Dear Ms McNally

REQUEST FOR SECRETARY’S ENVIRONMENTAL ASSESSMENT REQUIREMENTS
SITE 9, SYDNEY OLYMPIC PARK

We are writing on behalf of Ecove Group Pty Ltd in support of a request for the Secretary’s Environmental Assessment Requirements (SEARs) relating to the development of Site 9 at Sydney Olympic Park.

As the proposed development for this strategic urban renewal site has a capital investment value in excess of $10 million, it is a State Significant Development (SSD) for the purposes of the Environmental Planning and Assessment Act 1979 (EP&A Act). To support the request for the SEARs the following information is provided:

- A description of the site and its local and regional context;
- A summary of the proposal including key parameters of the development and proposed land uses;
- Summary of the strategic plans and key environmental planning instruments that apply to the development;
- An overview of the expected environmental impacts associated with the development;
- Proposed consultation to be undertaken for the proposal; and
- The estimated capital investment value.

1.0 THE SITE

Site 9 is located at the south eastern corner of Olympic Boulevard and Sarah Durack Avenue, Sydney Olympic Park, as shown in Figure 1. It is legally described as Lot 201 in DP 1041756.

The site is in the southern portion of Sydney Olympic Park, within the Boundary Creek Precinct. In the vicinity of the site are the GWS Giants Training Facility, the P3 car park, the Netball Centre and the State Sports Centre (as shown in Figure 2).
Figure 1 – Site location
Source: Google Maps

Figure 2 – Surrounding development
Source: Bates Smart
2.0 THE PROJECT

The application will seek approval for the development of Site 9 as a mixed use development, with residential, office, club and retail components. The development will have a total gross floor area (GFA) of 25,815m². It is also proposed to provide 379 car parking spaces and 325 bicycle parking spaces.

Preliminary plans of the proposed development are enclosed at Attachment A, and Figure 3 provides a visual indication of the proposed development. An indicative numerical overview of the development is provided in Table 1 overleaf.

The proposed building envelope is essentially set by the relevant Site Development Guidelines issued by SOPA in May 2015, with some amendments resulting from the detailed design development of the project.

Figure 3 – Indicative photomontage
Source: Bates Smart
Table 1 – Indicative numerical summary of proposed development

<table>
<thead>
<tr>
<th>Component</th>
<th>Indicative Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total apartments</td>
<td>227</td>
</tr>
<tr>
<td>Gross Floor Area</td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td>21,995m²</td>
</tr>
<tr>
<td>Commercial</td>
<td>2,627 m²</td>
</tr>
<tr>
<td>Club + Retail</td>
<td>1,233 m²</td>
</tr>
<tr>
<td>Total</td>
<td>25,815 m²</td>
</tr>
<tr>
<td>Car Parking Spaces</td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td>280</td>
</tr>
<tr>
<td>Residential visitors</td>
<td>32</td>
</tr>
<tr>
<td>Commercial</td>
<td>34</td>
</tr>
<tr>
<td>Club + Retail</td>
<td>14</td>
</tr>
<tr>
<td>Club + Retail Visitors</td>
<td>21</td>
</tr>
<tr>
<td>Total</td>
<td>381</td>
</tr>
<tr>
<td>Bicycle Parking Spaces</td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td>280</td>
</tr>
<tr>
<td>Residential visitor</td>
<td>32</td>
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<tr>
<td>Commercial</td>
<td>16</td>
</tr>
<tr>
<td>Total</td>
<td>328</td>
</tr>
</tbody>
</table>

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 Site 9 will have a CIV of approximately $104.8 million (refer Attachment B), 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 application are outlined below to assist the Department and Secretary in identifying the Environmental Assessment Requirements for the project.

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

- Compliance with strategic and statutory plans;
- Urban and architectural design;
- Landscaping and public domain;
- Traffic, access and parking;
- Acoustics and noise;
- Wind;
- Major Events;
- Stormwater management;
- 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*;
- State Environmental Planning Policy (State and Regional Development) 2011;
- State Environmental Planning Policy (Major Development) 2005;
- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development;
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;
- State Environmental Planning Policy No 55 - Remediation of Land;
- NSW 2021;
- A Plan for Growing Sydney;
- Apartment Design Guide;
- Sydney Olympic Park Master Plan 2030;
- 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).

4.2 Site Specific Issues

Urban and Architectural Design
As discussed above, the design and development of Site 9 is to be generally in accordance with the Boundary Creek Precinct controls as provided by the MP 2030 and as amended by the associated relevant Site Development Guidelines. 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. Any variations 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.

Landscaping and Public Domain
The proposal will detail the new linkages within the site, as well details of the proposed landscaping and integration with the surrounding public domain.

Wind
Wind impacts associated with the development of Site 9 will be considered in the broader context of the Master Plan’s proposal for the Boundary Creek 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.
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.
- 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.

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.
5.0 CONCLUSION

The proposed development of Site 9 will deliver new residential, commercial, retail and club floor space with an architectural design that will contribute significantly to the rejuvenation of this portion of Sydney Olympic Park.

It is requested the Department issue the SEARs for the project to facilitate the preparation of the Environmental Impact Statement to accompany the DA for the project. Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or rstark@jbaurban.com.au.

Yours faithfully

Robert Stark
Principal Planner

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Attachment A – Architectural Drawings prepared by Bates Smart
Attachment B – Estimate of Capital Investment Value prepared by Slattery