

Proposed Mixed Commercial & Retail Development 2 Australia Avenue, Sydney Olympic Park (Site 43/44)

September 2010 Prepared for **Capital Corporation**



Clause 6 Request &
Preliminary Environmental Assessment

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Cover image: View of proposed development from the corner of Herb Elliot Avenue and Australia Avenue looking south.

Contents

1	Introduction	1
1.1	Preliminary	1
1.2	Background	2
1.3	Preparation of this report	2
2	Site and contextual analysis	3
2.1	The Site, legal description and existing use	3
2.2	Local context	6
3	The proposal	7
3.1	Project description	7
3.2	Urban Design and Planning principles	7
3.3	Proposed uses	8
3.4	Floor Space Ratio	8
3.5	Building height	8
3.6	Vehicle access and parking	9
3.7	Pedestrian access	9
3.8	Landscape design	9
3.9	Staging	11
4	Regulatory context	12
4.1	Introduction	12
4.2	Environmental Planning and Assessment Act 1979	12
4.3	Metropolitan planning context	17
4.4	State Environmental Planning Policies	18
5	Preliminary Environmental Assessment	20
5.1	Introduction	20
5.2	Key issues	20
6	Conclusion	24

Appendices

A	Preliminary Environmental Assessment Guidelines
B	Site 43/44 Design Competition Jury report
C	Site survey <i>Prepared by Chadwick Cheng Consulting Surveyors</i>
D	Quantity Surveyor estimate of Capital Investment Value <i>Prepared by Altus Page Kirkland</i>
E	Design competition architectural scheme panels <i>Prepared by Architectus</i>

Quality Assurance

Reviewed by

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DateThis document is for discussion
purposes only unless signed.

Figures

Figure 1. Stage 1 Project Application	1
Figure 2. Overall development concept	1
Figure 3. Lot and Deposited Plan	3
Figure 4. Location map	4
Figure 5. Existing building entry	5
Figure 6. Existing building northern façade	5
Figure 7. Existing building loading dock	5
Figure 8. Existing park	5
Figure 9. Commonwealth Bank building	6
Figure 10. Olympic Park Railway Station	6
Figure 11. Australia Avenue	6
Figure 12. Active edges	7
Figure 13. Publicly accessible open space	7
Figure 14. Pedestrian connections	7
Figure 15. Section showing Stage 1 buildings, basement parking and courtyard	8
Figure 16. Landscape concept plan	10
Figure 17. Stage 1 Project	11
Figure 18. Stage 2 Indicative Project	11
Figure 19. Stage 3 Indicative Project (complete)	11
Figure 20. Development site 43/44	15
Figure 21. Central Precinct building zones and setbacks plan	16

1 Introduction

1.1 Preliminary

This report has been prepared by Architectus on behalf of Capital Corporation to submit an outline of the proposed mixed commercial office and retail development at 2 Australia Avenue, Sydney Olympic Park. The subject site is known as site 43/44 under the Sydney Olympic Park Master Plan 2030.

The proposal seeks Project Approval for Stage 1. **Figure 1** illustrates the key elements of the Stage 1 Project Application comprising the following works:

- Construction of Building A and B and Part of Building C and their use for commercial offices and retail tenancies comprising 18,970m² Gross Floor Area;
- Parking for 244 car spaces within two or three basement levels;
- Partial construction of the new east west road to vehicle access to basement car parking and loading facilities;
- Relocation of car parking spaces used by the tenant of the existing commercial office and warehouse building;
- Removal of existing vegetation; and
- New site landscaping.

The existing commercial office and warehouse building is to be retained with the Stage 1 Project. **Figure 2** illustrates the key elements of the overall site development, with the remaining elements subject to future Project Applications. The overall development concept is provided in this Stage 1 Project Application for information purposes only to inform the assessment of this first application. The Proponent does not seek Concept Approval for the overall development concept.

This report seeks the Minister's confirmation that the project is one to which Part 3A applies and in doing so to forward the Proponent the Director General's Environmental Assessment Requirements (DGRs).

This report provides details of the proposed project including a site description, and justification as to why the proposed development should be considered under Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979).

A Preliminary Environmental Assessment of the proposal has been provided in this report, based on the standard guidelines for Preliminary Environmental Assessments for Part 3A projects. A copy of these guidelines is provided at **Appendix A**. This report has been prepared with reference to the list of information required for project application at **Appendix A** of the Sydney Olympic Park Master Plan 2030.

This report should be read in conjunction with **Appendices A-E**.

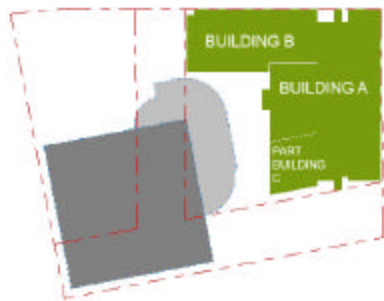


Figure 1. Stage 1 Project Application

The grey shaded area and area dashed blue are the existing warehouse and commercial office building, which are to be retained with the Stage 1 Project Application.

