



NSW GOVERNMENT
Department of Planning

**MAJOR PROJECT ASSESSMENT
PRIVATE HOSPITAL**

**SITE 9A, CORNER SARAH DURACK AVENUE
AND OLYMPIC BOULEVARD, SYDNEY
OLYPMIC PARK
MP07_0047**

Director General's Environmental Assessment Report
Section 75I of the
Environmental Planning and Assessment Act 1979

June 2009



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EXECUTIVE SUMMARY

The Project Application seeks approval for the development of a 6 storey private hospital (the Project) at Site 9A, Sydney Olympic Park.

The Proponent is a joint venture between APT (Sydney Olympic Park) and Owen Ferguson Health (Homebush) Development Pty Ltd. The site is owned by the Sydney Olympic Park Authority (SOPA) and is located on the corner of Sarah Durack Avenue and Olympic Boulevard, within Sydney Olympic Park.

Proposal

The Project provides for a private specialist sports hospital, accommodating a total of 94 beds, surgical and rehabilitation wards and a range of other services including hydrotherapy pools, gymnasium, consulting suites, imaging department, and pathology and pharmacy services.

The 6 storey building comprises:

- ground floor with reception, gymnasium, and retail tenancies
- first and second floor consisting of consulting suites and administration
- third, fourth and fifth floor consisting of patient rooms, operating theatres and associated services
- roof top plant rooms
- basement level car park with kitchen, waste services and associated plant.

The proposed total gross floor area of the building is 11,998m².

The site is listed in State Environmental Planning Policy (Major Projects) 2005 (MP SEPP) as a 'specified site', being development of land within Sydney Olympic Park exceeding a Capital Investment Value (CIV) of \$5 million. The CIV of the proposal is \$51 million and under the provisions of the MP SEPP the Minister is the consent authority. The proposal will create 100 full time equivalent construction jobs and approximately 150-200 full time equivalent operational jobs.

Permissibility

Sydney Regional Environmental Plan No 24—Homebush Bay Area (SREP 24) applies to the site and determines the type of development that is permissible. The proposed development promotes a variety of land uses and is of type and scale that would not prevent the use or reduce the attractiveness or suitability of the Homebush Bay Area, and Sydney Olympic Park. As such, the Project is consistent with the objectives of SREP 24 and is permissible with consent.

Public Exhibition

The Environmental Assessment (EA) was received by the Department on 24 October 2007, but was deemed inadequate due to the lack of information about the roof top plant, car parking arrangements and the failure to pay the application fee. On 27 August 2008, the Proponent provided additional information. The EA was placed on exhibition for a period of 30 days between 24 September 2008 and 24 October 2008. During the exhibition period, the Department received 7 submissions from public authorities. No public submissions were received.

Preferred Project Report

On 30 March 2009, the Proponent submitted a response to submissions and a Preferred Project Report (PPR) to address issues raised by the Department and other public authorities. Revisions to the project included the following:

- extension of the sun awning along Sarah Durack Avenue
- changes to the style of the corner window

- incorporation of a ramp to connect the eastern end of colonnade with the Olympic Boulevard public footpath and realignment of the northern ramp to the pharmacy corner
- relocation of the stacked disabled car space.

The PPR forms the basis of the assessment of this report.

Key issues considered in the Department's assessment include:

- built form and urban design
- traffic impacts and car parking
- potential site contamination
- construction impacts
- operational impacts
- public services and infrastructure
- section 94 contributions.

Public benefits

The public benefits resulting from the proposal, subject to recommended conditions of approval, include:

- provision of an orthopaedic hospital to service the region, providing a total of 94 beds
- development of the site in accordance with the Draft Master Plan and the longer term planning objectives for Sydney Olympic Park
- activation of the Sarah Durack Avenue and Olympic Boulevard frontages with a mix of retail and café spaces
- employment opportunities through the construction and operational phases of the development
- improved pedestrian connectivity and accessibility
- increased surveillance of the public domain.

Key recommended conditions

Key recommendations made to the proposal and included as conditions of approval to the Project Application are as follows:

- preparation of a Construction Management Plan and the management of excavation and construction related impacts
- preparation of a Car Parking and Traffic Management Plan
- removal of hazardous material and remediation of the site
- preparation of a public domain strategy
- submission of final roof plans
- levying of a section 94 contribution.

Conclusion

The Department has assessed the merits of the Project Application and is satisfied that the impacts of the Project have been satisfactorily addressed through the PPR, the Statement of Commitments and recommended conditions of approval. It is considered that the impacts from the development can be appropriately mitigated and/or managed to ensure a satisfactory level of environmental performance.

Based on this assessment, the Department is satisfied that the site is suitable for the proposed development and that it will provide a positive contribution to the environmental, social and economic sectors of Sydney Olympic Park and the region. All statutory requirements have been met.

The Department recommends that the Project should be approved, subject to conditions.

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1. BACKGROUND

1.1 THE SITE

1.1.1 Site Context and Location

The subject site, known as Site 9A, is located on the southeast corner of Sarah Durack Avenue and Olympic Boulevard, Sydney Olympic Park, Homebush. The site is located within the 'Southern Events Precinct' under the Sydney Olympic Park Master Plan 2002 (Master Plan 2002), which is principally related to sports and sports administration. The site falls within the 'Boundary Creek Precinct' of the Sydney Olympic Park Draft Master Plan 2030 (Draft Master Plan 2030) with a desired future character of commercial and residential development.

The site is owned by SOPA. The site is part of a larger allotment (Lot 201, DP 1041756), which encompasses the State Sports Centre, Hockey Centre and several parking stations known as P3, P3A, P4 and P7.

The site is currently occupied by an at-grade car park for 57 vehicles, with associated pay station. The car park forms part of parking station P3A to the south of the site.

1.1.2 Existing Site Features

The site is currently vacant and comprises a thin layer of asphalt, some grassed areas and several Scribbly Gums and River Oaks along with some other landscaping on the northern and western boundaries. All existing vegetation on the site is proposed to be removed. The existing Hoop Pines along the road reserve on Olympic Boulevard are to be retained.

The site is rectangular in shape with a total area of 2,988 m². The site has a fall of approximately 1.78 metres from RL 113.66 metres in the north to RL 111.88 metres in the south, over a distance of 87.2 metres. The site has a frontage of 34 metres to Sarah Durack Avenue and 90 metres to Olympic Boulevard.

1.1.3 Surrounding Development

To the immediate east of the site is a 3 storey parking station (P3) which accommodates 1,438 vehicles including 46 accessible spaces. The car park has vehicular access/egress onto Sarah Durack Avenue. To the south-east of the site is the remaining at-grade parking area of parking station P3A, with a total of 65 spaces. These spaces are used in conjunction with the Sydney Olympic Park Golf Centre.

To the west, on the opposite corner of Olympic Boulevard and Sarah Durack Avenue is a bus parking/ drop-off and pick-up area with some landscaping, known as Site 13. The Department is currently assessing a Project Application for this site (MP06_0176), which if approved would comprise a 4-5 storey commercial office building with a single level of basement parking and a ground floor level providing retail.

