



Contents

Statement of Validity	10
Executive Summary	11
1.0 Introduction	14
1.1 Overview of Proposed Development	14
1.2 Background to the Development	14
1.3 Design Excellence Competition	15
1.4 Objectives of the Development	18
1.5 Analysis of Alternatives	18
1.6 Secretary's Requirements	18
2.0 Site Analysis	25
2.1 Site Location and Context	25
2.2 Regional Context	26
2.3 Site Description	31
2.4 Surrounding Development	35
3.0 Description of the Development	36
3.1 Numerical Overview	37
3.2 Design/Urban Design Principles	38
3.3 Design Approach	39
3.4 Landscape and Public Domain	41
Design Intent	41
Fig Tree	41
Planting and Colour Palette	41
3.5 Vehicle Access & Parking	42
3.6 Development Staging	43
3.7 Signage	43
3.8 Site Preparation / Bulk Earthworks / Remediation	44
4.0 Consultation	44
5.0 Environmental Assessment	45
5.1 Relevant EPIs, Policies and Guidelines	45
5.2 State Environmental Planning Policy (State Significant Precincts) 2005	50
5.3 Height	51
5.4 Floor Space Ratio	54
5.5 Public Utility Infrastructure	56
5.6 Major Events Capability	56
5.7 Transport	58
5.8 SOPA Master Plan	58
5.9 Development within environmental conservation area	58
5.10 Design Excellence	58
5.11 Sydney Olympic Park Master Plan 2030 (2018 Review)	60
5.12 Site Configurations	61
5.13 Floor Space Ratio Controls	63
5.14 State Environmental Planning Policy No 64 – Advertising and Signage	63

Contents

6.0	Environmental Assessment	64
6.1	Design Excellence and Built Form	64
6.2	Public Domain and Landscaping	65
6.3	Environmental Amenity	66
6.4	Visual Analysis	66
6.5	Ecologically Sustainable Development (ESD)	92
6.6	Biodiversity	93
6.7	Water and Soil Quality	93
6.8	Structural	94
6.9	Drainage and Flooding	94
6.10	Contamination	94
6.11	Air Quality and Odour	95
6.12	Transport	95
6.13	Accessibility	95
6.14	Building Code of Australia	96
6.15	Tree Removal and Pruning	96
6.16	Construction	97
6.17	Major Events	98
6.18	Utilities	98
6.19	Staging	98
6.20	Public Benefit and Contributions	98
6.21	Servicing and Waste	98
6.22	Heritage	99
6.23	Archaeology	100
6.24	Cumulative Impacts	100
7.0	Environmental Risk Assessment	101
8.0	Mitigation Measures	103
9.0	Justification of the Proposal	104
9.1	Social and Economic	104
9.2	Biophysical	104
9.3	Ecologically Sustainable Development	105
10.0	Conclusion	107

Contents

Figures

Figure 1	Bates Smart Scheme	16
Figure 2	fitzpatrick + partners Scheme	16
Figure 3	WMK Scheme	17
Figure 4	Woods Bagot Scheme	17
Figure 5	Location of the Site	25
Figure 6	Central River City Vision	26
Figure 7	Sydney Olympic Park and Context (site shown in blue)	28
Figure 8	Location of the Site within the overall Sydney Olympic Park Precinct (Sydney Olympic Park Precincts Plan from the Sydney Olympic Park Master Plan 2030 (2018 Review))	29
Figure 9	Location of the Site within the Parkview Precinct (Parkview Precinct Site Boundaries Plan from the Sydney Olympic Park Master Plan 2030 (2018 Review))	30
Figure 10	Aerial View of Olympic Park in 2016 (site shown by the white arrow)	31
Figure 11	Site Aerial	32
Figure 12	The Site from the corner of Parkview Drive and Australia Avenue looking north east	32
Figure 13	The view of the Site from the north western corner looking east	32
Figure 14	From the eastern boundary of the Site looking west	33
Figure 15	From the centre of the Site looking north east	33
Figure 16	Aerial image of the site, showing the location of the train tunnel	34
Figure 17	Perspective of the Proposed Development	37
Figure 18	Ground Lower Floor Plan	39
Figure 19	Proposed Materials and Finishes for Site 2A	40
Figure 20	Proposed Materials and Finishes for Site 2B	41
Figure 21	Master Landscape Plan	42
Figure 22	SEPP (State Significant Precincts) 2005 Extract of Height of Buildings Plan	52
Figure 23	Proposed Building Heights	53
Figure 24	Proposed Building Height with 3D overlay	54
Figure 25	SEPP (State Significant Precincts) 2005	55
Figure 26	Event Access Plan	57
Figure 27	Parkview Precinct Site Boundaries Plan	62
Figure 28	Location of viewpoints and directions	69
Figure 29	Building Envelopes as envisaged by the Sydney Olympic Park Master Plan 2030 (2018 Review)	69
Figure 30	Proposed Development	70
Figure 31	Building Envelopes as envisaged by the Sydney Olympic Park Master Plan 2030 (2018 Review)	72
Figure 32	Proposed Development	72
Figure 33	Building Envelopes as envisaged by the Sydney Olympic Park Master Plan 2030 (2018 Review)	74
Figure 34	Proposed Development	74

Contents

Figure 35	Building Envelopes as envisaged by the Sydney Olympic Park Master Plan 2030 (2018 Review)	76
Figure 36	Proposed Development	76
Figure 37	Apartments A and B Level 11	78
Figure 38	Apartment A Level 11	79
Figure 39	Apartment A Level 11 – View 1 Master Plan 2030 (2018 Review)	79
Figure 40	Apartment A Level 11 – View 1 Proposal	79
Figure 41	Apartment A Level 11 – View 2 Master Plan 2030 (2018 Review)	79
Figure 42	Apartment A Level 11 – View 2 Master Plan 2030 (2018 Review)	79
Figure 43	Apartment A Level 11 – View 3 Master Plan 2030 (2018 Review)	79
Figure 44	Apartment A Level 11 – View 3 Proposal	79
Figure 45	Apartment B Level 11	80
Figure 46	Apartment B Level 11 – View 1 Master Plan 2030 (2018 Review)	80
Figure 47	Apartment B Level 11 – View 1 Proposal	80
Figure 48	Apartment B Level 11 – View 2 Master Plan 2030 (2018 Review)	80
Figure 49	Apartment B Level 11 – View 2 Proposal	80
Figure 50	Apartment B Level 11 – View 3 Master Plan 2030 (2018 Review)	80
Figure 51	Apartment B Level 11 – View 3 Proposal	80
Figure 52	Apartment A Level 17	81
Figure 53	Apartment A Level 17 – View 1 Master Plan 2030 (2018 Review)	81
Figure 54	Apartment A Level 17 – View 1 Proposal	81
Figure 55	Apartment A Level 17 – View 2 Master Plan 2030 (2018 Review)	82
Figure 56	Apartment A Level 17 – View 2 Proposal	82
Figure 57	Apartment A Level 17 – View 3 Master Plan 2030 (2018 Review)	82
Figure 58	Apartment A Level 17 – View 3 Master Plan 2030 (2018 Review)	82
Figure 59	Apartment B Level 17	82
Figure 60	Apartment B Level 17 – View 1 Master Plan 2030 (2018 Review)	82
Figure 61	Apartment B Level 17 – View 1 Master Plan 2030 (2018 Review)	82
Figure 62	Apartment B Level 17 – View 2 Master Plan 2030 (2018 Review)	83
Figure 63	Apartment B Level 17 – View 2 Proposal	83
Figure 64	Apartment B Level 17 – View 3 Master Plan 2030 (2018 Review)	83
Figure 65	Apartment B Level 17 – View 3 Proposal	83
Figure 66	Apartment A Level 23	84
Figure 67	Apartment A Level 23 – View 1 Master Plan 2030 (2018 Review)	84

Contents

Figure 68	Apartment B Level 23 – View 1 Master Plan 2030 (2018 Review)	84
Figure 69	Apartment A Level 23 – View 2 Master Plan 2030 (2018 Review)	84
Figure 70	Apartment A Level 23 – View 2 Proposal	84
Figure 71	Apartment A Level 23 – View 3 Master Plan 2030 (2018 Review)	84
Figure 72	Apartment A Level 23 – View 3 Proposal	84
Figure 73	Apartment B Level 23	85
Figure 74	Apartment B Level 23 – View 1 Master Plan 2030 (2018 Review)	85
Figure 75	Apartment B Level 23 – View 1 Master Plan 2030 (2018 Review)	85
Figure 76	Apartment B Level 23 – View 2 Master Plan 2030 (2018 Review)	85
Figure 77	Apartment B Level 23 – View 2 Proposal	85
Figure 78	Apartment B Level 23 – View 3 Master Plan 2030 (2018 Review)	85
Figure 79	Apartment B Level 23 – View 3 Proposal	85
Figure 80	21 June 10:00am Shadow Cast	86
Figure 81	21 June 10:00am Overall Shadow Cast	86
Figure 82	21 June 12:00pm Shadow Cast	87
Figure 83	21 June 12:00pm Overall Shadow Cast	87
Figure 84	21 June 2:00pm Shadow Cast	87
Figure 85	21 June 2:00pm Overall Shadow Cast	87
Figure 86	21 June 11:00am Shadow Cast on Northern Elevation of 9 to 11 Australia Avenue	88
Figure 87	21 June 12:00pm Shadow Cast on Northern Elevation of 9 to 11 Australia Avenue	88
Figure 88	21 June 2:00pm Shadow Cast on Northern Elevation of 9 to 11 Australia Avenue	89
Figure 89	Risk Assessment Matrix	101

Tables

Table 1	Secretary's Requirements	19
Table 2	Proposed Building Identification Signs	43
Table 3	Summary of Issues Raised and Response	44
Table 4	Summary of consistency with relevant Strategies, EPIs, Policies and Guidelines	45
Table 5	Consistency with the objectives of the B4 Mixed Use Zone	51
Table 6	Response to SOPA DRP Resolution	59
Table 7	Compliance with the Schedule 1 Assessment Criteria of SEPP 64	63
Table 8	Sensitivity	67
Table 9	Magnitude	68
Table 10	Visual impact matrix	68
Table 11	Public Viewpoints	68
Table 12	Private Viewpoints	78

Contents

Table 13	Mitigation Measures	103
----------	---------------------	-----

Contents

Appendices

- A** Secretary's Environmental Assessment Requirements
Department of Planning, Industry and Environment
- B** Architectural Drawings
fitzpatrick + partners
- C** Architectural Design Report
fitzpatrick + partners
- D** Architectural Design Competition Report
Ethos Urban
- E** Sydney Olympic Park Authority Design Review Panel – Advice Sheet
Sydney Olympic Park Authority
- F** SSD 9383: Site 2A/2B DRP – Public Domain Response dated 30.07.2019
Sydney Olympic Park Authority
- G** SSD 9383: Site 2A/2B DRP – Public Domain Response dated 13.08.2019
Sydney Olympic Park Authority
- H** Bicycle Parking Spaces in the Master Plan (2018 Review)
Sydney Olympic Park Authority
- I** Green Star Letter
Sydney Olympic Park Authority
- J** SOP Master Plan (2018) Assessment
Ethos Urban
- K** Sun Shadow Diagrams
fitzpatrick + partners
- L** Capital Investment Report
Newtown Fisher Group
- M** Site Survey
LTS Lockley
- N** Arboricultural Assessment
Arterra Consulting Aboriculture
- O** Ecological Assessment
Cumberland Ecology
- P** Biodiversity Waiver
Department of Planning, Industry and Environment
- Q** Archaeological Report
Biosis
- R** Major Event Impact Statement
Ecove

Contents

S	Traffic Impact Assessment	<i>PTC</i>
T	Landscape Plans	<i>Arcadia</i>
U	Landscape Design Report	<i>Arcadia</i>
V	Operational Waste Management Plan and Construction Waste Management Plan	<i>Elephants Foot</i>
W	Stormwater Management Report and Plans	<i>Van Der Meer</i>
X	Odour Assessment	<i>ERM</i>
Y	Solar Reflectivity Study	<i>Windtech</i>
Z	Ecological Sustainable Development Report	<i>Atelier Ten</i>
AA	Accessibility Report	<i>Morris Goulding Access Consulting</i>
BB	Contamination Report	<i>Douglas Partners</i>
CC	Electrical Services Statement of Design Intent	<i>Haron Robson</i>
DD	Geotechnical Report	<i>Douglas Partners</i>
EE	Structural Report	<i>Van Der Meer</i>
FF	Wayfinding Strategy	<i>Urbanite</i>
GG	Acoustic Impact Assessment	<i>Renzo Tonin</i>
HH	Wind Impact Assessment Report	<i>Windtech</i>
II	Building Code of Australia Report	<i>McKenzie Group</i>
JJ	Historical Archaeological Assessment and Statement of Heritage Impact	<i>Biosis</i>
KK	Plan of Management	<i>Ethos Urban</i>

Contents

- LL** Acid Sulphate Report
HLA
- MM** Completion of the Design Competition
Sydney Olympic Park
- NN** Clause 22 Building Height Variation
Ethos Urban
- OO** Perimeter Security Strategy
Ecove
- PP** Sydney Olympic Park Authority Design Review Panel – Advice Sheet
Sydney Olympic Park Authority Design Review Panel
- QQ** Request for SEARs – Mixed-use development at Site 2A and Site 2B Sydney Olympic Park (SSD 9383)
Sydney Olympic Park Authority

Statement of Validity

Development Application Details

Applicant name	Ecove Group
Applicant address	1 Australia Avenue, Sydney Olympic Park NSW 2127
Land to be developed	Lot 71, DP 1134933 (Site 2)
Proposed development	Mixed-use development (hotel, commercial office and retail) as described in Section 3.0 of this Environmental Impact Statement

Prepared by

Name	Daniel West
Qualifications	Bachelor of Environmental Planning
Address	173 Sussex Street, Sydney
In respect of	State Significant Development – Development Application Site 2 Australia Avenue, Sydney Olympic Park

Certification

I certify that I have prepared the content of this EIS and to the best of my knowledge:

it is in accordance with Schedule 2 of the Environmental Planning and Assessment Regulation 2000;

all available information that is relevant to the environmental assessment of the development to which the statement relates; and

the information contained in the statement is neither false nor misleading to the best of my knowledge and has been prepared with information provided to Ethos Urban by a team of consultants that are experts in their respective fields.

Signature



Name Daniel West

Date 31/10/2019

Executive Summary

The submission to the Department of Planning, Industry and Environment (the Department) comprises an Environmental Impact Statement (EIS) for a State Significant Development Application (SSDA) under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It relates to the construction and use of a mixed-use development, at Lot 71, DP 1134933 in Sydney Olympic Park.

This development is identified as a State Significant Site in Schedule 2 of the *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP). Development with a capital investment value of more than \$10 million is State Significant Development (SSD) for the purposes of the EP&A Act. As the proposed development will have a capital investment value of \$207,478,831 it is SSDA.

The proposal is located above the Sydney Olympic Park Railway Corridor. Therefore, Clauses 85 and 86 of State Environmental Planning Policy (Infrastructure) 2007 apply to the development requiring concurrence from Sydney Trains. On this basis the application is required to be referred to Sydney Trains and Sydney Trains is required to provide concurrence.

A request for the issue of Secretary's Environmental Assessment Requirements (SEARs) was sought on 28 May 2018. Accordingly, the SEARs were issued on 6 July 2018 (refer to **Appendix A**). This submission is in accordance with the Department's guidelines for SSDA lodged under Part 4 of the EP&A Act, and addresses the issues raised in the SEARs.

Overview of the Project

The SSDA seeks approval for construction of a mixed use (hotel, commercial office and retail) development at Site 2 Sydney Olympic Park:

- Site preparation works, including tree removal and excavation works;
- The construction of a hotel and commercial building:
 - A 30 storey hotel with 304 keys:
 - Ground floor restaurant;
 - Commercial office;
 - Function rooms;
 - An outdoor terrace area;
 - Rooftop pool, amenities and bar.
 - A 14 storey commercial building with retail on the ground floor;
- Four levels of basement accommodating:
 - 522 car parking spaces;
 - 150 public car parking spaces including 3 disabled spaces;
 - 303 commercial car parking spaces including 10 disabled spaces;
 - 63 hotel car parking spaces including 2 disabled spaces; and
 - 6 street parking spaces.
- 277 bicycle spaces.
 - 214 bicycle spaces provided on basement one; and
 - 63 on street visitor parking.
- Construction an extension of Dawn Fraser Avenue and a service lane; and
- Construction of a large activated public domain located in the frontage area between the proposed buildings and Australia Avenue.

A detailed description of the proposed development is provided in **Section 3.0** of the report.

The Site

The site is located within the Parkview Precinct within the north-eastern part of Sydney Olympic Park. The site is largely rectangular in shape and is legally described as Lot 71 DP 1134933. The site is located on the eastern side of Australia Avenue in Sydney Olympic Park and is located between Murray Rose Avenue (bounding the site to the north) and Parkview Drive (bounding the site to the south).

Planning Context

Section 5.0 of the EIS considers all applicable legislation in detail. The proposal is consistent with the requirements of all relevant SEPPs. The site is zoned B4 Mixed Use under the *State Environment Planning Policy (State Significant Precincts) 2005 SEPP (State Significant Precincts) 2005*. Development for 'hotel, commercial and retail' is permissible with consent and the proposed development meets the objectives of the B4 Mixed Use subject zone.

Environmental Impacts and Mitigation Measures

This EIS provides an assessment of the environmental impacts of the project in accordance with the SEARs and sets out the undertakings made by Ecove Group to manage and minimise potential impacts arising from the development. It demonstrates that the proposed development is satisfactory in relation to:

- Statutory and Strategic Context
- Design Excellence
- Built Form and Urban Design
- Public Domain and Landscaping
- Environmental Amenity
- Ecologically Sustainable Development (ESD)
- Biodiversity
- Water and Soil Quality
- Drainage and Flooding
- Contamination
- Noise, Odour and Vibration
- Transport and Accessibility (Operation)
- Construction
- Major Events
- Utilities
- Staging
- Public Benefit and Contributions
- Servicing and Waste
- Heritage (including Aboriginal Heritage)

All measures have been recommended as part of the detailed technical studies to mitigate potential environmental impacts have been incorporated into the proposed development, or are included in the Mitigation Measures at **Section 8.0**.

Conclusion and Justification

The EIS addresses the SEARs, and the proposal provides for the proposed mixed use (hotel, commercial office and retail) development of Site 2, Australia Avenue, Sydney Olympic Park. The potential impacts of the development are acceptable and are able to be managed. The proposal is considered acceptable and worthy of approval for the following reasons:

- The proposal is consistent with the relevant environmental planning instruments including strategic planning policy, State and local planning legislation, regulation and policies.
- The issues raised in the SEARs are addressed by the proposal including mitigation measures for during and post construction.
- The proposal will provide public benefits with for the future workers, residents and patrons of the development and Sydney Olympic Park.
- The proposal will contribute positive economic impacts through the investment directly and indirectly during both the construction and the operation of the hotel, office and retail.
- The proposal will result in minimal environmental impacts, all the potential impacts can be mitigated through recommendations outlined in the technical supporting studies that are appended to this report.
- Given the planning merits of the proposal, the proposed development warrants approval by the Minister for Planning and Public Spaces.

1.0 Introduction

This Environmental Impact Statement (EIS) is submitted to the Department of Planning, Industry and Environment pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) in support of an application for State Significant Development (SSDA).

The site is identified as a State Significant Development Site in Schedule 2 of *State Environmental Planning Policy (State and Regional Development) 2011*, as it forms part of the broader Sydney Olympic Park Site. Development with a capital investment value of more than \$10 million on the site is SSDA for the purposes of the EP&A Act.

The proposed mixed use development is identified as traffic generating development in Clause 104 and Schedule 3 of *State Environmental Planning Policy (Infrastructure) 2007* with 20,918m² of commercial gross floor exceeding the requirement of 10,000m² of gross floor area. On this basis the application is required to be referred to Roads and Maritime Services.

The proposal is located above the Sydney Olympic Park Railway Corridor. Therefore, Clauses 85 and 86 of State Environmental Planning Policy (Infrastructure) 2007 apply to the development requiring concurrence from Sydney Trains. On this basis the application is required to be referred to Sydney Trains and Sydney Trains is required to provide concurrence.

The report has been prepared by Ethos Urban on behalf of Ecove Group, and is based on the Architectural Plans provided by fitzpatrick + partners (**Appendix B**) and other supporting technical information appended to the report (see Table of Contents).

This EIS has been prepared in accordance with the requirements of Part 4 of the EP&A Act, Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation), and the SEARs for the preparation of the EIS, which are included at **Appendix A**. This EIS should be read in conjunction with the supporting information and plans appended to and accompanying this report.

1.1 Overview of Proposed Development

The SSDA seeks approval for construction of a mixed use (hotel, commercial office and retail) development at Site 2 Sydney Olympic Park:

- A 30 storey hotel with 304 keys, ballroom, restaurant and amenities;
- A 14 storey commercial building with retail on the ground floor;
- Four levels of basement accommodating 522 car parking spaces and 277 bicycle spaces.
- Construction an extension of Dawn Fraser Avenue including construction of a pedestrian crossing and six at grade car parking spaces;
- Construction of the southern portion of the sand a service lane; and
- Construction of a large activated public domain located in the frontage area between the proposed buildings and Australia Avenue.

A detailed description is provided in **Section 3.0** of the report.

1.2 Background to the Development

The subject site is currently used as an at grade car park known as P6d and located within Sydney Olympic Park. The development of the site is the subject of a Project Delivery Agreement between Ecove Group and the Sydney Olympic Park Authority (SOPA).

1.3 Design Excellence Competition

In accordance with the requirements of *State Environmental Planning Policy (State Significant Precincts) 2005 (SEPP (State Significant Precincts) 2005)* (Schedule 3, Part 23, Clause 30), and the Sydney Olympic Park Master Plan 2030 (2018 Review) (Section 4.6.10), a Design Excellence Competition (Competition) was held for the site. Clause 30 of Part 23 in Schedule 3 of the *SEPP (State Significant Precincts) 2005* is provided below:

30 Design excellence

- 1) *Development consent must not be granted for development that is the erection of a new building or external alterations to an existing building unless the consent authority:*
 - (a) *has considered whether the proposed development exhibits design excellence, and*
 - (b) *in the case of a building that will attain the maximum height shown for that land on the Height of Buildings Map or the Reduced Level Map (whichever is the lesser), is satisfied that the development exhibits design excellence.*
 - 2) *In considering whether proposed development exhibits design excellence, the consent authority must have regard to the following matters:*
 - (a) *whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,*
 - (b) *whether the form and external appearance of the building will improve the quality and amenity of the public domain,*
 - (c) *whether the building meets sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resource, energy and water efficiency,*
 - (d) *if a competition is held as referred to in subclause (3) in relation to the development, the results of the competition.*
 - 3) *Development consent must not be granted to the following development unless a design competition has been held in relation to the proposed development:*
 - (a) *the erection of a new building with a building height greater than 42 metres above ground level (existing),*
 - (b) *the erection of a new building identified as requiring a design competition in a master plan.*
- 3A) *Despite clause 19, the consent authority may grant development consent for development that is the erection of a new building or external alterations to an existing building with a floor space that exceeds the maximum floor space permitted by that clause by an additional amount, to be determined by the consent authority, of up to 10%, if:*
- a. *the building is to be erected on land marked as "Design competition sites" in Figure 4.6 (Design Competition Sites Plan) of the Sydney Olympic Park Master Plan 2030 (2017 Review), a copy of which was exhibited in June 2016 and is held in the head office of the Authority, and*
 - b. *the design of the building (or the design of an external alteration to the building) is the winner of a design competition and the consent authority is satisfied that the building or alteration exhibits design excellence.*
- 4) *In this clause:*
design competition means a competitive process conducted in accordance with procedures approved by the Secretary from time to time.

The Competition was run in accordance with the endorsed Design Competition Brief, SOPA's Design Excellence Policy (July 2017), the Sydney Olympic Park Master Plan (2018 Review) – Requirements for Design Competition Processes, and other relevant policies and guidelines, as set out in the Architectural Design Competition Report, provided at **Appendix D**.

The Competition was operated as an invited process. Four architectural firms were invited and agreed to participate, with each firm partnering with a landscape architect of their choice. The architectural firms that competed, and their partner landscape architects, were:

- Bates Smart, partnered with Turf Studios
- fitzpatrick + partners, partnered with Arcadia Landscape Architecture
- WMK, partnered with Aspect Studios
- Woods Bagot, partnered with 360°

The Competition commenced on 2 July 2018 with the issuing of the Competition Brief to the competitors. A number of briefing and check-in sessions were held with competitors, namely;

- Commencement briefing and site visit on 9 July 2018;
- Mid-point check-in with the competition convenor on 23 July 2018; and
- Opportunity to meet with the structural engineer on 31 July 2018.

Final submissions were due on 6 August 2018, and the presentations of schemes to the Jury took place on 20 August 2018. The schemes presented by each competitor are shown at **Figure 1** to **Figure 4** below.



Figure 1 Bates Smart Scheme

Source: Bates Smart



Figure 2 fitzpatrick + partners Scheme

Source: fitzpatrick + partners



Figure 3 WMK Scheme

Source: WMK



Figure 4 Woods Bagot Scheme

Source: Woods Bagot

On the 10 September 2018 the Design Report was finalised with the Jury for the Competition unanimously selecting the fitzpatrick + partners scheme as the Competition Winner. In accordance with the requirements of *State Environmental Planning Policy (State Significant Precincts) 2005* (Schedule 3, Part 23, Clause 30), and the Sydney Olympic Park Master Plan 2030 (2018 Review) (Section 4.6.10) the Jury considered the fitzpatrick + partners scheme of demonstrating design excellence in accordance with *State Environmental Planning Policy (State Significant Precincts) 2005* (Schedule 3, Part 23, Clause 30).

Subject to design development of the scheme to resolve outstanding matters, which are listed in the Architectural Design Competition Report at **Appendix D**. The Jury provided six recommendations to progress, these are provided **Table 1**. In this regard, the competition Jury considered that design excellence was achieved by the scheme (**Appendix D**), subject to a number of identified matters being resolved to the satisfaction of the SOPA and the SOPA DRP.

Following the Competition, the Competition, a meeting was held with SOPA on the 31 October 2018. The updated winning scheme was presented to Sydney Olympic Park Authority (SOPA) the SOPA DRP, with only Item 4 relating to the satisfactory resolution of the public domain remains outstanding on the 31 October 2018 (as such the proposed buildings have achieved design excellence). A summary of feedback provided in this meeting and how the final proposal design responded to the feedback and advice received is provided in **Appendices E, F, G and PP**.

On 29 May 2019, the design team met with SOPA to discuss the public domain concept plan (Concept Plan) and obtain feedback in order to assist the project team in satisfying Item 4. Following this feedback and in order to finalise the matter, on 12 July 2019 the Concept Plan was forwarded to SOPA for the purposes of it being considered by the SOPA DRP. To address item 4 of the SOPA DRP comments, the amended landscape design was emailed to SOPA on the 12 July 2019, for consideration by SOPA DRP. In response to the amended landscape design, a letter seeking for further public domain amendments was provided by SOPA on the 30 July 2019.

A meeting was held with SOPA and the chair of the SOPA DRP on the 7 August 2019 to discuss the items in the letter. Following the meeting, SOPA provided a letter dated the 13 August 2019 outlining that further information be provided in regard to the design excellence, public domain concept, landscaping, Fig Tree treatment, surfaces and paving (refer to **Appendix G**). On 15 August 2019 an amended public domain design was provided to the SOPA DRP for consideration. Item 4 will be resolved in consultation with SOPA and DRP and concurrently with the lodgement of the SSDA seeking owners' consent from SOPA prior to SSDA lodgement.

1.4 Objectives of the Development

The proposed development has undergone a thorough design process, including the Sydney Olympic Design Competition, consultation with various stakeholders and an analysis of the existing site condition and surrounding locality. There have been several key objectives which have guided the process and the design of the proposed development. The objectives of the proposed mixed use (hotel, commercial office and retail) precinct are to:

- Reinvigorate the precinct with a development that incorporates additional commercial, hotel and retail floor spaces.
- Provision of a significant activated high quality public domain and extension of Dawn Fraser and construction of a portion of the service lane.
- Providing a development is of a high standard of architectural and landscape design.
- To create a large activated public domain.

In summary, the demand for employment, hotel and retail floor space and the desire to revitalise this precinct of Sydney Olympic Park have been combined to provide an opportunity to develop the currently underutilised site.

1.5 Analysis of Alternatives

1.5.1 Strategic Need for the Proposal

The Greater Sydney Commission's A Metropolis of Three Cities and the Central District Plan, Sydney Olympic Park is identified as being a strategic centre within the Greater Parramatta to Olympic Peninsula (GPOP). The GPOP area includes the Westmead Health and Education Precinct; advanced technology and urban services in Camellia, Rydalmere, Silverwater and Auburn; and the Sydney Olympic Park lifestyle precinct.

1.5.2 Alternative Options

A number of options were open to the Sydney Olympic Park Authority Design Review Panel in considering the parameters of the development of the site. The proposal is the winning scheme of a design competition as required in the *State Environmental Planning Policy (State Significant Precincts) 2005* for any development on the site. The option chosen, being the mixed use development incorporating a slender tower and commercial building with a public domain, was considered by the Jury as is the most appropriate for the site. Alternative options are discussed below.

Option 1: Do Nothing

This option would see the proposed development of the site abandoned. If it was abandoned temporarily, it is unknown whether a similar development proposal that includes a 4.5 star hotel would be prepared, however it is likely that the site would undergo a similar level of intensity of development at some point. If the site was abandoned permanently, then the opportunity to provide a hotel, commercial and retail floor space close to public transport would be lost, as well as the opportunity for the site to make significant contribution to the urban form of Sydney Olympic Park on this prominent site.

Option 2: Consider an Alternative Site

The site is located within the Parkview Precinct in the SOP Master Plan (2018 Review). The Parkview Precinct is identified as allowing higher densities and a mix of uses to create a compact urban neighbourhood. The site is identified as a company area of commercial and hotel uses that will be bounded by Australia Avenue, Dawn Fraser Avenue and Murray Rose to provide a transition to the residential uses along the new streets further to the south, a buffer to noise from the showground venues and a link from the Central Precinct Parklands.

Option 3: The Proposed Development

The proposed mixed use development will provide a modern high quality hotel and commercial building with a large activated public domain. The site is strategically located to deliver a hotel, commercial and retail and plaza to accommodate the future workers, residents and patrons of Sydney Olympic Park

1.6 Secretary's Requirements

In accordance with section 4.39 of the EP&A Act, the Secretary of the Department of Planning, Industry and Environment (then the Department of Planning and Environment) issued the requirements for the preparation of the EIS on 6 July 2018. A copy of the Secretary's Environmental Assessment Requirements (SEARs) is included at **Appendix A**. Following the completion of the Design Competition for the site (as discussed in **Section 1.2.1**), the Sydney Olympic Park Authority

(SOPA) requested amendments to the SEARs. This letter is included in **Appendix RR**, and requested amendments are included below, denoted by a '[SOPA Amendment]'.

Table 1 provides a detailed summary of the individual matters listed in the SEARs and identifies where each of these requirements has been addressed in this report and the accompanying technical studies.

