



Planning &
Infrastructure

State Significant Development Application

Office use only - Date received: ____/____/____ Reference no: _____

This application form is required to apply for the consent of the Minister to carry out State significant development under Part 4 of the *Environmental Planning & Assessment Act 1979*.

You should not lodge this form unless you have previously submitted a Request for Director General's Requirements and been provided with Director General's Requirements.

You must submit this form together with the development application fee and an Environmental Impact Statement:

In person at:
Information Centre
Department of Planning & Infrastructure
23-33 Bridge Street, Sydney

By mail to:
Executive Director, Major Projects Assessment
Department of Planning & Infrastructure
GPO Box 39, Sydney NSW 2000

To complete the form, please place a cross in the boxes ☐ and fill out the white sections.

This form must contain all relevant information required under Schedule 1 of the *Environmental Planning and Assessment Regulation 2000*, otherwise it may be rejected. Your application will also not be processed unless the fee is paid in full. The applicable fee should be confirmed with the Department prior to lodgement.

If your application is rejected, you will be advised within 14 days of lodgement. If the application and EIS are accepted, you will be contacted regarding exhibition arrangements. You may also be asked to submit further information on the application or EIS prior to exhibition.

Persons lodging applications are required to declare reportable political donations (including donations of \$1,000 or more) made in the previous two years. For more details, go to www.planning.nsw.gov.au/donations.

1. Applicant details

COMPANY/ORGANISATION/ AGENCY

CAPITAL CORPORATION PROPERTIES
PTY LTD

ABN

1931 283 3989

Mr ☐ Ms ☐ Mrs ☒ Dr ☐ Other

First name

MARIA

Surname

PASSAFARO

STREET ADDRESS

Unit/street no.

12

Street name

CENTURY CIRCUIT

Suburb or town

BAULKHAM HILLS

State

NSW

Suburb or town

POSTAL ADDRESS (or write 'as above')

AS ABOVE

Suburb or town

State

Suburb or town

CONTACT DETAILS

Daytime telephone

8853 5097

Fax

CONTACT DETAILS

Daytime telephone

0421 677 359

Email

m.passafaro@capcorp.com.au

2. Identify the land you propose to develop

Fill out the relevant fields or attach a schedule of lands and a detailed map of the land.

Site Name (Enter the common name for the site e.g. Liverpool Hospital, Drayton South Coal Mine etc.)

AXIS

Street or Property Description

6 AUSTRALIA AVENUE

Suburb, town or locality

SYDNEY OLYMPIC PARK

Postcode

2127

Local government area

AUBURN

Lot/DP or Lot/Section/DP or Lot/Strata no.

Please ensure that you put a slash (/) between lot, section, DP and strata numbers. If you have more than one piece of land, you will need to separate them with a comma eg 123/579, 162/2.

LOT 56/DP 773763 & LOT 72/DP 113 4933

Note: You can find the lot, section, DP or strata number on a map of the land or on the title documents for the land, if title was provided after 30 October 1983. If you have documents older than this, you will need to contact the Land & Property Management Authority for updated details.

OR: detailed description of land attached: ☐

3. Describe what you propose to do

Briefly describe your proposal

MIXED COMMERCIAL & RETAIL INCLUDING BASEMENT PARKING.

What is the capital investment value of the development?

\$10,800,000 excl ast

If the development is State significant because it meets the capital investment value (CIV) criteria in a class of Schedule 1 or 2 of *State Environmental Planning Policy (State and Regional Development) 2011*, the supporting document must include a quantity surveyor's report confirming the CIV of the development.

4. Staged development

You can apply for development consent for only part of your proposal now, and for the remaining part(s) at a later stage.

Are you applying for development consent in stages?

Yes ☒ Please attach

- information which describes the stages of your development
- a copy of any consents you already have for part of your development.

No ☒

5. Critical habitat and threatened species

Is the land, or part of the land, critical habitat?

Yes ☐ No ☒

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

Yes ☐ No ☒

Is the development biodiversity compliant? (refer to Schedule 1, Part 1(2) of the *Environmental Planning and Assessment Regulation 2000*)

Yes ☐ Why is the development biodiversity compliant?