To the north-west of the site, on the western side of Olympic Boulevard is the Aquatic Centre and its associated P2 at grade parking area which accommodates up to 570 vehicles, including 10 accessible spaces. The northwest corner of Sarah Durack Avenue and Olympic Boulevard is occupied by the rail line.

To the north of the subject site, across Sarah Durack Avenue, is the Australian College of Physical Education (ACPE). The Olympic Park Railway Station is located approximately 500 metres to the north of the site.

The relationship of the site to the surrounding development is shown in Figures 1 and 2.



Figure 1: Location Plan of Sydney Olympic Park

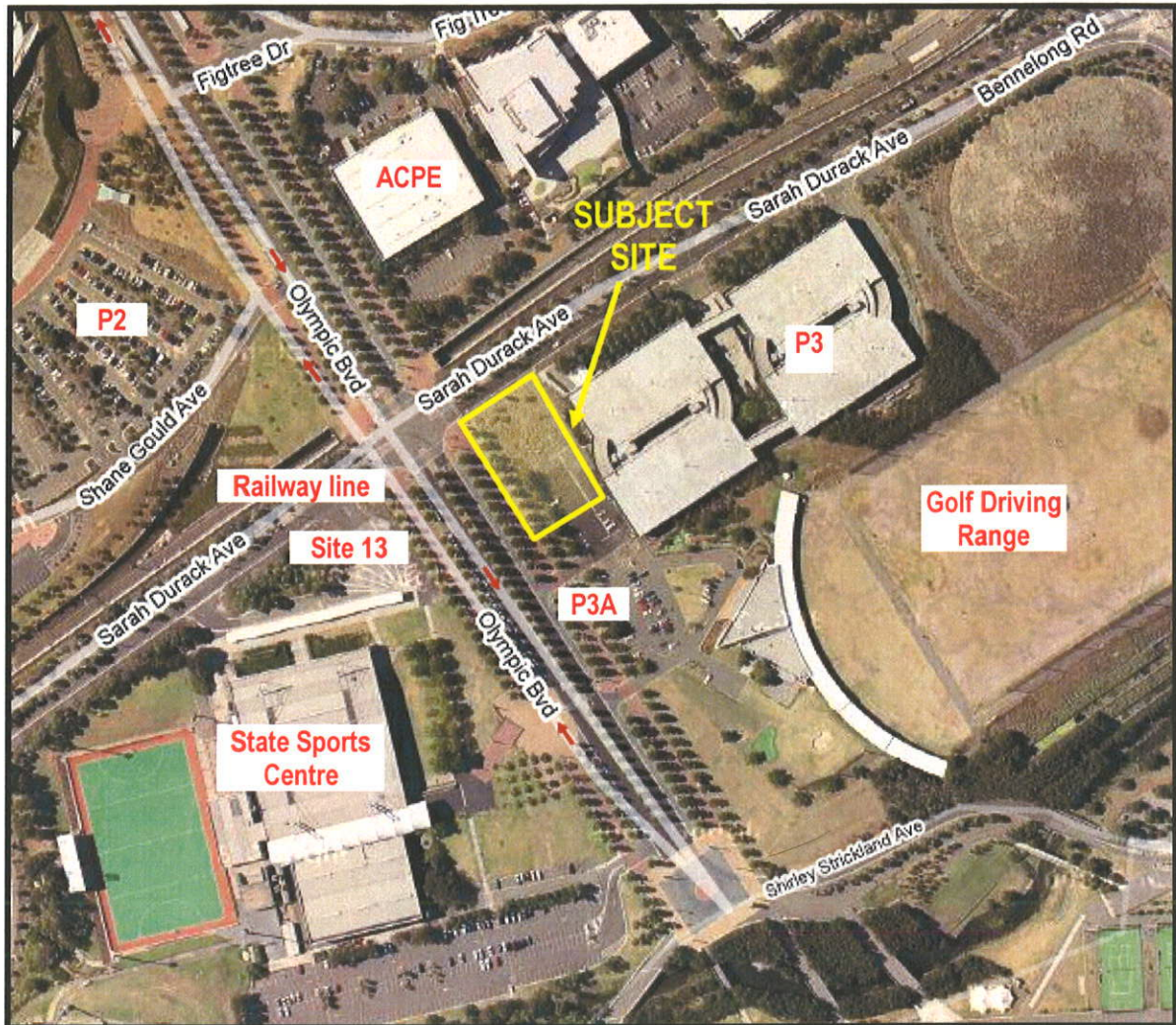


Figure 2: Site in detail

1.2 SITE HISTORY

1.2.1 Site History

The dominant historical land use for the site, and its surrounds, has been industrial uses associated with the Homebush Bay area. The site was also used during the Olympic Games in 2000 as the Olympic Rendezvous @ Samsung, which was a promotional area for Samsung (being a key sponsor of the Sydney Olympics).

1.2.2 Previous Applications

Development consent (DA 207-5-2003) was granted by the Minister of Planning on the 27 November 2003 for the construction of a commercial building on the site. The consent permitted the construction of a 6 storey commercial building and associated uses with 2 levels of basement parking, remediation of the site, a 4 lot subdivision and an amendment to the Master Plan 2002 to permit a six storey building on the site. As the consent was not acted upon, it lapsed on 27 November 2008.

The current proposal is similar in bulk and scale to that approved under the 2003 development consent. However the proposed development represents a different type of land use, from a commercial use to a private hospital with only a single basement level.

2. THE PROPOSED DEVELOPMENT

2.1 THE PROPOSED DEVELOPMENT

The proposal comprises the following:

Building works

The proposal seeks approval for the construction of a 6 storey building as follows:

- 94 beds, surgical and rehabilitation wards
- Ground floor with hospital reception, admissions office, gymnasium, imaging room, staff room and change facilities, associated services, coffee shop, retail shop and pharmacy
- First floor consisting of consulting suites and open terrace facing the northeast boundary
- Second floor consisting of consulting suites and hospital administration
- Third floor consisting of patient rooms, patient lounge, nursing station and associated services
- Fourth floor consisting of patient rooms, including 8 high dependency beds, nursing station, day surgery rooms with separate nursing station, waiting room, patient lounge and associated services
- Fifth floor consisting of 7 operating theatres, 10 recovery bays, sterilising rooms, storage areas and staff rooms
- Roof plant room
- Basement level car park with 54 spaces, kitchen, waste services, associated plant and services and egress to the northeast boundary.

The proposed total gross floor area of the building is 11,998m².



Figure 3. North-west corner of building, viewed from Olympic Boulevard



Figure 4. Rear of building, viewed from Sarah Durack Avenue

Public Domain

The footprint of the proposed building would cover most of the site, with limited opportunity for landscaping and augmenting the public domain on site. The proposal requires the removal of all existing trees on site, however the Hoop Pines located along Olympic Boulevard would be retained and protected during construction.

