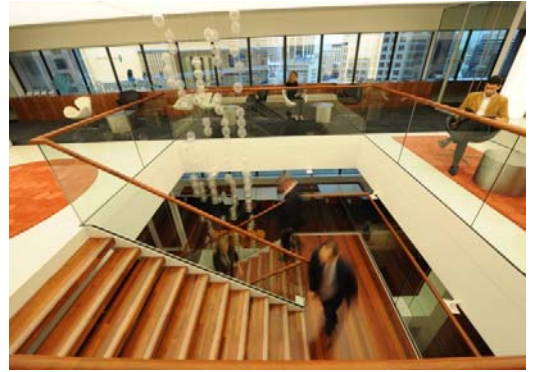


# Section 75W Modification (MOD 4)



**For:**  
Proposed Modifications to an Approved  
Commercial Development with Associated  
Basement Car Parking

**At:**  
Site 4B, Sydney Olympic Park  
Lot 13 in DP1125680

Application Number: MP06\_0273

**FDC**



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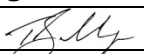
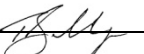
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## Executive Summary

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This Environmental Assessment report has been prepared by FDC Construction and Fitout Pty Ltd on behalf of Fitzpatrick Investments Pty Ltd. Fitzpatrick Investments has now signed an Agreement for Lease (AFL) with Sydney Olympic Park Authority (as land owner) to develop Site 4B in Sydney Olympic Park.

The proposed modifications forming part of this application are the result of continued design development as part of constructing the approved northern building on site. These changes are required to resolve matters identified during detailed review of the site, building requirements and compliance matters that were not fully identified or understood during the conceptual design phase. The approved southern building is not being constructed as part of the initial stage and will therefore remain unchanged by this application.

This application has been prepared under the provisions of (the now deleted) *Section 75W of the Environmental Planning and Assessment Act 1979 (EP&A Act)*. While these provisions no longer exist within the Act, modifications of approvals issued under Part 3A continue to be assessed using this mechanism as indicated by *Schedule 6A of the EP&A Act*.

This Section 75W application seeks to modify consent MP06\_0273, granted by the Minister for Planning and Infrastructure on 19 October 2007 (and subsequently modified) for the construction of:

*A seven (7) storey commercial building comprising a retail / commercial ground level and 6 levels of commercial office floor space, with a total GFA of 24,143m<sup>2</sup>, 5 levels of basement car parking containing 369 spaces and landscape and public domain works at Site 4B, Sydney Olympic Park.*

The following modifications form part of this application with further detail provided in Section 3 of this report:

### Ground Floor

- Modification to Ground Floor levels and entry arrangement;
- Recessed facade to new building entry and associated architectural entry features;
- Installation of hydrant booster assembly (eastern elevation of proposed retail frontage to Herb Elliot) resulting in replacement of some glazing with pre-cast concrete (to meet BCA fire rating obligations);
- Installation of a second kiosk substation to satisfy Ausgrid Requirements;
- Installation of mechanical platform within void above the car park entry including associated louver screens to public domain;

### Basement

- Relocation of two accessible space from B2 to B1;
- Conversion of 'Exhaust Mechanical Plant Room' to a 'Sprinkler Pump Room' and 'Store Room' behind lift core (B2);
- Bicycle Parking relocated behind lift core and additional five car spaces added (B1);

- Addition of one car space taking total spaces provided from 273 to 274. This include changes to the distribution of parking between both buildings with northern building now accommodating 76 spaces while the southern buildings accommodates 198 spaces;

#### Roof

- Expansion of roof top plant enclosure;

This Environmental Assessment has been prepared to outline the proposed modifications and to undertake a detailed assessment of any potential environmental impacts resulting from such modifications. The proposed modifications have also been considered in the context of the relevant legislative and policy framework for the local and regional area.

This information is further supplemented by the following amended architectural plans prepared by Leffler Simes Architects.