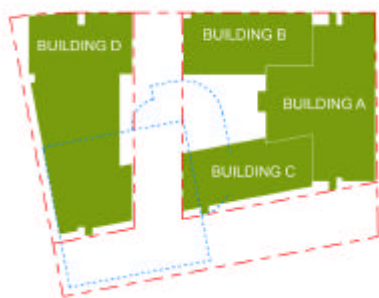


Figure 2. Overall development concept

1.2 Background

The subject site is owned by Sydney Olympic Park Authority (SOPA). Capital Corporation purchased the right to develop the site from Century Funds Management in 2009 and is the new lessee of the land from SOPA.

Capital Corporation undertook a design competition for the site, in accordance with the provisions of the Sydney Olympic Park Master Plan 2030 (Master Plan 2030). The architectural commission was awarded to Architectus Group Limited. In accordance with Master Plan 2030, the Design Competition Jury Report has been supplied to the Department of Planning. A copy of the Jury Report and presentation panels of the winning architectural scheme are included at **Appendix B** and **Appendix E**.

1.3 Preparation of this report

The project team is made up of the following:

Proponent	Capital Corporation
Architect	Architectus
Urban Planner	Architectus
Surveyor	Chadwick Cheng Consulting Surveyors
Quantity Surveyor	Altus Page Kirkland

Highly qualified specialist consultants will be added to the project team to assess the specific Environmental Assessment requirements.

2 Site and contextual analysis

2.1 The Site, legal description and existing use

The site is located to the south east of the Olympic Park Railway Station and on the western side of Australia Avenue (refer to local map at **Figure 4**).

The registered property description of the site is Lot 56 in DP773763 and Part Lot 72 in DP 1134933.

The site is described as Site 43/44 in the Master Plan.

Overall, the site has an area of 12,021m² with an approximately 84 metres frontage to Australia Avenue. A site survey is provided at **Appendix C**.

The site currently comprises a two storey commercial office and warehouse building, with at grade car parking. Refer to **Figure 5**, **Figure 6** and **Figure 7**. The site also includes a triangular shaped parking, which is owned by SOPA and is publicly accessible. Refer to **Figure 8**.

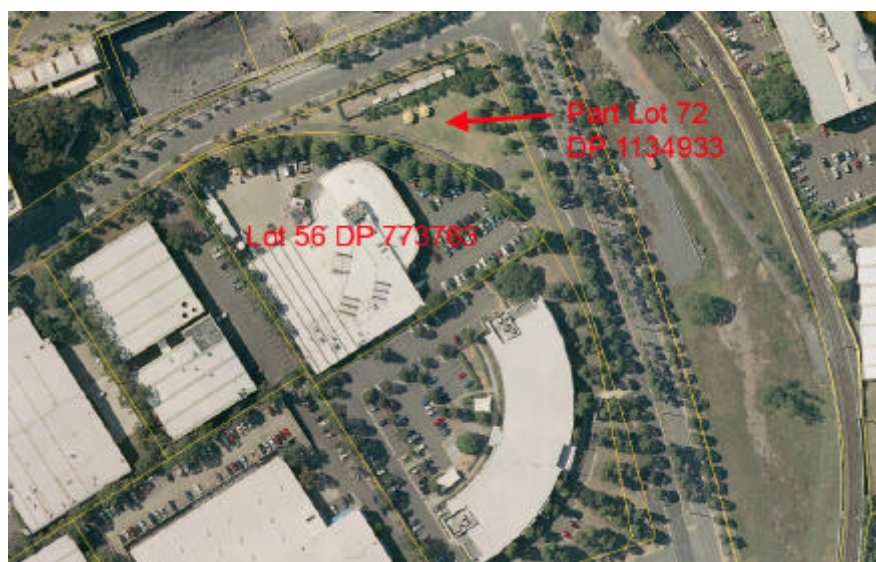


Figure 3. Lot and Deposited Plan

Lot boundaries are shown with a thin yellow line.

