



NSW GOVERNMENT

Department of Planning

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Our ref: MP 06_0175
Your ref: doc
File: S06/00026-1

Mr Steve Jensen
Sydney Olympic Park Authority
7 Figtree Drive
Sydney Olympic Park, NSW 2127

Dear Mr Jensen,

Subject: Director General's Requirements for the Environmental Assessment of Proposed Commercial Office Building at Site 8A, Sydney Olympic Park, MP 06_0175

The Department has received your application for the proposed Commercial Office Building at Site 8A Sydney Olympic Park (Major project: MP06_0175).

I have attached a copy of the Director General's requirements (DGR's) for environmental assessment of the project. These requirements have been prepared in consultation with the relevant government agencies including SOPA, RailCorp, NSW Heritage Office, the Department of Planning (Sydney Region West), and Auburn Council.

It should be noted that the Director-General's requirements have been prepared based on the information provided to date. Under section 75F(3) of the Act, the Director-General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the proponent seeking approval for the project.

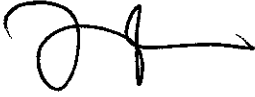
I would appreciate if you would contact the Department at least two weeks before you propose to submit the Environmental Assessment for the project to determine:

- the fees applicable to the application;
- relevant land owner notification requirements;
- consultation and public exhibition arrangements that will apply;
- options available in publishing the Environmental Assessment via the Internet; and,
- number and format (hard-copy or CD-ROM) of the Environmental Assessment that will be required. NB. If the Environmental Assessment is bulky and lengthy in volume, you will be required to package each Environmental Assessment ready for distribution by the Department to key agencies.

Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGR's. The Department will consult with other relevant government agencies in making this decision. If the Director-General considers that the Environmental Assessment does not adequately address the DGR's, the Director-General may require the proponent to revise the Environmental Assessment to address the matters notified to the proponent. Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days.

If you have any enquiries about these requirements, please contact Michael File on 02 9228 6175 or via e-mail at Michael.File@planning.nsw.gov.au.

Yours sincerely



Jason Perica
Executive Director
as delegate for the Director General

22/8/06

Director-General's Requirements

Section 75F of the *Environmental Planning and Assessment Act 1979*

Application number	06_0175
Project	Commercial Development
Location	Site 8A, Sydney Olympic Park
Proponent	Sydney Olympic Park Authority
Date issued	22 August, 2006
Expiry date	22 August, 2008
General requirements	The Environmental Assessment for the Project Application must include: • An executive summary; • An outline of the scope of the project including:- (i) any development options; (ii) justification for the project taking into consideration any environmental impacts of the project, the suitability of the site and whether the project is in the public interest; (iii) outline of the staged implementation of the project if applicable; • A thorough site analysis and description of the existing environment; • Consideration of any relevant statutory and non-statutory provisions, in particular relevant provisions arising from environmental planning instruments (including justification of any non-compliances); • An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation, and monitoring measures to be implemented to minimise any potential impacts of the project; • A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; and • An assessment of the key issues specified below and a table outlining how these key issues have been addressed.
Key issues	Key Issues to be addressed (a) Compliance with Sydney Olympic Park Master Plans The Environmental Assessment (EA) must have regard to the Sydney Olympic Park Master Plan 2002 and Sydney Olympic Park – Vision 2025 – A Town of the Future. All departures must provide compelling justification. (b) Built Form, Urban Design and Landscaping – the Environmental Assessment must include, but not be limited to, consideration of the design quality of the proposal with specific consideration of the façade presentation, massing inclusive of, setbacks, proportions to openings, building articulation, and amenity; consideration of landscape setting and retention of existing significant trees;

consideration of the architectural merit of the development within the existing and likely future character of the locality with specific consideration in regards to height, depth, bulk, scale, and overshadowing impacts; consideration of the operational characteristics of the proposed development to ensure suitability in the context of the locality and ensure effective ongoing management; and consideration of measures to ensure appropriate levels of safety and security in the locality for residents, workers, and visitors. **In particular the EA must address the comments of the SOPA Design Review Panel.**

(c) Sustainability – the Environmental Assessment must include, but not be limited to, consideration of best practice measures to improve environmental performance of the building and surrounds. Specific consideration of energy efficiency best practice must be made. Reference must also be made to the following documents:

- SOPA Towards Sustainability – Sustainability Strategy for Sydney Olympic Park December 2002; and
- The Environmental Guidelines for the Summer Olympic Games September 1993.

