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VOLUME 1 REPORT

BATESSMARTTM
Colston Budd Hunt & Kafes



OD PARTNERSHIP

SITE #13 SYDNEY OLYMPIC PARK

MAJOR PROJECT 06-0176
FOR COMMERCIAL OFFICES

PART 3A ENVIRONMENTAL
ASSESSMENT REPORT VOL I

To the DIRECTOR-GENERAL of the
NSW DEPARTMENT OF PLANNING

MARCH 2008
Revised MAY and JUNE 2008

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ATTACHMENTS TO THIS REPORT

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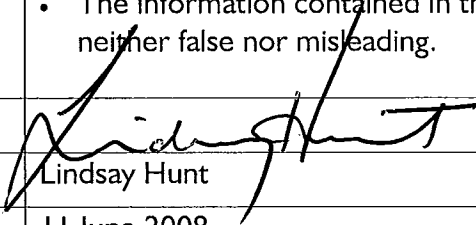
- A - Director-General's Requirements
- B - Survey plans
- C - Bates Smart Architecturals
- D - Landscape concept
- E - Stormwater Concept
- F - SOPA Letter of 26 March 2008

ANNEXURES

See Volume 2 report

- A - Traffic Report
- B - Services Report
- C - Erosion and Sediment Control
- D - Letter re. Structural Engineering
- E - Accessibility Report
- F - BCA Report
- G - ESD Report
- H - Noise and Vibration
- J - Rail Stray Current Electrolysis Report
- K - Environmental Site Management Plan
- L - Geotechnical Report
- M - Phase I Contamination Report
- N - Required Public Consultations
- O - Wind Assessment Report
- P - Arborist Report

AUTHOR'S STATEMENT

	SUBMISSION OF ENVIRONMENTAL ASSESSMENT Prepared under the Environmental Planning and Assessment Act 1979, Section 75H.
Environmental assessment Prepared by: Name Qualifications Address	Lindsay Hunt BTP (NSW) Hons. Cert, T&C.P. MPIA, CPP Colston Budd Hunt & Kafes Pty Ltd Level 18, Tower A, Zenith Centre 821 Pacific Highway Chatswood NSW 2067
In respect of:	
Project to which Part 3A applies Applicant name Applicant address Land to be developed Proposed development	Sydney Olympic Park Authority 7 Figtree Drive Sydney Olympic Park NSW 2127 Site 13, Olympic Boulevard and Sarah Durack Ave, Sydney Olympic Park Construction and occupation of commercial/retail building, and associated subdivision
Environmental assessment	An environmental assessment is attached
Certificate	I certify that I have prepared the contents of this document and to the best of my knowledge: <ul style="list-style-type: none"> • It is in accordance with the requirements of Part 3A and the Director-General's Requirements attached; • It contains all available information that is relevant to the environmental assessment of the development to which it relates; and • The information contained in the document is neither false nor misleading.
Signature	
Name	Lindsay Hunt
Date	11 June 2008

EXECUTIVE SUMMARY

A. This Report

- (i) This Report in two volumes represents an Environmental Assessment under Part 3A of the Environmental Planning and Assessment Act in relation to land in Sydney Olympic Park known as Development Site #13, located on the south-western corner of Olympic Boulevard and Sarah Durack Avenue (See Figs 1 & 2).
- (ii) The proposed development is a Part 3A Major Project pursuant to Schedule 2 clause 14 of SEPP (Major Projects), making the Minister for Planning the consent authority. An Environmental Assessment (this Report) is therefore required to be prepared under Section 75H of Part 3A of the Act, in accordance with environmental assessment requirements prepared by the Director General of the Department of Planning (attached at Attachment A). Those Director General's requirements also include the need to consider the statutory and non-statutory provisions, particularly those in EPI's, relevant to an assessment of the project, including the Sydney Olympic Park Masterplan 2002 and Vision 2025 documents.

B. The Proposed Development

- (iii) The proposed development is a commercial building of four and five storeys above a single level of basement parking for 105 cars, with ground floor street level activation by retail, café, courtyard and extensive lobby areas behind generous colonnaded transitional spaces. The architect's 3-D rendering overpage illustrates the view from the street corner.
- (iv) Divided into four built form 'elements' served by two building cores and lifts from basement, the proposed building has a total GFA of 14696m² on a site area of 4594m². See Chapter 4 of this report for detailed discussion. The Project Application is also for approval of the subdivision of the development Lot 2003.

Sydney Olympic Park - Site 13



C. This Environmental Assessment

- (v) This Part 3A Environmental Assessment has been prepared in accordance with the Director General's Requirements reproduced at Attachment A, with the technical as well as design inputs from the following consultants, noting where their contributions are to be found:-

Architect	Bates Smart	Attachment C
Surveyor	Craig and Rhodes	Attachment B
Landscape	Turf Design Studio & JAAA	Attachment D
Stormwater	M+G Consulting	Attachment E
Traffic	Transport and Traffic Planning Associates	Annexure A
Services	Sparks and Partners	Annexure B
Erosion & sedimentation	M+G Consulting	Annexure C
Structural	M+G Consulting	Annexure D
Accessibility	Morris-Goding	Annexure E
BCA	McKenzie Group Consulting	Annexure F
ESD Initiatives	Cundall	Annexure G
Noise & Vibration	Renzo Tonin Associates	Annexure H
Stray Rail Currents	Corrosion Control Engineering	Annexure J
Environmental Site Management	Colston Budd Hunt & Kafes Pty Ltd	Annexure K
Geotechnical	Douglas Partners	Annexure L
Contamination	Douglas Partners	Annexure M
Authority Consultation	CBHK and nominated authorities	Annexure N
Wind Assessment	Cermak Peterka Petersen P/L	Annexure O
Arborist Report	Urban Tree Management P/L	Annexure P

- (vi) This environmental assessment report is structured as follows:-

<input type="checkbox"/> Chapter 1	Background and report context
<input type="checkbox"/> Chapter 2	Project site and context
<input type="checkbox"/> Chapter 3	Planning framework
<input type="checkbox"/> Chapter 4	Detail of development and proponent environmental commitments
<input type="checkbox"/> Chapter 5	Assessment against controls
<input type="checkbox"/> Chapter 6	Assessment of issues, impacts and mitigation
<input type="checkbox"/> Chapter 7	Draft Statement of Environmental Commitments
<input type="checkbox"/> Chapter 8	Tabulation of Director General's requirements and where addressed
<input type="checkbox"/> Chapter 9	Conclusion

D. Findings of this Assessment

(vii) This report has analysed the proposed development against the Director General's environmental assessment requirements under Part 3A of the Act, and the statutory and non-statutory provisions that might have otherwise applied if the application were made under Part 4 of the Act. The key aspects of this Part 3A Assessment can be summarised as follows:-

- The development is permissible under the statutory controls, namely Sydney Regional Environmental Plan 23 – Homebush Bay;
- It is generally consistent with the provision of the Masterplan 2002 Southern Events Precinct, with minor variation of the storey height control;
- It is consistent with the provisions of SOPA Vision 2025, which seeks to encourage more intensive development of Sydney Olympic Park through inter alia, the ongoing release of further SOPA commercial development sites, Site #13 included;
- It is closely consistent with the objectives and detail of the draft Masterplan 2025, which represents SOPA's thinking in relation to ongoing development at the Olympic Park;
- It is compliant with SOPA's detailed specification for Site #13 and the Development Controls it has devised for it, as discussed in Section 3.6 of this report, save for minor exceedance of the 19 metre height control by the taller corner building.

(viii) It is also to be noted that the design development phase for the subject proposal was undertaken by Bates Smart and the OP Joint Venture over a period of approaching a year, in close consultation with the SOPA Design Review Panel,

and the design is understood to enjoy the Panel's clear support, including the marginally non-compliant height of the corner building.

- (ix) Further, the report's examination of the project's potential impacts has found that there are no significant impacts caused by the proposal, particularly with mitigative measures put in place, that ought stand in the way of approval.
- (x) See Chapter 8 for detailed tabulation of where each of the Director-General's Requirements are dealt with in the Project Application Documentation.

E. This Report

The Draft report was prepared for Departmental review and approval prior to formal lodgement, which is now the purpose of the current report. It was amended from the original draft report provided to SOPA as landowner, incorporating additional material in response to SOPA'S letter of 26 March 2008 dealing with the following matters – Architect's data schedule, traffic management during construction and peak hours, special event conditions (notably Easter Show), noise impacts of Sports Centre, results of authority consultation already initiated, elaboration of available services, wind effects, solar reflectivity, view impacts, public art, and timing of developer commitments. SOPA's letter is attached at Attachment F, and the various responses are provided in the appropriate locations within this report.

It has been further amended to take into account the response of DoP's Major Projects Section, by providing additional information on building height, visual appearance, ESD, Quantity Surveyors' works estimation, arboreal advice on tree protection on adjoining lands, and additional drawing scales. Additional commentary has also been provided in response to public authority replies to our requests for consultation in accordance with the D-G's requirements, where those replies were received after the previous draft EA Reports were completed.



LOCATION PLAN

SITE: Site 13 - SOP
 REF: 6839 - February 2008
 Colston Budd Hunt & Kafes P/L

SCALE:

0 50 100 150 200 250

1

I. INTRODUCTION

I.1 Overview

This Volume One report represents an Environmental Assessment for a Major Project Application pursuant to Part 3A of the Environmental Planning and Assessment Act 1979 (the 'Act'), in accordance with the Director-General's Requirements for Project Application number 06-0176 attached to this report as Attachment A. The Assessment is submitted to the Department of Planning (DoP) for assessment and determination by the Minister for Planning under Part 3A of the Act, as a Major Project pursuant to Schedule 2 clause 14 of SEPP (Major Projects). Volume Two contains the technical Annexures completing the Project Application, prepared by the Project Consultant Team listed on Page 3 of this report.

The Project Application is for a commercial office building with ground floor retail/restaurant uses, associated access and basement car parking, on land known as Sydney Olympic Park Site #13 located on the south-western corner of Olympic Boulevard and Sarah Durack Avenue. See Figures 1 and 2. The proposed development (the 'Project') comprises of a building in four distinct elements totalling 14,696 square metres, five storeys for the two cornermost elements, and four storeys otherwise, above a single basement parking level on a 4594 square metre site of irregular shape.

I.2 Background

OD Partnership, the project joint venture vehicle set up between AVJennings Limited and Ashe Morgan Winthrop P/L for the purpose of this development, was successful in its tender bid to the landowner, the Sydney Olympic Park Authority, to secure the leasehold development rights for the land. The Partnership's project architect Bates Smart has been dealing separately with SOPA's planning staff and SOPA's Design Review Panel since February 2007 in the design development phase of the Site #13 Project,

which has evolved to the development in the form as now proposed. It is understood from meetings and correspondence between the joint venture vehicle and the Design Review Panel, that the Project design now meets their requirements, and is in accordance with the parameters and design specifications set by SOPA for the development of the site (see further discussion in section 3.5 of this report).

I.3 Purpose and Structure of this Report

The purpose of this report is to present the Department and the Minister the Environmental Assessment required for a Project Application under Part 3A of the Environmental Planning & Assessment Act. It is prepared in accordance with the Environmental Assessment Requirements provided for Project 06-0176 by the Director-General as required under Section 75F of the Act, and is prepared having regard for the requirements of the Act and the Regulation.

This environmental assessment report approaches the tasks through the following report structure:-

Chapter 1 - setting out the background and the report context

Chapter 2 - providing an analysis of the Project site and its physical context

Chapter 3 - providing the planning framework for the site's development

Chapter 4 - detailing the proposed development, its design evolution, and the proponent's environmental commitments for the Project and its implementation

Chapter 5 - assessing the Project against the applicable planning controls and policies and SOPA expectation

- Chapter 6 - providing a discussion and assessment of Project-related issues, potential impacts, and proposed mitigation measures;
- Chapter 7 - which presents the Director-General's environmental assessment requirements and identifies where they are addressed in the environmental assessment report, in tabulated format
- Chapter 8 - which summarises the findings, conclusions and recommendations of the Project environmental assessment.

Annexures represent key elements for the report's planning assessment.

I.4 Other Contributors to the Project Environmental Assessment

The Project Team assembled for the preparation of this application have included the following:-

Proponent	Olympic Drive Partnership, represented by AVJennings
Architect	Bates Smart
Landscape	Turf Design Studio
Surveyors	Craig and Rhodes
Traffic etc.	Transport and Traffic Planning Associates
Services and stormwater	Medland Metropolis
Geotech and SEPP 55	DJ Douglas and Partners
Accessibility	Morris-Goding
Noise and vibration	Renzo Tonin & Associates
Erosion/sediment control	M+G Consulting
ESD/star rating	Cundall
Quantity surveyors	Heymann-Cohen
BCA	McKenzie Group Consulting
Rail stray currents	Corrosion Control Engineering
Structural engineers	M+G Consultants
Arborist	Urban Tree Management

All the above documentation is provided under separate cover and referenced in this report. Documentation forming key components for the discussion and for assessment in this planning report are attached as direct Attachments to this Environmental Assessment report. The source documents themselves should be consulted for fuller detail if required.

I.5 The Director-General's Requirements

The Director-General's Requirements for the environmental assessment of Project 06-0176 are attached at Attachment A, and form the basis for the compilation of this planning report. The table in Chapter 8 outlines where in this report each D-G requirement is addressed.

I.6 Acknowledgements

During the course of preparing this Project Application, meetings and discussions were held with officers of the Sydney Olympic Park Authority, members of the SOPA Design Review Panel, officers of the Department of Planning, and of several other government instrumentalities. Their contributions and assistance are gratefully acknowledged.

