

28 May 2018

218132

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

Dear Ms McNally

**RE: Secretary's Environmental Assessment Requirements (SEARs) Request
Site 2A and Site 2B Australia Avenue, Sydney Olympic Park**

We are writing on behalf of Ecove Group, the proponent for the proposed development of a mixed use tower developments at 2A and 2B Australia Avenue, Sydney Olympic Park.

As the proposal is for the purposes of development within Sydney Olympic Park that is an identified site under Schedule 2 of *State Environmental Planning Policy (State and Regional Development) 2011* and that has a capital investment value in excess of \$10 million (see cost estimate at **Attachment A**) it is State Significant Development (SSD) for the purposes of the *Environmental Planning and Assessment Act 1979 (the Act)*.

The purpose of this letter is therefore to request the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the proposed development. To support the request for the SEARs this letter provides an overview of the proposed development, sets out the statutory context, and identifies the key likely environmental and planning issues associated with the proposal.

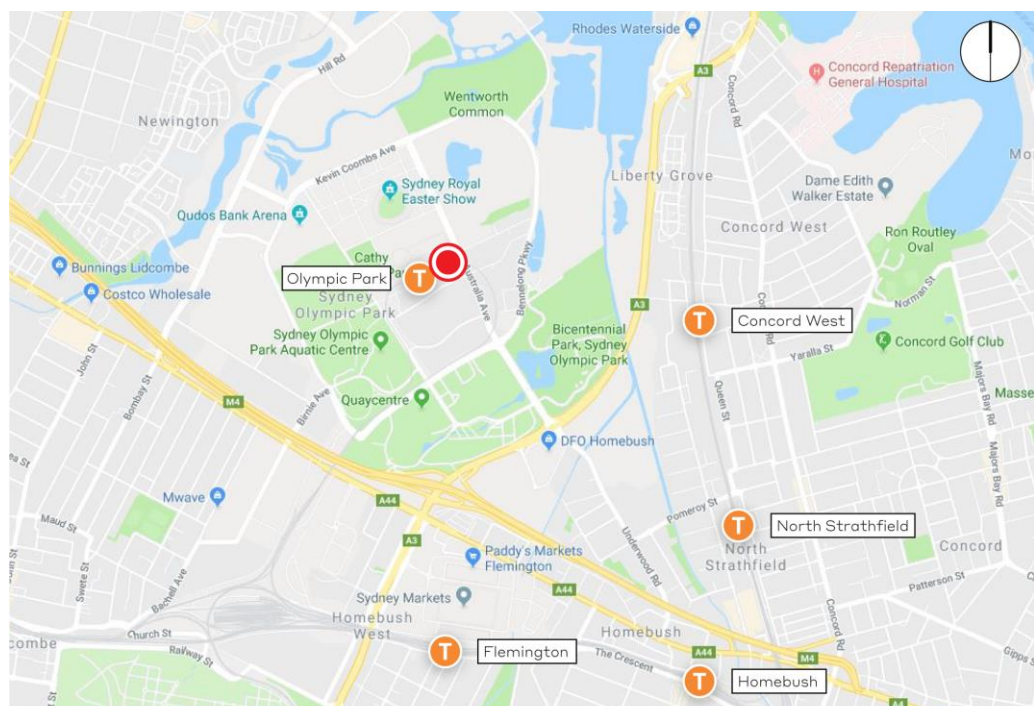
This letter is accompanied by the following:

- Cost Estimate prepared by Ecove Group (**Attachment A**); and
- Appendix A of Sydney Olympic Park Master Plan 2030 (2016 Review) – Requirements for Design Competition Processes (**Attachment B**).

1.0 The site

Site 2A and Site 2B (the site) are located on the eastern side of Australia Avenue, Sydney Olympic Park between Murray Rose Avenue bounding the site to the north and Parkview Drive bounding the site to the south (**Figure 1**). The rectangular shaped site is legally described as Lot 71 DP 1134933 and is 7,711m² in area with frontage to Australia Avenue, Murray Rose Avenue and Parkview Drive. The site is currently used as an at grade car park known as P6d.

The site is in the eastern portion of Sydney Olympic Park, within the Parkview Precinct. Jacaranda Square is located directly opposite the site on the western side of Australia Avenue with Sydney Olympic Park Station located approximately 100m west of the site. Sydney Showgrounds is located diagonally adjacent to the site to the north west.