▪ <i>Site Plan</i>	<i>Drawing DA050 [E]</i>
▪ <i>Stage 1</i>	<i>Drawing DA060 [C]</i>
▪ <i>Stage 2</i>	<i>Drawing DA061 [C]</i>
▪ <i>Basement B3 Plan</i>	<i>Drawing DA100 [D]</i>
▪ <i>Basement B2 Plan</i>	<i>Drawing DA101 [D]</i>
▪ <i>Basement B1 Plan</i>	<i>Drawing DA102 [D]</i>
▪ <i>Basement B1 Mezzanine</i>	<i>Drawing DA103 [D]</i>
▪ <i>Ground Floor Plan</i>	<i>Drawing DA104 [E]</i>
▪ <i>First Floor Plan</i>	<i>Drawing DA105 [E]</i>
▪ <i>Floor Typical</i>	<i>Drawing DA106 [D]</i>
▪ <i>Fifth Floor Plan</i>	<i>Drawing DA107 [D]</i>
▪ <i>Sixth Floor Plan</i>	<i>Drawing DA108 [D]</i>
▪ <i>Seventh Floor Plan</i>	<i>Drawing DA109 [D]</i>
▪ <i>Eighth Floor Plan</i>	<i>Drawing DA110 [D]</i>
▪ <i>Nineth Floor Plan</i>	<i>Drawing DA111 [D]</i>
▪ <i>Tenth Floor Plan</i>	<i>Drawing DA112 [D]</i>
▪ <i>Eleventh Floor Plan</i>	<i>Drawing DA113 [D]</i>
▪ <i>North East Elevation</i>	<i>Drawing DA150 [E]</i>
▪ <i>South East Elevation</i>	<i>Drawing DA151 [E]</i>
▪ <i>South West Elevation</i>	<i>Drawing DA152 [E]</i>
▪ <i>North West Elevation</i>	<i>Drawing DA153 [E]</i>
▪ <i>Section A-A</i>	<i>Drawing DA160 [E]</i>
▪ <i>Section B-B</i>	<i>Drawing DA161 [E]</i>

This report and associated information concludes that the proposed modifications are appropriate in the context of the approved development and are fundamentally important to the interests of any future occupant. FDC trusts that the information provided within this Environmental Assessment provides the Department with sufficient information upon which to base an assessment of the relevant issues.

The proposed modifications should therefore be considered favourably by the Department of Planning and Infrastructure and supported.

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## 1.0 Introduction

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This Environmental Assessment report has been prepared by FDC Construction and Fitout Pty Ltd on behalf of Fitzpatrick Investments Pty Ltd. Fitzpatrick Investments have now signed an Agreement for Lease (AFL) with Sydney Olympic Park Authority (as land owner) to develop Site 4B in Sydney Olympic Park.

The proposed modifications forming part of this application are the result of continued design development as part of constructing the approved northern building on site. Such changes are required to resolve matters identified during detailed review of the site, building requirements and compliance matters that were not fully identified or understood during the conceptual design phase. The approved southern building is not being constructed as part of the initial stage and will therefore remain unchanged by the proposed modifications.

This application has been prepared under the provisions of (the now deleted) *Section 75W of the Environmental Planning and Assessment Act 1979 (EP&A Act)*. While these provisions no longer exist within the Act, modifications of approvals issued under Part 3A continue to be assessed using this mechanism as indicated by *Schedule 6A of the EP&A Act*.

This Section 75W application seeks to modify consent MP06\_0273, granted by the Minister for Planning and Infrastructure on 19 October 2007 (and subsequently modified) for the construction of:

*A seven (7) storey commercial building comprising a retail / commercial ground level and 6 levels of commercial office floor space, with a total GFA of 24,143m<sup>2</sup>, 5 levels of basement car parking containing 369 spaces and landscape and public domain works at Site 4B, Sydney Olympic Park.*

The proposed modifications that form part of this application are listed below. Further details are provided within Section 3 to describe and justify more significant modifications:

### Ground Floor

- Modification to Ground Floor levels and entry arrangement;
- Recessed facade to new building entry and associated architectural entry features;
- Installation of hydrant booster assembly (eastern elevation of proposed retail frontage to Herb Elliot) resulting in replacement of some glazing with pre-cast concrete (to meet BCA fire rating obligations);
- Installation of a second kiosk substation to satisfy Ausgrid Requirements;
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- Addition of one car space taking total spaces provided from 273 to 274. This include changes to the distribution of parking between both buildings with northern building now accommodating 76 spaces while the southern buildings accommodates 198 spaces;

#### Roof

- Expansion of roof top plant enclosure;

