



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

Section 75W - MOD 4  
Environmental Assessment Report

July 2014

## **URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:**

Director	Murray Donaldson
Senior Consultant	Alaine Roff
Job Code	SA5445
Report Number	SA5445_EA

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# Executive Summary

This Environmental Assessment (EA) accompanies an application to modify Major Project No. 10\_0027 pursuant to Section 75W of the *Environmental Planning and Assessment Act, 1979* (the Act) for Site 3, also known as Nos. 1-11 Australia Avenue, Sydney Olympic Park. ). This application is lodged on behalf of the proponent, Site 3 Development Company Pty Ltd.

Major Project No. 10\_0027 was approved on 24 January 2012 and was subsequently modified by MOD 1 (approved 24 July 2012), MOD 2 (approved 12 October 2012) and MOD 3 (approved 29 July 2013). The consent (as modified) is for the following development:

- 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 587 residential units with a total gross floor area of 54,176m<sup>2</sup>
- 806 car parking spaces and 245 bicycle spaces in a basement car park
- Provision of open space areas
- Site preparation and excavation works
- Landscaping works.

The proposed modifications seek to:

- Relocation of the mail rooms on the ground floor level and reconfiguration of the change rooms.
- Conversion of the existing mail rooms to commercial space. There is also an increase in the size of some of the commercial tenancies;
- Convert the plant area on Level 24 of Tower C to two new residential apartments;
- Minor internal reconfiguration of studies and stores on Level 24 of Tower C;
- Convert the plant area on Level 30 of Tower D to one new residential apartment, relying on approved lift access to roof level;
- Reconfiguration of communal area (indoor and outdoor) with new landscaping design;
- Reconfigure lift motor room and overrun of Tower D with a 3.19m increase in height of the approved development from RL 120.400 to RL 123.59m;
- Increase in the number of approved units from 603 to 606;
- Increase the total GFA from 56,947m<sup>2</sup> to 58,144m<sup>2</sup>, an increase of 1,197m<sup>2</sup> GFA, comprising:
  - Total commercial, retail, gymnasium and communal resident facilities GFA of 3,054 m<sup>2</sup> (no change); and
  - Total residential GFA of 55,090m<sup>2</sup>.

The proposed Section 75W Modification is the fourth modification application to MP10\_0027 (MOD 4), 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; and,

- 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 4) does not impact on the buildings footprint and visible bulk and scale. The majority of changes are internal and will not impact on amenity, visual appearance and envelope. Minor façade changes are proposed with new balconies and windows to the new units. These changes are not likely to be visible given the sun shading external to the building. There will be nominal environmental and 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
1. Relocation of mail rooms, reconfiguration of change rooms and conversion of mail room to commercial.	Increase the amount of non-residential space to provide services for residents and support to the Sydney Olympic Park Town Centre.
2. Conversion of plant rooms to residential apartments on Level 24, Tower C and Level 30, Tower D.	The additional residential units will occupy some of the roof top plant area, which 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 counted as gross floor area (GFA) under the definition in the Major Development SEPP, does it contribute to the overall FSR of the development.
3. Changes to unit mix and number of dwellings <ul style="list-style-type: none"><li>Number of approved dwellings = 603</li><li>Number of proposed dwellings = 606</li></ul>	Plant rooms that are not required to service the building have been converted to additional dwellings. This is consistent with the growth of the area and Metropolitan Strategy for Sydney to increase density near transport nodes and centres.
4. Changes to roof top communal areas of Building D.	Improve amenity and layout for residents.
5. Increase in height of lift motor room and overrun	It is proposed to install a faster, more efficient lift to access all floors and roof level. This type of lift requires a higher overrun.

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.

The Sydney Olympic Park Authority (SOPA) has provided land owners' consent for the proposed modifications, which is included at **Appendix A**.



## 2 Development Consent History

There is a long history to the development of Site 3, Sydney Olympic Park, which is the subject of 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

MOD 2 was approved on 12 October 2012 and modified the total number of car spaces and minimum number of visitor spaces. This was an increase in the total number of spaces from 804 to 808 for Stages 2 and 3.