 The Site

Figure 1 Site Locality Map

Source: Near Map



 The Site

Figure 2 Aerial Map

Source: Near Map

2.0 Description of proposed development

The SSD application will seek consent for:

- Two x 30 storey mixed use towers above a maximum of four levels of basement carparking, equating to approximately 46,652m² of GFA;
- The Site 2A tower to provide a mix of hotel, child care facility and office and conference room floor space with a total gross floor area of 24,932m²;
- The Site 2B tower to provide a mix of retail floor space, offices and serviced apartments with a total gross floor area of 21,720m²;
- A maximum of four levels of basement carparking spanning across Site 2A and Site 2B and under the extension of Dawn Fraser Avenue;
- Extension of Dawn Fraser Avenue east of Australia Avenue to dissect site and connect with a new service street also to be constructed (ie 50% constructed on the site) that connects Murray Rose Avenue to Parkview Drive; and
- Creation of a large activated outdoor urban plaza (approximately 4,500m²) located in the frontage area between the proposed buildings and Australia Avenue.

3.0 Planning context

3.1 State Environmental Planning Policy (State and Regional Development) 2011

The *State Environmental Planning Policy (State and Regional Development) 2011* (SEPP SRD) identifies development which is declared to be State Significant. Clause 2 of Schedule 2 of the Policy provides that:

“Development that has a capital investment value of more than \$10 million on land identified as being within any of the following sites on the State Significant Development Sites Map:

(f) Sydney Olympic Park Site,”

As the proposal is for the purposes of a mixed use development in Sydney Olympic Park that has an estimated Capital Investment Value of \$216 million, it is considered to be a SSD (see cost estimate prepared by Ecove at **Attachment A**).

3.2 Environmental Planning and Assessment Act 1979

The Act establishes the assessment framework for SSD. Under Section 4.38 of the Act the Minister for Planning is the consent authority for SSD. Section 4.12(8) requires that a development application for SSD is to be accompanied by an Environmental Impact Statement (EIS) in the form prescribed by the Regulations

3.3 State Environmental Planning Policy (State Significant Precincts) 2005

Schedule 3 of SEPP (State Significant Precincts) 2005 identifies Sydney Olympic Park as a State Significant Precinct and establishes the statutory land use controls for the Sydney Olympic Park and the site. In this regard, the following applies to the site:

Zoning:	B4 Mixed Use
Building Height:	33 metres
Floor Space Ratio:	2.5:1

Coming out of the review of the Sydney Olympic Park Master Plan 2030 (SOP Master Plan 2030) in 2016, known as the SOP Master Plan (2016 Review), the changes proposed in this review have been reflected in proposed amendments to SEPP (State Significant Precincts) 2005. These are as follows as they relate to the site:

Zoning: B4 Mixed Use
 Building Height: 102 metres (**Figure 3**)
 Floor Space Ratio: 5.5:1 (**Figure 4**)

A Finalisation Report titled “*Review of Master Plan 2030 and State Environmental Planning Policy (State Significant Precincts)*” was prepared by the NSW Department of Planning and Environment in November 2017. We understand that gazettal of the proposed amendments is certain and imminent. Accordingly, the indicative concept scheme for Site 2A and Site 2B is based upon the draft provisions and standards that are proposed to apply to the site under the Finalisation Report.

It is noted that there is precedent within Sydney Olympic Park for applying the draft provisions and standards of the SOP Master Plan 2030 (2016 Review) and draft amendments of SEPP (State Significant Precincts) 2005. SSD 7445 for Site 9 was approved on 28 April 2017 and based on the draft provisions and standards of the SOP Master Plan 2030 (2016 Review) and draft amendments of SEPP (State Significant Precincts) 2005 which increased building height and floor space ratio on Site 9.