Table 1 Secretary's Requirements

General Requirements	Location in Environmental Impact Statement Assessment
<p>The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.</p> <p>Where relevant, the assessment of the key issues below, and any other significant issues identified in the risk assessment, must include:</p> <ul style="list-style-type: none"> adequate baseline data; consideration of potential cumulative impacts due to other development in the vicinity; and measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment. 	<p>The EIS has been prepared by in accordance with the Secretary's Requirements and meet the requirements.</p>
<p>The EIS must be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>) of the proposal, including details of all assumptions and components from which the CIV calculation is derived; 	<p>A Quantity Surveyor Report and is provided at Appendix L.</p>
<ul style="list-style-type: none"> an estimate of the jobs that will be created by the future development during the construction and operational phases of the development; and certification that the information provided is accurate at the date of preparation. 	<p>881 construction jobs and 2,100 operational jobs will be created by the development.</p>
Key Issues	Report / EIS
<p>1. Statutory and Strategic Context</p> <p>The EIS shall address the relevant statutory provisions applying to the site contained in all relevant Environmental Planning Instruments (EPI's), including:</p> <ul style="list-style-type: none"> State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy (State Significant Precincts) 2005 State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 State Environmental Planning Policy (Infrastructure) 2007 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 State Environmental 65 Design Quality of Residential Flat Development State Environmental Planning Policy No 55- Remediation of Land State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 Draft Environment SEPP. 	<p>Section 5.0 Appendix J.</p>
<p><i>Permissibility</i></p> <p>Detail the nature and extent of any prohibitions that apply to the development.</p>	<p>Section 5.2.1. Appendix J.</p>

<p>Development Standards Identify compliance with the development standards applying to the site and justification for any variations proposed.</p> <p>The EIS shall address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> • NSW State Priorities • The Greater Sydney Region Plan 2018 • Central City District Plan 2018 • Future Transport Strategy 2056 • NSW State Infrastructure Strategy 2018-2038 • Better Placed – an integrated design policy for the built environment of NSW 2017 • Sydney's Cycling; Walking; Light Rail and Rail Future Guidelines • NSW Planning Guidelines for Walking and Cycling • Sydney Olympic Park Masterplan 2030 • Sydney Olympic Park Masterplan 2030 (2018 Masterplan Review) and relevant SOPA guidelines • Development near Rail Corridors and Busy Roads – Interim Guideline 2008 • Interim Construction Noise Guideline 2009 • Managing Land Contamination: Planning Guidelines – SEPP 55 Remediation of Land. • SEPP 65 Apartment Design Guide • Guide to Traffic Generating Developments (Roads and Maritime Services) • Code of Practice for Archaeological Investigations of Aboriginal Objects in NSW (OEH) • Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW 2011 (DECCW) • Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (DECCW). 	Section 5.0	Appendices J,S,Q, BB, DD and EE.
<p>2. Design Excellence The EIS shall detail the design excellence strategy, including the design competition process in accordance with the Sydney Olympic Park Authority (SOPA) design excellence policy, prepared in consultation with SOPA, and demonstrate how the design responds to the comments and recommendations made by the competition jury and SOPA Design Review Panel.</p>	Section 1.2.1	Appendices D and RR.
<p>3. Built Form and Urban Design The EIS shall:</p> <ul style="list-style-type: none"> • address the height, bulk and scale of the proposed development within the context of the locality, with specific consideration of the overall site layout, open spaces, interface with the public domain, facades, massing, setbacks, building articulation, solar access and overshadowing, materials, colours, signage or signage envelopes • demonstrate how the development of the tower design is informed by a detailed study of wind impacts • detail how services, including but not limited to, waste management, loading zones, and mechanical plant are integrated into the design of the development to minimise impacts on the public domain • address the relationship of the built form with the existing rail tunnel which runs under site 2B. • demonstrate that the proposal will not impact on or otherwise prejudice the Parramatta Light Rail Stage 2 alignment • demonstrate how consultation with the local aboriginal community has informed the consideration of aboriginal culture and heritage within the design. 	Section 3.2	Appendices B, C, K, T, U and JJ
<p>4. Public Domain and Landscaping The EIS shall:</p> <ul style="list-style-type: none"> • identify proposed open space, public domain, the new street and pedestrian linkages within the site and at the interface with adjoining sites • demonstrate how ground level uses are configured to provide safe and active street frontages and provide visual interest to the public domain • identify and integrate key pedestrian and cycle links through the site and between the site and the surrounding street network including public transport services to the west • address impacts on existing trees, both on site and within surrounding streets, including opportunities to retain and integrate existing trees, particularly the Moreton Bay Fig at the north-western corner of the site, into the proposed landscaping design • identify any native trees or shrubs to be removed, retained or transplanted 	Section 3.4	Appendices C, T and U.

<ul style="list-style-type: none"> include details on the native vegetation community (or communities) that occur, or once occurred on site, with a list of local provenance species (trees, shrubs and ground covers) to be used for landscaping specify that any landscaping will use a diversity of local provenance species (trees, shrubs and ground covers) from the native vegetation community (or communities) that occur, or once occurred, on the site to improve biodiversity include a "Perimeter Security Strategy" identifying security measures required to be integrated into the landscape and ground plane design. demonstrate that the public domain design will not prejudice the future extension of Dawn Fraser Avenue as a trafficable road, if required [SOPA Amendment – point added] demonstrate that the public domain interface and design of the Murray Rose Avenue footpath to the north of the site can meet the requirements of the Sydney Olympic Park Urban Elements Design Manual, while maintaining the function of the porte cochere; [SOPA Amendment – point added] if the significant Moreton Bay Fig at the north-western corner of the site is to be lifted, the development application should include a detailed transplant methodology. [SOPA Amendment – point added] 		
<p>5. Environmental Amenity The EIS shall:</p> <ul style="list-style-type: none"> detail the impacts of the development on view loss, sunlight/overshadowing, wind impacts, reflectivity, visual and acoustic privacy to achieve a high level of environmental amenity include shadow diagrams demonstrating any potential overshadowing to adjoining properties detail any external lighting or illumination and consider the impacts of this lighting/illumination to surrounding properties and the public domain. 	Section 6.3.	Appendices K, Y and GG.
<p>6. Ecologically Sustainable Development (ESD) The EIS shall:</p> <ul style="list-style-type: none"> detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the Environmental Planning and Assessment Regulation 2000) will be incorporated in the design, construction and ongoing operation phases of the development demonstrate how the proposed development responds to sustainable building principles and best practice, and improves environmental performance through energy efficient design, technology and renewable energy include a description of the measures that would be implemented to minimise consumption of resources, water and energy <p>include details of how the proposal will achieve the Green Star requirements in section 4.2 of the Sydney Olympic Park Masterplan 2030 (2018 review). [SOPA Amendment – revised wording below]</p> <ul style="list-style-type: none"> provide details of how the proposal will achieve a minimum 4 star Green Star rating for the Hotel and Serviced Apartments and minimum 5 star Green Star rating for the commercial office component of the development, in accordance with the Design Competition Brief. [SOPA Amendment – revised wording of point above] 	Section 6.5.	Appendix Z.
<p>7. Biodiversity The EIS shall assess biodiversity impacts related to the proposed development in accordance with Section 7.9 of the Biodiversity Conservation Act 2016.</p>	Section 6.5.	Appendices O and P.
<p>8. Water and Soil Quality The EIS shall:</p> <ul style="list-style-type: none"> map acid sulphate soils, rivers, streams, wetlands, estuaries, groundwater, groundwater dependent ecosystems and proposed intake and discharge locations identify if the proposal involves any discharges to waters or any dewatering requirements from the site, including during construction, and any associated impacts on water quality, including an assessment against relevant guidelines and the Water Quality Objectives (as endorsed by the NSW Government), licensing requirements under the Water Act 1912 and Protection of the Environment Operations Act 1997 assess the impact on hydrology and include an integrated water management strategy that considers water, wastewater and stormwater. The strategy must include alternative water supply, proposed end uses of potable and non-potable water, outline opportunities for the use of integrated water cycle management practices and principles, and demonstrate water sensitive urban design (WSUD) and any water conservation measures. 	Section 6.6 and 6.7.	Appendices W and LL.

9. Drainage and Flooding The EIS shall: <ul style="list-style-type: none"> • assess any flood risk on site and consider any relevant provisions of the NSW Floodplain Development Manual (2005), including the potential effects of climate change, sea level rise, and increase in rainfall intensity • detail drainage associated with the proposal, including stormwater, and drainage infrastructure. 	Section 6.8	Appendix W.
10. Contamination The EIS shall assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable for the proposed use in accordance with SEPP 55.	Section 6.10	Appendix BB.
11. Noise, Odour and Vibration The EIS shall: <ul style="list-style-type: none"> • assess the noise impacts on the proposed development from all surrounding landuses, including from the Olympic Park Rail Line and Sydney Olympic Park events (including impact from fireworks and low frequency noise from amplified music), operations at the Homebush Liquid Waste Treatment Plant and other surrounding commercial and industrial activity. • identify appropriate noise mitigation measures and management practices to be adopted • include an assessment of odour impacts on the proposal associated with industrial and commercial activities in the vicinity including the Homebush Liquid Waste Treatment Plant • identify the main noise and vibration generating sources and activities at all stages of construction, and any noise sources during operation, outlining measures to minimise and mitigate potential noise and vibration impacts on surrounding occupiers of land. 	Section 6.4.6 and 6.11	Appendices GG and X.
12. Transport and Accessibility (Operation) The EIS shall include a Traffic and Transport Impact Assessment that includes, but is not limited to the following: <ul style="list-style-type: none"> • accurate details of the current daily and peak hour vehicle, public transport, pedestrian and bicycle movements and existing traffic and transport facilities provided on the road network and located adjacent to the proposed development • traffic modelling and analysis of the future daily and peak hour vehicle, public transport, pedestrian and bicycle movements likely to be generated by the proposed development and assessment of the impacts on the local road network, including key intersection capacity and any potential need for upgrading or road works (if required) • assessment of the operation of existing and future transport networks including the rail, ferry and bus networks and their ability to accommodate the forecast number of trips to and from the development • assessment of the cumulative impacts of traffic volumes from the proposal together with existing and approved developments in the area, and proposed measures to mitigate any associated impacts on public transport, pedestrian, cycle and traffic networks • assessment of the adequacy of the proposal to meet the likely increase in pedestrian and cycle demands • measures, to promote travel choices for residents, employees and visitors, that support the achievement of State Plan targets, such as implementing a location-specific sustainable travel plan and provision of end of trip facilities • details of the proposed access, bicycle and car parking provision and end of trip facilities associated with the proposed development including compliance with the relevant parking codes and Australian Standards and having regard to the Sydney Olympic Park Masterplan 2030 • consideration of the proposed Parramatta Light Rail Stage 2 alignment along Australia Avenue and Dawn Frazer Avenue, including proposed arrangements and development integration • details of any access requirements for the hotel and serviced apartment components of the proposal, including pick up/drop off areas • details of servicing vehicle movements and site access arrangements including vehicle types and likely arrival and departure times of service vehicles, loading dock provision and access for the proposed range of uses within buildings. 	Section 6.11	Appendix S.
13. Construction The EIS shall include a Construction Pedestrian and Traffic Management Plan addressing: <ul style="list-style-type: none"> • details of peak hour and daily construction and servicing vehicle movements and access arrangements and cumulative impact from surrounding development sites, including the Sydney Light Rail project, on the local road network, public transport services and parking (including the temporary loss of parking on the site). • road safety at key intersections and locations subject to heavy vehicle movements and high pedestrian activity 	Section 6.12	Appendix S.

<ul style="list-style-type: none"> • details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements • details of temporary cycling and pedestrian access during construction • assessment of traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrians, cyclists and public transport operations. • potential impacts of the construction on surrounding areas including the adjoining rail corridor and the public realm with respect to noise and vibration, air quality and odour impacts, dust and particle emissions, water quality, storm water runoff, groundwater seepage, soil pollution and construction waste • annual volume of materials to be extracted, processed or stored onsite during construction and how the extracted material will be disposed of or reused. 		
14. Major Events The EIS shall: <ul style="list-style-type: none"> • address the impact of major events in the precinct as they relate to the proposed development within the Town Centre (SOP Major Event Impact Assessment Guidelines) • demonstrate that the proposed development and future operation can provide acceptable amenity in major event mode, including any management or mitigation measure to address potential impacts. 	Section 6.17	Appendix R.
15. Utilities The EIS shall: <ul style="list-style-type: none"> • address the existing capacity and future requirements of the development for the provision of utilities, including staging of infrastructure in consultation with relevant agencies • detail impacts to any existing infrastructure assets of utility stakeholders from demolition/construction and any proposed mitigation/protection measures. 	Section 6.18	Appendix CC.
16. Staging The EIS shall provide details regarding the staging of the proposed development (if proposed).	Section 6.19	-
17. Public Benefit and Contributions The EIS shall provide confirmation of the public benefit to be derived from the proposal including any Contributions Plan and/or details of any Voluntary Planning Agreement.	Section 6.20	-
18. Servicing and Waste The EIS shall: <ul style="list-style-type: none"> • identify, quantify and classify the likely waste streams to be generated during construction and operation of the development and describe the measures to be implemented to minimise, manage, reuse, recycle and safely dispose of this waste with reference to relevant guidelines identify appropriate servicing arrangements (including but not limited to, waste management, loading zones and mechanical plant) for the site. 	Section 6.21	Appendix V.
19. Heritage (including Aboriginal Heritage) The EIS shall: <ul style="list-style-type: none"> • include a Heritage Impact Statement (HIS), prepared by a suitably qualified Heritage Consultant identifying any state and local heritage items and conservation areas within the site and vicinity, documenting any impacts and proposed mitigation measures • include a Historical Archaeological Assessment (HAA), prepared by a suitably qualified Historical Archaeologist identifying any relics present within the site or vicinity, documenting any impacts and proposed mitigation strategies and where appropriate, a Research Design and excavation methodology to guide any proposed excavations • include an Aboriginal Cultural Heritage Assessment Report (ACHAR) identifying any cultural heritage values, impacts and mitigation measures. 	Section 6.22	Appendix JJ.
Plans and Documents	Report	Technical Study
The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include the following: <ul style="list-style-type: none"> • site survey plan, showing existing levels, location and height of existing and adjacent structures/buildings and relationship to the rail corridor • site analysis plan 	Refer to Table of Contents	

<ul style="list-style-type: none">• architectural drawings• urban design report• design competition report• heritage impact statement• historical archaeological assessment• Aboriginal cultural heritage report• visual impact assessment• view analysis/photomontages• schedule of materials and finishes• public domain and landscape plan• public domain interface plan prepared in accordance with the requirements set out in the Sydney Olympic Park Urban Elements Design Manual• air quality assessment• noise impact assessment• access impact statement• reflectivity report• arboriculture report• solar access and shadow diagrams• wind assessment• odour assessment• ESD report• Building Code of Australia report• consultation summary report• traffic and transport impact assessment• preliminary construction management plan, inclusive of a Construction Traffic Management Plan• wayfinding signage strategy• sustainable travel plan• stormwater concept plan and MUSIC modelling for stormwater• sediment and erosion control plan• geotechnical and structural report• contamination assessment, including remedial action plan and site audit statement (if required)• integrated water management plan• servicing and operational waste management plan.• evidence of registration with the Green Building Council of Australia for the relevant Green Star Design and As Built rating.			
Consultation			
<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with the Sydney Olympic Park Authority (including the Sydney Olympic Park Authority Design Review Panel and the Sydney Olympic Park Access Advisory Committee), the Environment Protection Authority, Government Architect NSW, Fire and Rescue NSW, NSW Government Transport Agencies including Transport for NSW, Sydney Trains, Roads and Maritime Services and Sydney Metro.</p> <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>	<table><tr><td>Section 4.0</td><td>-</td></tr></table>	Section 4.0	-
Section 4.0	-		

2.0 Site Analysis

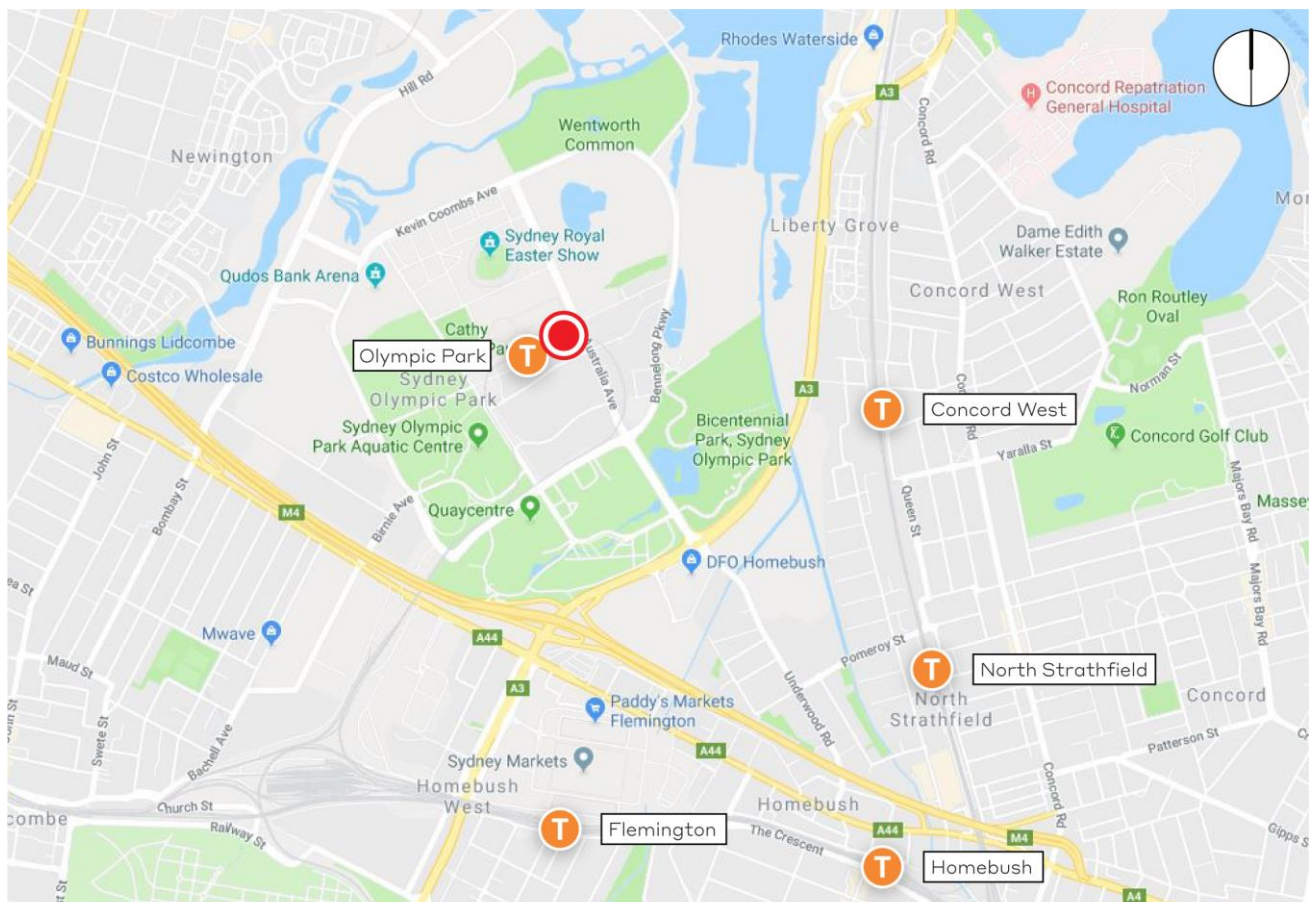
2.1 Site Location and Context

The site is located on the eastern side of Australia Avenue in Sydney Olympic Park, and is located between Murray Rose Avenue (bounding the site to the north) and Parkview Drive (bounding the site to the south), as shown in **Figure 5**. Jacaranda Square is located directly opposite the site on the western side of Australia Avenue, with Sydney Olympic Park Station beyond (approximately 150m west of the site). The Sydney Showgrounds are located diagonally adjacent to the site, to the north west.

The site sits within the Parkview Precinct (adjoining the Central Precinct) under the Sydney Olympic Park Master Plan 2030 (2018 Review), as shown in **Figure 7** and **Figure 8**. The precinct is being progressively transformed into a high density mixed use neighbourhood with commercial offices, retail and residential uses.

A broad range of public transport is provided and planned in the surrounding area. Bus services run along Australia Avenue, connecting Sydney Olympic Park to Parramatta, Rhodes, North Ryde, and Chatswood. The Sydney Olympic Park railway station provides frequent services along the T7 Olympic Park Line to Lidcombe station, which in turn provides access to the T1 North Shore & Western Line, T2 Inner West & Leppington Line, and T3 Bankstown Line.

Australia Avenue and Dawn Fraser Avenue is the preferred route for the future Parramatta Light Rail Stage 2 project. The site will also be within walking distance of a future metro rail station envisaged as part of the Sydney Metro West project



The Site

Figure 5 Location of the Site

Source: Google Maps and Ethos Urban

2.2 Regional Context

In the Greater Sydney Commission's A Metropolis of Three Cities and the Central District Plan, Sydney Olympic Park is identified as being a strategic centre within the Greater Parramatta to Olympic Peninsula (GPOP). The GPOP area includes the Westmead Health and Education Precinct; advanced technology and urban services in Camellia, Rydalmere, Silverwater and Auburn; and the Sydney Olympic Park lifestyle precinct. The vision for the Central River city is provided below in **Figure 6**.

Sydney Olympic Park is identified as being an area with support the district's arts and cultural facilities, open space, recreational facilities and employment. In addition, Sydney Olympic Park is also identified as form part of a State-led initiative for additional housing capacity. The vision for the future of Sydney Olympic Park includes investment into public transport specifically the Parramatta Light Rail and Sydney Metro West, housing, education and health uses. Over the next 20 years Sydney Olympic Park will further develop the world-class sporting event venues, residential, commercial and residential activities into a lifestyle precinct.

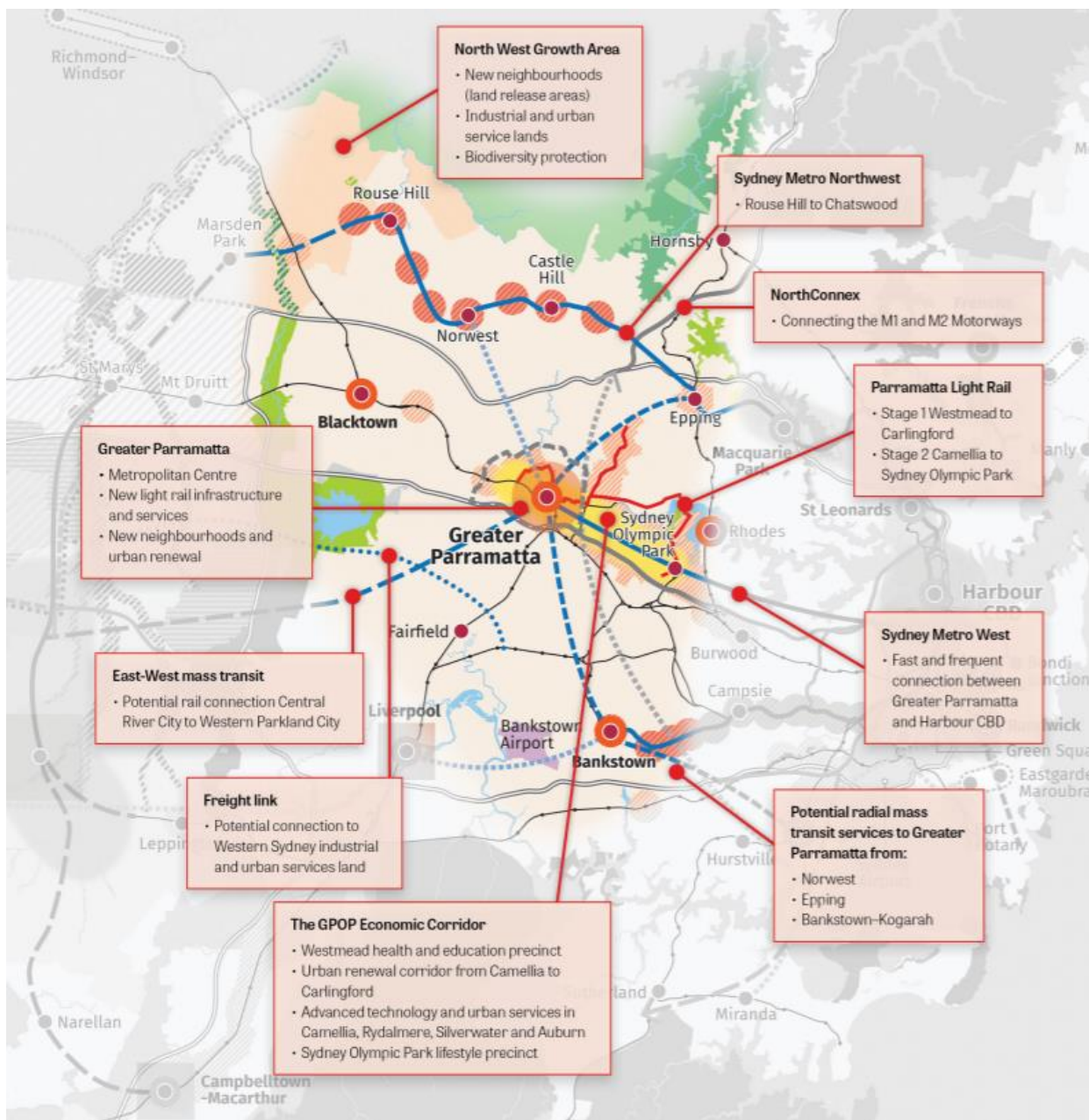


Figure 6 Central River City Vision

Source: Greater Sydney Commission

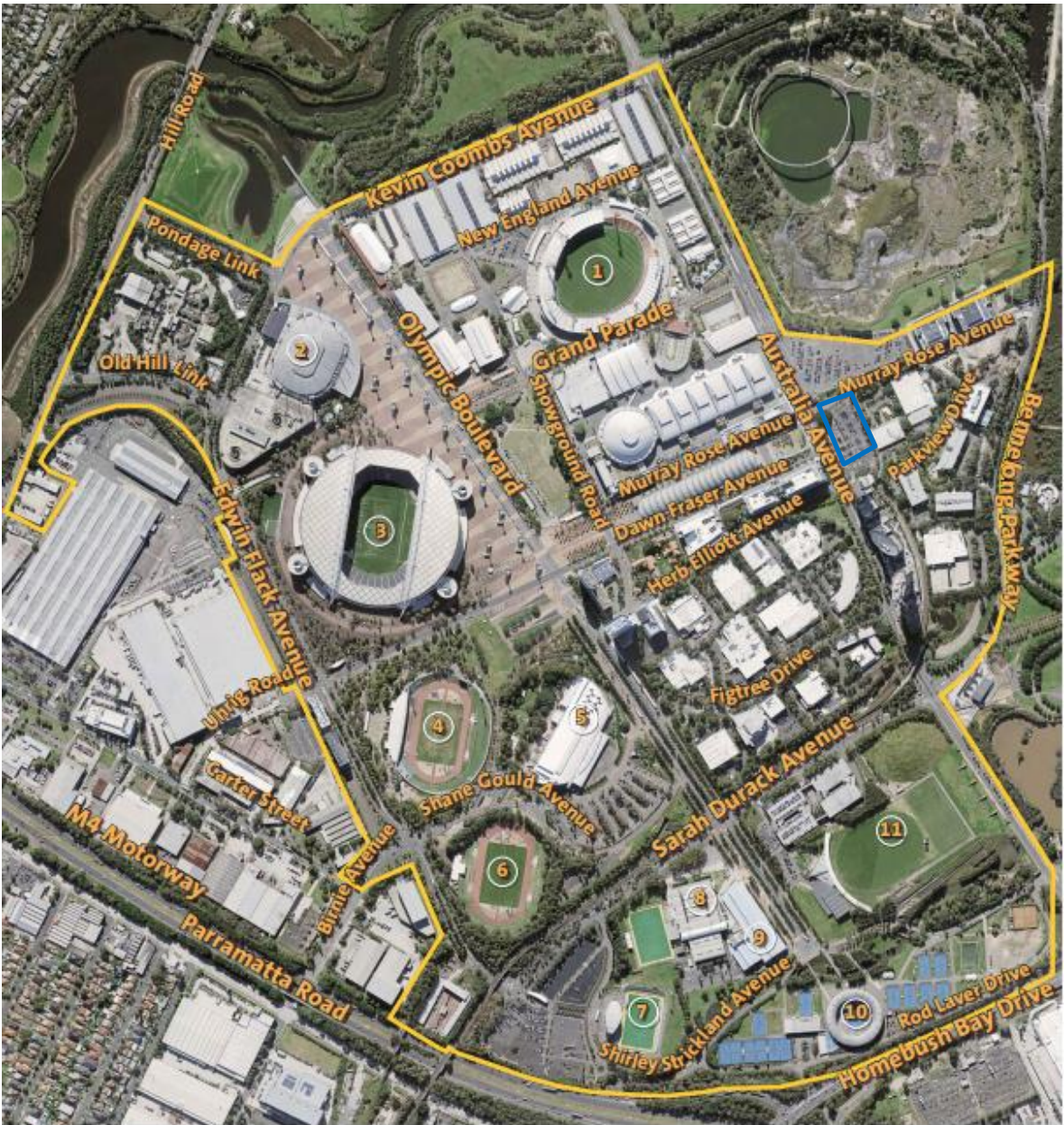
2.2.1 Sydney Olympic Park

Sydney Olympic Park is located within the City of Parramatta Local Government Area. Sydney Olympic Park is approximately 640 hectares and located approximately 14km to the west of the Sydney CBD and 10km to the east of the Parramatta CBD (refer to **Figure 5**). Sydney Olympic Park is centrally located in the corridor between the Sydney CBD and the Parramatta CBD. Nearby town centres include Auburn, Strathfield, Burwood and Ashfield which are allocated along two major corridors. The unique site is a host venue for world class events to thriving town centre. Sydney Olympic Park also has a frontage of approximately 5 kilometres to the Parramatta River, and: Sydney Olympic Park is located within the City of Parramatta Local Government Area. Sydney Olympic Park is approximately 640 hectares and located approximately 14km to the west of the Sydney CBD and 10kilometers to the east of the Parramatta CBD (refer to **Figure 5**). The located of Sydney Olympic Park is centrally located in the corridor between the Sydney CBD and the Parramatta CBD. The nearby town centres include Auburn, Strathfield, Burwood and Ashfield which are allocated along two major corridors. The unique site is a host venue for world class events to thriving Town Centre. The site has a frontage of approximately 5 kilometres to the Parramatta River.

Sydney Olympic Park has:

- A growing residential community and includes numerous outstanding sports and entertainment venues and diverse and expansive urban parklands.
- Increasing investment into commercial, sporting, education and hospitality since 2000.

The review of the Master Plan 2030 (2018 Review) includes an increase in building heights and floor space ratios to enable the growth of an additional 2,500 jobs in Sydney Olympic Park.



