



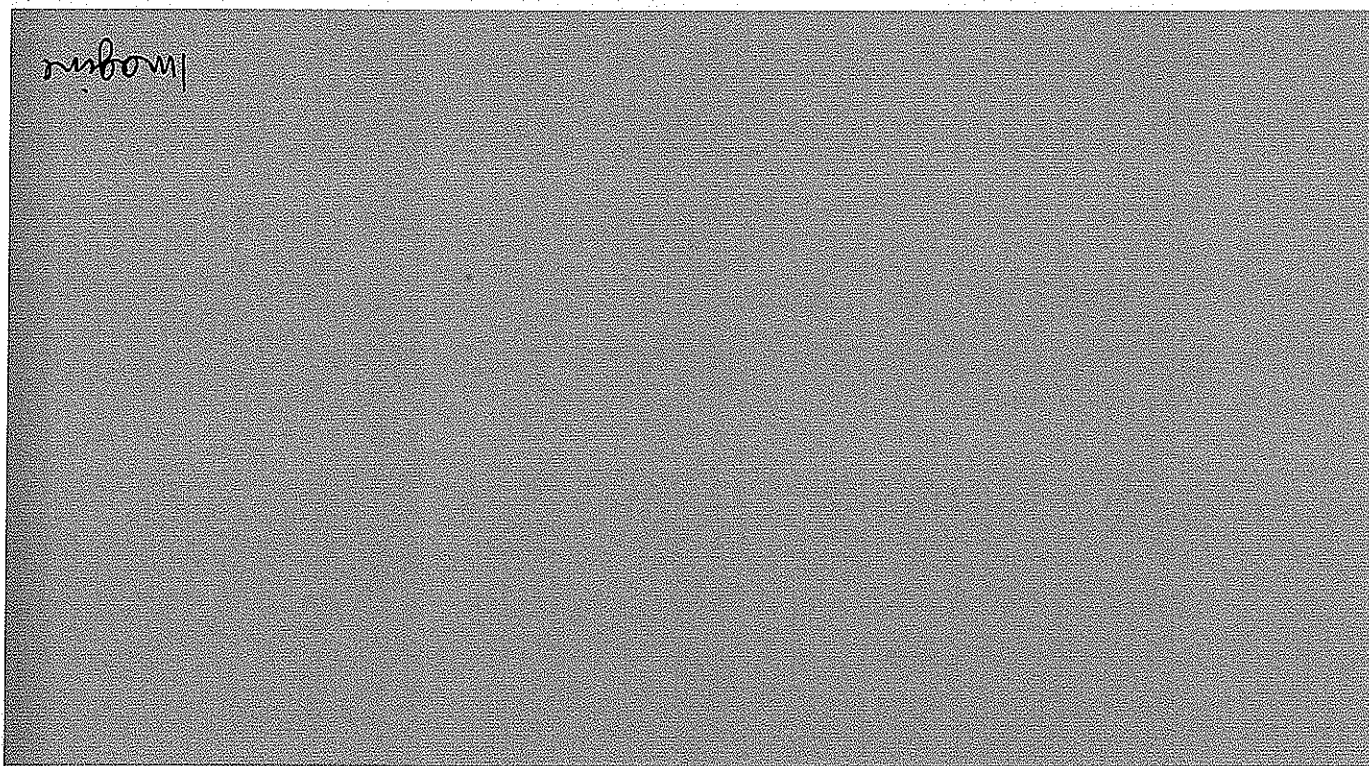
Site 4B Sydney Olympic Park

Major Projects Application - Preliminary Assessment

25 October 2006

Prepared by:
Helen Mulcahy Urban Planning Pty Ltd

On behalf of:
Bovis Lend Lease and Colonial First State Property.



Image

Image



Sydney Olympic Park Authority, 7 Figtree Drive, Sydney Olympic Park NSW 2127

1 November 2006

Commonwealth Custodial Services Limited
Level 7,
48 Martin Place,
Sydney NSW 2000

Attention: Mr Paul Mottek
By Facsimile: 9378 3317

Dear Paul,

**Site 4B – Sydney Olympic Park
Major Project Submission**

We refer to your letter dated 25 October 2006 requesting SOPA's consent, in accordance with clause 9.2 of the Agreement for Lease, to submit a preliminary assessment to the Department of Planning (DoP) in accordance with section 75E of the Environmental Planning and Assessment Act 1979 requesting the Director General's requirements.

