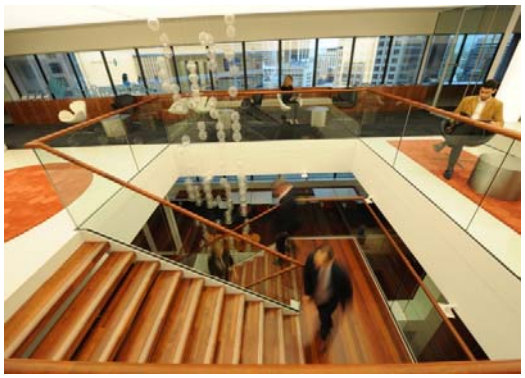
Statement of Environmental Effects



For:
Proposed Licensed Premises – Site YP, including Subdivision of Site YP

At:
Olympic Boulevarde,
Sydney Olympic Park
Lot 69 in DP1191648

November 2017

FDC Construction and Fitout Pty Ltd
22 – 24 Junction Street
Forest Lodge, NSW 2037

PO Box 425
Camperdown, NSW 1450

Telephone: 02 9566 2800
Facsimile: 02 9566 2900
timb@fdcbuilding.com.au
www.fdcbuilding.com.au
ABN 44 120 295 034

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1	17/10/2017	Tim Bainbridge	TB	Land Owners Consent	
2	08/11/2017	Tim Bainbridge	TB	DA Submission	
3					
4					

Table of Contents

Appendices

1.0 Introduction

This Statement of Environmental Effects (SEE) forms part of a Development Application to Sydney Olympic Park Authority for the construction of a new building which is intended to be used as a licenced premises 'pub'. This building will be constructed on Site YP located at the corner of Olympic Boulevarde and The Yulang, Sydney Olympic Park. This application includes the proposed subdivision of Site YP to excise it from the broader allotment.

SOP PUB Pty Ltd has negotiated with Sydney Olympic Park Authority to enter into an 'Agreement for Lease' for Site YP. SOP Pub Pty Ltd intends to construct and operate a pub containing various spaces where food and beverages will be available for consumption, a gaming room, and function spaces. The proposed development is comprehensively described within Section 2 of this report.

FDC Construction and Fitout Pty Ltd (FDC) has been engaged to act on behalf of SOP PUB Pty Ltd to manage the development and construction of the proposed building.

In addition to this Statement of Environmental Effects, the Development Application is accompanied by the following supporting documentation:

- Survey Plan prepared by ICD Asia Pacific Pty Ltd (Appendix 1);
- Architectural Plans prepared by Altis Architecture (Appendix 2);

Drawing	Number	Issue
Cover Sheet	DA0001	D
Site Analysis Plan	DA1000	B
Site Plan	DA1001	C
Shadow Diagrams	DA1002	C
Existing Basement / Demolition Plan	DA1100	B
Existing Ground / Demolition Plan	DA1101	B
Proposed Basement Plan	DA1200	D
Proposed Ground Floor Plan	DA1201	C
Proposed Level 1 Plan	DA1202	D
Proposed Rooftop Plan	DA1203	D
Proposed Roof Plan	DA1204	D
Proposed Elevations	DA2100	E
Proposed Elevations	DA2101	E
Proposed Sections	DA3000	C
Artist Impression	DA4000	C
Artist Impression	DA4001	C
Gross Floor Area	DA5000	D

- Civil / Stormwater documentation prepared by Lindsay Dynan Engineers (Appendix 3):

Drawing	Number	Issue
Bulk Earthworks Plan	DA-0001	C
Erosion and Sediment Control Plan	DA-0002	C
Erosion and Sediment Control Details	DA-0003	C
Civil/ Stormwater Drainage Plan	DA-0004	C
Stormwater Drainage Philosophy	Report	15.09.17
Stormwater System Maintenance Schedules	Report	28.08.17

- Landscape Plan, prepared by Site Design + Studios and dated 12.09.17 (REV B) (Appendix 4);
- Access Review, prepared by Funktion and dated 04.08.2017 (Appendix 5);
- Site YP Developers ESD Principles – September 2017 (Appendix 6);
- Acoustic Report, prepared by Cundall and dated 21.08.2017 (Appendix 7);
- Capital Investment Value Assessment, prepared by Ferrarin Consulting Services, dated 31.08.2017 (Appendix 8);
- Construction Environmental Management Plan, prepared by FDC Construction and Fitout Pty Ltd dated September 2017 (Appendix 9);
- Development Standard Objection – Height Exceedance, prepared by FDC Construction and Fitout dated September 2017 (Appendix 10);
- Waste Management Plan, prepared by FDC Construction and Fitout Pty Ltd (Appendix 11);
- Detailed Site Investigation, prepared by DLA Environmental Services dated July 2017, and Geotechnical Investigations, prepared by Pells Sullivan Meynink dated 27.06.17 (Appendix 12);

