



Director-General's Report

Application to Modify the Minister's Approval for the construction of an 18 storey hotel at Site 4A, Olympic Boulevard, Sydney Olympic Park

Major Project 05_0056 MOD 1

1 SUMMARY

This report is an assessment of the proposed development the subject of Modification No. 1 modifying Major Project 05_0056 for minor design changes to building facades and associated internal amendments to accommodate changes to building services, pursuant to section 75W of the *Environmental Planning and Assessment Act 1979* (the Act).

The Minister for Planning approved the Major Project for the construction of an 18 storey hotel building above a four level podium on 31 July 2006. The site is located at Site 4A, Olympic Boulevard within the Town Centre Precinct of Sydney Olympic Park in the Auburn Local Government Area.

MP 05_0056 granted approval for the construction of an 18 storey hotel building including:

- Basement level - 2 levels of car parking (120 spaces) linked to neighbouring hotels via an underground tunnel;
- Ground Floor level - 2 storey hotel lobby, reception, restaurant, lounge bar, kitchen and services, retail shop facing Olympic Boulevard;
- level 1 and the Mezzanine level - conference facilities, gymnasium, business centre, hotel administration, plant room and hotel services;
- Levels 2-18 - hotel suites and guest rooms (total 212 rooms), an executive lounge and board room; and,
- Roof level - plant rooms.

2 THE PROPOSED MODIFICATION

On 7 February 2007, Tahl Pty Ltd (the Proponent) submitted to the Director-General a request for modification of the approved building to permit the changes summarised as follows:

- An increase to the floor to floor height of the mezzanine level of 300mm from 5400mm to 5700mm, however there is no overall increase in building height or envelope;
- Introduction of small plant items on the roof of the level podium;
- Adjustment to substation room;
- Inclusion of steel struts at the top of the parapet above roof level which are required to support the cantilevered parapet walls;
- Midway transom to be lowered;

- Changes to the entry creating a four storey void above the lobby;
- Relocation of fire control room door;
- Other minor changes;
- Changes to glazing type at ground floor and level 2 & 3.

3 ASSESSMENT PROCESS

The approval for Major Project 05_0056 was granted in accordance with Part 3A of the Act Section 75J Clause (2).

Section 75W of the Act provides for the modification of the Minister's approval. Under Section 75W(2) of the Act, a Proponent may request the Minister to modify the Minister's approval for a project. This section also states that the Minister's approval is not required if the project as modified will be consistent with the existing approval under this Part.

It is concluded that the proposed modifications (as listed above) require an application for modification.

Pursuant to Section 75W(2) of the Act, the approval of the Minister for Planning has been sought by the Proponent to modify the approval for the construction of an 18 storey hotel building project as outlined in the modification request (tag **D**).

Section 75W(3) of the Act provides that the Director-General may notify the Proponent of environmental assessment requirements (DGR's) with respect to the proposed modification that the Proponent must comply with before the matter will be considered by the Minister. Following an assessment of the modification request, it was considered that DGR's were not necessary for the modification application and hence none were issued.

Under Section 75W(4) of the Act, the Minister may modify the approval (with or without conditions) or disapprove the modification. The following report is the Department's assessment of the requested modifications and supporting documentation as provided by the Proponent, and recommends approving the proposed modifications, with conditions.

4 CONSULTATION AND EXHIBITION

Pursuant to Section 75X(2)(f) of the Act, the Director-General is to make publicly available requests for modifications of approvals given by the Minister. In accordance with Clause 8G of the *Environmental Planning and Assessment Regulation 2000*, the request for the modification was placed on the Department's website.

The modification application was referred to Sydney Olympic Park Authority (SOPA) on 15 February 2007. SOPA responded on 27 February and did not raise any issues with the proposal. As the modification is a minor amendment to the façade of the building and internal layout at level 1 consultation with Auburn Council was not warranted. No other public consultation was undertaken for this modification.

5 ASSESSMENT OF PROPOSED MODIFICATIONS

The proposed modifications are consistent with the existing approval. There proposed modifications do not increase the GFA or finished height of the building and no new issues were raised in relation to the Sydney Olympic Park Master Plan, May 2002.

5.1 *An increase to the floor to floor height of the mezzanine level*

The floor to floor height at the mezzanine level is to be increased by 300mm to accommodate mechanical services reticulation to the public spaces on Level 1. The increase in floor to floor height does not change the finished height of the structure but there is a decrease of 300mm in the floor height at ground level.

