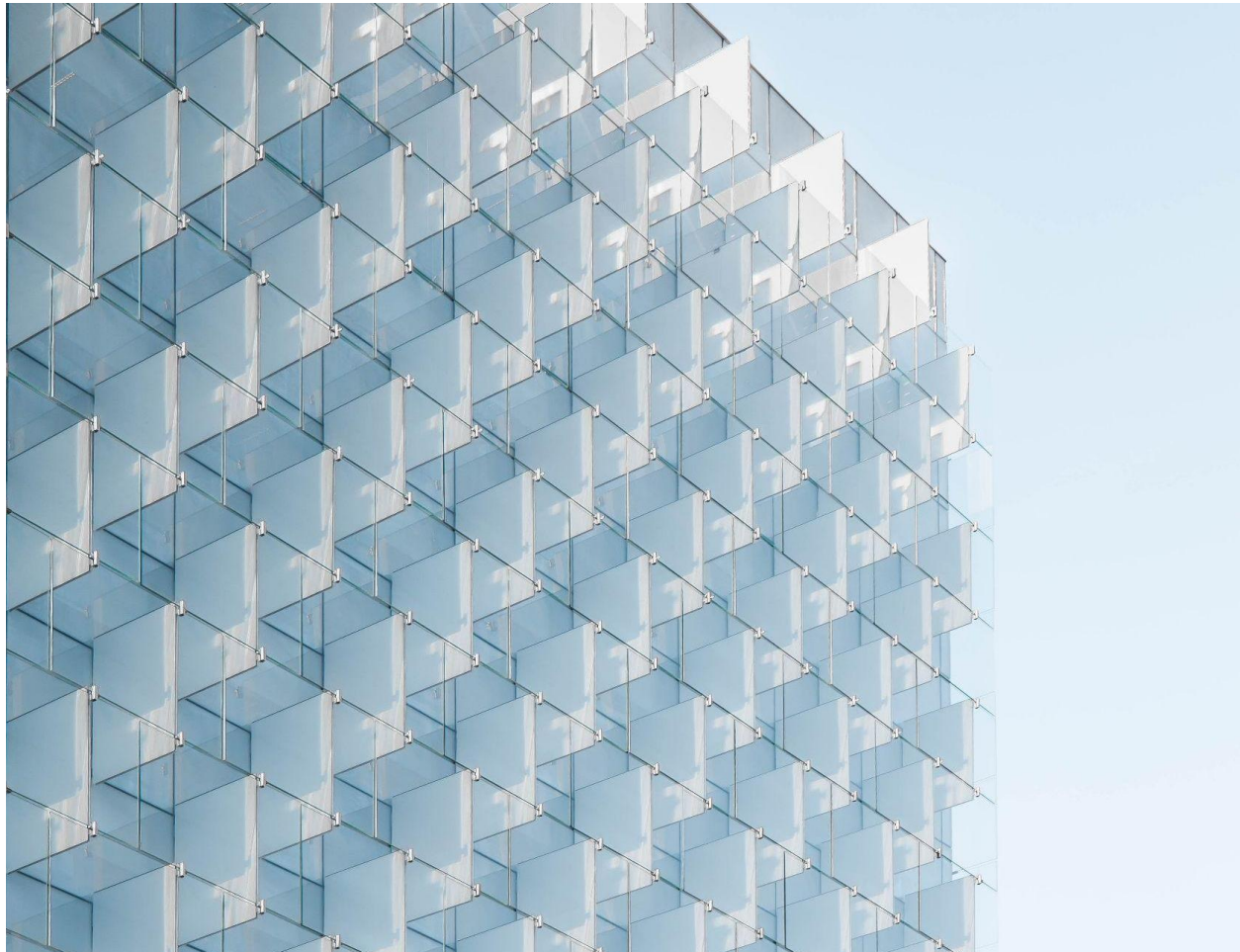


WILLOWTREE PLANNING



5 March 2024

Ref: WTJ23-624
Contact: Cameron Gray



STATEMENT OF ENVIRONMENTAL EFFECTS:

PROPOSED ALTERATIONS AND ADDITIONS TO THE EXISTING BUILDING FOR REMOVAL OF AN INTERTENANCY STAIRCASE

5 Murray Rose Avenue, Sydney Olympic Park, NSW 2127
Lot 5 DP1185060

Prepared by Willowtree Planning Pty Ltd
on behalf of Growthpoint Properties Australia

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STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to the Existing Building for the Removal of an Intertenancy Staircase
5 Murray Rose Avenue, Sydney Olympic Park, NSW 2127

In the spirit of reconciliation and recognition, Willowtree Planning acknowledges the Traditional Owners of this Country throughout Australia and their continuing and ongoing connections to land, waters and community. We show our respect to Elders – past and present. We acknowledge that we stand on this Country which was and always will be recognised as Aboriginal Land. We acknowledge the Traditional Owners of the Lands in this Local Government Area, belonging to the local Aboriginal People, where this proposal is located upon.