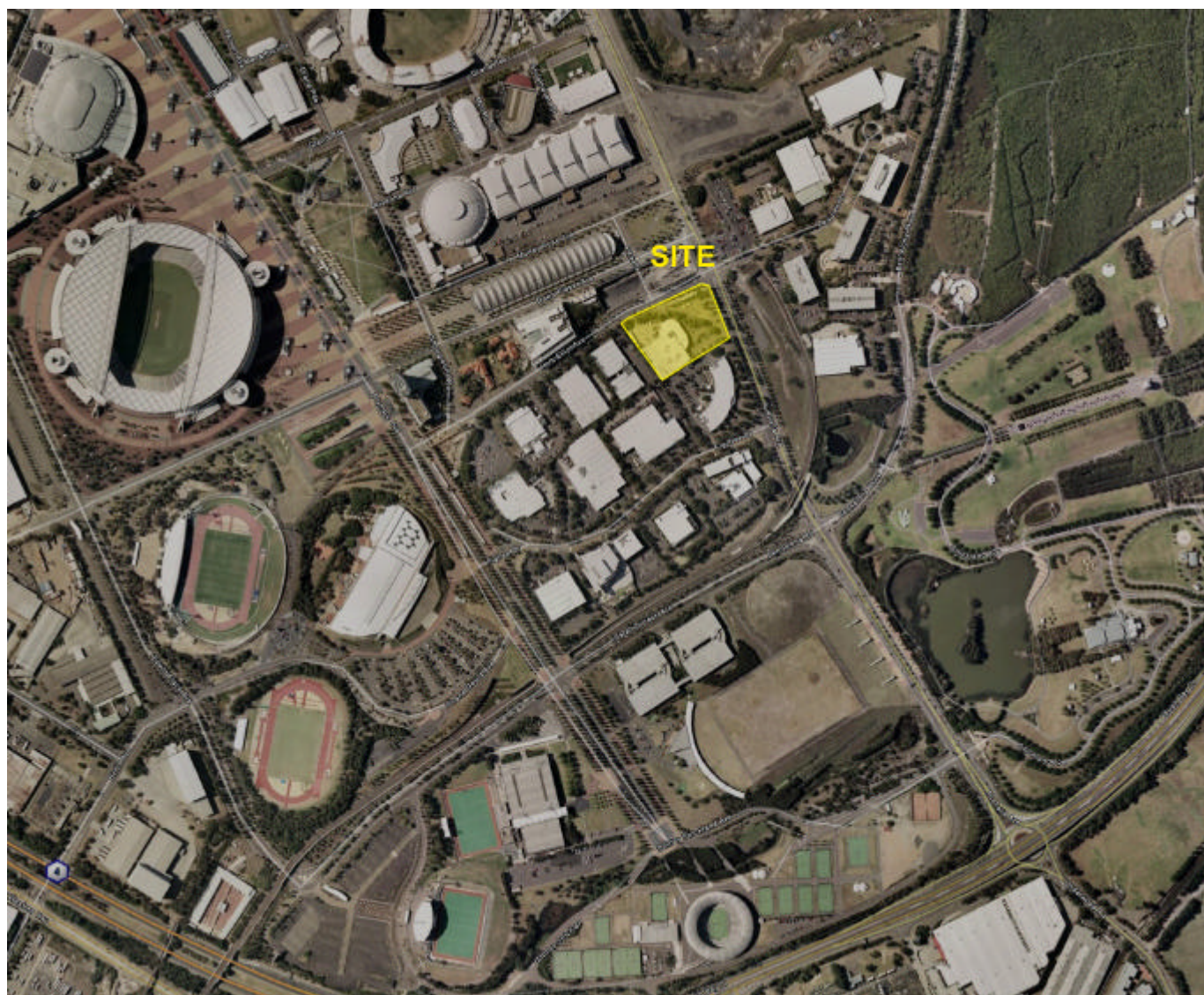


Figure 4. Location map



Figure 5. Existing building entry
The main pedestrian entry to the existing building is accessed from Australia Avenue.



Figure 6. Existing building northern façade
The northern façade of the existing building with at-grade car parking areas fronting Herb Elliot Avenue.



Figure 7. Existing building loading dock
The loading dock is accessed from Herb Elliot Avenue



Figure 8. Existing park
View from corner of Australia Avenue and Herb Elliot Avenue.

2.2 Local context

The subject site is located at a key corner within Sydney Olympic Park, with a frontage to Australia Avenue, one of the main access roads that extends through Sydney Olympic Park.

Site 43/44 is located within a business park setting adjacent to the sporting and recreational facilities established for the Sydney Olympic Games. This site is located within 250 metres of the Olympic Park Railway Station. Adjacent is the future commercial and retail core of the town centre which will evolve over the next 20-25 years as a Specialised Centre guided by the Sydney Metropolitan Strategy, West Central Subregional Strategy and the recently adopted Sydney Olympic Park Master Plan 2030.

To the east of the subject site is Site 3, where a high rise residential development with ground floor retail uses and a child care centre, is currently under construction.

Herb Elliot Avenue is the main street frontage to the site and runs east west along the site's northern boundary. The street has two lanes of traffic with car parking and pedestrian footpaths on both sides of the street.

North of the subject site is a commercial office development occupied by the Commonwealth Bank. Further north is the Olympic Park railway station.

To the south is an existing two storey commercial office development with at grade car parking, comprising multi-tenancies and owned by The Kador Group.



Figure 9. Commonwealth Bank building
View from subject site looking north east along Herb Elliot Avenue.



Figure 10. Olympic Park Railway Station
View from northern side of Commonwealth Bank building looking along Dawn Fraser Avenue.



Figure 11. Australia Avenue
View looking south along Australia Avenue.



Figure 12. Active edges



Figure 13. Publicly accessible open space



Figure 14. Pedestrian connections

3 The proposal

3.1 Project description

This section of the report provides a written and graphic description of the Project in terms of urban design and planning principles, proposed uses, floor space ratio, building height, vehicle access and parking and pedestrian access. The design competition winning scheme is illustrated in the competition entry panels provided at **Appendix E**.

3.2 Urban Design and Planning principles

This section of the report describes the urban design and planning principles that guided the Architectus winning entry in the Site 43/44 Design Competition.

Public domain

- Enhance the diversity and permeability of the precinct by:
 - Creating a vibrant and intimate publicly accessible square;
 - Connecting significant landscape elements;
 - Designing for diversity at a lower levels of the development; and
 - Activating building facades (refer to **Figure 12**).