## 1.1 Background

Bovis Lend Lease (BLL) were originally engaged by Colonial First State to prepare a Part 3A Project Application (MP06\_0273) for submission to the Department of Planning. This scheme was based on accommodating the Commonwealth Bank as the sole tenant of the complex. This application included an extensive list of documentation describing existing site conditions and assessing the proposed development, most of which remains relevant. On 19 October 2007, the Minister for Planning granted approval, subject to conditions, for the following development:

- *construction of an “A” grade, 7 storey commercial office building;*
- *5 basement car park levels with approximately 369 parking spaces;*
- *ground floor comprising retail, quasi-commercial lobby and loading;*
- *six (6) levels of commercial office space with a gross floor area of 24,143 sqm (which translates to a floor space ratio of 6.05:1);*
- *landscape treatment of the public domain between the subject site and the Sofitel Hotel which is currently under construction on Site 4A, as set out in the Public Domain Plan prepared by Aspect Sydney; and*
- *the removal of 22 trees.*

Following the subsequent decision by Commonwealth Bank not to occupy the proposed development, Colonial First State (through BLL) decided to modify the design to reflect, ‘current market trends’ which indicated the building should be modified to accommodate multiple tenants (instead of one tenant).

BLL subsequently lodged a Section 75W Application with the Department to modify the development as outlined below:

- *construction of two (2) “A” grade commercial buildings, comprising an 8 storey building which addresses Herb Elliott Avenue (hereinafter referred to as the North Building) and a 10 storey building which is oriented to Olympic Boulevard (South Building);*
- *additional 1,956sqm GFA resulting in at total GFA of 26,099sqm and a corresponding FSR of 6.48:1;*
- *735sqm increase in the landscaped area including the through-site link (total now provided 2,545sqm);*
- *removal of 17 trees (which represents a net increase in the number of existing trees retained from 4 to 9); and*
- *reconfiguration of the basement car park which results in the provision of 273 parking spaces provided over 5 basement levels (a net reduction of 96 spaces from the approved scheme).*

This application was approved by the Director General on 12 August 2012.



Following discussions with the Department, Colonial First State (through Helen Mulcahy Urban Planning) submitted a further Section 75W Application in order to clarify the lapsing period of the approval in accordance with Section 75Y(1) of the Act. This approval was issued by the Department on 29 September 2012. The approval now lapses on 19 October 2015 unless substantially commenced.

FDC more recently submitted an application to modify the consent further as outlined below:

- Relocation of two basement levels from southern building to northern building;
- Reduction in height from 38.4 metres to 34.6 metres;
- Revised building core arrangement;
- Confirmation of development staging; and
- Proposed change to Condition B20.

This application was approved by the Department on 5 December 2012. Detailed design of the building has continued to progress with construction commenced on site as of 21 January 2013. The proposed modifications are the result of this detailed design process.

## **1.2 FDC Construction and Fitout Pty Ltd**

FDC Construction and Fitout Pty Ltd (FDC) is one of Australia's most awarded construction, refurbishment and fitout companies, specialising in the delivery of commercial, industrial and retail projects.

Facilities Design and Construct (FDC), was founded in February 1990 with an initial focus on the design and construction of high-tech installations such as computer rooms and communications facilities. Realising potential outside of this specialised niche, and acknowledging the fundamental integration of technology to most contemporary construction and fitout projects, FDC embarked on strategic expansion into the commercial fitout and building refurbishment market.

FDC now has three separate operating divisions under the banner of FDC Building Services Pty Ltd which include:

- FDC Construction and Fitout;
- FDC Technologies; and
- FDC Mechanical

Each business has developed in sustainable, manageable increments over the last 20 years and now boasts a total annual project turnover in excess of \$440 million. FDC is proud of its history and believes that this approach has resulted in our ability to maintain financial stability while also retaining key personnel.

FDC's multi-disciplinary team offers expertise across all fields within the building industry. These disciplines include but are not limited to:

- Property and investment analysis;
- Design and Construction Services;
- Town Planning and Government Liaison;
- Construction Management;
- Position of Head Contractor;
- Design and installation of electrical, voice, data, security & mechanical systems;



FDC's internal quality procedures have been honed over many years, improving our deliverables as we learn from each experience. Those processes are now the foundation of our fully certified Quality Assurance Management System (ISO 9001:2000), an integral part of our fully Integrated Management System (IMS). FDC has also recently received certification by the Federal Safety Commission.

