



# Stage 2 & 3 Site 3 – Australia Towers Sydney Olympic Park

Section 75W - MOD 3  
Environmental Assessment Report

May 2013

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# Executive Summary

This Environmental Assessment (EA) accompanies a request to modify Major Project No. 10\_0027 pursuant to Section 75W of the *Environmental Planning and Assessment Act, 1979* (the Act) on behalf of the proponent, Site 3 Development Company Pty Ltd. Site 3, is also known as 1-11 Australia Avenue, Sydney Olympic Park. Major Project No. 10\_0027 was approved on the 24 January 2012 and was subsequently modified (MOD 1 was approved on 24 July 2012 and MOD 2 was approved on 12 October 2012). The consent (as modified) as for the following development:

- Prepare the site and excavation works
- Construct:
  - a two storey mixed use podium with commercial, retail, gymnasium and communal resident facilities with a total gross floor corridor of 2,090m<sup>2</sup>;
  - a 24 storey tower and a 29 storey tower to provide a total 607 residential units with a total gross floor area of 54,228m<sup>2</sup>; and
  - 808 car parking spaces and 245 bicycle spaces in a basement car park.
- Provide open space areas
- Landscaping works

The proposed modifications seek to:

- Reconfigure the circulation space in the podium pods at Level 1;
- Introduce a common space (internal and external space) at Level 30 of the Stage 3 tower with provision of lift access for all residents of the Stages 2 and 3 towers;
- Reconfigure roof top plant and lift overrun of the Stage 3 tower with a 200mm reduction in the overall height of the approved development to 98.8m (RL 120.400);
- Extend communal corridor space into the vertical 'slot' between the lift core and fire stairs for structural engineering reasons (both Stages 2 and 3 towers);
- Internal changes to unit layouts resulting in a reduction in the number of dwellings from 607 to 603;
- Redesign the two penthouse units in the Stage 3 tower and replace some of the roof plant room with living rooms, winter gardens and private open space with pools (units D30.01 and D30.04);
- Increase the total GFA to 56,860m<sup>2</sup>, increase of 542m<sup>2</sup> GFA (0.96%), comprising:
  - Total commercial, retail, gymnasium and communal resident facilities GFA of 2199m<sup>2</sup>, an increase of 109m<sup>2</sup>; and
  - Total residential GFA of 54,661m<sup>2</sup>, an increase of 433m<sup>2</sup>, of which 166m<sup>2</sup> is apartment space and 267m<sup>2</sup> is common space.

The proposed Section 75W Modification is the third modification application to MP10\_0027 (MOD 3), and remains generally consistent with the provisions of relevant environmental planning instruments and policies, particularly:

- SEPP (State and Regional Development) 2011
- SEPP (Major Development) 2005
- Sydney Olympic Park Master Plan 2030



# 1 Introduction

This Environmental Assessment (EA) accompanies a request to modify Major Project No. 10\_0027 pursuant to Section 75W of the Environmental Planning and Assessment Act, 1979 (the Act) on behalf of the proponent, Site 3 Development Company Pty Ltd. Major Project No. 10\_0027 was approved on the 24 January 2012 for the construction of a podium including mixed use space, and two residential towers with associated development at the site.

The proposed modification (to be known as MOD 3) does not impact on the buildings footprint, bulk or façade and are the changes predominantly internal in nature. There will be nominal visual impact resulting from the proposed modifications.

This S.75W application seeks the following modifications to Site 3 – Australia Towers (Stage 2 & 3 towers):

TABLE 1 – EXPLANATION FOR PROPOSED MODIFICATIONS

| MODIFICATION  | EXPLANATION  |
|---|--|
| Reconfiguring the circulation space in the podium pods at Level 1.  | To improve access to Level 1 tenancies.  |
| 1. Changes to unit mix and number of dwellings <ul style="list-style-type: none"> <li>• Number of approved dwellings = 607</li> <li>• Number of proposed dwellings = 603</li> </ul> | The changes to apartment mix and layouts are in response to market demand for larger units.  |
| 2. Introduce a communal space to the roof top of the Stage 3 tower.   | <p>The communal space on the roof of the tallest tower at Sydney Olympic Park, will offer residents and their guests a panoramic vantage point over the Sydney Olympic Park, Bicentennial Parklands and the city centre skylines of Chatswood, North Sydney and Central Sydney to the east.</p> <p>The space will be available for a range of purposes, including owner's corporation meetings, small functions, gatherings and celebrations (i.e. New Year's Eve fireworks display).</p>  |
| 3. Extension of lift to level 30 of Stage 3 tower   | Provision of access to the Stage 3 tower roof top communal space for residents of both Stage 2 & 3 towers.   |
| 4. Two units on Level 29 are to be enlarged and enhanced by extending them to Level 30 with new living rooms, winter gardens and private roof top pools added.                      | <p>The additional residential space takes up some of the roof top plant area approved on Level 30, which is has been investigated through design development and is no longer required as plant space. The additional floor space is entirely within the approved roof top plant zone and therefore no additional building bulk is proposed. Only because it is included as residential floor space and counted as gross floor area (GFA) under the definition in the Major Development SEPP, does it contribute to the overall FSR calculation of the development.</p> <p>The proposed Level 30 residential space provides additional living space and outdoor private open space for</p> |



| MODIFICATION  | EXPLANATION  |
|---|--|
|   | the penthouse units.   |
| 5. Additional common lobby space in both Stages 2 and 3 towers created by the extension of floor slabs into the vertical 'slots'. | Structural support between the lift core and fore stairs. Refer to Appendix D. |

This report provides:

- A background to the Major Project Approvals applying to the subject site.
- A summary of the existing development and site context.
- Details of the proposed modification designed by Bates Smart Architects.
- Justification for the proposed modifications.

The original Major Project was accompanied by a range of specialist consultant inputs, which have been updated these as required to suit the modifications proposed.

This report includes the following Appendices:

- **Appendix A** – Architectural drawings, prepared by Bates Smart Architects
- **Appendix B** – Lift Services Performance – Norman Disney & Young
- **Appendix C** – Thermal Comfort Assessment, prepared by Efficient Living
- **Appendix D** – Copy letters from Parkview and Bonacci Group (both dated 17.04.13), confirming required lobby slab extension



## 2 Development Consent History

There is a long history to the development of Site 3, Sydney Olympic Park, which is the subject to various development consents and modifications as follows:

### Staged Development Application DA246-10-2004

Staged development consent pursuant to Section 80(4) and (5) granted to the development described as:

- Four towers identified as:
  - North buildings (A and B)
  - Centre buildings (C and D)
  - Centre building (E)
  - South building (F)
- Land uses of “residential”, “live work”, “community facility”, “childcare centre” and “retail”.
- Land uses totalling no more than 685 units (inclusive of 673 residential units, 6 “live/work units”, 4 retail units (if all proposed retail uses are consistent with relevant provisions of the SOPA Master Plan), 1 childcare and 1 community facility with, a maximum number of 1360 bedrooms for residential development (including all “live/work”).
- A total Gross Floor Area of no more than 79,053 square metres with floor plates as described in condition A10.
- Car parking

### Major Project Application MP06\_0127

Major Project MP 06\_0127 was approved by the Minister for Planning on 21 June 2007 for the first stage of the staged development approved by DA246-10-2004 comprising Buildings A and B. Development approval is granted for the construction of a mixed use residential unit building that is part 24 storeys and part 16 storeys with three basement levels comprising the following:

- 208 units including a mix of studios, 1, 2 and 3 bedroom units and 1 live/work unit;
- 4 commercial/retail units located on the corner of the building along Australia Avenue;
- A child care centre located on Parkview Drive; and
- 283 car-parking spaces over 3 basement levels.