Linking of Green Spaces

- Acknowledge that softer landscaped green spaces exist along Herb Elliot Avenue, by linking these spaces to open spaces on the site (refer to **Figure 13**).

Pedestrian connectivity

- A new publicly accessible square provides an opportunity for greater connectivity through the street block for pedestrians travelling to and from the Railway Station (**Figure 14**).

High quality work environment

- Provide generous, engaging and active spaces for the office campus community which maximises the opportunity for communication and social interaction.
- Enhance communication by providing private meeting rooms, video conferencing, wireless internet and private dining.
- Building depths to comply with the Sydney Olympic Park Master Plan 2030 and the glazed atrium means that 60% of the floor plates will be within 6m of glass.
- The provision of shading and balconies reduces reliance on internal blinds to control sun.
- The public square is ringed with shops, cafes and bars, which will create a social hub of the campus.
- Atrium balconies overlook the public square and glazed atrium will be highly desirable work and social spaces.

3.3 Proposed uses

The Stage 1 Project Application is for a commercial office development with retail uses and associated car parking and service vehicle loading facilities.

It is likely that the retail tenancies will be subject to separate tenancy DAs to Sydney Olympic Park Authority, detailing hours of operation and numbers of employees.

The site is located in the B4 – Mixed Use zone under Schedule 3 of SEPP (Major Development) 2005. The proposed uses are permissible with consent.



Figure 15. Section showing Stage 1 buildings, basement parking and courtyard

3.4 Floor Space Ratio

The proposed Gross Floor Area of the Stage 1 development is 18,970m². The maximum permitted floor space ratio under Schedule 3 of SEPP (Major Development) 2005 for the overall site 43/44 is 3.5:1, which equates to 42,073.5m².

3.5 Building height

The proposed Buildings A and B are 8 storeys in height.

3.6 Vehicle access and parking

Vehicle access to the site will be via a new east west road, located along the site's southern boundary. The new east west street will be partially constructed as part of this Stage 1 Project Application to provide vehicle access to basement car parking and loading dock facilities. The completion of the new east west road will occur as part of a future stage of development, following the demolition of the existing commercial office and warehouse building.

The Stage 1 Project Application includes the construction of two or three levels of basement car parking, generally beneath Buildings A and B and part Building C. The Master Plan 2030 requires 244 car parking spaces for the proposed Stage 1 development.

3.7 Pedestrian access

Pedestrian access to the Stage 1 Project will be via Herb Elliot Avenue to the commercial entry and from the publicly accessible square. Access to the retail uses is proposed from Herb Elliot Avenue beneath Building B.

3.8 Landscape design

A concept landscape design was prepared by 360° Landscape Architects for the Design Competition winning entry. The concept design sought to create a civic amenity in the form of a new publicly accessible square with connections to existing green spaces and landscape elements in the immediate vicinity.

Landscape elements include a single large tree at the centre of the public square and a fine grained paving treatment with planting strips and seating elements to add texture the publicly accessible spaces.

The landscape design will be further developed for the Environmental Assessment addressing the recommendations of the competition Jury report and the detailed landscape objectives and controls of the Master Plan 2030.



Figure 16. Landscape concept plan
Concept for landscape design including courtyard and new streets.



Figure 12. Courtyard and new north south street
3D artist impression of courtyard concept design

3.9 Staging

The construction of development at Site 43/44 will be staged. Stage 1, the subject of this Project Application comprises:

- Building A;
- Building B;
- Part of Building C; and
- Partial construction of new east west road.

Future stages of construction include:

- Completion of Building C;
- Building D;
- Complete construction of east west; and
- Construction of north south road.

A preliminary staging sequence is provided in **Figure 17**, **Figure 18** and **Figure 19**. This staging sequence was provided with the Design Competition scheme. The staging plan is currently being reviewed by the Proponent and a detailed staging plans will be submitted with the Environmental Assessment.

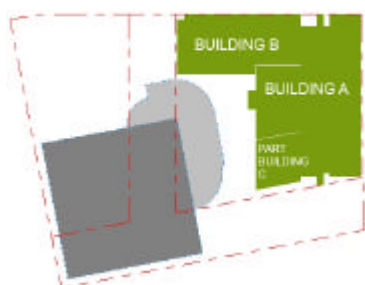


Figure 17. Stage 1 Project

The grey shaded area and area dashed blue are the existing warehouse and commercial office building, which are to be retained with the Stage 1 Project Application.

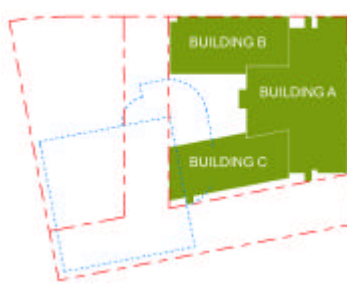


Figure 18. Stage 2 Indicative Project

An inductive staging plan showing the demolition of the existing building and construction of Building C.



Figure 19. Stage 3 Indicative Project (complete)

An indicative staging plan showing the complete development of the site with new east west and north south streets built and Building D built.