Key



Sydney Olympic Park Town Centre

- | | |
|----------------------|----------------------------------------|
| 1. Sydney Showground | 7. Hockey Centre |
| 2. The Arena | 8. Sports Centre |
| 3. The Stadium | 9. Netball Central |
| 4. Athletic Centre | 10. Tennis Centre |
| 5. Aquatic Centre | 11. Tom Wills Oval and Community Field |
| 6. Warm Up Arena | |

Figure 7 Sydney Olympic Park and Context (site shown in blue)

Source: Sydney Olympic Park Authority

2.2.2 Parkview Precinct within Sydney Olympic Park

The Master Plan (2018 Review) shows the Town Centre being divided into nine precincts. The site is identified as being located within the Parkview Precinct, which is located to the east of the Sydney Showground Precinct and Central Precinct (refer to **Figure 8**). Parkview Precinct is defined by Australia Avenue, Bennelong Park, the Brickpit

to the north and the parklands to the east. The Master Plan seeks to bring about the following changes to the Precinct:

- The existing commercial and industrial uses will progressively be transformed into higher densities and a mix of uses to create a compact urban neighbourhood with views over the Bicentennial Park and the Brickpit.
- The new streets will create a network that will transform the precinct into a walkable neighbourhood providing connections to Central Precinct and to the parklands.
- The new pocket park will be located within the heart of the neighbourhood and will create a landscape setting around the developments providing a leafy and green character in the precinct.
- The compact area of the commercial and hotel uses will occupy the blocks that are bound by Dawn Fraser, Murray Rose Avenue and Australia Avenue.
- The area will be characterised by transition in scale from the high rise buildings along Australia Avenue to the lower buildings along Australia Avenue to the lower buildings along Bennelong Parkway.

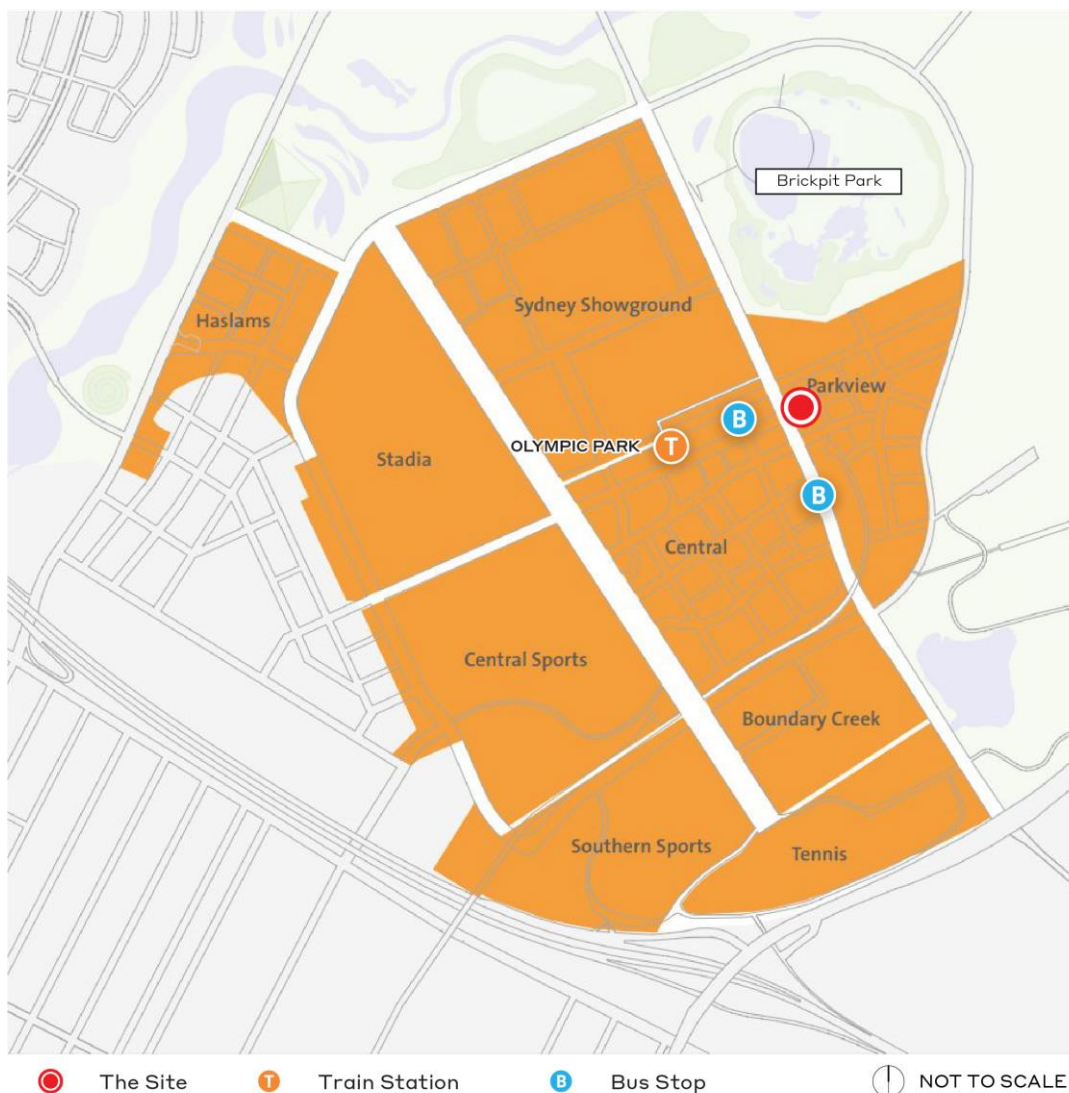


Figure 8 Location of the Site within the overall Sydney Olympic Park Precinct (Sydney Olympic Park Precincts Plan from the Sydney Olympic Park Master Plan 2030 (2018 Review))

Source: Sydney Olympic Park Authority and Ethos Urban



Figure 9 Location of the Site within the Parkview Precinct (Parkview Precinct Site Boundaries Plan from the Sydney Olympic Park Master Plan 2030 (2018 Review))

Source: Sydney Olympic Park Authority and Ethos Urban

2.3 Site Description

The site is legally described as Lot 71 DP 1134933 and the land is owned by the Sydney Olympic Park Authority. The site's area is approximately 7,711m², and is rectangular in shape. A survey plan is located at **Appendix M**. An aerial photo of the site is shown at **Figure 10**.

The site is currently used as an at grade car park known as P6d (refer to **Figures 11 to 15**). Vehicle access is currently provided from Murray Rose Drive and Parkview Drive, and pedestrian access is provided from all three street frontages. Initially an industrial and commercial area, it is characterised by its proximity and views to the brick pit to the north and Bennelong Parkway to the east.

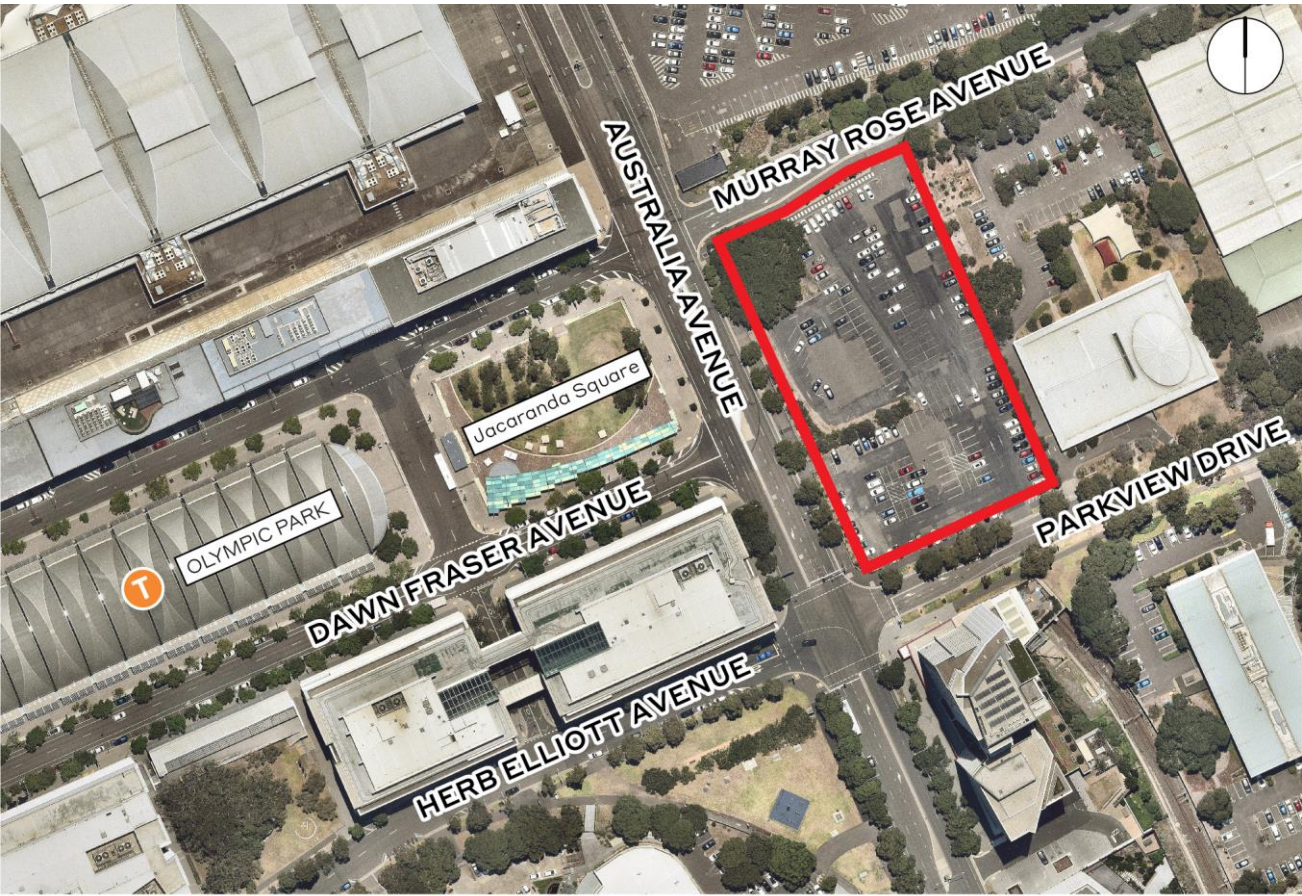
This significant and highly prominent site is located on the eastern side of Australia Avenue in Sydney Olympic Park and is located between Murray Rose Avenue (bounding the site to the north) and Parkview Drive (bounding the site to the south), as shown in **Figures 7 and 11**. The site is in the eastern portion of Sydney Olympic Park, within the Parkview Precinct and on the border of the Central Precinct. Jacaranda Square is located directly opposite the site on the western side of Australia Avenue with Sydney Olympic Park Station located approximately 150m west of the site. Sydney Showgrounds is located diagonally adjacent to the site to the north west.

Under the Sydney Olympic Park Master Plan 2030 (2018 Review) (SOP Master Plan 2030 (2018 Review)) (refer to **Figure 9**), the site is known as Site 2, and herein is referred to as such. Under the SOP Master Plan 2030 (2018 Review), Site 2 comprises two components, Site 2A and 2B, plus areas for new roads – namely, an extension to Dawn Fraser Avenue eastwards through the middle of the site, and the provision of a new north-south service lane connecting between Murray Rose Avenue and Parkview Drive. Site 2A will be approximately 4,121m² and Site 2B approximately 3,590m², with the new roads making up the remainder of the site's area.



Figure 10 Aerial View of Olympic Park in 2016 (site shown by the white arrow)

Source: Sydney Olympic Park Authority



 The Site

Figure 11 Site Aerial
Source: Nearmap and Ethos Urban



Figure 12 The Site from the corner of Parkview Drive and Australia Avenue looking north east
Source: Ethos Urban



Figure 13 The view of the Site from the north western corner looking east
Source: Ethos Urban



Figure 14 From the eastern boundary of the Site looking west

Source: Ethos Urban



Figure 15 From the centre of the Site looking north east

Source: Ethos Urban

The site slopes moderately on various angles to the east, with the north eastern corner of the site located significantly below street level. The site falls approximately 3.6m from the south western RL 16.55 to the north eastern corner RL 12.97.

All services are available to the site from surrounding streets, subject to the standard augmentation. No major utility diversions are required.

The site is not identified as a heritage item or being within a heritage conservation area.

Vegetation is generally sparse on the site with the exception of a significant Moreton Bay Fig tree in the north western corner and trees along the southern and northern setbacks, with the at-grade car park taking up most of the site. The site contains low-level planting within the front setback of Parkview Drive, Australia Avenue and Murray Rose Drive and the centre of the site. There is a significant Moreton Bay Fig tree in the north western corner of the site, which will be retained at the existing level.

A below ground rail corridor affects the south western corner of the site. Site 2A is not impacted by the rail tunnel, however Site 2B is significantly impacted by the rail tunnel, which sits shallow beneath the surface. The location of this tunnel below the site is shown in **Figure 16** below.

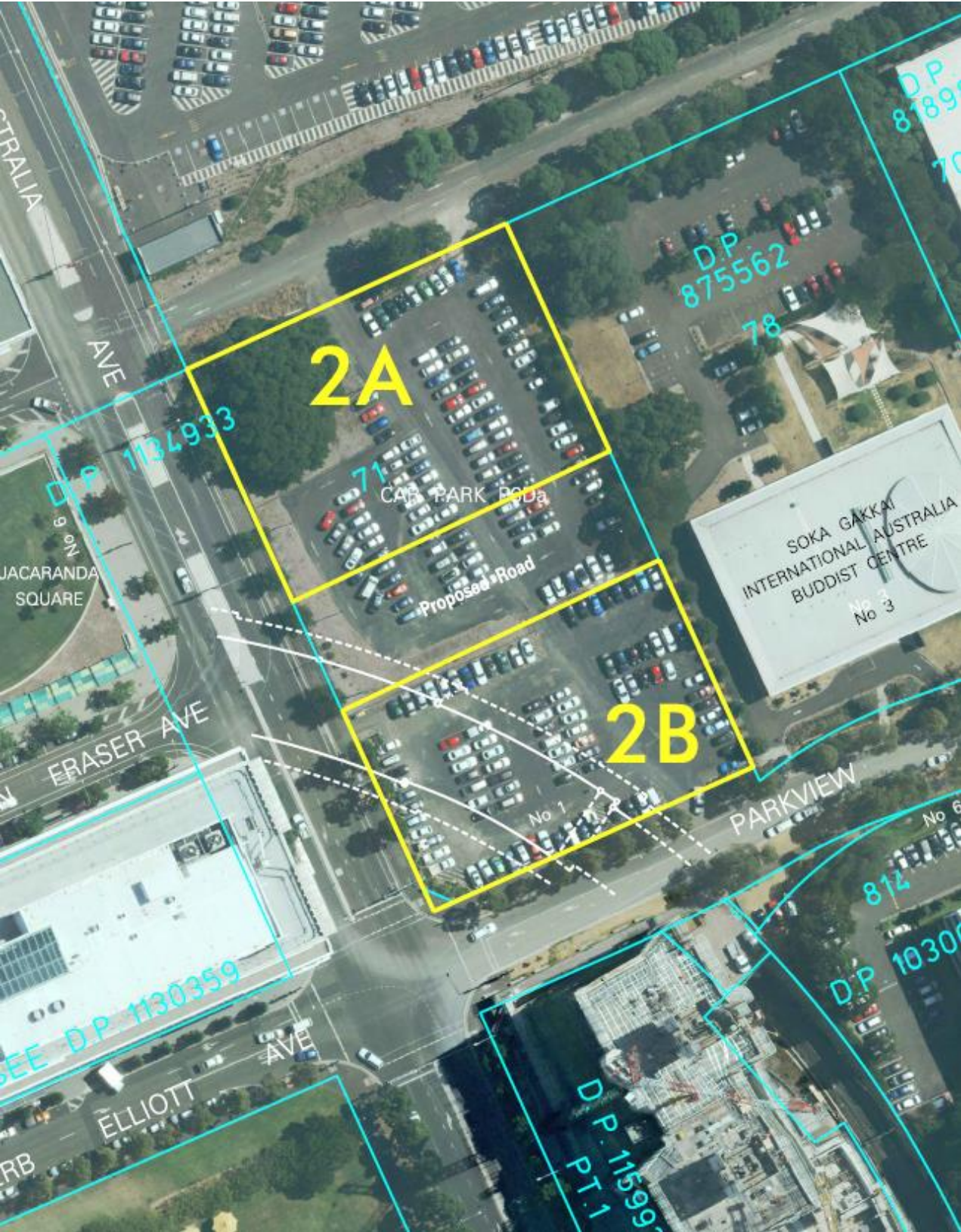


Figure 16 Aerial image of the site, showing the location of the train tunnel
Source: Sydney Olympic Park Authority

2.4 Surrounding Development

Surrounding the site is a range of commercial, residential, retail and car parking uses of varying ages and architectural styles. Immediately surrounding the site are the following developments.

North

Murray Rose Avenue separates the site from the P6 at grade car park. Further to the north of P6 car park is the Brickpit. The Brickpit was formerly Brickworks which ceased used in 1940. The Brickpit was developed into a freshwater wetland providing a habitat and water storage. An award-winning Ring Walk has been constructed around the Brickpit 'pond' providing a walkway for a bird's eye view without disturbing the natural habitats. To the north east are two six storey commercial office buildings with public open space. Further to the north west are the Showgrounds including exhibition halls and the GIANTS stadium. The area north of the site is used for the annual Sydney Royal Easter Show.

West

Australia Avenue separates the site from public open space known as Jacaranda Square which includes a coffee shop and a range of seating areas. Further to the west of Jacaranda Square is, the Sydney Olympic Park train station. Along the southern side of Dawn Fraser Avenue and Murray Rose Avenue is the Sydney Olympic Park train station and eight storey commercial office buildings with ground floor retail. Further to the west is Stadium Australia and the Cathy Freeman Park.

South

Parkview Drive separates the site from a high rise residential towers located at 9-11 Australia Avenue. The residential tower at 9-11 Australia Avenue has with ground floor retail and a childcare. Further to the south are residential towers with ground floor retail. Further to the south east is a three storey commercial office building with at grade car parking. To the south east across Australia Avenue is a park with play equipment and outdoor seating. Further to the south east is a two storey commercial building with at grade car parking with access from Australia Avenue.

East

Directly adjoining the site is a single storey commercial office building with an associated at grade car park and outdoor seating area. Further to the west is a single storey commercial office building with vehicle access provided from Parkview Drive. It is noted that there are no current approvals on the immediately adjacent sites at the rear known as Site 61A, Site 61B or Site 66A at this time.

3.0 Description of the Development

This chapter of the report provides a detailed description of the proposed development. Architectural drawings are included at **Appendix A**.

This application seeks approval for the following mixed use (hotel, commercial office, retail) and public domain development:

- Site preparation works, including tree removal and excavation works;
- The construction of a hotel and commercial building:
 - A 30 storey hotel with 304 keys:
 - Ground floor restaurant;
 - Commercial office;
 - Function rooms;
 - An outdoor terrace area;
 - Rooftop pool, amenities and bar.
 - A 14 storey commercial building with retail on the ground floor;
- Four levels of basement accommodating:
 - 522 car parking spaces;
 - 150 public car parking spaces including 3 disabled spaces;
 - 303 commercial car parking spaces including 10 disabled spaces;
 - 63 hotel car parking spaces including 2 disabled spaces; and
 - 6 street parking spaces.
- 277 bicycle spaces.
 - 214 bicycle spaces provided on basement one; and
 - 63 on street visitor parking.
- Construction an extension of Dawn Fraser Avenue and a service lane; and
- Construction of a large activated public domain located in the frontage area between the proposed buildings and Australia Avenue.

The Architectural drawings prepared by fitzpatrick and partners are included in **Appendix B**, and the landscape drawings prepared by Arcadia are included in **Appendix T**. A photomontage of the proposed development is shown at **Figure 17**.



Figure 17 Perspective of the Proposed Development

Source: Fitzpatrick + Partners

3.1 Numerical Overview

The key numeric development information is summarised in **Table 2**.

Table 2 Key development information

Component	Proposal
Site area	7,711m ²
FSR Gross Floor Area	5.66:1 43,660m ²
GFA <ul style="list-style-type: none">• Hotel• Commercial	<ul style="list-style-type: none">• Hotel: 22,742m²• Commercial: 20,918m²
Hotel Keys	304
Maximum Height <ul style="list-style-type: none">• Hotel<ul style="list-style-type: none">- Metres- Storeys• Commercial<ul style="list-style-type: none">- Metres	<ul style="list-style-type: none">• Hotel<ul style="list-style-type: none">- 117.5m (RL 132.650)- 30 storeys• Commercial<ul style="list-style-type: none">- 58.6m (RL 77.3)

Component	Proposal
- Storeys	- 15 storeys
Car spaces	<p>A total of 522 car parking spaces are provided:</p> <ul style="list-style-type: none"> • 6 car parking spaces along the extension of Dawn Fraser Avenue; • 516 Within the basement levels: <ul style="list-style-type: none"> - 150 public car parking spaces including 3 disabled car parking spaces; - 303 commercial car parking spaces including 10 disabled car parking spaces; and - 63 hotel car parking spaces including 2 disabled car parking spaces.
Bicycle parking spaces	277 spaces
Loading Docks	<p>A total of two loading docks</p> <ul style="list-style-type: none"> - Loading dock for the hotel accessed from the service lane - Loading dock for the commercial building accessed from the service lane
Hours of Operation	<p>Hotel</p> <ul style="list-style-type: none"> • 24 hours 7 days a week <p>Commercial Building</p> <ul style="list-style-type: none"> • Monday to Sunday 7:00am to 10:00pm
Staff	<p>Hotel</p> <ul style="list-style-type: none"> • 200 staff

3.2 Design/Urban Design Principles

The planning the design principles of the Government Architect's Office NSW Better Place design objectives informed the proposed development of the site:

- **Better Fit:** The proposal responds to site by developing a solution that recognises the significant urban differences between the two parts of the site with site 2A relating to the central axial nature of the iconic Sydney Olympic Park train station while site 2B acts as a more low key urban block in keeping with the street wall of the other buildings on the adjoining sites.
- **Better Performance:** Both buildings are designed in response to their surrounding environment and orientations, with this logic defining the facade designs, building spaces and function, materiality and forms.
- **Better for Community:** This resolution creates real connections to the surrounding sites and public domain, as well as achieving equitable and easy access between the buildings.
- **Better Working:** Our solution allows for the development of two efficient and aligned buildings being both a hotel and boutique workplace suites and a working building, office and market place with food and beverage retail outlets.
- **Better Value:** The value of the development has been enhanced through the creation of both an iconic hotel building in the park as one of two buildings, both much more attractive to potential future sale through the clarity of functional alignment.
- **Better Look and Feel:** The creation of a plaza space opposite Jacaranda Square serves to formalise the public space to the east of Australia avenue and provides a public definition to the plaza space as both a local and international public domain space.

- The reinforcement of the built edge to Australia Avenue and the introduction of a market place retail environment within site 2B both internal to the building form and spilling out into the edge and central spaces, allows the overall balance of the ground plane to have a welcoming and functional area for the local community to both relax and enjoy.

The Design Report by fitzpatrick + partners (see **Appendix C**) provides a detailed assessment of the design approach in accordance with the seven better placed principles.

3.3 Design Approach

The proposed development consists of two buildings a 30 storey hotel with provision for 304 keys and a 14 storey commercial building with ground floor retail and a large activated public domain. The proposal is the winning scheme from the Design Excellence Competition and has been further developed in consultation with the SOPA DRP. The proposal has considered the landmark location, the significant public domain, the tunnel for the train and the topography of the site.

The Design Report by Fitzpatrick + Partners (see **Appendix C**) details the rationale behind the proposed design and provides detailed information about the site layout and building design. The proposed ground floor is provided in **Figure 18** and the proposed materials and finishes are provided in **Figures 19 and 20**.

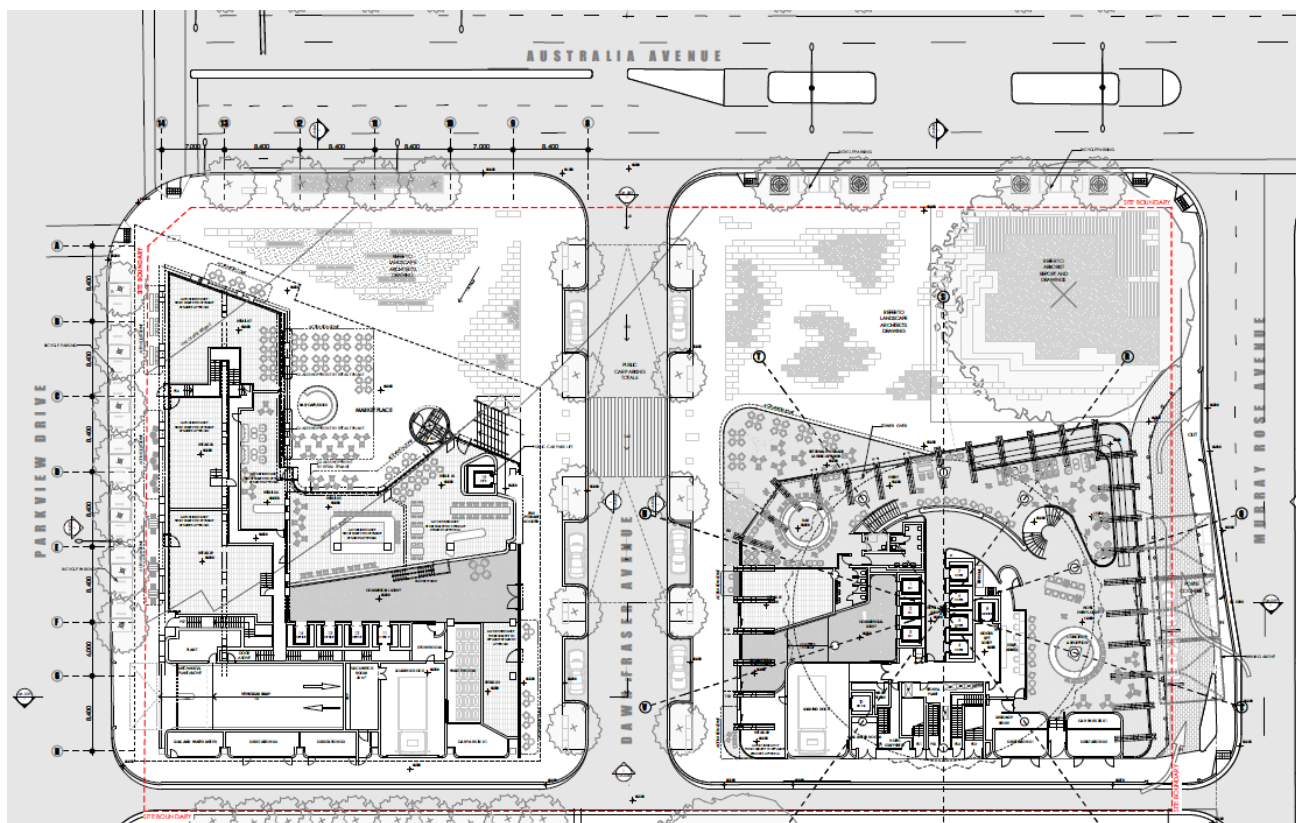


Figure 18 Ground Lower Floor Plan

Source: Fitzpatrick + Partners



Figure 19 Proposed Materials and Finishes for Site 2A

Source: Fitzpatrick + Partners

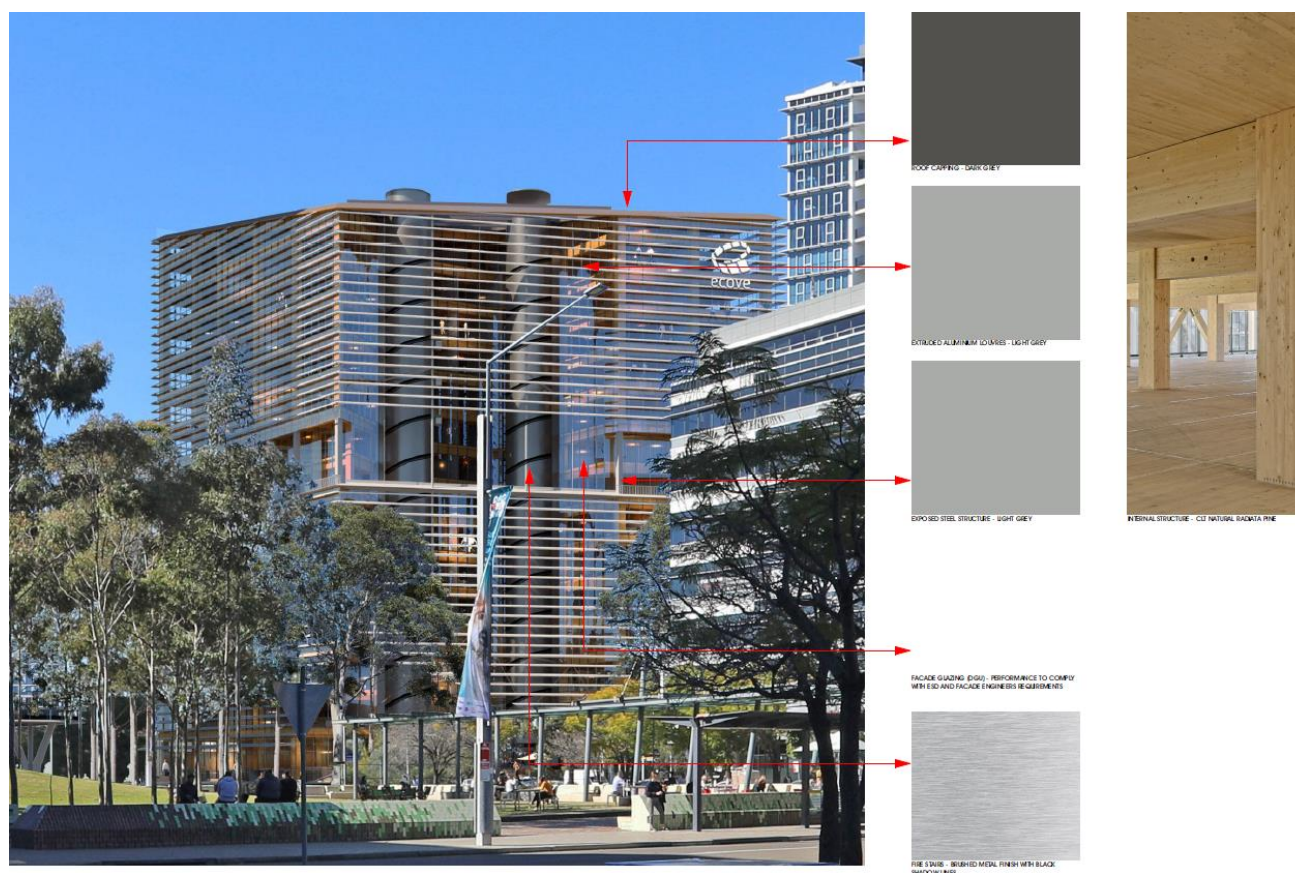


Figure 20 Proposed Materials and Finishes for Site 2B

Source: Fitzpatrick + Partners

3.4 Landscape and Public Domain

A landscape design has been developed by Arcadia (refer to **Appendix U and Figure 21**). The following summarises the design approach taken by Arcadia. Throughout the consultation with SOPA and their DRP, the landscape design has developed to further respond to the site topography and uses on the site. The key landscape concepts to provide an activated public domain that compliments the built form consists of the following components:

Design Intent

The aim of the landscape design is to provide a series of well connected exterior spaces that engage with the local community and provide a platform for social interaction and inclusion. The public domain reflects the community aspirations with a strong connection to the local landscape, history and heritage. The vision included the following key principles: community reinforcement, social spaces, a structured nature, microclimate, sculpture and art and the built form.

