

**PTW Planning**

**Development of Sydney Olympic Park Private Hospital  
Site 9  
Sydney Olympic Park**

**Prepared for  
APT (Sydney Olympic Park) Pty Ltd and Owen Ferguson Health  
(Homebush) Development Pty Ltd Joint Venturers.**

**Preliminary Assessment**

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# **1 Introduction**

## **1.1 Background**

On 27 November 2003, a development application was approved by the Minister for Planning for the construction of a 6 storey commercial building on Site 9 at Sydney Olympic Park. It is now proposed to alter the plans to convert the building to an orthopaedic hospital. Although the alterations to the plans are minimal, a new application is required because there is a change of use involved.

Sydney Olympic Park is listed in Schedule 2 to State Environmental Planning Policy – Major Projects as a specified site and development (with a capital investment value of more than \$5 million) on land described in Schedule 1 to the Sydney Olympic Park Authority Act 2001 is a major project to which Part 3A of the Environmental planning and Assessment Act applies.

The proposed construction of the hospital on Site 9 has a capital investment value in excess of \$5million and it is therefore intended to submit a project application for the proposed development. Under s 75D of the Environmental Planning and Assessment Act the Minister for Planning has to approve the carrying out of the project.

This preliminary assessment of the project has been prepared to enable the Minister to form the opinion that the proposal for the site constitutes a project and that Part 3A of the Environmental Planning and Assessment Act applies.

It is also requested that the Director General of the Department of Planning notify his requirements for the environmental assessment of the project.

## **1.2 The Project and its Cost**

The project has a projected capital investment value of approximately \$50million and create 500 jobs.

## **1.3 The Proponent**

The proponents are APT (Sydney Olympic Park) Pty Ltd and Owen Ferguson Health (Homebush) Development Pty Ltd as Joint Venturers.

## **1.4 Relevant Planning Requirements**

The proposed development of the site will be subject to the following relevant planning controls:

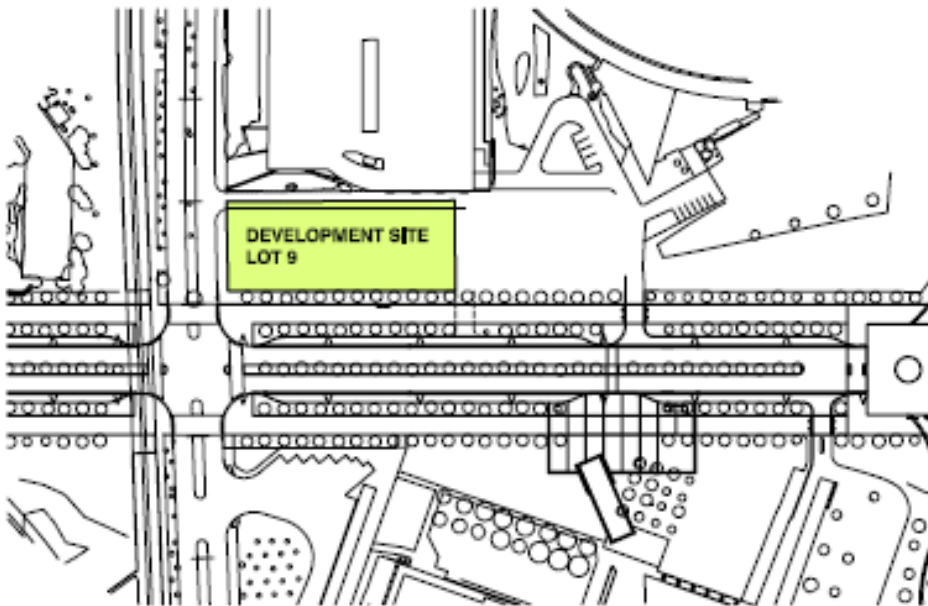
State Environmental Planning Policy – Major Projects  
State Environmental Planning Policy 11 Traffic Generating Development  
State Environmental Planning Policy 55 Remediation of Land  
Sydney Regional Environmental Plan No 24 Homebush Bay  
Sydney Olympic Park Master Plan

### 1.5 Existing Consent for the Site

The Minister for Planning granted a conditional consent for the development of a commercial building on Site 9 on 27 November 2003. A copy of this consent is included in Appendix 2.

### 1.6 Consultation

During the preparation of this preliminary assessment discussions were held with the Sydney Olympic Park Authority and the Department of Planning.



Location Plan of the Site

## 2 The Site

### 2.1 Location

The site which is the subject of this development application is located on the corner of Sarah Durack Avenue and Olympic Boulevard. It has its longest frontage to Olympic Boulevard. To the east of the site is the P3 Car Park and to the south the Golf Driving Range. The State Sports Centre and the Hockey Centre are on the western side of Olympic Boulevard.



### 2.2 Legal Description

The site is known as Site 9 in the Sydney Olympic Park Master Plan and has a development area of 3035.81m<sup>2</sup>.

### 2.3 Existing Development

The site is vacant and comprises a thin layer of asphalt and some grass and gardens. It is currently used for at grade parking.