This report, together with the documentation listed above demonstrates that the proposal is generally consistent with the relevant provisions of the *State Environmental Planning Policy (State and Regional Development) 2011* and relevant development controls within the Sydney Olympic Park locality.

1.1 Background

In 2007 the Minister for Planning granted consent to a Development Application which sought approval for the construction of a 3 level (2 storeys above basement) 2,000sqm hotel / function centre (DA No. 49-9-2005).

Following this, SOPA undertook further strategic planning in the form of the Draft Master Plan 2030 and adjusted the location, orientation and size of the development site. A new proposal was then submitted for approval in 2009 including:

- *construction of a two storey building plus basement, to be used as a licensed hotel / bar;*

- *construction of a canopy (with an average width of 8.9 metres) which extends across the full extent of the southern facade of the building which encroaches upon the Yulang and which in part, replaces an existing shade structure in this location;*
- *landscape treatment; and*
- *utility services connections.*

In 2009, the Minister for Planning granted consent to this new development described as MP08_0174 and illustrated below. This application involved the proposed use and base building only.

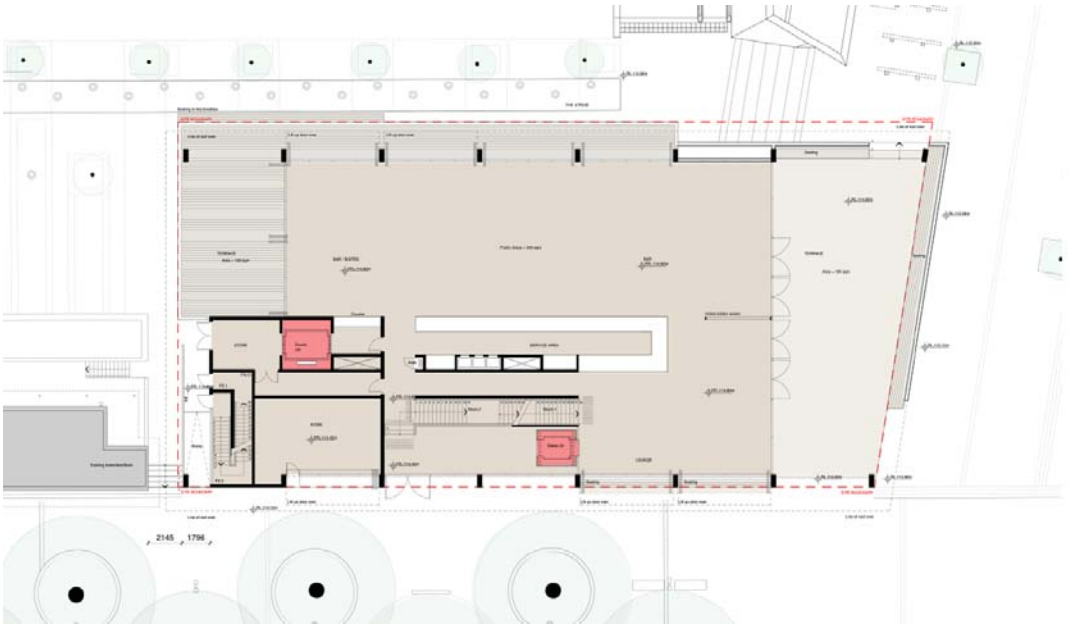

Figure 1.1: Approved SOPA Scheme – Ground Floor (MP08_0174)

Figure 1.2: Approved SOPA Scheme (MP08_0174)

SOPA did not progress either of the above proposals.

1.2 SOP PUB Pty Ltd

SOP PUB Pty Ltd has negotiated with Sydney Olympic Park Authority to enter into an 'Agreement for Lease' for Site YP, a document that was executed on 24th January 2017. SOP PUB Pty Ltd proposes to construct and operate a licensed premises (pub) in accordance with the terms of the lease.