Figure 3 Height of Buildings Map (draft)

Source: NSW Legislation

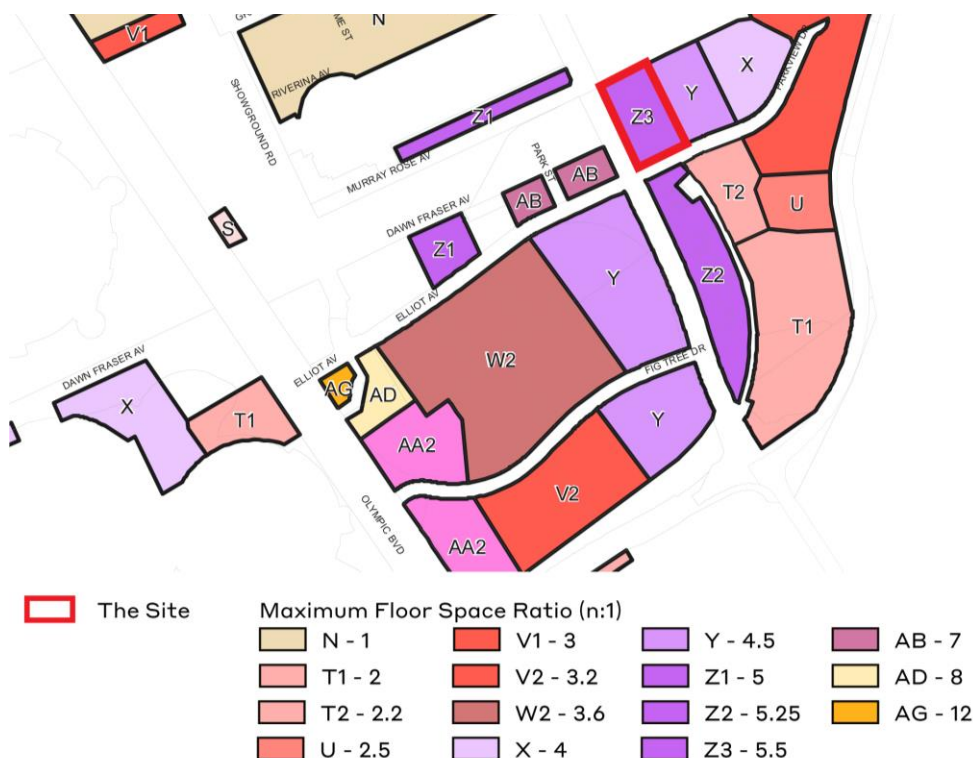


Figure 4 Floor Space Ratio Map (draft)

Source: NSW Legislation

3.4 Sydney Olympic Park Master Plan 2030 (2016 Review)

As discussed above, the scheme for Site 2A and Site 2B will be designed using the provisions and standards of the SOP Master Plan 2030 (2016 Review). A key component of this design is utilising the design excellence controls and in particular the undertaking of a design excellence competition in accordance with the Draft Design Competition Brief which is currently being reviewed by SOPA and pending endorsement.

In this regard, Site 2A and Site 2B have been identified as design competition sites in Figure 4.6 of Section 4.0 of the SOP Master Plan 2030 (2016 Review) as shown below at **Figure 5** and therefore are eligible for a maximum 10% FSR bonus should design excellence be demonstrated through the design excellence competition process.