DOCUMENT CONTROL TABLE			
Document Reference:	WTJ23-624		
Contact	Anthony Brogan		
Version and Date	Prepared by	Checked by	Approved by
Version No. 1 – 12/01/2024	Anthony Brogan Senior Planner	Cameron Gray Associate	Chris Wilson Managing Director
Version No. 2 – 27/02/2024	Cameron Gray Associate	Cameron Gray Associate	
Version No. 3 – 01/03/2024	Cameron Gray Associate	Cameron Gray Associate	
Version No. 4 – 04/03/2024	Cameron Gray Associate	Cameron Gray Associate	
			

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STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to the Existing Building for the Removal of an Intertenancy Staircase
5 Murray Rose Avenue, Sydney Olympic Park, NSW 2127

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2	BCA Compliance Report	MBC Group
3	Cost Summary Report	Cushman Wakefield
4	Structural Design Certificate	Adams Structural and Civil Engineering
5	Waste Management Plan	Cushman Wakefield
6	Fire Safety Schedule	Growthpoint Properties
8	Clause 22 Variation Request	Willowtree Planning



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STATEMENT OF ENVIRONMENTAL EFFECTS

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PART A SUMMARY

1.1 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared by Willowtree Planning Pty Ltd (Willowtree Planning) on behalf of Growthpoint Properties Australia (the Applicant) and is submitted to Paramatta City Council (Council) in support of a Development Application (DA) at 5 Murray Rose Avenue, Sydney Olympic Park, NSW 2127 (the site), Lot 5 DP1185060.

This DA seeks development consent for the removal of an intertenancy staircase. The works, as described in **PART C** of this SEE, include:

*Alterations and additions to levels Level 01 – Level 04, for the removal of an intertenancy staircase and increase in gross floor area by **98m²**.*

The site is zoned B4 Mixed Use pursuant to the *State Environmental Planning Policy (Precincts – Central River City) 2021* (Central River City SEPP).

This SEE has been prepared pursuant to Section 4.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and Part 3 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation). Assessment against the relevant matters for consideration under Section 4.15(1) of the EP&A Act has also been carried out under **PART D** of this SEE.

This SEE describes the site and proposed development, provides relevant background information and responds to the proposed development in terms of the relevant matters set out in relevant legislation, environmental planning instruments and planning policies.

The structure of the SEE is as follows:

- **PART A SUMMARY**
- **PART B SITE ANALYSIS**
- **PART C PROPOSED DEVELOPMENT**
- **PART D LEGISLATIVE AND POLICY FRAMEWORK**
- **PART E ENVIRONMENTAL ASSESSMENT**
- **PART F CONCLUSION**

In addition to this SEE, this DA includes the following information:

1. Completed DA form and checklist prepared by Willowtree;
2. Owners Consent;
3. Architectural Plans prepared by Hames Sharley;
4. BCA Compliance Report prepared by MBC Group;
5. Cost Summary Report prepared by Cushman Wakefield;
6. Structural Design Certificate prepared by Adams Structural and Civil Engineering;
7. Waste Management Plan prepared by Cushman Wakefield;



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8. Fire Safety Schedule prepared by Growthpoint Properties; and
9. Survey Plan prepared by Adams Structural and Civil Engineering.

Based on the assessment undertaken, it is recommended that favourable consideration to the approval of the DA be given.



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to the Existing Building for the Removal of an Intertenancy Staircase
5 Murray Rose Avenue, Sydney Olympic Park, NSW 2127

PART B SITE ANALYSIS

2.1 SITE LOCATION AND CHARACTERISTICS

The site is identified as 5 Murray Rose Avenue, Sydney Olympic Park, NSW 2127 and is legally defined as Lot 5 DP1185060. The site is situated within Sydney Olympic Park and is located within the City of Parramatta Local Government Area (LGA).

The site comprises an existing commercial office building arranged over five (5) storeys (G+4) with three (3) levels of basement parking. The site fronts Murray Rose Avenue where the main pedestrian and vehicular access to the building is located. Existing retail pedestrian access is also available to the east elevation from the forecourt area between the site and 3 Murray Rose Avenue.

