



13023
1 August 2013

Sam Haddad
Director-General
NSW Department of Planning and Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000

REQUEST FOR DIRECTOR GENERAL'S REQUIREMENTS 4 MURRAY ROSE AVENUE, SYDNEY OLYMPIC PARK

We write to you on behalf of GPT RE Limited requesting that the Director General issue his requirements for the preparation of an Environmental Impact Statement (EIS) to accompany a State Significant Development Application (SSD DA) for the proposed development of 4 Murray Rose Avenue, Sydney Olympic Park for a commercial building.

The request provides details of the site's location, an outline of the project, its background, and identifies the key environmental and planning issues that are likely to be associated with the proposal.

1.0 SITE DESCRIPTION

The 4 Murray Rose development will occupy a southern portion of the 2.45 hectare site previously known as 7 Parkview Drive, which itself is located in the eastern portion of Sydney Olympic Park. The site is within the Parkview Precinct as defined by Sydney Olympic Park Master Plan 2030. The site is currently occupied by a hardstand that is used for car parking.

Olympic Park Station is located to the south west of the site, and beyond the station is the central spine around which the sporting arenas of Olympic Park are arranged. To the north of the site is the recently constructed 5 Murray Rose Avenue development and the approved but not yet commenced 3 Murray Rose Avenue development, both commercial developments undertaken by GPT. Beyond these to the north is the Brick Pit, and to the east, across Bennelong Road, are extensive wetlands and parklands associated with Bicentennial Park. The Quad development and other commercial buildings are located to the south of the site.

The site area associated with 4 Murray Rose Avenue is approximately 5,014m².

2.0 THE PROJECT

The SSD will seek approval for the development of 4 Murray Rose Avenue for a commercial development with potential ancillary retail uses at ground level, and basement car parking.

The development has a total GFA of 15,885m². It is proposed to provide parking for 288 cars, 32 motorcycles and 126 bicycles. Indicative plans are attached to this document at **Attachment A**, and **Figures 1** and **2** provide a visual indication of the proposed development.

The building envelope for 4 Murray Rose Avenue is essentially set by the Master Plan controls (height, FSR, setbacks and the like). The building will provide a strong connection with the Park-like setting and demonstrate current building technology in terms of detailed design and selection of materials. The building will:

- assist with the establishment of the Parkview Precinct as a mixed use, compact urban neighbourhood with a vibrant and leafy street character;
- provide street frontage to Murray Rose and Dawn Fraser Avenues, assisting to define these road corridors as an extension of the axis that will link the Parkview Precinct to the Town Centre;
- promote visual and pedestrian connections through the precinct; and
- consist of large rectilinear open floor plates connected by a central core.



Figure 1 – Indicative perspective showing subject site, and surrounding existing and future development

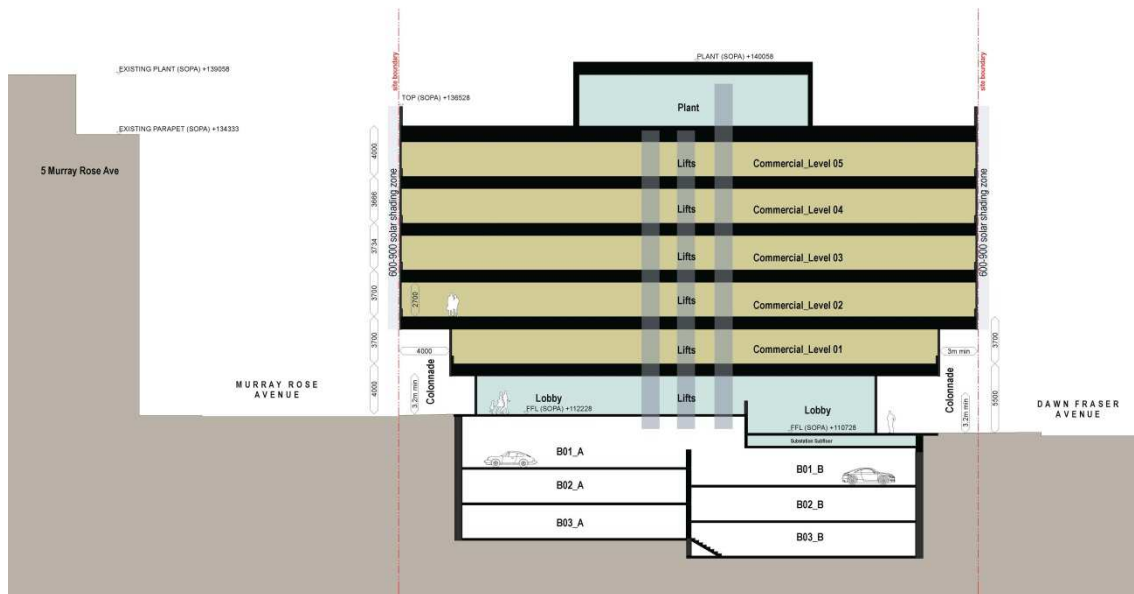


Figure 2 – Section through the proposed development

3.0 STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011

Under Schedule 2 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP) development on the Sydney Olympic Park site with a capital investment value (CIV) of more than \$10 million is identified as State Significant Development (SSD). As the proposed development of 4 Murray Rose Avenue will have a CIV of approximately \$40 million, the proposal is classified as SSD.