2. SITE ANALYSIS AND CONTEXT

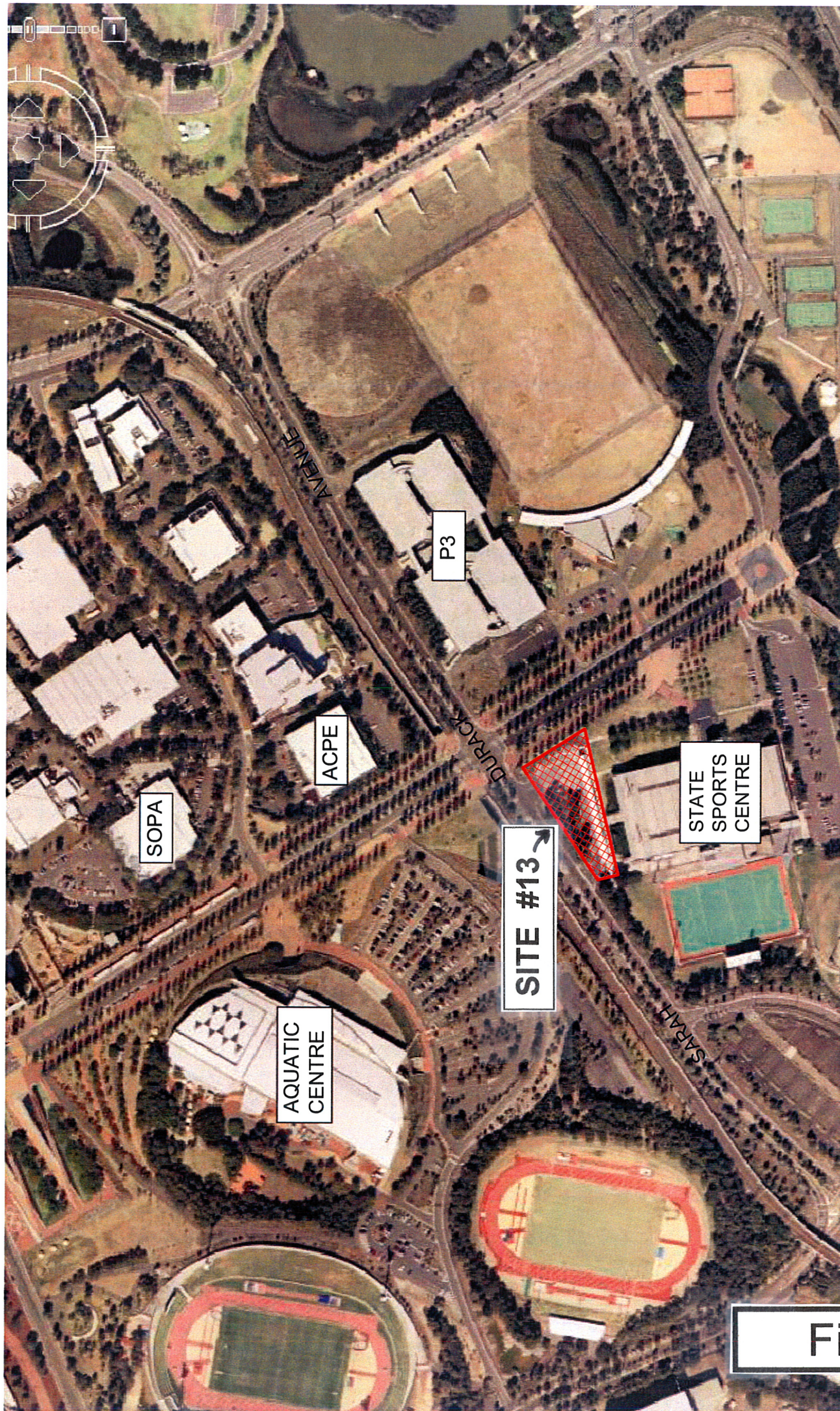
2.1 Locational Attributes

The development site, referred to here as the ‘development site’ and known as Sydney Olympic Park Site #13, is located adjoining the State Sports Centre on the south-western corner of the intersection of Olympic Boulevard and Sarah Durack Avenue, both major roads within Olympic Park. It is in a location highly accessible to the major arterial intersection of Homebush Bay Drive and the M4 Motorway, and within ready walking distance of the Olympic Park railway station and bus stops for a number of feeder services.

2.2 Site Definition and Characteristics

The subject site has frontages of 75 metres to Olympic Boulevard and 99 metres to Sarah Durack Avenue. As shown in the plan of proposed subdivision contained within Attachment B, the development site is irregular in shape, tapering in depth from east to west in yielding a land area of 4594 square metres. The surveyor’s investigations indicate that the land covered by the proposed allotment is not subject to any current easement on title.

The aerial photograph at Figure 3 and the Photograph A at the rear of this chapter, illustrate the development site, located in front of the State Sports Centre. The development site is effectively level and readily developable, and was used as a large open ‘porte cochere’ for coaches accessing the Sports Centre during the Olympic Games though rarely thereafter. We are advised by SOPA that the coaches will be permanently accommodated elsewhere prior to redevelopment, and the young planted eucalypts located within the development site will be removed to permit re-development of the site while the verge plantings are to be retained. Photograph B also at the rear of this chapter is taken looking south down Olympic Boulevard, showing Site #13 at right of



AERIAL VIEW

SITE: Site 13 - SOP
REF: 6839 - February 2008
Colston Budd Hunt & Kafes P/L

SCALE:
0m 50 100 150 200

3

Fig 3

picture and the four level carpark P-3 at the left. The land between P-3 and Olympic Boulevard is also a SOPA development site, understood to be for a 6 storey private hospital building to be built to the street alignment. See 3-D obtained from SOPA web-site below.



← Depiction of proposed building on Development Site 9 across Olympic Boulevard on opposite side to Site 13

The site's geotechnical characteristics have been investigated by Douglas Partners, given that much of the Homebush Bay area was filled and that some contamination has previously been identified in the vicinity of the subject site. Those investigations (Annexure L) have indicated that SEPP 55 considerations are not an issue for the proposed development, and structural engineers M+G Consultants have confirmed that the proposed building can be suitably designed from a structural engineering point of view. See also vibration study at Annexure H, examining potential impacts on and by the nearby rail line.

2.3 Surrounding Development

In addition to the State Sports Centre adjoining the south of the development site, other facilities in the vicinity of the site include, some 300 metres to the north, the Sydney Aquatic Centre and its associated P2 at-grade car parking area on the northern side of Sarah Durack Avenue; the Homebush railway line cutting located between P2 and Sarah Durack Avenue; the structured parking area P3 east across Olympic Boulevard; the ACPE building on the remaining corner of the intersection (located within the Australia Centre commercial office precinct) and the large open carpark P4, also containing parking for 45 buses and coaches as well as 980 cars.

2.4 Heritage Considerations

Neither the subject site nor other sites in the vicinity constitute formal heritage items under any of the applicable planning controls. It is considered that the innovative architectural design of the proposed building will enhance the informal 'heritage' attributes of Sydney Olympic Park as an area of exciting and 'cutting-edge' architecture.

2.5 Services

Services to the development site and within its vicinity have been examined during feasibility and design development phases, and their locations and capacities identified. See Sparks' services engineering report at Annexure B to this report. Discussions have also been held with key service providers, and particular requirements identified. The augmentation of and connection to the existing services will require provider approval. Internal services design will be progressed in due course as part of the CC and working drawing preparation, but is not a DA matter in any event.



Photograph A – Sydney Olympic Park Site #13, the development site, located between the State Sports Centre and Sarah Durack Avenue, the frontage road shown.



Photograph B - The subject Site #13 at right of photo looking south down Olympic Boulevard, parking structure P-3 at left of photo, behind another development site between it and Olympic Boulevard – i.e. directly opposite Site #13

3. PLANNING CONTROLS AND SOPA VISION FOR THE SITE

3.1 Introduction

As noted in Chapter One of this report, the proposed development is a Part 3A Major Project pursuant to Schedule 2 clause 14 of SEPP (Major Projects), making the Minister for Planning the consent authority.

An Environmental Assessment (this Report) is therefore required to be prepared under Section 75H of Part 3A of the Act, in accordance with environmental assessment requirements prepared by the Director-General of the Department of Planning (attached at Attachment A). Those Director-General's requirements also include the need to consider the statutory and non-statutory provisions, particularly those in EPI's, relevant to an assessment of the project, including the Sydney Olympic Park Masterplan 2002 and Vision 2025 documents.

The purpose of this chapter is to outline the range of planning controls that may apply to the site's development and that are required by the Director-General to be considered generally as under Section 79C of the Environmental Planning and Assessment Act, and then to discuss how those controls have been developed by SOPA to form its built form expectations for the site today.

3.2 Metropolitan Strategy

Sydney Olympic Park, with Rhodes, is identified in both the State Government's Metropolitan Strategy and West Central draft Sub-Regional Strategy, as one of only several 'Specialised Centres' in Metropolitan Sydney, reflecting the significant development already to have occurred there plus the substantial public investment in transport facilities serving the Olympic Park area.

Key directors of the Sub-Regional Strategy are to “*focus planning and investment on Strategic Centres such as...Olympic Park,*” and to “*plan for a broader range of roles for Sydney Olympic Park*”, consistent with “*making better use of existing infrastructure*” available there. This specialised centre is one of a number of identified Strategic Centres in the sub-region including Parramatta Regional City, and those Strategic Centres are nominated in the Sub-Regional Strategy as “priority locations for State and local infrastructure investment”.

The draft Sub-Regional Strategy identified Sydney Olympic Park with a target of 12,000 additional jobs by 2031, noting that “*...the commercial integrity of the Strategic Centres (including Olympic Park) must not be compromised so that (residential and other non-commercial) development does not inhibit future economic growth*” (of the Olympic Park).

The release of Olympic Park Site #13 for commercial uses and ground floor retail activation is consistent with that thinking. The low rate of on-site parking provision and the proximity of good rail and bus public transport will combine to ensure that the transport objectives of the Strategy and the Olympic Park in particular, will be actively pursued. Similarly, any implications for road network operation would be commensurately controlled. See traffic report at Annexure A.

3.3 SREP 24 – Homebush Bay

The site is subject to the provisions of Sydney REP 24 which applies to land within the Homebush Bay area.

The REP does not divide the ‘region’ into land use zones other than to identify environmental conservation and heritage areas where conservation objectives are paramount. The subject site is not located within an environmental conservation area, and there are no heritage items on or in the vicinity of the site.

Clause 11 of the REP states that development is permissible if it is consistent with one or more of the planning objectives in Clause 12. It is considered that the proposed development is consistent with the REP's objectives, particularly (c) reproduced in the following:-

"(c) 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);"

The matters for consideration in the assessment of development applications, all addressed in this report, are provided in Clause 13 of the REP and summarised in the following:

- (i) Section 79C of the Act
- (ii) The Sydney Olympic Park Masterplan pursuant to Cl. 16 of REP 24
- (iii) Any DCPs prepared for the land
- (iv) The Environmental Guidelines for SOPA Act 2001
- (v) Visual appearance from waterways and foreshores and the impact on any significant views
- (vi) Impact on drainage, water etc.
- (vii) Incorporation of ESD principles
- (viii) Impact on natural environment
- (ix) Impact on heritage
- (x) Views of consulted authorities

Other specific considerations which may apply to the development of the subject site include the following:-

- Clause 18 Services - Satisfactory arrangements are to be made for the supply of services.

- Clause 20 Contaminated Land - Adequate steps are to be taken to identify the extent of land contamination and if so, the remedial works required.
- Clause 20A Acid Sulfate Soils - Provides controls for land on which acid sulfate soils are present.

These matters are further considered in Chapter 5 of this report.

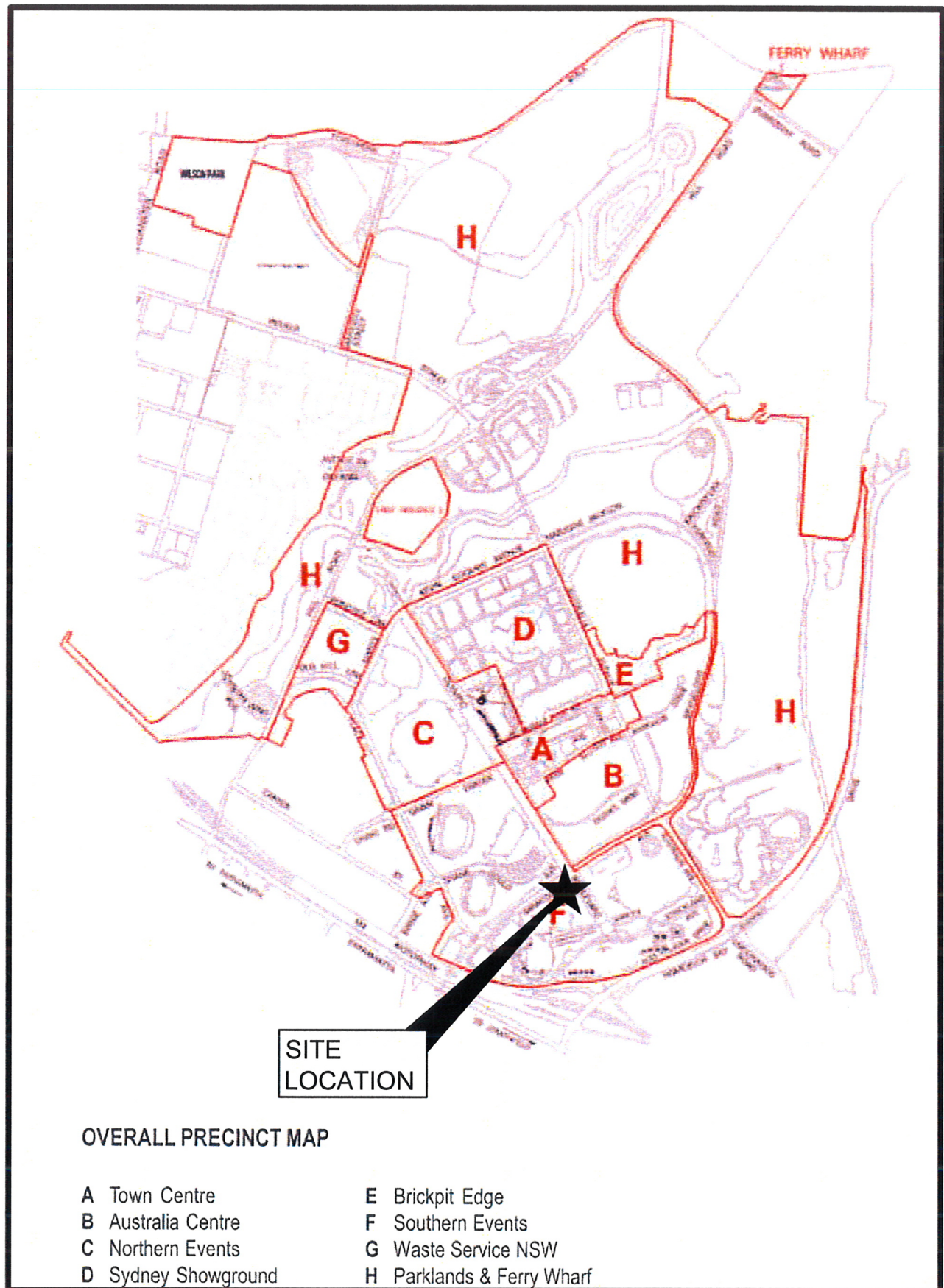
3.4 Sydney Olympic Park Masterplan 2002

As noted, Clause 16 of the Homebush Bay REP 24 requires development to be consistent with an adopted Masterplan, in this case Sydney Olympic Park Masterplan of May 2002. The subject development site #13 is located within the Masterplan's Precinct F Southern Events, as shown at Figure 4. Although this Masterplan has been in course of revision for some time in response to the State Government's and SOPA's evolving vision for Sydney Olympic Park, the new Masterplan is yet to be exhibited and adopted. The May 2002 version therefore remains applicable for the purposes of the REP, while the draft Masterplan 2025 is a significantly relevant consideration.

3.5 Southern Events Precinct F

At the broad level, the Masterplan section 3.1.1 adopts a number of key strategic development objectives for Sydney Olympic Park, several of which have particular relevance for the Site #13 proposal, viz.

- *to encourage a broad range of commercial, residential, recreational, leisure and public uses that maximise use of available facilities and infrastructure and add to the unique qualities of the precinct,*
- *to encourage innovative and high quality urban form that positively contributes to the public domain.*



- ❑ *to establish workforce and residential populations that add to the vibrancy of the precinct and help sustain the viability of Sydney Olympic Park.*
- ❑ *to continue to be an outstanding example of sustainable urban design by implementing ESD principles in all development.*

The Masterplan states the following to be a major part of Olympic Park's land-use strategy (Section 3.2):-

"Development of low-medium rise offices are encouraged at Sydney Olympic Park and will increase the employment base of the area. Employment in areas such as sports administration, government, education, commercial and high-tech industry is encouraged, with priority on activities and uses that generate higher levels of employment or numbers of employees."

The desired future character of this Precinct is stated to be sports-oriented, with additional recreational and entertainment facilities, as well as ancillary commercial uses to be included where feasible. Figures 3.2.1 and 3.4.1 of the Masterplan then depict Site #13 as designated for commercial business purposes with streetfront activation by sport/leisure/entertainment/minor retail activities, with preferred height of two to four storeys, extending both sides of Olympic Boulevard south from Sarah Durack Drive.