The purpose of this letter is to advise that SOPA's consent to the application being submitted is provided.

It is noted that the documentation provided with the application is preliminary, has not been fully developed and does not reflect the comments from the Design Review Panel meeting of 24 August 2006. SOPA will undertake a full review of the Major Project Application documentation when the Environmental Assessment is submitted to SOPA for review in accordance with clause 9.5 (d) of the Agreement for Lease. The application to the DoP is attached with Landowners Consent provided.

SOPA acknowledges that the Major Project Application was submitted to SOPA by the required date in accordance with clause 9.5 (a) of the Agreement for Lease.

Yours sincerely

Terry Martin
Executive Director, Property

25 October 2006

Director - General
Department of Planning
23-33 Bridge Street
SYDNEY 2000 NSW

Attention: Heather Wharton

Dear Ms Wharton,

**Project Application and Preliminary Assessment
Cl. 6 State Environmental Planning Policy (Major Projects) 2005
Site 4B Sydney Olympic Park**

This correspondence has been prepared pursuant to clause 6 of State Environmental Planning Policy (Major Projects) 2005 and in response to the letter received from the Department of Planning dated 12 October 2006, stating that the Director General has formed the opinion, that the Site 4B proposal is a Project and that Part 3A of the Act applies. As a result of the above, the Minister's approval is now requested to carry out this Project, and as required under Section 75E of the Act, the following information has been prepared;

- Application Form,
- Preliminary Assessment and
- Fee (\$1000).

If you have any queries about the proposal please contact Fleur Mellor on 02 9236 6970 or 0418 877 142.

Yours Faithfully

Bovis Lend Lease Pty Limited



Fleur Mellor
Commercial Business Unit
Project Manager

CC - Paul Mottek
CC - Rod McCoy
CC - Greg McCourt

Bovis
Lend Lease
Bovis Lend Lease Pty
Limited
ABN 97 000 098 162
Level 4
30 The Bond
30 Hickson Road
Millers Point NSW
2000
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(612) 9236 6111
Facsimile
(612) 9237 5051
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Major Projects application

Project Application No. _____

Date received: ____/____/____

1. Before you lodge

This form is required to apply for the approval of the Minister to carry out a project to which Part 3A of the Environmental Planning and Assessment Act, 1979 (the Act) applies.

Before lodging this application, it is recommended that you consult with the Department of Planning concerning your Project. A Planning Focus Meeting (PFM) may need to be held to identify the matters to be assessed in the Environmental Assessment. The PFM would involve the Department, relevant agencies, Council or other groups identified by the Department. If a PFM is required, you will need to present project details at the meeting. If a PFM is held, the Department will issue the Director General's requirements for the Environmental Assessment following the meeting.

An electronic copy of the Application must be sent to - assessment@planning.nsw.gov.au

An Application may also be lodged with the Director General by courier or mail including an electronic version of the application.

2. Details of the proponent

Company/Organisation/Agency
Bovis Lend Lease Pty Ltd
ABN 97 000 098 162

First name ☐ Mr ☒ Ms/Mrs ☐ Dr
Fleur
Family name **Mellor**

Position
Project Manager

POSTAL ADDRESS (or mark as above)
Unit/street no. **30**
Street name **Hickson Road**
Suburb or town **Millers Point**
State **NSW**
Postcode **2000**

Email
fleur.mellor@lendlease.com.au

Telephone
Fax **9237 5051**
Mobile **0418 877 142**

3. Identify the land you propose to develop

(a) STREET ADDRESS (where relevant)
Unit/street no. **Site 4B**
Street or property name **Cnr of Olympic Boulevard & Herb Elliot Avenue**

(b) SUBURB, TOWN OR LOCALITY
Sydney Olympic Park
Postcode **2127**

(c) LOCAL GOVERNMENT AREA
(d) STATE ELECTORATE

(e) REAL PROPERTY DESCRIPTION (where relevant)
Substantially within Lot 60 in DP 786296 and part Lot 50 in DP 1045522

(f) MAP OF THE LOCALITY
(g) MAP OF THE SITE
Refer to the Preliminary Report & Attachments
Refer to the Preliminary Report & Attachments

4. Proposed Major Project - Description and other Requirements

Provide a brief title for your Project.