The most recent and similar example of FDC's capability is the delivery of 400 Docklands Drive, Docklands. This facility has now been completed and consists of a 7 storey, 5 star Green Star and 4.5 star NABERS Energy targeted facility, anchored by global IT Company CSC. FDC has now also completed the construction of a similar building at 7 Murray Rose Avenue, Sydney Olympic Park which is now occupied by Thales.

On this basis, FDC is in a strong position to achieve a high quality development solution backed by a solid financial and delivery capability. Importantly FDC is able to deliver what we say we can and have a proven track record in similar projects.

### 1.3 Project Team

FDC has assembled a team to manage the design, planning and documentation phase of the project. This team is outlined below:

Project Director:	Ben Cottle (Managing Director)
Project Coordinator:	Jamie Stewart (Development Manager)
Project Manager:	Shane Cevenini (Project Manager)
Planning:	Tim Bainbridge (Planning Manager)

Bovis Lend Lease were responsible for preparing the original application and subsequent modification applications on behalf of Colonial First State.

FDC will move forward with the approved documentation but have engaged different consultants to prepare different aspects of the detailed design process. The following consultants are likely to be engaged, while others are yet to be determined:

Role	Consultant	Contact
Architecture	Leffler Simes	Steve Nelson
		Robert Galati
Sustainability	Cundall	Hannah Morton
Access	Access Associates Sydney	Robyn Thompson
Traffic and Parking	Parking and Traffic Consultants	Andrew Morse
Noise and Vibration	SLR - Heggies	Lee Hudson
Building (BCA)	Blackett Maguire + Goldsmith	Dean Goldsmith
Fire	Raw Fire	Sandro Razzi
Structural Engineering	Northrop Engineers	Jamie Shelton
Civil Engineering	Northrop Engineers	Kevan Meldrum
Hydraulic Services	Northrop Engineers	German Romo



Role	Consultant	Contact
Mechanical	FDC Mechanical Services	Paul Neilson
Electrical	FDC Technologies	Ben Cottle

## **2.0 The Site**

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The following section provides information about the site and its surrounds.

### **2.1 Sydney Olympic Park**

Sydney Olympic Park is located in Western Sydney approximately 14 kilometres west of the Sydney Central Business District and 8 kilometres east of Parramatta. It occupies a site of approximately 635 hectares between the Parramatta River and the M4 Motorway with nearly two thirds of the site is reserved as parkland.

Sydney Olympic Park is serviced by train, bus and ferry services and is in close proximity to regional shopping locations such as Burwood, Strathfield, Parramatta, and Rhodes. Over 8.5 million people visit Sydney Olympic Park on an annual basis with this number expected to grow.

It is most recognised for having Australia's largest concentration of international standard sporting/recreational facilities but continues to evolve as an important economic centre and urban parkland at the centre of metropolitan Sydney.

The Olympic Park Precinct has been developed over the past 13 years and comprises a mixture of modern office, warehouse and commercial buildings with a "high-tech" influence. The area now has over 60 businesses operating which employ around 6,000 employees. It provides an opportunity to establish a 'best practice example of sustainable urban development' with numerous examples of internationally recognised initiatives in energy and water management, green building design, and sound economic and ecological management.

### **2.2 Site 4B Herb Elliot Avenue**

Site 4B is an irregularly shaped land parcel surrounding the Pullman Hotel at the intersection of Herb Elliot Avenue and Olympic Boulevard. The site has street frontages to both Olympic Boulevard and Herb Elliot Avenue and has a site area of approximately 5,310.3m<sup>2</sup>. The site was previously utilised as a public car park with parking for 98 vehicles.

The site is legally described as Lot 13 in DP1125680. The site is owned by Sydney Olympic Park Authority (SOPA) but is subject to an Agreement for Lease (AFL) to Fitzpatrick Investments.