#### Major Project MP 10\_0027 - MOD 3

MOD 3 was approved on 29 July 2013 for minor design modifications and conversion of the roof top area into residential floor space.

### 3 The Site and Context

Stages 2 and 3 of Site 3 (also known as Nos. 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. 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.

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

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 ON TOWER D

- A modification is proposed to the roof top communal area to increase the size of the indoor space. There will be a reduction in outdoor communal space, however the change is justified in order to provide more space for year round use.
- The reconfiguration of the common roof top space will improve the amenity for all occupants of Stages 2 and 3 towers, who have access to this space. The indoor space is of a size that can accommodate gatherings for meetings, events and celebrations.
- Minor changes are proposed to the roof top planters which will impact on appearance or landscape calculations.
- 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.

#### 4.1.2 INCREASE IN HEIGHT OF LIFT OVERRUN

- It is proposed to increase the height of the lift overrun for Tower D. This is a result of an alternative lift that is faster and more efficient. Such lifts require greater overrun height. The lift motor room and overrun will increase from RL 120.400 to RL 123.590, an increase of 3.1m.
- The additional height is located in the centre of the Tower building, setback from all building edges, which reduces the apparent bulk and scale.

### 4.2 INTERNAL MODIFICATIONS

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

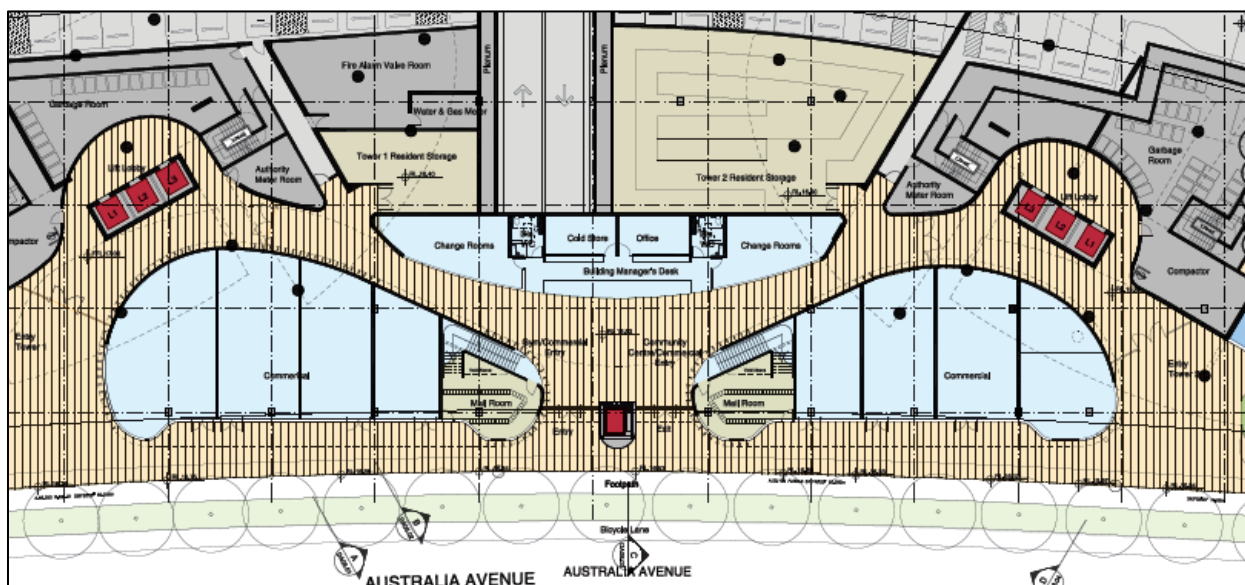
TABLE 2 – INTERNAL MODIFICATIONS TO THE PROPOSAL BY LEVEL

LEVEL	MODIFICATION
Ground level	Reconfigure change rooms, mail rooms and commercial tenancies.
Level 24	<p>Tower C:</p> <ul style="list-style-type: none"><li>▪ Convert part of the plant space to one x 2 bedroom unit and one x 3 bedroom unit.</li><li>▪ Minor internal reconfiguration of studies and storage areas.</li></ul>
Level 30	<p>Tower D:</p> <ul style="list-style-type: none"><li>▪ Converting some of the plant room space to one x 3 bedroom unit with study and balconies.</li><li>▪ Increase size of indoor communal area and reconfigure outdoor communal area.</li></ul>