### Major Project Application MP06\_0127- MOD 1

The Director General of the Department of Planning as a delegate of the Minister for Planning approved the Section 75W Modification known as MP 06\_0127 MOD 1 for the various modifications to the Stage 1 building including:

- Increased floor to ceiling heights;
- Changes to the colour of the glazing and the use of double glazing,
- Revision of the balcony treatment on the eastern elevation;
- Modify the 3-bed units to form 2 1-bed units on levels 7-13;
- Modify the 2-bed units on levels 17-20 by relocation of the living area;

- Modify the 1 bed units on level 3-15 (Tower B) to include a small study;
- Removal of the lap pool at Level 1;
- Removal of the gym at Level 1;
- Additional balcony to Unit B15.04;
- Addition of roof terraces to Units A16.04 and A16.05, provision of 3 additional car spaces; and
- Amendment of the ground floor design.

#### Major Project MP 10\_0027

Major Project MP 10\_0027 was granted consent on 24 January 2012 for:

- Construction of:
  - a two storey mixed use podium with commercial, retail, gymnasium and communal resident facilities with a total gross floor corridor of 2,090m<sup>2</sup>;
  - a 24 storey tower and a 29 storey tower to provide a total of 587 residential units with a total gross floor area of 54,176 m<sup>2</sup>; and
  - 806 car parking spaces and 245 bicycle spaces in a basement car park.
- Provision of open space areas;
- Site preparation and excavation works; and
- Landscaping works.

#### Major Project MP 10\_0027 - MOD 1

Major Project MP 10\_0027 MOD 1 was granted consent on 24 July 2012 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 52m<sup>2</sup> from 54,176 m<sup>2</sup> to 54,228 m<sup>2</sup> and delete two car spaces”.*

#### Major Project MP 10\_0027 - MOD 2

The proposal modified the consent increasing the total from 804 to 808 car parking spaces for Stages 2 and 3.

### 3 The Site and Context

Stages 2 and 3 of Site 3 (also known as 1-11 Australia Avenue, Sydney Olympic Park) is located within the broader Sydney Olympic Park area and is within walking distance of sporting and recreational facilities, the Australia Centre commercial precinct and the Olympic Park Railway Station. The registered property description of the site is Lot 2 in DP 1134933.

The subject site is bounded by Australia Avenue to the west, Parkview Drive to the north and the Olympic Park Railway along the southern and eastern boundaries. The site is relatively level, however there is a steep embankment adjacent to the railway corridor to the east. Stages 2 and 3 of Site 3 comprise the southern and central portions of the subject site, as identified in the Sydney Olympic Park Master Plan 2030 and is 1,048 hectares in area. The area of the whole of Site 3 is approximately 14,990m<sup>2</sup>.

The lot adjoining the site immediately to the north forms part of Site 3 and the Stage 1 tower is complete and occupied. This development comprises retail / commercial, car parking and child care centre on the ground floor podium and two residential towers of 16 and 24 storeys.

To the west of the site is a two storey educational building and a warehouse building forming part of the commercial precinct. The area to the west is identified as suitable for 8 to 10 storey commercial buildings in the Master Plan 2030.

FIGURE 1 – THE SITE



(Source: Google Maps)

## 4 Proposed Modifications

### 4.1 EXTERNAL MODIFICATIONS

The specific external changes to the proposal include the following:

#### 4.1.1 COMMUNAL ROOM AND ROOF TERRACE

- Replacement of some of the roof top plant space with common room and roof terraces for use by residents of both Stage 2 & 3 residential towers and their guests.
- Roof top lift access is required to proposed roof top communal space. (The approved design currently only provides for lift access to Level 29). The modification requires plant space for the lift overrun, however there is a reduction of 200mm in maximum height of Tower 3, measured at the top of the lift overrun from the approved 99m (RL120.60) to 98.80 (RL120.40).

The common roof top space will improve the amenity for all occupants of Stages 2 and 3 towers, who will have access to this space, provided panoramic views to the east. The space is adequate in size to accommodate gatherings for meetings, and events through the extension of the lift. The indoor and outdoor space combined to create a very desirable amenity for residents and their guests.

#### 4.1.2 ADDITIONAL PRIVATE OPEN SPACE TO UNITS D30.01 AND D30.04

- It is proposed to add roof terraces private open spaces with swimming pools for the two penthouses (unit reference numbers D30.01 & D30.04).

The roof top modifications will be behind the fixed louvered glass curtain wall of the approved development, which will visually shield the proposed external modifications. The external changes to the roof top level will have a negligible effect on the external appearance of the building when viewed from the surrounding public domain or from distant views of the building.

The external changes with additional useable private open space will improve the amenity of the two penthouses.

### 4.2 INTERNAL MODIFICATIONS

The proposal seeks the following internal modifications to the approved development:

TABLE 2 – INTERNAL MODIFICATIONS TO THE PROPOSAL BY LEVEL

| LEVEL    | MODIFICATION   |
|----------|--|
| Level 1  | Reconfigure circulation space in the podium pods.  |
| Level 12 | Stage 2 Tower: 3 bed (dual key 1 bed & 2 bed) unit converted to a standard 3 bed unit (C13.08).  |
| Level 23 | Stage 3 Tower: 1 bed unit and 2 bed unit combined into a 3 bed unit (D24.08B).   |
| Level 24 | Stage 2 Tower: 1 bed unit and 2 bed unit combined into a 3 bed unit (C25.06).<br><br>Stage 3 Tower: 1 bed unit and 2 bed unit combined into a 3 bed unit (D25.01) and convert 3 bedroom (dual key 1 bed & 2 bed) unit to a standard 3 bed (D25.08B). |



| LEVEL    | MODIFICATION   |
|----------|--|
| Level 25 | Stage 3 Tower: 1 bed unit and 2 bed unit combined to create a 3 bed unit (D26.07B) and convert 3 bed unit to a 4 bed unit (D26.01).  |
| Level 26 | Stage 3 Tower: 1 bed unit and 2 bed unit combined to create a 3 bed unit (D27.07B) and convert 3 bed unit to a 4 bed unit (D27.01).  |
| Level 29 | Convert two penthouses from 3 bed to 4 bed units over two levels (Level 29 and 30) and introduce an internal stair to an upper level living room with wintergarden and private open space with pool (D30.01 and D30.04). |
| Level 30 | Stage 3 Tower: Converting some of the plant room space to: <ul style="list-style-type: none"> <li>Living rooms and winter garden (units D30.01 and D30.04); and</li> <li>Common room.</li> </ul>                         |

#### 4.2.1 RECONFIGURE CIRCULATION SPACE IN PODIUM PODS

It is proposed to reconfigure the circulation space at Level 1 at provide access from ground level to each of the tenancies at Level 1.