### 2.4 Site Context

The site is situated at the end of Olympic Boulevard located in the Southern Events Precinct. This area is bound by Edwin Flack Avenue, Dawn Fraser Avenue, Olympic Boulevard, Sarah Durack Avenue, Australia Avenue, Homebush Bay Drive and the M4 Motorway. The precinct includes the southern section of Olympic Boulevard and encompasses the Sydney Athletic and Sydney Aquatic Centres, State Sports Centre, State Hockey Centre, Sydney International Tennis Centre, Golf Driving Range and car parks (P2, P3, P4, P7).

### **3 Relevant Planning Provisions**

#### **3.1 State Environmental Planning Policies**

##### **3.1.1 SEPP Major Projects**

As the development is at Sydney Olympic Park and has an investment value of over \$5million, it is subject to the provisions of Part 3A of the Environmental planning and Assessment Act.

##### **3.1.2 SEPP 55 Remediation of Land**

An Environmental and Geotechnical Investigation has been carried out of the site and it has concluded that there are fill materials and contaminants on the site. An Indicative Remedial Action Plan has been prepared by URS Australia Pty Ltd and it sets out a remediation strategy for the site. This will be implemented as part of the development.

##### **3.1.3 SEPP 11 Traffic Generating Development**

The application for this site will need to be referred to the Roads and Traffic Authority for advice.

#### **3.2 Metropolitan Strategy**

The Metropolitan Strategy provides a framework to facilitate and manage the growth of Sydney over the next 25 years. The Strategy includes the Centres and Corridors Strategy for Sydney which cites as one of its initiatives, the completion of 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 hospital which will deal with sporting injuries on Site 9 is consistent with the intentions of the Vision 2025 document.

#### **3.3 Sydney Regional Environmental Plan No 24 – Homebush Bay**

Major relevant objectives in SREP 24 are as follows:

##### **Regional Role and Land Use**

- Promote development of public facilities to establish SOP as a venue for hosting events
- Preserve and protect woodlands and wetlands
- Promote a variety of uses
- Permit a range of ancillary development

##### **Relationship to Surrounding Sites and Areas**

- Integrate into regional transport network
- Protect surrounding land from impacts from public events

##### **Quality and Nature of Urban Form**

- Promote high quality development
- Promote ecologically sustainable development
- Encourage development which preserves and improves views and relationship to waterfront and public access

- Protect sensitive natural environments
- Identify and protect heritage items
- Protect bird habitat

The proposal for the site will comply with the objectives of the plan as it provides a sporting related use which will add to the variety of uses at Sydney Olympic Park. There will be no adverse impacts on the sensitive areas at Sydney Olympic Park. The hospital will be designed to implement the principles of ecologically sustainable development as far as possible and there will be no impacts on heritage items.

The relevant matters for consideration in SREP 24 are as follows:

- SOP Master Plan
- Any development control plan
- SOP Environmental Guidelines
- Appearance from waterway
- Impact on views
- Effect of development on drainage patterns, ground water, flood patterns and wetland viability
- Encompass principles of ESD
- Impact on the natural environment
- Impact on heritage items
- Views of public and other authorities
- Schedule 7 Matters

All of these matters will be considered in the application and there are unlikely to be any issues associated with these matters in the proposal.

### **3.4 Sydney Olympic Park Master Plan**

The Sydney Olympic Park Master Plan was adopted in May 2002 and provides the overall framework for the use and development of land within the Sydney Olympic Park area. The site is located within the Southern Events Precinct and the desired precinct character for this area is a centre of sports and sports administration. The proposed building will be used as a private hospital for sports related injuries and it is considered that this falls within the desired character for the precinct.

When the previous development application was lodged for Site 9, the Master Plan was amended to provide for buildings of up to 6 storeys to be developed on Site 9. The proposal complies with the established guidelines for this precinct contained in the Master Plan.

The Master Plan also contains detailed design guidelines relating to :

- Building line

- Street Address
- Through block connections
- Safety and Security
- Building Form and Character
- Environmental Considerations

The approved development on Site 9 generally complied with all of these matters and the proposed hospital development will similarly comply with the guidelines.



## **4 Development Proposals**

### **4.1 Proposal for the Site**

The proposal is to construct a private hospital on the site which will deal with orthopaedics and sports related matters. There will be a rehabilitation facility associated with the hospital.

### **4.2 Design Objectives**

The design objectives which have been adopted for the development are to:

- meet the objectives and guidelines in the Sydney Olympic Park Master Plan
- begin the post Olympics regeneration of the southern end of Sydney Olympic Park
- provide a building of the highest design standards
- provide a purpose built hospital building to specialise in orthopaedic injuries and matters
- provide a built form which addresses the Boulevard
- provide a strong built edge to the Boulevard
- enhance the streetscape in Sarah Durack Avenue
- provide an active street frontage to the Boulevard
- design a building which presents a strong image in this section of Sydney Olympic Park
- provide a building which implements the ESD policies as they might apply to a health building adopted by the Sydney Olympic Park Authority

### **4.3 General Development Parameters**

The proposed hospital will have a floor space of about 12000m<sup>2</sup> accommodated in a 6 storey building with 1 basement car parking level containing about 66 car parking spaces.