Figure 2.1: Site 4B, Sydney Olympic Park

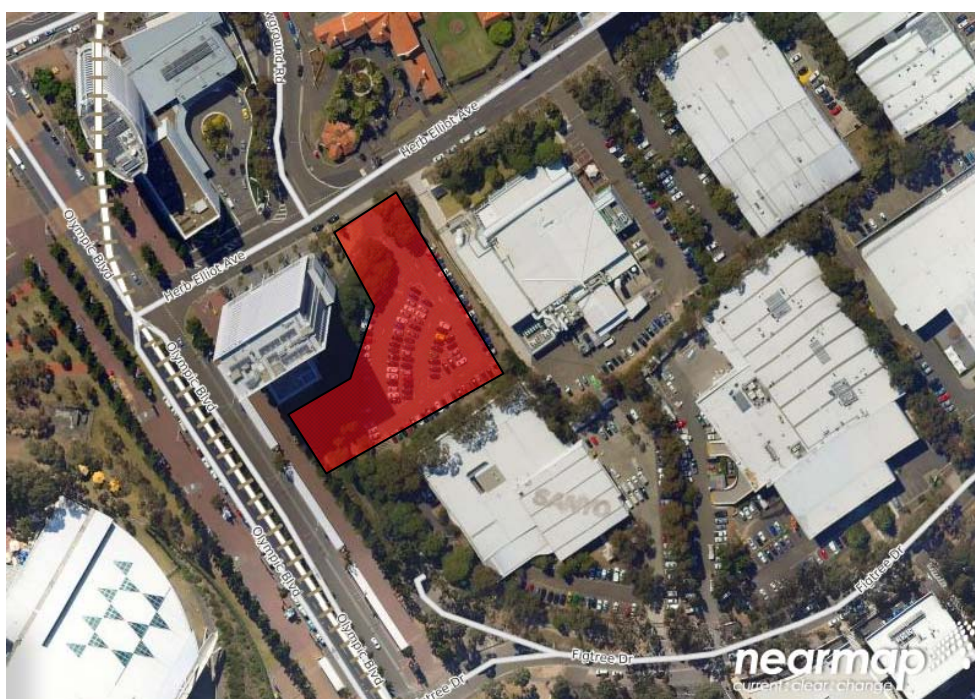


Figure 2.2: Aerial Image of Site (Dated 6 September 2012 - Nearmap)

## 3.0 The Proposed Modifications

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The proposed modifications forming part of this application primarily relate to the approved northern building as this will be constructed as the first stage in the overall development. The southern building will remain largely unchanged as this building is not being constructed as part of current works.

More significant modifications are described in detail below while minor changes are listed for the Department's consideration.

### 3.1 Modification to Ground Floor Levels and Building Entry

A series of matters in and around the site have driven the need to revise the design and layout of the proposed ground floor. These modifications have been identified as design has progressed and are driven by:

- Design levels of SOPA's proposed north-south road which lays along the eastern site boundary / eastern elevation of the building;
- The need to provide adequate riser space to service the building (mechanical, electrical and data services) and to provide rear service access for both retail stores;
- Improving the structural integrity of the ground floor slab by locating folds (level changes) in more structurally appropriate locations;
- Lifting the southernmost retail area to match the height of the external public domain rather than it being below ground level. This will provide greater exposure for any future tenant and will facilitate the use of the adjacent public domain for external dining in the event that it becomes a cafe or restaurant;

The proposed layout changes, including the relocated entry, are driven by the following matters / considerations:

- The ground floor layout has been redesigned to provide two retail spaces with both good public access and rear service access;
- The creation of more efficient and functional retail tenancy footprints;
- The proposed new entry provides a greater level of activation to the proposed public domain, particularly in association with adjoining retail spaces;
- The new entry must be designed appropriately so that it is a clear point of building entry despite not being located directly on Herb Elliot Avenue; and
- The creation of a more practical and efficient building foyer / reception;

As part of relocating the main building entry, the proposed modifications involve recessing the entry facade to emphasis its location when viewed from Herb Elliot Avenue.

### 3.2 Installation of Hydrant Booster Assembly and Associated Design Changes

To satisfy the requirements of NSW Fire and Rescue and to achieve compliance with the Building Code of Australia, a hydrant booster assembly must be installed along the road frontage (or within sight of road frontage) of any new development. As such, this application proposes the installation of such equipment along the eastern

elevation of the northern most retail tenancy. This position was considered appropriate given that it is within sight of the existing Herb Elliot Avenue frontage and will have direct frontage when the master planned north-south road is constructed in the future.