(d) Traffic, Access, and Parking – Detailed assessment of the:

- traffic, parking, and access arrangements for the site, particularly at peak times;
- management of traffic, access, and parking during special events on the SOPA site. Particular regard must be given for the operation of the subject site during road closures for these events.

This report must be prepared in accordance with the RTA's Guide to Traffic Generating Developments.

(e) Other Matters for Consideration

The following issues will need to be addressed in the form of reports from suitably qualified experts:

- Contamination and remediation, particularly with regard to the proposed excavation of the basement car park;
- Rail impacts both during and after construction;
- Noise impacts;
- Operational features and capacity to equitable access measures;
- Waste management; and
- Heritage.

Test of adequacy

If the Director General considers that the Environmental Assessment for the Project does not adequately address the Environmental Assessment Requirements, the Director General may require the proponent to submit a revised Environmental Assessment to address the matters notified to the proponent. The Director General may modify these requirements by further notice to the proponent.

Consultation	During the preparation of the Environmental Assessment, consultation should occur with the relevant local, State or Commonwealth government authorities, service providers, community groups or affected landowners. In particular a relevant level of consultation with; • Sydney Olympic Park Authority (inclusive but not limited to the Design Review Panel); • RailCorp; • Roads and Traffic Authority; • Auburn Council; and • NSW Heritage Council. The consultation process and the issues raised should be described in the Environmental Assessment.
Deemed refusal period	Under clause 8E(2) of the <i>Environmental Planning and Assessment Regulation 2000</i>, the applicable deemed refusal period is 120 days from the end of the proponent's Environment Assessment period for the project.



Plans and Documents to accompany the Application

Plans and Documents of the development

The following plans, architectural drawings and diagrams of your proposal as well as the relevant documents will be required to be submitted for your application:

1. The **existing site survey plan** is to be drawn to 1:500 scale (or other appropriate scale) and show:
 - Relative Levels to Australian Height Datum;
 - the location of the land, the measurements of the boundaries of the land, the size of the land and *true* north point;
 - the existing levels of the land including spot heights across the site in relation to buildings and roads;
 - location and height of existing structures on the site; and
 - location and height of adjacent buildings and private open space.
 - Location of the fig trees and canopies of these trees.
 - Location of any easements or incumbrances on the site including RailCorp assets. This may involve a full property and title search of the land.
2. A **Site Analysis Plan** must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, property dimensions, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, natural features such as watercourses, rock outcrops, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application including windows, driveways etc.
3. A **locality/context plan** drawn to 1:500 scale (or other appropriate scale) should be submitted indicating:
 - significant local features such as roads, rail corridor, sporting facilities, parks, community facilities and open space, water courses and heritage items;
 - the location and uses of existing buildings, shopping and employment areas;
 - traffic and road patterns, pedestrian routes and public transport nodes; and
 - The existing site plan and locality plan should be supported by a written explanation of the local and site constraints and opportunities revealed through the above documentation.
4. The **Environmental Assessment** in accordance with the Director-General's Environmental Assessment Requirements as outlined in Attachment 1.
5. The **Architectural drawings** (where relevant) are to be drawn to scale and illustrate the following:
 - the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land;
 - the floor plans of the proposed buildings indicating location and configuration of uses, layout, size and orientation;
 - the location and size of vertical and horizontal circulation of lifts, stairs and corridors;
 - section plans illustrating detailed sections of the proposed facades;
 - fenestrations, balconies and other features;
 - communal facilities and servicing points;
 - the height of the proposed development in relation to the land;
 - any changes that will be made to the level of the land by excavation,

