



Contact: Peter McManus
Phone: 02 9228 6316
Fax: 02 9228 6455
Email: peter.mcmanus@planning.nsw.gov.au

Our ref.: MP10_0168

Capital Corporation Properties Pty Ltd
c/- Murray Donaldson
Associate Director
Urban Design and Planning
Architectus
Level 3, 341 George Street
SYDNEY NSW 2000

Dear Mr Donaldson

Subject: Exhibition of Mixed Commercial and Retail Development, 2 Australia Avenue, Sydney Olympic Park (Site 43/44) (MP10_0168)

The exhibition of the Environmental Assessment for the above project ended on Tuesday, 31 January 2012. All submissions received by the department during the exhibition of the project are available on the department's website at the following location:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=4280

In accordance with section 75H of the *Environmental Planning and Assessment Act 1979*, the Director-General requires Architectus, on behalf of Capital Corporation, to respond to the issues raised in a Submissions Report. Where appropriate to minimise the environmental impact of the proposed development, preparation of a Preferred Project Report will also be required and Statement of Commitments may need to be revised to reflect any proposed changes to the project.

The department has also reviewed the Environmental Assessment (EA) and requests that in addition to addressing the issues raised within the submissions, further information and consideration be given to the following.

Design Excellence

Despite the provisions of clause 6(2), Part 23 of Sch.3 of State Environmental Planning Policy (Major Development) 2005 (MD SEPP), consideration is given to clause 30, Part 23 of Schedule 3 of the MD SEPP, which requires the consent authority to consider whether the proposed development exhibits design excellence. In this respect, the department has regard to the design competition held for the subject site in accordance with section 4.6.10 – Design Excellence Controls of Sydney Olympic Park Master Plan 2030 (Master Plan), to ensure the proposed development, located on an identified 'design competition site', exhibits design excellence.

Whilst the scale and form of the proposed development is considered to be consistent with that of the winning design competition entry scheme, amendments to the façade (including materials and finishes), land use layout and public domain treatment (removal of the undercroft 'pod' built form element), have altered the development's appearance, character and functionality. Further, the commentary on the submitted design provided by the Sydney Olympic Park Authority (SOPA) and SOPA's Design Review Panel are of concern.

In considering and addressing the comments provided from SOPA, the department requests that the responses provided to recommendations of the Design Excellence Competition Jury Report also be reviewed in conjunction with any amendments. Satisfactorily addressing these concerns raised will be necessary to ensure that the department can consider that the proposed development exhibits design excellence.

Built Form and Urban Design

- The proposed layout of the supermarket at ground level has the potential to result in a lack of activation along Australia Avenue. Details of pedestrian entries into the supermarket are to be provided and pedestrian access to the basement car park is also to be resolved.
- The southern elevation of the proposed development should be setback a minimum 3m from the required 20m corridor of the future east-west road and details provided, demonstrating that the proposed development is clear of the required 20m road corridor.
- Design solutions should be explored in an effort to integrate the proposed electrical substation into the built form to reduce its impact on the public domain and the role the surrounding public domain will play in providing a key pedestrian link through the site.

Transport and Traffic

- Further to the comments provided within the submission received from the Roads and Maritime Services, the department requests that the evidence supporting the alternate parking car parking rate applied to calculate the car parking provision for the supermarket be provided.
- The location of the temporary basement access ramp will be impacted upon during the construction of the future east-west street, effectively restricting access to the basement car park. Accordingly, the at-grade car parking and basement access ramp shall be reviewed to ensure unobstructed access is maintained at all times, until final access arrangements to the basement car park are operational.
- Architectural details of the proposed revised car parking spaces of the existing warehouse are to be provided.

Other

- It is noted that a Major Event Impact Assessment has been committed to being prepared prior to the issue of a construction certificate for the proposal. Notwithstanding this, limited assessment has been provided on the impact of both the construction and

operation of the development on major events. In this respect, further consideration should be given, having regard to clause 24 of Part 23 of Sch.3 of MD SEPP.

- Commitment No.7.2 should be amended to reference all noise mitigation recommendations provided within the submitted Environmental Noise and Vibration Assessment, not just those relating to rail related noise mitigation measures.

To ensure that in addressing the above matters and those raised within public authority submissions are satisfactorily considered, design amendments are recommended to be referred to the Sydney Olympic Park Authority Design Review Panel prior to their submission to the department for endorsement.

Your contact officer for this proposal, Peter McManus, can be contacted on 02 9228 6316 or via email at peter.mcmanus@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely,



Heather Warton
Director
Metropolitan and Regional Projects North

6/2/12