



**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

2 February 2023

Director
Environment and Planning
Sydney Olympic Park Authority
Level 8, 5 Olympic Boulevard
Sydney Olympic Park, NSW, 2127

Dear Sir/Madam,

STATEMENT OF ENVIRONMENTAL EFFECTS | 7 MURRAY ROSE AVENUE, SYDNEY OLYMPIC PARK

1. INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared for APG on behalf of Charter Hall to support a development application (DA) for external cladding replacement works to the existing commercial building at 7 Murray Rose Avenue, Sydney Olympic Park.

Charter Hall sought advice from a façade engineer, BCA consultant and fire engineer, all of which confirmed that due to the combustible nature of the existing aluminium composite panels (ACP) on building's façade it will need to be replaced. The proposal involves the replacement of the existing cladding panels with non-combustible cladding of a consistent colour and appearance.

This SEE includes:

- Identification of site and locality
- Description of the proposed development
- Assessment of the relevant matters listed under Section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

This letter is accompanied by:

- Owner's consent
- Cost estimate report prepared by WTP
- Architectural plans prepared by JHA Architects
- Waste Management Plan

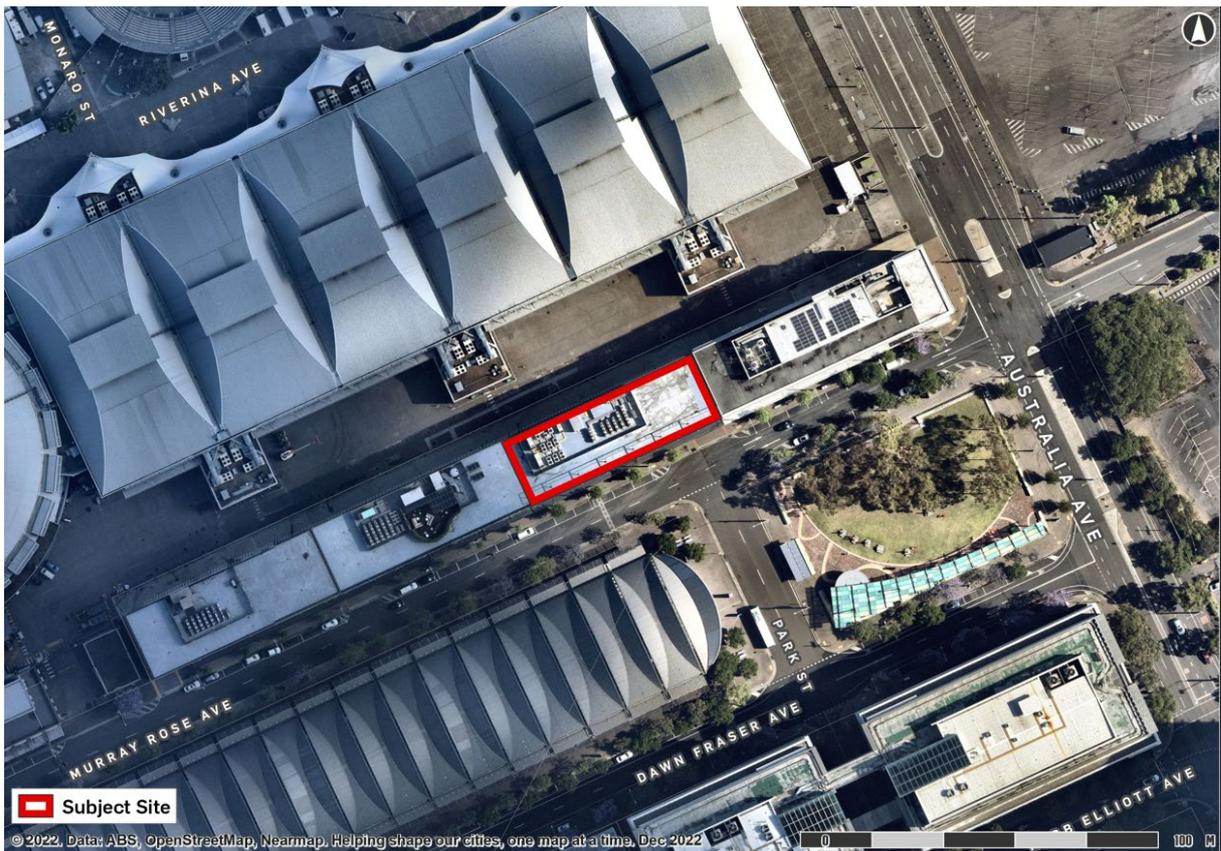
2. SITE AND SURROUNDING CONTEXT

The site is located at 7 Murray Rose Avenue, Sydney Olympic Park and is legally described as Lot 2219 in DP 1169474. The site has an area of approximately 1171sqm and currently accommodates a six storey commercial building with retail premises at ground level.

The surrounding development includes (refer **Figure 1**):

- North: Sydney Showground is directly north of the site with Sydney Olympic Park and Wentworth Point further north.
- South: Directly south is Sydney Olympic Park Train Station.
- East: There is a mixed use precinct catering for high tech and education facilities east of the site.
- West: Olympic Park sporting facilities are west of the site including Stadium Australia.

Figure 1 Aerial Photograph



Source: Urbis

3. PROPOSED DEVELOPMENT

The proposal involves minor external works to portions of the southern elevation of the commercial building on the site.

It is proposed to remove the existing potentially combustible cladding panels on the façade and replace them with non-combustible panels. The ACP cladding to be replaced is located on the soffits, capping and fascia at the ground and first floor levels as shown in **Figure 2**.

