



**TOWER 2, LEVEL 23  
DARLING PARK, 201 SUSSEX ST  
SYDNEY NSW 2000**

URBIS.COM.AU  
Urbis Pty Ltd  
ABN 50 105 256 228

08 June 2018

Ms Carolyn McNally  
Secretary  
NSW Department of Planning and Environment  
320 Pitt Street Sydney  
NSW 2000

Dear Secretary,

## **REQUEST FOR ENVIRONMENTAL ASSESSMENT REQUIREMENTS: NOS.1-2 MURRAY ROSE AVENUE, SYDNEY OLYMPIC PARK**

### **1. INTRODUCTION**

We write on behalf of Austino Sydney Olympic Park Pty Ltd (the Proponent) requesting that the Secretary issue Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) to accompany a State Significant Development (SSD) application for the proposed development of Nos.1-2 Murray Rose Avenue, Sydney Olympic Park.

Pursuant to Schedule 2 of *State Environmental Planning Policy (State and Regional Development) 2011*, development within Sydney Olympic Park with a Capital Investment Value (CIV) of more than \$10 million is identified as SSD. As the proposed development of Nos. 1-2 Murray Rose Avenue will have a CIV of approximately \$147,532,581 (excl. GST) the proposal is classified as SSD (refer to Certificate of Construction Cost provided at **Attachment A**).

The subject proposal has been designed in light of the amendments to *State Environmental Planning Policy (State Significant Precincts) 2005* (State Significant Precincts SEPP) and the revised *Sydney Olympic Park Master Plan (2017 Review)* (draft SOPA Master Plan). The amendment to State Significant Precincts SEPP and the draft SOPA Master Plan were placed on public exhibition in 2016, and are currently being finalised by the Department of Planning and Environment (DPE) before they are ultimately gazetted. As part of the design process for his scheme, the Proponent has undertaken a design competition in line with the Sydney Olympic Park Authority's Design Excellence Policy.

The purpose of this letter is therefore to request SEARs for the preparation of an EIS for the proposed development. To support the request for the SEARs this letter provides the following:

- A description of the site;
- An overview of the proposed development;
- The strategic and statutory planning context;
- The key likely environmental and planning issues associated with the proposal; and
- The expected consultation to be undertaken by DPE.

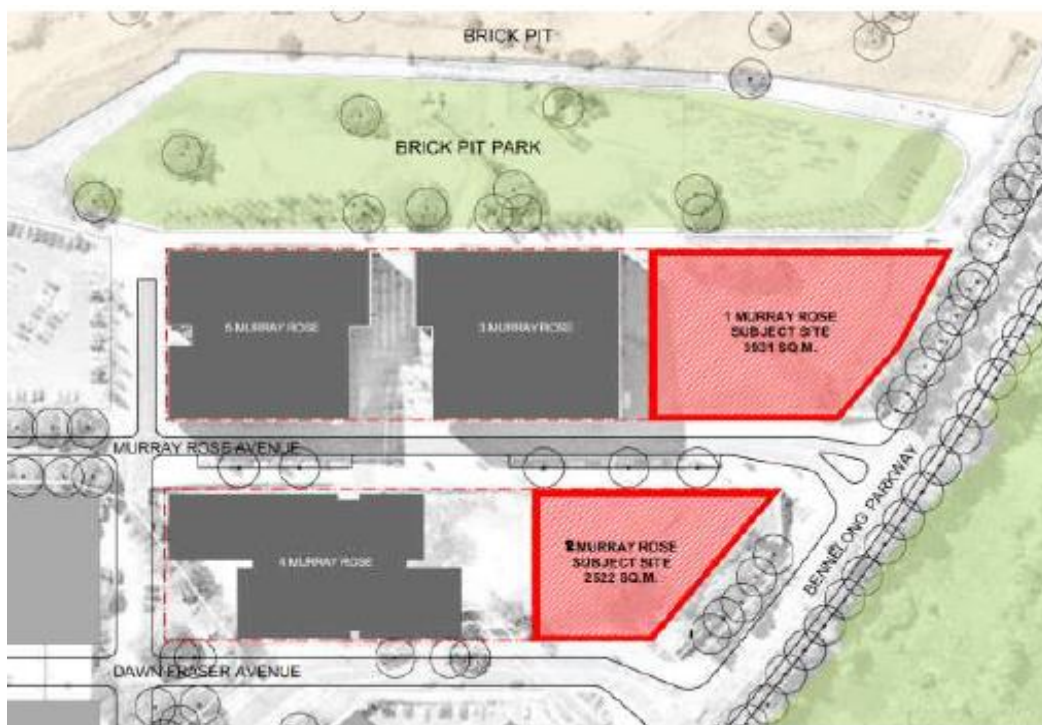
## 2. THE SITE

The site forms two blocks of land situated in the Parkview Precinct, in the north-eastern part of the Sydney Olympic Park, located at Nos. 1 and 2 Murray Rose Avenue. Murray Rose Avenue bisects the two sites, with both blocks also fronting onto Bennelong Parkway.