Development Data Table

	Proposed	Requirement /	Comment
Site area	2,988 m ²	-	Allotment is identified in the Master Plan 2002 and Draft Master Plan 2030
Floor space	11,998 m ²	-	No maximum allowable floor space prescribed
Building height	6 storeys	Master Plan 2002 – 6 storeys Draft Master Plan 2030 – 6 storeys	Complies with Master Plan 2002 (as amended) and Draft Master Plan 2030
Floor Space Ratio (FSR)	4.01:1	No FSR applicable under the Master Plan 2002. As per existing approval (4.05:1) under Draft Master Plan 2030.	Complies with FSR under Draft Master Plan 2030.
Building Zone and Setbacks	100% nil building line to Olympic Boulevard; Nil setback to Sarah Durack Avenue; vehicular access along eastern boundary.	No relevant provisions under the Master Plan 2002. Draft Master Plan 2030 requires minimum 90% nil building line to Olympic Boulevard	Complies with requirements of the Draft Master Plan 2030

		Nil setback to Sarah Durack Avenue Vehicular access along eastern boundary.	
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2.2 PROJECT CHRONOLOGY

- 20 April 2007 – Director General, as delegate for the Minister formed the opinion that the proposal is a Major Project and that Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act) applies
- 16 May 2007 - Director General's Environmental Assessment Requirements (DGRs) signed by the Director General's delegate and provided to the Proponent
- 24 October 2007 – EA lodged with the Department
- 7 November 2007 – EA deemed to be inadequate by the Department due to the lack of information about the roof top plant, car parking arrangements and the failure to pay the application fee
- 27 August 2008 – EA deemed adequate
- 24 September 2008 to 24 October 2008 – EA publically exhibited

2.3 PREFERRED PROJECT REPORT

The PPR was submitted on 30 March 2009 incorporating the following design, planning and landscape amendments:

- the entry awning is to be extended to provide sun shading to retail area fronting Sarah Durack Avenue
- the curved glazed corner on Sarah Durack/ Olympic Boulevard is to be replaced with 45 degree splayed glazing
- the proposed ramp from RL 113.810 to RL 114.10 ramp is to be modified to ensure a levelled streetscape
- a ramp is proposed to connect the eastern end of the colonnade with Olympic Boulevard public footpath (ie. to provide pedestrian access across the turfed verge)
- the northern ramp is to be moved to the pharmacy corner
- the stacked disabled car space is to be relocated elsewhere in the basement
- the roof plant room will be subject to further engineering design development, but will not increase in size.

The Project, as amended by the PPR, forms the basis of the Department's assessment of the statutory context and key issues.

The Department considers that these matters are relatively minor and the PPR did not require further consultation or exhibition. The PPR was reviewed and endorsed by SOPA prior to lodgment with the Department.

3. STATUTORY CONTEXT

3.1 MAJOR PROJECT DECLARATION

The project is a Major Project under the MP SEPP. Schedule 2 of the MP SEPP identifies "specified sites" to which Part 3A of the EP&A Act applies. Clause 14 of Schedule 2 identifies 'Sydney Olympic Park' as a specified site to which Part 3A applies, where development has a CIV of more than \$5 million. The development has a CIV of \$51 million and therefore the Minister is the consent authority for this application. The Director General, as delegate for the Minister, formed the opinion that the Project is a type to which Part 3A applies on 20 April 2007.

3.2 PERMISSIBILITY

The principal environmental planning instrument applying to the site is SREP 24. Clause 11 of SREP 24 provides that development of land within the Homebush Bay Area may be carried out for any purpose that the consent authority considers to be consistent with any one or more of the planning objectives for the Homebush Bay Area.

The Project has been reviewed against these planning objectives and the Department considers the proposed development to be consistent with the planning objectives contained within clause 12 (c) and (g) of SREP 24:

- (c) *to promote a variety of types of development and land uses other than those referred to in paragraph (a) (for example, commercial, retail, industrial, residential, recreational, open space, institutional and tourism uses), but only if the type and scale of those uses do not prevent the use or reduce the attractiveness or suitability of the Homebush Bay Area, and Sydney Olympic Park in particular, for development referred to in paragraph (a);*
- (g) *to promote coordinated, sensitive and high quality development in the Homebush Bay Area through the adoption of overall guidelines for development relating to, for example, urban design, landscaping and signage.*

The proposed private hospital and associated uses are consistent with the above objectives of SREP 24 and as such, is permissible subject to the Minister's approval.

3.3 MINISTER'S POWER TO APPROVE

The Department has exhibited the EA in accordance with section 75H(3) of the EP&A Act, as described in Section 5 below. The project is permissible and meets the requirements of the MP SEPP. Therefore, the Department has met its statutory obligations and the Minister has the power to determine this project.

3.4 DIRECTOR GENERAL'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (DGRs)

The DGRs issued on 16 May 2007 required the following key issues to be addressed:

- relevant EPIs and guidelines as outlined
- built form and urban design
- comparison between existing consent and current proposal
- allocation of hospital beds
- safety/public domain/ landscaping
- ESD
- traffic impacts and car parking
- potential site contamination
- stormwater
- acoustic and noise impacts
- construction impacts
- waste management

- public services and infrastructure.

The DGRs are contained in **Appendix A**. The EA was lodged by the Proponent in October 2007, however was deemed at that time to be inadequate for exhibition. The amended EA was lodged by the Proponent on 27 August 2008, addressed the DGRs and was deemed adequate for public exhibition.

3.5 OBJECTS OF THE EP&A ACT

The Objects of any statute provide an overarching framework that informs the purpose and intent of the legislation and gives guidance to its operation. The Minister's consideration and determination of a Project Application under Part 3A must be informed by the relevant provisions of the EP&A Act, consistent with the Objects of the Act.

Section 5 of the EP&A Act prescribes that the objects are as follows:

- (a) *To encourage:*
 - (i) *the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment*
 - (ii) *the promotion and co-ordination of the orderly and economic use and development of land*
 - (iii) *the protection, provision and co-ordination of communication and utility services*
 - (iv) *the provision of land for public purposes*
 - (v) *the provision and co-ordination of community services and facilities*
 - (vi) *the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats*
 - (vii) *ecologically sustainable development*
 - (viii) *the provision and maintenance of affordable housing*
- (b) *To promote the sharing of the responsibility for environmental planning between the different levels of government in the State*
- (c) *To provide increased opportunity for public involvement and participation in environmental planning and assessment.*

Of particular relevance to the assessment of the Project is consideration of the Objects under section 5(a) of the EP&A Act. Relevantly, the Objects stipulated under section 5(a), (ii), (v) and (vii) are significant factors informing the determination of the application. The Department has considered the Objects of the EP&A Act, including the encouragement of ESD in the assessment of the Project Application. The proposal does not raise significant issues in regard to these matters. The assessment of the application in relation to these Objects is provided in Section 3.5.1 below and in Section 4 of this report.

3.5.1 Ecologically sustainable development

There are five accepted ESD principles:

- (a) decision-making processes should effectively integrate both long-term and short-term economic, environmental, social and equitable considerations (the integration principle)
- (b) if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation (the precautionary principle)
- (c) the principle of inter-generational equity - that the present generation should ensure that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations (the inter-generational principle)
- (d) the conservation of biological diversity and ecological integrity should be a fundamental consideration in decision-making (the biodiversity principle)
- (e) improved valuation, pricing and incentive mechanisms should be promoted (the valuation principle).