This is further emphasised in the discussion of the Southern Events Precinct (Section 5.8 of the Masterplan) with concentration of new development along the major street frontages, including Sarah Durack Avenue and Olympic Boulevard, and the possible ultimate redevelopment of the State Sports Centre. Discussion of building height in the same section notes that 3-4 storeys could be developed to define the eastern and western edges of Olympic Boulevard and its southern junctions with Sarah Durack Avenue, noting the need to retain visual access to the Aquatic Centre. A broad range of potential land uses is identified, and the proposed Site #13 development is generally

consistent with the Masterplan, if not wholly consistent with every detail. This is discussed further in Chapter 5 of this Environmental Assessment report.

3.6 Sydney Olympic Park Vision 2025

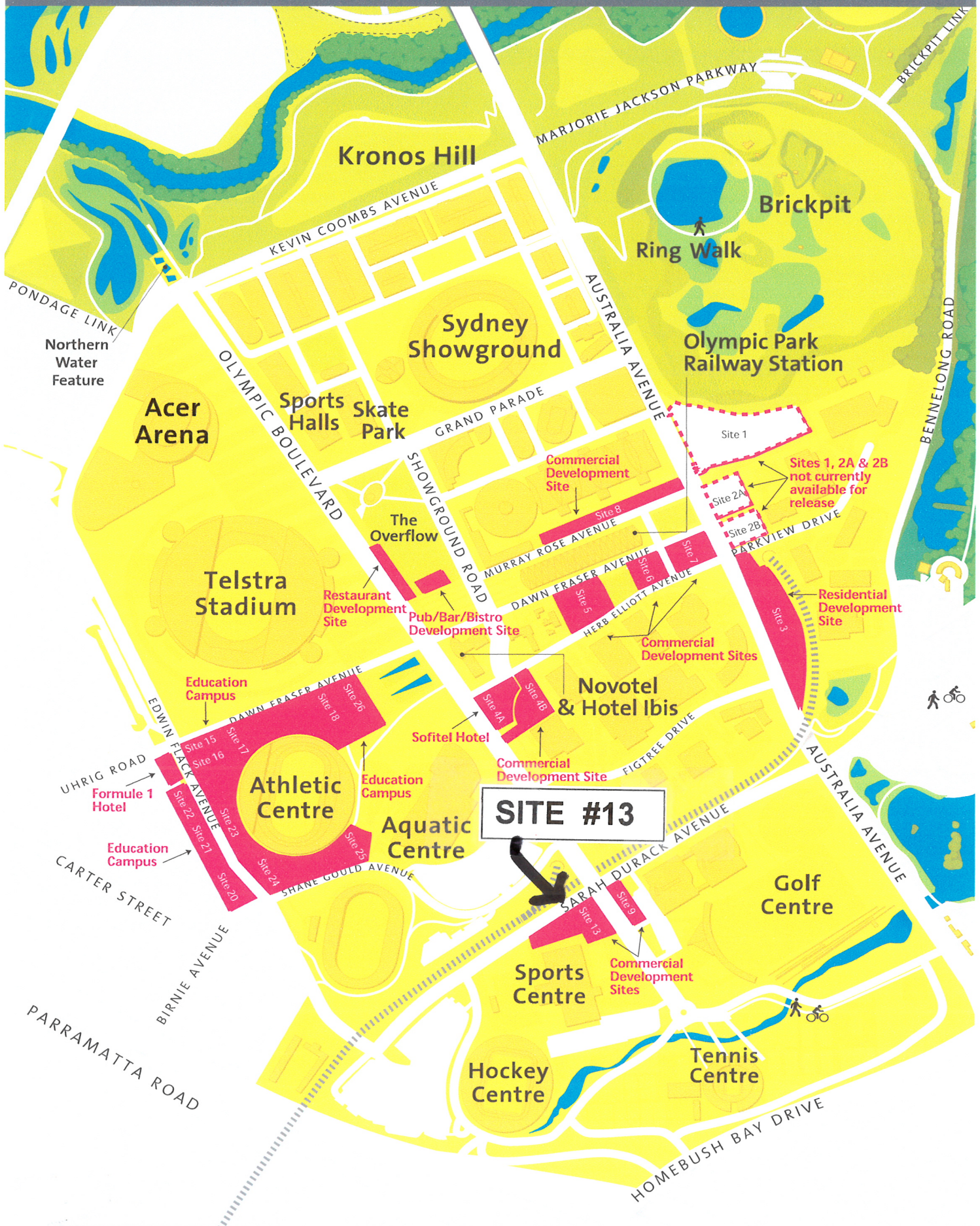
SOPA's planning vision for Olympic Park has continued to evolve since the 2002 Masterplan was drawn up, and Vision 2025 and the subsequent draft Masterplan 2025 express SOPA's built form intentions for the ongoing development of the area and its stimulation. Vision 2025 strategic principles have underlain the draft revised Masterplan 2025 presently proceeding towards finalization and adoption, and have been accompanied by the ongoing release of further SOPA commercial development sites, including Site #13, for development in the immediate term under the existing Masterplan 2002 pending the formal adoption of Masterplan 2025. (See Figure 5).

3.7 SOPA Draft Masterplan 2025

This draft document represents the Authority's strategic thinking for the future development and vitalization of Sydney Olympic Park. Although not formally exhibited at the time of writing, it has evolved over an extended period of professional study and consultation, and it would be appropriate to give significant weight to its recommendations, particularly as SOPA has followed its principles in negotiating the desired built form outcome for the subject land.

Masterplan 2002, the statutory document, would under the circumstances be illogical and yield a sub-optimal outcome for the land.

The draft Masterplan 2025 is not yet a public document, and although it was made available to the project town planners for viewing, only notes on its provisions could be taken. From that viewing in SOPA offices, the following provisions appear of most relevance:-



- Olympic Boulevard is nominated as a grand ceremonial and events axis, with a main vista identified to the Aquatic Centre looking north from Sarah Durack Avenue;
- Significant hard landscaping setback is stipulated for pedestrians at ground level, with colonnades;
- Sarah Durack Avenue is a nominated ‘civic street’, and the axis of a new ‘Green Finger’ of emphasised soft landscape treatment on either side of the Olympic Boulevard intersection, which will remain signalised;
- Hackett Park directly across Sarah Durack Avenue is to be retained as an ‘urban place’, to be landscape-enhanced and featured with a major civic sculpture to future design. It is also anticipated that the development site will include an item of public art in accordance with SOPA’s Urban Art Policy;
- New buildings on the subject western side of Olympic Boulevard are to range between 2 and 6 storeys, while new buildings on the opposite eastern side are to comprise 6-8 storey ‘walled’ buildings, presenting an urban face and providing improved streetscape and enclosure, proportioned to the significant scale of the street itself;
- The subject Site #13 building and that proposed to the east across Olympic Boulevard on Site 9 are both nominated to be commercial land-use, with ‘retail uses’ to activate the building frontages at the streetscape level;
- The Development Site #13 is envisaged to develop first at the eastern frontage to Olympic Boulevard, followed by the balance to the west;
- Energy efficiency performance is to be at least 5 Green Star or 4.5 stars ABGR;

- Design features are to include street activation, multiple entries, CPTED, weather protection, modulated and articulated building faces, clear glass, sunshade elements, unified streetscape;
- Internal acoustic performance LAeq (15min) of 45dBA;
- Maximum on-site carparking of 1 space per 55m²;
- FSR maximum of 2.6 to one;
- Four (4) storeys built to frontages with min. 4m deep colonnade to street, 12 metre maximum internal depth to window, any rooftop services zone to be minimum 3m from building face and maximum 5m in height..

3.8 SOPA Detailed Specification for Site #13

To quote from SOPA's published documentation on the subject of Site #13's development (SOPA 'Development Sites' webpage):-

"Site #13 is a commercial-zoned property located to the south-western corner of the intersection of Olympic Boulevard and Sarah Durack Avenue (adjoining the Sydney Olympic Park Sports Centre). The site has an area of 4590 square metres (14,700 square metre-capacity at four and five storeys)."

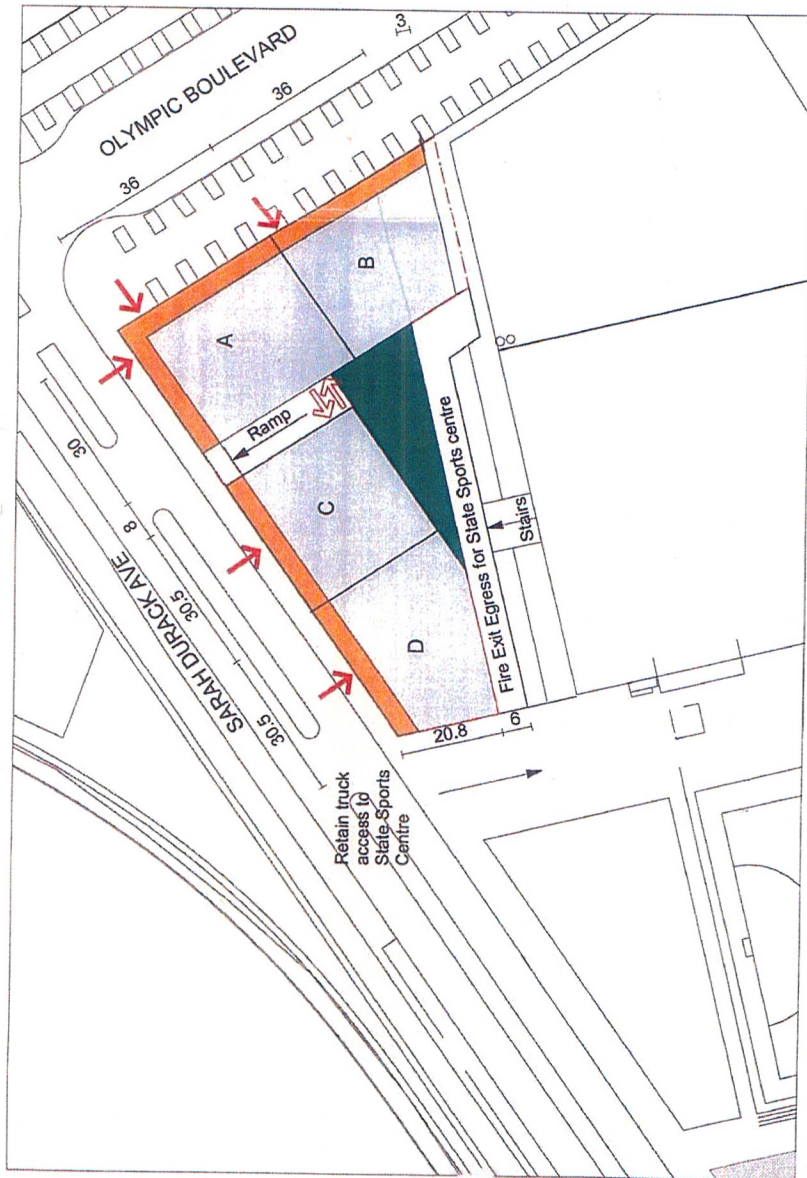
SOPA's Development Controls for Site #13 are shown at Figure 6.

Key elements are summarised below:-

- Two main building forms, the first running N-S along the length of the site down Olympic Boulevard, the second east-west along the balance of the Sarah Durack frontage;

Building Code of Australia Requirements

1. The existing 6m wide fire egress exit on the northern side of the State Sports Centre is to be retained and not encroached upon. This is to allow the safe passage to a public road for patrons of the centre in the event of an evacuation and to facilitate potential NSW Fire Brigade's access and intervention.
2. Should any adjacent building be constructed up to the boundary of the State Sports Centre, that building is to be designed to be capable of withstanding a heat flux of 80kW/m2 as required by CV1 of Section C of the BCA.
3. Any building proposed to be constructed up to the boundary of the State Sports Centre is to have openings protected in accordance with Part C3.4 of the BCA.



PLAN

	Floor Plate	GFA	NFA
A	1,085m2	4,092m2	3,274m2
B	907m2	3,484m2	2,787m2
C	917m2	3,546m2	2,837m2
D	924m2	3,574m2	2,860m2
TOTAL		14,696m2	11,758m2

TABLE OF AREAS
Note GFA does not include colonnade area.

LEGEND

- Subject Site Boundary
- Dedication for Streets/Parks
- Building Zone
- Additional Extent of Basement Zone subject to Tree Preservation
- Articulation Zone
- 1% Enclosed Floor Area Over 1000m2 (Staircases, Balconies, and the like)
- Colonnade Zone at ground Floor with Building Zone Above
- Awning Zone
- Easement
- Courtyard
- Preferred Location of Entry Foyer / Vertical Circulation
- Integrated Service Zone (Roof top articulation zone)
- Primary Pedestrian Foyer Entry
- Basement Vehicular Entry
- RL XX Ground Floor/Street RL

Sydney Olympic Park Authority
Site 13 Development Controls

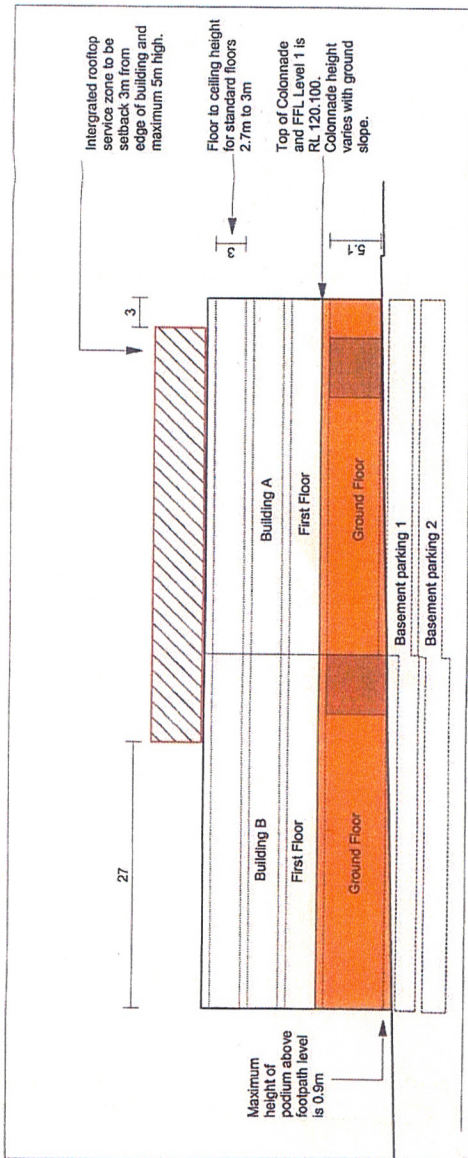
TITLE
Built Form Controls 4 Stories
Plan