The location of the site and the surrounding area are depicted in

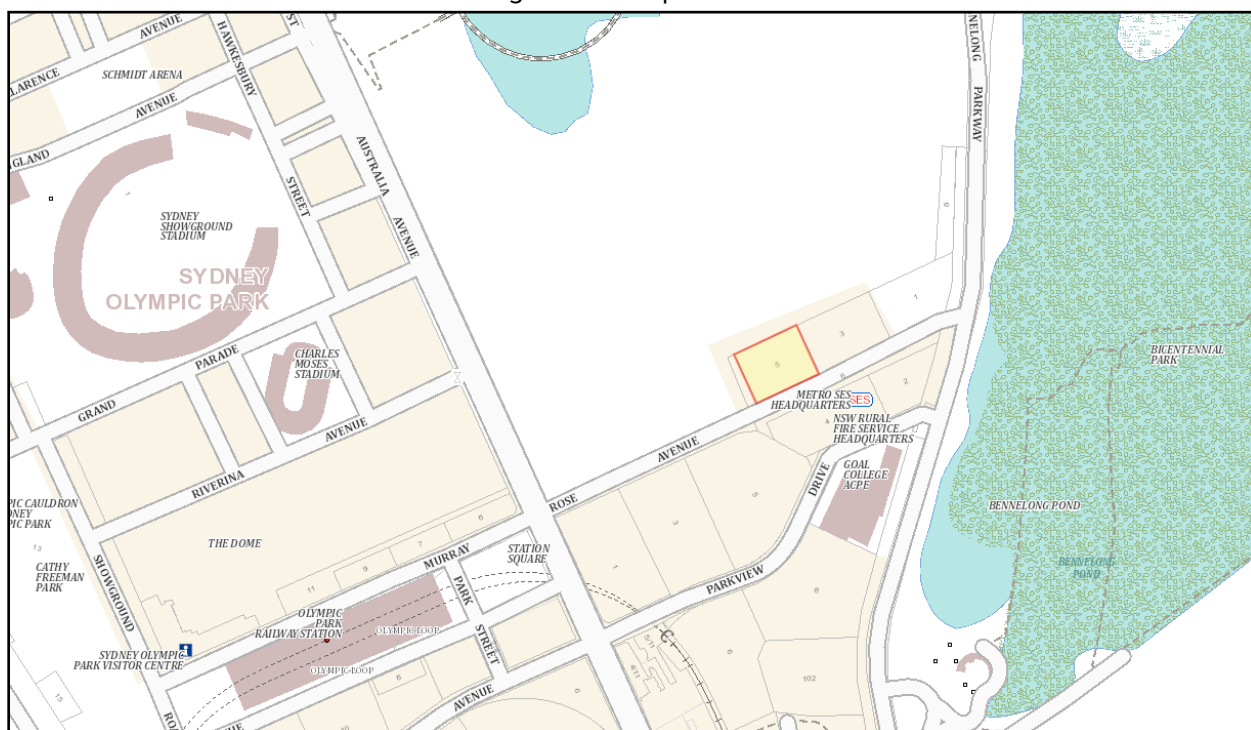


Figure 1 and Figure 2 below.



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to the Existing Building for the Removal of an Intertenancy Staircase
5 Murray Rose Avenue, Sydney Olympic Park, NSW 2127

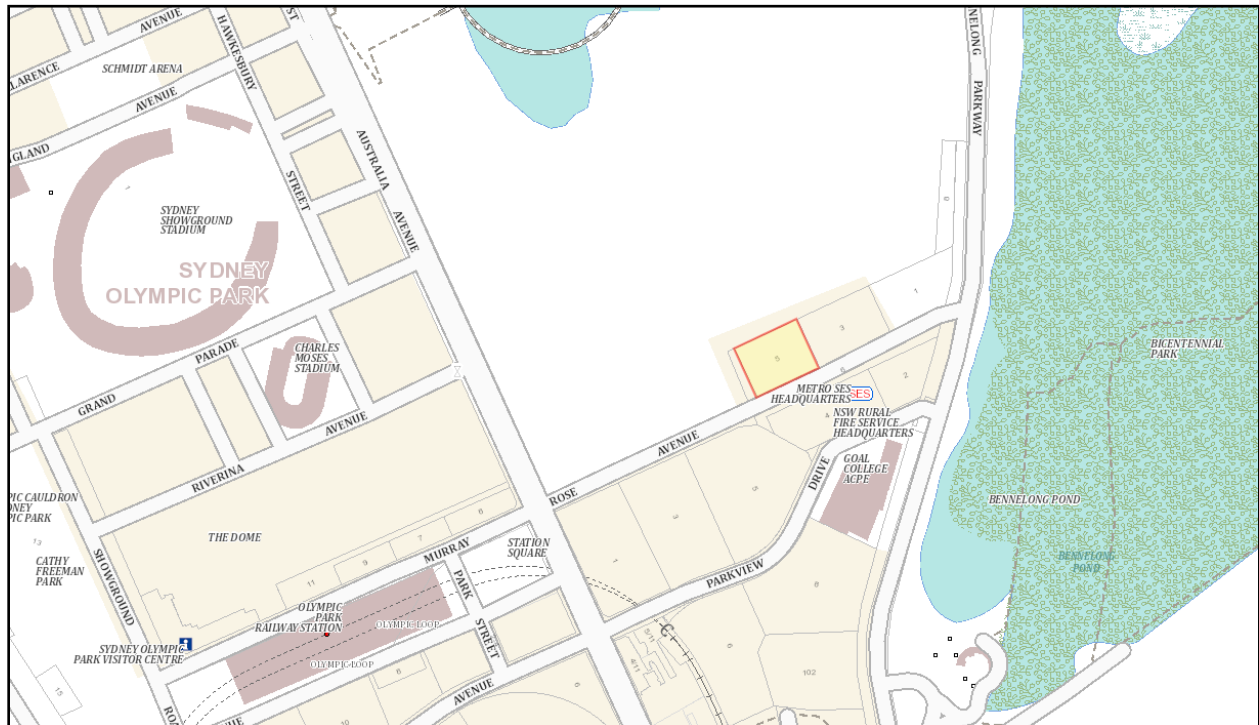


Figure 1. Cadastral Map (Source: Six Maps, 2023)



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to the Existing Building for the Removal of an Intertenancy Staircase
5 Murray Rose Avenue, Sydney Olympic Park, NSW 2127