	filling or otherwise; • the level of the lowest floor, the level of any outdoor public area and the level of the ground; • parking arrangements, where vehicles will enter and leave the site, how vehicles will move about the site; • pedestrian access to, through and within the site; • schedule of colours and finishes; and • details of any proposed signage and its proposed position. 6. The shadow diagrams for developments comprising two or more storeys are to show solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm. 7. Photomontage of the proposal when viewed generally from each elevation. 8. A detailed arborist report detailing the measures to be adopted to ensure the on going survival of any significant trees planned for retention during and after construction. 9. Other plans including (where relevant): • Stormwater Concept Plan - illustrating the concept for stormwater management from the site to the SOPA drainage system and include a detailed site survey. Where an on-site detention system is required, the type and location must be shown and must be integrated with the proposed landscape design. Site discharge calculations should be provided and the must include details of all major overland flow paths; • Erosion and Sediment Control Plan – plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site; • View analysis - artists impression, photomontages, etc of the proposed development in the context of the surrounding development having regard to private and public views; • Coloured elevations - of the proposed buildings drawn to the same scale as the architectural drawings. The elevations are to indicate height and key datum lines, building length and articulation, the composition of the façade and roof design, existing buildings on the site, building entries (pedestrian, vehicular and service), and profile of buildings on adjacent properties; • Demolition & Waste Management Plan – where demolition is proposed, a plan which addresses demolition and construction wastes that may be generated including likely quantities, proposed disposal destinations and best practices for safe handling and disposal in accordance with WorkCover's Occupational Health and Safety requirements must be provided; and • Construction Management Plan – a plan which outlines traffic, noise, waste, and pedestrian management during construction. This plan must address the on going protection of any rail assets in the immediate vicinity of the site and incorporate a risk assessment and dilapidation report for these assets.
Specialist advice	Specialist advice, where required to support your Environmental Assessment, must be prepared by suitably qualified and practicing consultants in relation to issues including, but not limited to, the following: • Traffic; • Landscaping; • Noise impacts, particularly from the near by rail corridor; • Electrolysis risk due to stray electrical discharge from the near by rail corridor; • Geotechnical and/or hydro geological (groundwater);

	• Wind impacts, particularly on the public domain; • stormwater/drainage; • Equitable Access; • Urban Design/Architectural; • Contamination in accordance with the requirements of SEPP 55; • Geotechnical stability of the site; • Acid Sulphate Soil Management Plan; • BCA compliance; • Archaeological assessment for any excavation below ground level;
Documents to be submitted	• 12 hard copies of the Environmental Assessment; • 12 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and • 2 copies of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size (see below). • If the Environmental Assessment is bulky and lengthy in volume, you will be required to package up each Environmental Assessment ready for distribution by the Department to key agencies.
Electronic Documents	Electronic documents presented to the NSW Department of Planning for publication via the Internet must satisfy the following criteria:- • Adobe Acrobat PDF files and Microsoft Word documents must be no bigger than 1.5 Mb. Large files of more than 1.5 Mb will need to be broken down and supplied as different files. • File names will need to be logical so that the Department can publish them in the correct order. Avoid sending documents that are broken down in more than 10 files. • Image files should not be bigger than 2Mb. The file names will need to be clear and logical so the Department can publish them in the correct order. • Graphic images will need to be provided as [.gif] files. • Photographic images should be provided as [.jpg] files. • Large maps will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each. • Images inserted into the document will need to be calibrated to produce files smaller than 1.5Mb. Large images will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each. The file names will need to be clear and logical so the Department can publish them in the correct order. Alternatively, these electronic documents may be placed on your own web site with a link to the Department of Planning's website.