposed as a continuation of the colonnade.
- O Not used
- P It is proposed to change the ground floor glazing to the restaurant, bar, lobby, reception and retail areas to full height frameless glass. This is to increase activation of these space and interrelationship with the public domain.
- Q Aerofoil louvres are proposed above the main entry portal and are required for the termination of the main smoke exhaust system for the public areas of the building. Sketch details SK-47 and SK49 provide further information (Appendix 2).
- R Proposed modifications to the fenestration and louvre design as detailed on the plans.
- S It is proposed to replace the vision glass with spandrel glass on Levels 2 and 3. This is to achieve more satisfactory furniture arrangements and there is no change to the size or location of the windows.
- T It is proposed to modify slightly the panel joints in the precast system as noted on the attached drawings.

3 Assessment of Modification

3.1 Section 75W Modification of Minister's approval

Under Section 75W of the EP&A Act, a proponent may request the Minister to modify his approval for a project. Modification of an approval means changing the terms of a Minister's approval, including:

- (a) revoking or varying a condition of the approval or imposing an additional condition of the approval, and
- (b) changing the terms of any determination made by the Minister under Division 3 in connection with the approval.

The Director-General may notify the proponent of environmental assessment requirements with respect to the proposed modification that the proponent must comply with before the matter will be considered by the Minister.

With respect to above, the Department of Planning advised via email (13 December 2006) that the documentation for a modification to the approval would "need to be similar to that of a Section 96 application under Part 4 of the Act whereby you would need to bubble all changes and provide a schedule setting out all of the changes".

In response to this advice, we have provided a Schedule of changes in Section 2.2 of this report, attached architectural drawings with proposed changes highlighted with clouding (bubble) and provided a brief description of the changes on the attached drawings. We have also considered the relevant environmental planning instruments, the likely impacts of the development (environmental, economic and social), the suitability of the site for the development and the public interest. These are detailed in Section 3.2.

3.2 Section 75W(3) Assessment Requirements

This section assesses the modification against the following matters:

- (a) *the provisions of any environmental planning instrument and development control plan,*
- (b) *the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
- (c) *the suitability of the site for the development,*
- (d) *the public interest.*

3.2.1 Environmental Planning Instruments and Development Control Plans

Development in Sydney Olympic Park is covered by Sydney Regional Environmental Plan No 24 – Homebush Bay Area (SREP 24). Clause 11 of SREP 24 states that development of land within the Homebush Bay Area may be carried out for any purpose that the consent authority considers to be consistent with any one or more of the planning objectives for the Homebush Bay Area.

Clause 12 of SREP 24 identifies the planning objectives for Homebush Bay. The proposed modification is consistent with the following objective:

To promote a variety of types of development and land uses other than those referred to in paragraph (a) (for example commercial, retail, industrial, residential, recreational, open space, institutional and tourism uses), but only if the type and scale of those uses do not prevent the use or reduce the attractiveness or suitability of the Homebush Bay Area, and Sydney Olympic Park in particular, for development referred to in paragraph (a).

It is considered that the proposed modifications to the 5 star hotel to accommodate services and improved design elements are consistent with these requirements.

Clause 13 of SREP 24 outlines the matters to be considered in determining an application.

(a) any relevant master plan

Sydney Olympic Park Master Plan applies to the site. It is considered that the proposed modifications are minor and do not affect the intent of the approved hotel and the development remains consistent with the master plan.

(b) any development control plans to which the application relates

No development control plans are applicable to the site.

(b1) to the extent to which it applies to land within Sydney Olympic Park, the "Environmental Guidelines" within the meaning of the Sydney Olympic Park Authority Act 2001 and any plan of management referred to in section 34 of that Act

The *Environmental Guidelines for the Summer Olympic Games* are generally intended to apply to development undertaken for the Sydney Olympics. As such, they do not specifically apply to the subject modification to the development.

(c) the appearance from the waterway and the foreshores, of the development.

