

Secretary
Department of Planning and Environment
320 Pitt Street
SYDNEY NSW 2001

Attn: David Glasgow

**Request for SEARs – Mixed-use development at Site 2A and 2B
Sydney Olympic Park (SSD 9383)**

Dear Mr Glasgow

I refer to the SEARs issued by the Department of Planning and Environment on 6 July 2018 in respect of the Sites 2A and 2B at Sydney Olympic Park.

We note that the SEARS request submitted by Ethos Urban on 28 May 2018 was for two 30 storey mixed use towers

A Design Competition was held on 20 August 2018 for the proposed development at these sites and a winning design was selected by the design competition jury. The winning design was for a 38 storey mixed use tower and 14 storey commercial building.

Given that the winning design is now different from the design described in the initial SEARS request, SOPA respectfully seeks an amendment to the SEARS to reflect the winning design and incorporate further issues arising from the design competition, which are outlined below:

1. Ecologically Sustainable Development (ESD)

The final bulletpoint of Section 6 of the SEARS should be amended as follows to reflect the design competition brief for the development site:

- 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.

2. Public Domain and Landscaping

The following items should be added to Section 4 of the SEARS:

- demonstrate that the public domain design will not prejudice the future extension of Dawn Fraser Avenue as a trafficable road, if required
- 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;

- 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.

Should you wish to discuss any aspect of this correspondence further, please contact Dylan Sargent on (02) 9714 7139.

Yours sincerely,



Sally Hamilton
Director, Environment and Planning