The main body of the building will employ a strong rectilinear form with twin cores located on the eastern side.

The animated glass line at ground level is intended to act as a counter point to the strong linear character of the building, and to engage the eye of pedestrians.

The major design features of the building include the following:

- External sun shading by way of non-retractable, operable aluminium and timber louvres
- Glazed tile podium edge in strong organic colour
- Cantilevered stairs and ramp addressing Olympic Boulevard, touching the ground only where necessary to gently avoid the Hoop Pines.

#### **4.4 Major Changes to the Approved Scheme for the Site**

The approved plans for the site are included in Appendix 1. A summary of the likely changes to these plans are as follows:

- Reinstatement of two way road off Sarah Durack Drive
- Number of basement parking levels
- Major internal planning changes
- Location of wintergarden (patient lounges) elements
- Minor changes to the elevation treatment of principal facades
- Substantial changes to rear elevation

## **5 Key Issues**

### **5.1 Building Design**

The design of the building has been established in a previous approved development application for the site and it is proposed in this application that there will only be minor changes in the design of the principal facades related to the need to accommodate the new use of the building. The external appearance of the principal facades of the building will not change significantly and the overall building envelope will not change.

The building will provide a strong built edge to the Boulevard and will enhance the streetscape in Sarah Durack Avenue.

### **5.2 Landscape**

There are few opportunities for landscaping on the site as the building footprint occupies a large proportion of the site. However, there will be planting around the entrance to the driveway to the car park. The rear of the building adjacent to Sarah Durack Avenue will also be landscaped. The landscaping to be used will adopt the Sydney Olympic Park language of native planting.

### **5.3 Traffic Access and Parking**

A Traffic Report was prepared for the original application for Site 9 and it concluded that the development would not have any unacceptable traffic implications for the road network. Comments on the new proposal have been prepared by the Traffic Planners (Appendix 3) and they conclude that the traffic and parking implications of the proposed development will be similar to the approved development.

### **5.4 Pedestrian Access**

Pedestrian access will be available to the building from Olympic Boulevard. There are two main entrances at the northern and southern corners of the building. There will be a café on the ground floor which is proposed to activate this street frontage. Pedestrian access will also be available from the eastern side of the building as a secondary access.

There is a colonnade along Olympic Boulevard and there is an awning along Sarah Durack Avenue. These will provide weather protection for pedestrians.

### **5.5 Sustainability**

The development will achieve a high standard of environmental sustainability and will comply with the Sydney Olympic Park Authority's sustainability framework as described in the Sustainability Strategy as was the case with the approved development of the site.

To ensure the environmental initiatives are fully integrated into the project an independent ESD consultant will be retained as a core member of the project team for: detailed design, construction, fit out and operational

management/handover. Appendix 4 contains suggestions in relations to new ESD initiatives which might be implemented in the hospital development.

## **5.6 Site Contamination**

An Environmental and Geotechnical Investigation has been carried out of the site and it has concluded that there are fill materials and contaminants on the site. An Indicative Remedial Action Plan has also been prepared.

## **5.7 Shadows/Sunlight Access**

Shadow diagrams were prepared for the previous application and they showed that there will be some shadow from the development over Olympic Boulevard in the morning in mid winter. However, there will be no shadow impacts on parkland areas or other significant areas. As the building envelope will not change for this application shadow impacts will be similar.

## **5.8 Wind Impact**

A Wind Report was prepared for the previous application. It concludes that the proposed development will not adversely affect the wind conditions in surrounding streets. Further, wind conditions at the main entrances to the building will be acceptable. As there are no proposed significant changes to the building envelope for this application these impacts will remain the same.

## **5.9 Views and Visual Impact**

The proposed building will not block any important views or vistas. It will address the edge of Olympic Boulevard and Sarah Durack Avenue. As such it will provide a built edge to the Boulevard. This follows the Master Plan principle of balancing the monumental nature of the existing buildings in the area such as the Stadium, the Superdome and the Aquatic Centre with a built edge building form.

The building will be visible through the hoop pines which line the Boulevard at this point and these will soften the visual impact of the structure. It is expected that the pines will eventually be approximately the same height as the building.

In Sarah Durack Avenue, the building will address the neighbouring development in the Australia Centre and there will be similar language in the design of the new building to that used in structures in the Australia Centre.

The new building will also mask the view of the car parking structure, P3, from the Boulevard.

Overall the new building will have a positive visual impact. It will bring a new modern architectural element to the park and will indicate the ongoing use of the area as a lively urban centre in the post Olympic mode.

#### **5.10 Access and Mobility**

An access report was prepared for the previous application. The consultant worked with the Design team on the preparation of the plans and concluded that the access provisions for people with physical and sensory disabilities complied with SOPA Access Guidelines and the BCA with certain additions which were to be implemented in the plans. It was also concluded that the development met the requirements of the Disability Discrimination Act (1992) through its intention to provide non - discriminatory access to premises and the equitable and dignified use of the premises and facilities. The design team will continue to work with the access consultant in the development of the new plans for the site.