The development is visible from the Parramatta River and its foreshores. The proposed modifications do not increase the building height, bulk or scale of the hotel. The addition of plant areas to the podium on Level 4 will be screened from distant view using a powdercoated or equal finish open louvre finish. In terms of the immediate vicinity, the architects have advised that because of the viewing angles from within the public domain, the plant will not be visible from close vicinity.

In terms of the steel struts to the parapets at roof level, the architects have located the bulk of its structure below the adjacent lower parapet to reduce the brace structures. The struts will also be finished in the same paint colour as the precast panels and will therefore not be visible from the public domain. The architect has prepared some mark ups of the original photomontages which illustrate the visual impact of the proposed strut design (see drawings in Appendix 2).

(c1) the impact of the development on significant views

As noted above, the architect has considered the design and visual impact of the proposed plant to the Level 4 podium and steel struts to the parapet. It is considered that the addition of these elements will not impact on significant views and these matters have been considered in the design. It is considered that the view corridors across the site will not be adversely affected by the proposed modifications to the hotel building.

(d) the effect of the development on drainage patterns, ground water, flood patterns and wetland viability.

Not applicable.

(e) the extent to which the development encompasses the principles of ecologically sustainable development.

It is considered that the proposed modifications do not affect the environmental commitments of the development as detailed in the project application.

(f) the impact of carrying out the development on environmental conservation areas and the natural environment, including flora and fauna and the habitats of the species identified in international agreements for the protection of migratory birds.

The subject site is located within the heart of the Sydney Olympic Park Town Centre and is a significant distance from environmental conservation areas.

(g) the impact of carrying out the development on heritage items, heritage conservation areas and potential historical archaeological sites.

The site is located adjacent to a conservation area and in the vicinity of the heritage listed Vernon Buildings, which form part of the former State Abattoir. It is considered that the proposed modifications are minor and the architects have considered the visual and aesthetic impact of the proposed additions, particularly with respect to the accommodation of building services.

(h) the views of the public and other authorities which have been consulted by the consent authority under this plan.

The proponent has consulted with the Sydney Olympic Park Authority regarding the proposed modifications and has made design changes in response to meetings held, including modifying the design of the steel struts at parapet level.

(i) the issues listed in Schedule 7.

Not applicable

Clause 29 requires consideration of development in the vicinity of a heritage item including impact of the proposed development on the heritage significance of the item and any conservation area in which it is situated. Site 4A is located across Herb Elliott Avenue from the Vernon Buildings, a group of five buildings comprising the former Abattoir site, which collectively are listed as an item of environmental heritage under SREP 24. As noted above, the changes are minor and will have no impact on the heritage items.

3.2.2 Environmental Impacts

There will be acceptable environmental impacts associated with the proposed modifications to the hotel building. As previously discussed, the majority of the amendments relate to the accommodation of building services plus improvements to the hotel entry and operational performance of the hotel. The provision of full height glazing to the restaurant, bar, lobby/reception and retail areas will increase activation at street level. The proposed modification to enable temporary storage of luggage trolleys improves the day to day workings of the hotel concierge.

Dix Gardner has reviewed the proposed modifications with respect to BCA compliance (see Appendix 3). They note that the proposed modifications comply, or can readily comply with the Building Code of Australia 2006 and are consistent with the BCA Assessment undertaken for the EA approved design.

It is therefore considered that the proposal will not result in any other environmental impacts over and above the existing approved hotel development.

3.2.3 Suitability of the Site

The proposed modifications to the approved development will not alter the hotel's suitability for the site, rather it will provide for an improved operational performance and accommodate necessary building services.

3.2.4 Public Interest

The proposed modifications to the development will have negligible environmental effects and will not significantly or materially alter the nature of the development. The modifications have been assessed against relevant criteria and key issues, notably relating to visual and view impacts. It is therefore considered that the modifications are in the public interest.