The installation of the booster assembly brings with it the need to fire rate any building elements within close proximity. As such, a portion of the approved glazing in this area will need to be replaced with pre-cast concrete panels to provide the appropriate level of fire protection to the equipment.

This modification is unlikely to result in any significant visual impacts for the building as it can easily be integrated into the existing design without great difficulty. It will appear as an extension of the building core (approved as pre-cast concrete) and is therefore unlikely to detract or conflict with other building elements in this location.

### **3.3 Installation of Second Substation Kiosk**

A detailed review of the proposed building services has revealed the need for additional power supply than previously anticipated. The current 1000KVA substation was considered inadequate for the proposed building and will therefore need to be duplicated as illustrated by the attached architectural plan.

The proposed second substation has resulted in changes to the proposed basement of the southern building. These changes have been designed and result in very few impacts for vehicle movements and car parking across the site.

### **3.4 Installation of Mechanical Platform Over Ramp and Associated Louvres**

The proposed modifications involve the installation of a mechanical plant platform in the void above the car park entry ramp. This platform will discreetly accommodate plant and mechanical equipment associated with the proposed retail spaces at ground floor. The modifications also include the installation of louvres along the western facade (at ground level) to screen the car park ramp and the proposed mechanical platform.

### **3.5 Expansion of Roof Top Plant Enclosure**

This application also involves a minor increase to the size of the approved roof top plant enclosure. While the proposed louver screen will not change (in material or height), the plant enclosure will now enclose the area to the north and south of the building core. Therefore, the enclosure will now be visible at the eastern elevation of the building. Although this will slightly change the appearance of the plant enclosure and building, it is unlikely to result in any significant impact for the locality.

### **3.6 Other Minor Modifications**

The following modifications also form part of this application and reflect minor modifications to detailed documentation rather than anything that would significantly change or impact the site or surrounding development:

- Relocation of two accessible spaces from B2 to B1;



- Conversion of approved 'Exhaust Mechanical Plant Room' (B2) to a 'Sprinkler Pump Room' and 'Store Room' behind lift core;
- Bicycle Parking relocated behind lift core and additional four car spaces added (B1);
- Creation of additional riser space within the building core to cater for necessary services throughout the building;
- Addition of one car space taking total spaces provided from 273 to 274. This include changes to the distribution of parking between both buildings with northern building now accommodating 76 spaces while the southern buildings accommodates 198 spaces;

## 4.0 Planning Framework

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The following section provides a summary of the relevant policy and legislation pertaining to the site and proposed development. Relevant documents include:

- State Environmental Planning Policy (State and Regional Development) 2011
- State Environmental Planning Policy (Major Projects) 2005;
- Sydney Olympic Park Master Plan 2030;

### 4.1 State Environmental Planning Policy (State and Regional Development) 2011

*State Environmental Planning Policy (State and Regional Development) 2011* was gazetted following the repeal of Part 3A of the *Environmental Planning and Assessment Act 1979*. Its main purpose involves identifying State Significant development and sites that require assessment by the Minister for Planning and Infrastructure rather than the relevant local authority.

Schedule 2 indicates that development in excess of \$10 million within Sydney Olympic Park is considered State Significant Development. However, as the proposed modifications relate to an existing Part 3A approval, the approval process for this modification continues to be Section 75W. Further details of SEPP (Major Projects) 2005 is provided below.

### 4.2 State Environmental Planning Policy (Major Projects) 2005

Up until the repeal of Part 3A, *State Environmental Planning Policy (Major Projects) 2005* provided the relevant provisions for identifying important projects and critical infrastructure which required assessment and approval by the Minister for Planning and Infrastructure.

Sydney Olympic Park is listed in Part 23 of Schedule 3 as a State Significant Site. Subsection 5 of Part 23 indicates that projects with a Capital Investment Value in excess of \$10 million must be determined by the Minister for Planning under Part 3A of the Act. The project was originally valued in excess of \$10 million and was therefore determined by the Minister for Planning.

As outlined previously, although the provisions of Part 3A no longer exist within the Act, modifications of approvals issued under Part 3A continue to be assessed using this mechanism as described by *Schedule 6A* of the *Environmental Planning and Assessment Act 1979*.