FDC Construction and Fitout Pty Ltd is acting on behalf of SOP PUB Pty Ltd to design and construct the pub and has therefore been given responsibility to manage various consultants to achieve the necessary approvals to facilitate construction and operation of the pub.

The proposal has a Capital Investment Value less than $10 million and can therefore be assessed by SOPA as a Development Application under *Part 4 of the Environmental Planning and Assessment Act 1979*.

A Liquor Licence Application will also be prepared and submitted with Liquor and Gaming NSW for assessment. Whilst this application can be lodged at any time, the assessment and issue of any such licences only occur following the issue of a development consent. We are advised that this process will take a minimum of six months after development consent is issued. On this basis, it should be noted that although development consent may be issued, physical construction will not commence until a liquor licence is issued to ensure certainty of operation.

A Gaming License will also be sort concurrently with the Liquor License Application to facilitate the operation of gaming machines as part of the proposed development.

Since signing the Agreement for Lease, FDC and its consultants have worked through a protracted design process which is described below.

1.3 Design Competition

In accordance with the requirements of the SOPA Masterplan 2030, a Design Competition was held between three architectural firms to select the highest quality architectural and urban design concept for the site.

The nominated Design Jury was unanimous in its decision to select the Altis Architecture scheme as winner of the competition. The Jury gained confidence in the ability of the architect to deliver a building of an appropriately high design standard already evident in Sydney Olympic Park. This confidence was gained from elements such as:

- *The floating roof concept which gave the building a strong identity;*
- *The integration of landscape into the entry sequence to the building;*
- *The spatial qualities of the internal volumes of the Pub;*
- *The roof top terrace;*
- *The transparency of the building;*
- *The operational resolution of the scheme; and*
- *The cost effectiveness of the proposal.*

Figure 1.3 Winning Design Scheme, prepared by Altis Architecture

The Design Jury made a series of comments that required further consideration or emphasis as part of the final development proposal. These matters are listed below with detail provided as to how each matter is addressed by the current proposal.

Table 1.1: Design Jury Comments

Jury Comments	Proposal
The development of the roof needs to be accentuated / maintained with consideration given to night-time lighting, skylight penetrations, and cut-out over the signature entry tree;	Roof has been maintained as originally proposed. Skylights and cut-out over the signature tree remain. Lighting will be designed as part of the detailed design process.
The minimisation of solid surfaces to give the building a high level of visual interest through transparency and depth;	The proposal maintains a high level of transparency.
The careful consideration of structure and the articulation of the internal volumes through the use of shaped columns and double-height spaces;	The double height space and shaped columns have been maintained to the courtyard as originally proposed. Internal columns have been resolved as concrete in order to comply with the requirements of the BCA for fire protection/ separation.
Environmental design elements are to be considered for design and operation with the development of the ESD Principles in accordance with the requirements of the Agreement for Lease;	ESD Principles have been resolved in accordance with SOPAs guidelines. These principles are provided within Appendix 6. ESD measures will be examined in more detail during detailed design.
The strong relationship to Cathy Freeman Park needs to be maintained;	The relationship with Cathy Freeman Park is an essential design element to the proposal and is maintained.
The option of a food and beverage offering e.g. coffee carts could be considered	This will be considered by the operator once the pub becomes operational.
The northern facade could be reviewed with potential use of the hardstand at the northern end;	It is likely that the northern hardstand will be utilised during major events in consultation with SOPA. The proposal has been designed to accommodate this opportunity.
Consider an alternate to the proposed roller shutter to the Olympic Boulevard frontage;	The roller shutter has been replaced with panelled entry doors that will remain closed

Jury Comments	Proposal
	when not in use. This will help to mitigate negative visual impacts to Olympic Boulevard.
Consider features that encroach beyond the site boundary with regard to permanent vs temporary fixtures;	All temporary fixtures such as umbrellas and seating shown on original competition plans have been removed and are not proposed.
Main entry and walls need to be simplified through the detailed design process;	The main entry has been simplified as a result of the design process.
Additional acoustic / spatial separation should be reviewed for level 1;	The spatial and acoustic separation has now been resolved for the purposes of the Development Application and involves removable/ operable walls. The detailed design process will help to refine this further.
A shading structure for the rooftop terrace requires further review;	A shading structure is now included as part of the proposal. This structure will involve operable roof that will remain open during fine weather and can provide weather protection when required.
Consider amenity configurations/ layout. Facilities – potential for amenities on ground floor level;	The proposed amenities have been considered and refined as part of the proposal.
Consideration needs to be given to the architectural detailing / material of columns;	Structural steel (with architectural detailing) will be used within the courtyard area. The remaining structure will be constructed of concrete for fire separation purposes.
Operational guidelines would assist in how the Pub can use Cathy Freeman Park to maintain its 'public' space status and ensure that it is not damaged through over or inappropriate use; and	This is an operational issue that will be managed between the operator and SOPA. The pub will not 'use' Cathy Freeman Park other than as specified by the AFL.
Retention of the Cathy Freeman Olympic Artwork needs to remain accessible to the public.	'The Stride' Artwork will be protected and preserved by the proposed development.