FIGURE 2 – APPROVED PODIUM PODS AT LEVEL 1

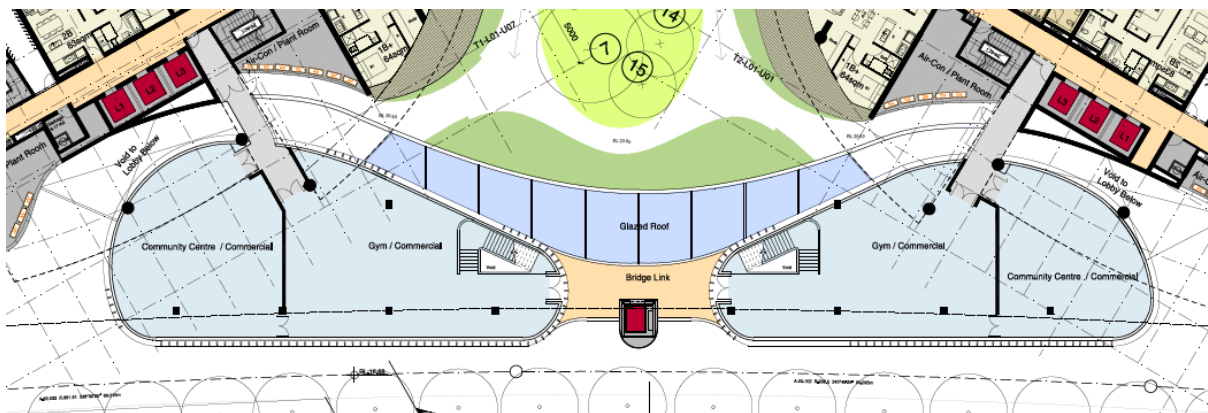
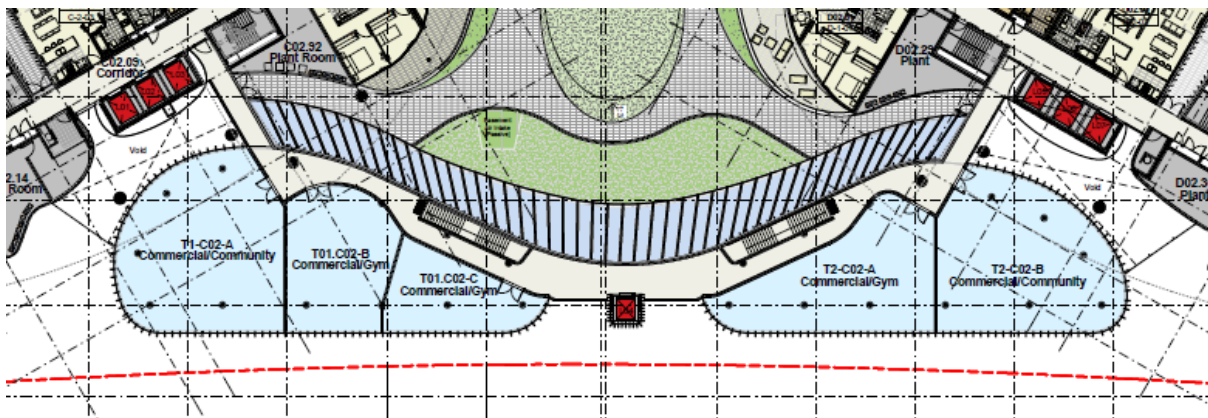


FIGURE 3 – PROPOSED PODIUM PODS AT LEVEL 1



#### 4.2.2 UNIT MIX

The proposed change the unit mix for Stages 2 & 3 residential towers is summarised in Table 2:

TABLE 3 – APPROVED / PROPOSED UNIT MIX FOR STAGE 2 & 3 RESIDENTIAL TOWERS

| UNIT TYPE     | NO. OF APPROVED UNITS / UNIT MIX (%) | NO. OF PROPOSED UNITS / UNIT MIX (%) |
|---------------|--------------------------------------|--------------------------------------|
| One bedroom   | 244 / 40%                            | 241 / 40%                            |
| Two bedroom   | 302 / 50%                            | 297 / 49.25%                         |
| Three bedroom | 50 / 8%                              | 49 / 8.13%                           |
| Four bedroom  | 11 / 2%                              | 16 / 2.65%                           |
| Total         | 607 / 100%                           | 603 / 100%                           |

- The proposed modifications will result in the reduction of 3 one bed, 5 two bed and one three bed units, with the addition of 5 four bed units.
- While the proposed number of 3 & 4 bed units and above units fall marginally short of the minimum 15% guidelines, the proposed modification seeks a nominal increase to the in numbers to that of the approved 3 / 4unit mix.
- The decrease 1, 2 and 3 bed units and increase in 4 bedroom units is on account of market demand and results in a greater product mix for the proposal.

The following pictures illustrate the approved and proposed layouts of units on Levels 12 to 30:

##### Level 12 (Stage 2 Tower)

Stage 2 Tower: 3 bed (dual key 1 bed & 2 bed) unit converted to a standard 3 bed unit (C13.08).

FIGURE 4 – LEVEL 12: APPROVED AND PROPOSED PLAN



APPROVED PLAN



PROPOSED PLAN



### Level 23 (Stage 3 tower)

Stage 3 Tower: 1 bed unit and 2 bed unit combined into a 3 bed unit (D24.08B).