Nos. 1 and 2 Murray Rose Avenue are identified in red in Figure 1 below. They form a part of a wider site known as 1-5 Murray Rose Avenue (With an original address of 7 Parkview Drive).

The 1-5 Murray Rose Avenue site largely forms the site referred to as 'Site 60A' and part of 'Site 60B' in the draft SOPA Master Plan. Under the Master Plan, Nos. 3, 4 and 5 Murray Rose Avenue are identified for commercial use, whilst Nos. 1 and 2 Murray Rose Avenue are identified for residential use. Nos. 3 and 5 Murray Rose Avenue have been developed, and construction on No. 4 Murray Rose Avenue has commenced.

Figure 1 – Site Location



Source: Austino

### 2.1. THE PARKVIEW PRECINCT

The Parkview Precinct is one of nine precincts within Sydney Olympic Park and is located adjacent to the Central Precinct and is bounded by Australia Avenue, Brickpit Park and Bennelong Parkway.

These Precincts are illustrated in Figure 2 below, with Parkview Precinct situated on the eastern side of the Olympic Park.

Figure 2 – SOPA Master Plan Precincts



Source: SOPA Master Plan

Parklands adjoin this precinct to the east and Brickpit Park is situated to the north. New residential towers of up to 31 storeys have recently been completed to the south-west of this precinct, along Australia Avenue and commercial developments of 3-5 storeys have been developed along Parkview Drive and Murray Rose Avenue.



### 3. OVERVIEW OF THE PROPOSED DEVELOPMENT

The SSD application will seek approval for the development of Nos.1 and 2 Murray Rose Avenue as a residential development, comprising:

- Two residential buildings;
- A landscaped ground plane, comprising private communal open space and deep soil landscaping;
- Three levels of basement parking per residential building.

The development will have a total gross floor area (GFA) of 27,396 square meters, and will take advantage of the bonus floor space provisions which are available for the site. Indicative plans prepared by PTW are attached to this document at **Attachment A**. Figure 3 below provides a visual indication of the concept design.

Figure 3 - Indicative Concept Design



Source: PTW

### 4. STATUTORY AND STRATEGIC CONTEXT

The site is located within the Sydney Olympic Park. The relevant Acts, environmental planning instruments and development controls applying to Sydney Olympic Park and relevant to considerations for the design competition are:

- *Environmental Planning and Assessment Act 1979;*
- *SEPP (State and Regional Development) 2011;*
- *SEPP (State Significant Precincts) 2005;*
- *SEPP 65: Design Quality of Residential Flat Development; and*
- *Sydney Olympic Park Master Plan 2030 (2017 Review);*

Each of these planning instruments and policies are described below, in terms of the relevance to the subject site and the proposed development.

#### **4.1. SEPP (STATE AND REGIONAL DEVELOPMENT) 2011**

The State and Regional Development SEPP establishes the consent authority for certain development of state and regional planning significance. Clause 2 of Schedule 2 of the State and Regional Development SEPP sets out the types of development at Sydney Olympic Park, which are State Significant Development (SSD). Development with a capital Investment Value of more than \$10 million within Sydney Olympic Park is SSD. The Minister for Planning is the consent authority for SSD.

The proposed development and subsequent Environmental Impact Statement will be prepared to comply with the amendments to the amendments to the State Significant Precincts SEPP.

#### **4.2. STATE ENVIRONMENTAL PLANNING POLICY (STATE SIGNIFICANT PRECINCTS) 2005**

Sydney Olympic Park was declared a State Significant Site (now Precinct) by the Minister for Planning in 2010. Part 23, Schedule 3 of the State Significant Precincts SEPP applies to Sydney Olympic Park. The State Significant listing of the precinct sets out statutory planning controls including land use zoning, floor space ratios and height of buildings to guide future development within Sydney Olympic Park.

##### **4.2.1. Zoning and Permissibility**

Pursuant to Clause 7 of the State Significant Precincts SEPP, the subject site is zoned B4 Mixed Use. As such, the proposed residential development is permitted with consent. The existing zoning for the subject site will remain unchanged for the purposes of the amendment.