The site (4b) is zoned *B4 Mixed Use* by the SEPP. The proposed mixed use building (commercial and retail) is considered permissible with the consent of the relevant authority. The proposed modifications are consistent with the proposed development and should therefore also be permissible with consent.

The following relevant design requirements are listed in Part 23 of Schedule 3 and are addressed in relation to the proposed modifications below:

**Table 4.1: SEPP Design Requirements**

No.	Requirement	Proposed Modifications	Complies
18	<i>Height of Buildings – Max. 33 metres</i>	The application does not involve a change in building height. The approved building complies with the nominated height requirement.	✓
19	<i>FSR – Max. 6.5:1 (Maximum 34,516.95m<sup>2</sup>)</i>	Northern Building (GFA) – 9,474m <sup>2</sup> Southern Building (GFA) – 16,625m <sup>2</sup> Total – 26,099m <sup>2</sup> Site Area – 5310.0m <sup>2</sup> FSR – 4.9:1	✓
24	<i>Major Events Capability</i>	No change proposed	N/A
25	<i>Promote Use of Public Transport, Walking and Cycling</i>	No change proposed	N/A
26	<i>Compliance with Masterplan</i>	The proposed modifications do not affect the building's compliance with the Master Plan.	✓
30	<i>Design Excellence</i> a) <i>whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,</i> b) <i>whether the form and external appearance of the building will improve the quality and amenity of the public domain,</i> c) <i>whether the building meets sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resource, energy and water efficiency,</i> d) <i>if a competition is held as referred to in subclause (3) in relation to the development, the results of the competition.</i>	The proposed modifications are not likely to affect the standard of architectural design already approved.  No changes are proposed with regard to aspects of sustainability, wind, reflectivity, visual or acoustic privacy, safety and security, resources, energy and water efficiency.	✓
31	<i>Heritage Conservation</i>	No changes proposed that would affect heritage significance of surrounding sites / localities. Such impacts were considered and assessed as part of previous applications.	✓
35	<i>Environmentally Sensitive Areas</i>	No change proposed	N/A

### 4.3 Sydney Olympic Park Master Plan 2030

The Sydney Olympic Park Master Plan 2030 is a 22 year vision for the sustainable development of Sydney Olympic Park. It builds on the Sydney Olympic Park Vision 2025, the Sydney Olympic Park Master Plan 2002 and complements the Metropolitan Strategy.

The Master Plan aims to:

- *provide a comprehensive approach to the development of Sydney Olympic Park;*

- ensure Sydney Olympic Park becomes an active and vibrant town centre within Metropolitan Sydney;
- protect the role of Sydney Olympic Park as the premier destination for cultural, entertainment, recreation and sporting events;
- protect and enhance the public domain;
- protect and enhance the Sydney Olympic Park parklands;
- provide detailed planning and design principles and controls to encourage development that responds to unit's context and contributes to the quality of the built environment and the future character and cultural significance of the site.

The Master Plan provides a series of planning principles and development controls for new development in the park. It also splits the area into nine (9) precincts each with specific design guidelines that must be considered for development. Site 4b is located within the Central Precinct, which is predominantly a central business precinct incorporating a mix of commercial, retail and residential activities.

The following table provides commentary of the proposed modifications in the context of relevant controls and guidelines listed within Section 4:

**Table 4.2: Relevant General Controls and Guidelines; SOP Masterplan 2030**

No.	Control	Proposal	Complies
<i>Section 4 – General Controls and Guidelines</i>			
4.6	<i>Building Form and Amenity</i>		
	Building Depth Control – 25 metres	No change proposed	✓
	Building Height Control – 8 storeys	Proposed 7 storeys – No change proposed	✓
	Rooftop Services		
	- Maximum rooftop service zone height is 5 metres	No change proposed and is currently approved at 2.6 metres high.	✓
	- Setback 3 metres from parapet	Plant and equipment will be screened from view from surrounding areas and buildings. The plant area footprint is less than 80 percent of the building footprint.	✓
	- Maximum 80% footprint of building		✓
	Building Setbacks	Setbacks consistent with original approval and master plan.	✓
4.7	<i>Access and Parking</i>		
	Vehicle Access and Servicing	No change proposed.	✓
	Vehicle Parking		
	Commercial – 1 space / 80m <sup>2</sup>	No change proposed	✓
	Retail – 1 space / 50m <sup>2</sup>		
	Bicycle Parking 1 space / 150m <sup>2</sup>	No change proposed	✓
4.8	<i>Transport Strategies and Infrastructure</i>	A Work Place Travel Plan will be prepared and submitted prior to the issue of an Occupation Certificate for the approved building.	✓

## **5.0 Environmental Assessment**

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The following section provides an environmental risk analysis to identify and consider potential environmental impacts that may result from the proposed modifications.