The Department has considered the Project in relation to the ESD principles and has made the following conclusions:

- (a) **Integration Principle** – The Project has positive social and economic impacts supporting the revitalisation of Sydney Olympic Park as a long-term business, tourist and events destination and employment generating use. The development also encourages the sustainable use of existing facilities within the Sydney Olympic Park locality such as transport, entertainment and sporting facilities located in proximity to the site and does not adversely impact on the environment.
- (b) **Precautionary Principle** – There is no threat of serious or irreversible environmental damage as a result of the Project. The site has a low level of environmental sensitivity and does not contain any threatened or vulnerable species, populations, communities or significant habitats. No significant climate change risks are identified as a result of this proposal.
- (c) **Inter-Generational Principle** – The Project represents a sustainable use of a site, utilises existing infrastructure within the Sydney Olympic Park area and contributes to the vibrancy and economic viability of the area for the benefit of future generations.
- (d) **Biodiversity Principle** – The Project does not impact upon biological diversity or ecological integrity. The development site has been previously developed and has a low level of environmental sensitivity.
- (e) **Valuation Principle** – The approach taken for this Project has been to assess the environmental impacts of the proposal and identify appropriate safeguards to mitigate adverse environmental effects. The mitigation measures include the cost of implementing these safeguards in the total project cost.

A report prepared by Steensen Varming (Australia) Pty Ltd has been submitted as an Appendix to the EA, addressing a number of ESD issues and initiatives. The report indicates that the Project would achieve a minimum Green Star rating of 4 stars and provides a list of initiatives in order to achieve a sustainable outcome for the building. These measures include a range of design and operational features such as mixed mode ventilation, closed circuit cooling systems, connection to the recycled water reclamation and management scheme and adjustable external shades to control solar heat and glare.

The Department considers that appropriate ESD principles and measures have been incorporated in the design of the building. The terms of approval require the Proponent to construct and operate the building in accordance with these principles.

3.6 SECTION 75I(2) OF THE EP&A ACT

Section 75I(2) of EP&A Act and clause 8B of the Environmental Planning and Assessment Regulation 2000 (the Regulation) requires the Director General's report to address a number of matters as follows:

Section 75I(2) criteria	Response
Copy of the Proponent's EA and PPR	The Proponent's EA is located on the assessment file (attached).
Any advice provided by public authorities on the project	All advice provided by public authorities on the project application for the Minister's consideration is set out in this report.
Copy of any report of a panel constituted under section 75G in respect of the project	No statutory independent hearing and assessment panel was undertaken in respect of this application.
Copy of or reference to the provisions of any State Environmental Planning Policy that substantially govern the carrying out of the project	Each relevant SEPP that substantially governs the carrying out of the project application is identified immediately below.

Except in the case of a critical infrastructure project – a copy of or reference to the provisions of any environmental planning instrument that would (but for this Part) substantially govern the carrying out of the project and that have been taken into consideration in the environmental assessment of the project under this Division	An assessment of the development relative to the prevailing environmental planning instrument is provided in Section 3.7 of this report.
Any environmental assessment undertaken by the Director General or other matter the Director General considers appropriate.	The environmental assessment of the project application is this report in its entirety.
A statement relating to compliance with the environmental assessment requirements under this Division with respect to the project.	The environmental assessment of the project application is this report in its entirety. The proposal adequately complies with the DGRs.
Clause 8B criteria	Response
An assessment of the environmental impact of the project	An assessment of the environmental impact of the proposal is discussed in this report.
Any aspect of the public interest that the Director General considers relevant to the project	The public interest is discussed in this report.
The suitability of the site for the project	The objectives for the site under the SREP 24 permit the proposed use.
Copies of submissions received by the Director General in connection with public consultation under section 75H or a summary of the issues raised in those submissions.	A summary of the issues raised in the submissions is provided in this report. Copies of all submissions received is provided in Appendix B.

3.7 ENVIRONMENTAL PLANNING INSTRUMENTS (EPIs)

3.7.1 Application of EPIs to Part 3A projects

To satisfy the requirements of section 75I(2)(d) and (e) of EP&A Act, this report includes references to the provisions of the environmental planning instruments that govern the carrying out of the project and have been taken into consideration in the environmental assessment of the project. An assessment of compliance with the relevant EPIs is provided below, which concludes that the proposal complies with the relevant provisions.

The primary controls guiding the assessment of the proposal are:

- MP SEPP
- SREP 24
- Master Plan 2002
- Draft Master Plan 2030

Other planning controls to be considered in the assessment of the proposal are:

- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (the Harbour REP)
- State Environmental Planning Policy (Infrastructure) 2007 (the Infrastructure SEPP)
- State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55).

There are no relevant LEPs or DCPs applying to this subject land and the application.

3.8 PRIMARY CONTROLS

3.8.1 MP SEPP

The project is a Major Project under the MP SEPP, as detailed in Section 3.1.

3.8.2 SREP 24

SREP 24 provides a planning framework to guide and coordinate the continued renewal of the Homebush Bay and Sydney Olympic Park areas. It contains controls in relation to permissibility, planning objectives and relevant issues when determining applications. An assessment against the principles of SREP 24 is provided in Section 3.2.

Clause 13 details the matters for consideration in determining a development application. While this is not relevant to Part 3A Major Projects, the Department is satisfied that the matters are addressed in detail in the EA, as detailed below:

- The proposal has been assessed against the Master Plan 2002 and the Draft Master Plan 2030 as detailed in Section 3.8.3 to 3.8.4 below, and is considered to be in compliance with these objectives for this site.
- The proposal demonstrates design excellence and does not impact on any significant views, drainage or flood patterns and the natural environment.
- ESD principles are encompassed in the design of the development as discussed in Section 3.5.1 of this report.
- The site is not located in an environmental conservation area, a potential historical archaeological area or place of known or potential Aboriginal heritage significance and does not impact on any heritage items.
- The views of other public authorities consulted have been considered in this assessment as outlined in Section 5 of this report.

Clause 16 of the SREP provides that development consent must not be granted to any land edged in red on the map marked "Sydney Regional Environmental Plan No. 24 – Homebush Bay Area – Amendment No 2 – Map 4" unless there is a master plan for the subject land, the consent authority has taken that master plan into consideration and the development is consistent with that plan. The relevant master plans have been considered in Section 3.8.3 and 3.8.4 below.

In accordance with clause 18 of the SREP, the consent authority must also be satisfied that development will not commence until arrangements have been made for the supply of services such as water, sewerage, gas, electricity and drainage. These matters have been addressed in Section 4.7 of this report.

The assessment has also considered whether the land is contaminated and, if so, whether remedial action needs to be taken, as required by clause 20 of the SREP. This assessment is provided in Section 4.3 below, and concludes that the site would be suitable for the proposed use as a private hospital provided that appropriate management measures are implemented.

3.8.3 Master Plan 2002

Master Plan 2002 provides a framework for the ongoing development of Sydney Olympic Park and was prepared pursuant to clause 16 of SREP 24 and clause 18 of the *Sydney Olympic Park Authority Act 2001*.

Section 6 of the Master Plan 2002 sets out general design guidelines for development, relating to:

- public domain
- building form and character
- environmental considerations.

The Department is satisfied that these matters have been addressed in the EA and that where relevant the proposal complies with these guidelines. Further discussion of these matters is contained in Section 4 of this report.