SCALE
1:1000

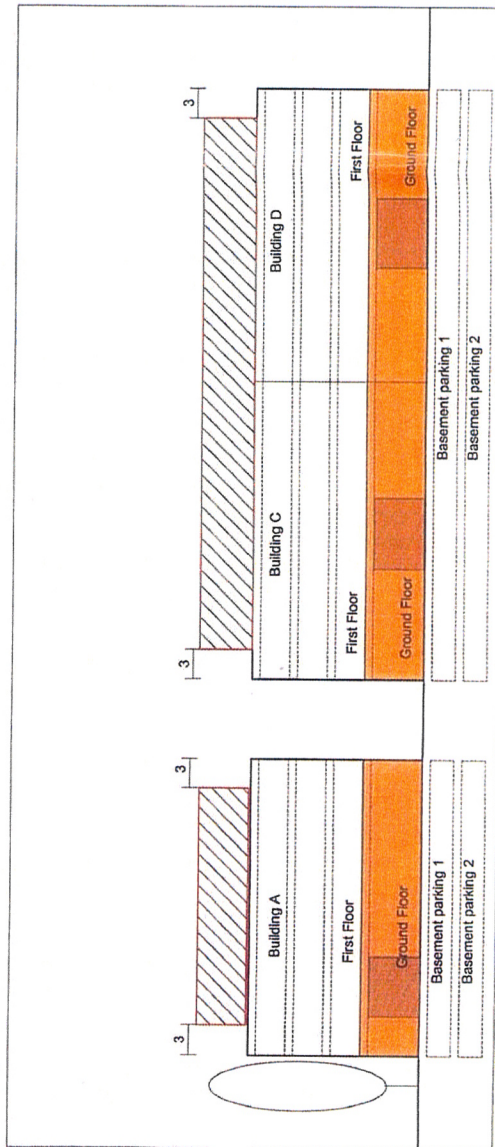
DATE
27/01/09

DWG NO
C 01

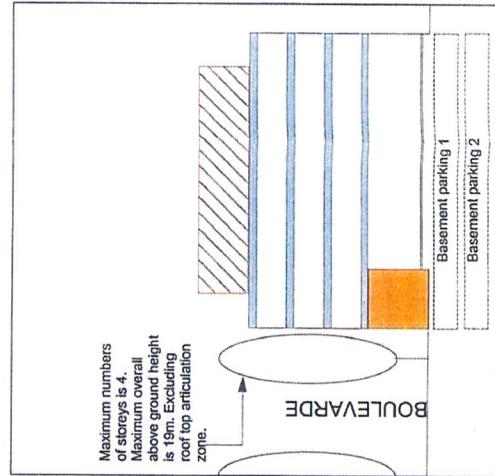
C



OLYMPIC BOULEVARD ELEVATION



SARAH DURACK ELEVATION



CROSS SECTION

LEGEND	
	Subject Site Boundary
	Dedication for Streets/Parks
	Building Zone
	Additional Extent of Basement Zone subject to Tree Preservation
	Articulation Zone
	0% Enclosed Floor Area (Roof top articulation zone, balconies, and the like)
	Colonnade Zone at Ground Floor with Building Zone Above
	Awning Zone
	Easement
	Courtyard
	Preferred Location of Entry Foyer / Vertical Circulation
	Integrated Service Zone (Roof top articulation zone)
	Primary Pedestrian Foyer Entry
	Basement Vehicular Entry
	Ground Floor/Street RL

Sydney Olympic Park Authority
Site 13 Development Controls

TITLE	Built Form Controls Elevations and Sections
SCALE	1:500
DATE	27/01/06
DWG NO	C 02
REV	C

GENERALLY

Minimise the need for further variation to the SOP Master Plan 2002.
Maintain consistency with SOPA's Vision 2025 Design Framework and proposals for Site 13 on Olympic Boulevard.
Architectural expression is to be of a high standard commensurate with the site's prominent location on the corner of Olympic Boulevard and Sarah Durack Avenue.

USES

All ground floor areas with frontage onto Olympic Boulevard and Sarah Durack Avenue are to be active uses such as cafes, restaurants, retail, lobbies, lounges and the like.
A minimum depth of 6.0m - 9.0m is recommended for all ground level active uses.
All service areas are to be accessed from the rear of the property and screened from public view.

BUILDING HEIGHT

The maximum building height shall be 4 stories and 19 m

*KYLIN

A 5.0m roof top articulation zone is to allow the creation of an architectural silhouette and integration of services such as: Lift overrun; plant rooms; and the like.
The total area in plan above 19m may not exceed 10% of the roof area of the building.
All portions above 19 m shall be setback from the site boundaries as shown in elevations.

FLOOR TO CEILING HEIGHTS

Minimum floor to ceiling height at ground floor is 5.1m. Floor to ceiling heights above ground level are min. 2.7m.

WEATHER PROTECTION AT STREET LEVEL

Provide sun shading and weather protection for pedestrians at street level, in the form of a continuous colonnade with a 4m width, along Olympic Boulevard and Sarah Durack Avenue frontages.
The colonnade floor is to align with the footpath levels along its entire length and the colonnade ceiling is to align with adjoining colonnades. The colonnade is to be well proportioned and designed and constructed to create a high quality, robust, enduring and well lit public domain element. There are to be clear site lines between the public domain and the ground floors.

SETBACKS

Buildings are to be within the building zone and provide the setbacks and courtyard as shown.
Above level one a minimum of 80% of the length of the front elevation (including balconies, sun-shading and the like) facing Olympic Boulevard and Sarah Durack Avenue is to be located on the property boundary.

ACCESS

Main building entries for pedestrians shall address and be directly visible and accessible from Olympic Boulevard and Sarah Durack Avenue.

All vehicular access to the building is to be from Sarah Durack Avenue. No vehicular access to below grade parking, service areas and the like shall be permitted from Olympic Boulevard.

PARKING + SERVICES

Basement parking is required. The footprint for the basement car parking is not to exceed the building footprint.
Car parking is to be provided at the maximum rate of 1 space per 55m² GFA.
Basement parking for adjoining buildings is to be joined to reduce vehicle crossovers of the footpath and area required for ramps.
Provide secure and conveniently located bike parking facilities at the following rates:
1 space per 150m² NFA for permanent staff and 1 space per 7,500m² NFA for visitor parking.
1 shower per 10 bicycle spaces
1 change area per permanent staff bicycle space.

ESD

Development shall attain current best practice and comply with the Environmental Guidelines (1993), SOPA's Sustainability Policy, Sustainability Strategy and the SOP Master plan.

The development is to achieve the following ratings: a minimum 4.5 star energy efficient rating (ABGR) and a minimum '4 Green Stars' Green Building Council Australia's Office Design.
SOPA strongly recommends that the proponents engage a dedicated ESD consultant as a core member of the project team- and for that person to be retained throughout the detailed design, construction and operational hand over phases- this will aid the development to deliver an affordable fully integrated sustainable design.

ACCESSIBILITY

Development shall comply with SOPA Access Guidelines 1st Ed 2002 and SOP Master Plan requirements relating to accessible accommodation. An Access Strategy is to be prepared as part of the DA submission.

BUILDING EXPRESSION

-The building facades are to be well articulated with balconies, fenestration and sun shading.
-Facades are to be designed to minimise summer solar access and maximise winter solar access.
-Appropriate forms of sun shading are to be provided to screen eastern, northern and western sun.
-In addition to balconies, sun shading in the form of external adjustable vertical shading, sliding screens, brise-soleils, and the like are recommended.

MATERIALS

Use good quality, durable materials, finishes and detailing in the construction of all parts of the building. Minimise environmental impact by selecting materials that:

- Have low embodied energy;
- Are durable;
- Are able to be recycled
- Are sourced from renewable resources and materials and
- Are non-polluting in manufacture, use and in disposal.

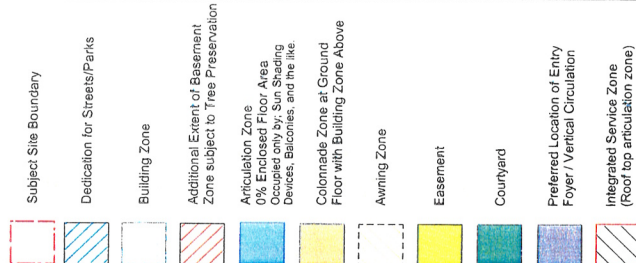
COURTYARD

The courtyard is to be well designed and provide good amenity including:
views and privacy for surrounding buildings;
high quality address to the neighbouring State Sports centre, and
areas for passive recreation for the building's inhabitants.
50% of the courtyard is to be unpaved
The courtyard is to incorporate minimum 3 spreading trees of minimum height 12m.

PUBLIC DOMAIN

The main building entrances are to be level with adjacent footpaths.
Make good all footpath, carriageway and public domain areas to the SOP UEDM and to the SOP Public Domain Strategy (pending.)
Building C is to provide ground level public access between Sarah Durack Avenue, the courtyard and the State Sports Centre.

LEGEND



Primary Pedestrian Foyer Entry



Basement Vehicular Entry

RL XX Ground Floor/Street RL

Sydney Olympic Park Authority
Site 13 Development Controls

TITLE

Built Form Controls
Text

SCALE

DATE
27.01.08



DWG NO
C03

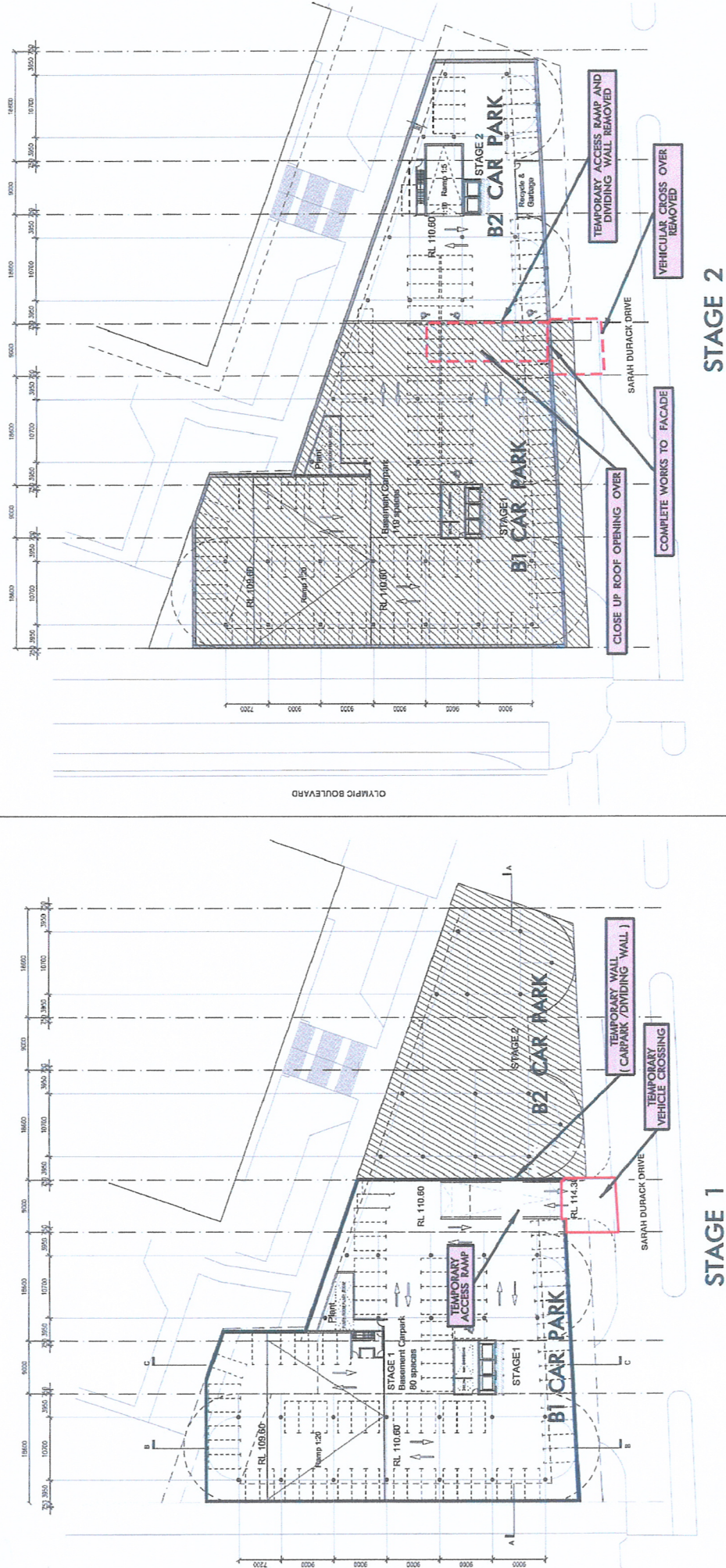
C

POSSIBLE STAGING

Fig 7

GROSS FLOOR AREA

STAGE 1 (Building A): 10 656m²
STAGE 2 (Building B): 4 040m²
Total: 14 696m²



SYDNEY OLYMPIC PARK
SOPA SITE 13
TEMPORARY WORKS PLAN
(INTERFACE WORKS)

NOTES

SYDNEY OLYMPIC PARK AUTHORITY
16/03/2011 11:00 AM 11/03/2011 11:00 AM
PH 02 9371 7300 FAX 02 9371 7300

SYDNEY OLYMPIC PARK AUTHORITY
16/03/2011 11:00 AM 11/03/2011 11:00 AM
PH 02 9371 7300 FAX 02 9371 7300

DRG. NO. : 006-P-0039 REV. A
SCALE : AS PER SCALE BAR



THIS DRAWING REMAINS THE PROPERTY OF THE SYDNEY OLYMPIC PARK AUTHORITY. IT IS TO BE USED FOR THE PURPOSES SPECIFIED IN THE TENDERS AND NOT FOR ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF THE SYDNEY OLYMPIC PARK AUTHORITY.

- ❑ Height of 19 metres and 4 storeys (though noting the 5 storey reference in the SOPA quote on the previous page);
- ❑ Any part above 19 metres is not to exceed 10% of roof area;
- ❑ Street frontage activation to both roads;
- ❑ Carparking at maximum of 1 space per 55m² GFA, accessed off Sarah Durack Avenue;
- ❑ High ESD performance;
- ❑ Strong articulation and sun shading of facades where sun-exposed.

East across Olympic Boulevard as noted earlier, SOPA Development Site #9 will be a 6 storey private hospital building addressing the Boulevard/Sarah Durack corner. In addition, SOPA has an adopted 'Urban Art Policy' and has expressed a wish to see an item of public art displayed on the development site, either in the forecourt or within the corner of the building itself. The detail will be a matter for discussion and resolution between the two parties in due course.

3.9 Design Development

Starting with those SOPA development controls mentioned above, Bates Smart has embarked on a lengthy design development phase for Site #13, meeting regularly with the Sydney Olympic Park Design Review Panel for review and feedback. Central to that design development exercise has been the refinement of the building envelopes to break up the east-west element along Sarah Durack Avenue into three curvilinear-fronted buildings oriented north-south to match the main north-south building running the length of the site fronting Olympic Boulevard. See Bates Smart's Design Development drawings at the end of this chapter. It has also been agreed with the Panel that the two

eastern-most buildings, i.e. the main corner building and its immediate neighbour, should utilize a five storey form designed to ‘anchor’ the corner more effectively and to relate better to the six storeys on Site #9 across Olympic Boulevard (see earlier discussion).

3.10 Consent Role of the Minister under SEPP (Major Projects) 2005

The proposed development is listed in Schedule 2 Specified Sites pursuant to State Environmental Planning Policy (Major Projects) 2005, being a development of greater value than \$5 million within Sydney Olympic Park. Accordingly it is a Part 3A Major Project due to the operation of Clause 6 of the SEPP, and the corresponding provisions of Section 75 of the Act and Clause 8 of the 2000 Regulation therefore apply. This process makes the Minister for Planning (and his Departmental delegates, where applicable) the Consent Authority for a ‘major project application’ under Part 3A of the Act (as distinct from a ‘development application’ under Part 4 of the Act).