Fig Tree

The Moreton Bay Fig is recognised as a hidden opportunity. The aim is to retain the tree and emphasize the incredible spread of the structural limbs, and expose the beauty of the buttress root system. The design allows for walking, sitting and views under the canopy of the tree whilst celebrating and protecting it.

Planting and Colour Palette

The selection of the planting includes a wide range of trees, shrubs and water sensitive planting that has been based on the Sydney Olympic Park Public Domain Guidelines.

Landscape on the Podium

The proposed landscape design for the public domain is provided below. The Landscape Plans and Design Statement are provided at **Appendices T and U**.



Figure 21 Master Landscape Plan

Source: Arcadia

3.5 Vehicle Access & Parking

Extension of Dawn Fraser Avenue connecting Murray Rose Avenue to Parkview Drive. Six on street car parking spaces will be provided along the extension of Dawn Fraser Avenue.

The basement extends under the extension of Dawn Fraser Avenue connecting Murray Rose Avenue to Parkview Drive. The four levels of basement car parking will accommodate:

- 522 car parking spaces including:
 - 150 public car parking spaces including 3 disabled car parking spaces;
 - 303 commercial car parking spaces including 10 disabled car parking spaces;
 - 63 hotel car parking spaces including 2 disabled car parking spaces; and
 - 6 street car spaces.
- 277 bicycle spaces; and
- 2 loading bays to service the hotel and commercial building.

The hotel will have vehicle to the porte cochere from Murray Rose. The porte cochere is capable of accommodating two cars or a coach.

3.6 Development Staging

It is envisaged that the buildings will have five construction stages, as follows:

- Piling and in ground works;
- Car Parking;
- 2A Hotel Building;
- 2B Commercial Building; and
- Public Domain.

Any conditions relating to the requirements for construction certificates should be structured to accommodate the above.

3.7 Signage

Eight Building identification signs zones are proposed as part of this application, the details of each signage zone are provided in **Table 2**. The location and the content of the signage has been integrated into the proposed façade design by the project architect, fitzpatrick + partners, and is shown in the architectural drawings with the Design Report at **Appendix D** and in the wayfinding strategy at **Appendix FF**. An assessment against the State Environmental Planning Policy 64 (Advertising and Signage) Schedule 1 is provided in **Section 5.14**.

Table 2 Proposed Building Identification Signs

Location	Sign Type & Content	Signage Zone	Illumination
Crowne Plaza's Sky Sign centred on the Tower's top level 32 façade Western elevation	Sky Sign Logo Static-illuminated ID Text 'Crowne Plaza' + Logo	20000mm W x 6000mm H	Rear illuminated 3-dimensional characters
Crowne Plaza's Sky Sign centred between the Podium level 1 & 2 facade Western elevation	Sky Sign Logo Static-illuminated ID 'Crowne Plaza'	20000mm W x 6000mm H	Rear illuminated 3-dimensional characters
Commercial/Retail/FB Sky Sign mounted on right side of level 12 façade Western elevation	Sky Sign Logo Static-illuminated ID 'TBA' Logo	14000mm W x 5000mm	Rear illuminated 3-dimensional characters
Commercial/Retail/FB Sky Sign mounted on left side of level 12 façade Southern Elevation	Sky Sign Non-illuminated ID 'TBA' Logo	14000mm W x 5000mm H	Non-illuminated
Crowne Plaza Sky Sign top level 32 façade Eastern Elevation	Sky Sign Logo Static-illuminated ID 'Crowne Plaza' + Logo	20000mm W x 6000mm H	Illuminated 3-dimensional characters
Commercial/Retail/FB Sky Sign mounted on left side of level 12 façade Eastern Elevation	Sky Sign Logo Static illuminated ID 'TBA' Logo	14000mm W x 5000mm H	Illuminated 3-dimensional characters
Crowne Plaza's Sky Sign centred between Podium levels 1 & 2 façade Northern Elevation	Podium Logo Static-Illumination ID	6500mm W x 2750mm H	Illuminated 3-dimensional characters

3.8 Site Preparation / Bulk Earthworks / Remediation

Site preparations works include removal of the car parking metres, removal of planting and excavation.

3.8.1 Tree and Vegetation Removal and Protection

The proposed development necessitates the removal of 15 trees on the site and the planting around the northern, southern and western boundaries. The significant Moreton Bay Figtree located in the north western corner is being retained at the existing level. An assessment of the health and quality of each of the trees within the site is contained in the Arboricultural Assessment prepared by Arterra Consulting Arboriculture (refer to **Appendix N**).

3.8.2 Bulk Earthworks

The excavation will accommodate the 4 levels of basement car parking.

4.0 Consultation

The SEARs specified that consultation be undertaken in accordance with Sydney Olympic Park Authority (including the Sydney Olympic Park Authority Design Review Panel and the Sydney Olympic Park Access Advisory Committee), the Environment Protection Authority, Government Architect NSW, Fire and Rescue NSW, NSW Government Transport Agencies including Transport for NSW, Sydney Trains, Roads and Maritime Services and Sydney Metro.

In accordance with the SEARs issued for this project, consultation was undertaken with relevant public authorities, the community and Council (refer to **Table 3**). A summary of the consultation undertaken to-date with Council, the community and relevant agencies is provided below. Several consultants have undertaken additional consultation with relevant parties during the preparation of their reports.

Table 3 Summary of Issues Raised and Response

Consultation Required by SEARs	Summary of Consultation	Response
Sydney Olympic Park Authority (including the Sydney Olympic Park Authority Design Review Panel and the Sydney Olympic Park Access Advisory Committee)	<p><i>Sydney Olympic Park Authority</i> Ecove Group regularly meet with SOPA's commercial team on monthly basis consistent with the requirements laid down in the Project Delivery Agreement.</p> <p><i>Sydney Olympic Park Authority Design Review Panel</i> As described in Section 1.2.1 a Design Excellence Competition was conducted for Site 2 in accordance with the Sydney Olympic Park Master Plan.</p> <p><i>Sydney Olympic Park Access Advisory Committee</i> The Development Application's Access Report and Wayfinding Strategy will be discussed with the Committee.</p>	<p><i>Sydney Olympic Park Authority</i> Feedback from the meetings have been incorporated into the proposal on an ongoing basis.</p> <p><i>Sydney Olympic Park Authority Design Review Panel</i> As described in Section 1.2.1 the SOPA DRP considered the design excellence and deemed the proposal to achieve design excellence.</p> <p><i>Sydney Olympic Park Access Advisory Committee</i> The Development Application's Access Report and Wayfinding Strategy will be discussed with the Committee.</p>
Government Architect NSW	<p>Consultation with the Government Architect and SOPA was undertaken throughout May 2019. The consultation was based on the requirement for a State DRP. Correspondence was received on the 27 May 2019 from the Government Architect's Office, confirming that a State DRP was not required given that the design competition was completed with the SOPA DRP.</p>	<p>The SSDA did not require referral to the State DRP.</p>
NSW Government Transport Agencies including Transport for NSW, Sydney Trains, Roads and Maritime Services and Sydney Metro	<p><i>Transport for NSW</i> Correspondence was issued on 19 July 2019.</p> <p><i>Sydney Trains</i> Several meetings and correspondence have</p>	<p><i>Transport for NSW</i> No response was provided to date.</p> <p><i>Sydney Trains</i></p>

Consultation Required by SEARs	Summary of Consultation	Response
	<p>been had with Sydney Trains between November 2018 to 19 August 2019.</p> <p><i>Roads and Maritime Services</i> Correspondence was issued on 18 July 2019.</p> <p><i>Sydney Metro</i> Correspondence was issued on 30 August 2019.</p>	<p>The feedback received from the meetings has been incorporated into the design. Further consultation will be had with Sydney Trains throughout the construction phase.</p> <p><i>Roads and Maritime Services</i> No response was provided to date.</p> <p><i>Sydney Metro</i> The feedback received confirmed that the proposal does not impact on the Sydney Metro's proposed infrastructure at Sydney Olympic Park.</p>

The proposed development will be placed on public exhibition for 30 days in accordance with clause 83 of the *Environmental Planning and Assessment Regulation 2000*. During the public exhibition period Council, State agencies and the public will have an opportunity to make submissions on the project.

5.0 Environmental Assessment

This section of the report assesses and responds to the environmental impacts of the proposed DA. It addresses the matters for consideration set out in the SEARs (see **Section 1.6**). The Mitigation Measures at **Section 8.0** complement the findings of this section.

5.1 Relevant EPIs, Policies and Guidelines

The relevant strategies, environmental planning instruments, policies and guidelines as set out in the SEARs are addressed in **Table 4**.

Table 4 Summary of consistency with relevant Strategies, EPIs, Policies and Guidelines

Instrument/Strategy	Comments
Strategic Plans listed in the SEARs	
NSW State Priorities	<p>The 12 Premier's Priorities and 18 State Priorities are key whole-of-government areas of focus. The proposal supports the delivery of several of these priorities, including:</p> <p>Premier's Priorities</p> <ul style="list-style-type: none"> - Creating Jobs: The proposal will provide significant employment in the construction phase and post construction phase, throughout the region and the greater metropolitan area. - Building Infrastructure: The proposal will provide a portion of the service lane and an extension to Dawn Fraser providing access to Australia Avenue and the service lane. <p>State Priorities</p> <ul style="list-style-type: none"> - Strong budget and economy: Encouraging business investment: The Proposal supports this project not only through substantial investment proposed by Ecove Group, but also its operation will encourage and support investment in businesses by providing retail, office and hotel floor space.
Greater Sydney Region Plan 2018	<p>The Greater Sydney Region Plan (GSRP), <i>A Metropolis of Three Cities</i>, is the overarching vision for Sydney. The strategy sets out new objectives for intensive growth and development of Sydney commensurate to population growth. The strategy is underpinned by four Key Goals to promote productivity, liveability, sustainability and infrastructure & collaboration across Sydney. The goals are supported by a total of 10 Directions.</p> <p>Each of the three cities envisaged in the plan has their own vision,</p>

	<p>supported by the Key Goals.</p> <p>The proposal is consistent with the Vision for the Central River City (within which the site is located), as demonstrated below.</p> <ul style="list-style-type: none"> - The vision notes that “<i>A shared vision for the Greater Parramatta and the Olympic Peninsula (GPOP) recognises that Greater Parramatta is a central hub which brings to together stakeholders in business, health, education, arts and heritage</i>”. The proposal is consistent by providing a hotel, commercial office and retail within the Olympic Peninsula (GPOP). - The vision notes that “<i>Economic activity and infrastructure investment will be focused in the Greater Parramatta and the Olympic Peninsula Economic Corridor and supported by the well-established industrial corridor which extends from Villawood to Wetherill Park</i>.” The proposal is providing economic activity within GPOP through a significant number of jobs being provided throughout the construction and future operation of the hotel, commercial office and retail on the site. <p>The proposal is also consistent with the Direction for Greater Sydney, including:</p> <ul style="list-style-type: none"> - Direction 5 A city for great places – Renewal of great places for people: The proposal demonstrates design excellence and provides local accessibility through walking and cycling for residents and workers. - Direction 7: Jobs and skills for the city – Increased jobs: The proposal will provide significant employment, and assist in providing additional jobs through supporting construction work throughout the region and the greater metropolitan area. - Direction 9: An efficient city – Using resources wisely: The proposal incorporates a number of initiatives to ensure resource efficiency is maximised. The building designs achieve the Green Star requirements for 4 star Green Star rating for the hotel and a 5 star Green Star rating for the commercial office.
<p>Central City District Plan 2018</p>	<p>The Central City District Plan is the applicable subregional plan, sitting under the Greater Sydney Region Plan. The District covers an area which includes GPOP, Blacktown, Castle Hill, Rouse Hill, Marsden Park, and Mt Druitt.</p> <p>The proposal is consistent with the Vision for the District, as the plan notes, “<i>Urban renewal of GPOP will be transformative, capitalising on its location close to the geographic centre of Greater Sydney, and radial connections to Macquarie Park, Harbour CBD, Bankstown, Liverpool, Western Sydney Airport and Blacktown</i>”. As mentioned above, this development consistent with the renewal of the GPOP.</p> <p>The District Plan utilises the same Directions as the GSRP, and accordingly the proposal is consistent with these, as noted above.</p> <p>In the plan Sydney Olympic Park is identified a major arts, open space, recreational and cultural area and as being a Strategic Centre. The following are relevant Planning Priorities applying to Sydney Olympic Park:</p> <ul style="list-style-type: none"> • C8. Delivering a more connected and competitive GPOP Economic Corridor: The proposal is providing a hotel, retail and commercial floor space which will contribute to the renewal of Sydney Olympic Park. The location of the proposal will allow people to access jobs, retail and a public domain within reach of the strategic centre. • C9. Delivering integrated land use and transport planning and a 30-minute city: The proposal is delivering land uses within close proximity to the Sydney Olympic Park train station and the future Sydney Olympic Park metro station, which is consistent with the 30-minute city. • C10. Growing investment, business opportunities and jobs in strategic centres: The proposal is increasing investment, business opportunities and jobs within the Sydney Olympic Park strategic centre by providing a hotel and commercial office and retail gross floor area.

Future Transport Strategy 2056	<p>The <i>Future Transport Strategy 2056</i>, and the associated <i>Greater Sydney The Future Transport Strategy 2056</i>, and the associated <i>Greater Sydney Services And Infrastructure Plan</i> sets the framework for the NSW Government to deliver an integrated transport system, and identifies the key strategies and focuses to support Greater Sydney as it grows and develops over the next 40 years. The proposed development is consistent with these documents as the location of the proposal is located within 130m from the Sydney Olympic Park Station and will be located within close proximity to the future Sydney Olympic Park Metro Station. Therefore, the proposal supports the achievement of the 30 minute city goal, as the site is within the Sydney Olympic Park strategic centre, can be accessed from, and is accessible to the nearest strategic and metropolitan centre (being Rhodes and Greater Parramatta) by public transport (being the train and 525 bus) within 30 minutes.</p>
NSW State Infrastructure Strategy 2018-2038	<p>The NSW State Infrastructure Strategy 2018-2038 outlines the government's priorities for the next 20 years, and combined with the <i>Future Transport Strategy 2056</i>, the <i>Greater Sydney Region Plan</i> and the <i>Regional Development Framework</i>, brings together infrastructure investment and land-use planning for our cities and regions.</p> <p>The recommendations are based on residents having access to jobs and services within 30 minutes. The location of the site is consistent with providing residents access to jobs and services within 30 minutes.</p>
Better Placed – an integrated design policy for the built environment of NSW 2017	<p>The proposed scheme has considered, incorporated and been assessed against the seven objectives of 'Better Policy'. As part of the Design Excellence process the Government Architect's Office considered the objectives, being:</p> <ul style="list-style-type: none"> - Better Fit – contextual local and of its places; - Better Performance – sustainable, adaptable and durable; - Better for community – inclusive connected and diverse; - Better for people – safe, comfortable and liveable; - Better working – functional, efficient and fit for purpose; - Better value – creating and adding value; and - Better look and feel – engaging, inviting and attractive. <p>As discussed in Section 1.2.1 the design competition considered the Better Placed in the winning design. The SOPA DRP advised in the Architectural Design Competition Report (refer to Appendix C) that the proposal is consistent with the objectives.</p>
Sydney's Cycling; Walking; Light Rail and Rail Future Guidelines	<p>The proposal has been designed in accordance with the Sydney's Cycling; Walking; Light Rail and Rail Future Guidelines. The proposal promotes walking and cycling being located within close proximity to public transport and provides 277 bicycle spaces as required by the Master Plan (2030) 2018 Review.</p>
NSW Planning Guidelines for Walking and Cycling	<p>The NSW Planning Guidelines for Walking and Cycling aim to assist land-use planners and related professionals to improve consideration of the walking and cycling network. The proposal has been designed to provide walking and cycling routes that are accessibly to urban service and public transport.</p>
Sydney Olympic Park Masterplan 2030	<p>The proposal has been designed in accordance with the Sydney Olympic Park Master Plan. The SOPA Master Plan Assessment has been provided in Appendix J and in Section 5.8.</p>
Sydney Olympic Park Masterplan 2030 (2018 Masterplan Review) and Relevant SOPA Guidelines	<p>The proposal has been designed in accordance with the Sydney Olympic Park Master Plan. The SOPA Master Plan Assessment has been provided in Appendix J and in Section 5.8.</p>
Development near Rail Corridors and Busy Roads – Interim Guideline 2008	<p>The proposal has been designed with consideration of the potential impacts on the Olympic Park Rail Corridor, noting that the site is located above the Olympic Park Rail Corridor.</p> <p>To design and assess potential impacts on the Olympic Park Rail Corridor in accordance with the Guideline, the following technical reports</p>

	<p>have been provided:</p> <ul style="list-style-type: none"> - Structural Report (Appendix EE); - Noise and Vibration Assessment (Appendix GG); - Geotechnical Report (Appendix DD); and - Preliminary Construction Management Plan (Appendix S).
Interim Construction Noise Guideline 2009	A Noise and Vibration Assessment (refer to Appendix HH) provides an assessment against the Interim Construction Noise Guideline 2009.
Managing Land Contamination: Planning Guidelines – SEPP 55 Remediation of Land.	Douglas and Partners have prepared a contamination report for the site (refer to Appendix BB). Refer to Section 6.10 for further discussion.
SEPP 65 Apartment Design Guide	The proposal is not seeking consent for any residential apartments, therefore this is not applicable.
Guide to Traffic Generating Developments (Roads and Maritime Services)	PTC have prepared a traffic report (refer to Appendix S) which has assessed the proposal in accordance with the RMS guide to traffic generating developments (Roads and Maritime Services). Refer to Section S for further discussion.
Code of Practice for Archaeological Investigations of Aboriginal Objects in NSW (OEH)	Biosis prepared a heritage report that has been assessed in accordance with the Code of Practice for Archaeological Investigations of Aboriginal Objects in NSW (OEH). Refer to Section 6.22 for further discussion.
Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW 2011 (DECCW)	Biosis prepared a heritage report that has been assessed in accordance with the Guide to investigating, assessing and reporting on <i>Aboriginal Cultural Heritage in NSW 2011</i> (DECCW). Refer to Section 6.22 for further discussion.
Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (DECCW).	Biosis prepared a heritage report that has been assessed in accordance with the <i>Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010</i> (DECCW). Refer to Section 6.22 for further discussion.
State Legislation	
Environmental Planning & Assessment Act 1979	<p>The proposed development is consistent with the objects of the EP&A Act for the following reasons:</p> <ul style="list-style-type: none"> - It provides a new hotel, commercial and retail development within the Parkview Precinct at Sydney Olympic Park, which is consistent with the objectives of the zone under SEPP (State Significant Precincts) and the desired character and use of the site. It therefore contributes to the proper development of Sydney Olympic Park. - It provides for orderly and co-ordinated use of the land by revitalising a car park with a high quality development which is in keeping with the surrounding developments and will provide a better quality environment. - The proposal provides the provision of land for public purposes. - The protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats. - The proposed development is ecologically sustainable with excellent water and energy saving performance, with the hotel achieving a 4 star Green Star rating and the commercial building will achieve a 5 star Green Star rating. - There will be few or no environmental impacts arising from the construction and operation of the development, and none that cannot be managed. <p>The proposed development is consistent with Division 4.7 of the EP&A Act, particularly for the following reasons:</p> <ul style="list-style-type: none"> - the development has been declared to be of state significance under SEPP (State and Regional Development) 2011; - the development is not prohibited by an environmental planning instrument; and - the development has been evaluated and assessed against the relevant heads of consideration under section 4.15(1).

Environmental Planning & Assessment Regulations 2000	<p>The EIS has addressed the specification criteria within clause 6 and clause 7 of Schedule 2 of the EP&A Regulation. Similarly, the EIS has addressed the principles of ecologically sustainable development through the precautionary principle (and other considerations), which assesses the threats of any serious or irreversible environmental damage (see Section 9.3).</p> <p>No additional approvals are required.</p>
SEPP (State and Regional Development) 2011	Under Schedule 2 clause 2, Development with a capital investment value of more than \$10 million within Sydney Olympic Park is SSD. As the proposed development will have a capital investment value of approximately \$207,478,831.00 (refer to Appendix L) it is defined as SSD.
SEPP (State Significant Precincts) 2005	Under Schedule 3, Part 23, Sydney Olympic Park is identified as a State Significant Precinct. The relevant provisions are addressed in Section 5.2 .
SEPP (Educational Establishments and Child Care Facilities) 2017	The proposal is not seeking consent for an educational establishment or childcare centre, therefore this is not applicable.
SEPP (Infrastructure) 2007	<p>The proposal is located above the Sydney Olympic Park Railway Corridor. Therefore, Clauses 85 and 86 of State Environmental Planning Policy (Infrastructure) 2007 apply to the development requiring concurrence from Sydney Trains.</p> <p>On this basis the application is required to be referred to Sydney Trains and Sydney Trains is required to provide concurrence.</p> <p>The proposed mixed use development is identified as traffic generating development under Clause 104 and Schedule 3 of <i>State Environmental Planning Policy (Infrastructure) 2007</i> with 20,918m² of commercial gross floor exceeding the specified criteria of more than 10,000m² of gross floor area.</p> <p>On this basis the application is required to be referred to the NSW Roads and Maritime Services. The consent authority must take into consideration any comments received from the NSW Roads and Maritime Service.</p>
SREP (Sydney Harbour Catchment) 2005	<p>Sydney Olympic Park is identified as being located within the Sydney Harbour Catchment Area. The relevant planning principles for the Sydney Harbour Catchment are:</p> <ul style="list-style-type: none"> - The natural assets of the catchment are to be maintained, and where feasible, restored for their scenic and cultural values and their biodiversity and geodiversity. - Decisions with respect to the development of the land are to take account of the cumulative environmental impact of development within the catchment. - Development is to take into account and improve the water quality of urban run-off, reduce the quantity and frequency run-off- prevent the risk of increased flooding and conserve water. - Development that is visible from the waterways or foreshores is to maintain, protect and enhance the unique visual qualities of Sydney Harbour. <p>The proposal is consistent with the above relevant planning principles of the Sydney Harbour Catchment. In addition, the proposal will not result in any significant adverse impacts on the Sydney Harbour Catchment, having incorporated the relevant planning principles specifically, stormwater management and retention of natural assets including the Fig Tree.</p> <p>The upper levels of the proposed tower could be visible from the southern end of Homebush Bay. The site has a significant separation from the southern end of Homebush Bay. Any views of the development would include the surrounding existing taller tower buildings that are located to the south of the site within Sydney Olympic Park. The view impacts from the southern end of Homebush Bay are considered to be acceptable.</p>

SEPP 65 (Design Quality of Residential Apartment Development)	The proposal is not seeking consent for any residential accommodation, therefore this SEPP is not applicable.
SEPP 55 (Remediation of Land)	Douglas and Partners have prepared a Contamination Report (see Appendix BB) for the site. The report assesses the existing contamination risks on the site and demonstrates the site is suitable for the proposed development. For further assessment refer to Section 6.10 .
State Environmental Planning Policy (BASIX) 2004	The proposal is not seeking consent for any residential accommodation, therefore this SEPP is not applicable.
Draft Environment State Environmental Planning Policy 2017	<p>The draft Environment SEPP would consolidate the following seven existing SEPPs:</p> <ul style="list-style-type: none"> - State Environmental Planning Policy No. 19 – Bushland in Urban Areas; - State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011; - State Environmental Planning Policy No. 50 – Canal Estate Development; - Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment; - Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River (No.2-1997); - Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005; and - Willandra Lakes Regional Environmental Plan No. 1 – World Heritage Property. <p>The consolidated draft Environment SEPP seeks to simplify the planning rules for a number of waterways, water catchments, Willandra Lakes World Heritage Property and urban bushland. The draft Environment SEPP will also incorporate any changes that have occurred since the creation of the original policies.</p> <p>Between the 31 October 2017 and 31 January 2018, the Explanation of the Intended Effect for the draft Environment SEPP was on public exhibition. The feedback from the public exhibition period is currently being considered.</p> <p>The site is identified as being within the Sydney Olympic Park Harbour Catchment area under the <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</i>. Therefore, the site will be included in the draft Environment SEPP, however the proposal development is not anticipated to result in any significant non-compliance with the new provisions of the SEPP.</p>
State Environmental Planning Policy No 64 – Advertising and Signage	The proposal is seeking consent for signage zones. The proposed signage scheme complies with Schedule 1 of the SEPP. See Section 5.14 for further assessment.

5.2 State Environmental Planning Policy (State Significant Precincts) 2005

SEPP State Significant Precincts 2005 Part 23, Schedule 3 identifies Sydney Olympic Park as a State Significant Precinct and establishes the statutory land use controls for Sydney Olympic Park and the site. The assessment of the relevant provisions of Part 23 is provided below.

5.2.1 Land Use Zoning

Part 23, Schedule 23 of the *SEPP (State Significant Precincts) 2005* shows that the site identified as being zoned B4 Mixed Use. The objectives of the B4 Mixed Use Zone are provided in Clause 9(1) of Part 23, **Table 5** below provides an assessment of the consistency with the objectives.

Table 5 Consistency with the objectives of the B4 Mixed Use Zone

Objective	Response
(a) to protect and promote the major events capability of the Sydney Olympic Park site and to ensure that it becomes a premium destination for major events,	The proposed development has been designed to ensure that it does not significantly impact upon the capability of Sydney Olympic Park to host major events. Refer to Section 6.17 .
(b) to integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling,	The proposed hotel, commercial and retail development is accessible to public transport and attractive to cyclists and pedestrians. Refer to Section 6.12 .
(c) to ensure that the Sydney Olympic Park site becomes an active and vibrant town centre within metropolitan Sydney,	<p>The proposed development will encourage growth of Sydney Olympic Park's town centre by providing a</p> <p>4.5 star hotel accommodating 304 keys, 24,667m² of commercial office (Net Lettable Area), 681m² of retail (Net Lettable Area) and a significant activated public domain.</p> <p>The hotel will provide high quality tourist accommodation for future patrons and works increasing the activation of the town centre. The commercial office, retail and public domain will provide for increased employment, out dining and active frontages. The public domain will incorporate outdoor dining and flexible spaces for future works and patrons.</p>
(d) to provide for a mixture of compatible land uses,	The proposed mixed use (hotel, commercial office and retail) development includes a 4.5 star hotel, commercial office and retail. The proposed uses are compatible will provide tourist accommodation, retail and commercial office to support the thriving Town Centre and entertainment facilities
(e) to encourage diverse employment opportunities,	The internal layout and ground floor of the commercial building and the commercial office in the hotel have been designed to ensure it is suitable for a variety of commercial businesses. The hotel will provide employment with 200 full time staff and 2,100 commercial jobs.
(f) to promote ecologically sustainable development and minimise any adverse effect of land uses on the environment,	ESD principles have guided the proposed development, ensuring that it will minimise its impacts on the environment. Refer to Section 6.5 and Appendix Z .
(g) to encourage the provision and maintenance of affordable housing.	The proposal is not seeking consent for any residential development therefore, this is not applicable.

The permissible uses in the B4 Mixed Use Zone and are identified in Clause 9 of Part 23. Development for the purposes of roads and any other development not specified in subclause (2) or (4) are permissible with consent. Tourist accommodation and commercial premises (specifically commercial office and retail) are not identified in subclause (2) or (4) therefore the proposal is permissible with consent.

5.3 Height

This application has been prepared based on the Master Plan (2018) and the *SEPP (State Significant Precincts) 2005*. Building height is defined in the *SEPP (State Significant Precincts) 2005* as:

building height (or height of building) means the vertical distance, measured in metres, between ground level (existing) at any point to the highest point of the highest habitable floor (including above ground car parking) of the building, excluding plant and lift overruns, communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Building height has been measured as the highest point of the highest habitable floor which is the top of the slab that forms the roof of the change room and bar of the roof level.

Clause 18 of Part 23 specifies a maximum building height of 102m (refer to **Figures 22**).



Figure 22 SEPP (State Significant Precincts) 2005 Extract of Height of Buildings Plan

Source: NSW Legislation

The proposal is seeking consent for the following maximum building heights (refer to **Figures 23 and 24**):

- Hotel
 - 117.5m fronting Australia Avenue
 - the proposed height exceeds the building height control of 102m by 15.5m.
- Commercial building
 - 58.6m fronting Australia Avenue and does not breach the building height control.
 - the proposed height is 33.5m below the building height control of 102m.

A request to vary the building height development standard, pursuant to Clause 22 of Part 23 of the *SEPP (State Significant Precincts) 2005* is provided in **Appendix NN**.