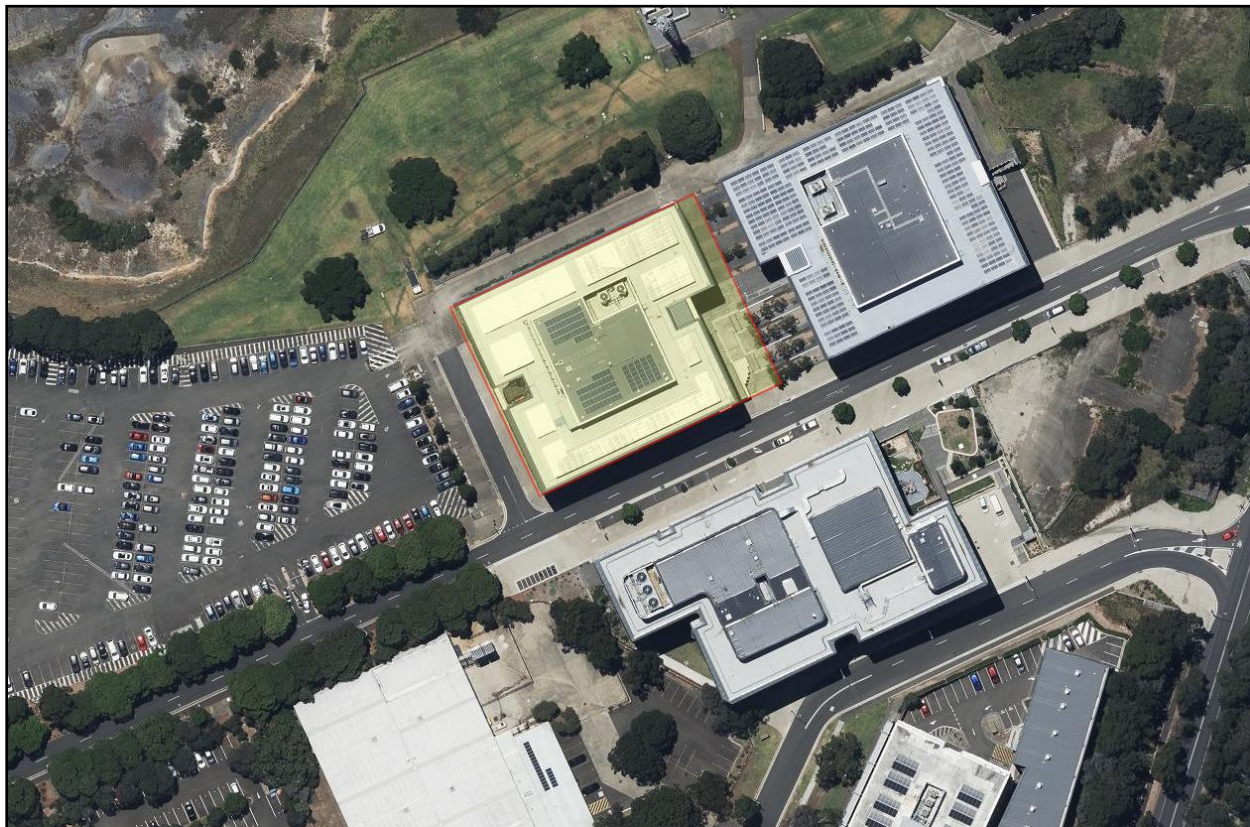


Figure 2. Aerial Map (Source: Six Maps, 2023)

2.2 SITE CONTEXT

The surrounding locality is a mix of uses, primarily commercial offices and retail. In terms of the immediate site context:

- To the north is the Sydney Olympic Park Brickpit;
- To the east, is 3 Murray Rose Avenue, a five (5) storey commercial office building occupied by Samsung;
- To the south, Murray Rose Avenue forms the site boundary with 4 Murray Rose Avenue, a six (6) storey office building occupying the opposite side of the road; and
- To the west, lies a large surface-level car-park.

2.3 DEVELOPMENT HISTORY

TABLE 1 outlined below provides a summary of the DAs, pertaining to the site and of relevance to the proposal, that have been determined or are under assessment.



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to the Existing Building for the Removal of an Intertenancy Staircase
5 Murray Rose Avenue, Sydney Olympic Park, NSW 2127

TABLE 1. EXISTING CONSENTS		
DA Reference	Summary	Approval Date
Major Project MP 07_0157	Sydney Olympic Park - Building A Commercial Construction of a new 5-storey building containing 13,253m ² of gross floor area to a maximum height of 22.75m to the top of the building parapet (or 26.7m to the roof plant); 3 levels of basement parking including 231 car spaces, 105 bicycle spaces and 22 motorcycle spaces	14 October 2010
DA 03-03-2012	Retail use and fit-out of upper ground floor lobby area as a café including business identification signage	03 April 2012



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to the Existing Building for the Removal of an Intertenancy Staircase
5 Murray Rose Avenue, Sydney Olympic Park, NSW 2127

PART C PROPOSED DEVELOPMENT

3.1 DEVELOPMENT OVERVIEW

The works proposed as part of this DA relate to alterations and additions at levels Level 01 – Level 04 within the existing building in order to remove an intertenancy staircase. The works will result in an increase in gross floor area (GFA) of 98m². No external works are proposed.

3.2 DEVELOPMENT STATISTICS

The proposed development includes the following scope of works:

- Removal of an internal intertenancy staircase from levels Level – Level 04;
- Increase in the GFA of 98m²; and
- Addition of (4) bicycle racks.

The proposed proposal description includes those works as identified in **TABLE 2** below.

TABLE 2. DEVELOPMENT PARTICULARS	
Component	Proposed
Site Area	3,826m ²
Primary Land Use	Commercial Building (no change proposed)
Gross Floor Area	Existing – 12,256m ² Proposed – 12,354m ²
Floor Space Ratio	3.22:1
Building Height	No change proposed
Number of Storeys	No change proposed
Landscaping	No change proposed
Car Parking	No change proposed (230 existing spaces)
Bicycle Parking	Four (4) bicycle racks
Tree Removal / Planting	No change proposed
Cost of Works	\$675,459.40 (inc. GST)

A full set of architectural floorplans and elevations prepared by Hames Sharley Architects are submitted as part of this DA in **Appendix 1**.