### **5.1 Built Form and Urban Design**

The proposed modifications will not significantly affect the appearance of the building overall. The proposed expansion of the roof top plant will see the approved plant enclosure encroach the eastern elevation around the building core. However, this enclosure was always visible and should therefore not result in any notable impact on the bulk, scale or visual appearance of the building.

The proposed modifications to ground floor will not significantly alter the building's appearance from Herb Elliot Avenue or other surrounding public areas. All other modifications will be incorporated into the approved scheme without any significant impact on what was anticipated by previous approvals.

The relocated entry will help to draw people through the proposed public domain area, therefore activating this area to a greater extent than previously anticipated. This, coupled with the inclusion of more efficient and functional retail spaces, will provide opportunities to more effectively integrate the building with the adjacent public domain.

### **5.2 Transport and Accessibility**

The proposed modifications will not change the outcomes of previous investigations into potential traffic and parking impacts of the development. The rearrangement of car spaces within the basement will not affect the approved development or surrounding road network.

### **5.3 Overshadowing**

The proposed modifications will not change the overshadowing impacts caused by the approved building.

### **5.4 Wind and Reflectivity**

The proposed modifications are unlikely to change the outcomes of previous investigations into potential wind and reflectivity impacts. These reports concluded that the proposed development was suitable for the site and locality.

### **5.5 Ecologically Sustainable Development**

Fitzpatrick Investments Pty Ltd is obliged, under both the existing Agreement for Lease and Condition B12 of the approval, to achieve a minimum 5 star (v3) Green Building Council of Australia commercial office design rating and 5 star NABERS commercial office design rating. No changes are proposed in this respect, apart from undertaking a detailed review of the BLL ESD report to confirm its appropriateness in terms of achieving the above obligations.

## **5.6 Heritage Conservation**

The proposed modifications do not alter the physical or spatial relationship of the development on Site 4B with the heritage precinct and as a consequence, are not expected to result in any additional impact.

## **5.7 Contamination**

The proposed modifications will not change the outcomes of previous investigations into potential contamination on site. No further consideration or investigation is considered necessary as part of this application.

## **5.8 Accessibility**

The proposed modifications will not affect the building's ability to comply with the relevant statutory requirements and guidelines with regard to accessibility. The proposed changes to the ground floor have been developed in consultation with Access Associates Sydney and with consideration of the following documents:

- Building Code of Australia;
- The Disability (Access to Premises – Building) Standards 2010;
- The Disability Discrimination Act 1992; and
- Sydney Olympic Park Access Guidelines 2011.

Furthermore, Condition B4 requires compliance with Part D3 of the BCA (Access provisions) and submissions of compliance certificates prior to the issue of relevant Construction Certificates. FDC will therefore undertake the necessary steps throughout the course of the project to ensure that necessary compliances are achieved.



## 6.0 Conclusion

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This report has been prepared as part of a Section 75W Application to modify an existing approval (MP06\_0273). The assessment has demonstrated that it will have very few adverse environmental impacts that cannot be managed or mitigated.

The proposed modifications have been assessed with consideration of the relevant environmental and legislative requirements applicable to the site and proposed development. The proposed modifications are compliant with the relevant statutory provisions and result in very few environmental impacts for the site or locality.

The modifications are necessary to ensure that the development can be constructed appropriately and respond directly to the needs of future tenants. The proposed modifications result directly from detailed design activities which seek to resolve structural and servicing issues to ensure that both construction and future building operation can take place efficiently and effectively.

FDC trusts that the information provided within this report provides the Department with sufficient information upon which to base an assessment of the relevant issues.

The proposed modifications should therefore be considered favourably by the Department of Planning and Infrastructure and supported.

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## **Appendix 1 – Revised Architectural Plans**

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