The replacement panels will be of a size, colour and finish that is consistent with the existing cladding panels, as demonstrated on the accompanying architectural plans.

Minor ancillary works are also proposed including repairs to the waterproof membrane on the roof and concrete façade.

Figure 2 Photo of Southern Façade Showing Location of Cladding to be Replaced



Source: JMA Architects



4. SECTION 4.15 ASSESSMENT

The proposed development has been assessed in accordance with the relevant matters for consideration listed in Section 4.15 of the EP&A Act.

4.1. ENVIRONMENTAL PLANNING INSTRUMENTS

The proposed development has been assessed in accordance with the relevant State and local environmental planning instruments, including:

- *State Environmental Planning Policy (Precincts – Central River City) 2021* (Central Precinct SEPP)
- *Sydney Olympic Park Master Plan 2030*

4.1.1. State Environmental Planning Policy (Precincts – Central River City) 2021

The Central Precinct SEPP is the principal planning instrument which applies to the site and the land is located in the B4 Mixed Use Zone.

No change is proposed to the approved and existing land use. The proposed façade upgrade works are minor in nature and are consistent with the approved development. The proposal is therefore permissible in the zone and consistent with the zone objectives.

The following table provides an assessment of the proposed works against the relevant provisions of the Central Precinct SEPP.

Table 1 SEPP Compliance Table (Appendix 4 - Sydney Olympic Park Site)

Clause	Provision	Compliance
Clause 18: Height of Buildings	26m	Yes – No Change proposed
Clause 19: Floor Space Ratio	5:1	Yes – No change proposed
Clause 26: Master Plan	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	Yes - The proposal has been assessed against the relevant clauses of the Sydney Olympic Park Master Plan 2030. Refer Section 4.1.3.

4.1.2. Draft Environmental Planning Instruments

No draft environmental planning instruments are relevant to this proposal.

4.1.3. Development Control Plan

Sydney Olympic Park Master Plan 2030

Development controls for Sydney Olympic Park fall under the *Sydney Olympic Park Master Plan 2030* and it provides detailed planning controls relevant to the site and the proposal. The proposed site is within the Central Precinct under the Master Plan and has been assessed against the relevant controls and guidelines in **Table 2**.

Table 2 Master Plan Compliance Table

Provision	Proposed	Complies
4.6.11 Building Expression Controls		
1. Ensure building facades are well modulated and scaled to reflect the aspect, uses and streetscape.	The proposed replacement cladding will be a 'like for like' replacement of the current combustible cladding.	Yes
2. Design building facades to create a well-defined and integrated streetscape.	The proposed cladding panels are consistent in appearance with the existing cladding and will therefore result in an acceptable streetscape presentation	Yes
3. Ensure prominent elements are well articulated, including the ground floor, roofs, windows, doors, balconies and shading devices.	No changes to door or windows are proposed as part of the development application. The changes to the roof are limited to repair works to the waterproof membrane.	Yes
4. Provide modulation such as thickened walls, blade walls, fenestration, and sun shading elements to building frontages.	The development contains shading via awnings that run the length of the building frontage to Murray Rose Avenue. The proposal intend to retain this awning but replace the combustible cladding with a 'like for like' appearance.	Yes
6. Ensure the main building entrances are level with adjacent footpaths	The proposal does not seek to alter the already approved building entrances.	Yes

Based on the above, it is considered that the proposal accords with the relevant provisions of the Sydney Olympic Mater Plan 2030.

4.2. PLANNING AGREEMENT

No planning agreements are relevant to this proposal.



4.3. REGULATIONS

This application has been prepared in accordance with the relevant provisions of the *Environmental Planning and Assessment Regulations 2021*.

4.4. LIKELY IMPACTS OF THE PROPOSAL

The proposed development has been assessed considering the potential environmental, economic and social impacts as outlined below:

- The proposed works do not alter the existing height, bulk, scale or building footprint of the existing commercial building on the site.
- The proposed works will not result in any additional adverse amenity impacts to neighbouring properties in regard to overshadowing, view loss or privacy impacts.
- The proposed works will be indiscernible when viewed from the public domain and will maintain the same high-quality streetscape presentation as existing.
- The proposed works do not intensify the use of the site.
- The proposed cladding replacement works will have a positive social impact in regard to fire safety.
- The proposed development will not be detrimental to the economic environment within the locality.

4.5. SUITABILITY OF THE SITE

The minor façade works to the existing building will not affect the land use or design merit of the existing building on the site. The existing development will remain suitable for the site.

4.6. SUBMISSIONS

It is acknowledged that submissions arising from the public notification of this application will need to be assessed by Council.

4.7. PUBLIC INTEREST

The proposed development is in the public interest as the cladding replacement works will result in a positive fire safety outcome for employees and other users of the existing building as well as the surrounding locality.

5. CONCLUSION

This SEE has assessed the proposed cladding replacement works at 7 Murray Road Avenue, Sydney Olympic Park against the relevant statutory provisions.

The proposed cladding replacement works will result in a positive social impact in regard to fire safety without generating any adverse visual or amenity impacts.

The proposed replacement cladding panels are consistent with the size, colour and finish of the existing cladding panels and will therefore be indiscernible when viewed from the public domain and will maintain the same high-quality streetscape presentation as the existing built form.



For the reasons outlined in this letter, the proposal is in the public interest and is worthy of approval.

We trust the enclosed documentation is sufficient for you to process the application, however, should you have any queries or require anything further please let me know.

Kind regards,

A handwritten signature in black ink that reads "R. Helsham". The signature is stylized and cursive.

Rachael Helsham
Consultant
+61 2 8233 7600
rhelsham@urbis.com.au