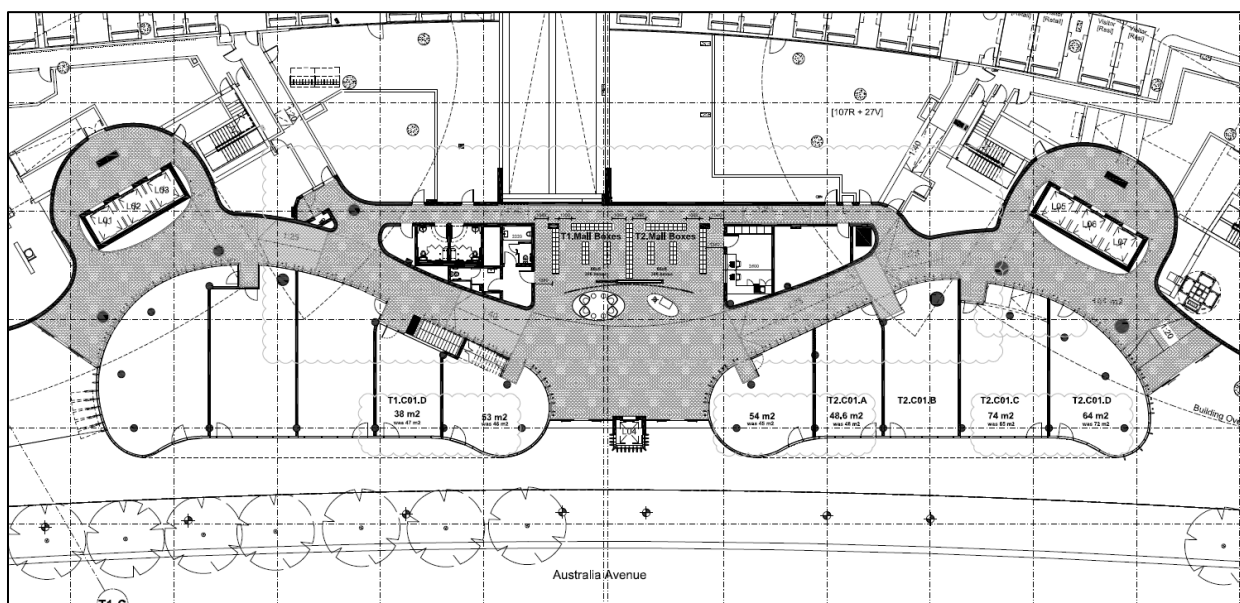


The approved and proposed floor plans are illustrated in the following Figures.