Grade A commercial office building at Site 4B, Sydney Olympic Park

PROJECT APPROVAL

If you are applying for a project approval, include in the project title all significant components for which approval is being sought. If the application relates to only part of a Project, the title of the project should relate the part for which approval is being sought.

Is the application for a Project approval?

☒ Yes ☐ No

Does the application relate only to a part of a Project?

☒ Yes ☐ No

CONCEPT APPROVAL

If you are applying for a concept approval, include all components for which approval "in concept" is being sought. If the application relates to approval of Project, the title of the project should relate the part for which approval is being sought.

Is the application for a Concept approval?

☐ Yes ☒ No

Is a project approval being made concurrently for an approval of part of the site? ☐ Yes ☒ No

5. Project Description

ESTIMATED PROJECT CAPITAL INVESTMENT VALUE

Please indicate capital investment value of the project including plant and equipment but excluding the land value.

\$73 million

FULL TIME EQUIVALENT JOBS

Please indicate the number of jobs created by the proposed Major Project. This should be expressed as a proportion of full time jobs over a full year.

Construction jobs (full-time equivalent)

Operational jobs (full-time equivalent)

To be ascertained

To be ascertained

You are also required to provide a Project Description (based on the outline in Schedule 1 attached) and address any matters required by the Director-General in accordance with s75E of the Act. Failure to do so may lead to your application being rejected.

Is a Project Description addressing matters in Schedule 1 attached?

☒ Yes ☐ No

Does the Project Description include any additional matters required by the Director-General under s75E of the Act?

☒ Yes ☐ No

Note: An electronic copy is required as all applications must be provided on the Department's website. You should contact the Department on the correct electronic format. Eight (8) copies of all paper documents (including plans) are required.

6. Approvals from state agencies

Does the proposed Major Project require any of the following (tick all appropriate):

☐ an aquaculture permit under section 144 of the Fisheries Management Act 1994

☐ an approval under section 15 of the Mine Subsidence Compensation Act 1961

☐ a mining lease under the Mining Act 1992

☐ a production lease under the Petroleum (Onshore) Act 1991

☐ an environment protection licence under Chapter 3 of the Protection of the Environment Operations Act 1997 (or any of the purposes referred to in section 43 of that Act)

☐ a consent under section 138 of the Roads Act 1993

7. Application fee

You are required to pay a fee for the assessment of a Major Project. This fee is based on the estimated cost of the Major Project.

Usually the fee is payable prior to the exhibition of the Environmental Assessment. However, the Department may require you pay a proportion of the total fee with this application. You should consult with the Department before lodging this application to determine if a proportion to be paid.

8. Notification of Landowner's Consent

A. LANDOWNERS' CONSENT: Where landowners consent is required under Clause 8F of the Environmental Planning and Assessment Regulation 2000, a Major Project cannot be determined without having the signature of the owner of the land. As the owner(s) of the above property, I/we consent to this application being made on our behalf by the Proponent.

Land

Signature

Name

Date

1 November 2006
Integrated Office - Sydney Olympic Park Authority

B. NOTIFICATION WHERE LANDOWNERS' CONSENT NOT REQUIRED

(a) For Linear projects and Mining or petroleum projects

(Newspapers) where notice to be advertised

(b) For Critical Infrastructure projects and other cases

(Landowners) to be notified

Proposed date

Proposed date(s)

9. Proponent's Signatures

As the proponent(s) of the proposed Major Project and in signing below, I/we hereby

provide a description of the proposed Project and address all matters required by the Director-General pursuant to

Section 75E of the Act, and

apply, subject to satisfying Clause 8D of the Environmental Planning and Assessment Regulation 2000, for the Director-

General Requirements for the Environmental Assessment pursuant to Part 3A of the Environmental Planning and

Assessment Act 1979, and

declare that all information contained within this application is accurate at the time of signing.

Signature

Company/Organisation/Agency

Bovis Lend Lease

Position

Executive Project Manager

Name

Date

In what capacity are you signing

Bovis Lend Lease - Project Management

Schedule 1 – Project Description Report

The following preliminary information must accompany the Project Application. The purpose is to provide sufficient information to assist in the preparation of the Director General's requirements for the Environmental Assessment of the project. It is recognised that at this stage of the project development, many of the elements of the project may be at a conceptual stage, and may change as the details of the project specifications are refined as part of the assessment process.