4 Regulatory context

4.1 Introduction

The relevant legislation, environmental planning instruments and policies applicable to the Project Application are:

Legislation

- Environmental Planning and Assessment Act 1979

Metropolitan Planning Strategy

- Sydney Metropolitan Strategy: City of Cities
- Draft West Central Subregional Strategy

State Environmental Planning Instruments (SEPPs)

- SEPP (Major Development) 2005, including Sydney Olympic Park Master Plan 2030
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

These statutory requirements and policies are addressed in the following sections of this report:

4.2 Environmental Planning and Assessment Act 1979

Clause 75B of the EP&A Act 1979 applies to the carrying out of development that is declared under this section to be a project to which this part applies:

- (a) *“by a State Environmental Planning Policy, or*
- (b) *by order of the Minister published in the Gazette (including by an order that amends such a policy).*

The carrying out of particular or a class of development, or development for a program or a plan of works or other activities may be so declared”.

The carrying out of particular or a class of development, or development for a program or a plan of works or other activities may be so declared”.

Sydney Olympic Park is identified as a “State Significant Site” to which Part 3A of the EP&A Act applies under Schedule 3 of the Major Development SEPP.

The Schedule 3 listing for Sydney Olympic Park, includes the subject site. Part 23 of Schedule 3 of the Major Development SEPP, include land use zoning provisions and development standards related to Sydney Olympic Park. In summary, the following zoning and development standards apply:

- **Zoning:** B4 Mixed Use
- **Building height:** 33 metres
- **Floor Space Ratio:** 3.5:1

Sydney Olympic Park Master Plan 2030

The Sydney Olympic Park Master Plan 2030 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 is a Master Plan under Section 12 of the Sydney Olympic Park Authority Act 2001 and amendment under number 20 of SEPP (Major Development) 2005, which are the principal statutory planning instruments regulating land use and development at Sydney Olympic Park.

The Master Plan is a 22 year vision for the sustainable development of Sydney Olympic Park. It builds on the Sydney Olympic Park Vision 2025 and also complements the NSW Government's Metropolitan Strategy for Sydney, which was released in 2005.

The purpose of the Master Plan is to:

- a) *Provide a comprehensive approach to the development of Sydney Olympic park;*
- b) *Ensure Sydney Olympic Park becomes an active and vibrant town centre within Metropolitan Sydney;*
- c) *Protect the role of Sydney Olympic Park as the premier destination for Cultural, entertainment, recreation and sporting events;*
- d) *Protect and enhance the public domain;*
- e) *Protect and enhance the Sydney Olympic Park parklands; and*
- f) *Provide detailed planning and design principles and controls to encourage development that responds to unit's context and contributes to the quality of the built environment and the future character and cultural significance of the site.*

The Master Plan divides the Sydney Olympic Park town centre into nine (9) precincts. Site 43/44 is located within the Central Precinct, which is predominantly a mixed use precinct that is generally bounded by Australia Avenue to the East, the Sydney Showground Precinct to the north, and the Olympic Boulevard to the west and Sarah Durack Avenue to the south.

The Central Precinct is envisaged as a high density mixed use precinct with commercial, retail and residential uses. The Central Precinct contains a commercial core to the town centre focused on Dawn Fraser Avenue and Herb Elliot Avenue. Other sporting, recreational, residential, entertainment and parkland precincts surround the town centre core.

The Master Plan 2030 provides detailed planning controls for each precinct as well as general controls that apply to all precincts. SEPP (Major Development) 2005 requires the consent authority (in the case of Stage 1 development at Site 3), the Minister for Planning, may only grant consent if it has first considered this Master Plan 2030 and that development is consistent with the Master Plan.

A network of streets and through site links will create a walkable precinct with enhanced access to the railway station. Buildings fronting Herb Elliot Avenue will have a height of 8 storeys with residential buildings further south being 10 storeys in height.

Figure 20 identifies Sites 43 and 44 and the location of new roads on the subject site.

The key planning controls contained within Master Plan 2030 that are relevant to Site 43/44 are as follows:

- **Land use:** Commercial
- **Height:** 8 storeys
- **FSR:** 3.5:1
- **Building zones and setbacks including through site links:** (refer to **Figure 21**)

Under Clause 4.6.10(1) of the Master Plan 2030, the subject site is nominated as a design competition site. The Master Plan requires that the Proponent demonstrate that the proposed design is the result of a design competition undertaken prior to the application process. Master Plan 2030 provides that consent must not be granted to a new building on a nominated design competition site unless the consent authority has considered whether the proposed development exhibits design excellence and is the result of a design competition staged prior to the lodgement of a Project Application. Proponent's are required to satisfy the requirements for design competition processes outlined in Appendix A of the Master Plan.

A Design Competition has been undertaken by the Proponent and Architectus has been commissioned as the winning architect. A copy of the design competition jury report is attached at **Appendix B**. A copy of which has previously been submitted to the Director General of the Department of Planning in accordance with the competition procedures. The Design Competition Jury made a series of recommendations and the Proponent is required to demonstrate how these recommendations have been addressed. The Environmental Assessment will address the design competition jury report.