FIGURE 2 – GROUND FLOOR PLAN

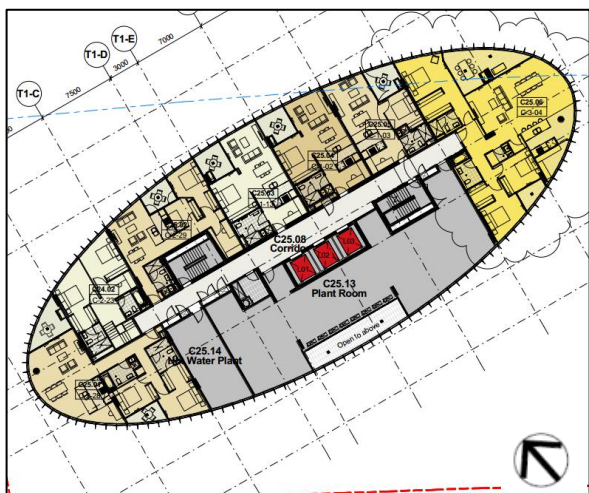


PICTURE 1 – APPROVED

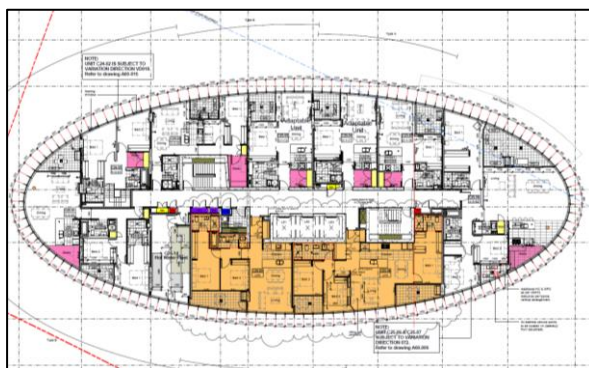


PICTURE 2 – PROPOSED

FIGURE 3 – LEVEL 24 – TOWER C

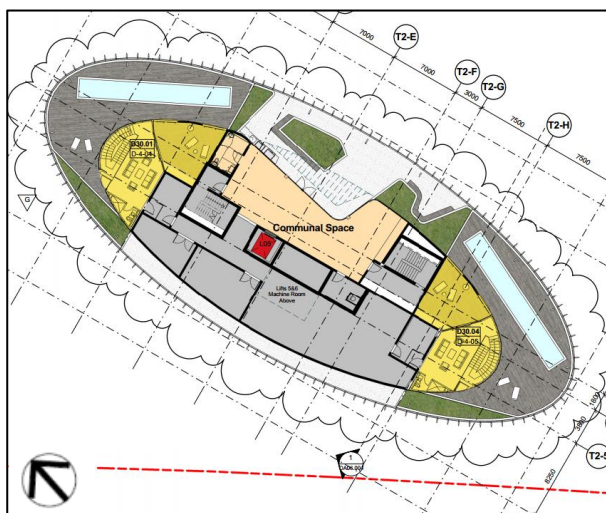


PICTURE 3 – APPROVED

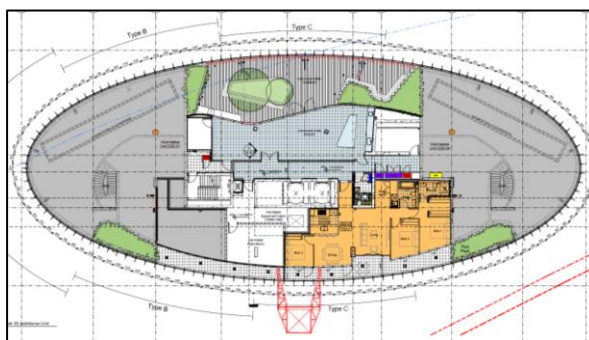


PICTURE 4 – PROPOSED

FIGURE 4 – LEVEL 30 – TOWER D



PICTURE 5 – APPROVED



PICTURE 6 – PROPOSED

#### 4.2.1 UNIT MIX

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

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	241 / 40%	241 / 39.77%
Two bedroom	297 / 49.25%	298 / 49.17%
Three bedroom	49 / 8.13%	51 / 8.41%
Four bedroom	16 / 2.65%	16 / 2.64%
Total	603 / 100%	606 / 100%

- The proposed modifications will result in an increase in two and three bedroom units.
- While the proposed number of 3 and 4 bed units are marginally short of the minimum 15% guidelines, the proposed modification seeks a nominal increase in number of this type of dwelling.
- The increase in 2 bedroom units is on account of market demand and results in a greater product mix for the proposal.

#### 4.2.2 FLOOR SPACE RATIO (FSR)

The total gross floor area of the development in Stages 2 and 3 towers is proposed to increase from 56,947m<sup>2</sup> to 58,144m<sup>2</sup>, with an increase in GFA of 1,197m<sup>2</sup>. Table 4 shows a breakdown of the proposed additional GFA.