1. Project Description

Provide an overview of the project including

- (a) the location with a map identifying the site
- (b) a written and graphical description of the project and any ancillary components with relevant preliminary plans including:
 - the proposed layout
 - the proposed land uses
 - the proposed size and scale of the project components
 - accessibility and interrelationships with the surrounding area
 - any open space or infrastructure implications.

2. Planning provisions applying to the site

- (a) Overview of the planning provisions applying to the site
- (b) Identify whether the project is permissible under the prevailing EPIS
- (c) Identify whether the project is consistent with relevant performance criteria or standards in EPIS, DCPS or other policies

3. Preliminary Assessment to identifying potential Key Issues

The Preliminary Assessment should identify:

- (a) Any provisions of the Metro Strategy or regional strategies that may have significant implications for the Project
- (b) Any opportunities or constraints associated with relevant EPIS or other relevant planning documents applying to the site
- (c) Any opportunities or constraints associated with past use of the site or from the characteristics of the location
- (d) Overview of any potential environmental (biophysical, social or economic) impacts associated with construction, operation or occupation of a project and likely environmental risks
- (e) The views, if known, of other agencies, local council and the community
- (f) A summary of what, in the proponents view, are likely to be the **Key Issues** to be assessed to provide appropriate information:
 - for the development of a 'statement of commitment' for the management of impacts from the design, construction and operation of the project; and
 - for the Minister to make a determination in relation to the project application.

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1 Introduction

In correspondence dated 12 October 2006, the Department of Planning (the Department) confirmed that the Director General, as a delegate of the Minister, had formed the opinion that Bovis Lend Lease's (BLL) proposal for Site 4B at Sydney Olympic Park constitutes a Project and that part 3A of the Environmental Planning and Assessment Act 1979 applies. As a consequence, BLL is now able to lodge a Project Application seeking the approval of the Minister to carry out the Project.

This report has been prepared to accompany the Project Application form and represents a Preliminary Assessment of the Project. The information contained in this report is based on the information set out in the Schedule attached to the aforementioned correspondence.

2 Location

Sydney Olympic Park is situated approximately 14km to the west of the Sydney CBD and roughly 8km from the Parramatta City Centre, within the local government area of Auburn.

Site 4B is an irregularly shaped parcel and is located in the immediate vicinity of the south eastern corner of Herb Elliott Avenue and Olympic Boulevard. The site has street frontages to both Olympic Boulevard and Herb Elliott Avenue.

The land is currently used as a public car park.

Adjoining development includes:

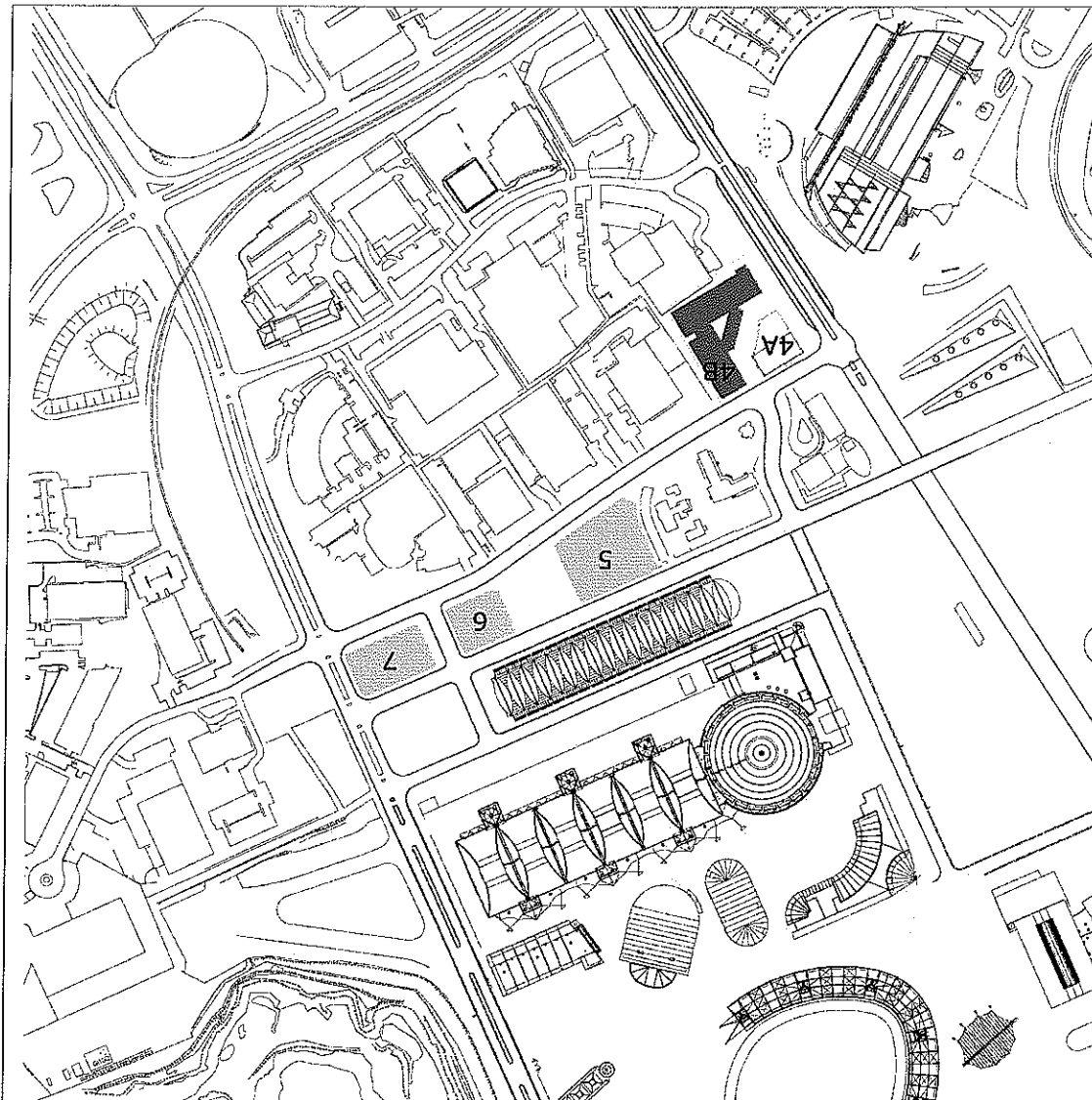
- to the north, on the opposite side of Herb Elliott Avenue the Ibis and Novotel Hotels and the Vernon Buildings (Abattoir Heritage Precinct);
- the land on the corner of Herb Elliott Avenue and Olympic Boulevard is known as Site 4A and interfaces with Site 4B on its north-western boundary. On 31 July 2006 the Minister granted development consent to the construction of an 18 storey hotel on Site 4A (MP05_0056);
- the SOPA administration building is located immediately to the south at No. 7 Figtree Drive;
- No. 8 Herb Elliott Avenue is located immediately to the east of the site and is currently used for light industrial purposes; and
- the Sydney International Aquatic Centre to the west, on the opposite side of Olympic Boulevard.

Figure 1 illustrates the location of Site 4B.

This Project Application seeks approval for redevelopment of land at Sydney Olympic Park, known as Site 4B, as illustrated on the plan at **Attachment 2** and legally described as being substantially within Lot 60 in DP 786296 and part Lot 50 in DP 1045522. The registered proprietor of the land is the Sydney Olympic Park Authority.

2.1 Land the Subject of this Application

Figure 1 Location Plan



3 Project Description

The proposed development comprises an 'A' grade commercial office building consisting of:

- 3 basement car park levels with approximately 350 parking spaces;
- ground floor comprising retail, lobby and loading; and
- six (6) levels of commercial office space with a total lettable area of approximately 21,000 sqm.

Plant and lift overrun will be located on the roof level and will be appropriately screened.

The Concept Design Package prepared by Bates Smart and included at **Attachment 2** illustrates the proposed development.

The project cost of the development to which this application applies is \$73 million.

4 Relevant Planning Provisions

The Environmental Planning Instruments, policies and other documents that are relevant to the proposed development are listed in the table below, together with a brief statement about the manner in which the Project responds to the relevant provisions of each.