FIGURE 5 – LEVEL 23: APPROVED AND PROPOSED PLAN



APPROVED DESIGN



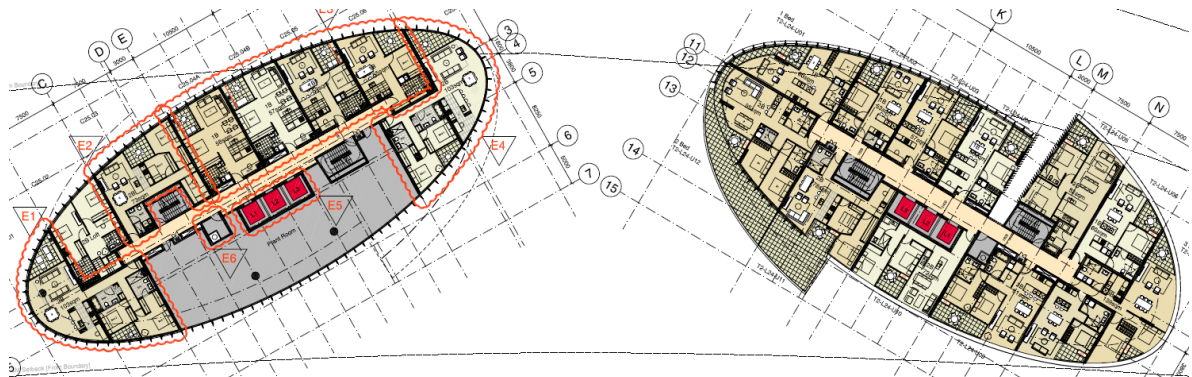
PROPOSED DESIGN

### Level 24 (Stage 2 & 3 Towers)

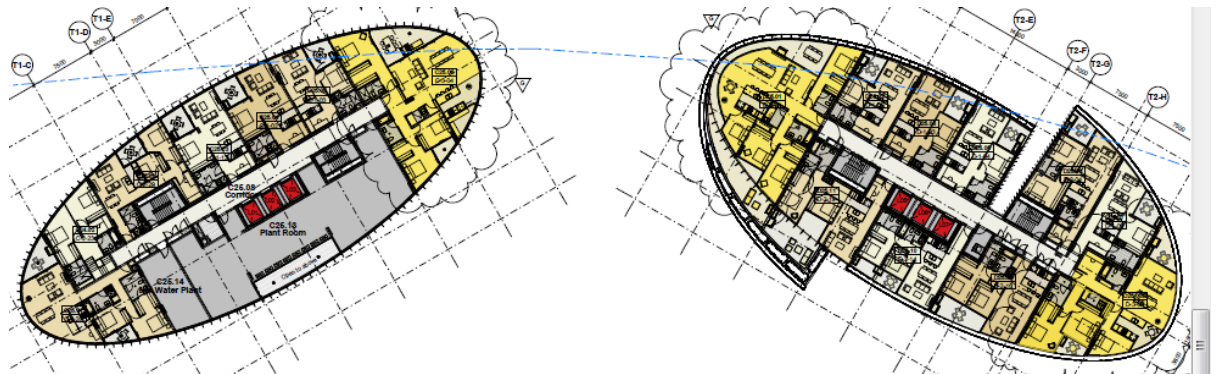
Stage 2 Tower: 1 bed unit and 2 bed unit combined into a 3 bed unit (C25.06).

Stage 3 Tower: 1 bed unit and 2 bed unit combined into a 4 bed unit (D25.01) and convert 3 bed (dual key 1 bed & 2 bed) unit to a standard 3 bed unit (D25.08B).

FIGURE 6 – LEVEL 24: APPROVED AND PROPOSED PLAN



APPROVED PLAN



PROPOSED PLAN



### **Level 25 and 26 (Stage 3 Tower)**

Stage 3 Tower: 1 bed unit and 2 bed unit combined to create a 3 bed unit (D26.07B) (D27.07) and convert 3 bed unit to a 4 bed unit (D26.01) (D27.01).

FIGURE 7 – LEVELS 25 AND 26: APPROVED AND PROPOSED PLAN



APPROVED DESIGN



PROPOSED DESIGN

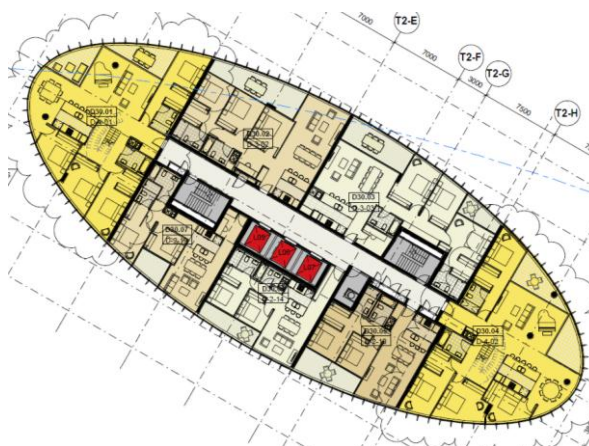
### **Level 29 (Stage 3 Tower)**

Convert two penthouses from 3 bed to 4 bed units over two levels (Level 29 and 30) and introduce an internal stair to an upper level living room with wintergarden and private open space with pool (D30.01 and D30.04).

FIGURE 8 – LEVEL 29: APPROVED AND PROPOSED PLAN



APPROVED DESIGN

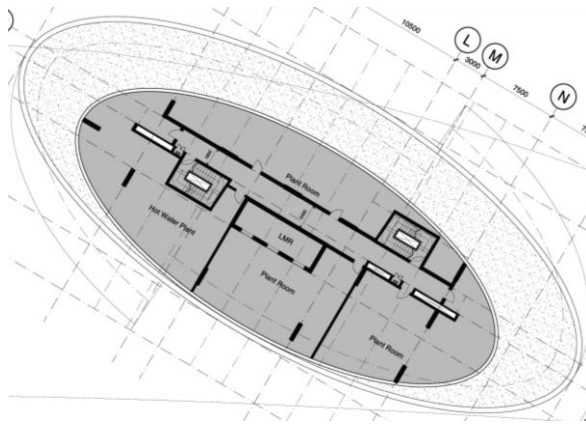


PROPOSED DESIGN

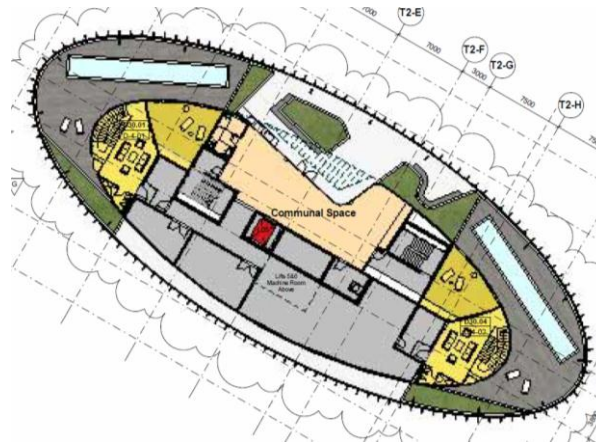
### **4.2.3 MODIFICATION TO LEVEL 30 (ROOFTOP) OF STAGE 3 TOWER**

- The approved Level 30 of the Stage 3 tower consists of plant and service space. The proposal seeks the addition of the following on the Level 30 to replace the plant space:
  - Internal and external communal space; and
  - Living room and winter garden space for units D30.01 and D30.04. External private roof terrace space and private swimming pools for units.

FIGURE 9 – LEVEL 30: APPROVED AND PROPOSED PLAN



APPROVED DESIGN



PROPOSED DESIGN

#### 4.2.4 EXTENSION OF COMMUNAL CIRCULATION AREAS

An extension within the vertical 'slot' of both Stage 2 and 3 towers is required for structural reasons. This will provide additional lobby space adjacent to the lift lobby area within both towers.

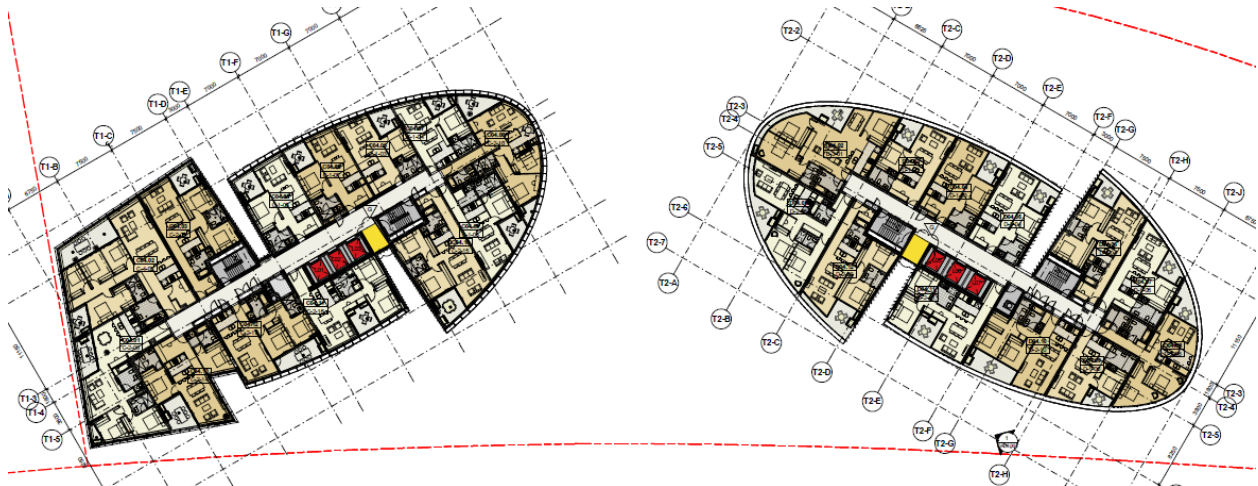
The project structural engineers, the Bonacci Group, confirm the following in respect of the structural reasons for the proposed slab extension and increased communal lobby spaces (**Appendix D**):