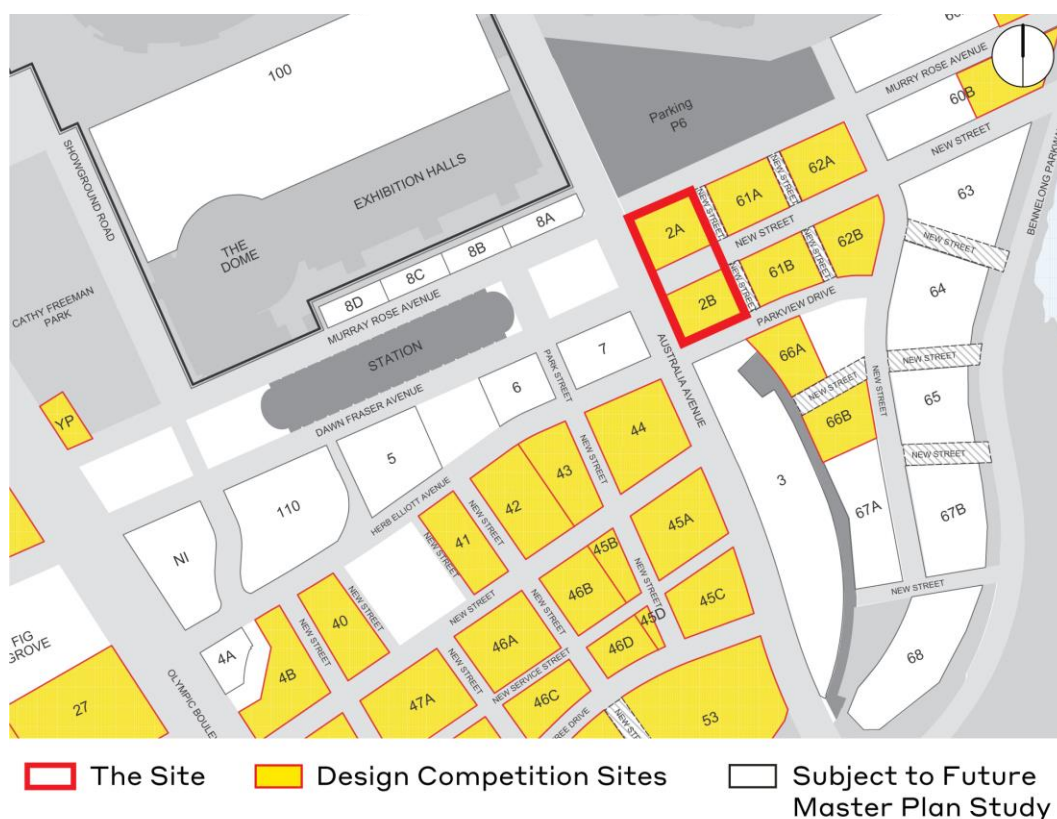


Figure 5 Design Competition Sites Plan

Source: SOPA

3.5 Other planning policies

In addition to the above, the following policies apply to the site and will need to be considered as part of the SSD application:

- State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55);
- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;
- NSW State Plan 2021;
- A Plan for Growing Sydney;
- Greater Sydney Region Plan;
- Central City District Plan;
- Transport for NSW's Future Transport 2056;
- State Infrastructure Strategy 2018-36;
- Sydney Olympic Park Master Plan 2030;
- Sydney Olympic Park Master Plan 2030 (2016 Review);
- Sydney Olympic Park Access Guidelines 2011;
- Sydney Olympic Park Major Event Impact Assessment Guidelines;
- Sydney Olympic Park Urban Elements Design Manual;

- Sydney Olympic Park Environmental Guidelines; and
- Sydney Olympic Park Stormwater and Water Sensitive Urban Design Policy.

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).

3.6 Design Excellence Competition

A design competition will also be undertaken in accordance with the Draft Design Competition Brief which has been prepared by the Proponent and is under review pending endorsement by SOPA. The Draft Design Competition Brief will ensure design excellence is achieved for this important state significant development that will contribute to realising the vision of the SOP Master Plan 2030 (2016 Review).

Ecove Group entered into a Project Delivery Agreement with the land owner, SOPA. As part of the RFDP tender process, SOPA will remain as land owner during the development phase and Ecove Group will be responsible for the delivery of the project. This Government tender by SOPA had a requirement to prepare a brief and undertake a design competition in accordance with the Design Competition Requirements as set out in Appendix A of the SOP Master Plan 2030 (2016 review), a copy of which is provided at (**Attachment B**). As such, a draft design competition brief has been prepared on basis of the following documents:

- Appendix A – Development Requirements – Requirements for Design Competition Processes of the SOP Master Plan 2030 (2016 Review).
- the specifications of the SOPA Draft Competitions Brief and Guidelines: Sites 2A and 2B Sydney Olympic Park Design Competition Brief.

The Draft Design Competition Brief has been developed to achieve design excellence and to deliver a new hotel, serviced apartments, commercial and retail floor spaces which will significantly contribute to the rejuvenation of the Parkview Precinct within the Sydney Olympic Park. The Draft Design Competition Brief is currently under review by SOPA pending endorsement.