The Master Plan identifies the site as being located within the 'Southern Events Precinct,' which is principally related to sports and sports administration. Additional recreational and entertainment facilities along with ancillary commercial uses are encouraged within this precinct. The proposed use of the site for a private hospital specialising in orthopaedic and sport related matters with complementary ground floor retail uses is in keeping with the desired precinct character under the Master Plan 2002.

The Master Plan 2002, as amended by the development consent granted for DA 207-5-2003, permits a 6 storey height limit at this site. SOPA are supportive of the proposed height of the development for this site.

There are no other relevant development standards applying to the site.

3.8.4 Draft Master Plan 2030

The Draft Master Plan 2030 identifies the site as being located within the 'Boundary Creek Precinct' with the desired future character of the site being commercial and residential development. The proposed development will re-enforce the character of the precinct as a sporting destination within Sydney Olympic Park, with retail and café uses along the street edge to activate the public domain and enhance its daily use.

The proposed development complies with the relevant requirements under the Draft Master Plan 2030. A comparison of the specific precinct guidelines applying to the proposed development of the site is provided in the following table.

Control	Draft Master Plan 2030	Proposed	Compliance
FSR	As per existing approval 4.05:1 (GFA 12,100m ²)	4.01:1 (GFA 11,998m ²)	YES
Building Zone and Setbacks	Minimum 90% nil building line to Olympic Boulevard	100% nil building line to Olympic Boulevard	YES
	Nil setback to Sarah Durack Avenue	Nil setback to Sarah Durack Avenue	YES
	Vehicular access along eastern boundary	Development proposes vehicular access along eastern boundary.	YES
Building Height	Maximum 6 storeys	6 storeys	YES

3.8.5 Infrastructure SEPP

The Infrastructure SEPP provides that 'health services facility' may be may be carried out by any person with consent on land in a prescribed zone. The development is already permissible with consent under SREP 24, and as such the Infrastructure SEPP does not impact on the permissibility of the proposed development.

The Infrastructure SEPP also requires consultation with the Roads and Traffic Authority (RTA) for certain types of developments. Schedule 3 prescribes that hospitals with more than 200 beds must be referred to the RTA. Although the proposed development would provide only 94 beds, the application has nonetheless been referred to the RTA for comment. The issues raised in the submission are detailed in Section 5.4.1, and have been addressed in the assessment of the project and responded to by the Proponent in the PPR.

3.9 OTHER CONTROLS

3.9.1 The Harbour REP

The Harbour REP applies to the Sydney Catchment Area, which includes the subject site. The site is not included within the foreshores and waterways area and therefore such planning provisions do not apply to the proposal.

However, the Harbour REP contains provisions relating to biodiversity, ecology and environmental protection as well as provisions concerning the maintenance, protection and enhancement of views. The proposal would not adversely impact the biodiversity or ecology of the site or its surrounds, and has been designed to minimise its environmental and amenity impact.

3.9.2 SEPP 55 – Remediation of Land

Clause 7 of SEPP 55 requires the consent authority to consider whether land is contaminated prior to granting consent to the carrying out of any development on that land, and to be satisfied that the land is suitable for the proposed use. The issue of contamination is assessed in Section 4.3 below, where it is concluded that the site could be made suitable for the proposed development and thus satisfactorily meets the requirements of SEPP 55.

4. ASSESSMENT OF ENVIRONMENTAL IMPACTS

The Department's review of the EA, the PPR and the response to submissions indicates that the key issues for the project are as follows:

- built form and urban design
- traffic impacts and car parking
- potential site contamination
- construction impacts
- operational impacts
- public services and infrastructure
- section 94 contributions.

All other matters raised in regard to the proposed development may be adequately addressed through the inclusion of appropriate conditions of consent.

4.1 BUILT FORM AND URBAN DESIGN

4.1.1 Built form

The DGRs required that the proposal must exhibit design excellence and demonstrate that the building achieves an appropriate visual impact having regard to its siting and design, bulk and scale relationships, use of materials and detailing with regard to the surrounding properties.

The Department considers that the design of the building has sought to respond to its location and will effectively reinforce the corner of Olympic Boulevard and Sarah Durack Avenue, along with the horizontal elements of the existing streetscape through the following design features:

- extension of the roof over the building frame at the corner
- extension of the horizontal element beyond the glass line
- solid elements on the corners of the building
- incorporation of a ground floor colonnade around the site
- fixing of louvers to the windows and the colonnade.

The EA details that the building façade comprises a strongly articulated concrete structure with lightweight infill. A system of external adjustable horizontal blinds would be attached to the panelised facades. It is proposed that the colour of the blinds and panels would be slightly varied to add some variety to the façade.

The proposed building would enhance the existing streetscape by screening the existing adjacent 3 storey car parking building (P3), which is currently a dominant feature in the landscape.

The Department does not raise any concerns about the proposed design of the building, and it is considered that the materials and finishes are satisfactory for the proposed development and in keeping with the above stated design principles. The design of the building has been submitted to the SOPA Design Review Panel and the Department is satisfied that the current proposal responds to the comments of the panel.

Notwithstanding, following its final review of the EA, SOPA raised several concerns about the finer design of the building and the level of information submitted with the Project Application, as follows:

- *inadequate sun shading for the ground floor retail on Sarah Durack Avenue*
- *finishes must be smoothly patched and rendered*
- *lighting to the colonnade must be provided to Australian Standard with a lighting classification of P3*
- *shop front windows must be of suitable glass*
- *the curved café corner window should be of a single curved sheet of glass*
- *access for maintenance must be allowed to overhanging slabs for clearing rubbish, cleaning windows and louvers etc*
- *appropriate acoustic treatment must be provided in regard to glass façade glazing*
- *the ramp from RL 113.810 to RL 114.10 identified in the Landscape Plan should be a levelled pathway to Sarah Durack Avenue.*

These issues have been addressed in the PPR or via conditions of approval.

The DGRs also required that where practicable, plant equipment should be located within the basement to minimise its visual and acoustic impacts and where this can not be achieved, sufficient justification for roof top plant rooms should be provided. Whilst the EA has identified the need for some plant on the roof, the final design of the roof plan is still subject to further engineering design development. The Proponent has advised in the PPR that the roof top plant rooms would not increase in their overall size. The conditions of approval require the Proponent to submit to the Department, for approval, the final design of the roof top plant rooms to demonstrate that the size of the roof top plant room is consistent with plant and equipment requirements.

4.1.2 Signage

The Project would incorporate signage for building identification and the retail tenancies. The Proponent has not provided a signage strategy but advises that the signage for the proposed hospital would be limited to the private hospital logo and name, and would be located above the ground floor awning as shown in the artist's impression in the PPR. In principle, it is considered that this signage is appropriate for the proposed development. The Proponent has not provided any details about the signage that would be required for the ground floor retail tenancies.

The terms of approval provide that the Proponent must provide a signage strategy for approval by SOPA prior to the installation of the signage for the building identification and retail tenancies

4.1.3 Disabled access

The Proponent commissioned an audit of the proposed development by the Independent Living Centre, and this advice is included in Appendix 10 of the EA. The audit addresses the requirements for access by people with disabilities based on the Building Code of Australia (BCA) and the objectives of the *Disability Discrimination Act 1992* (DDA 1992). The audit raised a number of matters that needed to be addressed in the design of the building. The Proponent has indicated that these matters have been addressed and has since amended the project design.