*"We confirm that the slab that joins the lift core and the stair core in both Towers C & D [Stage 2&3] is required structurally to transmit the horizontal diaphragm forces present in these tall buildings. This slab is required in ensuring that the lateral load resisting system for both towers which is predominantly comprised of the lift and stair shafts which have been joined together to create an efficient box structure is maintained."*

FIGURE 10 – LOCATION OF PROPOSED CORE SLAB EXTENSION



FIGURE 11 - PROPOSED CORE SLAB EXTENSION TYPICAL FLOOR PLAN (COLOURED YELLOW)



#### 4.2.5 FLOOR SPACE RATIO (FSR)

The total gross floor area of the development in Stages 2 and 3 towers is proposed to increase from 56,318m<sup>2</sup> to 56,860m<sup>2</sup>, with an aggregate increase in GFA of 542m<sup>2</sup>. Table 4 shows a breakdown of the proposed additional GFA.

The change in GFA stems from:

- The extension of the floor slab in the communal lobby of each level of the two tower buildings, for structure support between the lift core and the fire stairs;
- The addition of common room at Level 30 of the Stage 3 tower by using some of the approved roof plant space; and
- The extension to the Level 29 units to Level 30 by using some of the approved roof plant space.

The difference in residential floor space is 54,228m<sup>2</sup> to 54,661m<sup>2</sup>, an increase of 433m<sup>2</sup> comprising:

- Tower 2 - 130m<sup>2</sup>
- Tower 3 - 303m<sup>2</sup>

The proposed floor space increase will result in 166m<sup>2</sup> of additional saleable space (with the additional space for the two penthouses at Level 30). The balance of additional GFA is in communal space, in the lobbies at each level of both towers, the result of structural compliance requirements and the new communal space at Level 30 of the Stage 3 tower.

TABLE 4 – GFA OF PROPOSAL

| PROPOSAL PORTION                          | DA APPROVED GFA         | PROPOSED GFA         | DIFFERENCE (m <sup>2</sup> ) | DIFFERENCE (%) |
|---|-------------------------|----------------------|------------------------------|----------------|
| Residential                               | 54,228m <sup>2</sup>    | 54,661m <sup>2</sup> | +433                         | 0.8%           |
| Gym/Community/Commercial                  | 2,090m <sup>2</sup>     | 2,199m <sup>2</sup>  | +109                         | 5.2%           |
| TOTAL                                     | 56,318m <sup>2</sup>    | 56,860m <sup>2</sup> | +542                         | 0.96%          |
| <b>Additional private residential GFA</b> | <b>166m<sup>2</sup></b> |                      |                              |                |
| <b>Additional common residential GFA</b>  | <b>376m<sup>2</sup></b> |                      |                              |                |

Only 30% of the additional GFA is private saleable residential space.

As a result of the proposal, the FSR will change from **5.292:1** to **5.343:1**.

#### 4.3 MODIFICATIONS TO CONDITIONS

The proposed modifications to the approved Major Project MP 10\_0027 (as modified) seek to modify the project description and conditions A2 and A4. Deletions are struck-through and additions are shown in red text below:

**“SCHEDULE 1**

...

**Project:** Stages 2 and 3 of the mixed use development of Site 3, Sydney Olympic Park, including:

- construction of:



- a two storey mixed use podium with commercial, retail, gymnasium and communal resident facilities with a total gross floor corridor of ~~2,090sqm~~ **2,199sqm**
  - a 24 storey tower and a ~~29~~ **30** storey tower to provide a total ~~607~~ **603** residential units with a total gross floor area of ~~54,228 sqm~~ **54,661sqm**
  - 808 car parking spaces and 245 bicycle spaces in a basement car park
- provision of open space areas
  - site preparation and excavation works
  - landscaping works.

## **SCHEDULE 2**

### **PART A – ADMINISTRATIVE CONDITIONS**

#### **TERMS OF APPROVAL**

...

#### **Development in Accordance with Plans and Documents**

A2. The proponent shall carry out the project generally in accordance with the:

...

(c) Stages 2 and 3, Site 3 Mixed Use Development, 1 – 11 Australia Ave, Sydney Olympic Park, Section 75W Modification dated ~~March 2012~~ **May 2013**;

(d) The following plans:

| <b>Architectural (or Design) Drawings prepared by Bates Smart</b> |                           |                       |                                     |
|---|---------------------------|-----------------------|-------------------------------------|
| <b>Drawing No.</b>  | <b>Revision</b>           | <b>Name of Plan</b>   | <b>Date</b>                         |
| DA02.100[D]   | D                         | Plan Basement 004     | 04/11/11                            |
| DA02.101[D]   | D                         | Plan Basement 003     | 04/11/11                            |
| DA02.102[D]   | D                         | Plan Basement 002     | 04/11/11                            |
| DA02.103[E]   | E                         | Plan Basement 001     | 12/03/12                            |
| DA02.200[E]   | E                         | Ground Floor Plan     | 12/03/12                            |
| DA02.201[ <del>E</del> <b>G</b> ]                                 | [ <del>E</del> <b>G</b> ] | Plan Level 1 [Podium] | <del>12/03/12</del> <b>07/05/13</b> |
| DA02.202[E]   | E                         | Plan Level 2          | 12/03/12                            |
| DA02.203[ <del>E</del> <b>G</b> ]                                 | [ <del>E</del> <b>G</b> ] | Plan Level 03-11      | <del>12/03/12</del> <b>24/04/13</b> |
| DA02.212 [ <del>E</del> <b>G</b> ]                                | [ <del>E</del> <b>G</b> ] | Plan Level 12         | <del>12/03/12</del> <b>24/04/13</b> |

|                            |                |                            |                              |
|----------------------------|----------------|----------------------------|------------------------------|
| DA02.213 [ <del>E</del> G] | <del>E</del> G | Plan Level 13-18           | <del>12/03/12</del> 24/04/13 |
| DA02.219[G]                | G              | Plan Level 19-21           | 24/04/13                     |
| DA02.222[ <del>E</del> G]  | <del>E</del> G | Plan Level 22              | 12/03/12                     |
| DA02.223 [ <del>E</del> G] | <del>E</del> G | Plan Level 23              | <del>12/03/12</del> 24/04/13 |
| DA02.224 [ <del>E</del> G] | <del>E</del> G | Plan Level 24              | <del>12/03/12</del> 24/04/13 |
| DA02.225 [ <del>D</del> G] | <del>D</del> G | Plan Level 25-26           | <del>12/03/12</del> 24/04/13 |
| DA02.229 [G]               | G              | Level 29                   | 24/03/13                     |
| DA02.230 [ <del>D</del> G] | <del>D</del> G | Plan Level 30 - Plant Room | <del>04/11/11</del> 24/04/13 |
| DA02.231 [ <del>D</del> G] | <del>D</del> G | Level 31                   | <del>04/11/11</del> 24/04/13 |
| DA05.01 [E]                | E              | Elevation North & South    | 12/03/12                     |
| DA05.02 [E]                | E              | Elevation West Elevation   | 12/03/12                     |
| DA05.03 [E]                | E              | Elevation East             | 12/03/12                     |
| DA06.01 [E]                | E              | Section AA                 | 12/03/12                     |
| DA06.02 [E]                | E              | Section BB                 | 12/03/12                     |
| DA06.004[G]                | G              | Section DD                 | 24/04/13                     |

## 5 Statutory Context

As part of the repeal of Part 3A of the EP&A Act, Schedule 6A of the EP&A Act was created to allow the application of the repealed Part 3A provisions to certain projects that were approved or undetermined under Part 3A. These projects are known as “Transitional Part 3A projects” and approved major projects may be modified under the previous Section 75W modification framework.