4.0 RELEVANT PLANNING ISSUES TO GUIDE THE DGRS

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

The key environmental planning considerations associated with the proposed development are as follows:

- ecology;
- wind;
- traffic, access and parking;
- site contamination;
- stormwater management;
- acoustics and noise;
- landscaping;
- construction management;
- services/ infrastructure and utilities; and
- waste management.

These are discussed in more detail in the following sections.

4.1 Compliance with relevant Environmental Planning Instruments

The following Environmental Planning Instruments and policies will be relevant to the assessment of the proposed development:

- Objects of the *Environmental Planning and Assessment Act 1979*
- Metropolitan Strategy 2036;
- Metropolitan Transport Plan 2010;
- Draft West Subregional Strategy;
- Sydney Olympic Master Plan 2030;
- State Environmental Planning Policy 55 - Remediation of Land;
- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy 64 – Signage and Advertising; and
- Planning Guidelines for Walking and Cycling.

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).

4.2 Site Specific Issues

As discussed above, the design and development of 4 Murray Rose Avenue is to be in accordance with the Master Plan controls for the Parkview Precinct. These controls and guidelines have been developed to achieve design quality and to minimise or remove any adverse impacts in relation to overshadowing, visual impacts, access and the like. Nevertheless, there is the potential for environmental issues to arise from the proposal in relation to the following.

Ecology

The proposed development could have secondary impacts on the land surrounding the wider site which contains known Green and Golden Bell Frog habitat, as well as on the Mangrove Swamp which may provide habitat for wetland species including migratory birds.

As with the 3 and 5 Murray Rose Avenue developments, the impacts of the proposed development will be assessed and appropriate mitigation measures provided to avoid impacts on the surrounding lands.

Wind

Wind impacts associated with 4 Murray Rose Avenue will be considered in the broader context of the Master Plan's proposal for the Parkview Precinct and the proposed development of the entire wider 7 Parkview Drive site.

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.

Traffic, Parking and Access

The master plan 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 for journey to/from work purposes.
- 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.

In addition, the proponent will prepare and implement a Work Place Travel Plan outlining how the development will comply with the Master plan's transport strategies, including mode share targets for use of public transport.

The proposed car parking rate for the development is consistent with that of the 3 and 5 Murray Rose Avenue developments.

Potential Site Contamination

The two main issues associated with any potential contamination of the 4 Murray Rose Avenue site relate to the suitability of the land for its intended use and the proposed removal of soil and rock from the site during earthworks activities. As with the 3 and 5 Murray Rose development sites, a Preliminary Contamination Assessment & In Situ Waste Classification Report has been prepared that provides a preliminary assessment of the general levels of contamination resulting from past and present activities on the site. Based on the findings of the preliminary assessment the site is compatible with the proposed commercial use.

A more detailed contamination assessment involving additional boreholes and laboratory analysis will be undertaken to fully 'characterise' the site. This will verify the findings of the preliminary investigation and assess the levels of contamination in areas not accessed during the preliminary investigation.

Other Specialist Assessments

In addition to detailed assessments to address the above potential issues, in preparing the EIS the proponent will undertake specialist assessments and/or provide plans and reports in relation to:

- stormwater management;
- acoustics and noise;
- landscaping;
- construction management;
- services/ infrastructure and utilities; and
- waste management.

4.3 Consultation

The following agencies and authorities will be consulted during preparation and assessment of the EIS:

- Sydney Olympic Park Authority;
- Department of Planning;
- Roads and Maritime Service;
- Sydney Regional Development Advisory Committee;
- Transport for NSW;
- Auburn Council;

- Sydney Water;
- Office of Environment and Heritage NSW; and
- Environment Protection Authority.

In addition, GPT will continue its ongoing consultation with neighbouring property owners.

5.0 CONCLUSION

The purpose of this letter is to seek the Director General's Requirements for the preparation of an Environmental Impact Statement for the proposed commercial building at 4 Murray Rose Avenue, Sydney Olympic Park. It includes a description of the proposed development and an outline of what are considered to be the key issues for the assessment of the State Significant Development Application.

We trust that this overview of the proposal is sufficient for Director General to issue his requirements for the preparation of the necessary Environmental Impact Statement. Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or rstark@jbaplanning.com.au.

Yours faithfully



Robert Stark
Principal Planner

Attachments:

- Indicative architectural drawings prepared by Turner