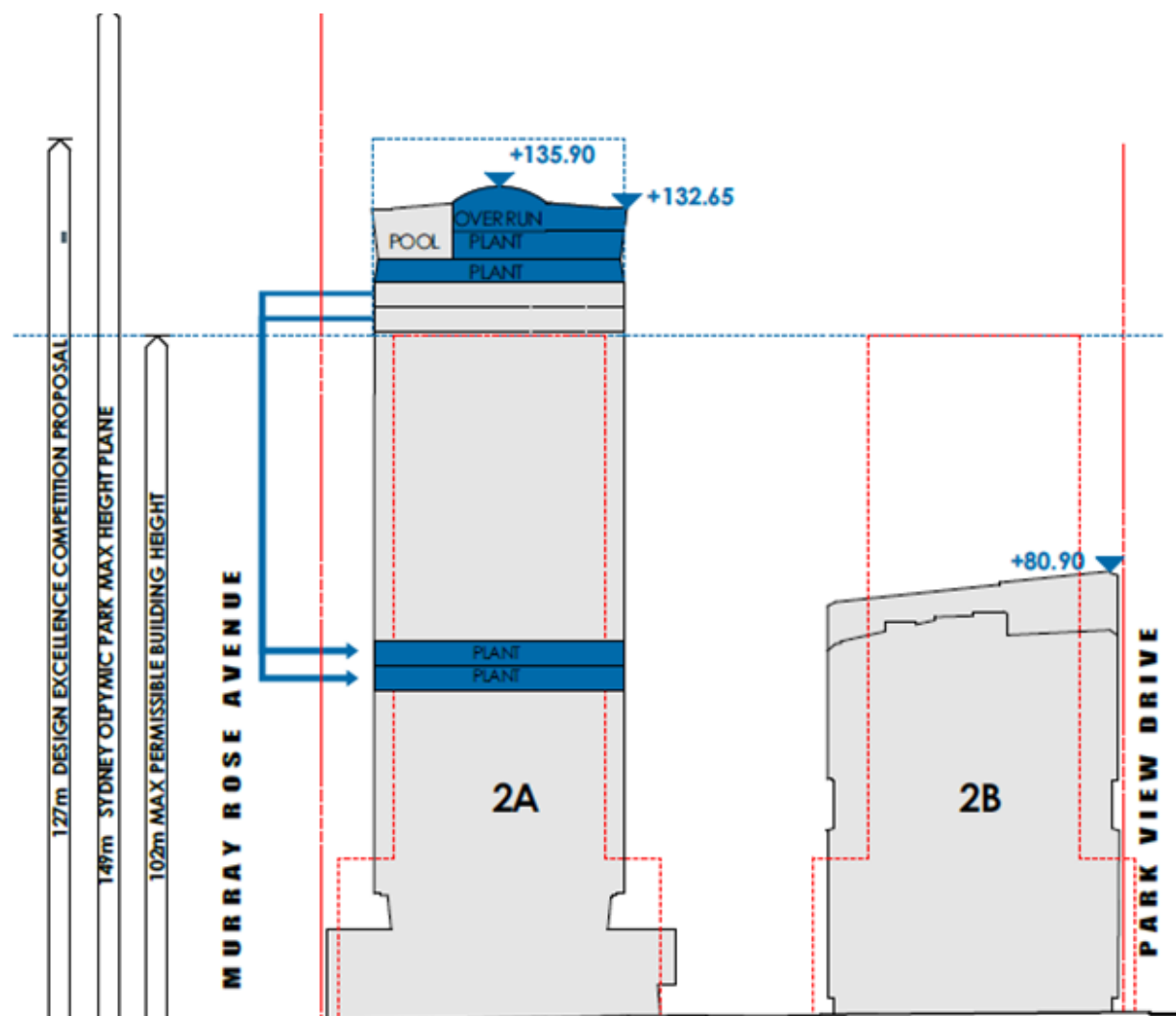


Figure 23 Proposed Building Heights

Source: Fitzpatrick + Partners

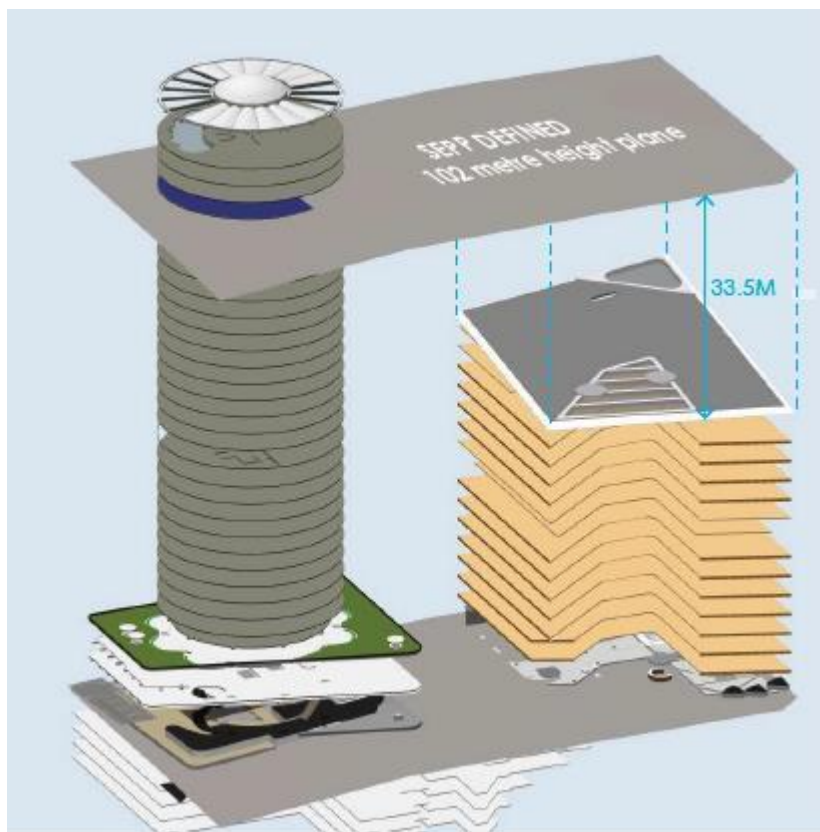


Figure 24 Proposed Building Height with 3D overlay

Source: Fitzpatrick + Partners

5.4 Floor Space Ratio

This application has been prepared based on the Master Plan (2018) and the *SEPP (State Significant Precincts) 2005*. Clause 1 of Part 23 specifies a floor space ratio of 5.5:1 (refer to **Figure 25**).

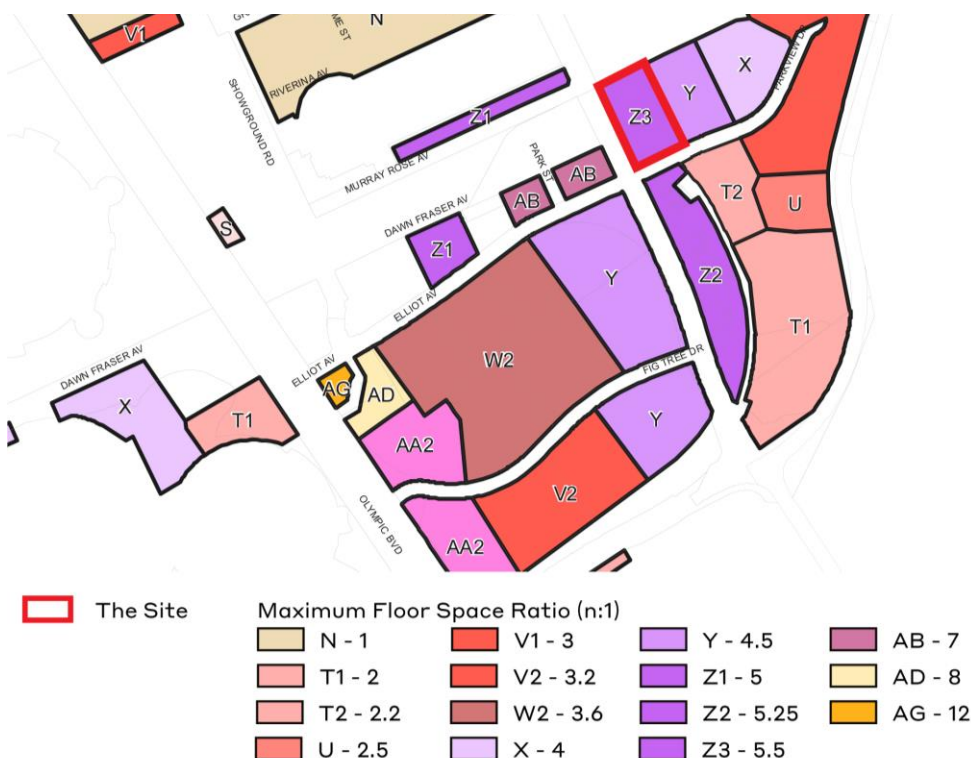


Figure 25 SEPP (State Significant Precincts) 2005

Source: NSW Legislation

Clause 30 of Part 23 in Schedule 3 of the *SEPP (State Significant Precincts) 2005* outlines the Design Excellence provisions applying to the site. Clause 30 of Part 23 in Schedule 3 of the *SEPP (State Significant Precincts) 2005* is provided below:

30 Design excellence

1. Development consent must not be granted for development that is the erection of a new building or external alterations to an existing building unless the consent authority:
 - a. has considered whether the proposed development exhibits design excellence, and
 - b. in the case of a building that will attain the maximum height shown for that land on the Height of Buildings Map or the Reduced Level Map (whichever is the lesser), is satisfied that the development exhibits design excellence.
2. In considering whether proposed development exhibits design excellence, the consent authority must have regard to the following matters:
 - a. whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,
 - b. whether the form and external appearance of the building will improve the quality and amenity of the public domain,
 - c. whether the building meets sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resource, energy and water efficiency,
 - d. if a competition is held as referred to in subclause (3) in relation to the development, the results of the competition.
3. Development consent must not be granted to the following development unless a design competition has been held in relation to the proposed development:
 - a. the erection of a new building with a building height greater than 42 metres above ground level (existing),
 - b. the erection of a new building identified as requiring a design competition in a master plan.

3A) Despite clause 19, the consent authority may grant development consent for development that is the erection of a new building or external alterations to an existing building with a floor space that exceeds the

maximum floor space permitted by that clause by an additional amount, to be determined by the consent authority, of up to 10%, if:

- a. the building is to be erected on land marked as “Design competition sites” in Figure 4.6 (Design Competition Sites Plan) of the Sydney Olympic Park Master Plan 2030 (2017 Review), a copy of which was exhibited in June 2016 and is held in the head office of the Authority, and*
 - b. the design of the building (or the design of an external alteration to the building) is the winner of a design competition and the consent authority is satisfied that the building or alteration exhibits design excellence.*
- 5) *In this clause:*
design competition means a competitive process conducted in accordance with procedures approved by the Secretary from time to time.

As discussed in **Section 1.2.1**, the proposed buildings have been considered to achieve design excellence therefore, the total floor space ratio applying to the site is 6.05:1 (note: public domain is currently being resolved with the SOPA DRP to finalise the competition). The total comprises of the based floor space ratio of 5.5:1 and the additional 10% floor space incentive. The proposal is seeking consent for a floor space ratio of 5.66:1, which complies with the floor space ratio control of 6.05:1 as detailed in the table below:

Floor Space Ratio Standard	Design Excellence Bonus (10%)	Proposed Floor Space Ratio
5.5:1	6.05:1	5.66:1 (as provided in the Design Report in Appendix C)

5.5 Public Utility Infrastructure

Clause 23, Part 23 of Schedule 3, of the *SEPP (State Significant Precincts)* the consent authority must not grant consent unless satisfied that any public utility infrastructure that is essential for the development is available. Alternatively, adequate arrangements can be made for the required infrastructure to be provided.

Public infrastructure specifically water, electricity, natural gas and sewerage disposal and management are readily available. The public infrastructure is further assessed in **Section 6.18** and **Appendix CC** confirm that the required services are available for the development.

5.6 Major Events Capability

The objective of Clause 23, Part 23 of Schedule 23 is to “protect and promote the major events capability of the Sydney Olympic Park site and to ensure that it remains a premium destination for major events”. Pursuant to Clause 24, consent must not be granted to development on land within the Sydney Olympic Park site, if the consent authority is satisfied that during major events held within the Sydney Olympic Park site:

- (a) traffic generated by the development is likely to cause the local road network and connections to the regional road network to become saturated or otherwise fail, and*
- (b) the development is likely to prevent the effective management of crowd movement and transport services, and*
- (c) the development is likely to compromise the effective functioning of major event infrastructure, and*
- (d) the development conflicts with the emergency management plans of government agencies or the emergency evacuation plans of major event venues*

An Impact of Major Events Capability Statement is provided at **Appendix R** and has been prepared by Ecove Group, in accordance with the Major Event Impact Assessment Guidelines. The site is identified in the Master Plan (2018 Review) as being within close proximity to Sydney Royal Easter Show, the Murray Rose Road Major Stadium/Other Stadium/Sydney Royal Easter Show Event Closure and the Dawn Fraser Major Stadium/Other Stadium/Sydney Royal Easter Show/Minor Event Closure (refer to **Figure 26**). The proposed development has been designed to take into consideration the operations of the major and minor events to ensure that there is minimal impact on Sydney Olympic Park. The design and operation of the development has considered the required road and pedestrian closures. An assessment has been provided in regard to noise, traffic, construction and operations of major events including the Easter Show. The proposed development is capable of being designed to mitigate impacts associated with major events.

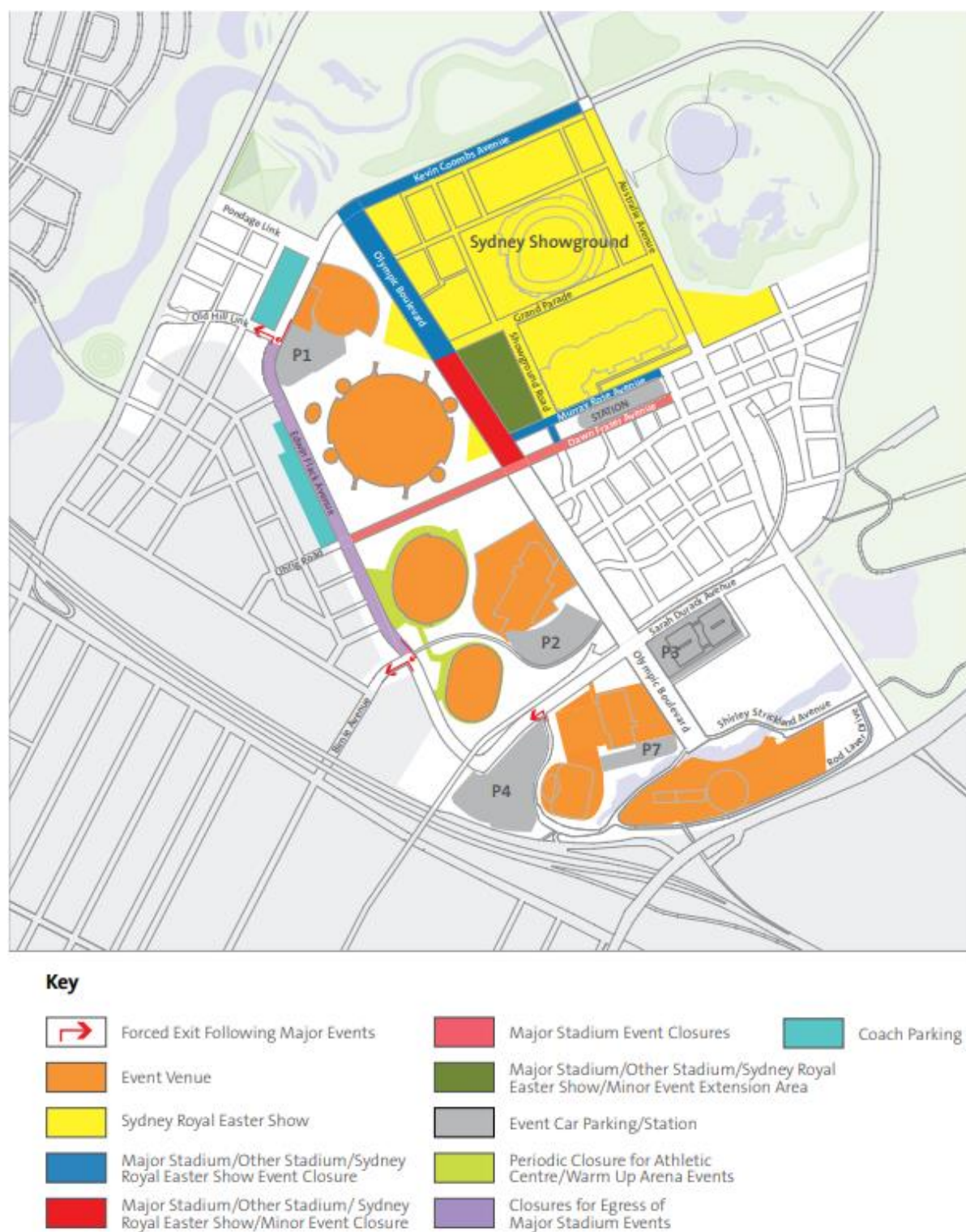


Figure 26 Event Access Plan

Source: SOPA

The Traffic and Transport Impact Assessment included at **Appendix S** has included an assessment of the development's impacts whilst Sydney Olympic Park has the Royal Easter Show and Stadium Events. The assessment concludes that the proposed development will not create any adverse traffic and transport issues whilst the Sydney Olympic Park town centre is operating in major event mode. For further assessment of the traffic impacts refer to **Section 5.7**.

The Acoustic Report included at **Appendix GG** has provided an assessment of the development's impacts whilst Sydney Olympic Park has major events. The assessment concludes that the proposed development will not be significantly impacted by the operations associated with major and minor events throughout Sydney Olympic Park.

5.7 Transport

Clause 25, Part 23 of Schedule 3, states that "development consent must not be granted for development on land within the Sydney Olympic Park site unless the consent authority is satisfied that the development includes measures to promote public transport use, cycling and walking". The site is located within 170m of the Sydney Olympic Park train station. The proposed development promotes and encourages walking, cycling and the use of public transport through the provision of car parking spaces that do not exceed the maximum requirements. The extension of Dawn Fraser Avenue, the service lane and the public domain will increase pedestrian connections to the parklands, sporting venues, town centre and Sydney Olympic Park train station. The required number of bicycle spaces are also provided in accessible locations.

Further assessment of the sustainable transport initiatives is within the Traffic Impact Assessment at **Appendix S** and in **Section 6.12**.

5.8 SOPA Master Plan

Clause 26, Part 23 of Schedule 3 of the *SEPP (State Significant Precincts) 2005* states that:

- 1) *Development consent must not be granted for development on land within the Sydney Olympic Park site to which a master plan applies unless the consent authority has considered that master plan, except as provided by subclauses (2) and (3).*
- 2) *Consideration of a master plan is not required if the consent authority is satisfied that:*
 - a. *the development involves a temporary use of the land, and*
 - b. *the development is of a minor nature.*
- 3) *Development consent must not be granted for development on land within 400 metres of the Olympic Park Train Station unless the consent authority has considered whether the car parking requirements specified in the master plan should be reduced in respect of that development.*

A detailed assessment of the relevant provisions of the Sydney Olympic Park Master Plan (Review 2018) is provided in **Section 5.11** and **Appendix J**.

5.9 Development within environmental conservation area

Clause 29, Part 23 of Schedule 3, states that "*development consent must not be granted for development on land to which this clause applies if, in the opinion of the consent authority, the development would reduce significantly the ecological value of that environmental conservation area.*" The site is not identified as being within an environmental conservation area, therefore the provision of this clause does not apply. The SEARs advised that if a proposal is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act). Refer to **Section 6.6** for the assessment of a Biodiversity including the Biodiversity Waiver.

5.10 Design Excellence

Clause 30, Part 23 of Schedule 3 states that the consent authority must consider whether the proposed development exhibits design excellence, having regard to the following matters:

- (a) *whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,*
- (b) *whether the form and external appearance of the building will improve the quality and amenity of the public domain,*

- (c) *whether the building meets sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resource, energy and water efficiency,*
- (d) *if a competition is held as referred to in subclause (3) in relation to the development, the results of the competition.*

As outlined in **Section 1.2.1**, the Architectural Design Competition (Competition) was conducted for the site in accordance with the Sydney Olympic Park Authority Design Competition Guidelines and the Sydney Olympic Park Master Plan.

In accordance with the Competition Brief the Competition Jury unanimously decided that the Fitzpatrick + Partners and Arcadia scheme was the winner. In accordance with Clause 30 of Part 23 of Schedule 2 of the *SEPP (State Significant Precincts) 2005* the Design Excellence Competition Report outlines that the scheme was the winning design on design excellence grounds and is an innovative design that creates a landmark building for the important axial site and creation of an innovative commercial building. The granting of the design excellence was on the basis of a number of identified matters being resolved to the satisfaction of the Sydney Olympic Park Authority and their Design Review Panel. On the 31 of October 2018, the updated winning scheme was presented to the SOPA DRP, only Item 4 relating to the satisfactory resolution of the public domain remains outstanding.

On 29 May 2019, the design team met with SOPA to discuss the public domain concept plan and obtain feedback in order to assist the project team in satisfying Item 4. Following this feedback and in order to finalise the matter, on 12 July 2019 the Concept Plan was forwarded to SOPA for the purposes of it being considered by the SOPA DRP. This resulted in further feedback being received on 30 July 2019. The outstanding matters in item 4 are currently being resolved in consultation with Sydney Olympic Park Authority and its Design Review Panel, Fitzpatrick + Partners and Arcadia.

On 3 September 2019, the design team met with SOPA DRP to discuss the public domain concept plan in order to satisfy Item 4, to obtain a recommendation of design excellence. The DRP Panel provided advice (**Appendix RR**) that resolved to recommend awarding of design excellence subject to further development and refinement of the public domain.

The Landscape Plans have been amended to reflect the comments from the SOPA DRP (**Appendix RR**). The responses to the SOPA DRP comments are provided in **Table 6**.

It is requested that any further refinements to public domain and landscape design be resolved as a condition of consent.

Table 6 Response to SOPA DRP Resolution

SOPA DRP Comments	Decision and Comments
1. The hierarchy of circulation to the public realm requires further consideration. Desire lines from key crossing points should be utilised in the first instance. The hierarchy of pavement widths should also be reviewed and additional greening and canopy cover to replace the paving;	The Landscape Plans provided at Appendix T have been amended to include: <ul style="list-style-type: none"> The key circulation routes and axis have been amended to align with pedestrian crossings and desire lines. The footpath widths have been in areas to provide a fine-grain pedestrian experience whilst highlighting key entry routes to buildings. Footpath width has been realigned to increase landscaping and canopy cover.
2. The impact of wind and microclimate on the Market Place of building 2B should be further considered as a result of the design amendments to the ground floor of building 2B, comprising the externalisation of the seating area;	An amended Wind Report has been provided at Appendix HH . The Wind Report includes an assessment of the wind and microclimate on the Market Place of building 2B resulting from the design amendments to the ground floor of building 2B comprising of the externalisation of the seating area. The Wind Report has provided in-principle recommendations. With the inclusion of these treatments into the final design, it is expected that the wind conditions for the outdoor trafficable areas will be suitable for their intended uses.
3. Green space and green cover should be optimised. As such, the design team should consider the introduction of additional tree planting along Australia	The Landscape Plans provided at Appendix T have been amended to include: <ul style="list-style-type: none"> An additional garden bed with four new trees has been provided in front of the 2B Market hall for amenity and shade

SOPA DRP Comments	Decision and Comments
Avenue, particularly in front of Site 2B, and canopy cover to the native feature garden;	<ul style="list-style-type: none"> • Increase the native feature garden to include 8 new trees
4. The provision of additional greening to Parkview Drive is encouraged with rationalisation and redistribution of bicycle parking to allow for more consolidated planting areas;	<p>The Landscape Plans provided at Appendix T have been amended to:</p> <ul style="list-style-type: none"> • The bicycle parking has been redistributed evenly across to site providing large areas for road-side planting • Additional garden beds have been incorporated where possible around the building for increased green coverage
5. While the inclusion of the Lifeline into the public domain design is welcome, the design team should engage an artist to ensure the piece has depth, meaning and appropriate context. It is anticipated that an approach involving a scaled back Lifeline concept that utilises high quality materials in prominent pedestrian areas could be more appropriate for the site; and	A request is made for the Lifeline to be addressed and implemented as a condition of consent prior to issue of a Construction Certificate.
6. Further shadow studies must be undertaken for Building 2B to demonstrate that the overshadowing impacts on residential apartments at 11 Australia Avenue are no worse than those from a compliant building envelope.	Further shadow studies are provided at Appendix K , an assessment of the shadow diagrams is provided in Section 6.4.3 .

The Urban Design Report (refer to **Appendix C**), the proposed development incorporates a high standard of architectural design, materials and detailing which is consistent with the Sydney Olympic Park area. The form and external appearance of the building will improve the quality and amenity of the public domain. The proposal has incorporated a range of sustainable design principles, specifically water efficiency, natural ventilation, sunlight, wind, reflectivity, visual and acoustic privacy. The proposal is deemed to achieve design excellence by incorporating the best practice architectural and urban design that will provide a high quality destination. Further discussion regarding design excellence is provided in **Section 1.2.1**.

5.11 Sydney Olympic Park Master Plan 2030 (2018 Review)

The Sydney Olympic Park Master Plan came into effect on the 10th of March 2010 and was prepared in accordance with the requirements of the Sydney Olympic Park Authority Act 2001 and the *SEPP (State Significant Precincts) 2005*. The purpose of the Sydney Olympic Park Master Plan is to:

- provide a comprehensive approach to the development of Sydney Olympic Park;
- ensure Sydney Olympic Park becomes an attractive and vibrant town within Metropolitan Sydney;
- protect the role of Sydney Olympic Park as the premier destination for cultural, entertainment, recreation and sporting events;
- protect and enhance the public domain;
- protect the role of Sydney Olympic Park parklands; and
- provide detailed planning and design principles and controls to encourage development that responds to its context and contributes to the quality of the built environment and the future character and cultural significance of the site.

The *SEPP (State Significant Precincts) 2005* specifies that the provisions of the Sydney Olympic Park Master Plan are to be reviewed every five years. The review allows for the updates to the ensure that the Sydney Olympic Park Master Plan aligns with the currently and relevant strategic planning framework.

On the 28 August 2018, the then NSW Planning Minister approved the Master Plan (2018 Review). The review sought amendments to the *SEPP (State Significant Precincts) 2005* and the Sydney Olympic Park Master Plan 2030. The review of the Sydney Olympic Park Master Plan 2030 identifies the opportunities to transform the precinct into a thriving urban centre with a new school, with five additional or enhanced parks, employment opportunities, residential communities and retail. The review proposes an additional 2,500 jobs in the Sydney

Olympic Park a total of 34,000. The revised Master Plan was supported by the following amendments to the *SEPP (State Significant Precincts)* to give effect to the Master Plan:

- Amendments to the planning controls including building heights and floor space ratios.
- Incorporation of an intensive urban development clause which requires satisfactory arrangements to be made for the provision of designated State public infrastructure.
- Amendments to the design excellence clause to allow a consent authority to award an additional 10% of floor space for developments that demonstrate design excellence.
- Inclusion of the Olympic Cauldron as a heritage item.
- Administrative amendments including updating place names and amending definitions to incorporate the latest versions of relevant documents.

The Master Plan states:

Parkview Precinct adjoins Central Precinct. It is defined by Australia Avenue, Bennelong Parkway, the parklands to the east and the Brickpit to the north. Its existing industrial and commercial uses will progressively give way to higher densities and a mix of uses to create a compact urban neighbourhood with a vibrant and leafy street character, with views and outlook over Bicentennial Park and the Brickpit.

The proposal has been designed with regard to the revised controls in the Master Plan (2018 Review). The following sections provide an assessment of the relevant built form controls contained in the 2018 Review. An assessment of the built form controls is provided in the Design Report at **Appendix C** and a detailed assessment of the requirements from the SOPA Master Plan (2018 Review) is provided at **Appendix J**.

The design competition jury found the winning scheme would achieve design excellence and was most suitable for the site, despite various non-compliances with the Master Plan (2018 Review).

5.12 Site Configurations

Figure 5.38 of the Master Plan (2018 Review) outlines the sites streets and parks for the site. As shown in **Figure 27** the proposal is consistent with the extension of Dawn Fraser Avenue and the service lane at the rear of the site.



Figure 27 Parkview Precinct Site Boundaries Plan

Source: SOPA

5.13 Floor Space Ratio Controls

The Master Plan (2018 Review) prescribes the FSR for the site as 5.5:1. Clause 30 (3A) of Part 23 Schedule 3 of the SEPP (State Significant Precincts) specifies that:

Despite clause 19, the consent authority may grant development consent for development that is the erection of a new building or external alterations to an existing building with a floor space that exceeds the maximum floor space permitted by that clause by an additional amount, to be determined by the consent authority, of up to 10%.

In accordance with the above a Competition was completed and design excellence was granted therefore the maximum floor space ratio for the site excluding the FSR bonus is 5.5:1. The total FSR inclusive of the design excellence is 6.05:1. The proposal seeks consent for an FSR of 5.66:1 which complies with the FSR control of 6.05:1.

5.14 State Environmental Planning Policy No 64 – Advertising and Signage

Under clause 8 of SEPP 64, a consent authority must not grant consent for any signage application unless the consent authority is satisfied that the proposal is consistent with the objectives of the SEPP and with the assessment criteria which are contained in Schedule 1. **Table 7** below demonstrates the consistency of the proposed signage with these assessment criteria.

Table 7 Compliance with the Schedule 1 Assessment Criteria of SEPP 64

Assessment Criteria	Comments	Compliance
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The is compatible with the existing and desired industrial character of the area and the locality.	Y
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	There is no particular theme for signage within Sydney Olympic Park. However, the proposal will not adversely impact on surrounding properties or residents. The proposed signage has been designed in a way to correspond to the surrounding landscape and will not have any adverse visual impacts.	Y
Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	The proposal will not have any adverse impacts on the amenity or visual quality of the surrounding area. The proposed design of the signage will not result in any adverse impacts on the surrounding environmentally sensitive areas, heritage areas, natural or other conservation areas, open spaces areas, waterways or residential areas. The proposed signage has been designed in a way to correspond to the surrounding landscape.	Y
Does the proposal obscure or compromise important views?	The proposed signage zones will not obscure or compromise important views.	Y
Does the proposal dominate the skyline and reduce the quality of vistas?	The proposed signage will not dominate the skyline.	Y
Does the proposal respect the viewing rights of other advertisers?	The proposed signage has been designed to be consistent with other surrounding signage and will not detract from the viewing rights of other advertisers.	Y
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The scale, proportion and form of the signage is acceptable for the precinct context within which it is located.	Y
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The proposal will have no adverse impacts on the visual setting of the precinct.	Y
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	There is currently no signage at the site.	N/A
Does the proposal screen unsightliness?	Not applicable.	N/A
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	The proposed signage will not protrude above the buildings in the area.	Y

Assessment Criteria	Comments	Compliance
Does the proposal require ongoing vegetation management?	The proposal will not require ongoing vegetation management.	Y
Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	The proposed signage is a comparable scale to the surrounding industrial developments.	Y
Does the proposal respect important features of the site or building, or both?	The proposal does not adversely affect the presentation of the site or building.	Y
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The proposal is well situated and is designed in the context of the site and building.	Y
Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	All logos will be fully integrated within the structures on which they are displayed.	Y
Would illumination result in unacceptable glare?	Some of the signs will be illuminated, with lighting integrated into signage structures to ensure lighting does not result in unacceptable glare.	Y
Would illumination affect safety for pedestrians, vehicles or aircraft?	The signs do not extend onto the street in a manner that would adversely impact pedestrians, vehicles and/or aircraft.	Y
Would illumination detract from the amenity of any residence or other form of accommodation?	The minimal light emitted from the illumination will not reduce the amenity of any residents.	Y
Can the intensity of the illumination be adjusted, if necessary?	The level of illumination proposed is not likely to impact on any surrounding sensitive receivers.	Y
Is the illumination subject to a curfew?	No.	Y
Would the proposal reduce the safety for any public road?	Due to the design, location, scale and intensity of the proposed signage, the proposal will not reduce road safety for any public road.	Y
Would the proposal reduce the safety for pedestrians or bicyclists?	The location and scale of the proposed sign does not pose any adverse impacts on pedestrian or cyclist safety.	Y
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	The proposed sign will not obscure sightlines from public areas.	Y

6.0 Environmental Assessment

This section contains an assessment of the key issues identified in the SEARs.

6.1 Design Excellence and Built Form

The proposal is the winning Competition scheme, incorporated into the scheme are the key architectural and urban design principles. These design principles build on the better placed seven distinct objectives of the NSW Government objectives, the site constraints and opportunities to achieve design excellence on the site.

The principles are provided below:

Better Fit

- The proposal responds to the site by developing a solution that recognises the significant urban differences between the two parts of the site with the 2A relating to the central axial nature of the iconic Sydney Olympic Park train station whilst site 2B acts as a more low key urban block in keeping with the street wall of the other buildings on the adjoining sites.

Better Performance

- The façade design of both buildings seeks to optimise the internal conditions while providing superior connection to the outdoors.
- Both buildings also integrated significant amounts of building integrated PV in both roof and façade panels.

Better for Community

- The proposal seeks to create a series of smaller interconnected spaces, reacting to both scales.
- The uses that active the ground plane seek to further enhance the use of the public domain through the subtle activation of entries, outdoors and indoor dining opportunities in the sun and shade.
- The transitional location of the site between event space and residential suggests the built form edges of the public space should act to contain the noise and activity while protecting the residential spaces beyond through the enclosing nature of the public space.