A ‘project application’ for the Minister’s approval was lodged with the Director-General accompanied by a Project Description Report which addressed project permissibility under applicable planning provisions, and identified potential key issues associated with the proposal.

The Director-General then issued a schedule of detailed requirements for the applicant’s Environmental Assessment of the project, which is the purpose of the current report. The Director-General’s Requirements are attached at Attachment A and this Report’s response is summarised in tabulated format at Chapter 8.

3.11 Other Planning Controls

Other planning controls to be considered in the assessment of this project application, additional to those listed in Clause 13 of SREP 24 (see earlier discussion in section 3.1 of this report), include the following:-

- **SEPP (Infrastructure) 2007** – The site development is listed in Schedule 3 to this SEPP (and formerly in Schedule 1 of SEPP 11, now repealed). Consultation with the RTA is therefore required (see 3.10);
- **SEPP 55 – Remediation of Land** – Clause 7(1) of SEPP55 requires a consent authority to consider whether land is contaminated, prior to consenting to a development application, and if the land is contaminated, whether it is suitable for the proposed use or capable of remediation to adequate standard - see Douglas Partners' Phase 1 Contamination Assessment report of February 2007, finding that the site is suitable for the proposed development without the need for any remedial works, and that acid sulphate soils are absent.

3.12 Consultation Required

Pursuant to Clause 14 of SREP 24, if this were a Part 4 DA the consent authority, being the Minister for Planning, is to seek the views of SOPA and Auburn Council. The consent authority may also consult with any other authority it considers appropriate, and the Director-General's Requirements also nominate Railcorp, the RTA and the Heritage Council for consultation by or on behalf of the proponent, which has been done. Formal request to those bodies has been made, and the response to those consultations is still awaited from Auburn Council at the time of writing this report. The authority responses to this consultation are contained at Annexure N. This final EA Report has been modified where necessary to accommodate the appropriate assessment or comment.

3.13 Building Code of Australia

The proposed building is categorised as a Class 5 structure of Type A construction under the provisions of the Building Code of Australia. MacKenzie Consulting has provided advice to the project team on the BCA compliance of the proposed building. A services engineering report has been prepared by Medland Metropolis, confirming

that all services will be designed to meet the relevant sections of the Building Code of Australia and the relevant Australian Standards. For purposes of Construction Certification, details of the Principal Certifying Authority will be provided to SOPA in due course.

Details of any proposed staging including the Title details, will be submitted to SOPA prior to being lodged with the Department

4. THE PROPOSED DEVELOPMENT

The purpose of this chapter is to describe the proposed development in detail, and to discuss the design rationale behind the Project Application drawings.

4.1 Site Analysis and Design Development

The development site is primarily rectilinear in shape along its longer east-west axis, tapering from east to west from its significant frontage to Olympic Boulevard. It falls gradually from north to south, and is easy to build on. As discussed in the previous chapter in section #3.6, SOPA's development controls for Site #13 put forward a two building solution, a longer N-S footprint to the entire Olympic Boulevard frontage, and a slightly shorter building form running E-W along the balance of the Sarah Durack frontage, with suitable building separation from the State Sports Centre behind.

As also discussed, the design development phase led to refinement of the 'two building' control, with the introduction of four building elements addressing Sarah Durack Avenue to break-up and articulate the longer site frontage. The four elements are separated by an open courtyard into two buildings each of two elements, each building having a central core with lifts up from basement parking beneath. The layout plans illustrate the site development principles resulting.

4.2 Design Philosophy

Having evolved the site development principles, project architects Bates Smart undertook an extended process of detailed design analysis embodying the following design philosophy. Greater detail is provided in Bates Smart's Design Report submitted with the DA drawings, however the four drawings preceding illustrate the evolution of the concept design, namely:-

- ❑ Built form linear and height emphasis to Olympic Boulevard ceremonial axis, anchoring corner and relating better to 6 storeys on eastern side of Boulevard
- ❑ Built form broken up to Sarah Durack elevation, and tapering in height and scale toward non-development sites to the west;
- ❑ Rounded ends on building forms to emphasise articulation and make for a more dynamic building visually and aesthetically, 'floating' above a glass base at ground where pedestrian activity will be in full view;
- ❑ Two-core building solution, with excellent solar access;
- ❑ Efficiency of potential tenancy break-up;
- ❑ **Ground Plane Concept** - The buildings are entered primarily off the corner of Olympic Boulevard and Sarah Durack Avenue via lobby connecting Building A with Building B, giving the less significant Building B an Olympic Boulevard address. Continuous glazing provides increased connections between the public domain and the interior spaces;
- ❑ The four principles of Crime Prevention Through Environmental Design (CPTED) are addressed through the ground plane concepts;
- ❑ **Public Domain** – 4m deep (minimum) colonnade to Olympic Boulevard and Sarah Durack Avenue. Active frontages to street edges, and public domain and lobby visually and physically connected;
- ❑ **Pedestrian & Vehicular Entries** –
 - Continuous connected lobby acts as an internal street and effectively gives Building B an Olympic Boulevard address;

- Secondary entries along Sarah Durack Ave into the lobby and lobby café allow for permeability and activation;
 - Secondary entries along Olympic Boulevard for proposed retail and café;
 - Vehicular entry off Sarah Durack Avenue utilizing existing access drive to State Sports Centre.
- ❑ **Sun-Shading** – Considerable design effort has gone into devising shading elements that are at once solar-efficient, rhythmic, and aesthetic in proportion;
- ❑ **Rooftop Plant** – Directly above the two cores, they are set well back off site boundaries and treated as integral architectural elements of the building, providing vertical built form emphasis when viewed on the Sarah Durack elevation in an innovative aesthetic.

4.3 Development Details

Key development statistics of the proposed building are as follows:-

- ❑ Site area of 4594 square metres;
- ❑ Total Gross Floor Area of 14,696 square metres over 4 and 5 storeys;
- ❑ Retail, cafes and lobbies at ground level to street frontages;
- ❑ Open courtyard of 210 square metres in area;
- ❑ One basement level for a total of 105 cars;
- ❑ Two central cores, one servicing built elements A & B, the second C & D;
- ❑ Vehicle basement access taken at the western end of the site, off Sarah Durack Avenue.

It is possible that Buildings A and B closer to Olympic Boulevard will be completed and occupied prior to Buildings C and D. The plans have been designed to allow that to occur, if the construction sequencing makes it possible or desirable. If that does occur, a temporary vehicle crossing will be provided off Sarah Durack Avenue east of the

driveway's final location, and service vehicles separately accommodated in the interim, accessed away from the Sarah Durack frontage and screened from public view. See Figure 7 overpage.

4.4 Landscaping and the Public Domain

The Landscape Concept Plan for the Site #13 development has been prepared by Mike Horne of Turf Design Studio. See Attachment D. Key landscape principles include the following:-

- ☐ Retention and protection of the existing dual rows of pine trees planted along the site's Olympic Boulevard frontage (see arborist report at Annexure P), and continuing street paving up to building edge;
- ☐ Retention of a number of existing Eucalyptus along the Sarah Durack frontage, augmented with additional Eucalypt plantings on-site along that frontage.
- ☐ East-west pedestrian movement along Sarah Durack Avenue to be accommodated on-site, along with additional seating.
- ☐ Existing pathway and fire egress/access from Sports Centre to be retained.
- ☐ Café courtyard to be hard-landscaped with banded pavement per UEDM, with new adjacent lawn and trees.
- ☐ Inner courtyard (between the new buildings) to be hard and soft landscaped, and sculpturally treated.
- ☐ Minor soft landscaping at western end of the site.

4.5 Building Code of Australia

The report by McKenzie Group Consulting at Annexure F addresses the BCA issues associated with the proposed building. It has concluded that the building can comply with the provisions of the BCA, subject to a performance assessment of a non-compliant travel distance in Building A. The report and that of Sparks at Annexure B also outline essential fire services, and should be consulted for detail.

4.6 Environmental Commitments

The applicant's statement of environmental commitments is dealt with in Chapter 7 of this Report. That table also indicates intended timing of same.

5. ASSESSMENT OF PROJECT AGAINST APPLICABLE CONTROLS

The purpose of this chapter is to address the effect “*of any relevant statutory and non-statutory provisions, in particular ... arising from environmental planning instruments*” and must have regard to the Masterplan and SOP Vision 2025, as required by the Director-General’s environmental assessment requirements.

5.1 SEPP’s

The proposed development is listed in Schedule 2 Specified Sites pursuant to State Environmental Planning Policy (Major Projects) 2005, being a development of greater value than \$5 million within Sydney Olympic Park. Accordingly it is a Part 3A Major Project, due to the operation of Clause 6 of the SEPP, and the corresponding provisions of Section 75 of the Act and Clause 8 of the 2000 Regulation therefore apply. This process makes the Minister for Planning (and his Departmental delegates, where applicable) the Consent Authority for a ‘major project application’ under Part 3A of the Act (as distinct from a ‘development application’ under Part 4 of the Act). The Director-General has issued a schedule of detailed requirements for the applicant’s Environmental Assessment of the project, (see Attachment A) which is the purpose of this report.

SEPP (Infrastructure) 2007 requires referral to the RTA for consultation purposes, while SEPP55 requires the consent authority to have regard for the land’s possible contamination and any necessary remediation to make it ‘fit-for-purpose’. These aspects are also covered by the Director-General’s Requirements.

5.2 SREP’s

As noted in Section 3.1 of this report, SREP 24 applies to the subject land requiring inter alia that the development be consistent with one or more of the Clause 12 planning

objectives in order to be permissible. As noted earlier, the proposed development is considered to be consistent with objective 12(c), quoted in Section 3.1 of this report, and is therefore permissible. Clause 13 of the REP lists the matters for consideration in the assessment of an application. They are addressed in this application as summarised in the table below.

Table I Assessment considerations found in Clause 13 of SREP24

	Matter for consideration	Comment
(i)	Section 79C of the Act	It is understood a Part 3A Major Project Application does not call up S.79C which is in Part 4 of the Act. However it is considered
(ii)	SOP Masterplan 2002	Discussed in #5.3 below
(iii)	Any DCP's for the land	None relevant
(iv)	SOPA Act 2001 Environmental Guidelines	Energy and water conservation, waste minimisation, air/water/soil quality, trees, all considered
(v)	Appearance from waterways, impact on views	Does not apply
(vi)	Impact on drainage, water	Examined by Medland Metropolis (See Annexure B)
(vii)	ESD considerations	See Cundall report at Annexure G
(viii)	Impact on natural environment	Considered – see discussions at Section 6.5
(ix)	Impact on heritage	Limited relevance – see discussions at Section 6.6
(x)	Views of consulted authorities	See Annexure N – Several responses still awaited
Cl.18	Services	Examined by Medland Metropolis – (See Annexure B and Section 6.6)
Cl.20	Contaminated land	Studies undertaken by DJ Douglas (See Annexure M and Section 6.5)
Cl. 20A	Acid Sulfate Soils	Studies undertaken and concluded none present

5.3 Masterplan

The Sydney Olympic Park Masterplan 2002 was discussed in some detail in Section 3.2 and 3.3 of this report, as it relates to the Southern Events Precinct in which Site #13 is located, and to Site #13 itself. As noted previously, the Precinct generally is not seen to develop in the future as strongly commercial, but commercial is not precluded, as illustrated at Masterplan Figure 3.2.1, Preferred Land Uses. The proposed development is consistent with the relevant development objectives as quoted in Section 3.3.

This is further reflected in SOPA's Development Controls for Site #13, discussed and contained in Section 3.5 of this report, and in accompanying SOPA documentation which refers to a 4-5 storey commercial building on Site #13. SOPA's Design Review Panel has overseen the design evolution of the current project, and is understood to have endorsed it as an appropriate and suitable response to the Masterplan provisions, including the fifth storey proposed on the corner building.

The elevational drawings and the 3-D material prepared by project architects Bates Smart clearly illustrate the appropriateness of the proposed built form relationship, including the minor exceedance of the 4-storey guideline contained in the now-outdated 2002 version of the Masterplan. It is considered a superior massing solution to step the four-storey western element up to five storeys at the key corner location, rather than maintaining a consistent height through the site. The eastern elevation to Olympic Boulevard exhibits appropriate proportionality given its length, and would be a weak architectural solution if reduced in height. Further, the glass colonnaded 'podium' will achieve a floating effect for the building that will act to soften and provide interest to the built form, which is further broken up horizontally and vertically by the eaves overhang on each level and the extensive use of sun louvres. The design solution is considered a good one, and will do proper service to this prominent corner site (see also sections 6.2 and 6.3).

5.4 Sydney Olympic Park Vision 2025 and draft Masterplan 2025

Vision 2025 is a general document, as suggested by the name, that is given built form expression in the draft Masterplan 2025, whose draft provisions are discussed in Section #3.5 of this report. These provisions and built form expectations have been central to the design development phase of the project. It is our assessment, as can be seen from that earlier discussion, that the subject proposal performs well against the draft Masterplan 2025, and is consistent with Sydney Olympic Park Vision 2025.

5.5 Site #13 Development Controls

The same can be said for SOPA's Development Controls for Site #13, though subject to some refinement to building massing, undertaken with the overview role of the SOPA Design Review Panel, to give a superior built form result to Sarah Durack Avenue with greater articulation and architectural interest generally. Key project performance indicators against SOPA's Development Controls include the following:-

- ☐ Compliance with the FSR and GFA controls;
- ☐ Building to the street frontages, with provision for covered pedestrian movement zones along both
- ☐ Provision of activating uses at ground level, with direct access from the streets
- ☐ Comfortable compliance with the 19 metre building parapet height for the four storey 'western' building
- ☐ Near compliance with the 19 metre height for the five storey 'corner building', which has been agreed with the Design Review Panel should step up to five storeys at the corner to relate better to the taller building on the opposite side of Olympic Boulevard and 'anchor' the corner visually
- ☐ Compliance with the controls for the 'integrated rooftop service zone' in its height and areal extent
- ☐ Ground level entry is at or close to finished ground level outside the building
- ☐ Carparking numbers comply with the maximum carparking rate of 1/55m²

- ☐ Achieves or exceeds the Green Star and ABGR ratings required
- ☐ Buildings will be accessibility compliant
- ☐ All vehicular access is off Sarah Durack Avenue, but further west than shown on SOPA's plan, in order to achieve superior uninterrupted building presentation and pedestrian activity
- ☐ High level of solar shading, and building articulation generally
- ☐ High quality, durable materials and finishes
- ☐ High quality public domain treatment.

6. DISCUSSION OF KEY ISSUES AND IMPACTS

6.1 Introduction

The purpose of this chapter is to address the usual merit considerations under Section 79C of the Environmental Planning and Assessment Act, at the same time ensuring that the particular matters raised in the Director-General's environmental assessment requirements for report coverage, are also addressed.

6.2 Appropriateness to Setting

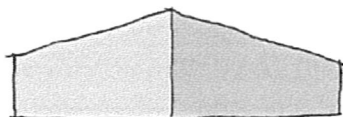
The proposed building addresses its two street addresses in a way which defines the public realm and provides street level activity, with generous continuous 'colonnade' to Olympic Boulevard, and covered external areas and continuous glass lobby to Sarah Durack Avenue. The strong N-S lineal form of the corner four storey bladed curved building floating above a glass 'box' will provide a striking feature to the Sarah Durack frontage, while the curved elements of either end of the building will soften and add interest to the architecture, which is already strongly articulated by the longitudinal 'ledges' and the rhythm of the vertical blades which will act to accentuate the 'stepping around the corner'. The four curved building faces stepping west down Sarah Durack will further accentuate the articulation and rhythm of the massing composition of a building which is of exciting and striking contemporary architectural form. See architect's 3-D representations overpage and later in this chapter.

