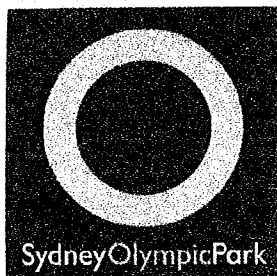ATTACHMENT F

SOPA Letter as Landowner in response to

final draft of Environmental Assessment Report,

dated 26 March 2008

26 March 2008

Greg Trezise
OD Partnerships Level 32
126 Phillip Street
SYDNEY NSW 2000

CC: Michael Hynes

Dear Mr Trezise,

Additional information request

Thank you for your submission for Land Owner's Consent for development of Site 13, corner of Olympic Boulevard and Sarah Durack Avenue, Sydney Olympic Park.
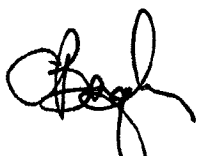
As you are aware the Authority has five working days to request for additional information. Whilst issuing Land Owners Consent is at the absolute discretion of the Authority, it is requested that the following information be forwarded in a timely manner as the Authority is of the view such issues will need to be investigated as part of the assessment process:

- Confirm number of Car parking spaces and layout - The draft EA indicates 105 car spaces, which is consistent with basement Plan *No. AR-EA-2.01*. However, Bates Smart Area Schedule 6 indicates 164 cars over two levels of parking. The single basement is the design SOPA signed off on.

- Key Issue (e) of the DGRs state an assessment is to be made in regards to management of traffic, access and parking during peak hour. Additional information is requested as to potential traffic impacts during construction of the proposal.

- Key Issue (e) of the DGRs state an assessment is to be made in regards to management of traffic, access and parking during special events. Additional information is requested as to how traffic, access and parking would be managed during a Special Event, with particular reference to the State Sports Centre. This should include:

    o Traffic intersection performance during a Special Event;
    o Pedestrian accessibility;
    o Car parking management to avoid 'feral parking'; and
    o Public transport management, including bus and coach requirements.

- Key issue (f) states that a noise impacts is to be assessed. Additional information is requested to demonstrate that noise emitted from the State Sports Centre would not adversely affect the internal acoustic environment of the proposed building. Additional information is requested that the project would meet project specific construction and operational noise guidelines.

- The DGRs require consultation with relevant stakeholders. Provide documentary evidence (e.g. letters and/or emails) of consultation undertaken with all relevant stakeholders by the proponent and any responses (provide original) from relevant stakeholders. A cross- reference in the Environmental Assessment should made

- The DGRs plans and documents to accompany the application include specialist advice. The specialist information be provided:

  o A base building, utility and services report for water, stormwater, sewage, electricity and communications, mechanical, ventilation provisions and waste management should be prepared for both commercial and retail uses.

  o A specialist wind study is to be provided to demonstrate that wind effects within and surrounding the site are acceptable for activities intended on site.

  o A specialist solar reflectivity analysis is to be provided to demonstrate acceptable impacts of glare impact on vehicle drivers and pedestrians.

- A visual impact assessment report be provided in accordance with DGR Key issue No. (c) to assess that the proposal's visual impact, particularly in regards to view corridors between the State Sports Centre and the rest of the Sydney Olympic Park Precinct, would not be adversely affected.

- Details on public art should be included in the application.

- The draft Statement of Commitments to identify timing of commitments – i.e. during construction, during operation or during construction and operation.

- An independent review of architectural levels and nominated RLs be undertaken to confirm accuracy of construction levels.

Please contact me on 9714 7137, should you require any further assistance.

Yours sincerely,

Craig Bagley
Executive Manager, Planning