4.0 Overview of likely environmental and planning issues

Based on our preliminary environmental assessment, the following are the key environmental assessment issues that will need to be considered as part of the future SSD:

- Landscaping, Public Plaza and Domain

The proposal will provide an approximate 4,500m² public plaza (inc. new street) in the forecourt of the site, representing approximately 60% of the total site area to be devoted to a publicly accessible plaza. The landscaping and placemaking qualities of this area will form a vital component of the overall development of the site, as will the relationship of the ground level of the proposed buildings with the public plaza. It is noted that a large existing fig tree located in the north west corner of the site will be retained and protected, and the future landscaping of the public plaza will aim to complement and enhance this existing natural asset. The design and overall size of the final public plaza may vary subject to the design competition entries and the differing strategies to provide an active and attractive public plaza.

- Wind Impacts

Wind impacts associated with the development of Site 2A and Site 2B will be considered in the broader context of the SOP Master Plan 2030 (2016 Review) proposal for the Parkland Precinct. Potential pedestrian wind impacts within the public domain will be investigated to ensure the site satisfies wind comfort criteria adopted by Sydney councils. Serviceability issues associated with door placement, internal pressure issues and the like will also be considered as the detailed design progresses.

- Rail Tunnel Excavation

The 35.2 metre wide excavation zone for the existing rail tunnel affects a significant portion of Site 2B which has partially dictated the building zone area and basement for Site 2B. Above the excavation zone will be the public plaza. Any works within the rail stratum will be subject Sydney Trains requirements.

- New Streets

As part of the proposed development the creation of new streets will occur in accordance with the SOP Master Plan 2030 (2016 Review). This comprises of the extension of the 23 metre wide Dawn Fraser Avenue east of Australia Avenue to dissect site and which connects to a new service street. This new service street is required to be 12m wide and connects Murray Rose Avenue to Parkview Drive and will straddle the eastern boundary between the site and Site 61. As such, the 6m wide half of the service street on Site 2A and Site 2B is proposed to be delivered as part of this development. The other half of the service street will then be constructed when Site 61 is developed.

- Traffic and Parking

SOP Master Plan 2030 (2016 Review) sets planning principles and controls in relation to the street hierarchy, vehicular access, off-site parking, public transport, pedestrian and bicycle routes, parking rates and the like. The impact of the traffic generated by the development will be assessed in a traffic and access report to accompany the EIS. The report will address the following issues amongst others:

- Details of the anticipated daily and peak traffic movements to be generated by the development including the impact on nearby intersections and the surrounding road network.
- Details of strategies for encouraging use of public transport and cycling.
- Assessment of the proposed car/truck parking and loading dock provisions in terms of adequacy to accommodate demand.
- Assessment of the layout of car parking areas in terms of compliance with relevant standards.
- Details of the bicycle facilities to be incorporated into the development.
- Proposals for pedestrian and cycle access.

The Draft Design Competition Brief will provide the design parameters including a maximum of four levels of basement. The basement is proposed to span under the developable areas of the site and under the extension of Dawn Fraser Avenue in order to accommodate necessary on-site public and private car parking.

5.0 Conclusion

The purpose of this letter is to request the SEARs for the preparation of an EIS for the development a mixed use tower development at 2A and 2B Australia Avenue, Sydney Olympic Park.

The Site 2A tower to provide a mix of hotel, child care facility and office and conference room floor space with a total gross floor area of 24,932m². The Site 2B tower to provide a mix of retail floor space, offices and serviced apartments with a total gross floor area of 21,720m². Furthermore, an approximate 4,500m² public plaza is proposed to be created in the forecourt of the proposed buildings. This represents approximately 60% of the total site area and will provide a significant public benefit associated with the proposed development.

The proposed development of Site 2A and Site 2B will deliver new hotel rooms, serviced apartments, commercial, and retail floor space resulting in significant employment generation. Indeed, Sydney Olympic Park is currently suffering from a significant shortage of tourist and visitor accommodation to service the largest and most important sporting and recreational precinct in NSW. This important project aims to reduce the existing shortage and is expected to create in excess of 1,500 full time jobs on an on going basis. A design competition winning architectural design will contribute significantly to the rejuvenation of this portion of Sydney Olympic Park in accordance with desired future urban character and land use of the Parkland Precinct detailed in the SOP Master Plan 2030 (2016 Review).

It is requested the Department issue the SEARs for the project to facilitate the preparation of the Environmental Impact Statement to accompany the SSD application for the project. Should you have any queries about this matter, please do not hesitate to contact me.

Yours sincerely,



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