Instrument/Policy/DCP etc	Response
SEPP 55 An Environmental Site Assessment Report is being prepared by Coffey Geotechnics Pty Ltd which includes a preliminary investigation of the site. The draft report provides a history of the site, indicating that the presence of contaminated material beneath the investigation area is unlikely. The site was previously used as part of the Abattoir and as such contamination from dangerous goods is also unlikely. Since the 1990's the site has been used for parking. Based on the site history, the main potential contamination issue is considered to be the importation of fill material. Report however recommends that a contingency plan be prepared prior to earthworks to manage any suspicious materials identified during earthworks, and if suspicious materials are encountered, work should cease immediately and the Department notified, a comprehensive Environmental Site Assessment carried out and a Remediation Action Plan implemented. The Proponent will include an undertaking in the Statement of Commitments which adopts the recommendations of the Environmental Site Assessment.	SEPP 32 Proposed development is consistent with the provisions of SEPP 32 as it makes economic use of existing infrastructure and facilities and increases employment opportunities in close proximity to residential areas and leisure opportunities.

Instrument/Policy/DCP etc	Response
SEPP – Major Projects 2005	Schedule 2 of the SEPP sets out specified sites to which Part 3A of the Act applies. Clause 14 of Schedule 2 lists Sydney Olympic Park as one such site and cites a threshold criterion for development with a capital investment value in excess of \$5 million. The estimated cost of the proposed development is \$73 million.
Sydney Regional Environmental Plan No. 24 – Homebush Bay	Development at Sydney Olympic Park is controlled by Sydney Regional Environmental Plan No 24 – Homebush Bay (SREP 24). It provides that development can be carried out on land in Homebush Bay for any purpose which the consent authority considers to be consistent with any one or more of the planning objectives for Homebush Bay. The planning objectives relate to the regional role and land use, the relationship to the surrounding area, the quality and nature of urban form and environmental and heritage protection. The proposed development is located in the vicinity of the State Abattoirs heritage conservation area and in particular, the Vernon buildings which are identified under the provisions of SREP 24 as a heritage item. Clause 29 of the REP states that prior to granting consent to development in the vicinity of a heritage item, the consent authority must assess the impact of the proposed development on the heritage significance of the heritage items and of any heritage conservation area within which it is situated. A Heritage Impact Statement will accompany the Environmental Assessment.
Draft SEPP 66	The proposed development is consistent with the matters for consideration set out in the Policy.
Sydney Olympic Park Master Plan	The "Sydney Olympic Park Master Plan" was adopted in May 2002 and provides an overall development framework for the future use of and development in the Park. The site is located in the Town Centre Precinct which is described (p.84) as "the urban heart of Sydney Olympic Park, achieving an active and vibrant character at street level to activate the public spaces. A dense and urban development comprising commercial office space, exhibition and entertainment uses, restaurants and cafes, convenience retail, hotel and residential uses and visitor support services will intensify activity and use around the Town Centre." Section 5.3.6 of the Master Plan indicates that the development of Site 4 will require sensitive development due to the existing Brush Box trees and its proximity relative to Olympic Boulevard, the Vernon (Abattoir) buildings, Ibis and Novotel Hotels, Aquatic Centre and its visual connection to Telstra Stadium. The stated objective for Site 4 is "to intensify use and provide an active edge along Olympic Boulevard." The Master Plan provides a development control of 8 storeys for the subject site and the proposed development is consistent with the height controls. The proposed commercial office building is generally consistent with the provisions of the Master Plan as they apply to Site 4B with the exception of the provision of public parking relocated from P5 to be provided underground, where feasible (Section 5.3.6 Master Plan). This minor inconsistency is considered to be reasonable in the circumstances because of the Site's proximity to public transport facilities and its appropriate as it will contribute to the critical mass required to provide efficient and viable public transport services.

5 Consultation

Agencies and other key stakeholders that may have an interest in the proposal include RailCorp, Auburn Council, the Heritage Office and the Roads and Traffic Authority. Owners consent will be sought from Sydney Olympic Park Authority to enable the lodgement of the Environmental Assessment. SOPA has provided owner's consent to enable the lodgement of this Preliminary Assessment, as indicated on the Major Project Application Form which accompanies this submission.

The development concept was presented to the Sydney Olympic Park Design Review Panel on 24 August 2006 and it is intended that it will be presented to the Panel's November meeting. Similarly, the proposal is scheduled to be presented to SOPA's Access Committee on 16 November 2006.

It is not anticipated that any other agency approvals will be required.