6.3 Physical Relationships

The following observations can be readily drawn, drawing from discussions in previous chapters:-

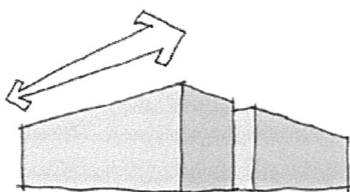
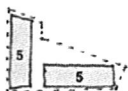
i. Urban Design Analysis

The following process describes the progression of massing, form and articulation in response to urban design criteria.



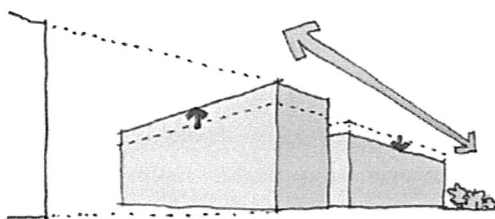
1. Large Corner Building

- > Unarticulated building mass - the building is too large for the site
- > No differentiation between Olympic Boulevard and Sarah Durack Avenue



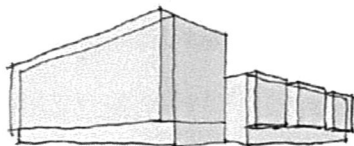
2. SOPA Masterplan Envelope

- > Dominant volume reinforces Olympic Boulevard
- > Articulation to secondary volume along Sarah Durack Avenue



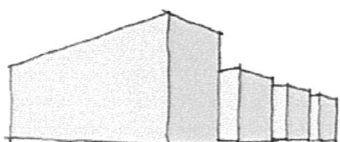
3. Hierarchy between volumes

- > Increase height to Olympic Boulevard to complement scale of opposite building
- > Reduce height along Sarah Durack Avenue to taper away to non-development sites



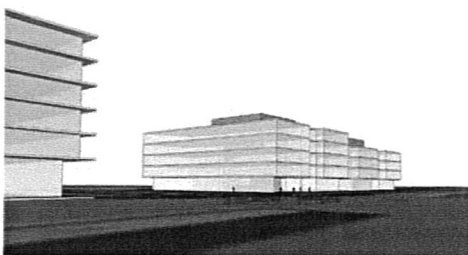
4. Articulation of volumes

- > Articulate volume to scale of their respective streets
- > Large scale response to Olympic Boulevard
- > Articulate volumes along Sarah Durack Avenue to mitigate scale

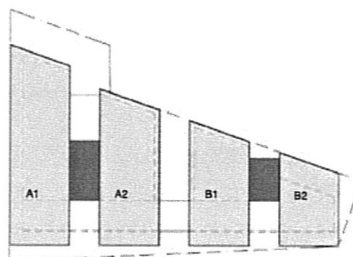


5. Campus office floorplates

- > Building volumes respond to urban design articulation
- > Provide open flexible floorplates - linear 'fingers' of space
- > Atriums provide campus 'hearts'



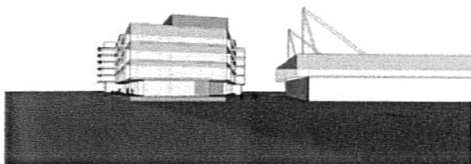
> View looking west down Sarah Durack Avenue



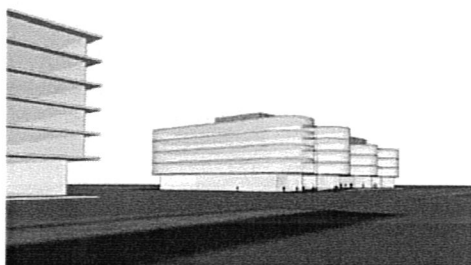
Option 1

> Rectilinear floorplate with squared ends to Sarah Durack Ave & 'sliced' ends to the south to respond to adjacent State Sports Centre.

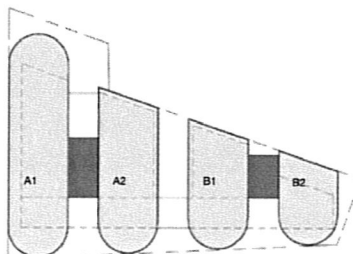
> Articulation is minimal between the office floorplates and the recessive breakout areas.



> View looking east down Sarah Durack Avenue



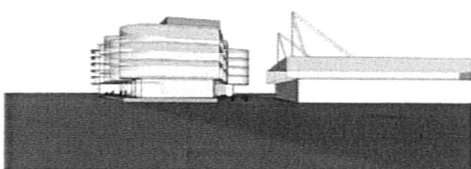
> View looking west down Sarah Durack Avenue



Option 2

> Rectilinear floorplate with rounded ends to Sarah Durack Ave & rounded to both ends of Building A1 to create a dual aspect gateway building to Olympic Boulevard

> Articulation between forms more expressed and dynamic



> View looking east down Sarah Durack Avenue

> Rounded end to the southern end of Building A1 is visible while maintaining sliced end at ground floor

4. Concept Design

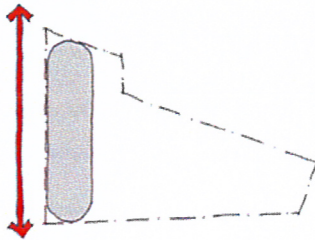
iv. Floorplate Concept

The following diagrams analyse the floorplate in terms of urban design criteria and a marketable office floorplate which is open, flexible and has good connectivity to encourage interaction.



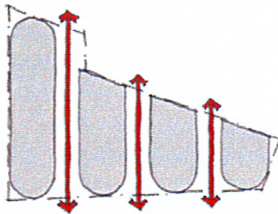
1. Office Market Preference

- >Open, flexible, unencumbered floorplate
- >Maximise connectivity



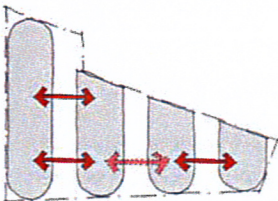
2. Urban Design Alignment

- >Linear floorplate to reinforce Olympic Boulevard geometry



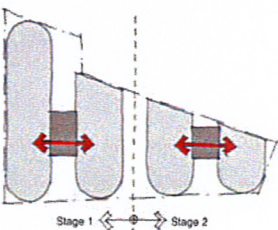
3. Market Flexibility & Urban Design

- >Multiple open flexible floorplates of varying size
- >All floorplates reinforce Olympic Boulevard
- >Promotes through-site permeability



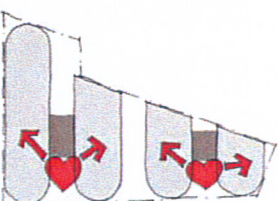
4. Horizontal Connectivity

- >Horizontal connection of floorplates
- >Increase flexibility of leasing



5. Efficiency & Staging

- >Shared core between floorplates maximises efficiency
- >Separate buildings allows staging



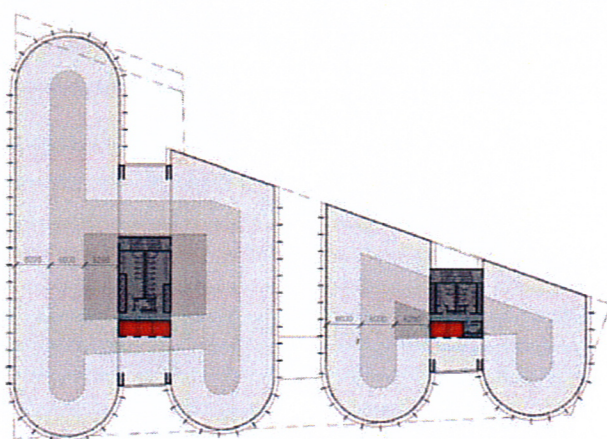
6. Vertical Connectivity

- >Potential for atriums and intertenancy stairs within tenancies forms the central 'heart' for the building
- >Atrium maximises natural light and provides vertical connectivity
- >Potential to create 'campus' building

4. Concept Design

v. Floorplate Analysis

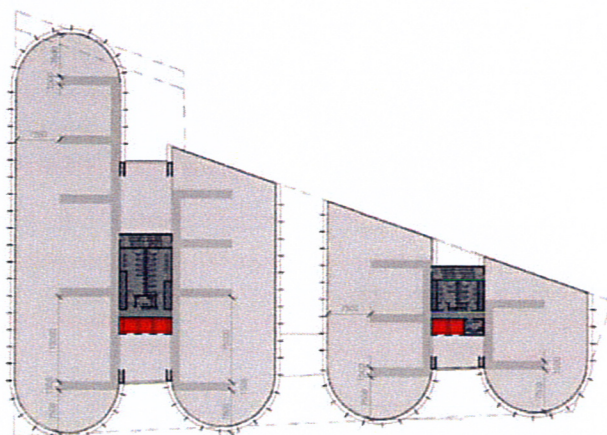
The floorplate was analysed in accordance with DEGW's criteria for natural light and tenancy efficiency.



Depth of Space Analysis (DEGW Method)

>The floorplate has excellent access to natural light with only a small percentage of 'Type C' light which can be ideally utilised has storage/ compactus zones.

- Type A = 62 % (within 6m of natural light)
- Type B = 32 % (within 12m of natural light)
- Type C = 6 % (greater than 12m from natural light)



Tenancy Efficiency (DEGW Method)

>Circulation or tenancy efficiency is defined as the ratio of net usable area expressed as a percentage of the net internal area, with Net Usable Area defined as the Net Internal Area less a path of primary circulation that leaves no point further than 7.5m from a circulation path.

>The unencumbered floorplates with centrally located shared cores result in excellent tenancy efficiency.

- Tenant Circulation Efficiency = 89 %



Figure 8: 3-D representation of proposed building, taken from corner of Olympic Boulevard and Sarah Durack Avenue

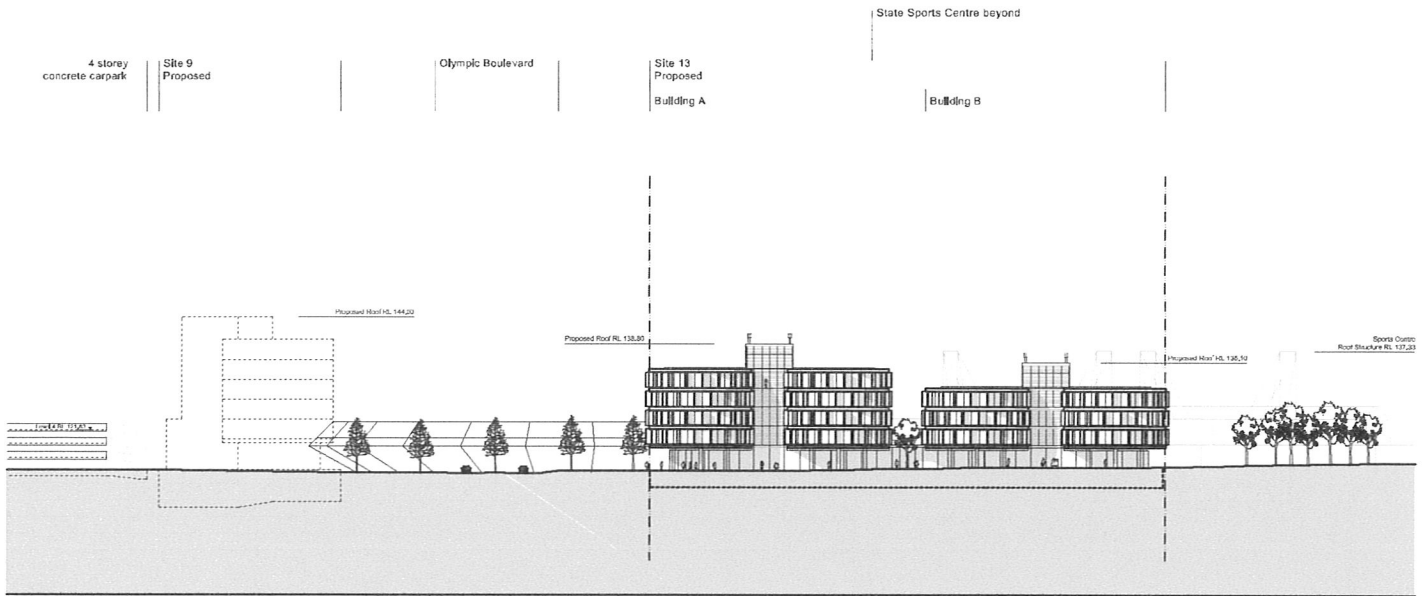
- ❑ The four storey corner element ‘floating’ above a minimalist glass frontage at ground behind a generous pedestrian cover, will provide an edge of exciting and appropriate enclosure to the public realm, and one which is wholly in keeping with the ‘cutting-edge’ contemporary architecture to which Olympic Park gives expression;
- ❑ The proposed building elements of one storey lesser height further west down Sarah Durack makes an appropriate built form relationship with the stronger corner elements, and tapers the building west towards non development sites;
- ❑ The ‘stepping up’ massing composition to the corner building is in turn, considered to be the appropriate response to the proposed 6-storey building directly across Olympic Boulevard (see built form relationship on Figure 9 overpage), and the building cores have been treated externally in an exciting architectural solution;
- ❑ Potential wind issues are addressed by the CPP report at Annexure O and several recommendations made for landscaping at pedestrian level and a glass screen to the rear café;
- ❑ Overshadowing is not a particular concern (see drawings at Attachment C);
- ❑ Nor is potential noise or vibration associated either with the railway line across Sarah Durack Avenue or with Sports Centre events (see noise and vibration reports at Annexure H);
- ❑ The relationship with the State Sports Centre behind is satisfactory in built form terms. In any event this is a relationship which is not readily available to public view, and is to the Centre’s fire egress only (see relationship at Figure 10);

- Reflectivity of glass and other building surfaces will be below the SOPA 20% standard, and in any event will be mitigated by the extensive overhangs and use of louvres;
- The quality and innovation of the design and the dramatic contemporary aesthetic achieved by the project architects is demonstrated by the project documentation and the 3-D representations included with it;
- The resultant built form is appropriate to its location and setting, and consistent with the Authority controls and expectations.