Better for People

- The entire public domain of the proposal is devised to provide equitable access for all to a public domain that marries in the levels that surround the boundary and provide a series of spaces for a variety of groups from hotel visitors to office workers to the broader public visiting the park.
- The built edges to the space benefit from overhangs providing shelter to the active edges.

Better Working

- Moving away from the proposed program distribution, our solution allows for the development of two efficient and aligned buildings being both a living building, and a working building, office.

Better Value

- Through the redistribution of the functions the value of the development has been enhanced through the creation of both an iconic hotel building in the park as one of two buildings, both much more attractive to potential future sale through the clarity of functional alignment.
- Viewed together the built proposition seeks to add intrinsic value to the public domain in line with the master plan vision for the growth of the suburb.
- The value and amenity of adjoining residential properties on Australia Avenue has also been enhanced through the redistribution of functions as the site 2B is now almost 33.5m lower than proposed in the competition brief allowing for greater separation of built forms and view sharing possibilities for residents.

Better Look and Feel

- The creation of a plaza space opposite Jacaranda Square serves to formalise the public space to the east of Australia avenue and provides a public definition to the plaza space as both a local and international public domain space.

In consultation with the Sydney Olympic Park Authority Design Review Panel, Fitzpatrick + Partners and Arcadia have developed the above design principles further to respond to the relevant statutory and strategic planning objectives and directions for Sydney Olympic Park.

As detailed in **Section 1.2.1**, the proposal was reviewed by the Sydney Olympic Park Design Review Panel, with the Design Review Panel's comments and recommendations being incorporated into the final design. The Sydney Olympic Park Design Review Panel also confirmed that the winning design achieved design excellence (subject to resolution of the public domain).

Fitzpatrick + Partners have prepared a design report (refer to **Appendix C**) outlining the design development and the built form outcomes.

6.2 Public Domain and Landscaping

A Landscape Report for the public domain and the podium has been prepared by Arcadia and is included at **Appendix U**. A summary of the assessment and proposed mitigation measures are provided below. In consultation

with Fitzpatrick + Partners and the Sydney Olympic Park DRP, Arcadia have incorporated comments into the final design of the public domain.

The design of the public domain will provide an extension of Dawn Fraser Avenue, a range of different spaces for outdoor dining and seating and incorporating the Fig Tree as a feature. The landscape design has integrated the key pedestrian pathways and vehicular routes. A key feature of the design is the fig tree terrace which provides a viewing platform and seating to allow for views of the exposed roots. The proposed public domain also includes a wide range of outdoor dining areas and landscaping.

6.3 Environmental Amenity

An Environmental Sustainability Design Report has been prepared by Atelier Ten and is included at **Appendix Z**. To achieve a high level of environmental amenity and result in minimal impact on the adjoining properties a number of ESD principles have been incorporated into the design. The following ESD principles relating to indoor air quality, visual comfort, thermal comfort, acoustic comfort and indoor pollutants have been incorporated to achieve environmental amenity.

6.4 Visual Analysis

The analysis of the visual impacts has been based on a comparison between the proposed buildings and building envelopes as envisaged by the Master Plan 2030 (2018 Review). It is important to note that the building footprints as envisaged by the Master Plan 2030 (2018 Review) have responded to the principal constraints of the site, namely the large Fig Tree on Site 2A and the railway tunnel impacting Site 2B. Without these constraints, particularly the railway tunnel, the envisaged building footprint and envelope of Site 2B is expected to have been consistent with the prevailing building alignment of Australia Avenue. The winning design of the design competition (the proposed commercial building) was the only design on Site 2B to innovatively span across the railway tunnel easement and thus bring the proposed commercial building forward to reflect the prevailing building alignment of Australia Avenue. This allowed for the height of the commercial building to be significantly reduced below the 102m development standard so as to not visually compete with the landmark proposed tower on Site 2A.

6.4.1 Public Views

Methodology

The review has been based on desktop, field analysis and following method: visual catchment, viewpoints, visual impact, acceptability of visual impact, mitigation and recommendations.

Central to the assessment of the visual impact are three (3) main criteria: sensitivity, magnitude and consistency with applicable and relevant planning instruments.

This report adopts the meaning and method of sensitivity and change from the RMS Guideline for Landscape Character and Visual Impact Assessment Environmental Impact Assessment Practice Note EIA – NO04. To determine the impact on the methodology and views from the proposed development and the envisaged building envelope in the Master Plan 2030 (2018 Review). In this regard the below categorises have been used to determine the level of impact created by the proposal when compared to the envisaged building envelope in the Master Plan 2030 (2018 Review):

1. 'sensitivity: refers to how sensitive the existing character of the setting is to the proposed nature of change'
2. 'magnitude: refers to the physical scale of the project, how distant it is and the contrast it presents to the existing condition'.
3. Consistency with applicable and relevant planning instruments.

Sensitivity

Sensitivity is influenced by a number of factors. It is often important to identify not only what is happening at the viewpoint (e.g. use) but also what is being seen. Common influences of sensitivity include (refer to

Table 8):

- distance from viewpoint (close, medium or long range);
- relative viewing level (level, below or above);

- number of viewers (few, moderate or many);
- use at the viewpoint (residential, business, recreation, industry, special use);
- purpose of being at the viewpoint (passing through such as a commuter or dwelling such as resident or a tourist);
- viewing period (short or long);
- dominant elements in the view (value and dominance of the valued feature); and
- view composition type (obstructed, general, focal or panoramic).

In particular, we give particular consideration to the value of the features in the view or the overall setting or context

In the case of Sydney, highly valued views are those of iconic landmarks that are representative of Sydney, including Harbour and other major natural waterbodies, the Sydney Opera House and the Sydney Harbour Bridge. Based on the findings of scenic amenity studies, other values features include water, parks, other natural features and visually interesting skylines such as that of the Sydney CBD, Parramatta or Chatswood.

Each of the viewpoints are assessed below, it is noted that the key elements of the views from the site are the two stadiums, Jacaranda Square, Dawn Fraser Avenue and the Showgrounds.

Overall settings that are often considered more sensitive in Sydney are heritage conservation areas or other mainly residential areas that have a cohesive, attractive character.

Table 8 Sensitivity

Rating	Common influences
High	Close range, below, many viewers, residential or recreation, dwelling, long period, highly valued and dominant, focal or panoramic
Moderate	Medium range, level, moderate viewers, business or special use, passing through, short period, highly valued and not dominant, valued, general, focal or panoramic
Low	Long range, above, few viewers, industry, passing through, short period, valued and not dominant, not-valued, obstructed or general
Negligible	The proposal cannot be seen

Magnitude

Considerations for magnitude include (refer to **Table 9**):

- the amount of new fabric visible compared to the existing situation, which may include a loss or addition;
- changes to the composition of the view;
- the prominence of the new fabric, or the extent to which its type, role, size, colour, materials and other elements are compatible with the existing view; and
- the ability of the view to absorb the change. For example, introduction of a new vertical element such as a tower into a context that is dominated by horizontal elements may limit the ability of the view to accommodate change. Conversely, background vegetation may significantly increase the ability of the view to accommodate change.

Visual impact assessment is highly subjective. The rating tools in this report only suggest a value. It is important to note that each assessment requires a balanced consideration of each factor and their interrelationship with each other.

Table 9 Magnitude

Rating	Common influences
High	Large amount of fabric added or lost, high change to view composition in particular with regard to focus of view, highly prominent in the field of view
Moderate	Moderate amount of fabric added or lost, moderate change to view composition, visible in the field of view but not prominent
Low	Limited amount of fabric added or lost, low change to view composition, visible in the field of view but not noticeable to the casual observer
Negligible	The proposal cannot be seen

Consistency with applicable and relevant planning instruments

Even if the visual impact of a proposal is considered to be high when considered against sensitivity and magnitude, it may be acceptable based on applicable and relevant planning instruments, or can be made acceptable through the mitigation measures (either include in the proposal that forms the development application or through the consent authority applicant of or conditions of development approval).

Visual impact matrix

Consistent with the judgement handed down *Tenacity Consulting v Warringah* [2004] NSWLEC 140, the judgement handed down in *Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor* [2013] NSWLEC 1046 notes the importance of context specific, qualitative assessment:

- 'First, we observe that the analytic stage we propose does not mandate derivation of any formal assessment matrix. Consistency of evaluation of the acceptability of impacts on a public domain view is not a process of mathematical precision requiring an inevitable conclusion based on some fit in a matrix. However, some may find their preparation of a graduated matrix of assistance to them in undertaking an impact analysis'.

However, while acknowledging that context specific, qualitative assessment is key, the visual impact matrix shown in **Table 10** has been used to guide a more objective assessment and finding for this visual analysis.

Table 10 Visual impact matrix

		Magnitude			
		High	Moderate	Low	Negligible
Sensitivity	High	High	High – Moderate	Moderate	Negligible
	Moderate	High – Moderate	Moderate	Moderate – Low	Negligible
	Low	Moderate	Moderate – Low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Viewpoints

The four viewpoints have been selected on the 4 axis points that intersect at a distance of 100m in accordance with the Master Plan 2030 (2018 Review) views to and from the Town Centre. **Table 11** and **Figure 6** identify the location of these viewpoints. The visual analysis is based on the viewpoints from the 3D Modelling undertaken by fitzpatrick + partners.

Table 11 Public Viewpoints

View	Location
1	Australia Avenue
2	Dairy Farmers
3	Australia Avenue
4	Olympic Park Station



Figure 28 Location of viewpoints and directions

Source: Fitzpatrick + Partners

Viewpoint 1: Australia Avenue



Figure 29 Building Envelopes as envisaged by the Sydney Olympic Park Master Plan 2030 (2018 Review)

Source: Fitzpatrick + Partners



Figure 30 Proposed Development

Source: Fitzpatrick + Partners

Sensitivity

Characteristic	Envisaged Building Envelope Comment	Proposed Development Comment
Distance from site	Close range (approximately 100m)	Close range (approximately 100m)
Relative viewing level	1.5m above ground level (approx.)	1.5m above ground level (approx.)
Number of viewers	General vehicular traffic and low levels of foot traffic	General vehicular traffic and low levels of foot traffic
Use at the viewpoint	Traffic	Traffic
Purpose of being at viewpoint	Driving or walking along Australia Avenue	Driving or walking along Australia Avenue
Viewing period	Short	Short
Dominant elements	The view is an urban setting, which is dominated by built elements in particular commercial buildings with a zero setback along Australia Avenue, the residential towers along Australia Avenue and the Showgrounds.	The view is an urban setting, which is dominated by built elements in particular commercial buildings with a zero setback along Australia Avenue, the residential towers along Australia Avenue and the Showgrounds.
View composition type	Focal, with the commercial buildings and the residential towers along Australia Avenue	Focal, with the commercial buildings and the residential towers along Australia Avenue
Overall rating	Low	Low

Magnitude

Characteristic	Envisaged Building Envelope Comment	Proposed Development Comment
Amount of fabric change	Moderate	Moderate
View composition change	Moderate. The view will provide additional buildings within the foreground of the urban setting.	Moderate. The view will provide additional buildings within the foreground of the urban setting. The proposal allows for more of the sky to be visible, and a visual contrast between to the two buildings.
Prominence	The new fabric is readily noticeable as there is no major structure on site at the moment	The new fabric is readily noticeable as there is no major structure on site at the moment. The proposal allows for more of the sky to be visible resulting from the lower commercial building. The proposal also creates of a visual focus on the tower form.
Overall difference in view between Master Plan envelopes and proposed scheme	Moderate	Moderate

Discussion

The magnitude of the proposed development and the building envelope envisaged by the Master Plan (2018 Review), is moderate. This is largely due to the both schemes proposing buildings within the foreground of the existing view. The difference between the proposed built form and the building envelope envisaged by the Master Plan (2018 Review) is considered to be positive with more of the sky being visible and creation of a focus on the tower compared to a view which shows two visually competing towers envisaged in the Master Plan (2018 Review).

The sensitivity of this viewpoint is low given the use of this viewpoint and the users of the viewpoint. The visual impact of the proposal compared to the building envelope as envisaged in the Master Plan (2018 Review) at this viewpoint is considered to be moderate. However, it is considered that the moderate difference between the schemes results in a better visual outcome from this viewpoint. The proposal does not result in any adverse impacts on the view compared to the building envelope as envisaged in the Master Plan (2018 Review).

Viewpoint 2: Dairy Farmers



Figure 31 Building Envelopes as envisaged by the Sydney Olympic Park Master Plan 2030 (2018 Review)

Source: Fitzpatrick + Partners



Figure 32 Proposed Development

Source: Fitzpatrick + Partners

Sensitivity

Characteristic	Envisaged Building Envelope Comment	Proposed Development Comment
Distance from site	Close range (approximately 100m)	Close range (approximately 100m)
Relative viewing level	1.5m above ground level (approx.)	1.5m above ground level (approx.)
Number of viewers	Employees of the commercial buildings and users of the P6 car parking. Future residents	Employees of the commercial buildings and users of the P6 car parking. Future

Characteristic	Envisaged Building Envelope Comment	Proposed Development Comment
	of residential developments to the east walking to station.	residents of residential developments to the east walking to station.
Use at the viewpoint	Car parking and public open space adjoining the commercial buildings	Car parking and public open space adjoining the commercial buildings
Purpose of being at viewpoint	Car Parking within P6 and public open space adjoining the commercial buildings	Car Parking within P6 and public open space adjoining the commercial buildings
Viewing period	Short	Short
Dominant elements	The view is an urban setting, which is dominated by built elements in residential towers along Australia Avenue and the Showgrounds.	The view is an urban setting, which is dominated by built elements in residential towers along Australia Avenue and the Showgrounds.
View composition type	Focal, with the residential tower located at 9-11 Australia Avenue	Focal, with the residential tower located at 9-11 Australia Avenue
Overall rating	Low	Low

Magnitude

Characteristic	Envisaged Building Envelope Comment	Proposed Development Comment
Amount of fabric change	Moderate	Moderate
View composition change	Moderate. The view will provide additional buildings within the middle ground of the urban setting.	Moderate. The view will provide additional buildings within the middle ground of the urban setting.
Prominence	The new fabric is readily noticeable as there is no major structure on site at the moment.	The new fabric is readily noticeable as there is no major structure on site at the moment. The proposal provides a view of more of the sky and provides a focal point which is the tower.
Overall difference in view between Master Plan envelopes and proposed scheme	Moderate	Moderate

Discussion

The visual magnitude of the proposed development and the building envelope envisaged by the Master Plan (2018 Review), is moderate. This is largely due to the both schemes proposing buildings within the middle ground of the existing view. The difference between the proposed built form and the building envelope envisaged by the Master Plan (2018 Review) is positive with more of the sky being visible and creation of a focus on the tower compared to a view which shows two visually competing towers envisaged in the Master Plan (2018 Review).

The sensitivity of this viewpoint is low given the use of the viewpoint and the users of the viewpoint. Overall, it is considered that the proposal provides a more positive view compared to the building envelope envisaged by the Master Plan (2018 Review). It is considered that the moderate difference between the schemes results in a better visual outcome from this viewpoint, as the tower becomes the visual focal point. The proposal does not result in any adverse impacts on the view compared to the building envelope as envisaged in the Master Plan (2018 Review).

Viewpoint 3: Australia Avenue



Figure 33 Building Envelopes as envisaged by the Sydney Olympic Park Master Plan 2030 (2018 Review)
 Source: Fitzpatrick + Partners



Figure 34 Proposed Development
 Source: Fitzpatrick + Partners

Sensitivity

Characteristic	Envisaged Building Envelope Comment	Proposed Development Comment
Distance from site	Close range (approximately 100m)	Close range (approximately 100m)
Relative viewing level	1.5m above ground level (approx.)	1.5m above ground level (approx.)
Number of viewers	General vehicle traffic and foot traffic	General vehicle traffic and foot traffic
Use at the viewpoint	Traffic	Traffic

Characteristic	Envisaged Building Envelope Comment	Proposed Development Comment
Purpose of being at viewpoint	Driving and walking along Australia Avenue	Driving and walking along Australia Avenue
Viewing period	Short	Short
Dominant elements	The view is an urban setting, which is dominated by built elements in particular the residential towers along Australia Avenue and the commercial buildings.	The view is an urban setting, which is dominated by built elements in particular the residential towers along Australia Avenue and the commercial buildings.
View composition type	Focal, with the residential tower located at 9-11 Australia Avenue and the commercial building	Focal, with the residential tower located at 9-11 Australia Avenue and the commercial building
Overall rating	Low	Low

Magnitude

Characteristic	Envisaged Building Envelope Comment	Proposed Development Comment
Amount of fabric change	Low-moderate	Low-moderate
View composition change	Low-moderate. The view will provide partially seen additional buildings within the background of the urban setting.	Low-moderate. The view will provide partially seen additional buildings within the background of the urban setting.
Prominence	The new fabric is noticeable as there is no major structure on site at the moment.	The new fabric is noticeable as there is no major structure on site at the moment. The proposed commercial building projects forward over the railway corridor, beyond the building envelope envisaged by the Master Plan 2030 (2018 Review).
Overall difference in view between Master Plan envelopes and proposed scheme	Low-moderate	Low-moderate

Discussion

The magnitude of the view of the proposed development and the building envelope envisaged by the Master Plan (2018 Review), is low-moderate. This is largely due to the both schemes proposing buildings within the background of the existing view and partially obscured by other buildings. The difference between the proposed built form and the building envelope envisaged by the Master Plan 2030 (2018 Review) is minimal and comprises the building envelope of the commercial building being consistent with the prevailing alignment of Australia Avenue.

This is resulting from the commercial building projecting forward of the building envelope envisaged by Master Plan 2030 (2018 Review). The sensitivity of this viewpoint is low given the use of the viewpoint and the users of the viewpoint. Overall, the proposal provides a similar view compared to the building envelope envisaged by the Master Plan 2030 (2018 Review). Therefore, even though the visual magnitude of both schemes is low-moderate, visual impact of the proposal compared to the building envelope as envisaged in the Master Plan 2030 (2018 Review) at this viewpoint is low. The proposal minimal visual impact on the view compared to the building envelope as envisaged in the Master Plan 2030 (2018 Review).

Viewpoint 4: Olympic Park Station



Figure 35 Building Envelopes as envisaged by the Sydney Olympic Park Master Plan 2030 (2018 Review)

Source: Fitzpatrick + Partners



Figure 36 Proposed Development

Source: Fitzpatrick + Partners

Sensitivity

Characteristic	Envisaged Building Envelope Comment	Proposed Development Comment
Distance from site	Close range (approximately 100m)	Close range (approximately 100m)
Relative viewing level	1.5m above ground level (approx.)	1.5m above ground level (approx.)

Characteristic	Envisaged Building Envelope Comment	Proposed Development Comment
Number of viewers	Moderate-high consisting of cars driving past and users of Jacaranda Square and other pedestrians. Users of the Sydney Olympic Park Train Station	Moderate-high consisting of cars driving past and users of Jacaranda Square and other pedestrians. Users of the Sydney Olympic Park Train Station
Use at the viewpoint	Traffic and Public Open Space	Traffic and Public Open Space
Purpose of being at viewpoint	Driving along Murray Rose and using Jacaranda Square and the train station	Driving along Murray Rose and using Jacaranda Square and the train station
Viewing period	Short to medium	Short to medium
Dominant elements	The view is an urban setting, which is dominated by Jacaranda Square.	The view is an urban setting, which is dominated by Jacaranda Square.
View composition type	Focal, with Jacaranda Square	Focal, with Jacaranda Square
Overall rating	Moderate	Moderate

Magnitude

Characteristic	Envisaged Building Envelope Comment	Proposed Development Comment
Amount of fabric change	Moderate-high	Moderate-high
View composition change	Moderate. The view will provide additional buildings within the middle ground of the urban setting.	Moderate. The view will provide additional buildings within the middle ground of the urban setting.
Prominence	The new fabric is readily noticeable as there is no major structure on site at the moment.	The new fabric is readily noticeable as there is no major structure on site at the moment. The proposal provides a view of more of the sky and provides a visual focal point which is the tower.
Overall difference in view between Master Plan envelopes and proposed scheme	Moderate	Moderate

Discussion

The magnitude of the proposed development and the building envelopes envisaged by the Master Plan (2018 Review), is moderate-high. This is largely due to the both schemes proposing buildings within the middle ground of the existing view and the current site being undeveloped. The difference between the proposed built form and the building envelope envisaged by the Master Plan (2018 Review) comprises of the lower commercial building providing an improved view of the sky and the single tower becoming the focus point of the view.

The sensitivity of this view is moderate given the views are from Jacaranda Square which is a publicly open space which includes a coffee shop and the users of the Sydney Olympic Park Train station. Overall, the proposal is considered to provide a positive outcome with the view being focused on a single prominent tower and a commercial building that complements rather than competes for prominence. Further, the proposed development provides more view of the sky given that the commercial building is significantly below the maximum height standard. Therefore, even though the viewpoint is of moderate sensitivity, the proposal is considered to provide a better visual outcome than the building envelopes envisaged by the Master Plan (2018 Review).

6.4.2 Private Views/Outlook

To the south across Australia Avenue at 9-11 Australia Avenue, Sydney Olympic Park is a mixed use development with retail on the ground floor and a residential tower above. To provide an assessment of the private outlook from this building six view points across 3 levels have been analysed from the northern elevation only looking directly at the site. Outlooks from the western and eastern elevations have not been discussed as they are unaffected by the proposed development.

It is important to note that the building footprints as envisaged by the Master Plan 2030 (2018 Review) have responded to the principal constraints of the site, namely the large Fig Tree on Site 2A and the railway tunnel impacting Site 2B. Without these constraints, particularly the railway tunnel, the envisaged building footprint and envelope of Site 2B is expected to have been consistent with the prevailing building alignment of Australia Avenue. The winning design of the design competition (the proposed commercial building) was the only design on Site 2B to innovatively span across the railway tunnel easement and thus bring the proposed commercial building forward to reflect the prevailing building alignment of Australia Avenue. This allowed for the height of the commercial building to be significantly reduced below the 102m development standard so as to not visually compete with the landmark proposed tower on Site 2A.

Table 7 identifies the view points representative of the private view analysis. The view points are based on the analysis undertaken by fitzpatrick + partners.

Level 11 Viewpoints

The views from Level 11 were taken from two apartments (refer to **Figure 37** below) with primary outlooks to the north and north west.

Table 12 Private Viewpoints

View	Location
1	Level 11 – Apartment A
2	Level 11 – Apartment B
3	Level 17 – Apartment A
4	Level 17 – Apartment B
5	Level 23 – Apartment A
6	Level 23 – Apartment B

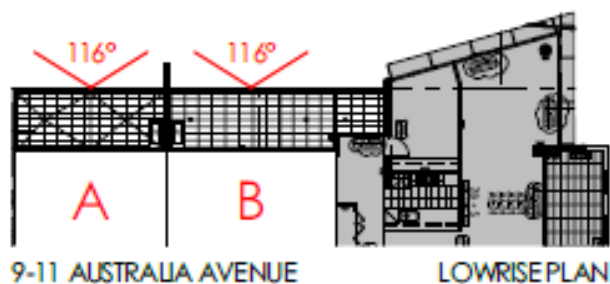


Figure 37 Apartments A and B Level 11

Source: Fitzpatrick + Partners

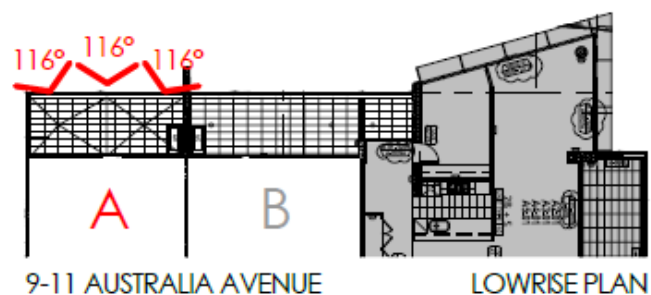


Figure 38 Apartment A Level 11

Source: Fitzpatrick + Partners



Figure 39 Apartment A Level 11 – View 1 Master Plan 2030 (2018 Review)

Source: fitzpatrick + partners



Figure 40 Apartment A Level 11 – View 1 Proposal

Source: fitzpatrick + partners

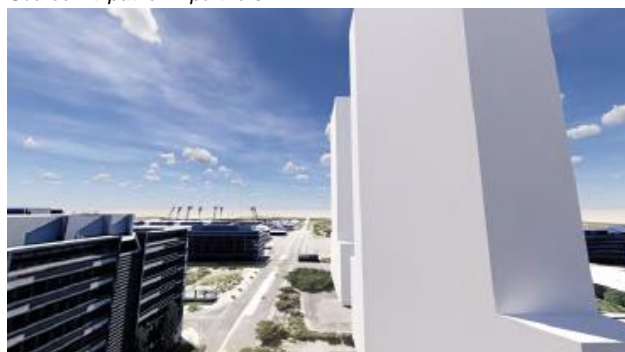


Figure 41 Apartment A Level 11 – View 2 Master Plan 2030 (2018 Review)

Source: fitzpatrick + partners



Figure 42 Apartment A Level 11 – View 2 Master Plan 2030 (2018 Review)

Source: fitzpatrick + partners



Figure 43 Apartment A Level 11 – View 3 Master Plan 2030 (2018 Review)

Source: fitzpatrick + partners

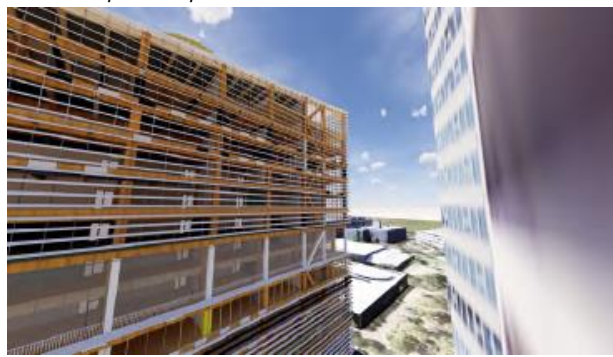


Figure 44 Apartment A Level 11 – View 3 Proposal

Source: fitzpatrick + partners

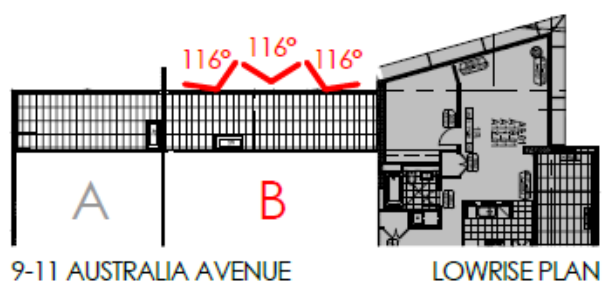


Figure 45 Apartment B Level 11

Source: Fitzpatrick + Partners

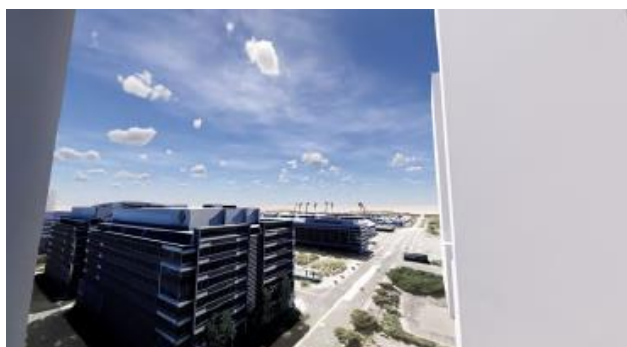


Figure 46 Apartment B Level 11 – View 1 Master Plan 2030 (2018 Review)

Source: fitzpatrick + partners



Figure 47 Apartment B Level 11 – View 1 Proposal

Source: fitzpatrick + partners



Figure 48 Apartment B Level 11 – View 2 Master Plan 2030 (2018 Review)

Source: fitzpatrick + partners



Figure 49 Apartment B Level 11 – View 2 Proposal

Source: fitzpatrick + partners



Figure 50 Apartment B Level 11 – View 3 Master Plan 2030 (2018 Review)

Source: fitzpatrick + partners



Figure 51 Apartment B Level 11 – View 3 Proposal

Source: fitzpatrick + partners

Analysis – Level 11 Apartment A and B

These apartments currently enjoy an outlook to the north east, to the north down Australia Avenue and towards the GIANTS Stadium and the Showgrounds, and to the north west towards Olympic Boulevard. This outlook is not considered to comprise views of high significance however the outlook over parts of Sydney Olympic Park is not insignificant. The outlook is currently enjoyed from a standing position on the balconies of apartments A and B over the side street boundary directly to the north towards the site. The views (**Figures 38 to 51**) are based on the 3D model by prepared by fitzpatrick + partners demonstrate the loss of the outlook from these view points down Australia Avenue and partially over the showgrounds, and a minor portion of the GIANTS Stadium. The part of the outlook to the north west will remain unaffected.

While the loss of outlook from these view points is considered moderate-severe, the outlook that is being impacted upon is not considered iconic or of high significance, and as such the overall impact is considered to be moderate. It is important to note that Sydney Olympic Park is transforming into a high density mixed use centre and as such the protection of all views and outlooks, particularly from lower to mid levels of residential buildings is not always achievable nor intended.

Level 17

The outlook from Level 17 was taken from two apartments (refer to **Figure 52** below) with primary outlooks to the north and north west.

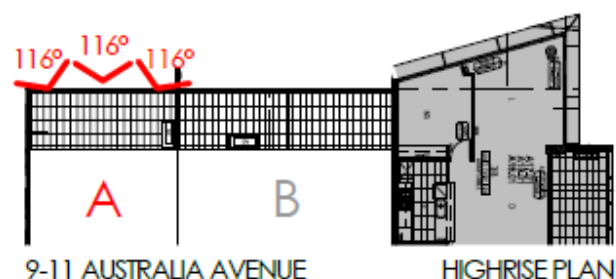


Figure 52 Apartment A Level 17

Source: Fitzpatrick + Partners



Figure 53 Apartment A Level 17 – View 1 Master Plan 2030 (2018 Review)

Source: fitzpatrick + partners



Figure 54 Apartment A Level 17 – View 1 Proposal

Source: fitzpatrick + partners



Figure 55 Apartment A Level 17 – View 2 Master Plan 2030 (2018 Review)

Source: fitzpatrick + partners



Figure 56 Apartment A Level 17 – View 2 Proposal

Source: fitzpatrick + partners



Figure 57 Apartment A Level 17 – View 3 Master Plan 2030 (2018 Review)

Source: fitzpatrick + partners



Figure 58 Apartment A Level 17 – View 3 Master Plan 2030 (2018 Review)

Source: fitzpatrick + partners

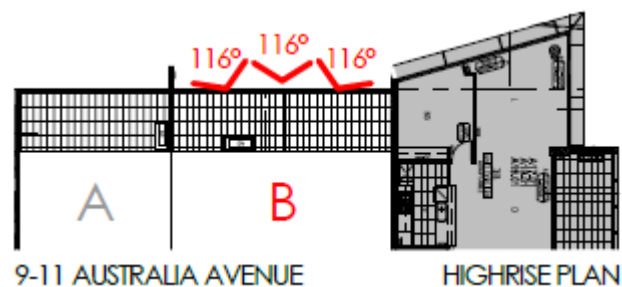


Figure 59 Apartment B Level 17

Source: Fitzpatrick + Partners



Figure 60 Apartment B Level 17 – View 1 Master Plan 2030 (2018 Review)

Source: fitzpatrick + partners



Figure 61 Apartment B Level 17 – View 1 Master Plan 2030 (2018 Review)

Source: fitzpatrick + partners



Figure 62 Apartment B Level 17 – View 2 Master Plan 2030 (2018 Review)

Source: fitzpatrick + partners



Figure 63 Apartment B Level 17 – View 2 Proposal

Source: fitzpatrick + partners



Figure 64 Apartment B Level 17 – View 3 Master Plan 2030 (2018 Review)

Source: fitzpatrick + partners



Figure 65 Apartment B Level 17 – View 3 Proposal

Source: fitzpatrick + partners

Analysis

These apartments currently enjoy an outlook to the north east, to the north down Australia Avenue and towards the GIANTS Stadium and the Showgrounds, and to the north west towards Olympic Boulevard and Stadium Australia beyond. The part of the outlook towards Stadium Australia is considered to be significant while the remainder of the outlook over parts of Sydney Olympic Park is not insignificant is not considered of high significance. The outlook is currently enjoyed from a standing position on the balconies of apartments A and B over the side street boundary directly to the north towards the site. The views (**Figures 53 to 65**) are based on the 3D model by prepared by fitzpatrick + partners demonstrate the loss of the outlook from these view points down Australia Avenue and partially over the showgrounds, and a minor portion of the GIANTS Stadium. The part of the outlook that is of significance to the north west towards Stadium Australia will remain unaffected.