Major Project No. 10\_0027 was approved on the 12 July 2010 by the Minister for Planning and is a transitional Part 3A project.

This submission seeks under the previous Part 3A provisions, notably Section 75W of the Environmental Planning and Assessment Act 1979, to request the Minister modify approval for the project.

The following environmental assessment addresses the relevant matters raised for the project application.

### 5.1 CONSISTENCY WITH ENVIRONMENTAL PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

The proposed modification remains consistent with the provisions of the following relevant environmental planning instruments:

- SEPP (State and Regional Development) 2011;
- SEPP (Major Development) 2005; and
- Sydney Olympic Park Master Plan 2030.

#### 5.1.1 SEPP (STATE AND REGIONAL DEVELOPMENT) 2011;

As a result of changes to the previous Part 3A process (now repealed) under the EP&A Act, any development that has a capital investment value of more than \$10 million proposed on specified sites set out in SEPP (State and Regional Development) 2011 are to be dealt with as State Significant Development. Sydney Olympic Park is one of these specified sites. However, as the proposed amendments are a modification to the existing Part 3A approval, the approval process for this modification continues to be Section 75W.

#### 5.1.2 SEPP (MAJOR DEVELOPMENT) 2005

Sydney Olympic Park is listed in **Clause 21, Part 23**, Schedule 3 of SEPP (Major Development) 2005 and identified as a ‘State Significant Site’ to which Part 3A of the EP&A Act 1979 applied (prior to its repeal). Transitional arrangements under Schedule 6A of the EP&A Act 1979 establishes that transitional Part 3A projects such as Major Project MP10\_0027 are to continue to be dealt with under Part 3A, as in force immediately before its repeal. Schedule 6A also establishes that any State Environmental Planning Policy made under or for the purposes of Part 3A continues to apply to and in respect of a transitional Part 3A project. Therefore, SEPP (Major Development) continues to apply to transitional Part 3A projects.

**Clause 7, Part 23** of Schedule 3 of the SEPP (Major Development) 2005 provides the zoning provisions that relate to land within Sydney Olympic Park. The subject site is zoned B4 Mixed Use. The proposed modifications to the approved mixed use development are consistent with the objectives of the B4 Mixed Use zone. The proposed modifications do not seek to change the approved uses for the Stage 3 tower or its ESD response as the BASIX requirements will continue to be met.

**Clause 18, Part 23** of Schedule 3 of the SEPP provides the maximum height for the Stage 3 tower of 90m. A height of 99m however has been approved for the site. The proposal seeks a height reduction of 0.2m to 98.8m. (Refer to Section 5.1.2.1 below which address the proposed variation to development standards under the SEPP). The reduction in the height of the development has resulted from a design

review of the roof top structures, which will result in enhancements to the appearance to the top of the building.

**Clause 19, Part 23** of Schedule 3 of the SEPP provides that the maximum floor space ratio (FSR) for a building on any land within the Sydney Olympic Park site is not to exceed the floor space ratio shown on the Floor Space Ratio Map. The maximum FSR for the site as a whole is 5.25:1. The Stage 1 and 2 area of Site 3 has a site area of 10,642m<sup>2</sup>. The total gross floor area (GFA) for Stages 2 and 3 as approved is 56,318m<sup>2</sup>. The additional floor space as a result of the modifications is 542m<sup>2</sup>. This equates to a proposed FSR of 5.34:1. (Refer to Section 5.1.2.1 below which address the proposed variation to development standards under the SEPP)

**Clause 26 of Part 23** in Schedule 3 of SEPP (Major Development) 2005 requires the consent authority to only grant consent if it has considered the Master Plan 2030 and that development is consistent with it. This consistency is considered in the next section of this report.

**Clause 30 of Part 23** in Schedule 3 of SEPP (Major Development) 2005 relates to Design Excellence. The consent authority is required to consider whether the development exhibits design excellence in respect of exterior appearance.

The majority of the proposed changes are internal to the approved building. The minor external changes proposed to Levels 29 and the roof level of Stage 3 tower includes the proposed roof terrace and the additional height resulting from lift plant.

It is considered that the proposed modifications will result in very little change to the external appearance of the approved development, which was judged to exhibit design excellence by the Minister for Planning (as formerly known) in approving the original development, the subject of a design competition.

#### 5.1.2.1 VARIATION TO DEVELOPMENT STANDARD UNDER CLAUSE 21, PART 23 OF SCHEDULE 3, SEPP (MAJOR DEVELOPMENT) 2005

The proposed modifications result in a further increase in height to Stage 3 tower and gross floor area to both Stage 2 and 3 residential towers. Table 5 provides a summary of the height and FSR for the proposal.

TABLE 5 – HEIGHT AND FSR

| HEADER TEXT | SEPP (MAJOR DEVELOPMENT) 2005 | APPROVED       | PROPOSED         |
|-------------|-------------------------------|----------------|------------------|
| Height      | 90m                           | 99m (RL120.60) | 98.8m (RL120.40) |
| FSR*        | 5.25:1                        | 5.292:1        | 5.343:1          |

\* FSR over the entire Site 3 (Stages 1, 2 and 3).

- The proposed modification results in an increase to GFA of 542m<sup>2</sup>. The additional space comprises both residential space (166m<sup>2</sup>) and communal space (376m<sup>2</sup>). This results in an FSR of 5.343:1 across the entire Site 3, which exceeds the development standard of 5.25:1 in Clause 19 of the Major Development SEPP.
- The proposed modification results in 0.2m height reduction to that of the approved 99m (RL120.60) height, with an aggregate height of 98.80m.
- It is considered that this minor exceedance to FSR is acceptable for the following reasons:
  - There is no change to the approved use of the proposal
  - No additional bulk is proposed. There are nominal external alterations however these changes to the roof top level of the Stage 3 tower will result in no discernible visual change due to the fixed glass louvre façade sleeve which surrounds Levels 29 & 30 (roof top).



- The majority of the additional floor space 376m<sup>2</sup> is communal space (non-saleable space), the result of extending floor slabs into the vertical slots for structural compliance reasons, which are to be added to the common lobbies at each level. Only 166m<sup>2</sup> of additional saleable residential space is proposed to be added to the development, by replacing roof plant space at Level 30 of the Stage 3 tower.
- The changes are within the approved building envelope and no environmental impacts are anticipated in terms of overshadowing or bulk and scale.
- There is no adverse impact on the local street network as not additional traffic is expected to be generated by the proposed development. No increase in car spaces are proposed as it is considered the proposed modifications will not result in any additional parking demand.

