

SITE 13 – SYDNEY OLYMPIC PARK

PROJECT BRIEF

1. Site Details

The property is known as Site 13 within the Sydney Olympic Park Master Plan (2002) and the proposed capital investment value for the 6-storey building will be greater than \$5 million.

The proposed building is to be located to the south-western side of Olympic Boulevard at the intersection with Sarah Durack Avenue and adjoins the State Sports Centre within the Southern Events Precinct.

The site is mainly vacant and currently used as a public car park, however bus shelter awnings and landscaping will have to be removed. The site has a gentle cross fall.

2. Description of Proposal

This development will comprise a new commercial office building over 4 levels, with associated landscaping. The design of the proposed new building will be generally in accordance with the requirements of "Sydney Olympic Park Master Plan May 2002".

The proposed building comprises 3 levels of commercial office space over 1 level of retail/commercial space. The building has a total gross floor area (GFA) in the order of 14,700m², with a typical floor having an area of approximately 3,675m².

It is proposed that 2 basement levels of parking under the new building will accommodate car parking for approximately 200 car spaces. Vehicular access will be proposed from Sarah Durack Avenue.

3. Capital Investment

In accordance with Clause 14 of Schedule 2 of SEPP – Major Projects, the estimated Capital Investment value of the development is approximately \$32 million.

4. Town Planning Considerations

The following key planning instruments and policies affects the site:

- Sydney Regional Environmental Plan No. 24 - Homebush Bay Area
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- State Environmental Planning Policy No.11 - Traffic Generating Developments
- State Environmental Planning Policy No.55 - Remediation of Land
- State Environmental Planning Policy No.66 - Integration of Land Use and Transport
- Sydney Olympic Park Master Plan May 2002.

A thorough town planning assessment of the proposal against the above planning considerations will be provided in the Project Application.

5 Likely Environmental Issues

The likely environmental issues will be outlined in the project application to the Director-General, as required by the Draft Guidelines for Major Project Applications.