

Director-General's Requirements

Section 75F of the *Environmental Planning and Assessment Act 1979*

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| Application number | MP 07_0157 |
| Project | Project application comprised of following: 5 or 6 storey commercial building with two levels of car-parking. |
| Location | Building A, 7 Parkview Drive Sydney Olympic Park. |
| Proponent | The GPT Group |
| Date issued | 16/1/2009 |
| Expiry date | (If the environmental assessment is not exhibited within 2 years after this date, the applicant must consult further with the Director-General in relation to the preparation of the environmental assessment.) |
| Key issues (Core) | <p>The Environmental Assessment (EA) must address the following key issues:</p> <ol style="list-style-type: none"> Relevant EPI's policies and Guidelines to be Addressed Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: <ul style="list-style-type: none"> • SEPP (Major Projects) 2005 • Draft SEPP (Major Projects) 2005 (Amendment No. 20) • SREP 24 – Homebush Bay Area • SREP 55 Remediation of Land • Sydney Olympic Park Master Plan 2002 • Draft Sydney Olympic Park Master Plan 2030 • SOPA's Draft Infrastructure Contributions Framework 2030 • SOPA's Guidelines for Outdoor Advertising, Identification and Promotional Signage • SOPA's Access Guidelines 2002 • SOPA's Major Event Impact Assessment Guideline • NSW Planning Guidelines for Walking and Cycling • West Central Subregion - Draft Subregional Strategy • Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance. Built Form <ul style="list-style-type: none"> • The development should exhibit design excellence in order to override the necessity for a design competition to be held. This will require a high standard of architectural design, materials and detailing appropriate to the building type and location. • The proposal shall address the height, bulk and scale of the proposed development within the context of the locality. • Demonstrate that proposal does not have unacceptable levels of impacts on views and overshadowing of adjoining sites and public domain. • Treatment of above ground car parking must ensure activation of the public domain. Gross Floor Area (GFA) <ul style="list-style-type: none"> • Demonstrate that the proposed GFA and FSR for Building A, complies with the maximums permitted by the Draft SEPP (MP 2005 - Amendment No. 20) for the entire site. Consideration should also be given as to whether Building A will prevent development from being achieved on the remaining development portions. |

4. Use

Provide details of the proposed land uses including hours of operation, numbers of employees.

5. Urban Design

Address design quality with specific consideration of the overall site layout, axis, vistas and connectivity, open spaces and edges, primary elements, gateways, façade, rooftop, mechanical plant, massing, setbacks, building articulation, use of appropriate colours, materials/finishes, landscaping, safety by design and relationship to public domain.

6. Amenity

The proposal must address solar access, acoustic impacts (through the submission of an acoustic report which addresses the impact of Major Events on the proposed development), visual privacy, servicing requirements (including but not limited to, waste management, loading zones, mechanical plant) view loss and wind impacts and achieve a high level of environmental amenity.

7. Transport and Accessibility (Construction and Operational)

Details of the access arrangements to be provided including the staging arrangements in relation to the whole site. The proposal must demonstrate the provision of sufficient on-site car parking for the proposal having regard to local planning controls and RTA guidelines. The EA shall also provide a Transport and Accessibility Study prepared in accordance with the RTA's Guide to Traffic Generating Developments, considering traffic generation, any required road / intersection upgrades, access, loading dock(s), car parking arrangements, servicing arrangements, measures to promote public transport usage and pedestrian and bicycle linkages & facilities as well as the management of transport, accessibility, and parking during special events. Particular regard must be given for the operation of the subject site during road closures during special events.

8. Ecologically Sustainable Development (ESD)

The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development.

9. Contributions

The EA shall address provision of public benefit, services and infrastructure having regard to the Sydney Olympic Park Authority's Section 94 Contribution Plan, Draft Infrastructure Contributions Framework 2030 and details of any Voluntary Planning Agreement.

10. Contamination

- The EA is to demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55.

11. Consultation

Undertake an appropriate and justified level of consultation in accordance with the Department's *Major Project Community Consultation Guidelines October 2007*.

12. Major Events

The EA is to demonstrate how the proposed development will be constructed and operated during Major Event periods at Sydney Olympic Park.