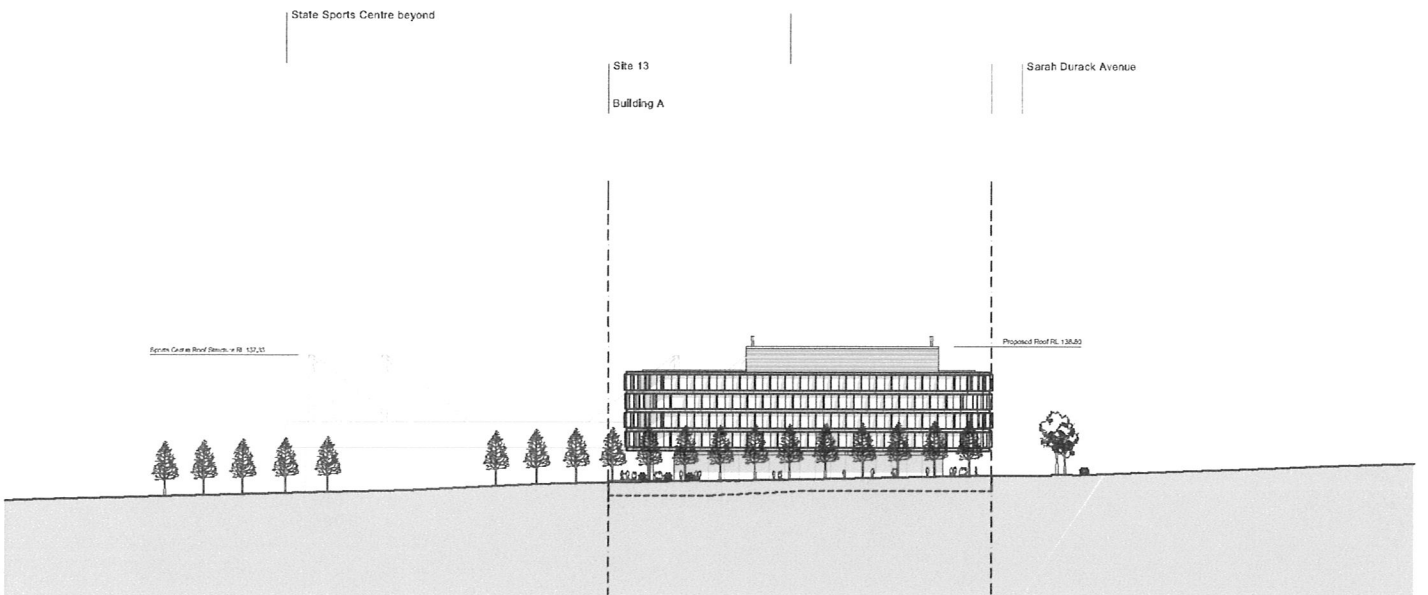
6.4 Visual Impact

Building upon the above discussion of the proposal's physical form and relationships, and in further response to the Director-General's Requirements on the issue, it is considered that the proposed development will be consistent with and complementary to the existing and anticipated future buildings in the vicinity of Site #13, and to the image, style and architectural flavour of Sydney Olympic Park as a whole. In that regard it is important to recognise that the Site #13 footprint and envelope controls have been determined by the Sydney Olympic Park Authority as part of their stipulated Development Controls for the site, and the SOPA Design Review Panel has provided ongoing input to Bates Smart's design development phase. The siting, height, form and appearance of the proposed building is in close alignment to the combined requirements of SOPA's development controls and the Design Review Panel's expectations.

The appearance and thus visual impact of the proposed building reflects the outcome of that process, and are considered to be a very good result. It relates appropriately to the existing State Sports Centre to the south, and the proposed six storey commercial building on the opposite corner of Olympic Boulevard. Its finish and presentation are consistent with the rest of the buildings either existing or proposed on Olympic



Sarah Durack Avenue Elevation

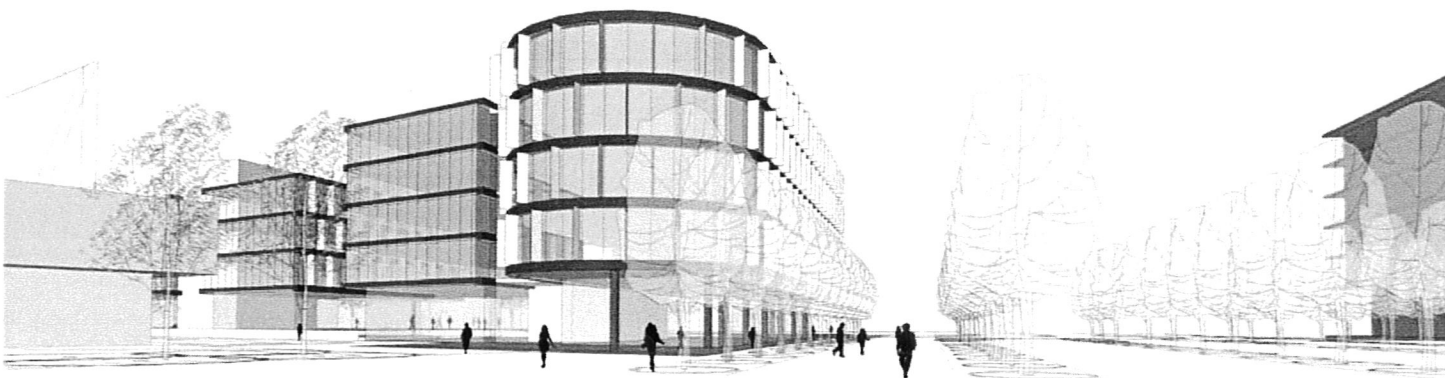


Olympic Boulevard Elevation

Fig 9



>View 1 - Looking east down Sarah Durack Avenue

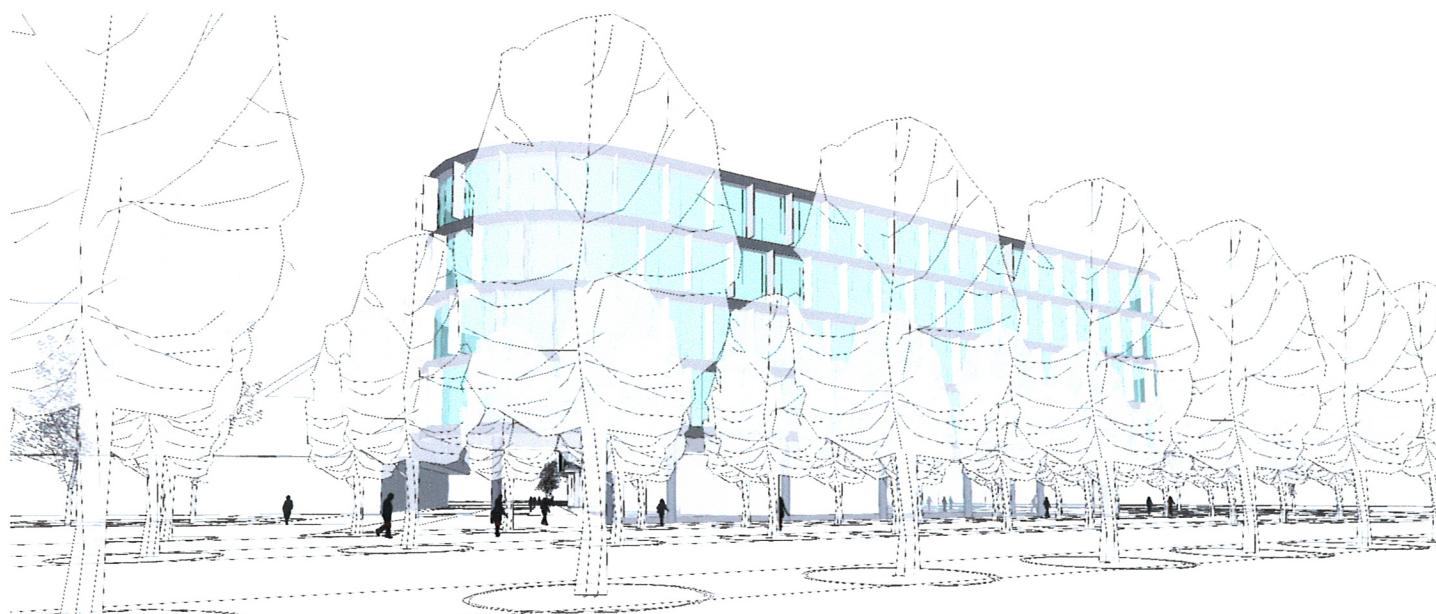


>View 2 - Looking north up Olympic Boulevard

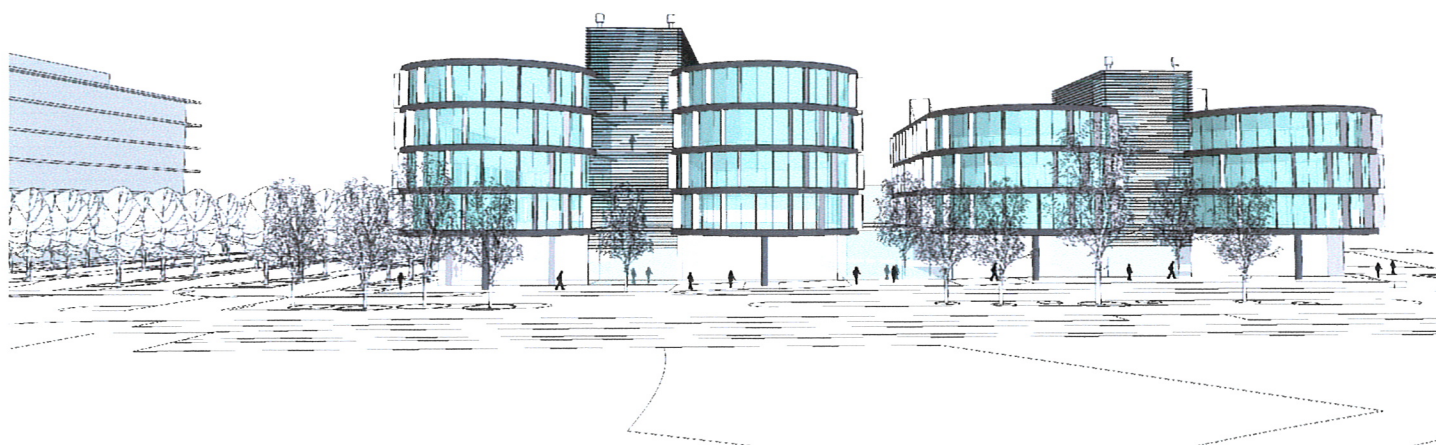
Fig 10



>View 3 - Looking south-east towards Olympic Boulevard from Sarah Durack Avenue



>View 4 - Looking north-west from Olympic Boulevard



>View 5 - Looking south from elevated viewpoint across Sarah Durack Avenue

Fig 12

Boulevard, and it will relate generously and aesthetically to its public interface in an appropriately and well landscaped setting.

6.5 Parking, Traffic and Access

Examined in detail in the TTPA traffic report accompanying (at Annexure A), on-site parking is well below the maximum stipulated of 1/55m² GFA, access and circulation are both in accordance with the Australian Standard. The proposed basement car parking arrangement is suitable for its purpose, traffic generation is low and of little impact on the road network, and service vehicles are readily accommodated in the loading dock provided, as shown by the swept paths appended to the TTPA report found at Annexure A to this Report. The site will operate comfortably within accepted standards, including during major special events and during the construction phase. See pages 11 and 12 of the TTPA report for discussion of those aspects.

6.6 Natural Environment

Performance of the proposed development in its natural environment can be summarised as follows:-

- ❑ There are no flora or fauna impacts, other than the removal of a stand of juvenile plantings planted at the time of the Sports Centre development;
- ❑ Site contamination is not an issue (see Douglas Partners' report);
- ❑ Water quality will be protected;
- ❑ Appropriate erosion and sediment control measures will be put in place during excavation and construction;
- ❑ The development will not create issues of acoustic or air quality impacts;
- ❑ Existing verge plantings will be protected and augmented with new proposed plantings (see arborist report).

6.7 Social and Economic Environment

There are no perceived negative impacts on the social environment as a result of the proposed development. Similarly there are no economic costs contemplated to result from the development. There are definite perceived economic benefits however, flowing from the investment and jobs created during construction, the new employment that will be created here, including their ongoing expenditure, and the economic stimulus that will be created for additional development and jobs in Olympic Park, including in this precinct.

6.8 Construction Management and Sequencing

This site is relatively easy to develop, being generally level with few improvements, enjoying extensive road frontages, being readily accessible for plant, machinery and deliveries, and consisting of shale rather than hard rock. See Douglas Partners' geotech report, and M+G Consulting's letter on structural engineering matters. Necessary hoardings, for full pedestrian protection, appropriate construction zones and erosion sedimentation safeguards will be straightforward, while the limited depth of excavation involved will simplify excavation with limited shoring or underpinning required. See Construction Management Plan at Annexure K, and discussions of construction traffic management in TTPA report at Annexure A. All these matters will require detailed approval by SOPA both before and during construction phase. SOPA approval of detailed proposals will be required pre-CC in any event.

6.9 CPTED

The four principles of Crime Prevention Through Environmental Design (CPTED) are addressed through the following ground plane concepts;

- 1. Surveillance – There is a high level of natural surveillance in the public domain via active frontages and continuous glazing to Olympic Boulevard and Sarah Durack Avenue.
- 2. Access Control – There is legible public domain at the street frontages. The internal courtyard between Buildings A & B is clearly defined as a private courtyard with a planting well and 1m level change acting as a secure barrier and channelling pedestrian movement along the pathway between the proposed building and the State Sports Centre.
- 3. Territorial reinforcement – The public domain has been designed to encourage people to gather. Large circular seats are integrated with tree planters to provide shaded seating and generally have northerly aspect.
- 4. Space Management – The public domain is closely linked with the lobby and cafes to ensure that it is appropriately utilized and well cared for.

6.10 Accessibility

Morris-Goding have prepared a report on the development's performance in accessibility terms (see Annexure E). That report concludes the building will perform well in that regard, and recommends a range of features designed to embellish that performance.

6.11 Ecologically Sustainable Development

In summary, the proposed Site #13 development pursues the principles of ESD by:

- Not impacting on remnant or constructed ecosystems within the Sydney Olympic Park;

- Utilising re-cycled water;
- Developing a commercial facility in walking distance to public transport facilities and to other businesses in the Park;
- Incorporating energy-efficient building technologies into the development, taking into account passive solar design principles and achieving a good ABGR star rating (see Cundall report at Annexure G);
- Incorporating soil and water management measures during the construction and operational phases of the development;
- Accommodating a landscape design that endeavours to select plant species that are non-invasive, non-allergenic, attractive to birds and other fauna and that have a low water demand and high drought tolerance, and;
- The implementation of a waste management strategy that pursues waste minimisation, recycling and the use of recycled materials in the building's construction and operation.

6.12 Heritage

There are no items of European heritage on the site or within its visual catchment, the closest being the 'Vernon' buildings some 600 metres to the north near the station. Similarly there are no NP+WS recorded items of aboriginal heritage on the subject land, and given the history and extent of site disturbance it is unlikely that any aboriginal artifacts exist on the site. There will no doubt be a standard Consent condition requiring on-going monitoring of the excavation process, and notification of the NP+WS in the event that any artifact might be uncovered during excavation. (See DECC letter at Annexure N dealing with the aboriginal artifact issue.)

6.13 Waste Management

All excavated material will be tested and then disposed of appropriately, depending on its condition. Removed vegetation will be mulched and re-used, any concrete will be crushed and re-used, and bitumen will be taken to appropriate landfill sites. Any surplus material during and after construction will also be re-used wherever possible. Waste generated during building occupation will mostly be re-cycled, utilizing the storage and loading facilities provided. See further discussion in Environmental Site Management Plan at Annexure K.

6.14 Suitability of the Site for the Proposed Building – Section 79C(1)(c)

It is concluded from the foregoing report that Site #13 is well-suited for the proposed building the subject of this Project Application. It is advised that the SOPA Design Panel has drawn the same conclusion.

The site is considered to be suitable for the proposed retail/commercial building as:

- the use is permissible with consent and is compatible with adjacent land uses;
- the site is well located for the intended purpose;
- the proposed building is modern and aesthetically attractive and integrated into its physical context with no perceived negative built form impacts;
- it will not have impacts on surrounding land uses or on any conservation area;
- the traffic generated by the development will not have a noticeable effect on the operation of the surrounding road network;
- good public transport services are available in the vicinity;

- recreational opportunities and public spaces are provided within Sydney Olympic Park and on the subject site;
- utilities and services are available to the site;
- adequate stormwater and water quality control measures are able to be provided, integrated with those of the existing building; and
- site geotechnical conditions and soil contamination issues have been addressed.