No ☒

6. Other approvals

Would the development, but for section 89J of the EP&A Act, require any of the following (select all that apply)?

- ☐ concurrence under Part 3 of the *Coastal Protection Act 1979* of the Minister administering that Part of that Act
- ☐ a permit under section 201, 205 or 219 of the *Fisheries Management Act 1994*
- ☐ an approval under Part 4, or an excavation permit under section 139, of the *Heritage Act 1977*
- ☐ an Aboriginal heritage impact permit under section 90 of the *National Parks and Wildlife Act 1974*
- ☐ an authorisation referred to in section 12 of the *Native Vegetation Act 2003* (or under any Act repealed by that Act) to clear native vegetation or State protected land
- ☐ a bush fire safety authority under section 100B of the *Rural Fires Act 1997*
- ☐ a water use approval under section 89, a water management work approval under section 90 or an activity approval under section 91 of the *Water Management Act 2000*

Do you require any of the following approvals in order to carry out the development (select all that apply)?

- ☐ an aquaculture permit under section 144 of the *Fisheries Management Act 1994*
- ☐ an approval under section 15 of the *Mine Subsidence Compensation Act 1961*
- ☐ a mining lease under the *Mining Act 1992*
- ☐ a petroleum production lease under the *Petroleum (Onshore) Act 1991*
- ☐ an environment protection licence under Chapter 3 of the *Protection of the Environment Operations Act 1997* (for any of the purposes referred to in section 43 of that Act)
- ☐ a consent under section 138 of the *Roads Act 1993*
- ☐ a licence under the *Pipelines Act 1967*
- ☐ an aquifer interference approval under the *Water Management Act 2000*

Consultation and concurrence

- ☐ Would the development, but for Section 79B (2A) of the EP&A Act have required a concurrence under Section 79B of the Act, including a concurrence under the *Threatened Species Conservation Act 1995*?

7. Landowner's consent

As the owner(s) of the above property, I/we consent to this application being made on our behalf by the applicant:

Signature

Name

Date

Signature

Name

Date

Note: The Department will not accept an application for State significant development without the signature of the owner of the land, unless the application does not require landowners consent under clause 49(2) of the *Environmental Planning and Assessment Regulation 2000*.

8. Political donation disclosure statement

Have you attached a disclosure statement to this request?


- ☐ Yes ☒ No

For more details about political donations disclosure requirements, including a disclosure form, go to www.planning.nsw.gov.au/donations

9. Applicant's signature

The applicant, or the applicant's agent, must sign the application.

Signature



Name, if you are not the applicant

In what capacity are you signing if you are not the applicant

DESIGN MANAGER

Date

12/4/13.

10. Accompanying documents (to be included as part of EIS)

Which of the following documents (as required under Clause 2 of Part 1 of Schedule 1 of the *Environmental Planning and Assessment Regulation 2000*) have been included in the EIS (select all that apply)?

- ☐ a site plan of the land.
- ☐ a sketch of the development.
- ☐ an A4 plan of the building that indicates its height and external configuration, as erected, in relation to its site.
- ☐ an environmental impact statement.
- ☐ preliminary engineering drawings of the subdivision work to be carried out (if any).
- ☐ documentary evidence that any arrangements required by an environmental planning instrument to have been made before development consent may be granted have been made.

If the development involves a change of use of a building (other than a dwelling house or a building or structure that is ancillary to a dwelling house and other than a temporary structure):

- ☐ a list of the Category 1 fire safety provisions that currently apply to the existing building
- ☐ a list of the Category 1 fire safety provisions that are to apply to the building.

If the development involves building work to alter, expand or rebuild an existing building

- ☐ a scaled plan of the existing building.

If the land is within a wilderness area and is the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*:

- ☐ a copy of the consent of the Minister for the Environment to the carrying out of the development.

If the development is development to which clause 2A of Schedule 1 of the *Environmental Planning and Assessment Regulation 2000* applies:

- ☐ a BASIX certificate(s) issued no earlier than 3 months before the application is made.
- ☐ such other documents as any BASIX certificate for the development requires to accompany the application.