### 5.1.3 SYDNEY OLYMPIC PARK MASTER PLAN 2030

The Master Plan 2030 is a 22 year vision for the sustainable development of Sydney Olympic Park, and was adopted by the NSW Government following the gazettal of the State Significant Site listing under Schedule 3 of the Major Development SEPP.

The Master Plan 2030 provides detailed planning controls for each precinct as well as general controls that apply to all precincts. The Master Plan divides the Sydney Olympic Park town centre into nine precincts, of which Site 3 is located within the Parkview Precinct.

The Parkview Precinct is envisaged in the Master Plan as a high density residential and mixed use precinct incorporating community, educational, commercial and residential uses into a compact urban neighbourhood with a vibrant and leafy street character. The key controls contained within the Master Plan 2030 that are relevant to Site 3 are as follows:

- **Land use:** Residential
- **Height:** 20 – 30 storeys
- **FSR:** As per the existing approval (DA246-10-2004) which approved an FSR of 5.25:1.

The Master Plan 2030 provides the following unit mix controls:

TABLE 6 – CLAUSE 4.6.17, SOPA MASTER PLAN 2030 UNIT MIX CONTROLS

| UNIT TYPE      | SOPA MINIMUM REQUIREMENT (%) | APPROVED UNIT MIX / % | PROPOSED UNIT MIX / % |
|----------------|------------------------------|-----------------------|-----------------------|
| Studio / 1 bed | Minimum 15%                  | 244 / 40.2%           | 241 / 40% (-3)        |
| 2 bed          | No minimum / maximum         | 302 / 49.8%           | 297 / 49.2% (-5)      |
| 3 bed or more  | Minimum 15 %                 | 61 / 10.0%            | 65 / 10.8% (+4)       |
| Total          |                              | 607 / 100%            | 603 / 100% (-4)       |

While the proposed unit mix does not comply with the SOPA Master Plan 2030 unit mix controls, they are the same as that of the approved unit mix.

The proposed modifications, with the exception of the height and FSR are consistent with the Master Plan 2030. As noted above the proposed height and FSR are 98.80m and 5.343:1 respectively.

The change equates to 200mm reduction in the overall maximum height of the approved development and a 0.96% increase of the total approved floor space.

An assessment of the proposed variation to the FSR development standard under the Major Development SEPP is provided at Section 5.1.2.1 above.

#### 5.1.4 STAGED DEVELOPMENT CONSENT - DA246-10-2004

The Staged Development Consent DA246-10-2004 was granted by the (then) Minister for Planning on 21 December 2005. The consent relates to the staged development of all of Site 3 and includes a number of conditions, which limit the gross floor area, height and unit mix which are relevant in the assessment of the proposed modification application.

The relevant conditions of this consent are as follows:

- **A9 Gross Floor Area**

*To avoid bulky towers, the applicant in seeking another development consent pursuant to condition A7 shall ensure:*

- a) Resulting from Condition A7 (1) and to avoid bulky towers, the gross floor area on the subject site is not to exceed 79,053 square metres”.*

The approved MP10\_0027 MOD 1 exceed the maximum gross floor area for Site 3 by 1298m<sup>2</sup>. The proposed modification increases this gross floor space by an additional 542m<sup>2</sup> to 80,893m<sup>2</sup>. This is however a minimal additional variation to the SEPP FSR development standard, particularly as there is no environmental or visual impacts resulting from the proposed modifications.

- **A11 Unit Mix**

*Consent is granted to the following unit mix:*

| UNIT TYPE | UNIT MIX    |
|-----------|-------------|
| 1 bed     | Minimum 10% |
| 2 bed     | Maximum 75% |
| 3 bed     | Minimum 10% |

*The total number of units as described in condition A1 may be varied in accordance with the table above provided that there are no more than 1360 bedrooms across the whole site (inclusive of 6 “live work” units)”.*

The proposed changes to the unit mix will comply with Staged Development Consent DA246-10-2004, as 40% will be 1-bedroom units, 59% will be 2-bedroom units and 11% will comprise 3 & 4 bedroom units.

- **A12 Building Height**

*The maximum height of the buildings shall be no greater than:*

| TOWER  | A        | B        | C        | D         | E        | F        |
|--------|----------|----------|----------|-----------|----------|----------|
| Max RL | RL 96.20 | RL 71.40 | RL 96.20 | RL 114.80 | RL 76.10 | RL 94.70 |

The approved MP10\_0027 MOD 1 exceeds the maximum height of the maximum permissible height (tower F) by 4.3m to 99m. The proposal seeks a reduction in the approved height by 200mm to 98.80m.

## 6 Environmental Impact Assessment

Section 75W provides for the Director-General to notify the proponent of specific environmental assessment requirements with which the application must comply.

The environmental impacts resulting from the proposed modifications are anticipated to be minimal as the majority of the modifications are to be internal and within the approved building footprints. No changes are anticipated to either Stage 2 or 3 building's footprint, materials, landscaping, and parking aspects of the development.

In the Department of Planning and Infrastructure's Environmental Assessment Report for MP10\_0027 (dated January 2012), it is stated that the Department considers the key environmental issues for the project to be as follows, with the proposed modifications addressing these key environmental issues as follows:

TABLE 7 – KEY ENVIRONMENTAL ISSUES AND MODIFICATION RESPONSE.

| KEY ENVIRONMENTAL ISSUES   | PROPOSAL RESPONSE  |
|--|--|
| Consistency with the staged development consent (DA 246-10-2004) | See <b>Section 5.1.4</b> above.  |
| Built form and urban design                                      | Refer to architectural drawings at <b>Appendix A</b> of this report, showing proposed modification. <b>Section 6.1</b> below addresses built form and urban design issues. |
| Environmental and residential amenity                            | Refer to <b>Section 6.3</b> below.   |
| Transport and traffic impacts                                    | There is no transport, traffic or parking issues anticipated with the proposed modifications.  |