Figure 20. Development site 43/44

The development sites 43/44 are identified by a red outline. The 2 Australia Avenue site also comprises part of a new east/west road and part of a new north/south road. (Source: SOPA)



Figure 21. Central Precinct building zones and setbacks plan
The subject site is shown with a red outline.

4.3 Metropolitan planning context

Sydney Metropolitan Strategy: City of Cities

The Sydney Metropolitan Strategy seeks to facilitate the implementation of the Sydney Olympic Park Vision 2025, which is supported by the SEPP (Major Development) 2005 listing as a State Significant Site and the Master Plan 2030. The Metropolitan Strategy seeks to ensure that development achieves a balance between the core role as a regional sporting and specialised centre, and its potential for residential development.

A core economic principle that underpins the Metropolitan Strategy is to plan and manage development to support the core economic role of Specialised Centres, including Sydney Olympic Park. The proposal will support the economic role of Sydney Olympic Park by increasing employment in the core commercial zone, supported by complementary retail uses that will provide amenities for workers, in a location well serviced by public transport services. Increasing employment will further support increasing the frequency of rail and bus services to Olympic Park.

Draft West Central Subregional Strategy

The Draft West Central Subregional strategy identifies Sydney Olympic Park as a specialised centre and forms part of the Olympic Park-Rhodes Precinct.

The strategy states that:

“This Specialised Centre provides metropolitan Sydney with high quality sporting and major even hosting facilities second to none in Australia. Excellent proximity to Parramatta Regional City to the west and Sydney City CBD to the east provides opportunity to broaden the range of residential, educational and business park type development within impacting on the centres primary role as a major sporting and cultural venue.”

Source: The West Central Subregion Draft Subregional Strategy Page 54

In terms of employment, Sydney Olympic Park is identified in the West Central Subregional Strategy as having significant potential as a business park due to its ideal location within the metropolitan area and its good access to public transport infrastructure. The Commonwealth Bank has located a major office and training facility at Sydney Olympic Park which has spear headed other businesses to relocate offices to Sydney Olympic Park.

The overall vision of the West Central Subregional Strategy is that Sydney Olympic Park will develop as a major economic driver for the metropolitan area and will provide substantive new employment and dwelling opportunities as well as retail and recreational facilities, for the Sydney Region.

The proposal will contribute significantly to the achievement of the employment targets for Auburn Local Government Area and Sydney Olympic Park. Based on a average rate of 1 employee per 15sqm of Nett Lettable Area (NLA), the Stage 1 Project will generate approximately 1000 jobs. The overall development of the site will generate approximately 2450 jobs.

4.4 State Environmental Planning Policies

State Environmental Planning Policy (Major Development) 2005

The Major Development SEPP provides criteria that identify types of projects that are to be determined under Part 3A of the Environmental Planning and Assessment (EP&A Act) 1979.

Sydney Olympic Park is identified as a 'State Significant Site' to which Part 3A of the EP&A Act applies under Schedule 3. Clause 6 of the SEPP identifies projects, that in the opinion of the Minister, are development of a kind that:

Clause (1)(b): *"that is described in Schedule 3 as a project to which Part 3A of the Act applies"*

Schedule 3, Part 23, Clause 5 of the SEPP (Major Development) 2005 states that:

"Development within the Sydney Olympic Park site, including any associated subdivision of land, that has a capital investment value of more than \$10 million is a project to which Part 3A of the Act applies"

Altus Page Kirkland Quantity Surveyors have advised that the Capital Investment Value for the second stage of development is \$43,313,743 therefore the project is one to which Part 3A of the Act applies (Refer to **Appendix D**).

State Environmental Planning Policy No. 55: Remediation of Land

SEPP 55 provides a State-wide planning instrument for the management of contaminated land and its remediation. The instrument ensures that all land which is known to be contaminated or has the potential for contamination to occur on sites, to be investigated and if found to be contaminated must be remediated in accordance with a development consent.

Sydney Regional Environmental Plan 24 (Homebush Bay Area)

SREP 24 (now deemed SEPP) applies to the Homebush Bay Area including Sydney Olympic Park and provides planning principles that promote the area for employment, residential, recreational and tourist uses. The Plan provides for the coordinated development of the Sydney Olympic Park through a Master Plan, as well as environmental management guidelines.

Sydney Regional Environmental Plan (Sydney Harbour Catchments) 2005

This SREP (now deemed SEPP) provides a set of planning principles for development within the Sydney Harbour catchment. Sydney Olympic Park falls within the Sydney Harbour Catchment area; therefore the provisions of the SEPP will need to be addressed in the Environmental Assessment report.

SOPA's Draft Infrastructure Contributions Framework 2030

The Draft SOP Infrastructure Contributions Framework Plan 2030 was exhibited with the Schedule 3 listing of Sydney Olympic Park in the Major Development SEPP and Master Plan 2030, however has not been formally adopted. This document, along with the SOP Section 94 Contributions Plan are to be considered in the preparation of any Development Contributions Proposal or Voluntary Planning Agreement for the development.