The change in GFA stems from:

- The increase in size of the ground floor commercial suites;
- Conversion of the plant on Level 24 (Tower C) and Level 30 (Tower D) to residential floor space (by definition only, there is no increase in floor area and footprint); and

TABLE 4 – GFA OF PROPOSAL

PROPOSAL PORTION	DA APPROVED GFA	PROPOSED GFA
Residential	54,748m <sup>2</sup>	55.090m <sup>2</sup>
Gym/Community/Commercial	2,199m <sup>2</sup>	3,054m <sup>2</sup>
TOTAL	56,947m <sup>2</sup>	58,144m <sup>2</sup>
<b>FSR</b>	<b>5.35:1</b>	<b>5.46:1</b>

#### 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~~ **3,054m<sup>2</sup>**.
  - a 24 storey tower and a ~~29~~ **30** storey tower to provide a total ~~607~~ **606** residential units with a total gross floor area of ~~54,228 sqm~~ **58,144m<sup>2</sup>**
  - 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

### Condition A2 Development in Accordance with Plans and Documents

1. Delete (b) and replace with:

(b) Proposed Mixed Use Development Stages 2 & 3, 1 Australia Avenue, Sydney Olympic Park, Preferred Project Report and Appendices prepared by Architectus, dated September 2011 and letter to the Department titled MP10\_0027- Stages 2 & 3, 1 Australia Avenue Sydney Olympic Park Response to SOPA letter and Appendices dated 10 November 2011 as, amended by Section 75W Modification Major Project MP 10\_0027 MOD 1, prepared by Architectus Group Pty Ltd, dated May 2012, Section 75W Modification Major Project MP 10\_0027 MOD 3, prepared by Urbis, dated May 2013 and Section 75W Modification Major Project MP 10\_0027 MOD 4, prepared by Urbis, dated July 2014;

Delete the following plans reference in (c):

ARCHITECTURAL (OR DESIGN) DRAWINGS PREPARED BY BATES SMART			
DRAWING NO.	REVISION	NAME OF PLAN	DATE
DA02.201	G	Level 1	22/04/13
DA02.202	G	Level 2	07/06/13
DA02.203	G	Level 03-11	22/04/13
DA02.212	G	Level 12	22/04/13
DA02.213	G	Level 13-18	22/04/13
DA02.219	G	Level 19-21	22/04/13
DA02.222	G	Level 22	22/04/13
DA02.223	G	Level 23	22/04/13
DA02.224	G	Level 24	22/04/13
DA02.225	G	Level 25-26	22/04/13
DA02.227	G	Level 27	07/06/13
DA02.228	G	Level 28	07/06/13
DA02.229	G	Level 29	22/04/13
DA02.230	G	Level 30	22/04/13



Insert the following plans reference in (c):

ARCHITECTURAL (OR DESIGN) DRAWINGS PREPARED BY BATES SMART			
DRAWING NO.	REVISION	NAME OF PLAN	DATE
A02-000	2	Ground Level	1/07/14
<del>DA02.201</del> A02-001	<del>G</del> 2	Level 1	<del>22/04/13</del> 1/07/14
DA02.202	G	Level 2	07/06/13
DA02.203	G	Level 03-11	22/04/13
DA02.212	G	Level 12	22/04/13
DA02.213	G	Level 13-18	22/04/13
DA02.219	G	Level 19-21	22/04/13
DA02.222	G	Level 22	22/04/13
DA02.223	G	Level 23	22/04/13
<del>DA02.224</del> A03-124	<del>G</del> 2	Level 24	<del>22/04/13</del> 1/07/14
DA02.225	G	Level 25-26	22/04/13
DA02.227	G	Level 27	07/06/13
DA02.228	G	Level 28	07/06/13
DA02.229	G	Level 29	22/04/13
<del>DA02.230</del> SK-361	<del>G</del> 5	Level 30	<del>22/04/13</del> 27/06/14
DA02.231	G	Level 31	22/04/13
DA06.004	G	Section DD	22/04/13
SK-362	2	Tower D Roof Sections	27/06/14

## 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.

### 5.2 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.

### 5.3 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.

#### 5.3.1 ZONING AND OBJECTIVES

**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.

### 5.3.2 BUILDING HEIGHT

**Clause 18, Part 23** of Schedule 3 of the SEPP provides the maximum height for the Stage 3 tower of 90m. However, a height of 103.45m has been approved for the site. The proposal seeks an increase in height of 3.19m to 108.84m to the top of the lift overrun (RL 123.59). Section 5.1.2.1 below addresses the proposed variation to development standards under the SEPP. The building height does not change, only the lift motor and overrun, to accommodate the installation of a faster lift.