The Department concurs that the building has largely responded to the recommendations made in the report, or is capable of doing so. However, as discussed in Section 4.2, it is not clear that the Proponent has provided adequate accessible parking spaces. It is also noted that other minor design changes have been incorporated since the proposal was first reviewed by the Independent Living Centre in July 2007.

The conditions of approval require the Proponent to provide a revised access report reflecting the design changes that have been incorporated since the development was first reviewed and confirmation that the development complies with the requirements for access by people with disabilities under the BCA and the DDA 1992.

4.1.4 Landscaping and public domain

Landscaping

The footprint of the proposed building would cover most of the site, and the Department recognises that there is limited opportunity for landscaping and augmentation of the public domain on site. However, the development will improve the activation of Sarah Durack Avenue and Olympic Boulevard street level through the provision of a café, retail shop, pharmacy and main entrance to hospital. In addition, two small areas at the front corner of the building would be planted at the entry to the shop and the main foyer.

The development of the site has also been designed to integrate with the surrounding landscape of the public domain, as far as practicable. Although all existing trees onsite would need to be removed to facilitate the development, the Hoop Pines located along Olympic Boulevard will be retained and protected during construction. There are no plantings along the proposed building frontage of Sarah Durack Avenue, and the proposed entry to the site from this street would therefore not affect any existing public domain landscaping.

The Proponent provided a Landscape Plan as part of its response to submissions/ PPR detailing:

- landscaping of Sarah Durack, Olympic Boulevard and rear lane frontages of the site
- existing trees to be protected
- external levels, in particular at the interface with Olympic Boulevard.

It is considered that the plan adequately responds to the concerns of SOPA in regard to these issues.

The conditions of approval require the Proponent to prepare an Arborist report, identifying any potential impact on the Hoop Pines along Olympic Boulevard and providing details of appropriate tree protection measures, prior to the commencement of construction.

Public Domain

The Proponent will also be required to prepare a Public Domain Strategy in consultation with SOPA. This will ensure that the proposed works would effectively integrate with the public domain where such opportunities exist.

The proposed design, incorporating a pedestrian colonnade provides a clear and legible pedestrian linkage around the site and serves to avoid conflict between pedestrians and vehicles. The Department accepts that the site is not large enough to require a through-linkage.

The Department is satisfied that the Project will adequately integrate with the existing public domain and that it is appropriate for its local street context.

4.1.5 Safety, security and public surveillance

The proposed development would potentially enhance the safety, security and public surveillance of the surrounding public domain through greater activation of the site, provided the building is appropriately designed and managed. The building provides clear glass frontage and a colonnade at ground level to Sarah Durack Avenue and Olympic Boulevard, offering clear sightlines to the public domain from the building. The lighting of the building would also complement the surrounding lighting of the streets in this locality, including lighting at the rear of the building. The enlivenment of the street level, through the installation of the cafe and retail tenancy, would also ensure greater activation of this locality.

Pedestrian entries to the building would be from Sarah Durack Avenue and Olympic Boulevard. Vehicle access would be from the rear lane adjacent to the existing car park building. There would also be clear publically accessible uses at the point of entry such as a café and retail use, which would re-enforce the activation of the ground floor and invite public access.

4.2. TRAFFIC IMPACTS AND CAR PARKING

The Proponent commissioned Varga Traffic Planning to prepare a Traffic and Parking Assessment Report (Appendix 7 of the EA).

4.2.1 Traffic generation

The EA details that the proposed development would generate a maximum of 81 vehicles per hour (vph), which would not coincide with the weekday commuter peak periods on the local surrounding road network. The traffic generation during the commuter periods is expected to be between 44 and 56 vph.

The report has assessed the impact of the increased traffic on the operational performance of the surrounding road network. The assessment indicated that the intersections of the P3 Car park entry and exit driveway, and the site service road with Sarah Durack Avenue will continue to operate at Level of Service "A". The Department concurs with the conclusions of the Proponent's assessment that the traffic generated by the proposed development would not have any unacceptable traffic impacts on the capacity of the road network.

4.2.2 Parking

The development incorporates a total of 54 car parking spaces within a single basement level car parking area. The basement level would provide 18 car parking spaces at grade, and would accommodate the remaining 36 car parking spaces in a 'stacker' arrangement. Additional car parking for staff, patients and visitors would also be available in the adjacent P3 car parking area, which is considered to be largely underutilised during weekdays when the use of the hospital would be at its peak.

At the time of lodgement, the Proponent relied upon the provisions of the Auburn Parking Development Control Plan, which provided for 1 car parking space for 2 beds. The development incorporates 94 beds, which would require a total of 47 car parks. The hospital incorporates 54 car parking spaces on site, thereby satisfying the parking requirements of the Auburn Parking Development Control Plan.

Since exhibition of the Project, the Draft Master Plan 2030 has been exhibited, making specific reference to car parking provision for hospitals as 1 space per 4 beds and 1 space per 2 staff. Applying these rates, the Draft Master Plan would require the inclusion of 98 car parking spaces, 23 spaces for patients and 75 spaces for staff.

The above car parking requirements are summarised as follows:

Proposed number of car parking spaces	Requirement under Auburn Parking DCP	Requirement under Master Plan 2002	Requirement under Draft Master Plan 2030
54	47	N/A	98 (23 for patients and 75 for staff).

Although the proposed development fails to provide this number of car parks required under the Draft Master Plan 2030, the Department accepts that the provision of car parking spaces is adequate for the Project given the availability of additional car parking spaces in the adjacent P3 car parking area and the variability in parking codes for hospitals.

The conditions of approval require the Proponent to prepare a Car Parking and Traffic Management Plan, to the satisfaction of SOPA in consultation with the Department, detailing management arrangements and the availability of car parking spaces during special events. A condition has also been incorporated requiring that accessible spaces must not be located in the car stacker and that the Proponent must provide an updated access report detailing a revised accessible parking arrangement.

4.2.3 Encouraging other modes of transport

The DGRs required the Proponent to consider methods of encouraging the use of public transport, given the proximity to the train station, and for also encouraging cycling. The EA details that public transport use will be encouraged by limiting the number of car parking spaces available at the site and by encouraging staff, visitors and patients to use public transport and to car pool, and through the provision of cycling facilities. Details of how the use of public transport would be encouraged will be further detailed in a Travel Management Plan, to be implemented during the operation of the premises.

4.3 SITE CONTAMINATION

Appendix 5 of the EA includes an Environmental and Geotechnical Report, prepared by URS Australia Pty Ltd to evaluate any contamination across the site and provide guidance about the suitability of the site for a proposed multi-storey development. The Environmental and Geotechnical Report found that the site is underlain by fill material and shale bedrock. The excavations to construct the basement car park would extend through the fill and the residual clay to bedrock. The report concludes that despite some elevated concentrations of TPH, ethyl benzene and xylene, the site would be suitable for commercial use, and the Department accepts that this conclusion is equally applicable to the proposed land use of a hospital, given the similar land use settings and built form.