13. Threatened Species

- Demonstrate the impacts of the proposal relative to the draft *Guidelines for Threatened Species Assessment* and detail all threatened species that are likely to be directly or indirectly affected by the proposal both on and off the site and mitigation of these impacts.

14. Staging and Infrastructure

- Prepare a detailed staging and infrastructure plan including construction vehicular access, new

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| | <p>and upgraded roads, infrastructure required during construction and operation, and design context with overall site development. The Plan is to detail the works for which approval is sought.</p> <ul style="list-style-type: none"> • Outline staged construction timing of Building A relative to the remaining stages. |
| <p>Key Issues (Optional) – to be applied where relevant.</p> | <p>Heritage Provide assessment of potential archaeology and aboriginal cultural heritage on the site.</p> <p>Drainage Address drainage/flooding issues associated with the development/site, including: stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures.</p> <p>Utilities In consultation with relevant agencies, address the existing capacity and requirements of the development for the provision of utilities including staging of infrastructure works.</p> |
| <p>Deemed refusal period</p> | <p>60 days</p> |

Plans and Documents to accompany the Application

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| General | <p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> 1. An executive summary; 2. A thorough site analysis including site plans, aerial photographs and a description of the existing and surrounding environment; 3. A thorough description of the proposed development; 4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed; 5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project; 6. The plans and documents outlined below; 7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; 8. A demonstration that design and construction is in accordance with the Building Code of Australia. 9. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Projects SEPP; and 10. A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest. |
| Plans and Documents | <p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted;</p> <ol style="list-style-type: none"> 1. An existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of the land, boundary measurements, area (sq.m) and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; and • location and height of adjacent buildings and private open space. • all levels to be to Australian Height Datum. 2. A Site Analysis Plan must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc). 3. A locality/context plan drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> • significant local features such as parks, community facilities and open space and heritage items; • the location and uses of existing buildings, shopping and employment areas; • traffic and road patterns, pedestrian routes and public transport nodes. 4. Architectural drawings at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land; • detailed floor plans, sections and elevations of the proposed buildings; • elevation plans providing details of external building materials and colours proposed, including treatment of exposed frontages of car parks and treatment of the ground floor to activate Murray Rose Avenue and urban core space; |

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| | <ul style="list-style-type: none"> • fenestrations, balconies and other features; • material sample boards detailing façade and public domain finishes; • accessibility requirements of the Building Code of Australia and the Disability Discrimination Act; • the height (AHD) of the proposed development in relation to the land; • the level of the lowest floor, the level of any unbuilt area and the level of the ground; • any changes that will be made to the level of the land by excavation, filling or otherwise; <p>5. Other plans (to be required where relevant):</p> <ul style="list-style-type: none"> • Stormwater Concept Plan - illustrating the concept for stormwater management; • Erosion and Sediment Control Plan - plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site; • Geotechnical Report - prepared by a recognised professional and in compliance with Railcorp's Interim Guidelines for Applicants, which assesses the risk of Geotechnical failure on the site and identifies design solutions and works to be carried out to ensure the stability of the land and structures and safety of persons; • View Analysis - Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas; • Landscape Plan - illustrating treatment of open space areas on the site, interface design with public domain areas, through site access to existing and future travel paths to and from the Brickpit, integration of public and private areas through the treatment of landscaping, pathway and driveway layout levels, cross sections, treatment details, works schedules, fencing, screen planting along common boundaries and tree protection measures both on and off the site (including detail of existing vegetation). • Shadow Diagrams - showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm. • Arborist Report - detailing protective measures for the trees to be retained on or in the vicinity of the site. • Traffic Management Plan - for demolition and construction activities, detailing vehicle routes, number of vehicles, hours of operation, access arrangements and traffic control measures. • Signage Strategy - full details including dimensioned plans and elevations to scale of all proposed signage. • Heritage Plan - Plan showing the location and nature of any heritage items detailed in the heritage assessment |
| Documents to be submitted | <ul style="list-style-type: none"> • 1 copy of the EA, plans and documentation for the Test of Adequacy; • 12 hard copies of the EA (once the EA has been determined adequate); • 12 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and • 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size. |