While the loss of outlook from these view points is considered moderate, the outlook that is being impacted upon is not considered iconic or of high significance, and as such the overall impact is considered to be low-moderate. It is important to note that Sydney Olympic Park is transforming into a high density mixed use centre and as such the protection of all views and outlooks is not always achievable nor intended. It is further noted that the envisaged building envelope of the Master Plan (2018 Review) provides a tower significantly above the proposed commercial building providing a significantly greater impact at this part of the outlook.

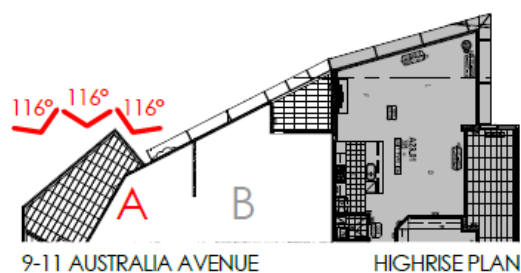


Figure 66 Apartment A Level 23

Source: Fitzpatrick + Partners



Figure 67 Apartment A Level 23 – View 1 Master Plan 2030 (2018 Review)

Source: fitzpatrick + partners



Figure 68 Apartment B Level 23 – View 1 Master Plan 2030 (2018 Review)

Source: fitzpatrick + partners



Figure 69 Apartment A Level 23 – View 2 Master Plan 2030 (2018 Review)

Source: fitzpatrick + partners



Figure 70 Apartment A Level 23 – View 2 Proposal

Source: fitzpatrick + partners



Figure 71 Apartment A Level 23 – View 3 Master Plan 2030 (2018 Review)

Source: fitzpatrick + partners



Figure 72 Apartment A Level 23 – View 3 Proposal

Source: fitzpatrick + partners

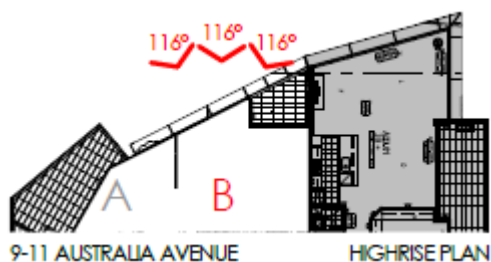


Figure 73 Apartment B Level 23

Source: Fitzpatrick + Partners



Figure 74 Apartment B Level 23 – View 1 Master Plan 2030 (2018 Review)

Source: fitzpatrick + partners



Figure 75 Apartment B Level 23 – View 1 Master Plan 2030 (2018 Review)

Source: fitzpatrick + partners



Figure 76 Apartment B Level 23 – View 2 Master Plan 2030 (2018 Review)

Source: fitzpatrick + partners



Figure 77 Apartment B Level 23 – View 2 Proposal

Source: fitzpatrick + partners



Figure 78 Apartment B Level 23 – View 3 Master Plan 2030 (2018 Review)

Source: fitzpatrick + partners



Figure 79 Apartment B Level 23 – View 3 Proposal

Source: fitzpatrick + partners

Analysis

This apartment currently enjoys an outlook to the north east, to the north down Australia Avenue and towards the GIANTS Stadium and the Showgrounds, and to the north west towards Olympic Boulevard and Stadium Australia beyond. The part of the outlook towards Stadium Australia is considered to be significant while the remainder of the outlook over parts of Sydney Olympic Park is not insignificant it is not considered of high significance. The outlook is currently enjoyed from a standing position on the balconies of apartments A and B over the side street boundary directly to the north towards the site. The views (**Figures 67 to 79**) are based on the 3D model by prepared by fitzpatrick + partners demonstrate the loss of the outlook from these view points down Australia Avenue and partially over the showgrounds, and a minor portion of the GIANTS Stadium. This outlook largely remains unaffected by the proposed development except for the proposed tower on the middle distance on Site 2A. As such, the loss of outlook from these view points is considered negligible.

It is further noted that the envisaged building envelope of the Master Plan (2018 Review) provides a tower significantly above the proposed commercial building providing a significantly greater impact on the outlook from this view point.

6.4.3 Solar Access

Fitzpatrick + Partners have prepared shadow studies (refer to **Appendix K**) for the proposal and for the building envelopes as envisaged by the Master Plan 2030 (2018 Review). The solar access diagrams have been provided on an hourly basis between 9:00am and 3:00pm on 21 June and 21 September. The shadow diagrams for 10:00am: 12:00pm and 2:00pm are provided for the overall shadows (refer to **Figures 80 to 85**) and the shadows cast on the northern elevation of the apartments at 9-11 Australia Avenue (refer to **Figures 86 to 88**).

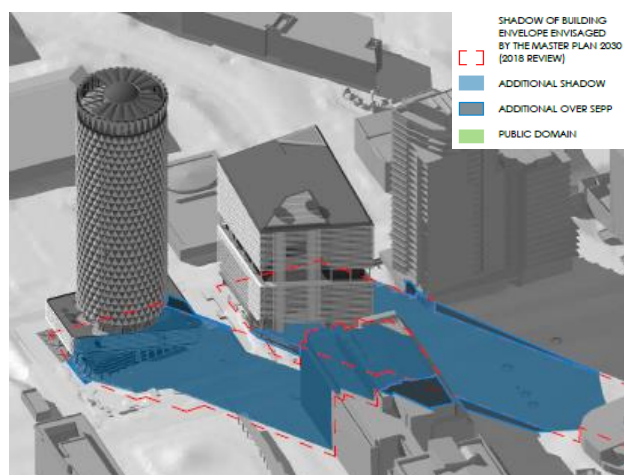


Figure 80 21 June 10:00am Shadow Cast

Source: fitzpatrick + partners

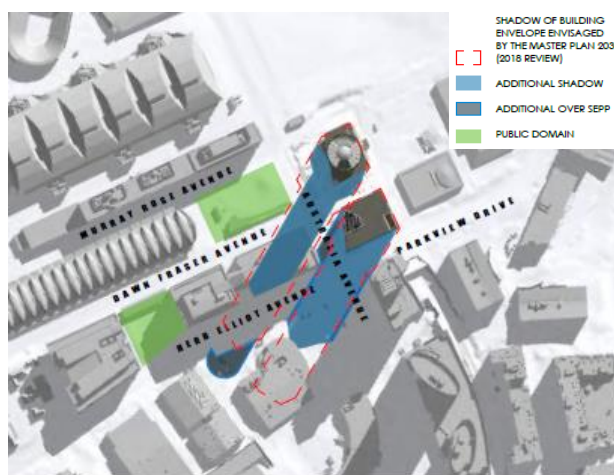


Figure 81 21 June 10:00am Overall Shadow Cast

Source: fitzpatrick + partners

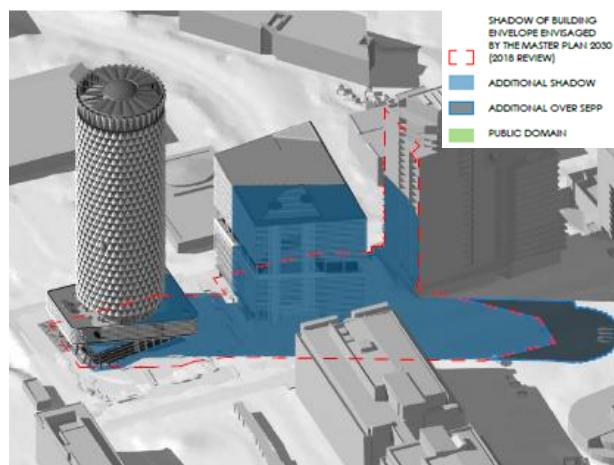


Figure 82 21 June 12:00pm Shadow Cast

Source: fitzpatrick + partners

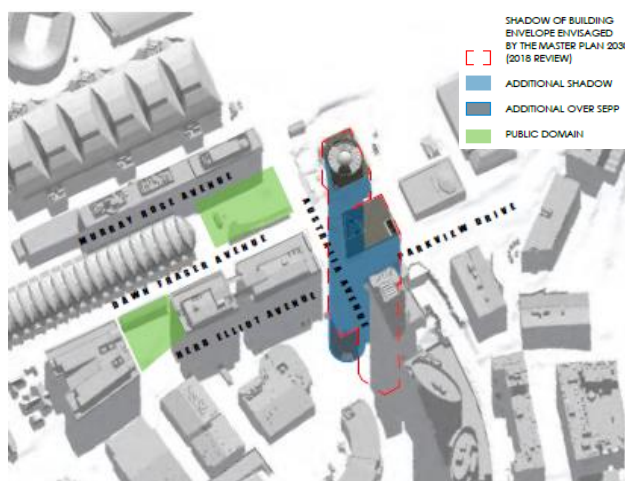


Figure 83 21 June 12:00pm Overall Shadow Cast

Source: fitzpatrick + partners

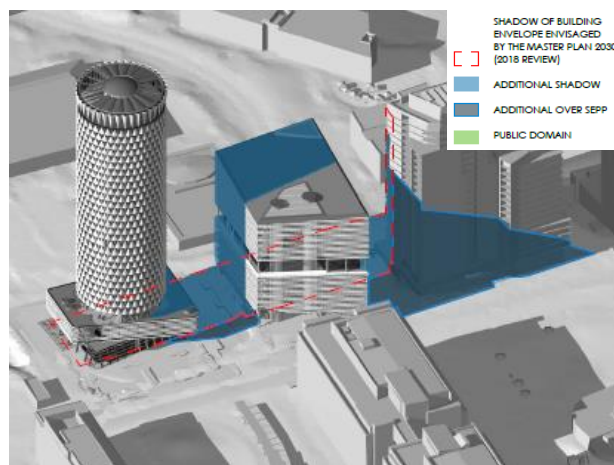


Figure 84 21 June 2:00pm Shadow Cast

Source: fitzpatrick + partners

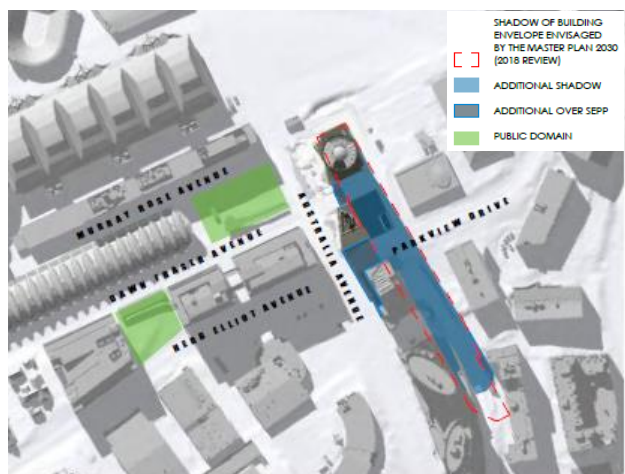


Figure 85 21 June 2:00pm Overall Shadow Cast

Source: fitzpatrick + partners

OVERSHADOWING FROM BUILDING ENVELOPE ENVISAGED BY THE MASTER PLAN 2030 (2018 REVIEW):

87% APARTMENTS A
89% APARTMENTS B
88% TOTAL

OVERSHADOWING:

48% APARTMENTS A
52% APARTMENTS B
50% TOTAL

SHADOW OF BUILDING ENVELOPE ENVISAGED BY THE MASTER PLAN 2030 (2018 REVIEW)



SHADOW



APARTMENTS A



APARTMENTS B

OVERSHADOWING FROM BUILDING ENVELOPE ENVISAGED BY THE MASTER PLAN 2030 (2018 REVIEW):

87% APARTMENTS A
90% APARTMENTS B
89% TOTAL

OVERSHADOWING:

50% APARTMENTS A
52% APARTMENTS B
51% TOTAL

SHADOW OF BUILDING ENVELOPE ENVISAGED BY THE MASTER PLAN 2030 (2018 REVIEW)



SHADOW



APARTMENTS A



APARTMENTS B

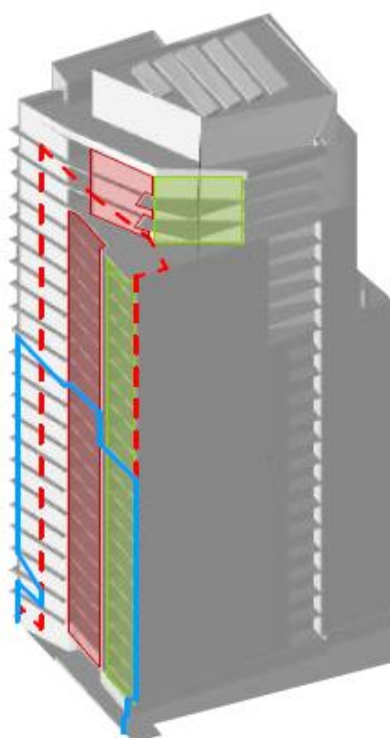


Figure 86 21 June 11:00am Shadow Cast on Northern Elevation of 9 to 11 Australia Avenue

Source: fitzpatrick + partners

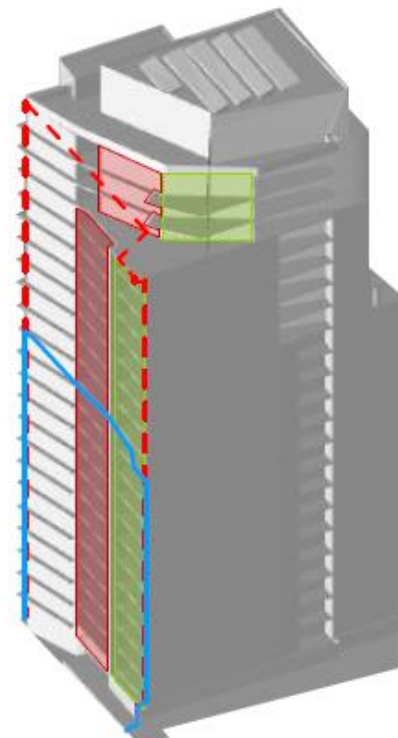


Figure 87 21 June 12:00pm Shadow Cast on Northern Elevation of 9 to 11 Australia Avenue

Source: fitzpatrick + partners

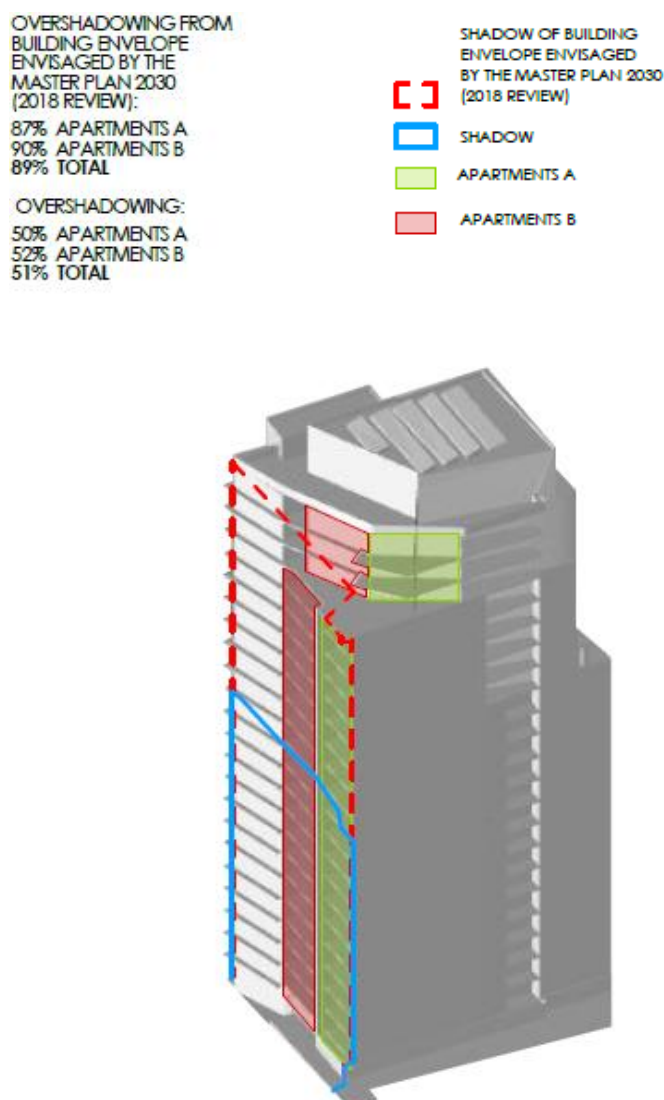


Figure 88 21 June 2:00pm Shadow Cast on Northern Elevation of 9 to 11 Australia Avenue

Source: fitzpatrick + partners

The analysis confirms that the proposal provides:

June 21

The shadow diagrams demonstrate the following:

- The overall total of proposed shadow cast in 21 June between the hours of 9:00am and 3:00pm is 30% less than the shadow of the building envelopes as envisaged in the Master Plan (2018 Review).
- The overall total of proposed shadow cast on the public domain is similar to the shadow of the building envelopes as envisaged in the Master Plan 2030 (2018 Review).
- In respect to overshadowing of the northern elevation of 9-11 Australia Avenue the hourly shadow impact comparison between the proposed development and the envelopes as envisaged in the Master Plan (2018 Review) are as follows:
 - At 9:00am the proposal and the building envelopes as envisaged in the Master Plan 2030 (2018 Review) do not cast a shadow on apartments. Allowing for all the northern elevation to receive solar access.
 - At 10:00am the proposal and the building envelopes as envisaged in the Master Plan 2030 (2018 Review) do not cast a shadow on apartments. Allowing for all the northern elevation to receive solar access.

- At 11:00am the proposal casts a shadow on to 50% of northern elevation. While in comparison the building envelopes as envisaged in the Master Plan 2030 (2018 Review) cast a shadow on to 88% of the northern elevation.
- At 12:00pm the proposal casts a shadow on to 51% of northern elevation. While in comparison the building envelopes as envisaged in the Master Plan 2030 (2018 Review) cast a shadow on to 89% of the northern elevation.
- At 1:00pm the proposal casts a shadow on to 72% of northern elevation. While in comparison the building envelopes as envisaged in the Master Plan 2030 (2018 Review) cast a shadow on to 77% of the northern elevation.
- At 2:00pm the proposal casts a shadow on to 57% of northern elevation. While in comparison the building envelopes as envisaged in the Master Plan 2030 (2018 Review) cast a shadow on to 0% of the northern elevation.
- At 3:00pm the proposal casts a shadow on to 61% of northern elevation. While in comparison the building envelopes as envisaged in the Master Plan 2030 (2018 Review) cast a shadow on to 0% of the northern elevation.

The overall total shadow cast by the proposal is 30% less than the overshadowing cast by the building envelopes as envisaged by the Master Plan 2030 (2018 Review). The proposed development does not overshadow the northern elevation between 9:00am and approximately 10:30am which is consistent with the proposed building envelopes in the Master Plan 2030 (2018 Review). The proposal allows the north facing apartments at 9-11 Australia Avenue on the upper levels to benefit from greater solar access between 11:00am to 1:00pm when compared to the building envelope envisaged by the Master Plan 2030 (2018 Review). The impact on the public open spaces is similar to the overshadowing cast by the building envelopes as envisaged in the Master Plan 2030 (2018 Review).

6.4.4 Wind

Windtech have prepared a Pedestrian Wind Environment Statement (refer to **Appendix HH**). The analysis of the wind has been based on the potential impacts on the outdoor areas within and around the subject development. The wind assessment has been based on an analysis of regional wind data from the Bankstown area between 1993 to 2016.

The results of the assessment identify that the ground level areas of the hotel and the commercial building will expose the development to westerly and east-westerly prevailing winds. The commercial terrace level on level 07 will be exposed to all three prevailing winds. To minimise potential wind impacts the report provides a number of recommendations for the public domain specifically outdoor seating areas and the awnings. In principle treatments have been recommended for any area exposed to strong winds.

The results of the study indicate that wind conditions for the majority of trafficable outdoor locations within and around the development will be suitable for their intended uses. However, some of the areas on the Lower and Upper Ground areas will experience strong winds that will exceed the relevant criteria for comfort and/or safety. The report provides the following recommendations:

Ground Lower and Upper

4. It is recommended that the proposed vegetation in the form of densely foliating evergreen trees be retained. The trees should have a height of at least 3-5m with a canopy width of at least 3m. It should also be noted that interlocking canopies has a beneficial impact on the local wind conditions.
5. The proposed impermeable awnings for the development should be retained.
6. Existing neighbouring vegetation is expected to further improve the local wind conditions at the site and should be retained.
7. Further tree planting, as indicated in Figure 7a, should be incorporated in the landscape to improve wind conditions at targeted locations. Note that these trees should have a minimum height of at least 3-5m with canopy widths of at least 3m.
8. It is also recommended to include impermeable corner awnings as an extension to the proposed awnings of the subject development. The inclusion of these awnings is expected to reduce the impact of downwashed prevailing winds and accelerating around corners of the subject development.

9. It is recommended that for any areas where outdoor dining or other long exposure activities are planned, operator-controlled impermeable screens with a minimum height of 1.5m be used to ensure comfortable wind conditions.

For the north-eastern corner of the Building 2A, vertical fins with a depth of 1.5 extending out from the building façade should be included to ensure comfortable wind conditions.

A detailed wind study will be undertaken as part of the construction phase.

6.4.5 Reflectivity

Windtech have prepared a Solar Light Reflectivity Study (refer to **Appendix Y**).

The results of the study indicate that, to avoid any adverse glare to motorists, train drivers, pedestrians, and to occupants of neighbouring buildings, the following limitations to the maximum normal specular reflectance of visible light of the external façade glazing is recommended:

- The glazing used on the 066° aspect of Building 2B should have a maximum normal specular reflectance of visible light of 13%.
- All other glazing used on the external façade of the development should have a maximum normal specular reflectance of visible light of 20%.

Based on the above mentioned recommendations, the results of the study indicate that the subject development will not cause any adverse solar glare to motorists, train drivers or pedestrians in the surrounding area, or to occupants or neighbouring buildings.

6.4.6 Acoustic Privacy

Renzo Tonin have prepared an Acoustic Assessment and a Construction Noise and Vibration Management Plan (refer to **Appendix GG**).

Acoustic Assessment

The assessment examines the effects of external noise intrusion onto the proposed development from the road traffic, major events and the rail noise and vibration. Noise measurements were carried out in the form of long-term noise monitors from the 1st of November 2019 to the 16th of November 2018 to determine the existing levels of external noise affecting the development. In addition, attended vibration measurements from the underground rail pass-bys were undertaken on the 2 July 2019. The hotel was categorised as being relatable to residential development in the *State Environmental Planning Policy (Infrastructure) 2007*, therefore the residential development internal noise criteria has been used for the assessment. In addition, the SOP Master Plan 2020 (2018 Review) provides maximum internal noise criteria intrusion from major events.

The results from the noise surveys were used to calculate the internal noise levels within the proposed development. The ground-borne rail noise was considered given the ground vibration generated from passing trains. To comply with the NSW Environmental Protection Authority (EPA) Noise Policy for Industry the report includes a number of recommendations to be implemented where possible. The recommendations relate to mechanical plant, the loading docks and internal sound insulation. The report concludes that subject to the incorporating the appropriate controls the proposal would be satisfactory.

Construction Noise Vibration Management Plan

The report provides an assessment of the potential noise and vibration impacts associated with the construction phase. The assessment has used the following proposed construction hours:

- 7:00am to 6:00pm Monday to Friday (rock hammers during excavation only being used from 8:00am to 5:00pm);
- 7:00am to 3:30pm on Saturday;
- No work permitted on Sundays and Public Holidays.

The assessment identified the nearest sensitive receiver locations including commercial, residential, recreation, childcare and community centre/ place of worship developments. Noise monitoring was undertaken from the 9 November 2018 to 16 November 2018. The noise monitoring has been used to establish the existing acoustic environment at the sensitive receivers surrounding the site. The NSW *Interim Construction Noise Guideline* (ICNG, 2009). The assessment took into consideration the distance between the construction works and the receiver locations. The conclusion of the report advises that vibration impacts and management measures have been recommended to minimise any potential vibration impacts.

6.4.7 Lighting

An Electrical Services Statement of Design Intent has been prepared by Haron Robson and is included at **Appendix CC**. To ensure that the design incorporates appropriate electrical services the new areas and the commercial development will be documented in accordance with the relevant Australian Standards, National Construction Codes 2019 relating to smoke detection systems, emergency lighting and systems and lighting within the public domain. Following completion of the design documentation a further assessment will be provided to ensure compliance with the National Construction Code 2019 Volume 1.

6.5 Ecologically Sustainable Development (ESD)

An Environmental Sustainability Design Report has been prepared by Atelier Ten and is included at **Appendix Z**. To achieve the star ratings several ESD initiatives focused on amenity are incorporated into the design including: sustainability benchmarking, best practice commissioning and tuning, metering and monitoring, climate adaptation and resilience and operational waste. The report describes how the development incorporates the ESD initiatives into the design, construction and ongoing operation of the development.

The development incorporates the following ESD initiatives:

- The proposal will be designed and constructed with carefully management of energy and water consumption, minimising their running costs and environmental impact.
- All key environmental building systems including indoor environmental quality, energy and water will follow Green Star best practice with regards to design, commissioning and testing.
- The Green Star Design & As Built benchmarking tool will be used as a quality assurance methodology for the delivery of a development that represents 'Australian Excellence' in sustainability. A Green Star review has been carried out at this design stage to ensure that the design has potential for delivery of this ambition.
- An initial Climate Change and Resilience Risk review will be undertaken in the Design Development stage and this will be developed further through all design stages. The project has identified three areas of potential concern: the hotel residents safely sheltering in place through extreme events, the effects of utility failure on basic operations of the hotel, and the effects of heatwaves and droughts on pedestrian comfort and plant health in the public realm.
- The offices and hotel will be tracked against the relevant NABERS Energy ratings.
- The building tower facades are design to optimise the passive design benefits including good daylight provision, improved thermal comfort, reduced space conditioning energy use and reduced peak power loads.
- Both buildings have external shading elements as a way to improve passive design performance and also create an elegant and appropriate architectural expression for the site.
- Numerous energy efficient building systems have been selected for both buildings.
- The development will be plumbed with a recycled water supply to the following SOPA approved end uses of recycled water being: toilets, cooling towers, irrigating, fire systems, laundry washing machines and site wash-down hose bibs.

The report confirms that the proposal achieves a 4-star Green star rating for the hotel and a 5-star Green star rating for the commercial office in accordance with the current version of the Green Star – Design & As Built Submission Guidelines document developed by the Green Building Council of Australia. Further details of the recommendations to achieve environmental sustainability are provided in the ESD report provided at **Appendix Z**.

6.6 Biodiversity

An Ecological Assessment has been prepared by Cumberland Ecology and is included at **Appendix O**. A summary of the assessment and proposed mitigation measures are provided below.

Assessment

Under Section 7.9 of the *Biodiversity Conservation Act 2016*, all State Significant Development applications are required to be accompanied by a Biodiversity Development Assessment Report (BDAR). However, in certain circumstances, the requirement to prepare a BDAR can be waived. These are when both the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have a significant impact on biodiversity values.

The Ecological Assessment (**Appendix O**) provides an examination of the ecological impact of the proposed development, to determine whether a BDAR will need to be prepared. The Assessment utilised a site inspection (including recording flora species and potential fauna habitat, and surveying a plot in accordance with the Biodiversity Assessment Method), database analysis, and GIS mapping.

It found that the landscape of the site is predominately artificial, with original soil and landscape features no longer present, and no native vegetation communities occurring within the subject site. Most vegetation on site has been planted more recently, excluding the Morton Bay Fig in the north-west corner of site, which was planted prior to 1943.

The Assessment notes that the impact of the proposal will be the removal of around 0.34ha of 'Urban Native/Exotic' vegetation, being those planted in garden beds on the site and street trees. However, as the existing Morton Bay Fig will be retained, and the proposed development provides landscaping with similar planted species, the Assessment concludes that *"The removal of this area of vegetation is unlikely to impact on any species or ecological communities listed under the BC Act or EPBC Act."*

Further, the Assessment notes that there is a potential risk that the proposal would indirectly impact nearby wetlands through run-off. To ensure this does not occur, the development will be designed to comply with current guidelines for the Sydney Olympic Park precinct in relation to run-off, which will appropriately mitigate the risk of this impact.

Given these above considerations, and the assessment of the proposal against the biodiversity values listed in the *Biodiversity Conservation Act* and *Regulation*, the Ecological Assessment (**Appendix O**) finds that the proposal is *"considered unlikely to have significant impacts upon defined biodiversity values"* and *"there is limited justification for considering impacts to threatened species with the detail required under the Biodiversity Offsets Scheme."* Accordingly, it concludes that *"On the basis of our investigations, we believe that the preparation of a BDAR is not necessary due to the low likelihood of impacts to biodiversity values."*

Based on this assessment, a BDAR waiver was sought from the Planning Agency Head and the Environment Agency Head. These were granted on 17 December 2018 and 3 December 2018, respectively – the letters confirming the granting of the waiver are provided at **Appendix P**.

Mitigation Measures

Given that a BDAR waiver has been granted, it is considered that no mitigation measures are required.

6.7 Water and Soil Quality

6.7.1 Geotechnical Investigations

A Geotechnical Report has been prepared by Douglas and Partners and is included at **Appendix DD**. The assessment includes subsurface conditions and ground water, excavation characteristics, suitable shoring options and retaining structures; suitable shoring options and retaining structures, suitable foundation systems and design parameters; and geotechnical considerations relating to rail corridors.

The Sydney 1:100,000 Geological Series Sheet indicates that the site is underlain by Ashfield Shale of the Triassic aged Wianamatta Group, which typically comprises of shale and laminate.

The assessment was based on the review of information from six cored boreholes from a depth of 2.5m to 20.85m. Three standpipes were installed to allow measurements of the groundwater levels. Four samples were selected to Atterberg Limit and Linear Shrinkage testing and four samples were selected to determine the aggressivity of the soil to buried structural elements.

The assessment provides recommendations for ground-borne vibration, excavation plant, disposal of excavated material, stress relief, excavation support, shoring, the shoring wall design, anchoring, foundations, soil aggressivity, basement floor slabs and external pavements, earthquake design, consideration relating to the rail corridor and additional geotechnical works.