4 Conclusion

The proposal to modify the project approval for the Sofitel hotel at Sydney Olympic Park has been assessed in accordance with the relevant requirements of Section 75W of the EP&A Act and in response to the requirements of the Department of Planning

The proposed modifications are consistent with all the relevant planning provisions. The primary objective of these modifications is to improve the operation of the hotel and incorporate changes to the servicing of the hotel.

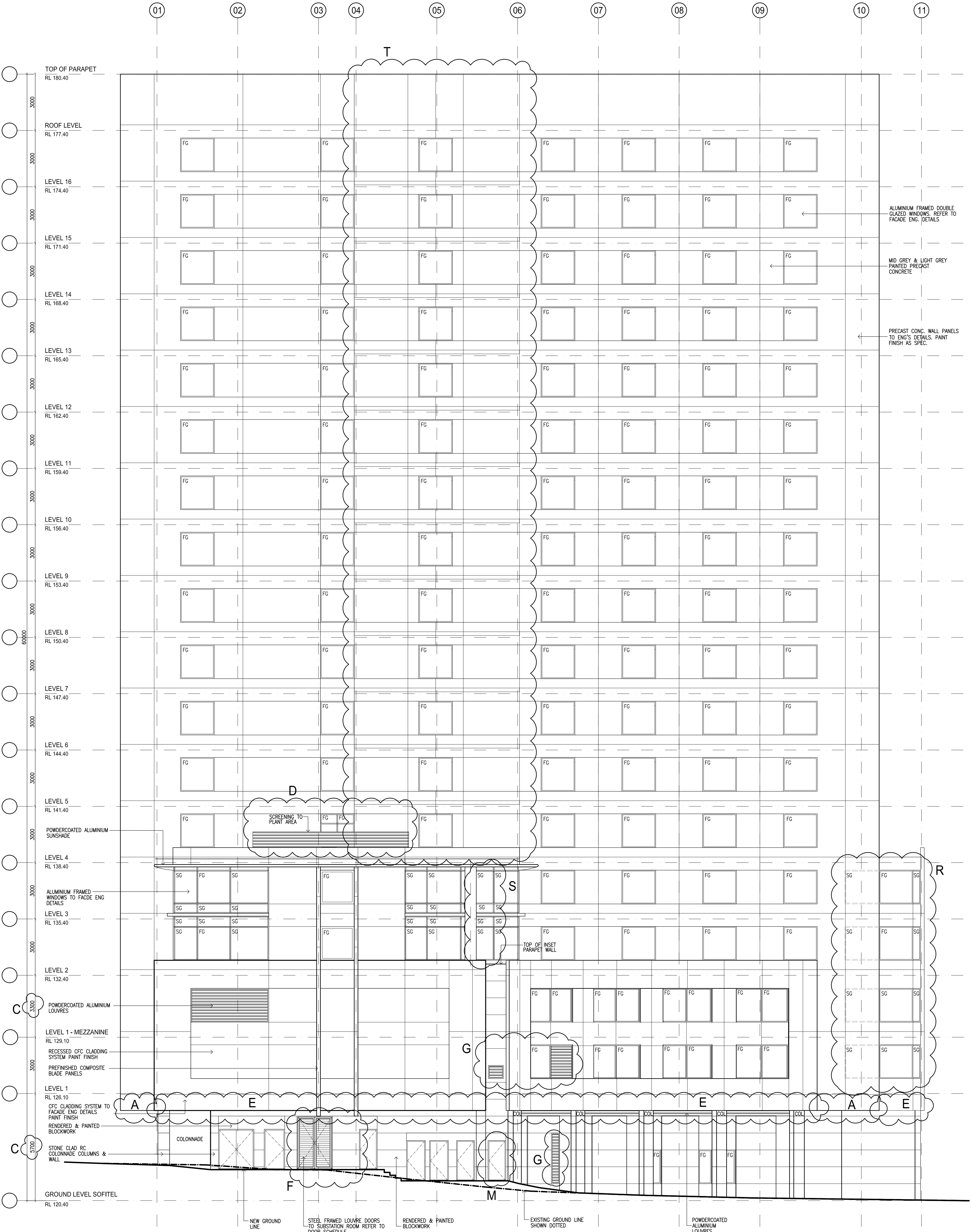
It is considered that:

- the proposed modifications to the project approval will have minimal environmental impact;
- the proposed modifications are consistent with planning controls applying to the site and will not result in adverse environmental impacts.