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to the Existing Building for the Removal of an Intertenancy Staircase

5 Murray Rose Avenue, Sydney Olympic Park, NSW 2127

PART D LEGISLATIVE AND POLICY FRAMEWORK

4.1 STATUTORY PLANNING FRAMEWORK OVERVIEW

This Part of the SEE addresses and responds to the legislative and policy requirements relevant to the proposed development at the site in accordance with the *Environmental Planning and Assessment Act 1979 (EP&A Act)*. The statutory planning framework relevant to the proposed development at the site includes:

- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning and Assessment Regulation 2021*
- *Sydney Olympic Park Authority Act 2001*
- *Water Management Act 2000*
- *Biodiversity Conservation Act 2016*
- *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *State Environmental Planning Policy (Industry and Employment) 2021*
- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Sustainable Buildings) 2022*
- *State Environmental Planning Policy (Precincts—Central River City) 2021*

4.2 NON-STATUTORY PLANNING FRAMEWORK OVERVIEW

- *Sydney Olympic Park Masterplan 2030 (2018 Review)*

4.3 ENVIRONMENTAL PLANNING AND ASSESMENT ACT 1979

The EP&A Act is the principal planning and development legislation in NSW. Pursuant to Part 4, the proposal is considered local development.

Section 4.15(1) of the EP&A Act specifies the matters which a consent authority must consider when determining a DA. The relevant matters for consideration under Section 4.15(1) of the EP&A Act are provided in **TABLE 3** below.

TABLE 3. SECTION 4.15(1)(A) CONSIDERATIONS	
Section	Response
Section 4.15(1)(a)(i) any environmental planning instrument, and	The <i>State Environmental Planning Policy (Precincts—Central River City) 2021</i> is the relevant Environmental Planning Instrument (EPI) applying to the site.



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to the Existing Building for the Removal of an Intertenancy Staircase

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Section 4.15(1)(a)(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and	There are currently no proposed EPIs that have been subject to public consultation which is relevant to the site or the proposal.
Section 4.15(1)(a)(iii) any development control plan, and	The is no Development Control Plan that applies to the site.
Section 4.15(1)(a)(iia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and	There are no Voluntary Planning Agreements (VPA) applicable to the site or proposed development.
Section 4.15(1)(a)(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),	The proposed development comprises local development.
Section 4.15(1)(b)-(c)	These matters are addressed in PART E of this SEE.

Pursuant to Section 4.5 of the EP&A Act, the consent authority for the proposed development is the Sydney Olympic Park Authority.

Section 4.46 of the EP&A Act defines “Integrated Development” as matters which require consent from Council and one (1) or more authorities under related legislation. In these circumstances, the application will not be required to be referred to any authorities.

4.4 ENVIRONMENTAL PLANNING AND ASSESMENT REGULATION 2021

The proposal has been prepared in accordance with the provisions of the EP&A Regulation. Division 1 of Part 3 of the EP&A Regulation stipulates how a DA must be “made”. This DA satisfies the relevant criteria of the Regulation as follows:

TABLE 4. HOW THE DA IS MADE	
Considerations	Response
Division 1 – Making development applications	
<i>Section 23 – Persons who may make development applications</i>	
<i>(1) A development application may be made by— (a) the owner of the land to which the development application relates, or (b) another person, with the consent of the owner of the land.</i>	This DA is made by Growthpoint Properties Australia. The owner of the land has provided consent in accordance with Clause 23(1) of the EP&A Regulation to allow for the DA to be made.



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to the Existing Building for the Removal of an Intertenancy Staircase

5 Murray Rose Avenue, Sydney Olympic Park, NSW 2127

<i>Section 24 – Content of development applications</i>	
<i>(1) A development application must— (a) be in the approved form, and (b) contain all the information and documents required by— (i) the approved form, and (ii) the Act or this Regulation, and (c) be submitted on the NSW planning portal.</i>	The DA includes all relevant information including details of the development, address and formal particulars, estimated cost of development, owner's consent, supporting documents including detailed plans and SEE. This DA is submitted via the NSW planning portal.
<i>Section 25 – Information about concurrence or approvals</i>	
<i>A development application must contain the following information— (a) a list of the authorities — (i) from which concurrence must be obtained before the development may lawfully be carried out, and (ii) from which concurrence would have been required but for the Act, section 4.13(2A) or 4.41, (b) a list of the approvals of the kind referred to in the Act, section 4.46(1) that must be obtained before the development may lawfully be carried out.</i>	No concurrence or approvals is required for this DA.

4.4.1 Water Management Act 2000

The objective of the Water Management Act 2000 (WM Act) is the sustainable and integrated management of the state's water for the benefit of both present and future generations. The proposed development is not located within 40m of a watercourse and therefore, no further assessment against the WM Act is required.

4.4.2 Biodiversity Conservation Act 2016

The Biodiversity Conservation Act 2016 (BC Act) sets out, among other things, to establish a scientific method for assessing the likely impacts on biodiversity values of proposed development and land use change. The site is not identified as containing any biodiversity values on the Biodiversity Values Map and Threshold Tool. As such, no further assessment against the BC Act is required.



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to the Existing Building for the Removal of an Intertenancy Staircase
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4.4.3 State Environmental Planning Policy (*Biodiversity and Conservation*) 2021

The proposal does not involve the clearing of native vegetation land on land zoned for urban and environmental purposes that is not linked to a development application. The remaining provisions of this SEPP do not apply to the proposal.

4.4.4 State Environmental Planning Policy (*Sustainable Buildings*) 2022

The State Environmental Planning Policy (Sustainable Buildings) 2022 (Sustainable Buildings SEPP) encourages the design and delivery of more sustainable buildings across NSW commenced 01 October 2023. It sets sustainability standards for both residential and non-residential development and contributes to NSW's target of achieving net zero by 2050.