1.3 SOPA Design Review Panel

FDC and Altis Architecture presented to the SOPA Design Review Panel on the 26th July 2017. The following comments and recommendations were made by the DRP. The proposal has been modified where appropriate to address these points as outlined below:

DRP Comments	Proposal
ESD components need to inform the proposal and not be considered as an add-on. To maximise the potential outcomes, the proponents should engage ESD consultants to review the opportunities that can be included in the design development, including the use of photovoltaic panels on the terrace roof.	Project ESD Principles have been finalised and are included within Appendix 6. WSP had already been engaged to provide input on ESD principles as part of the project. The benefits of photovoltaic panels will be considered as part of the detailed design process. Refer to Section 4 for additional ESD

DRP Comments	Proposal
	information.
Greater permeability and consideration to the energy efficiency and thermal protection of the northern aspect is required. As presented there are extensive areas of glazing to the north and west with no apparent solar protection, and this is not desirable. The applicant advised that the intention was to rely on natural ventilation whenever possible in the internal public areas, and this policy is fully supported.	The northern and western elevations have been modified to address concerns regarding energy efficiency and thermal protection. Natural ventilation remains a key aspect of the proposal with 80percent of patron space being naturally ventilated.
Greater consideration of materials and detailing of external elements such as booster valves, water meter, service doors, gaming room entrance particularly interfacing with Olympic Boulevard is required. The Pub needs to present as a holistic object which can be seen on all four sides – it cannot have a 'back of house' side. Further, more consideration is required to how the 'floating rooftop' will be supported, specifically on the rooftop terrace.	The proposed design has been refined to improve the appearance of the building along Olympic Boulevard based on the DRP feedback. All design elements now present as a holistic object. The proposed structure on the rooftop has been clarified to illustrate necessary structural support.
The Panel supports the development of the courtyard and positioning of the proposed feature tree. The species of tree, levels, materiality and other critical public domain interfaces require further detail and the Panel recommends involving a landscape architect to provide detail advice.	Site Design + Studios has now been engaged to document landscape details for the site. The selected tree species is Ulmus parvifolia 'Frosty' as illustrated by the attached landscape plan.
It is noted that both barriers and level changes together with operational measures are proposed to separate the Pub from Cathy Freeman Park. Further details and images on the levels and barriers is required to assess how these will relate to interfaces with the public realm and meet relevant DDA compliance. Pubic interface elements such as the courtyard should be welcoming whilst allowing greater level of separation, during peak events and night time to limit impact on the public realm;	A key element of the design was and is that the pub should be open and transparent to Cathy Freeman Park. The relevant aspects of the proposal are now emphasised to illustrate the difference between the site and surrounding public open space. Subtle design responses have been included to focus access and egress at key points that can then be more overtly managed during major events (a key requirement for Liquor licencing).
The proposal needs to consider how movement patterns will impact on both the Pub and Cathy Freeman Park, and if applicable to the northern edge.	Existing movement patterns will not be affected by the proposed development. Existing access points to Cathy Freeman Park will be retained in current locations.
The Cathy Freeman commemorative Olympic artwork 'The Stride' located immediately adjacent to the proposed Pub needs to be further considered and information provided on what measures will be implemented to protect this feature during construction and how it will relate to the Pub at the completion of construction. The extent of the artwork is to be clearly shown on	The Stride will be protected and preserved as part of the proposal. It is likely that steel plates will be laid down to protect the installation during construction. It is located outside of the site and will therefore remain in situ once the pub becomes operational.

DRP Comments	Proposal
future ground and public domain interface plans.	

The panel resolved that the proposal should be re-presented to the DRP for resolution of the matters above. A subsequent meeting was held with the DRP on 12th October 2017. The DRP Advice sheet was not available at the time of writing but the following key points were recorded by the project team:

- Further attention is required to screen potential noise and light spill from the proposed gaming room at ground floor; and
- The DRP suggests that the project register with the Green Building Council to achieve a 4 Star Green Star rating.