6 Other Relevant Studies

6.1 Metropolitan Strategy / Vision 2025

The recently released Metropolitan Strategy sets the framework to facilitate and manage the growth and development of Sydney over the next 25 years. The Strategy includes the *Centres and Corridors Strategy for Sydney* which cites as one of its initiatives to complete the revised Sydney Olympic Park Master Plan, Vision 2025, to ensure Sydney Olympic Park achieves a balance between its core role as a regional sporting and specialised business centre, and its potential for residential development.

The development of a commercial office building on Site 4B is consistent with the intentions of the Vision 2025 document.

7 Key Issues

7.1 Building Design

The concept design has been the subject of a number of discussions between SOPA and Bovis Lend Lease / Bates Smart. In addition the concept has been reviewed by the Sydney Olympic Park Design Review Panel.

The Environmental Assessment will address the manner in which the proposed development achieves the design objectives for this site as set out in the Master Plan and Vision 2025.

7.2 Traffic, Access and Parking

Colston Budd Hunt and Kates has been engaged to undertake an assessment of the traffic and parking impacts associated with the proposed development. A copy of this report will accompany the Environmental Assessment.

As indicated previously in this report, Section 5.3.6 of the Master Plan 2002 requires that "public parking relocated from P5 (to be provided underground) where feasible." No public parking is proposed to be provided as part of the proposed development. This aspect will be addressed in detail in the Environmental Assessment and the aforementioned Traffic Report, however the non-compliance with this element of the Master Plan is considered to be reasonable in this instance as the site is located within 200 metres of Sydney Olympic Park Station and has good access to bus services which operate along Australia Avenue and Dawn Fraser Avenue.

Furthermore, this approach is consistent with the State Government policy and best practice planning principles of:

- improving the choice of transport and reducing dependence on cars; and
- supporting the efficient and viable operation of public transport services.

7.3 Sustainability

All new development at Sydney Olympic Park is required to demonstrate a commitment to ESD principles in terms of design, construction management, process, materials selection, pollution control and resource conservation. To this end, development must endeavour to maximise renewable energy sources, employ responsible solar design and be connected to the Water Reclamation and Management Scheme (WRAMS).

A Sustainable Building Report will be prepared to accompany the Environmental Assessment.

7.4 Section 94

It is anticipated that the proposed development will attract Contributions made pursuant to Section 94 of the Environmental Planning and Assessment Act 1979, calculated in accordance with the Development Contributions Strategy.

7.5 Geotechnical for multistorey buildings

Coffey Geotechnics Pty Ltd has undertaken a preliminary geotechnical investigation. The findings of the resultant draft report indicate that there should be no significant geotechnical constraints to the required excavations for the basement and foundations for a multi-storey development. A copy of the Geotechnical Report will accompany the Environmental Assessment.

7.6 Contamination

An Environmental Site Assessment Report is being prepared by Coffey Geotechnics Pty Ltd which includes a preliminary investigation of the site. The draft report provides a history of the site, indicating that the presence of contaminated material beneath the investigation area is unlikely.

A copy of the Site Assessment Report will accompany the Environmental Assessment.

7.7 Wind Impact

A Wind Impact Assessment will be commissioned and a copy of the report will accompany the Environmental Assessment.

7.8 Reflectivity

A preliminary investigation of the potential impact of solar glare from the proposed development is being commissioned. Notwithstanding the results of this investigation, the reflectivity of the construction materials used in the design will be less than 20%.

A copy of the Reflectivity Study will be included as part of the documentation which accompanies the Environmental Assessment.

7.9 Heritage

Site 4B is located in the vicinity of the former State Abattoir buildings which is identified under the provisions of SRPP 24 (Schedule 5) as an item of environmental heritage. A Heritage Impact Statement is being prepared which will assess the likely impact of the proposed development on the heritage significance, visual curtilage and setting of the heritage item. A copy of the report will be included as part of the Environmental Assessment.

7.10 Construction Management

An Environmental Management Plan will be prepared for the construction phase of the development to manage the environmental impacts associated with noise, traffic, waste, erosion and sedimentation control. It will also address the need to avoid conflicts with events occurring at Sydney Olympic Park.

7.11 Acid Sulphate Soils

In 1997, the Olympic Co-Ordination Authority prepared an Acid Sulphate Soil Risk Map to identify the extent of risk from acid sulphate soil across the Sydney Olympic Park site and surrounding area. The map indicates that Site 4B is located in an area of no environmental risk.