### 5.3.3 FSR

**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 56,947m<sup>2</sup>. The proposed additional floor space of 1,197m<sup>2</sup> is a result of converting plant that is no longer required into residential floor space. This equates to a proposed FSR of 5.46:1. Section 5.1.2.1 below addresses the proposed variation to development standards under the SEPP.

### 5.3.4 MASTER PLAN

**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 addressed in Section 5.4 of this report.

### 5.3.5 DESIGN EXCELLENCE

**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. Minor external changes are proposed to Level 30 of Tower D for the indoor communal room extension and the additional height resulting from lift plant. These elements are well setback from the building edges and will not be readily visible from the surrounding area.

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, then, Minister for Planning in approving the original development.

### 5.3.6 VARIATION TO DEVELOPMENT STANDARD

The proposed modification results in a non-compliance with the height and FSR standards. Clause 21, Part 23 of Schedule 3, SEPP (Major Development) 2005 relates to exceptions to development standards for transitional Part 3A projects. A development standard does not apply to that development if the Director-General is satisfied, and issues a certificate to the effect, that:

- (a) *compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
- (b) *there are sufficient environmental planning grounds to justify exempting the development from that development standard.*

A Director-General's certificate (now Secretary of the Department of Planning and Environment) was issued for the height and FSR non-compliances in the original project approval and FSR non-compliance in MOD 1 and MOD 3. The proposed modifications vary the development and increase the exceedance of the maximum permissible GFA and height. Therefore a new Secretary's certificate is required.

The variation to the development is appropriate for the following reasons:

- The modified proposal and the non-compliance would not raise any matter of significance for State or regional environmental planning as the development standards for the site are site specific and would therefore not set an adverse precedent.

- The modified proposal would also be in the public interest as the new dwellings and increased commercial area would support the continued growth of Sydney Olympic Park as a specialised centre and compliment the additional housing.
- The reasons for supporting the original non-compliance for the project continue to be relevant as the built form is largely unaltered and is consistent with the envisaged surrounding built form, including the slender and tall forms of the nearby hotel development.
- The approved number of storeys will be maintained and the proposal complies with the maximum height in terms of the number of storeys (maximum 30 storeys) of the Master Plan 2030.
- 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 there will not be a significant increase in peak trips to be generated by the proposed development. No increase in car spaces are proposed as consistent with the Master Plan 2030 to limit parking.
- The additional 3.1m metres for the lift overrun will not have a significant adverse environmental impact on the surrounding land uses including Bicentennial Parklands.

Accordingly, the compliance with the development standards continue to be unnecessary in the circumstances of the case given the minor increases and negligible environmental impacts resulting from the modified proposal.

### 5.3.7 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 5 – 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%	241 / 40%	241 / 40%
2 bed	No minimum / maximum	297 / 49.25%	298 / 49% (+1)
3 bed or more	Minimum 15 %	65 / 10.77%	67 / 11% (+2)
<b>Total</b>		<b>603 / 100%</b>	<b>606 / 100%</b>

The proposal falls marginally short of the SOPA Master Plan 2030 requirement for 3 bedrooms. The proposed unit mix controls responds to the current market demand.

The proposed modifications, with the exception of the height and FSR are consistent with the Master Plan 2030.

### 5.3.8 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 3 exceeds the maximum gross floor area for Site 3. The proposed modification increases this GFA to 80,893m<sup>2</sup>. The variation is appropriate given that the floor area is contained within the existing building envelope and will not have any visual or environmental impacts.

#### ▪ 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, 49% 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 3 exceeds the maximum height for Tower D by 5.6m (RL 120.400). The proposal seeks an increase in height of 3.1m to RL 123.59.

## 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 footprints, materials, landscaping aspects of the development.

In the Department of Planning and Infrastructure's Environmental Assessment Report for MP10\_0027 (dated January 2012), the Department considers the key environmental issues for the project to be those outlined in Table 6. The sections in the EIS addressing the proposed modifications are also indicated in Table 6.