Chapter 3 applies to non-residential development. The requirements for non-residential development include the following:

- consideration of the general sustainability provisions to be considered;
- documentation that discloses embodied emissions;
- a net zero ready statement for large commercial and state significant development; and
- for large commercial development only - submission of a NABERS commitment agreement to demonstrate that the development is on track to achieving its energy and water standards.

As the CIV for the proposed development does not exceed \$5m, an Embodied Emissions Form is not required.

4.4.5 State Environmental Planning Policy (*Planning Systems*) 2021

State Environmental Planning Policy (Planning Systems) 2021 was gazetted on 1 March 2022, identifies development that is State or regionally significant development. Schedule two State Significant Development – identifies sites.

Clause 2 of the SEPP Schedule 2 identifies sites that are State Significant Development:

Development that has a capital investment value of more than \$10 million on land identified as being within any of the following sites on the State Significant Development Sites Map—

- (a) Bays Precinct Site
- (b) Darling Harbour Site,
- (c) Broadway (CUB) Site,
- (d) Honeysuckle Site,
- (e) Luna Park Site,
- (f) Sydney Olympic Park Site,**
- (g) Redfern-Waterloo Sites,
- (h) Taronga Zoo Site.



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to the Existing Building for the Removal of an Intertenancy Staircase
5 Murray Rose Avenue, Sydney Olympic Park, NSW 2127

The site is located within the State Significant Development Sites Map for Sydney Olympic Park, however, the Capital Investment Value (CIV) of the Development Application does not exceed the \$10 million threshold. Therefore, the proposed alterations and additions are not deemed to be State Significant Development (SSD).

4.4.6 State Environmental Planning Policy (Precincts—Central River City) 2021

Appendix 4 of the Central River City SEPP pertains to the State significant precinct – Sydney Olympic Park site. The site is identified on the Central River City SEPP Land Application Map as being situated within the Sydney Olympic Park site as shown at **Figure 3** below. As such, the provisions of the SEPP apply to the site and are considered below.

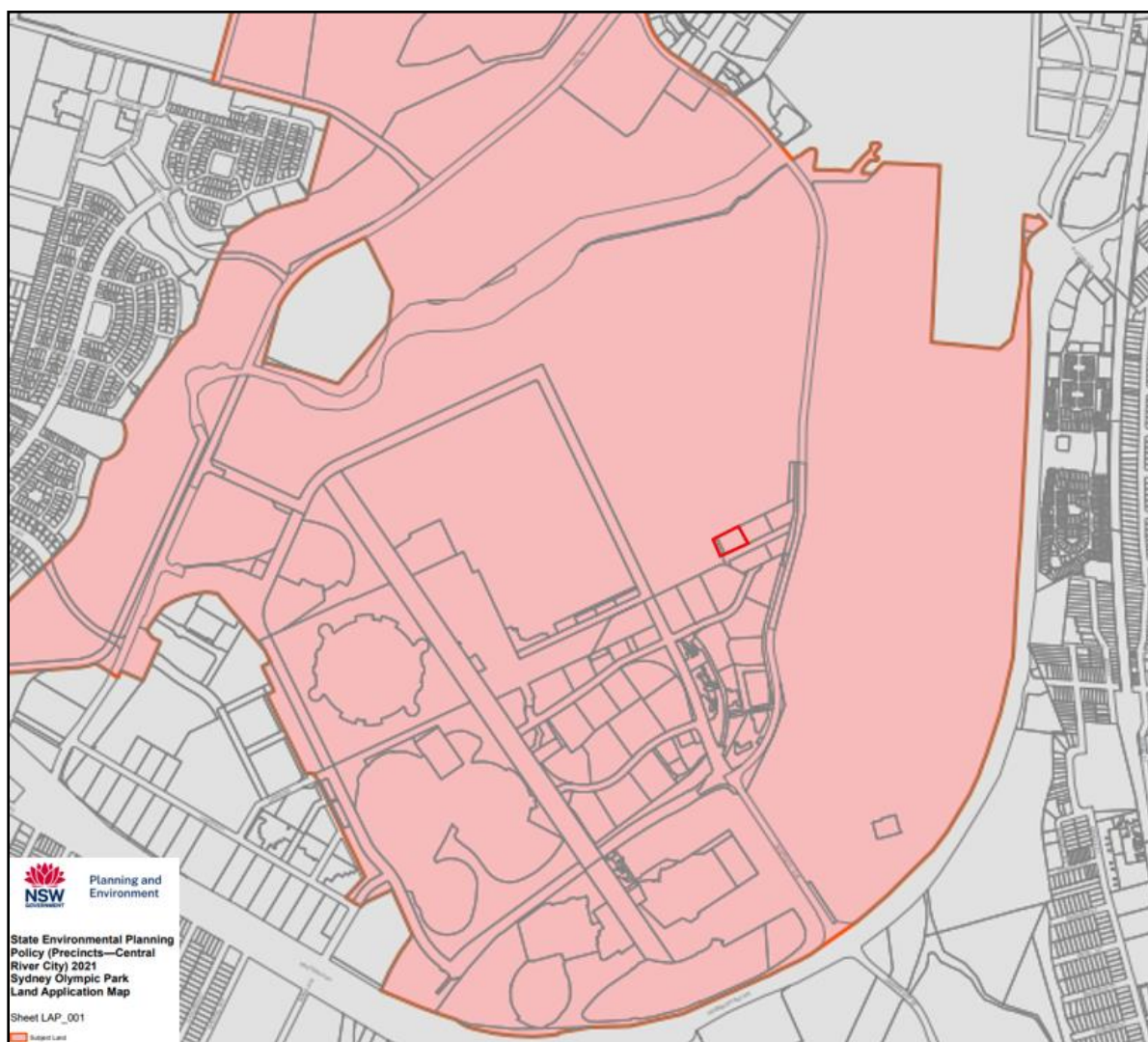


Figure 3. Precincts—Central River City 2021 SEPP Land Application Map (Source: NSW Legislation, 2023)



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to the Existing Building for the Removal of an Intertenancy Staircase
5 Murray Rose Avenue, Sydney Olympic Park, NSW 2127

Zoning and Permissibility

The site is zoned B4 Mixed Use Zone as shown in **Figure 4** below.



