

DEPARTMENT OF PLANNING & INFRASTRUCTURE

Development Assessment and Systems Performance

SUBJECT: MODIFICATION REQUEST FOR STAGES 2 & 3 MIXED USE DEVELOPMENT AT SITE 3, SYDNEY OLYMPIC PARK (MP 10_0027 MOD 2)

PURPOSE

To determine a modification request (MP 10_0027 MOD 2) for the construction of Stages 2 and 3 Mixed Use Development at Site 3, Sydney Olympic Park.

BACKGROUND

Site 3 at Sydney Olympic Park is bound by Australia Avenue to the west, Parkview Drive to the north and the Olympic Park railway line along the southern and eastern boundaries. The site (Lot 2 DP 1134933) comprises the southern and central portions of Site 3, as identified in Sydney Olympic Park Master Plan 2030 (Master Plan 2030) and is 1.048 hectares in size. The site is located within the local government area of Auburn and is owned by the Sydney Olympic Park Authority (SOPA). The project location is shown in TAG A.

On 24 January 2012, the Deputy Director-General, Development Assessment and Systems Performance, under delegation from the Minister for Planning and Infrastructure, approved the Major Project Application (MP 10_0027) for the construction of Stages 2 and 3 of the mixed use development at Site 3 and ancillary works.

The project approval comprised:

- site preparation and excavation works
- construction of:
 - a two storey mixed use podium with commercial, retail, gymnasium and communal resident facilities with a total GFA of 2,090 sqm
 - a 24 storey tower (Tower 1) and a 29 storey tower (Tower 2) to provide a total of 587 residential units with a total GFA of 54,176 sqm
 - 806 car parking spaces and 245 bicycle spaces in a basement car park
- provision of open space areas
- landscaping works.

On 24 July 2012, the Deputy Director-General, Development Assessment and Systems Performance, under delegation from the Minister for Planning and Infrastructure, approved a modification request (MP 10_0027 MOD 1) to modify the unit mix and the floor layouts on the upper levels of Tower 1, increase the total number of units by 20 units from 587 to 607, increase the total gross floor area for the residential units by 52 sqm from 54,176 sqm to 54,228 sqm and delete two car spaces.

PROPOSED MODIFICATION

The proponent seeks to modify the approval as follows:

- reversing the changes approved in the first modification request, which reduced the total number of car spaces from 806 to 804 as the proponent did not seek removal of two spaces but the conversion of two spaces to adaptable spaces
- reducing the total number of required visitor spaces from 121 to 87 car spaces, including 8 visitor spaces shared with retail and commercial occupants.

CONSULTATION

In accordance with section 75X of the EP&A Act and clause 8G of the EP&A Regulation, the modification request was made available on the department's website. Due to the minor nature of the proposed modification, the modification request was not exhibited by any other means. No public submissions were received on the modification request. The request was referred to Sydney Olympic Park Authority (SOPA) and council for comment.

SOPA raised no objections to the modifications, however, recommended that the proponent explore options to provide additional at-grade visitor car parking in the public domain area to the south of the towers as these plans have not been finalised. At the time of writing this report, Council has not provided a response.

DELEGATED AUTHORITY

The Minister has delegated his functions to determine Part 3A applications to the department where:

- the council has not made an objection, and
- there are less than 10 public submissions objecting to the proposal, and
- a political disclosure statement has not been made in relation to the application.

There has been no submissions received from the public objecting to the proposal and council has not made an objection to the proposed modification. There has also been no political disclosure statement made for this application or for any previous related applications.

Accordingly, the application is able to be determined by the Director, Metropolitan and Regional Projects North, Major Projects Assessment, under delegation.

KEY ISSUE

Visitor Car Parking

The approval requires that a minimum of 121 car parking spaces be provided for visitors. The 121 car parking spaces is based on the minimum rates outlined in the Roads and Maritime Services Guide to Traffic Generating Development Guideline of one visitor space per five units for high density residential development in metropolitan sub-regional centres.

The proponent has requested that the number of visitor spaces be reduced and argues that the alternate rate of one visitor space per seven units recommended for metropolitan regional (CBD) centres should be applied to this development given the high level of accessibility to public transport (as the development is within 400 metres of Olympic Park railway station and bus services are provided along Australia Avenue). Furthermore, development at Rhodes, which the proponent considers to be comparable in scale and public transport accessibility, adopts rates of one visitor space per 10 to 20 units.

SOPA raised no objection to the modification, however, highlighted that additional visitor car parking could be provided in the public domain area to the south of the towers. The proponent has indicated an additional two car spaces can be provided in this area, increasing the total visitor car parking spaces to 89 and total car parking spaces on the site to 808.

The department considers that as the guidelines recommend minimum off-street visitor parking spaces in the range between one space for every five dwellings to one space for every seven dwellings for high density residential development, the rate of one space per seven dwellings can be supported in this instance given the site is supported by satisfactory levels of public transport.

The department also considers the provision of eight of the car parking spaces as shared spaces with commercial and retail occupants acceptable as the proponent's argument, that the demand for the spaces would be during business hours for the commercial and retail occupants and peak demand for residential visitor spaces would be outside of these hours, is reasonable. The department also supports the shared use of the six at-grade spaces provided between Stages 1 and 2 for visitors.

Accordingly, the department has recommended that the total number of car parking spaces be increased to 808 and the number of visitor car parking spaces be reduced to 89, inclusive of eight car parking spaces to be shared with the commercial and retail occupants. The design and layout of the additional spaces can be resolved in the public domain plan/landscape plan that is to be submitted to SOPA for endorsement in accordance with condition B14 Public Domain and Landscape Plans of the approval. The department has also recommended that a condition be imposed that requires the by-laws for any related strata subdivision of the site to include measures to ensure that the eight shared spaces will be made available to residents and at no additional cost to the residents.

RECOMMENDATION

It is RECOMMENDED that the Director, Metropolitan and Regional Projects North, Major Projects Assessment:

- note the information provided in this briefing;
- approve the modification request, subject to amended conditions; and
- sign the attached modifying instrument (TAG B).

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