In light of the above, it is recommended that the Minister for Planning or his delegate approve the proposed modifications to project application MP05_0056 specifically by amending Condition A2 with the addition of amended drawings that reflect proposed changes to the building facades and the full set of construction drawings that reflect associated internal modifications.

Appendix 1

Architectural Plans



1 SOUTH ELEVATION
1:100

A: DENOTES DROP OF HEM OF PRECAST BY 300MM.
C: DENOTES CHANGE IN DIMENSION
D: DENOTES ADDITION OF PLANT ENCLOSURE

E: DENOTES DROP IN CLADDING BASE BY 300MM.
F: DENOTES INCREASED HEIGHT OF DOORS AND DELETION OF
FEATURE BLADES AT GROUND LEVEL
G: DENOTES INCLUSION OF LOUVRE
M: DENOTES FIRE CONTROL ROOM DOOR RELOCATED

R: FENESTRATION ADJUSTED.
S: DENOTES SPANDREL GLASS IN LIEU OF FIXED GLAZING.
T: PANEL JOINTS / GROOVES ADJUSTED.

No.	Revision	Date	By
D	ISSUED FOR INFORMATION AND APPROVAL	17.11.08	BP
E	ALTERATIONS TO EA APPROVED DESIGN	12.12.08	JM

No.	Revision	Date	By

No.	Revision	Date	By

Notes:
DIMENSIONS ARE APPROXIMATE AND ARE TO BE
VERIFIED BY A REGISTERED LAND SURVEYOR.

Owner / Developer
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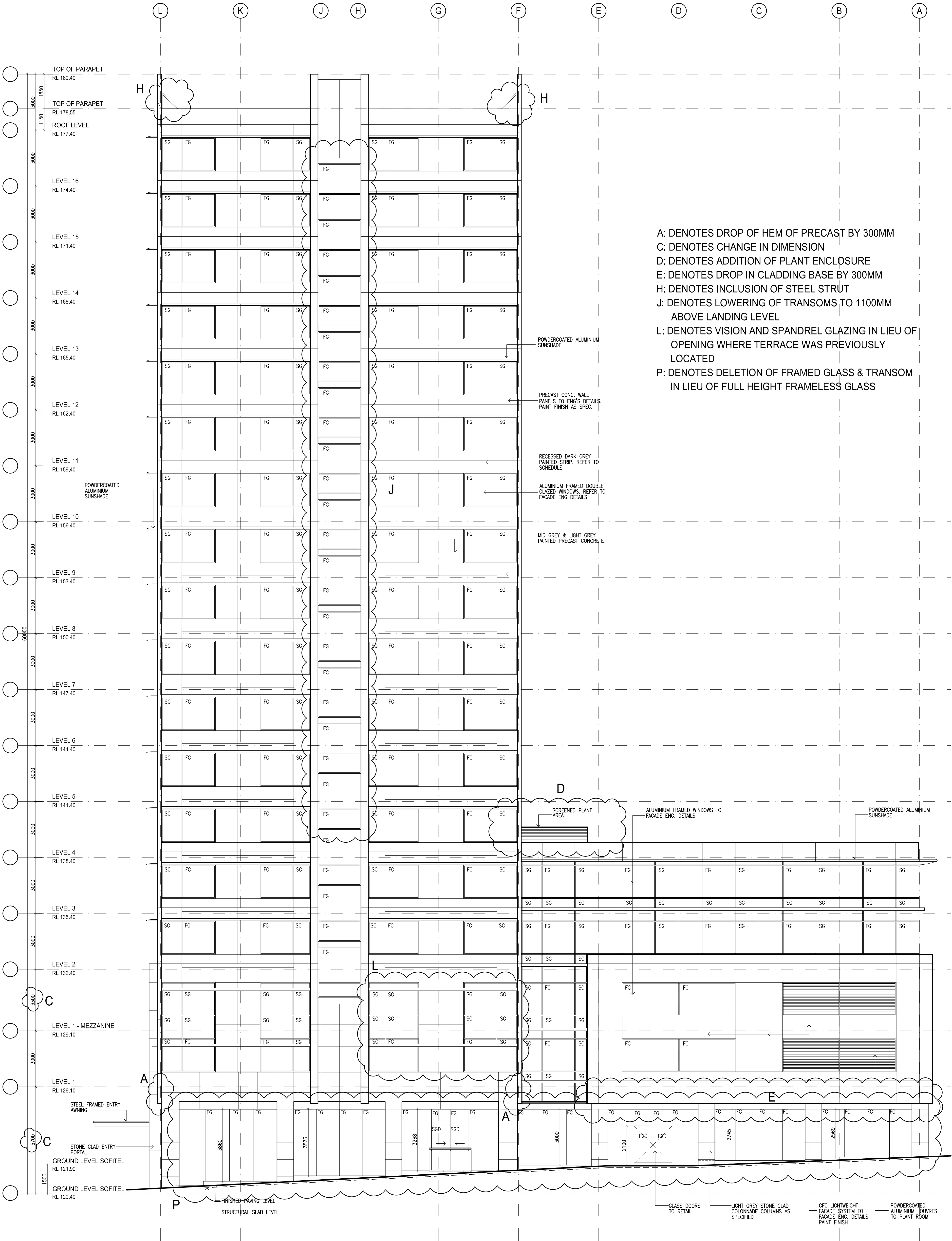
Project
SO F I T E L
SYDNEY OLYMPIC PARK
OLYMPIC BOULEVARD HOMEBSH
CHANGES TO EA-APPROVED FACADE
WEST ELEVATION