The project team has sought preliminary advice and can enhance the existing screen to the proposed gaming room. Acoustic insulation and internal lining will be utilised and noise output from each machine will be managed to ensure that there are no acoustic impacts external to the building. Visual screening solutions will be investigated to eliminate the potential for light spill from day one of operation. This can be resolved further by an appropriately worded condition of consent.

At this stage, ESD obligations extend only to compliance with the *Sydney Olympic Park Environmental Guidelines 2008,* a point which is addressed throughout this report. Further to this, advice suggests that the proposed building incorporates a number of passive design elements that would almost guarantee that the project could achieve the objectives of the DRP's ESD request. FDC contends that, despite not being registered with the Green Building Council's accreditation scheme, a building can still be sustainable.

2.0 The Site

The following section provides information about the site and its surrounds.

2.1 Sydney Olympic Park

Sydney Olympic Park is located in Western Sydney approximately 14 kilometres west of the Sydney Central Business District and 8 kilometres east of Parramatta. It occupies a site of approximately 635 hectares between the Parramatta River and the M4 Motorway with nearly two thirds of the site is reserved as parkland.

Sydney Olympic Park is serviced by train, bus and ferry services and is in close proximity to regional shopping locations such as Burwood, Strathfield, Parramatta, and Rhodes. Over 8.5 million people visit Sydney Olympic Park on an annual basis with this number expected to grow.

It is most recognised for having Australia's largest concentration of international standard sporting/recreational facilities but continues to evolve as an important economic centre and urban parkland at the centre of metropolitan Sydney.

The Olympic Park Precinct has been developed over the past 16 years and comprises a mixture of modern office, warehouse and commercial buildings with a "high-tech" influence. The area now has over 60 businesses operating which employ around 6,000 employees. It provides an opportunity to establish a 'best practice example of sustainable urban development' with numerous examples of internationally recognised initiatives in energy and water management, green building design, and sound economic and ecological management.

2.2 Site YP, Olympic Boulevard

Site YP is a 1058m² site located at the south-western corner of Cathy Freeman Park, close to the geographic centre of Sydney Olympic Park. The site forms part of the Showground Precinct but sits prominently at the junction of the Town Centre Precinct and Stadia Precinct.

The Yulang is the primary pedestrian space that connects the railway station with Olympic Boulevard and ANZ Stadium and is a wide paved and landscaped space. Adjoining the southern edge of the Yulang are the Novotel and Ibis Hotels. The Stadium is located directly opposite the site, on the western side of the Boulevard.

The site is characterised primarily as a paved public domain area, a large portion of which sits approximately 1.5 - 2 metres lower than Olympic Boulevard and The Yulang. The site consists of concrete stepped retaining walls that deal with this level transition. An existing public amenities block is located to the north of the site and runs along the Olympic Boulevard corridor. The following figures illustrate the site location and existing characteristics:

The site has been recognised for some time as being the preferred location for a pub. SOPA received consent from the Minister for Planning for a three level, 2000m² pub in 2007 (DA No. 49-9-2005) on the site. After further strategic planning as part of the Draft Master Plan 2030, SOPA again sought (and received) consent for a two storey pub and restaurant on the site (MP 08_0174). Both approvals have since lapsed.

Figure 2.1: Site YP, Sydney Olympic Park (*SOP Masterplan 2030*)

Figure 2.2: Aerial Image of Site YP (*Nearmap, November 2016*)

Figure 2.3: Site YP – View from The Yulang (north-westerly direction)

Figure 2.4: Site YP – View looking north across the site and Cathy Freeman Park

Figure 2.5: Site YP – View looking south/ south-east

Figure 2.6: Site YP – View looking west from Cathy Freeman Park

3.0 The Proposal

The proposed development involves the construction of a new building designed to operate as a licensed premises (pub). The building will be constructed and operated by SOP PUB Pty Ltd. The following section provides a comprehensive description of the proposed development both with regard to design and operation. The proposed fitout is still being developed and will form part of a separate application.

3.3 Proposed Design

The pub will have a total floor space of 1,380m², constructed over four levels including basement, ground floor, first floor and roof top bar as illustrated by the attached architectural plans prepared by Altis Architecture. This results in a Floor Space Ratio (FSR) of 1.3:1 on the site.