7. DRAFT STATEMENT OF ENVIRONMENTAL COMMITMENTS

7.1 Introduction and Context

Under Part 3A of the Environmental Planning and Assessment Act dealing with Major Projects, the Director-General is entitled to require the proponent to submit a Statement of Commitments, as part of the Part 3A environmental assessment, outlining the environmental measures designed to manage and mitigate any possible impacts the project may cause. As can be seen from the Director General's environmental assessment requirements at Annexure A to this report, he has elected to ask for such a Statement on this occasion. This section of the planning report provides that Statement on behalf of the proponent.

7.2 Proposed Management and Mitigation Measures

AVJennings Limited, as proponent of the Site #13 project, commits to obtain all necessary approvals as may be required from public authorities or service providers, and to adhere to the measures outlined in the Table below in the following summary categories:-

1. Urban design excellence
2. Infrastructure & services
3. Traffic & parking
4. Construction management
5. Stormwater management
6. ESD and energy management systems
7. Landscaping
8. Interim occupation
9. Waste management
10. Plan of Subdivision

TABLE: DRAFT STATEMENT OF COMMITMENTS

Management/mitigation measures		Timing
1.	Urban Design Excellence	
1.1	Use of high quality materials and finishes on external and rooftop surfaces	D + C
1.2	All fit-out of ground floor areas is to be closely controlled by the Joint Venture to achieve results as for #1.1	D + C
1.3	All ground-scape materials shall meet the same objectives, as seamlessly as possible with adjoining public domain treatments	D + C
2.	Infrastructure and Services	
2.1	The identification of all existing services infrastructure to date will be verified, and planning and design of any new works will be undertaken in consultation with relevant service providers and SOPA	Ongoing
2.2	All services are to be as inconspicuous as possible	Ongoing
3.	Traffic and Parking	
3.1	Carparking is to be accessed and laid out in accordance with AS2890	D + C
3.2	Adequate motor bike and bicycle facilities will be provided and maintained	D + C
3.3	Approval for any works within SOPA roadways will be obtained from SOPA	D + C
3.4	Carpark access and security is to be closely managed by the building owner/managing agent	D + C
4.	Construction management	
4.1	Construction management is to be in accordance with the Environmental Site Management Plan at Annexure K, as modified by any subsequent Plan as may be required by condition of Project Approval	D + C
4.2	The building and appurtenant works are to be constructed in accordance with the approved drawings, and to the highest achievable standard of finishes and workmanship	D + C & ongoing
5.	Stormwater management	
5.1	Stormwater impacts during construction will be controlled in accordance with the concept plan at Annexure C and the Environmental Site Management Plan at Annexure K, or as subsequently required to be modified by condition of approval	D + C
5.2	Stormwater following completion of site works will be dealt with by new stormwater infrastructure to be approved by SOPA	D + C
6.	ESD and energy management systems	
6.1	The principles outlined in the Cundall ESD report at Annexure G are to be followed, to ensure an ongoing commitment to ESD performance is achieved	D + C & ongoing
6.2	This will also apply to tenant fit-outs of floorspace	Ongoing

7.	Landscaping	
7.1	Trees identified as worthy and capable of retention, are to be protected during site works	D + C
7.2	New plantings and hard landscaping are to be in accordance with a detailed landscape plan to be prepared by a suitably qualified professional and approved by SOPA generally in accordance with the Landscape Concept Plan at Attachment D to this EA Report	D + C & ongoing
8.	Interim occupation	
8.1	Staged occupation of the development will only be undertaken in accordance with a proper Interim Occupation Certificate that is preceded by suitable documentation demonstrating that access, parking and servicing can be achieved in accordance with Australian Standards and parking rates, and that the second stage area will be suitably screened to eye-level view.	D + C
9.	Waste management	
9.1	Waste Management will be dealt with in accordance with the relevant section of the Environmental Site Management Plan at Annexure K to this report, supplemented if necessary by a more detailed Management Plan that might be required by condition of approval	D + C & ongoing
9.2	The building owner will ensure that operational waste will be appropriately stored and collected on-site from purpose-designed areas, and that recycling opportunities will be suitably provided on-site.	D + C & ongoing
10.	Plan of Subdivision	
10.1	The developer will prepare a final plan of subdivision and Section 88B instrument (or equivalent), based on the draft plan of subdivision contained at Attachment B.	OC
10.2	That plan will be registered prior to occupation, and may require subsequent strata subdivision(s).	OC

D + C = Design drawings + construction phase
 Ongoing = Building management following OC
 OC = Occupation Certificate

8. THE DIRECTOR-GENERAL'S REQUIREMENTS

8.1 Tabulated Discussion

The Department of Planning Director-General has issued his requirements for the environmental assessment of this major project 06-0176, as shown in full at Attachment A to this planning report. His requirements for this assessment, and how and where they have been addressed in this report, are shown in the following schedule:-

A. GENERAL REQUIREMENTS	COMMENTS
<p>The Environmental Assessment for the Project Application must include:-</p> <ul style="list-style-type: none"> • An executive summary; • An outline of the scope of the project including:- <ul style="list-style-type: none"> (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 existing environment; • Consideration of any relevant statutory and non-statutory provision, in particular relevant provisions arising from the 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 a table outlining how these key issues have been addressed. 	<p>Provided at front of Report</p> <p>Lengthy evaluation undertaken by Architect – see Attachment C</p> <p>See evaluation of these fundamentals through the report, particularly chapters 5+6</p> <p>Olympic Boulevard end could be built and occupied first</p> <p>See Chapter 2</p> <p>See Chapter 5</p> <p>Potential impacts summarised in Chapter 6. Environmental Commitments provided in Chapter 7</p> <p>Provided at front of Report</p> <p>See commentary below</p>

B. KEY ISSUES	COMMENTS
Key issues to be addressed	
<p>(a) Compliance with Sydney Olympic Park Masterplans</p> <p>The environmental Assessment (EA) must have regard to the Sydney Olympic Park Masterplan 2002 and Sydney Olympic Park – Vision 2025 – A Town of the Future. All departures must provide compelling justification.</p> <p>(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 the 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. Consideration should be given to the integration of lift over runs, telecommunications equipment, and plant rooms within the overall design of the building. In particular the EA must address the comments of the SOPA Design Review Panel.</p> <p>(c) Visual Impact – Detailed consideration of how the proposal will maintain an appropriate view corridor between the State Sports Centre and the rest of the Sydney Olympic Park Precinct. The proposal must have an architectural expression that does not diminish the existing sporting infrastructure in the Park;</p> <p>(d) 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:</p> <ul style="list-style-type: none"> • SOPA Towards Sustainability – Sustainability Strategy for Sydney Olympic Park December 2002; and • The Environmental Guidelines for the Summer Olympic Games September 1993. 	<p>Discussed in Chapters 3 & 5. Proposal strongly compliant with SOPA controls and expectations, and already evaluated by Design Review Panel</p> <p>See discussions in Chapters 4&6. The selected design solution and architectural treatment proposed, has been through an extended design development phase and has been evaluated on an on-going basis by the Design Review Panel.</p> <p>It is considered that the Project Design has responded to these various factors sensitively and effectively, with a strong built form and excellent urban design result, having regard for all the matters listed under B(b) opposite.</p> <p>Development of Site #13 will necessarily preclude northerly views from the Sports Centre to the Aquatic Centre</p> <p>See discussions in Chapters 4&6</p> <p>Will comply with Green Star and ABGR Star requirements. See Cundall report at Annexure G</p>

<p>(e) Traffic, Access and Parking – Detailed assessment of the:</p> <ul style="list-style-type: none"> • Traffic, parking and access arrangements for the site, particularly at peak time; • 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. <p>This report must be prepared in accordance with the RTA's Guide to Traffic Generating Developments.</p> <p>(f) Other Matters for Consideration The following issues will need to be addressed in the form of reports from suitably qualified experts:</p> <ul style="list-style-type: none"> • Contamination and remediation, particularly with regard to the proposed excavation of the basement car park; • Rail impacts both during and after construction; • Noise impacts in accordance with draft Sydney Olympic Park Noise Management Guidelines (2002) and the draft Masterplan2025 Noise Management Guidelines is to be undertaken by a qualified Noise Engineer; • Equitable access measures; • Waste management; • Security; and • Heritage. 	<p>Proposed arrangements are satisfactory – see TTPA traffic report at Annexure A</p> <p>See Douglas Partners' reports at Annexures L and M</p> <p>See Annexures H and J</p> <p>See Renzo Tonin report at Annexure H</p> <p>See Morris Goding report at Annexure E See Section 6.12 and Annexure K</p> <p>See Section 6.8</p> <p>Section 6.11</p>
<p>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.</p>	<p>Procedure required to be followed under the Environmental P&A Act and Regulation</p>
<p>C. CONSULTATION</p>	<p>COMMENTS</p>
<p>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:</p>	<p>See Section 3.9 of report for discussion. At the time of writing the draft EA report several responses had not been received. See Annexure N.</p>

<ul style="list-style-type: none"> • Sydney Olympic Park authority (inclusive but not limited to the Design Review Panel); • RailCorp; • Roads and Traffic Authority; • Auburn Council; and • NSW Heritage Council. <p>The consultation process and the issues raised should be described in the Environmental Assessment.</p>	<p>Consultation with DECC has also been pursued in relation to aboriginal artefacts – see Annexure N.</p>
D. DOCUMENTARY REQUIREMENTS	COMMENTS
<p>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:</p> <p>1. The existing site survey plan is to be drawn to 1:500 scale (or other appropriate scale) and show:</p> <ul style="list-style-type: none"> • 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; • location and height of adjacent buildings and private open space; • location of the fig trees and canopies of these trees; and • location of any easements or incumbrances on the site including RailCorp assests. This may involve a full property and title search of the land. 	<p>See survey plans prepared by Craig and Rhodes surveyors at Attachment B. The CAD files of the detail survey of existing features and levels have been used by the project architects Bates Smart in the architectural documentation, ensuring that existing and proposed levels properly correlate.</p>
<p>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,</p>	<p>See plans prepared by Craig and Rhodes surveyors and by Bates Smart architects</p>

<p>boundaries, orientation, view corridors and all structures on neighbouring properties were relevant to the application including windows, driveways etc.</p>	
<p>3. A locality/context plan drawn to 1:500 scale (or other appropriate scale) should be submitted indicating:</p> <ul style="list-style-type: none"> • 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. 	<p>See above</p>
<p>4. The Environmental Assessment in accordance with the Director-General's Environmental Assessment Requirements as outlined in Attachment 1.</p>	<p>This report presents the Environmental Assessment per the D-G's requirements at Attachment A</p>
<p>5. The Architectural drawings (where relevant) are to be drawn to scale and illustrate the following:</p> <ul style="list-style-type: none"> • the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on the 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 enter and leave the site, how vehicles will move about the site; • pedestrian access to, through and within the site; • schedule of materials, colours and finishes; and 	<p>Provided as Attachment to this report, and under separate cover</p> <ul style="list-style-type: none"> - noted in documentation - noted - noted - noted - noted - noted - noted - noted - noted - noted - noted - noted - separately provided -not part of this DA

<ul style="list-style-type: none"> details of any proposed signage and its proposed position. <p>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 (December 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00am, 12.00 midday and 3.00pm.</p> <p>7. Photomontage of the proposal when viewed generally from each elevation.</p> <p>8. A detailed arborist report detailing the measures to be adopted to ensure the ongoing survival of any significant trees planned for retention during and after construction.</p> <p>9. Other plans including (where relevant);</p> <ul style="list-style-type: none"> 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 onsite 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 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 utilized on the site; View analysis – artist's 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 services), and profile of buildings on adjacent properties. Demolition and Waste Management Plan – where demolition is proposed, a plan which addresses 	<p>Provided by Bates Smart in Attachment C</p> <p>Several provided</p> <p>No significant trees affected, and whole of site to be redeveloped</p> <p>See M+G Consulting plan at Attachment E</p> <p>See M+G Consulting plan at Attachment E</p> <p>See various 3-D's prepared by Bates Smart, and discussions in report, particularly in Chapters 4 and 6</p> <p>See Bates Smart's architecturals</p> <p>Dealt with briefly in Chapter 4 of this Report and Construction Management Plan at Annexure K.</p>
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<p>demolition and construction wastes that may be generated including likely quantities, proposed disposal destinations and the best practices for safe handling and disposal in accordance with WorkCover's Occupational Health and Safety requirements must be provided; and</p> <ul style="list-style-type: none"> • Construction Management Plan – a plan which outlines traffic, noise, waste and pedestrian management during construction. This plan must address the ongoing protection of any rail assets in the immediate vicinity of the site and incorporate a risk assessment and dilapidation report for these assets. Consideration must also be given to crane and other aerial operations over rail and road assets during construction. 	<p>Consent conditions would be anticipated to require fuller detail of proposed waste handling</p> <p>See Annexures K and A. Again, Consent conditions would ordinarily require greater detail from builder prior to issue of Construction Certificate, and that approach is anticipated here.</p>
E. SPECIALIST ADVICE	COMMENTS
<p>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:</p> <ul style="list-style-type: none"> • Traffic; • Landscaping; • Equitable Access; • Noise and vibration impacts, particularly from the nearby rail corridor; • Electrolysis risk due to stray electrical discharge from the nearby rail corridor; • Geotechnical and hydro geological (groundwater); • Wind impacts, particularly on the public domain; • Stormwater/drainage; • 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; • ESD report by a suitably qualified person on the design, construction, and operation of the building. This must be in accordance with SOPA environmental guidelines. 	<p>Annexure A Attachment D Annexure E Annexure H</p> <p>Annexure J</p> <p>Annexure L Annexure O Attachment E Attachment C Annexure M</p> <p>Annexure L Annexure M Annexure F</p> <p>Not thought required</p> <p>Annexure G</p>
SUBMISSION DOCUMENTS	
<ul style="list-style-type: none"> • 12 hard copies of the Environmental Assessment 	<p>Provided to Department</p>
<ul style="list-style-type: none"> • 12 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and 	<p>Provided to Department</p>

<ul style="list-style-type: none">• 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.	Provided to Department
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9. CONCLUSIONS

The proposed development has been assessed against the heads of consideration contained within Part 3A of the Environmental Planning and Assessment Act, Section 79C(1) of the *Environmental Planning and Assessment Act 1979* and against the Director-General's Environmental Assessment Requirements.

The proposed commercial/retail development is not defined as designated, advertised or integrated development under the Act, and is permissible in its location. The development does qualify as a Part 3A Major Project, and its assessment under Part 3A is the responsibility of the Department. It is consistent with the relevant aims and objectives of the applicable environmental planning instruments and development control plans, including the NSW Government's strategic planning intentions for Sydney Olympic Park generally.

At the site-specific level, assessment of s.79C merits considerations and the D-G's Requirements reveals no particular negative issues for the proposal. It is consistent with the Development Controls worked up by SOPA for the site in question, it has gone through a prolonged period of design development with ongoing Design Panel review and revision, and is understood to satisfy both those bodies' requirements in terms of design result and suitability.

Given the above and the foregoing analysis, it is considered that the proposed development would not have a detrimental impact upon either the natural or built environments. Furthermore, it is likely that it would have beneficial social and economic impacts, and will facilitate the planning aims and objectives held by SOPA for the area.

Furthermore, the development site is considered to be well located and suitable for the commercial-retail building as proposed. The proposed development is considered to be in the public interest and worthy of approval.