The height increase of 300mm at the mezzanine level has a number of impacts throughout the structure:

- a reduction by 300mm of the adjacent lightweight cladding on the south, east and west façades in order to maintain the original continuity of the lines around the base of the structure;
- modification to the fenestration and louvre design to accommodate increase in mezzanine level.

The increase in the floor to floor height at the mezzanine level will have a negligible impact on the appearance of the facades as approved, the main change being a drop in the hem of the precast panels on the north and south facades and the changes noted above. There will be no increase to the finished height of the structure.

5.2 *Adjustment to substation room*

Steel framed louvre doors have been added to the power substation located on the southern elevation at ground level, as a requirement specified by Energy Australia. The impact of this change is negligible.

5.3 *Inclusion of steel struts at the top of the parapet above roof level*

Steel struts at the top of the parapet above the roof level have been added which are required to support the cantilevered parapet walls. The struts will be finished in the same colour as the precast panels and will not be visible from ground level, will have no visual impact and are therefore acceptable.

5.4 *Changes to the outdoor terrace to include as part of indoor conference floor space*

The creation of the 4 storey void over the lobby area has resulted in the relocation of various services and the outdoor terrace on the western side of level 1 to be deleted, with the internalised space being incorporated into the conference facilities. The impact of this amendment on the overall appearance of the building is minimal.

The main impact will be the arrangement and functioning of the conference facilities, with the modification resulting in a loss of an outdoor terrace area. The absorption of the outdoor terrace into the internal floor space does not result in an increase to the FSR as the original FSR calculation included the outdoor terrace. It is noted that there is still a 'break-out' space immediately adjacent to the conference facilities as well as ready access to external spaces at ground level which serve these spaces and the loss of the external terrace is concluded to be acceptable.

5.5 *Luggage trolley recess*

To allow for a recess bay for the temporary location of the luggage trolleys when not in use, the glass line left of the entry portal will be recessed for one bay. The trolley recess has been introduced to keep the path of entry into the hotel clear of obstacles and reduce pedestrian conflict.

The recessed area has been achieved via a reduction in the lobby floor space at one edge of the building by 12sqm but will not negatively impact upon the overall lobby area.

5.6 Changes to glazing

Changes to glazing are proposed at ground floor and level 2 & 3.

The approved framed glass at ground floor level to the restaurant, bar, lobby, reception and retail areas on the north and west façade is to be replaced with full height frameless glass. The full height frameless glass will provide improved casual surveillance and activate the public domain.

The glazing at levels 2 and 3 on the southern façade will be changed from vision glass to spandrel glass. This is to accommodate the internal arrangement of soft furnishings. The modification does not change window sizes, is a minor amendment and is concluded to be acceptable.

5.7 Minor modification as a result to finalisation and/or changes to services

The following minor modifications are a result of changes to services:

- Relocation of fire control room door - the fire control room door on the southern elevation is to be deleted and relocated;
- Midway transom to be lowered - a safety balustrade above the landing level of the main tower staircases is required. This will create a second horizontal line on the eastern façade. To eliminate this, the midway transom is to be lowered 1100mm above landing level;
- Introduction of small plant items on the roof of the level podium - the addition of small plant items which evolved to accommodate the final service requirements are located at level 4. An open louvre system will screen the plant;
- Louvres above main entry – aerofoil louvres will be installed above the main entry to accommodate the exit point for the smoke exhaust system for the public areas of the building.

All of the above proposed modifications are minor relative to the original approval, necessitated by the design development of the building, and are acceptable.

6 CONSIDERATION

The Department has assessed the impacts of the above proposed modifications, with a consideration of each item set out in section 5 above where it was concluded that the proposed amendments will be minimal impact upon the existing approval, will in some cases not be readily discernible visually and are acceptable. No new conditions are recommended to be applied as a result of the modifications. The Principal Certifying Authority, Dix Gardner, has confirmed that the modifications comply or can readily comply with the relevant BCA requirements (tag **E**).

It is therefore recommended that the proposed modifications be approved.

7 CONCLUSION

The proposed modifications are minor in detail and result in little or no amendments to the overall scale and appearance of the building as approved.

The proposal, as modified, still achieves the same objectives as assessed for the originally approved under Major Project 05_0056 and does not alter the overall nature, need or justification of the approved project.

8 RECOMMENDATION

It is recommended that the Minister for Planning, under Section 75W of the Act, approve the modifications as detailed in Section 5 of this Report and vary the conditions of approval as set out in the attached Modification Approval.

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