SOPA's Access Guidelines 2002

The purpose of Access Guidelines 2002 is to provide information concerning the requirements for an accessible built environment that enables independent, equitable and inclusive access for people with disabilities.

An accessibility assessment is to be prepared by a suitably qualified access consultant and submitted with the Environmental Assessment.

SOPA's Major Event Impact Assessment Guideline

The Major Event Impact Assessment Guidelines apply to all Developments within Sydney Olympic Park. The Guidelines apply to all Developments at Sydney Olympic Park under any Master Plan. A Development Application must include an Events Information Statement in order to facilitate SOPA's Place Manager undertaking a Major Event Impact Assessment.

An Event Information Statement will be submitted with the Environmental Assessment containing at least the following information relating to the proposal:

- Number of workers to be accommodated;
- Number of car-parking spaces required / provided;
- The location and capacity of entry and exit points to the premises, including delivery areas and car parks;
- Number, frequency, and timing, of service vehicle movements into and out of the premises;
- The extent and location of any encroachment into the Public Domain;
- Details of all requirements for works within the Public Domain;
- An overview of the scale, timing, and nature of the Development in construction activity terms;
- The normal hours of business operations; and
- Emergency evacuation routes and meeting places.

The Proponent will consult with SOPA to confirm whether any additional information is required to be submitted with the Event Information Statement, which is to be submitted with the Environmental Assessment,

5 Preliminary Environmental Assessment

5.1 Introduction

This is a Preliminary Environmental Assessment (PEA) of the project application based on the requirements for preparing Preliminary Environmental Assessment (PEA) published by the Department of Planning. Refer to **Appendix A**.

This PEA is intended to determine the key issues with the proposal that will form the basis of a detailed Environmental Assessment following receipt of the Director General's Requirements.

5.2 Key issues

Significant investigations have been undertaken to fully understand the development. Information including the relevant development controls, state metropolitan plans, site analysis have been utilised from the design competition to understand the best environmental design outcomes for the site and Sydney Olympic Park.

It is considered that the key issues relating to the site that require further assessment fall into the following categories:

1. Consistency with the Relevant Environmental Planning Instruments and policies
2. Consistency with the Design Competition Jury report
3. Built form, urban design and visual impact
4. Overshadowing
5. Traffic and transport
6. Stormwater drainage
7. Landscaping and vegetation
8. Ecologically Sustainable Development
9. Contributions
10. Contamination
11. Staging and infrastructure
12. Construction impacts

These matters are addressed in further detail below:

1. *Consistency with the Relevant Environmental Planning Instruments and policies*

The Environmental Assessment is to provide a detailed assessment of the proposed development against the relevant provisions of the Environmental Planning Instruments and Policies identified above. The nature and extent of any inconsistency is to be addressed.

2. *Consistency with the Design Competition Jury Report*

The proposed development has been the subject of a design competition under the provisions of the Master Plan 2030. The Jury's comments are summarised below:

- commended the scheme for the overall volumes of the development however considered that the facade treatment needs further

- consideration;
- The inclusion of the large atrium and balconies were commended to add vibrancy throughout the commercial development and provide positive energy efficiency benefits;
 - The ground floor level provided for active and vibrant areas. The open area to Herb Elliot Avenue was considered positively to provide pedestrian access to the courtyard;
 - The Jury supported the design of the commercial lobby which provides access from Herb Elliot Avenue and the courtyard.
 - The concealment and grouping of services rooms was supported. The Jury noted that there could be a reduction in car spaces a result of further coordinating the service requirements of the development.

The Jury did not support:

- The proposed loading zone for the supermarket noting concern with the cost and area occupied. Further consideration was requested.
- The overshadowing of the courtyard was required to be given consideration due to the orientation of the surrounding buildings.

In recommending the Architectus scheme as the winning scheme, the Design Competition Jury made a number of recommendations for consideration by the Proponent, selected Architect and the Consent Authority. The recommendations are listed as follows:

1. The volumes of the proposed design are satisfactory however the façade treatment should be developed and there is a desire by the Jury for greater warmth and animation;
2. The Jury supports the use of an alternate palette of materials in lieu of alpolic and metallic finishes;
3. The Jury accepts the vertical elements and use of solid façade elements;
4. Further review is required as to whether this will be an effective façade treatment into the future;
5. Access from the lift core to the proposed Stage 3 is to be reviewed due to potential for tenants to be affected by inclement weather, particularly in the event that the typical office is transformed into multiple strata tenancies;
6. Further resolution is required for the treatment of the roof, given its high visibility from residential apartments in the adjacent Australia Towers; and
7. The Park Street extension must be maintained as a bitumen roadway (noting that the carpark may still be constructed below). Kerbside parking is to be maintained however the threshold can be extended mid block to encourage crossing of pedestrians in this location.

The Environmental Assessment is to include consideration of the issues the Design Competition Jury required further consideration as well as the Jury's recommendations.

3. Built form, urban design and visual impact

The development is to demonstrate how design excellence has been achieved to meet the requirements of the Master Plan 2030. A high architectural design standard, in terms of materials and detailing appropriate to the commercial building type and its location is to be

demonstrated. The height, bulk and scale of the proposed development are to be appropriate to the context.