A copy of the Map is included at **Attachment 1**.

7.12 Tree Removal / Protection of Existing Trees

There are a number of existing trees on the site. An Arborists Report² prepared for the Sydney Olympic Park Authority examined the trees located between the Hotel building and the proposed development on Site 4B. Further assessment of the trees will be carried out during the design development process.

The design of the public space between Site 4B and the Sofitel building will be developed as an integral part of the architectural solution, taking into account the need to create an attractive and useable public domain, the incorporation of public art and an appropriate landscape treatment. It is the Proponent's intention to retain as many of the healthy trees as is feasible as part of an holistic approach.

7.13 Public Domain / Public Art

SOPA has identified an opportunity to provide a public art project in the public space that also acts as a through site link created by the Sofitel Hotel development (Site 4A) and the proposed development on Site 4B. The final form and nature of the artwork will be subject of further discussion between SOPA and the Proponent and will be developed as an integral part of the design development of the building.

Further details of the Public Art will be included as part of the Environmental Assessment.

7.14 Vibration – Impacts on Rail Infrastructure

The location of the rail corridor in relation to Site 4B is currently being investigated. However, preliminary information suggests that the corridor is located sufficiently distant from the site such that it is unlikely that the proposed development will have any impact on its integrity.

Notwithstanding the above, specialist advice will be submitted as part of the Environmental Assessment in this regard.

ATTACHMENT 1
Acid Sulphate Soils Map
SOPA

Map Zone Description	High to Low Sulphate Concentration	Soil Characteristics	Typical Land Use Type
High Sulphate Concentration	High Sulphate Concentration	These soils are characterized by a high sulphate content and are generally of the E1, E2, E3, E4, E5, E6, E7, E8, E9, E10, E11, E12, E13, E14, E15, E16, E17, E18, E19, E20, E21, E22, E23, E24, E25, E26, E27, E28, E29, E30, E31, E32, E33, E34, E35, E36, E37, E38, E39, E40, E41, E42, E43, E44, E45, E46, E47, E48, E49, E50, E51, E52, E53, E54, E55, E56, E57, E58, E59, E60, E61, E62, E63, E64, E65, E66, E67, E68, E69, E70, E71, E72, E73, E74, E75, E76, E77, E78, E79, E80, E81, E82, E83, E84, E85, E86, E87, E88, E89, E90, E91, E92, E93, E94, E95, E96, E97, E98, E99, E100, E101, E102, E103, E104, E105, E106, E107, E108, E109, E110, E111, E112, E113, E114, E115, E116, E117, E118, E119, E120, E121, E122, E123, E124, E125, E126, E127, E128, E129, E130, E131, E132, E133, E134, E135, E136, E137, E138, E139, E140, E141, E142, E143, E144, E145, E146, E147, E148, E149, E150, E151, E152, E153, E154, E155, E156, E157, E158, E159, E160, E161, E162, E163, E164, E165, E166, E167, E168, E169, E170, E171, E172, E173, E174, E175, E176, E177, E178, E179, E180, E181, E182, E183, E184, E185, E186, E187, E188, E189, E190, E191, E192, E193, E194, E195, E196, E197, E198, E199, E200, E201, E202, E203, E204, E205, E206, E207, E208, E209, E210, E211, E212, E213, E214, E215, E216, E217, E218, E219, E220, E221, E222, E223, E224, E225, E226, E227, E228, E229, E230, E231, E232, E233, E234, E235, E236, E237, E238, E239, E240, E241, E242, E243, E244, E245, E246, E247, E248, E249, E250, E251, E252, E253, E254, E255, E256, E257, E258, E259, E260, E261, E262, E263, E264, E265, E266, E267, E268, E269, E270, E271, E272, E273, E274, E275, E276, E277, E278, E279, E280, E281, E282, E283, E284, E285, E286, E287, E288, E289, E290, E291, E292, E293, E294, E295, E296, E297, E298, E299, E300, E301, E302, E303, E304, E305, E306, E307, E308, E309, E310, E311, E312, E313, E314, E315, E316, E317, E318, E319, E320, E321, E322, E323, E324, E325, E326, E327, 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ATTACHMENT 2
Concept Design Package
Bates Smart

Site 4B Sydney Olympic Park

Concept Design September 2006

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