6.8 Structural

A Structural Report has been prepared by Van Der Meer and is included at **Appendix EE**. A structural concept design has been prepared for the proposal with confirmation advising that the buildings as proposed will be designed in accordance with the accepted engineering practice, the Sydney Olympic Park standards, Transport for New South Wales specifications and the relevant provisions of the Australian Standards.

6.9 Drainage and Flooding

A Stormwater Management Report including a Water Management Strategy has been prepared by Van Der Meer and is included at **Appendix W**. The assessment has been based on the following design controls and guidelines:

- SOPA Stormwater Management and WSUD Policy (2016);
- SOPA Stormwater Management Technical Manual (2017);
- SOPA Infrastructure Engineering and Construction Manual (2018);
- Landcom's Managing Urban Stormwater – Soils and Construction (2004); and
- Australian Rainfall and Runoff (2019).

The proposed development of the site could potentially lead to significant changes in water quantity and quality if the Waste Sensitive Urban Design approach is not adopted as part of the development strategy.

The key strategies to be incorporated into the design include:

- A pit and pipe network to collect minor storm runoff from surface areas which will minimise nuisance flooding
- Overland flow paths to carry major storms through and around the site without causing damage to property from flooding;
- OceanGuard™ at nominated inlet pits will form part of the water quality treatment train, removing pollutants and nutrients that are detrimental to downstream waterways;
- An on-site stormwater detention tank to maintain existing peak flows will be constructed. The tank will be fitted with 24 x 690 StormFilter™ to treat the water prior to it leaving the site.

The results from the investigations and modelling, demonstrate that the development with the proposed WSUD strategy and management can provide a safe and ecologically sustainable development. The results have been further discussed in the Stormwater Management Report provided at **Appendix W**.

6.10 Contamination

A Contamination Report has been prepared by Douglas Partners and is included at **Appendix BB**. A Remediation Action Plan (RAP) for the site, based on the findings of the DSI and proposed development.

The Sydney 1:100,000 Geological Series Sheet indicates that the site is underlain by Ashfield Shale of the Triassic aged Wianamatta Group, which typically comprises of shale and laminate.

The assessment included a review of existing reports:

- HLA – Envirosciences Pty Limited (HLA) *Site Contamination Assessment Sites 2 and 8 Sydney Olympic Park Town Centre Homebush, NSW*, reference J1938 dated 18 December 2002 (HLA, 2002); and

- Sanko Excavation Environmental and Civil Services P/L (Sanko) *Stage 1 / 2 Environmental Site Assessment, Proposed Motel Development Part lot71, DP1134933, Carpark P6D, Sydney Olympic Park*, reference E14 104-BR1 dated 14 June 2016 (Sanko, 2016).

The assessment identifies that the site was vacant and owned by the Crown prior the 1950's, between the 1950's to 2000 as industrial land and has been used as an existing car parking since 2000. The findings of the investigation limited to the sampling and testing concluded that the potential for significant contamination to be present within the site is considered to be low. For the site to be made suitable for the proposed commercial development subject to the following:

- Undertake a further round of groundwater sampling and analysis for the presence of TRH, BTEX and full VOC suite to assess the vapour risk of petroleum hydrocarbons in groundwater;
- Preparation of a waste classification / VENM assessment prior to or during bulk excavation; and
- Preparation of an unexpected finds protocol (UFP) prior to bulk excavation of the site.

6.11 Air Quality and Odour

An Air Quality Assessment has been prepared by ERM and is included at **Appendix X**. The Cater Street Odour Assessment evaluated the existing and potential future odorous impacts associated with the Liquid Waste Treatment Plant on, the Carter Street Urban Activation Precinct, and beyond across the Olympic Park as a whole.

The Assessment concludes that based on the 'worst-worst case' odour emissions scenario, it is anticipated that the performance criteria is met and is not exceeded in the vicinity of the development. Therefore, it is considered that the risk of odour impacts is extremely low.

6.12 Transport

A Traffic and Transport Impact Assessment has been prepared by PTC and is included at **Appendix S**. This provides an analysis of the existing transport nodes and the road network. The assessment has been prepared in accordance with the SEARs and provides the traffic generation from the proposal, operation of the future transport networks and adequacy of the proposal to meet pedestrian and cycle demands.

A summary of the key consideration and findings is provided below and discussed in further details in the following sections of the Report.

- The assessment of the traffic activity has established that the development is likely to have a minor increase in traffic activity and will have a minimal impact on the surrounding road network.
- The car park aligns with the expected car parking demand and is considered suitable in the context of the Master Plan (2018 Review) requirements and is unlikely to increase the demand for on-street parking.
- The parking and vehicular access arrangements have been designed in accordance with the relevant Standards, being AS2890 Part 1, Part 2, Part 3 and Part 6 or have been assessed, deemed to meet the intent of the standards and fit for use.

6.13 Accessibility

An Accessibility Report has been prepared by Morris Goding Access Consulting and is included at **Appendix AA**. The report provides an assessment of the proposal against the Federal Disability Discrimination Act (DDA), Disability (Access to Premises – Buildings) Standards 2010, BCA/DDA Access Code, Universal Design principles, the AS 1428 Series, and other design guidelines, to develop appropriate design documentation, to provide reasonable access provisions for people with disabilities. The conclusion of the report advised that the proposal indicates that the accessibility requirements, pertaining to the external site linkages, building access, common area access, sanitary facilities and parking can be readily achieved. It is recommended Morris Goding Access Consulting will work with the project team as the scheme progresses to ensure appropriate outcomes are achieved in building design and external domain design.

6.14 Building Code of Australia

A Building Code of Australia Report has been prepared by the McKenzie Group and is included at **Appendix II**. The proposal has been assessed against the current building assessment provisions including (but not limited to) the Building Code of Australia 2019. The assessment of the proposal has revealed that the following areas are required to be assessed against the relevant performance requirements of the BCA as they deviate from the deemed to satisfy provisions of the BCA relating to fire safety items. Finalisation of the BCA is subject to further assessment at the construction phase of the project.

6.15 Tree Removal and Pruning

An Arborist Report has been prepared by Arterra Consulting Arboriculture and is included at **Appendix N**. The Moreton Bay Fig Tree is in good health and is a key component to the design of the proposal. A transplantation feasibility assessment was undertaken to consider and investigate whether this tree could be relocated or raised. Given, the size, access and form of the tree and its extensive buttressing roots, the risks and costs associated with potential moving or lifting the tree were considered too high. In this regard, it was concluded that the most appropriate outcome was to retain the trees in its current location given the size.

The report assessed the impact of the new development on the existing trees within and immediately surrounding the site. As part of the assessment the following documents were reviewed:

- Sydney Olympic Park Authority (SOPA) Guidelines for the Protection of Trees on Construction Sites – October 2004;
- Parramatta City Council DCP: Auburn DCP 2010 – Tree Preservation;
- Fitzpatrick + Partners: Architectural Plans;
- Arcadia: Draft DRP Landscape Concept Development; and
- LTS Lockley Surveys: Survey and LIDAR Scan/Point Cloud.

The assessment included 46 trees on the site, the findings concluded that:

- 17 trees (37%) have no minimal foreseeable impact from the construction related activity;
- 6 trees (13%) have minor encroachments as defined in AS 4970; and
- 11 trees (24%) have major encroachments as defined in AS 4970.

The significant Moreton Bay Fig (*Ficus macrophylla*) located on the corner of Australia Avenue and Murray Rose Avenue is proposed to be retained. The tree roots system is typically very extensive and horizontally orientated.

To manage the potential impacts from the construction of the development recommendations are provided in relation to: specific construction recommendations, sequence of activities; demolition, tree protection fencing, ground protection within TPZs, trunk and lower branch protection, temporary irrigation, final landscaping within TPZs, final building and pedestrian clearance pruning and tree protection measures to be implemented.

A detailed assessment of the Morton Bay Fig Tree that is being retained has been provided. The proposed building extents and basement are set well back from the tree and outside of the nominal 15m radius from the centre of the tree. The basement is 14.5m from the trunk to the east and 11.5m from the trunk to the south. With the exception of the symmetric canopy component to the east, the basement can most likely to be constructed without excessive damage to the tree and canopy. The surface drainage will be continued in the lower north-east corner of the site to deal with surface water and to prevent the water from excessively ponding around the tree. A number of design parameters have been incorporated to minimise potential impacts on the tree these include: suspended concrete slabs and light weight decking, installation of any piling or screw piles to be appropriately sized and only low height equipment being used.

The key measures and considerations include:

- No construction work, other than landscaping shall be undertaken within 5.2m radius of the tree to prevent damage to any structural root system.
- Some judicious piling/piers under the tree canopy, outside of the structural root zone, as long as major roots are not damaged and clearance under the canopy can be achieved.
- Piling diameters should also be minimised to ensure appropriate tree and root protection.
- A tree projection area is to be clearly defined with the installation of a 1.8m high temporary fence with either plywood hoarding or temporary steel mesh fencing.
- A temporary and automated irrigation system shall be installed across the entire tree protection zone to provide water to the tree.
- The proposed development must protect and minimise damage to the existing roots, particularly the above ground and larger buttress roots.
- Canopy pruning is to be undertaken under the strict supervision from an AQF Level 5 arborist with a view to restricting pruning to branches less than 250mm in diameter and a focus on branches that around the lower perimeter of the tree.
- Root Pruning is to be undertaken strict supervision from an AQF Level 5 arborist.
- The largest pruning is restricted to the eastern side of the tree to facilitate the construction of the building basement and provide critical access to the site.
- The Project Arborist is to oversee and monitor all work with the Tree Protection Area such as:
 - Installation of initial tree protect measures;
 - Any demolition with the tree protection area;
 - Definition of basement lines and the exposure and cutting of roots and installation of temporary shoring and tree protection fencing;
 - Branch and canopy pruning to facilitate construction and access;
 - Installation of temporary irrigation system;
 - Drilling and installation of piles or piers;
 - Construction of footings and suspended slabs and decking;
 - Installation of any services or lighting;
 - Final landscaping; and
 - Final canopy shaping and pruning.

6.16 Construction

A Construction Pedestrian and Traffic Management Plan has been prepared by PTC and is included at **Appendix S**. The CPTMP outlines the traffic and pedestrian arrangements for the construction of the development to minimise impacts on the adjoining and surrounding properties to facilitate the construction of the development.

The following are the key findings of the traffic and pedestrian arrangements that will be incorporated as part of the construction phase:

- In accordance with the Road and Maritime Services requirements, all vehicles transporting loose materials will have the entire load covered and/or secured to prevent any large items, excess dust or dirt particles depositing onto the roadway during travel to and from the site.
- All subcontractors must be inducted by the lead contractor to ensure that the procedures are met for all vehicles entering and exiting the construction site. The lead contractors will monitor the roads leading to and from the site and take all necessary steps to rectify any road deposits caused by site vehicles.
- Vehicles operating to, from and within the site shall do so in a manner, which does not create unreasonable or unnecessary noise or vibration. No tracked vehicles will be permitted or required on any paved roads. Public

roads and access points will not be obstructed by any materials, vehicles, refuse skips or the like, under any circumstances.

- No queuing or marshalling of trucks is permitted on any public road.
- Pedestrian access to and around the site to be maintained at all times.

In conclusion the incorporation of the above when the proposal is under construction will ensure that there are minimal impacts on traffic and pedestrians.

6.17 Major Events

A Traffic and Transport Impact Assessment has been prepared by PTC and is included at **Appendix R**. The assessment provides an analysis of the potential impacts of major events on the proposal and the potential impacts of the proposal on major events. In particular the creation of any transport and traffic issues with Sydney Olympic Park town centre whilst major events are occurring. The access and egress to the proposed Site 2A and Site 2B will be still available via Australia Avenue, Parkview Drive and Murray Rose Avenue.

6.18 Utilities

The location of the site is within Sydney Olympic which is an established area. The site is capable of being serviced by public utility infrastructure including: sewage disposal, natural gas, water and electricity. Post approval the proponent will liaise with the required authorities to ensure the service is adequately services.

6.19 Staging

The proposal will not be a staged development.

6.20 Public Benefit and Contributions

A Project Delivery Agreement has been entered into by the Ecove Group and the Sydney Olympic Park Authority, which includes a Planning Agreement. The applicable contributions payments to Sydney Olympic Park are outlined in the Planning Agreement specifically, the contribution under the Infrastructure Contributions Framework 2030.

There is no Section 94 contribution plan applying to Sydney Olympic Park.

6.21 Servicing and Waste

A Waste Management Plan has been prepared by Elephants Foot and is included at **Appendix V**. The Waste Management Strategy is summarised as follows:

Hotel

The estimated waste quantity for general waste is seven 1100L MGB bins which will be collected three times a week and five 1100 MGBs collected twice a week. The majority of people staying in the hotel will generally spend a relatively short time therefore, the waste and recycling generated in each suite will be managed by the hotel staff. Each room will be supplied with a waste and recycling collection receptacle bin. The nominated staff or cleaners will transport the waste to the waste room on in the basement.

Commercial (Ballroom, Offices and Restaurants)

The estimated waste quantity for general waste is six 1100L MGB bins which will be collected three times a week and four 1100 MGBs collected twice a week. The retail and ballroom tenancies will be responsible for their own storage of waste and recycling of back of house during daily operations. The retail and ballroom tenancies in the commercial building will utilise the basement commercial waste rooms.

Commercial (Offices and Retail)

The estimated waste quantity for general waste is four 1100L MGB bins which will be collected three times a week and ten 1100 MGBs collected twice a week. Typically, small receptacles for waste and recyclables are positioned next to each workers work station or desk. The cleaners that circulate the workplace after normal hours and perform cleaning tasks. At this time the cleaners will empty the waste and recycling bins into bags and transport the waste to the allocated waste rooms.

Common Areas and Washroom Facilities

The lobbies, amenities and circulation areas will be supplied with suitably branded waste and recycling bins where appropriate. The areas generate minimal waste, however garbage and recycling receptacles should be provided and located in convenient locations. Washrooms will also be supplied with collection bins for paper towels and sanitary bins.

Green Waste

Any green waste will be disposed of via the general waste stream.

Public Spaces

The public spaces are likely to generate minimal waste. Waste and recycling bins will be placed throughout the public spaces to minimise littering.

6.22 Heritage

6.22.1 Heritage Impact Assessment

A Historical Archaeological Assessment and Statement of Heritage Impact has been prepared by Biosis and is included at **Appendix JJ**. To ascertain potential impacts caused by the proposed development on any heritage items or relics exist on the site and within in the vicinity of the site.

The site is not identified as being a heritage item, does not contained any listed heritage items or is within a heritage conservation area. There are no heritage items within the immediate vicinity of the subject site.

The following heritage items are within the vicinity of the site:

- The Halls of Champions (collection), located on Australia Avenue, State Sports Centre, Homebush NSW is a state heritage item listed as item number 01295 on the State Heritage Register.
- The Olympic Cauldron at Sydney Olympic Park, located on Cathay Freeman Park near the corner of Olympic Boulevard and the Grand Parade, Sydney Olympic Par is listed as a state heritage listed identified as item number 01839 on the State Heritage Register.
- The State Abattoirs bounded by Herb Elliot Avenue, Showground Road, Dawn Fraser Avenue and Railway Garden is a state heritage conservation area identified as Area A in the SEPP (State Significant Precincts), Item 1 and 2 in the Sydney Regional Environmental Plan No 24 – Homebush Bay Area and Area 1 I the Sydney Regional Environmental Plan No 24 – Homebush Bay Area.
- The Millennium Parklands Heritage Precinct located approximately 166 metres north-east of the study area are a state heritage listed conservation area identified as Item A in the Sydney Regional Environmental Plan No 24 – Homebush Bay Area.

The statement heritage items are not immediately adjacent or visible from the site. As such, the setting of these items will not be impacted by the proposed development. It is unlikely that the views from the existing heritage items will be impacted by the proposed development. The significance of the surrounding heritage items in the vicinity of the site will not be impacted by the proposed development.

The recommendations in the report concluded the following:

Recommendation 1 No further assessment required

- The assessment has not identified any items of heritage significance within the study area and has determined that the study area holds low archaeological potential.
- There will be no negative impacts on the surrounding heritage items.
- Prior to any ground disturbance occurring within the study area, an unexpected finds procedure should be implemented in Recommendation 2.

Recommendation 2 Development of an Unexpected Finds Procedure

- Should any anticipated relics be discovered during the course of the project, work in the vicinity must cease and an archaeologist be contact to make a preliminary assessment of the find.
- The Heritage Office must be notified of the discovery of a relic in writing in accordance with section 146 of the Heritage Act.
- Depending on the nature of the discovery, additional assessment may be required prior to the recommendation of excavation in the affected area.

6.23 Archaeology

An Archaeology Report has been prepared by Biosis and is included at **Appendix Q**. To provide an assessment of any potential impacts on the Aboriginal cultural heritage. An archaeological survey was undertaken on the 6 September 2018 to confirm the level of previous disturbance on the site. No archaeological objects, sites or areas of archaeological sensitivity were identified during the survey. The level of previous ground disturbance throughout the entire Sydney Olympic Park area indicates that there is a low potential for the proposed works to impact on Aboriginal archaeological deposits, sites or objects. The report found that the only area within the Sydney Olympic Park that contains potential for Aboriginal archaeological material to be present is the relict Cumberland Woodland known as the Wanngal (Newington) Woodland, within the Newington Nature Reserve. This supports the argument that Aboriginal sites or objects are unlikely to be present within the study area.

The recommendations in the report concluded the following:

Recommendation 1 Works may proceed with caution

- No Aboriginal objects, sites, or areas of sensitivity were identified within the study area. No further archaeological works are required. The works may proceed with caution.

Recommendation 2 Discovery of unanticipated Aboriginal objects and/or Aboriginal ancestral remains

- Should any Aboriginal objects be encountered during works associated with the development, works must cease in the vicinity and the find should not be moved until assessed by a qualified archaeologist. This may include notifying the Department of Planning and Primary Industry and Aboriginal stakeholders.
- If any suspected human remains are discovered work must cease immediately, the NSW Police and Department of Planning and Primary Industry Environmental Line should be contacted and work should not commence until authorisation has been provided by the Department of Planning and Primary Industry.

6.24 Cumulative Impacts

The supporting technical reports provide assessments with recommendations to mitigate and potential adverse environmental or operational effects associated with the construction and future operations of the development. The proposal will not result in any adverse impacts on the traffic network, the surrounding heritage items, views, operation of major events, the Town Centre and the entertainment facilities. Consent conditions are expected to be imposed where appropriate to ensure that the development is acceptable and to ensure that there are no adverse cumulative impacts.

7.0 Environmental Risk Assessment

The Environmental Risk Assessment (ERA) establishes a residual risk by reviewing the significance of environmental impacts and the ability to manage those impacts. The ERA for the mixed use (hotel, commercial office and retail) and public domain development has been adapted from Australian Standard AS4369.1999 Risk Management and Environmental Risk Tools.

In accordance with the SEARs, the ERA addresses the following significant risk issues:

- the adequacy of baseline data;
- the potential cumulative impacts arising from other developments in the vicinity of the Site; and
- measures to avoid, minimise, offset the predicted impacts where necessary involving the preparation of detailed contingency plans for managing any significant risk to the environment.

Figure 28 indicates the significance of environmental impacts and assigns a value between 1 and 10 based on:

- the receiving environment;
- the level of understanding of the type and extent of impacts; and
- the likely community response to the environmental consequence of the project;

The manageability of environmental impact is assigned a value between 1 and 5 based on:

- the complexity of mitigation measures;
- the known level of performance of the safeguards proposed; and
- the opportunity for adaptive management.

The sum of the values assigned provides an indicative ranking of potential residual impacts after the mitigation measures are implemented.

Significance of impact	Manageability of impact				
	5 Complex	4 Substantial	3 Elementary	2 Standard	1 Simple
1 – Low	6 (Medium)	5 (Low/Medium)	4 (Low/Medium)	3 (Low)	2 (Low)
2 – Minor	7 (High/Medium)	6 (Medium)	5 (Low/Medium)	4 (Low/Medium)	3 (Low)
3 – Moderate	8 (High/Medium)	7 (High/Medium)	6 (Medium)	5 (Low/Medium)	4 (Low/Medium)
4 – High	9 (High)	8 (High/Medium)	7 (High/Medium)	6 (Medium)	5 (Low/Medium)
5 – Extreme	10 (High)	9 (High)	8 (High/Medium)	7 (High/Medium)	6 (Medium)

Figure 89 Risk Assessment Matrix

The ERA addresses, as appropriate:

- The adequacy of baseline data;
- The potential cumulative impacts arising from other developments in the vicinity of the site; and
- Measures to avoid, minimise, offset the predicted impacts where necessary involving the preparation of detailed contingency plans for managing any significant risk to the environmental.

Risk Assessment						
Item	Phase	Potential Environmental Impact	Proposed Mitigation Measures and / or Comment	Significance of Impact	Manageability of Impact	Residual Impact
Key: C- Construction O – Operation						
Biodiversity	C	<ul style="list-style-type: none"> - Loss of development within the development site - Potential to impact on biodiversity of the site 	<ul style="list-style-type: none"> - Vegetation to be removed during construction will be replaced with new planting in landscape areas. - The significant Moreton Bay Figtree in the north western corner will be retained. 	3	6	5 Low/Medium
Aboriginal Heritage	C	<ul style="list-style-type: none"> - Potential to encounter unanticipated Aboriginal cultural material during construction 	<ul style="list-style-type: none"> - The potential to encounter Aboriginal cultural material on the site has been assessed as low. - Should unanticipated Aboriginal cultural material be encountered then it is proposed that all works cease, the OEH be contacted immediately, a management strategy be developed, and the find be recorded to mitigate any potential impacts. 	2	2	4 Low/Medium
Hazards	C	<ul style="list-style-type: none"> - Potential to encounter asbestos - Potential to encounter contaminated materials 	<ul style="list-style-type: none"> - Should asbestos be encountered then it should be removed by a licenced contractor. - Should any contaminated material be found then an 'Unexpected Finds Protocol' should be implemented. 	4	2	6 Medium
Noise and Vibration	C + O	<ul style="list-style-type: none"> - Increase in noise and vibration levels during construction activities. 	<ul style="list-style-type: none"> - The Acoustic Assessment details that adequate control of construction noise can be achieved through the development of a Construction/Demolition Noise Management Plan. - Subject to finalisation of equipment specifications, appropriate sound minimisation measures are to be incorporated within the proposed development. 	C – 2 O- 2	C – 2 O -1	4 Low/Medium 3 Low

8.0 Mitigation Measures

The collective measures required to mitigate the impacts associated with the proposed works are detailed in **Table 13**. These measures have been derived from the previous assessment in Section 5.0 and those detailed in appended consultants' reports.

Table 13 Mitigation Measures

Mitigation Measures
<p>Construction Management and Construction Traffic Management</p> <ul style="list-style-type: none"> A Construction Environmental Management Plan, incorporating a Construction Traffic Management Plan, is to be prepared after the appointment of the head contractor but prior to the commencement of works on the site (Appendix S).
<p>Traffic and Access</p> <ul style="list-style-type: none"> Prior to the issue of an Occupation Certificate, a Sustainable Travel Management Plan will be prepared for distribution to the hotel, commercial office and retail.
<p>Tree Removal and Pruning</p> <ul style="list-style-type: none"> Incorporate the recommendations relating to the retention of the Morton Bay Fig Tree in the construction phase (Appendix N).
<p>Geotechnical</p> <ul style="list-style-type: none"> Review and incorporation of the recommendations relating to excavation, groundwater, ground-borne vibration, excavation plant, disposal of excavated material, stress relief, excavation support, shoring, shoring wall design, anchoring, foundations, soil aggressivity, basement floor slabs and external pavements, earthquake design, the rail corridor and additional geotechnical works (Appendix DD). Consultation with Sydney Trains regarding the rail corridor, prior to commencement of excavation (Appendix DD).
<p>Waste</p> <ul style="list-style-type: none"> Waste facilities will be provided in accordance with the Waste Management Plan prepared by Elephants Foot (Appendix V).
<p>Acoustic</p> <ul style="list-style-type: none"> The recommended noise control measures within the Acoustic Assessment be prepared by Renzo Tonin and Associates (Appendix II) will be incorporated into the detailed design of the proposed development.
<p>Reflectivity</p> <ul style="list-style-type: none"> Review of the façade building materials throughout the construction phase of the project to oversee glass and material selection to ensure that the 20% or less specular external reflectivity limit is complied with (Appendix Y).
<p>Wind</p> <ul style="list-style-type: none"> Detail wind testing is to be undertaken as part of the construction phase.

9.0 Justification of the Proposal

In general, investment in major projects can only be justified if the benefits of doing so exceed the costs. Such an assessment must consider all costs and benefits, and not simply those that can be easily quantified. As a result, the EP&A Act specifies that such a justification must be made having regard to biophysical, economic and social considerations and the principles of ecologically sustainable development.

This means that the decision on whether a project can proceed or not needs to be made in the full knowledge of its effects, both positive and negative, whether those impacts can be quantified or not.

The proposed development involves the construction of a mixed use development at Site 2, Sydney Olympic Park. The assessment must therefore focus on the identification and appraisal of the effects of the proposed change over the site's existing condition.

Various components of the biophysical, social and economic environments have been examined in this EIS and are summarised below.

9.1 Social and Economic

If approved, the development will redevelop the existing at grade car park. In addition, the proposal will provide a hotel, commercial and retail on the site which will increase the employment lands within Sydney Olympic Park.

The hotel will provide accommodation for the sporting and entertainment venues and the surrounding commercial uses. The commercial building will provide flexible work areas and a range of retail for future residents, workers and patrons.

The proposed public domain will be for use by the public and future occupants of the hotel, commercial office and retail making a significant contribution to Sydney Olympic Park.

The proposal is considered to be socially and economically justified as it would allow for a high quality mixed use development that will positively contribute to evolution of Sydney Olympic Park.

9.2 Biophysical

Section 6.6 of this EIS contains a thorough assessment of the likely biophysical impacts of the proposed development. This analysis demonstrates that the proposed development will not result in any significant environmental impacts that cannot be appropriately addressed through standard conditions of consent or the current mitigation measures included at **Section 8.0**.

The environmental impact assessment of the proposed development has demonstrated that:

- All environmental impacts associated with the construction phase of the development can be appropriately managed and mitigated including any potential view impacts, operational traffic impacts, parking management, construction and operational noise impacts and air quality impacts.
- Water management measures will be implemented to ensure that there are no adverse water, drainage, stormwater or groundwater impacts.
- The site is appropriate for the proposed use given its current zoning and land use activities that immediately surround the site.
- The proposal does not give rise to any impacts on the local road or transport network.
- Noise from the proposed development will not give rise to any impacts on nearby sensitive receivers.
- There is not expected to be any impacts on Indigenous or European heritage values associated with the site.
- Any potential contamination of the site can be addressed, and the site made suitable for the proposed use.
- Wind impacts associated with the development have been appropriately addressed and can be further refined through the detailed design process.
- Waste will be managed in an efficient and coordinated manner to avoid potential wastage, odour impacts or pollution.

- The site will be managed during construction to avoid amenity or physical environmental impacts.
- The proposed development is able to be adequately serviced by existing utilities and stormwater management infrastructure.

9.3 Ecologically Sustainable Development

The EP&A Regulation lists 4 principles of ecologically sustainable development to be considered in assessing a project. They are:

- The precautionary principle;
- Intergenerational equity;
- Conservation of biological diversity and ecological integrity; and
- Improved valuation and pricing of environmental resources.

An analysis of these principles follows.

Precautionary Principle

The precautionary principle is utilised when uncertainty exists about potential environmental impacts. It provides that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. The precautionary principle requires careful evaluation of potential environmental impacts in order to avoid, wherever practicable, serious or irreversible damage to the environment.

This EIS has not identified any serious threat of irreversible damage to the environment and therefore the precautionary principle is not relevant to the proposal as a result of the use of the site as a mixed use development.

Intergenerational Equity

Inter-generational equity is concerned with ensuring that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations. The proposal has been designed to benefit both the existing and future generations by:

- Implementing safeguards and management measures to protect environmental values.
- Facilitating job creation and the provisions of a hotel, commercial office and retail within close proximity to public transport; and
- Improving the public domain and amenity in the Parkview Precinct.

The proposal has integrated short and long-term social, financial and environmental consideration so that foreseeable impacts are not left to be addressed by future generations. Issues with potential long term implications such as waste disposal would be avoided and/or minimised through construction planning and the application of the safeguards and management measures described in this EIS and the appended technical report.

Approval of the mixed use development at this location would support economic growth in Sydney Olympic Park, which is good for future generations and is designed to meet all current environmental controls.

Conservation of biological diversity and ecological integrity

The principle of biological diversity upholds that the conservation of biological diversity and ecological integrity should be a fundamental consideration. The potential impacts associated with development identified by the expert consultants' reports (see **Section 6.5**), particularly those associated with construction impacts, have been incorporated into the mitigation measures at **Section 6.5** of the EIS.

Improved valuation, pricing and incentive mechanisms

The principles of improved valuation and pricing of environmental resources requires consideration of all environmental resources which may be affected by a proposal, including air, water, land and living things. Mitigation measures for avoiding, reusing, recycling and managing waste during construction and operation would be implemented to ensure resources are used responsibly in the first instance.

Additional measures will be implemented to ensure no environmental resources in the locality are adversely impacted during the construction or operational phases.

10.0 Conclusion

The Environmental Impact Statement (EIS) has been prepared to consider the environmental, social and economic impacts of the proposed mixed use development of Site 2 Sydney Olympic Park. The EIS has addressed the issues outlined in the SEARs (**Appendix A**) and accords with Schedule 2 of the EP&A Regulation with regards to consideration of the mixed use development.

Having regard to biophysical, economic and social considerations, including the principles of ecologically sustainable development, the carrying out of the project is justified for the following reasons:

- The proposed development is consistent with the commercial nature of the locality and will redevelop a significantly under-utilised site.
- The proposal is providing a 4.5 star hotel with 304 keys in a prominent location to cater for the town centre and entertainment facilities.
- The proposed built form has been deemed to be of design excellence providing two iconic innovative buildings in a landmark location.
- The proposal is consistent with the relevant environmental planning instruments including strategic planning policies, State and local planning legislation, regulations and policies.
- In particular the proposal is consistent with the Greater Sydney Region Plan 2018 vision, direction for Greater Sydney and the Central City District Plan.
- The proposed hotel, commercial office and retail is in keeping with the existing surrounding land uses.
- The proposal addresses all the issues identified in the SEARs and proposed appropriate mitigation measures for implementation during the pre and post construction stages.
- The proposal has been designed to achieve a 4-star Green star rating for the commercial office and a 5-star Green star rating for the hotel in accordance with the Green Building Council of Australia Green Star Design & As Built Guidelines.
- The proposed development will make a valuable contribution to the urban fabric of Sydney Olympic Park.
- The proposal will deliver significant benefits by providing much needed hotel, commercial office and retail floor space and by injecting new activities into the precinct.
- The proposal will provide direct and indirect positive economic impacts during the pre and post construction phases.
- The provision of well design and appropriate hotel, commercial office and retail floor space which will deliver improved social and economic outcomes for NSW.
- The proposal will not give rise to any significant environmental effects that cannot be effectively managed through the normal conditions of consent and the implementation of mitigations measures identified in **Section 8.0** of this EIS.