A key operational requirement of the facility is to successfully operate during various circumstances unique to Sydney Olympic Park. This involves providing capacity to deal with regular major event crowds whilst also operating at a reduced capacity, accommodating day to day patron numbers within the locality. The facility has also been designed to provide function and conference capacity.

Given the existing site topography, the ground floor sits close to the existing level of Cathy Freeman Park, but below the level of Olympic Boulevarde and The Yulang. This openness and integration with Cathy Freeman Park was a key feature of the winning design. The key operational intention was to create a family friendly environment where good valued food and beverages can be provided adjacent to open space where children are able to play outside the confines of a licensed premises. Operation would however vary in the context of a major event where temporary barriers would be used to control access into the premises.

Altis Architecture outlines the design philosophy behind the proposed building below:

Altis proposes a signature building capped by a hovering roof. The 'containment' provided by this canopy roof is seen as an extension of tree canopies, filtering light and giving protection. The result is a natural meeting place on the edge of the central green space in Sydney Olympic Park.

Below this canopy roof are two organic free-flowing levels, the lower being a landscaped extension of the park with cascading steps and signature central tree in a covered courtyard with sunlight and rain penetrating through the roof opening above. The upper level is a floating fluid plane hovering under the roof canopy and above the ground plane below. Glazed facades are semi-screened externally to sun penetration whilst reinforcing the fluid form of this level. A roof terrace and garden bar with views out over the park, surrounding venues and beyond is inset into the two-storey 'floating' roof.

All three levels are interconnected by a sinuous cascading stair from the entry foyer, set within landscaped surrounds. A vertical back-of-house service core also links all levels.

The design will also have to provide sufficient flexibility for the pub to operate effectively in multiple modes, namely at times of major events in the Park when the

capacity of the venue will have to cater for a large number of patrons, to other quieter times when the patron-age will be much smaller. The building must be inviting for patrons in both extremes, and allow for staffing and management to suit.

The building has been carefully planned and designed to integrate with the existing urban environment. The aim has been to reinforce the established building line along Olympic Boulevard, morphing into a fluid plan along The Yulang and facing onto Cathy Freeman Park. This results in a pleasing aesthetic treatment at the corner of the two major concourses, as well as retaining and adding to the existing large steps between the Yulang and the site. The free-form building plan at Ground level results in generous external seating areas that appear to be extensions of the public domain and the proposed building merges seamlessly with its surroundings.

The proposed structure incorporates a number of contemporary materials that emphasise and reinforce the importance of this site in the context of the broader Sydney Olympic Park locality. A materials schedule is provided within **Appendix X**.