Design quality is to be considered in terms of the overall site layout, views and connectivity for pedestrians. Retail uses are to demonstrate how they will activate and address the public domain.

An assessment of the proposal against the Crime Prevention through Environmental Design (CPTED) principles is to be prepared with the Environmental Assessment.

A visual analysis of the proposal including the use of 3D photomontages from key vantage points is to address the visual impact including from Australia Avenue and Herb Elliot Avenue, the existing street frontages.

4. *Overshadowing*

Through an analysis of the shadows cast by the proposal, the development is to demonstrate how adequate sunlight access is maintained to existing and proposed public domain areas.

5. *Traffic and transport*

The site has an existing frontage to Australia Avenue and Herb Elliot Avenue. Access is proposed to be provided off the new east west street, which is to be partially constructed, for such vehicle access to occur. Details of the access arrangements are to be provided including the staging arrangements in relation to the whole site. Proposed access arrangements details are to include details of private vehicle access, as well as service vehicle access for all proposed uses.

The proposal is to demonstrate the sufficient on-site car parking for the proposal is provided having regard to the Master Plan 2030 controls and RTA guidelines.

The Environmental Assessment will provide a comprehensive Transport and Transport study in accordance with the requirements of the Master Plan 2030 considering traffic generation, proposed road/intersection upgrades, access, loading dock, car parking requirements, service arrangements, measures to promote public transport use and pedestrian and bicycle linkages and facilities.

6. *Stormwater drainage*

Stormwater concepts plans are to be prepared for the Stage 1 Project Application that demonstrates that stormwater can be adequately managed during the construction and operation phases of the development.

7. *Landscaping and vegetation*

The majority of the existing vegetation on the site was planted as part of the original business park development, and has now of moderate height and maturity. This vegetation is not known to be remnant vegetation, nor

does it have any ecological significance. The Master Plan 2030 suggests that this vegetation will be removed as part of the development of the site. An arboricultural assessment of the trees will be undertaken with the Environmental Assessment.

Proposed landscaping including street trees, soft landscaping within the development site, paving, furniture and lighting are to be detailed in landscape plans prepared by a qualified landscape architect and submitted with the Environmental Assessment.

8. *Ecologically Sustainable Development*

ESD principles are to be incorporated into the design, construction and operation of the development.

An appropriate energy efficiency rating tool is to be used to assess the energy usage of the proposed development and include initiatives to minimise energy during the construction and operation of the buildings to meet the minimum standards of the Master Plan 2030,

9. *Contributions*

Development Contributions for the site are guided by the SOPA Section 94 Contributions Plan. The Draft SOP Infrastructure Contributions Framework Plan 2030 was exhibited with the Schedule 3 listing of Sydney Olympic Park in the Major Development SEPP and Master Plan 2030, however has not been formally adopted.

A Development Contributions proposal is to be prepared, having regard to the SOPA Section 94 Contributions Plan and Draft SOP Infrastructure Contributions Framework Plan 2030 and may take the form of a Voluntary Planning Agreement.

10. *Contamination*

The Environmental Assessment is to demonstrate that the site is suitable for the proposed use in accordance with the provisions of State Environmental Planning Policy No. 55: Remediation of Land. A Site Environmental Assessment is to be provided to satisfy the requirements of the SEPP 55.

11. *Staging and infrastructure*

A detailed staging plan is to be provided with the Environmental Assessment that demonstrates how construction vehicle access, car parking new and upgraded roads, and infrastructure required during construction for the Stage 1 Project Application in the context of the overall development of the site is to be provided, having regard to the retention of the existing commercial office and warehouse development on the site.

12. Construction impacts

A Preliminary Construction Environmental Management Plan is to be prepared and submitted with the Environmental Assessment that addresses:

- Construction vehicle traffic;
- Noise and vibration;
- Waste;
- Erosion and sedimentation; and
- Air quality and dust.

6 Conclusion

The proposal seeks Project Approval for Stage 1 at Site 43/33, known as 2 Australia Avenue, Sydney Olympic Park. Stage 1 comprises the following works:

- Construction of Building A, Building B and part of Building C and their use for commercial offices and retail tenancies comprising 18,970m² Gross Floor Area;
- Basement car parking for 244 car spaces within two to three basement levels;
- Partial construction of the new east west road;
- Relocation of existing car parking spaces used by the tenant of the existing commercial office and warehouse building;
- Removal of existing vegetation; and
- New site landscaping.

A design competition was undertaken earlier in 2010 to satisfy the requirements of the Master Plan 2030. Architectus were awarded the architectural commission to prepare a Project Application.

Sydney Olympic Park is listed as a State Significant Site in accordance with Schedule 3 of Major Development SEPP. Development within Sydney Olympic Park which has a Capital Investment Value of more than \$10 million is a project to which Part 3A of the Act applies. The Stage 1 Project Application has a Capital Investment Value of \$43,313,743 and therefore meets the Part 3A Project criteria.

In conclusion, we respectfully request that the Minister for Planning declare under Clause 6 of the Major Development SEPP the proposal to be a project to which Part 3A applies and issue the Director General's Environmental Assessment Requirements.