TABLE 6 – 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 B</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 6.2</b> below.
Transport and traffic impacts	Refer to <b>Section 6.3</b> below. 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 of works are internal. The modifications are consistent with the concept and project approvals, and the desired future character of the area.

The lift overrun and motor room is increased in height by 3.1m above the MOD 3 approved height. The additional height is located in the centre of the building, set back from all edges. This reduces the appearance of bulk and scale and minimises the impact on the visual quality of Site 3, which was the subject of a design competition under the Sydney Olympic Park Master Plan 2030.

As discussed above there are no substantial changes to approved facades, building materials, setbacks or any other visual characteristics of the proposal. There are not likely to be any view impacts resulting from the proposed modifications. All buildings in the immediate area are lower than Tower D and will not be impacted by the minor additional height.

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.

### 6.2 ENVIRONMENTAL AND RESIDENTIAL AMENITY

The proposal seeks to enlarge the area of the indoor communal space for the use and benefit of all residents of both Stage 2 and 3 towers. The increase in indoor area increases the amount of space that can be used by residents all year round, in good and poor weather.

The new Units C25.08, C25.09, D31.01 have been designed to with excellent internal amenity. Each unit will enjoy private open space (balconies) and the orientation ensures that they will receive solar access throughout the day. These units will also enjoy views over Sydney Olympic Park and beyond.

The water efficiency, thermal comfort and energy of the proposed modification has been assessed and will achieve BASIX compliance (see **Appendix C**).

### 6.3 CAR PARKING

The total number of dwellings is increased by three units. However, the car parking provided is well below the maximum permissible in Master Plan 2030. Therefore, the change in the total number of dwellings and variations to the unit mix does not warrant any changes to the level of car parking provided and would have negligible impacts on traffic generated by the proposal. The three additional units would generate in the order of 0.87 additional peak hour trips, which is considered low and would not impact on the level of service of the surrounding road network.

### 6.4 OTHER IMPACTS

The proposal increases the number of 2 and 3 bed units in response to market demands. Market analysis has shown a demand for larger dwelling types within the development. More 2 and 3 bedroom units 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 increased communal space for year round use.

## 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 606 residential units with a total gross floor area of 58,144m<sup>2</sup>
  - 808 car parking spaces and 245 bicycle spaces in a basement car park
- Provide open space areas
- Landscaping works.

The development as modified by this application:

- Provides diversity in housing choice in a highly accessible area of Sydney. An increase in 3 bedroom units is in response to market demand for larger dwellings. The site provides the opportunity for additional housing in an established community close to transport links;
- Involves predominantly internal alterations;
- Proposes a minor increase in FSR, which is contained within the approved envelope and will not contribute bulk and scale to the development;
- Proposes a minor increase to the overall approved height, through the reconfiguration of the lift overrun and motor room. The lift will improve efficient access to all levels and the additional height will not be readily visible from the surrounds;
- Is sustainable both environmentally and economically, responsive to State energy and water efficiency targets as well as market demand;
- Is highly liveable, both in terms of its likely enjoyment by future residents of the site new units. The modifications have been designed to fit well with the approved building and 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 her delegate) approve the proposed modifications to the approved development.**

## Appendix A

## Landowner's consent

## Appendix B

## Architectural Plans, prepared by Bates Smart Architects

Appendix C

BASIX

**Sydney**

Tower 2, Level 23, Darling Park  
201 Sussex Street Sydney, NSW 2000  
**t** +02 8233 9900  
**f** +02 8233 9966

**Melbourne**

Level 12, 120 Collins Street  
Melbourne, VIC 3000  
**t** +03 8663 4888  
**f** +03 8663 4999

**Brisbane**

Level 7, 123 Albert Street  
Brisbane, QLD 4000  
**t** +07 3007 3800  
**f** +07 3007 3811

**Perth**

Level 1, 55 St Georges Terrace  
Perth, WA 6000  
**t** +08 9346 0500  
**f** +08 9221 1779

Australia • Asia • Middle East  
**w** [urbis.com.au](http://urbis.com.au) **e** [info@urbis.com.au](mailto:info@urbis.com.au)