Figure 4. Land Use Zoning Map (Source: NSW Legislation, 2023)

The objectives of the B4 Mixed Use zone include:

- (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,
- (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,
- (c) to ensure that the Sydney Olympic Park site becomes an active and vibrant town centre within metropolitan Sydney,
- (d) to provide for a mixture of compatible land uses,
- (e) to encourage diverse employment opportunities,
- (f) to promote ecologically sustainable development and minimise any adverse effect of land uses on the environment,



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(g) to encourage the provision and maintenance of affordable housing.

Within the B4 zone, the following development is permitted without consent:

- *environmental protection works; recreation areas*

Within the B4 zone, the following development is permitted with consent:

- *roads; any other development not specified in subsection (2) or (4)*

Within the B4 zone, the following development is prohibited:

- *bulky goods premises; caravan parks; industries; moveable dwellings; resource recovery facilities; restricted premises; rural industries; sex services premises; truck depots; warehouse or distribution centres.*

The development proposes works that will enable continued use of the site as a commercial office building, which accords with the permissible land uses in the B4 zone. No change to the existing land use is proposed as part of this DA.

Development Standards

Table 5 outlines the development's consistency and compliance with the relevant development standards and controls under Appendix 4 of the Central River City SEPP.

TABLE 5. DEVELOPMENT STANDARDS	
Clause	Comment
Clause 16A - Demolition Requires Consent	In accordance with Clause 16A, consent is being sought for the proposed demolition works, which comprise the demolition of an intertenancy stair at Levels Basement 02 - Level 04.
Clause 18 - Height of Buildings	The maximum height of buildings is 33m for the site. No change to the existing building height is proposed as part of this DA.
Clause 19 - Floor Space Ratio (FSR)	The maximum floor space ratio prescribed for the site is 3:1. The proposed development will result in a FSR of 3.22 which complies. A Clause 22 Variation Request has been prepared and is attached in Appendix 7 in support of the proposed variation.



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to the Existing Building for the Removal of an Intertenancy Staircase
5 Murray Rose Avenue, Sydney Olympic Park, NSW 2127

Clause 22 - Exceptions to Development Standards - Other Development	A Clause 22 Variation Request has been prepared and is attached in Appendix 8 in support of the proposed variation to floor space ratio development standard. .
Clause 23 - Public Utility Infrastructure	The existing building is satisfactorily served by public utility infrastructure and this proposed DA does not seek to alter the current services.
Clause 24 - Major Events Capability	The proposed development will not impact the area from remaining as a premium destination to hold major events, nor impede any of the respective provisions of this clause.
Clause 25 - Transport	The site is located in close proximity to a range of public transportation and active transportation infrastructure which promotes accessing the site with alternative means of travel, which is consistent with this clause of the SEPP.
Clause 26 - Masterplan	<p>As the proposed development is for the demolition for an intertenancy stair and small increase in GFA, it is of a very minor nature. As such, consideration of the DA against the Masterplan is not considered to be required, pursuant to subclause 2(b).</p> <p>Pursuant to subclause 3, the development is within 400m of the Olympic Park Railway Station. As such, consideration of whether the masterplan car parking requirements should be reduced in respect of the development is required. This is discussed in more detail below.</p>
Clause 29 - Development within an Environmental Conservation Area	The site is not located within a environmental conservation area. Further consideration against this clause this is not required.
Clause 31 - Heritage Conservation	The site does not contain nor is it in close proximity to a heritage item or located within a heritage conservation area. Further consideration against this clause this is not required.

4.4.7 Sydney Olympic Park Masterplan 2030 (2018 Review)

The *Sydney Olympic Park Masterplan 2030 (2018 Review)* applies to land within the Sydney Olympic Park Town Centre and sets out detailed planning guidance to provide a comprehensive approach to development in the Olympic Park that responds to the context and contributes to the area.

The site is situated within the Parkview Precinct within the Masterplan.

An assessment of the proposal against the relevant sections of the Masterplan is provided below.