Drawn
ES
Date
July 2008
Drawing Number
A-2004

Checked
DR/BP
Job Number
105 111

Scale
1:100

Revision



- A: DENOTES DROP OF HEM OF PRECAST BY 300MM
- C: DENOTES CHANGE IN DIMENSION
- D: DENOTES ADDITION OF PLANT ENCLOSURE
- E: DENOTES DROP IN CLADDING BASE BY 300MM
- H: DENOTES INCLUSION OF STEEL STRUT
- J: DENOTES LOWERING OF TRANSOMS TO 1100MM ABOVE LANDING LEVEL
- L: DENOTES VISION AND SPANDREL GLAZING IN LIEU OF OPENING WHERE TERRACE WAS PREVIOUSLY LOCATED
- P: DENOTES DELETION OF FRAMED GLASS & TRANSOM IN LIEU OF FULL HEIGHT FRAMELESS GLASS

Appendix 2

Sketch Details

Appendix 3

BCA Compliance

16 January 2007

Reid Campbell
Level 15, 124 Walker St
NORTH SYDNEY NSW 2060
Attention: Kevin Lynn-Black

Dear Kevin,

RE: SOFITEL HOTEL, OLYMPIC BOULEVARD HOMEBUSH
BCA COMMENTS ON MODIFICATIONS TO EA APPROVED DESIGN

Reference is made to your letter to the Sydney Olympic Park Authority dated 21st December 2006 with respect to the proposed design modifications to the EA approved design.

We have reviewed the proposed modifications as detailed within the abovementioned correspondence and shown on drawings numbered A-2001/F, A-2002/F, A-2003/F & A-2004/E.

Arising from our review, we are of the opinion that the proposed modifications comply, or can readily comply, with the Building Code of Australia 2006 (BCA), and are considered consistent with the BCA Assessment undertaken for the EA approved design.

We trust that the above is of assistance, however, please do not hesitate to contact me should you require any further information in relation to the above.

Yours faithfully,



Tony Heaslip
Dix Gardner Pty Ltd

CC: Frank Katsanevas
St Hilliers