An Indicative Remedial Action Plan (IRAP) has also been submitted within the EA, which details remedial approaches that may be required for the site. A condition of approval has been incorporated requiring the proponent to submit written advice from an accredited NSW Site Auditor to the Certifying Authority evidencing that the remediation of the site has been undertaken in accordance with the Indicative Remedial Action Plan (Appendix 6 of the EA) prepared by URS Australia Pty Ltd, prior to the issue of a Construction Certificate.

The Department is satisfied that evidence has been provided of the site's suitability for the proposed use in regard to site contamination, subject to appropriate conditions requiring a further site audit and remediation in accordance with an approved IRAP.

4.4 CONSTRUCTION IMPACTS

The construction period for the Project would be approximately 18 months. The Proponent seeks approval for construction hours from Monday to Friday 7am to 8pm and Saturday, Sunday and Public Holidays 7am to 5pm. The conditions of approval limit these construction hours from 7.00am to 6.00pm, Mondays to Fridays and between 7am and 3pm Saturdays, with no work on Sundays.

The key impacts associated with the construction of the proposed building would be noise, traffic, dust, erosion and sediment control, stormwater runoff. The Proponent submitted a Construction Management Plan (CMP), which is contained in Appendix 9 of the EA. The CMP briefly describes the main measures to ameliorate these potential construction impacts. The Department considers that the following matters must be addressed:

- further details as to how construction impacts will be managed and mitigated
- protection of the vegetation adjoining the site, particularly the existing Hoop Pine plantings
- inclusion of an Arborist's report.

A condition of approval has been included to require the Proponent to submit a revised CMP addressing these matters, for the approval of the Department.

4.5 OPERATIONAL IMPACTS

The key issues potentially associated with the operation of the Project are the potential noise impacts generated by the operation of the hospital and potential impacts on the building from the nearby railway line and special events, and waste management.

In light of the characteristics of the Project, particularly given that the hospital would not have an emergency department and ambulances visiting the hospital would not be using sirens, the Department concurs with the Proponent's acoustic report that the operation of the hospital would not pose any other adverse or unacceptable impacts within the development context.

The site is located about 30 metres south-east of the rail line. The acoustic report identifies that despite the proximity of the site to the rail line, the vibration levels in the building due to train movements on the Olympic Park Rail Line were expected to be below the AS2670.2:1990 criteria.

The acoustic report also considers the likely impact of other activities, such as major sporting events, on the occupants of the proposed hospital. The acoustic report advises that the noise mitigation measures need to be included in the design of the building. Appropriate conditions of approval have been incorporated to ensure these measures are incorporated in the design of the building.

The Proponent has prepared a draft Waste Management Plan (WMP), which is contained in Appendix 12 of the EA. It is considered the WMP establishes an adequate framework to address the management of waste from the hospital, including education and training, waste management strategies, waste handling, containment, transport, waste treatment and disposal. The terms of approval require the Proponent to update and finalise the WMP, in consultation with the Department of Health and DECC, and to the satisfaction of the Department.

4.6 PUBLIC SERVICES AND INFRASTRUCTURE

In response to the provision of infrastructure, as required by the DGRs, the EA identified the following:

- The existing downstream drainage system and sewer system has adequate capacity for the proposed development.
- A sewer drainage system, servicing the amenities at the western end of the P3 parking station, is located within the subject site and diversions of the sewer drainage system will be required prior to any construction commencing.
- Potable and recycled water mains are located in the footpath reserve areas around the site, and will be accessible for the development.
- Natural gas mains are located in the footpath reserve along the Sarah Durack Avenue frontage, and it is also assumed that it is accessible for the proposed development.
- A high voltage supply runs along side the Olympic Boulevard boundary. The electricity to the proposed development will be supplied by a new chamber substation, located at ground level in a central position on the rear of the site. The proposed development would also have an emergency power supply.

On the basis of the above review and the available information, the Department concurs with the Proponent that the services and utilities are adequate and no other augmentation would be required apart from the installation of the new electrical substation. The conditions of approval require the Proponent to carry out a survey of all utility services within and around the site and to negotiate with the utility authorities (eg. Energy Australia, Sydney Water and telecommunications carriers) in connection with the relocation, installation and/or adjustment of the services affected by the Project.

4.7 SECTION 94 CONTRIBUTIONS

Contributions are to be levied in accordance with the provisions of the Sydney Olympic Park Development Contributions Strategy created under section 23 of the *Sydney Olympic Park Authority Act*. The Contributions Strategy provides for open space, sport and recreation facilities, community facilities, community services, movement systems, and public domain works. The proposed development would require a contribution towards community facilities, movement systems and the urban domain as follows:

Contributions Category	Rate of Contribution (GFA)	Amount
Community Facilities	\$115 per 100 m ²	\$13,797.7
Movement Systems	\$598 per 100 m ²	\$71,748
Urban Domain	\$20 per 100 m ²	\$2,399
Total		\$87,944

A condition of approval has been incorporated to require the Proponent to pay the contribution, prior to the issue of a construction certificate.

5. CONSULTATION AND ISSUES RAISED

5.1 PUBLIC EXHIBITION DETAILS

The major project application was exhibited from 24 September 2008 to 24 October 2008 and was published on the Department of Planning's website. The EA was made available to the public in the Department's Information Centre, the SOPA's offices and at Auburn Council offices.

5.2 SUBMISSIONS FROM PUBLIC AUTHORITIES

The following is a summary of submissions received from public authorities.

5.2.1 Roads and Traffic Authority

Whilst not objecting to the Project, the RTA raised a number of concerns about the proposed development and requested a number of requirements be incorporated in the conditions of consent as follows:

- that the stacked parking spaces should be designated as "Staff Parking only".
- the development should be consistent with the objectives of Draft Sydney Olympic Park Master Plan 2030
- the layout of the proposed car parking area must be in accordance with the Australian Standards
- car parking areas and entry/ exit points need to be clearly delineated
- a plan must be submitted to show the swept path of the longest vehicle is in accordance with AUSTROADS
- all vehicles should enter and exit the site in a forward direction, and wholly on the site before being required to stop
- all loading and unloading should occur on site.

Comment:

The Department concurs with the intent of these conditions and where appropriate has incorporated these requirements into the conditions of approval. These matters have also been partly addressed through PPR and the Proponent's response to submissions.

The key management measures required in response to the RTA's submission will be the preparation of a Travel Management Plan to detail how non-car travel modes will be encouraged and a Car Parking and Traffic Management Plan to detail the management of the basement level car park, including the stacked parking places.

5.2.2 Energy Australia

Energy Australia is generally in support of the Project and has advised that the connection of the site has previously been approved. However, Energy Australia advised that in order to accommodate the estimated electrical demand of the development a new connection to Energy Australia's supply network must be provided, including the establishment of a new distribution substation on site.

Energy Australia has also indicated that they have existing assets located within the development site that may require relocation at the Proponent's expense. Alternatively, if the development will not impact on the existing assets, the option would be to create easements for these assets.

Comment:

The conditions of approval require the Proponent to undertake a survey of all utility services within and adjacent to the site including relevant information from utility authorities and excavation if necessary, to determine the position and level of services.

Prior to the commencement of work the Proponent must negotiate with the utility authorities, including Energy Australia, to ensure adequate relocation and/or adjustment of the services affected by the Project is achieved. Any costs for the relocation, adjustment or support of services are to be the responsibility of the developer. The Proponent's revised Statement of Commitments also states that the Proponent will provide full details of the proposed connection requirements and relocation of assets to Energy Australia.