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Alterations and Additions to the Existing Building for the Removal of an Intertenancy Staircase

5 Murray Rose Avenue, Sydney Olympic Park, NSW 2127

TABLE 6. SYDNEY OLYMPIC PARK MASTERPLAN 2030 (2018 REVIEW) DEVELOPMENT CONTROLS

Control	Compliance	Comment
Part 4.0 – General Controls and Guidelines		
4.6.16 Waste Management Controls		
1. Submit a Waste Management Plan with all Development Applications to the satisfaction of Sydney Olympic Park Authority.	Yes	A Waste Management Plan prepared by Cushman Wakefield is submitted with this DA which has been prepared in accordance with the Environmental Guidelines for Sydney Olympic Park 2008.
2. Waste Management Plans are to demonstrate application of the principles of the waste management hierarchy of waste avoidance, reduction, re-use and recycling, and are to refer to the Environmental Guidelines for Sydney Olympic Park 2008.		
4.7 Access and Parking		
Car Parking: <ul style="list-style-type: none">- Commercial – 1 space per 80m² Bicycle Parking: <ul style="list-style-type: none">- Permanent - 1 space per 150m²- Visitor - 1 space per 75m²	Yes	The proposed development generates a requirement for 154 car parking spaces. 230 spaces are currently provided on the site which complies.
		Four (4) additional bicycle racks are proposed to accommodate the additional GFA.
Part 4.0 – Parkview Precinct Controls and Guidelines		
5.6.3 – Floor Space Ratio Controls		
Figure 5.39 contains a FSR plan of the precinct FSR showing a maximum FSR of 3:1 applying to the site.	Yes	The maximum floor space ratio prescribed for the site is 3:1. The proposed FSR is 3.22:1 for which a Clause 4.6 Variation Request has been prepared.

The proposed development is compliant with the relevant controls prescribed in the Sydney Olympic Park Masterplan 2030.



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5 Murray Rose Avenue, Sydney Olympic Park, NSW 2127

4.4.8 Sydney Olympic Park Local Infrastructure Contributions Framework 2017

Section 1.2 of the Sydney Olympic Park Local Infrastructure Contributions Framework states that a monetary contribution of \$205 per m² will be sought on GFA over 1:1 FSR. Monetary contributions sought will be subject to indexation.

It is noted that any contributions payable will be imposed as a condition of consent.

4.4.9 Sydney Olympic Park Local Infrastructure Contributions Framework 2017

The site is subject to the Housing and Productivity Contribution (HPC) which commenced on 1 October 2023 and is applied to new development within the Greater Sydney Region. The development would fall under an 'industrial use' and the relevant contribution for commercial development is \$30 per sqm of new GFA.

The HPC is subject to a phased application where:

- a 50% discount rate will apply between 1 October 2023 – June 2024;
- a 25% discount rate will apply between July 2024 – June 2025; and
- The full contribution applies from July 2025 onwards.

4.5 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

No Draft Environmental Planning Instruments apply to the site.



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to the Existing Building for the Removal of an Intertenancy Staircase
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PART E LIKELY IMPACTS OF THE DEVELOPMENT

This section identifies and assesses the impacts of the development with specific reference to the heads of consideration under Section 4.15(1) of the EP&A Act.

5.1 CONTEXT AND SETTING

The proposed development involves minor internal alterations to an existing commercial development within an established commercial area. The proposed development will not alter or change the character of the area and is contextually appropriate to the site and the surroundings.

5.2 WASTE

A Waste Management Plan has been prepared in accordance with the Environmental Guidelines for Sydney Olympic Park 2008 and is provided as part of this DA in **Appendix 5**. The Plan demonstrates the measures that will be taken at the demolition and construction phase to minimise disposal of waste and re-use and recycle materials on-site, where feasible.

5.3 TRAFFIC AND PARKING

The proposed development generates a requirement for 154 car parking spaces. 230 spaces are currently provided on the site which complies with the Sydney Olympic Park Masterplan 2030 (2018 Review). No additional car parking is proposed.

Four (4) additional bicycle racks are proposed to accommodate the additional GFA.

5.4 CONSTRUCTION

All works on the site will be carried out in accordance with conditional requirements of any consent issued. Appropriate measures will be undertaken to mitigate potential impacts from the development including dust, noise, odours, traffic impact and erosion.

5.5 BUILDING CODE OF AUSTRALIA

The proposed development will not alter compliance with the relevant Australian Standards contained within the Building Code of Australia (BCA) and will ensure the building remains up to Code. A BCA Compliance report has been prepared and is provided as part of this DA at **Appendix 2** confirming as such.



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to the Existing Building for the Removal of an Intertenancy Staircase
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5.6 SUBMISSIONS

Should any submissions be received in relation to the proposed development, the applicant will address them accordingly.

5.7 THE PUBLIC INTEREST

The proposed development will have no adverse impact on the public interest and is in accordance with the Central River City SEPP and Sydney Olympic Park Masterplan 2030 (2018 Review).

Therefore, the development is considered to be in the public interest.



STATEMENT OF ENVIRONMENTAL EFFECTS

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PART F CONCLUSION

The purpose of this SEE has been to present the proposed alterations and additions to remove an intertenancy stair between levels Basement 02 – Level 04 at 5 Murray Rose Avenue, Sydney Olympic Park and to assess its potential impacts having regards to Section 4.15(1) of the EP&A Act

The proposal has been prepared after taking into consideration the following key issues:

- The development history of the site;
- The context of the site and locality;
- The relevant heads of consideration under Section 4.15(1) of the EP&A Act; and
- The aims, objectives and provisions of the relevant statutory and non-statutory planning instruments.

The proposal is considered to warrant a favourable determination for the following reasons:

- The proposal ensures the site can continue to be occupied as modern, commercial office accommodation that serves the Sydney commercial market;
- The increase in GFA of 98m² does not undermine the ability of the development to function as a commercial development and additional parking requirements can be met on-site;
- The proposal will not have any adverse impacts upon the adjoining properties or the streetscape.

The proposed development is permissible within the zone and is compatible with the zone objectives. As stipulated previously in this SEE, the matters for consideration under Section 4.15(1) of the EP&A Act have been satisfactorily addressed.

In light of the merits of the proposed development and in absence of any significant environmental impact, the proposed development warrants support by Council.