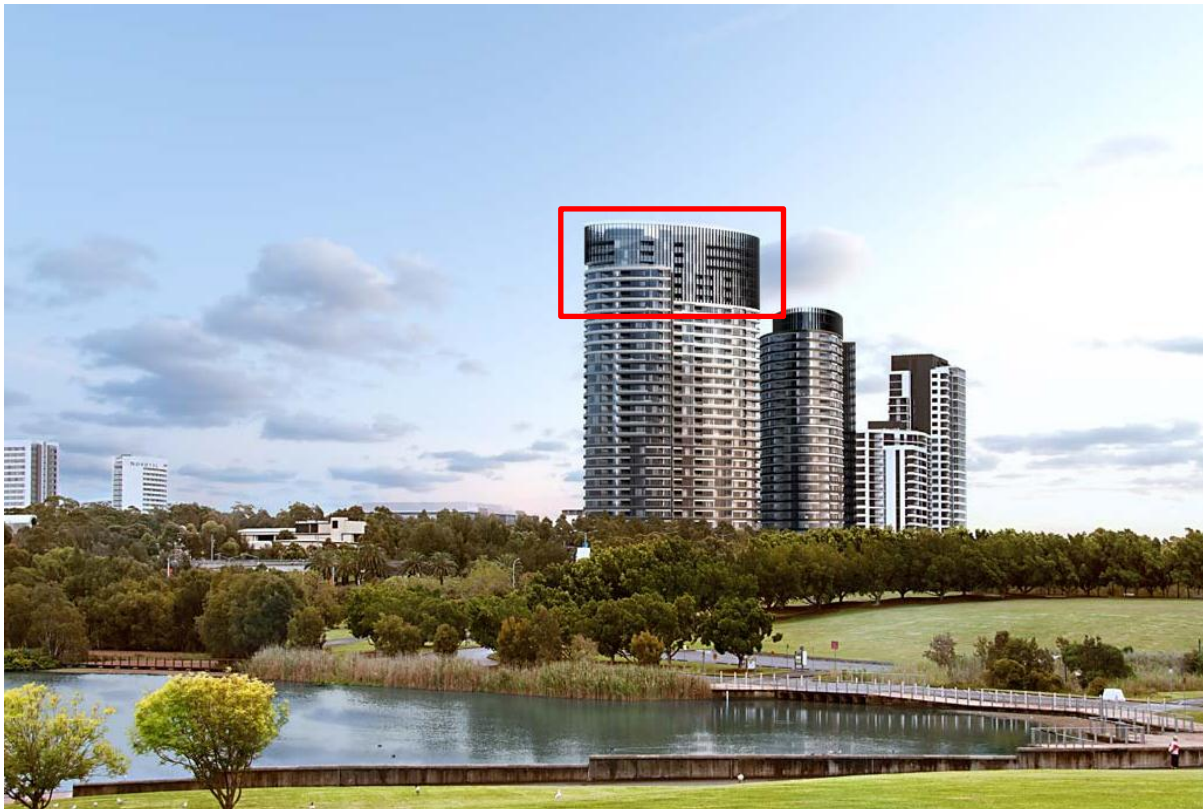
### 6.1 BUILT FORM & VISUAL IMPACT

There are minimal anticipated impacts to the built form resulting from the proposed modifications as the majority are internal. The modifications are consistent with the proposal and desired future character of the area and will have no impact on the visual qualities of Site 3, which was the subject of a design competition, the first under the Sydney Olympic Park Master Plan 2030.

As discussed above there is no substantial changes to approved facades, building materials, setbacks or any other visual characteristics of the proposal. There will no impact to views of surrounding buildings resulting from the proposed modifications. The reduction in height will result in a nominal reduction in overshadowing on the surrounds, and will not adverse impacts on the architectural design quality of the building.

The proposed external modification to the upper level of Stage 3 tower are located behind the fixed glass curtain wall, and will therefore not be readily visible to the surrounds.

FIGURE 12 – FIXED GLASS CURTAIN WALL ON UPPER LEVEL OF STAGE 3 TOWER



## 6.2 SOCIAL IMPACTS

The conversion of the 3 bedroom (dual key units with 1 bed + 2 bed) units to 3 bed standard units and conversion of 3 bed units to 4 bed units accommodates for larger units in response to market demands. Market analysis has shown a demand for such larger dwellings within the development. Larger units with more bedrooms will give families the option of Australia Towers as a place to live.

The proposal will provide a social benefit and improved amenity as it will provide of roof top communal space with enhanced views. Access will be available for all Stage 2 and 3 residents.

## 6.3 ENVIRONMENTAL AND RESIDENTIAL AMENITY

The proposal seeks the addition of both internal and external community space on the roof level of the Stage 3 tower, for use and benefit of all residents of both Stage 2 and 3 towers.

The extension of units B30.01 and B30.04 will provide additional living space for these units, enhanced views, private outdoor space and pools for improved amenity.

## 6.4 OTHER IMPACTS

There is not anticipated to be any impact on approved car parking. No additional traffic would be generated from the proposed modifications. The changes to the unit mix do not result in increased car parking demand.

## 7 Conclusion

The proposed development the subject of this section 75W modification application represents a positive improvement to the urban fabric of the locality. It has been designed generally in accordance with the parameters of the relevant Environmental Planning Instruments and Policies. The proposed modified development is, as follows:

- Prepare the site and excavation works
- Construct:
  - a two storey mixed use podium with commercial, retail, gymnasium and communal resident facilities with a total gross floor corridor of 2,199m<sup>2</sup>
  - a 24 storey tower and a 30 storey tower to provide a total 603 residential units with a total gross floor area of 54,661m<sup>2</sup>
  - 808 car parking spaces and 245 bicycle spaces in a basement car park
- Provide open space areas
- Landscaping works

The development, to be modified:

- Provides **diversity in housing choice** in a highly accessible area of Sydney. Changes to internal unit layouts are in response to market demand for larger units. The site provides the opportunity to provide additional housing in an areas of established communities and transport links, which included smaller more affordable dwelling types;
- Involves **predominantly internal alterations**;
- **Proposes a minor increase in FSR** is proposed (0.96%) across the Stages 2 and 3 towers;
- **Proposes a minor reduction to the overall approved height** of the development is proposed to the Stage 3 tower, through the reconfiguration of roof top plant and lift overrun will **enhance the roof top appearance of the building**;
- Involves **No change to the bulk or scale of the approved buildings**;
- Proposes a **communal space for residents** at the top of the Stage 3 tower, and additional circulation space in the common residential lobbies in both buildings, enhancing residential amenity;
- **Enhances amenity for two penthouses** in the Stage 3 tower by providing additional living rooms, winter gardens and private roof top pools;
- Is **sustainable both environmentally and economically**, responsive to State energy and water efficiency targets as well as market demand;
- Is **dynamic**, providing for the creation of a high quality architecturally design addition to the urban form of the locality;
- Is **environmentally sensitive**, being designed with much care to minimise environmental impacts on neighbouring properties, public domain areas or the locality generally;
- Is **highly liveable**, both in terms of its likely enjoyment by future residents of the site and by the existing local residents and workers. The proposed development has been formulated to fit well with the surrounding built environment, as well as the desired character for the Parkview Precinct within the Sydney Olympic Park;

- Is **appropriately located**, recognised by the site's zoning as being a desirable place for mixed use multi-unit residential and retail development. The site is located within an established urban area with established network of support services including public transport, utilities, recreation and community services. It is located in close proximity to the employment opportunities within the Central Precinct and the wider Sydney Olympic Park area and is easily access to Parramatta and Central Sydney via road and rail transport; and
- It is **consistent with the principles of a compact city**, which is a major element of the Draft Metropolitan Plan for Sydney to 2031.

**Having regard to the above benefits and in light of the assessment in this Environmental Assessment, the proposal is appropriate and offers the opportunity to provide wider housing choice within an established urban area and positively contributes to the emerging Sydney Olympic Park Town Centre and to add to the civic life of the precinct with minimal and manageable environmental impacts.**

**Accordingly it is recommended that the Minister for Planning (or his delegate) approve the proposed modifications to the approved development.**





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## Appendices



## Appendix A

## Architectural Plans, prepared by Bates Smart Architects



## Appendix B

## Lift Services Performance, prepared by Norman Disney & Young





## Appendix C

### Thermal Comfort Assessment, prepared by Efficient Living



## Appendix D

## Structural advice on proposed lobby slab extensions



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