##### **4.2.2. Building Height**

The proposed development has utilised the 'soon to be adopted' new SEPP controls for building height, which will be:

- No.1 Murray Rose - 26m fronting Bennelong Parkway and 33m on the western portion of the site.
- No.2 Murray Rose - 26m fronting Bennelong Parkway and 50m on the western portion of the site.

#### **4.2.3. Floor Space Ratio**

As with the building height, the development will consider the 'soon to be adopted' new SEPP controls for FSR. The proposed floor space ratio to be permitted on Nos. 1-5 Murray Rose Avenue overall is 3.0:1.

The subject site is eligible for a 10% floor space bonus if the consent authority is satisfied that the proposed development exhibits design excellence.

#### **4.2.4. Design Excellence**

The proposed development was the subject of a Design Excellence Competition, held in accordance with the Design Excellence provisions of the SOPA Master Plan and the Sydney Olympic Park Authority Design Competition Guidelines 2017. Clause 30 of the Schedule 3 of the State Significant Precincts SEPP also requires a design competition to be undertaken for site identified as requiring a competition under the Master Plan.

In May 2018, the Competition Jury determined that PTW architects met the objectives of the Design Brief and were subsequently awarded Design Excellence and recommended for the full floor space bonus by the Competition Jury. The Jury Report for Design Excellence Competition is at **Attachment C**.

### **4.3. STATE ENVIRONMENTAL PLANNING POLICY (SEPP) 65: DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT**

SEPP 65: Design Quality of Residential Flat Development was introduced in 2002 and reviewed in 2015. The SEPP aims to improve the design quality of residential flat development. It contains various design principles and provides guidance for evaluating the merit of design solutions. The design development of the proposal has been prepared in light of the policies in this SEPP and the associated Apartment Design Guide relating to new residential flat developments.

### **4.4. SYDNEY OLYMPIC PARK MASTERPLAN (2017 REVIEW)**

As identified above, Sydney Olympic Park Authority are completing its review of its Master Plan ('2017 Review'). The review focused on the Sydney Olympic Park 'Town Centre' and the implementation of SOPA's vision is for the Sydney Olympic Park Town Centre to be active and energised town centre with a range of facilities and services.

The review proposed changes to SEPP controls relating to building heights, setbacks and floor space ratio by:

- Creating a number of tower building zones and increase maximum building heights to reinforce the Town Centre's urban structure.
- Complementing and enhancing the distinct skyline by using building design and setbacks to better define major north-south streets.
- Limiting the proposed floor plate of tower buildings to maintain a skyline of slender buildings;

- Changing building zones and setbacks to create a block edge town centre form and encourage active frontages; and
- Increasing floor space ratio controls on currently underdeveloped sites.

The proposed development and Environmental Impact Statement for the SSD application will be prepared to in view of these amendments to the SOPA Master Plan.

## **4.5. OTHER RELEVANT PLANNING INSTRUMENTS**

Other relevant statutory provisions to be addressed which apply to the site include:

- *Environmental Planning Policy (Infrastructure) 2007;*
- *State Environment Planning Policy (Building Sustainability Index: BASIX) 2004*
- *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005; and*
- *State Environmental Planning Policy No 55 – Remediation of Land.*

## **4.6. POLICIES**

In addition to the above statutory provisions, the following relevant planning, goals and strategic planning objectives will be addressed:

- NSW State Priorities;
- A Metropolis of Three Cities – The Greater Sydney Region Plan 2018;
- Central City District Plan 2018;
- Future Transport 2056 Strategy;
- Sydney Olympic Park Masterplan 2030 (Revised);
- Sydney Olympic Park Access Guidelines 2015;
- Sydney Olympic Park Event Impact Assessment Guidelines;
- Sydney Olympic Park Urban Elements Design Manual;
- Sydney Olympic Park Environmental Guidelines;
- Sydney Olympic Park Stormwater and Water Sensitive Urban Design Policy;
- NSW Planning Guidelines for Walking and Cycling; and
- SEPP 65 Apartment Design Guide.

The EIS will provide an assessment of the proposed development against the above instruments and policies and will provide justification for any variations proposed (if applicable).

## **5. KEY MATTERS FOR CONSIDERATION**

The environmental planning issues that are proposed to be addressed in the EIS are outlined below to assist the Department and the Secretary in identifying the Environmental Assessment Requirements for the proposal.

The key environment planning considerations relevant to the proposal are as follows:

- Compliance with relevant planning, goals and strategic planning objectives
- Design excellence and built form;
- Public domain;
- Environmental Amenity;
- Ecologically Sustainable Development (ESD);
- Transport and accessibility;
- Stormwater management;
- Waste management;
- Services and utilities;
- Construction management.