5.2.3 Ministry of Transport

The Ministry of Transport requested that the following additional information be provided, as required in the DGRs:

- detailed strategies for encouraging public transport patronage for employees and visitors, given the close proximity of the railway station to the site
- management of traffic, access and parking during special events on the SOPA site with particular regard for the operation of the subject site during road closures for these events
- details of adequate emergency and delivery vehicle access including during special events
- details of bicycle facilities to be incorporated into the development.

The Ministry of Transport also considered that the CMP does not adequately address pedestrian and cycle management measures during construction.

Comment:

The Proponent's response to submissions indicated that these matters would be addressed in the Travel Management Plan and Car Parking and Traffic Management Plan. The Department considers that the preparation of the Plan, in consultation with the Ministry of Transport and for approval by the Department, will ensure appropriate traffic management of vehicles associated with the proposal and that public transport use is encouraged.

The conditions of approval also require the Proponent to address the Ministry of Transport's concerns in the revised CMP.

5.2.4 Auburn Council

Auburn Council have raised concerns that given the extent of the works and the increased population and vehicle movements generated by the development, consideration should be given to fund traffic works outside the Sydney Olympic Park boundary within the Auburn Local Government Area.

Comment:

There are no specific requirements in the Master Plan 2002 or the Draft Master Plan 2030 to require the contribution towards the upgrading of any intersection works, particularly outside the Sydney Olympic Park area.

5.2.5 Sydney Olympic Park Authority

The Sydney Olympic Park Authority generally supports the development and believes that the development generally complies with, and contributes to, the vision of creating a vibrant township as outlined in the Master Plan 2002 and the Draft Master Plan 2030. In addition to the matters raised in Section 4.1 of this report, SOPA requested that the following matters should be addressed in regard to the ground floor retail uses:

- servicing must be adequate (including waste collection, loading and unloading requirements, mechanical service requirements and staff car parking)
- impacts of any major events at Sydney Olympic Park on retailing operations
- provision of outdoor seating, lighting, furniture, heating, awnings and signage for the café.

SOPA also submitted that a detailed Landscape Plan should be provided to ensure that interface and activation point with public domain is appropriately managed and designed.

SOPA also recommended a number of conditions to be incorporated in the approval, as follows:

- the building should be connected to the Water Reclamation and Management Scheme
- a Public Domain Strategy should be prepared in consultation with SOPA
- the extent of the required façade glass glazing acoustic treatment should be identified by a noise consultant
- a Travel Management Plan should be prepared.

Comment:

The Proponent has responded to the above issues through either the provision of additional information, including a Landscape Plan, or amendments to the Project design. The PPR was endorsed by SOPA for submission to the Department and it is considered that the Proponent's response adequately addressed these issues.

The Proponent's Statement of Commitments also provides that basement excavations will be managed in accordance with SOPA's Construction Guidelines, to minimise damage to tree routes.

The conditions of approval have also incorporated SOPA's recommended conditions. As such, the Department is satisfied that the Project has responded to SOPA's concerns as far as is practicable and that all remaining issues may be adequately addressed through the requirements of the conditions of approval.

5.2.6 Sydney Water

Sydney Water has advised that a preliminary assessment indicates that the waste water system may require upsizing. Sydney Water will assess the impact of the proposal when the Proponent applies for a section 73 Certificate. Any discharge of trade waste into Sydney Water's wastewater system requires written permission from Sydney Water. No objections are raised in response to the Project, subject to the requirement to obtain a section 73 Certificate.

Comment:

Specific conditions of approval requiring consultation with Sydney Water have been included.

5.2.7 RailCorp

RailCorp does not raise any in principal objection to the proposed development and have provided a number of conditions to be included for the approval. The proposed conditions relate to the following matters:

- noise and vibration
- protection from stray currents and electrolysis from the adjoining rail operations
- demolition, excavation and construction procedures to ensure no adverse impacts on the integrity of RailCorp's network
- the operation of any crane or other aerial equipment during construction capable of intruding into airspace above the rail corridor.

Comment:

General conditions and specific conditions requiring consultation with RailCorp and compliance with relevant documents and controls have been included in the conditions of approval.

6. PUBLIC INTEREST / PUBLIC BENEFIT

It is expected that the proposed development would have some impact on the locality in terms of noise and traffic generation however overall the Project would provide significant benefits to the community, including:

- provision of an orthopaedic hospital to service the region, providing total of 94 beds
- development of the site in accordance with the Draft Master Plan and the longer term planning objectives for Sydney Olympic Park
- activation of the Sarah Durack Avenue and Olympic Boulevard frontages with a mix of retail and café spaces
- employment opportunities through the construction and operational phase of the development
- improved pedestrian connectivity and accessibility
- increased surveillance of the public domain.

The Proponent has also given detailed consideration to the building form and urban design to ensure that the development will not have any adverse impacts upon the existing streetscape and its enjoyment by the community. Accordingly, the proposal is considered in the public interest for the above reasons.

7. CONCLUSION

The Department has considered the Project Application, PPR and the submissions made on the proposal. The Department has assessed the issues raised in regard to the Project and considers that the EA, along with the PPR, response to the submissions and the Statement of Commitments satisfactorily address these matters, subject to a number of conditions being fulfilled and implemented.

The proposal will contribute to the creation of a viable and vibrant town centre, assist in creating a significant employment base in Sydney Olympic Park and support the desired uses within this precinct. The development would also result in a high quality architectural building of an appropriate scale for the site and surrounding development, create a strong street presence and further activate Olympic Boulevard and Sarah Durack Avenue.

The environmental impacts of the development are considered to be minimal and could be satisfactorily managed through the implementation of a range of measures as detailed in the Statement of Commitments and prescribed in the Instrument of Approval.

The Project is consistent with the uses proposed for the site within the 'Southern Events Precinct' under the Master Plan 2002 and the 'Boundary Creek Precinct' under the Draft Master Plan 2030. It also meets the generic and specific urban design controls under the Master Plans. The development complies with and satisfies the relevant objectives under the Sydney Regional Environmental (Sydney Harbour Catchment) Plan, and is a permissible form of development.

The Department has assessed the submissions in response to the proposal. The key issues raised in submissions relate to urban design, traffic management, and basement car parking. The Department considers that the Proponent has adequately responded to these issues through project amendments, provision of additional information and the Statement of Commitments, or that the issues may be adequately addressed through the terms of approval.

The Department has determined that the site is suitable for the proposed development and is in the public interest. Accordingly, the Department recommends that the Project Application be approved, subject to the conditions set out in the Instrument of Approval.

8. RECOMMENDATION

It is recommended that the Minister:


- (A) **Consider** all relevant matters prescribed under section 75J(2) of the EP&A Act, including those relevant matters prescribed by section 75I(2) as contained in the Director General's Environmental Assessment Report (**TAG A**);
- (B) Having considered all relevant matters under the Act in accordance with (A) above, **approve** Project Application (MP07_0047) subject to conditions pursuant to section 75J (1) of EP&A Act; and
- (C) **Sign** the Instrument of Approval at **TAG B**.

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