If the development is BASIX optional development and the development application is accompanied by a BASIX certificate(s):

- ☐ such other documents as any BASIX certificate for the development requires to accompany the application.

If the development involves the erection of a temporary structure:

- ☐ documentation that specifies the live and dead loads the temporary structure is designed to meet.
- ☐ a list of any proposed fire safety measures to be provided in connection with the use of the temporary structure.
- ☐ in the case of a temporary structure proposed to be used as an entertainment venue, a statement as to how the performance requirements of Part B1 and NSW Part H102 of Volume One of the *Building Code of Australia* are to be complied with (if an alternative solution, to meet the performance requirements, is to be used).
- ☐ documentation describing any accredited building product or system sought to be relied on for the purposes of section 79C(4) of the *Environmental Planning and Assessment Act 1979*.
- ☐ copies of any compliance certificates to be relied on.

If the development involves the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant:

- ☐ a statement that specifies the maximum number of persons proposed to occupy, at any one time, that part of the building to which the use applies.

If the development is residential flat development to which State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development applies:

- ☐ an explanation of the design in terms of the design quality principles set out in Part 2 of State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development.
- ☐ drawings of the proposed development in the context of surrounding development, including the streetscape.
- ☐ development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations.
- ☐ drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings and the surrounding development and its context.
- ☐ details of the existing and likely future contexts, if the built form of the surrounding area is changing.
- ☐ photomontages of the proposed development in the context of surrounding development.
- ☐ a sample board of the proposed materials and colours of the façade.
- ☐ detailed sections of proposed facades.
- ☐ a model that includes the context, if appropriate.



7 June 2013

Ms Maria Passafaro
Capital Corporation
Suite 705 Norwest Central
12 Century Circuit
BAULKHAM HILLS NSW 2153

By email: mpassafaro@capcorp.com.au

Dear Maria

Site 43/44 – State Significant Development Applications – SSD 12_5676 and SSD 12_5677

SOPA has reviewed the documentation provided by Capital Corporation for the State Significant Development applications SSD 12_5676 and SSD 12_5677 for Site 43/44, 6 Australia Ave and 2 Herb Elliott Ave, Sydney Olympic Park.

SOPA requires the proponent to address the following items prior to lodgement:

Public Domain Interface Plan

As SOPA will be preparing and documenting design for the new roads it is crucial that the proponent provides a public domain plan that is compatible with the final road design.

As such SOPA requires the proponent to prepare a *Public Domain Interface Plan* which is required to be submitted as part of the development application documentation.

Waste and Contamination

It is noted that no testing was undertaken beneath the existing building due to access issues. A contingency plan for unexpected finds should be in place should asbestos or other wastes be found during demolition and excavation works.

Waste Management Plan

Section 3.2.2 be amended to include a requirement to retain all weighbridge dockets and receipts in relation to any wastes transported off site.

Water Quality

It is indicated that the MUSIC modelling shows reduction in flow and improved water quality above targets based on these methods. However there is little detail about the assumptions and input values used to generate these estimated reductions.

The proponent should provide further information.

On-site stormwater detention

The report indicated that in accordance with SOPA's Draft Stormwater Management and Water Sensitive Urban Design Policy, the site does not require on-site detention. As the site is outside the WRAMS catchment area for stormwater harvesting the proponent should, consistent with SOPA's draft policy:

"Provide an on-site or other decentralised approach to stormwater quality and quantity management, including local collection, treatment and utilisation of stormwater as part of an integrated system."

Car Parks

Consistent with SOPA's policy basement car parks over ten spaces must include oil and grease traps capable of meeting a discharge concentration of $\leq 10\text{mg/L}$ total hydrocarbons.

Provided the abovementioned items are addressed as requested SOPA has no objection to the proposed applications. Accordingly SOPA grants Land Owner's Consent for the proposed Environmental Assessment application to be lodged to the Department of Planning and Infrastructure for approval under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP & A Act).

Yours sincerely



Nick Hubble
A/Chief Executive Officer