### **5.1. DESIGN EXCELLENCE AND BUILT FORM**

The site has been subject to a design excellence process and a strategy will be outlined to ensure design excellence is delivered including consulting with the SOPA Design Review Panel.

The design and development will address the height, bulk and scale of the proposal within the context and future urban character of the Parkview Precinct and will demonstrate how design quality can be achieved, with specific consideration of the overall site layout, open spaces, interface with the public domain (particular the interface with the park), façade, rooftop, private and public amenities, massing setbacks and materials palette.

Services will be detailed in order to demonstrate how they will be integrated into the design. Any variation to the controls as a result of design development will be justified in relation to their ability to deliver a more appropriate development outcome for the site.

### **5.2. PUBLIC DOMAIN**

A Public Domain Plan will be submitted with the EIS which will identify proposed open space, public domain, site through links and landscape areas within the sites boundaries.



### **5.3. ENVIRONMENTAL AMENITY**

An assessment will be included of the impacts on the proposed development from surrounding land uses, particularly major events within the Park and will demonstrate the mitigation measures to be employed to limit noise transfer impacts.

Information detailing the provision of solar access to the building, overshadowing impacts, wind impacts will be provided to demonstrate the provision of a high level of environmental amenity.

Potential pedestrian wind impacts within the public domain will be investigated to ensure the site satisfies wind comfort criteria. Serviceability issues associated with door placement, internal pressure issues and the like will also be considered as a part of the detailed design progresses.

### **5.4. ECOLOGICALLY SUSTAINABLE DEVELOPMENT (ESD)**

An assessment will detail how ESD principles will be incorporated in the design and construction. A pathway will be detailed on how 6-star Green star rating can be achieved including the measures to achieve BASIX water and energy targets as set out in the 2016 Review. The pathway will be developed in consultation with SOPA in order to maximise claiming cross-credits from their Green Star community accreditation. A strategy will be outlined to detail the process by which the development will be accredited with 6-star Green Star.

### **5.5. TRANSPORT AND ACCESSIBILITY**

The impact of the traffic generated by the development on the existing and future public transport infrastructure will be assessed in a Traffic and Access Report. An assessment will be made of the delivery and service vehicle movements and circulation. The EIS will demonstrate the provision and arrangement of on-site car parking and bicycles having regard to the availability of public transport and park controls of the draft SOPA Master Plan.

### **5.6. STORMWATER MANAGEMENT**

Stormwater and flooding impacts will be assessed leading to a Stormwater Management Plan providing details regarding the proposed on-site stormwater detention tank and treatment system.

### **5.7. WASTE MANAGEMENT**

A Waste Management Plan will be submitted with the EIS to detail the management and monitoring of the waste generated due to the development.

### **5.8. SERVICES AND UTILITIES**

Identification will be made of augmentation requirements for the provision of utilities and service provider provisions.

## **5.9. CONSTRUCTION MANAGEMENT.**

A Preliminary Construction and Environmental Management Plan will detail the traffic, transport and road safety impacts during any construction and how these impacts will be mitigated and or controlled. Further measures to minimise potential noise and vibration impacts will be incorporated into the plan. Measures and procedures will be identified to minimise and manage the generation and off-site transmission of sediment, dust and fine particles. Tree protection measures for trees to be retained will be outlined.

## **6. CONSULTATION**

During the preparation of the EIS, we expect that the Department of Planning and Environment will consult with the following relevant bodies:

- Sydney Olympic Park Authority including the Sydney Olympic Park Design Review Panel and the Access Advisory Committee
- NSW Department of Planning and Environment;
- City of Parramatta;
- Environment Protection Authority; and
- Service providers.

## **7. CONCLUSION**

The purpose of this letter is to request the SEARs for the preparation of an EIS for the residential development at Nos.1-2 Murray Rose Avenue, Sydney Olympic Park. It includes a description of the site, an overview of the proposed development, and an outline of what are considered to be the key issues for the assessment of the SSD Application.

We trust that the information detailed in this letter is sufficient to enable the Secretary to issue the Environmental Assessment Requirements to guide the preparation of the EIS. Should you have any queries about this matter, please do not hesitate to contact me on 02 8233 9901.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Nik Wheeler", with a long, sweeping horizontal line extending to the right.

Nik Wheeler  
Senior Consultant



Attachment A – Estimated Capital Investment Value (Pt 1 & 2) prepared by Napier and Blakely

Attachment B – Indicative Plans prepared by PTW Architects

Attachment C – Jury Report for Design Excellence Competition