Figure 3.1: Proposed South-eastern elevation

Figure 3.2: Proposed north-eastern elevation

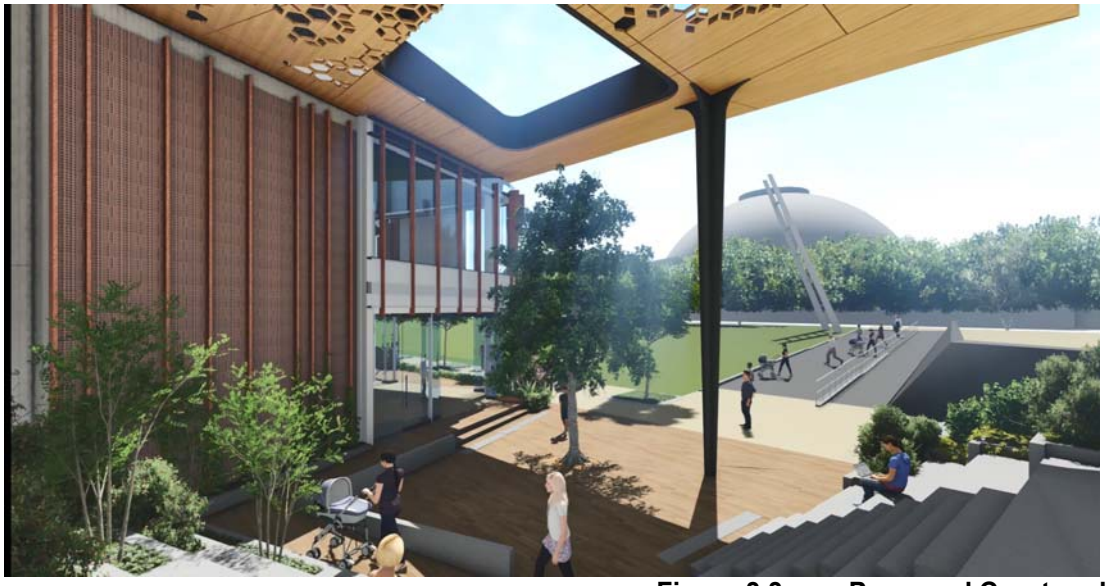

Figure 3.3: Proposed Courtyard

Figure 3.4: Proposed Southern Elevation

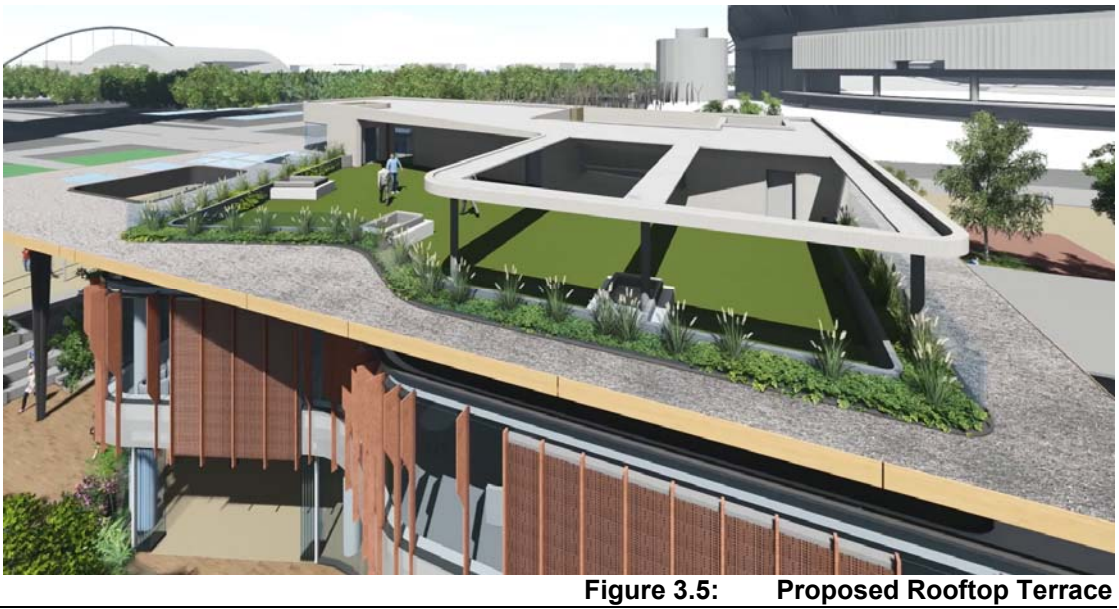

Figure 3.5: Proposed Rooftop Terrace

Figure 3.6: Proposed Eastern Elevation

Figure 3.7: Proposed Western Elevation

3.4 Proposed Hours of Operation

Consent is being sought for the licenced premises to operate based on the following hours of operation:

- 5am until 3 am the following day – Monday to Saturday; and
- 5am to midnight – Sunday

These hours provide maximum flexibility with regard to operating the proposed facility and align with hours of operation typically granted by the Independent Liquor and Gaming Authority (ILGA) for licenced premises of this nature.

It is however critical to note that, subject to *Section 11A of the Liquor Act,* a licensee cannot serve or supply alcoholic beverages for six hours each day. Typically, this six hour period is applied between 4am to 10 am.

It is therefore intended that parts of the pub be open for meals and conferences and the like, but not for the sale, service or supply of alcoholic beverages, before 10 am. Similarly, the mandatory 6-hour shut-down period for gaming machines is likely to mean that the public would not have access to them between 3 am and 9 am or 4 am and 10 am.

An approval is sought for broad hours of operation so that SOP Pub Pty Ltd can commence operations and adjust accordingly throughout the initial period depending on demand for services. The following points summarise some preliminary expectations and objectives for initial operation:

- SOP PUB Pty Ltd intend to offer breakfast services seven days/ week involving a staged opening from 6:30am. Patrons could expect breakfast menus with associated beverages (coffee, tea, juice etc.…). Anticipate that only ground floor would be open for such a service unless demand exceeds expectations;

- Level 1 would be available for functions/ conferences/ meeting weekdays commencing from 6:30am;

- Lunch and dinner available 7 days/ week – demand yet to be determined with regard to available space open at any one time;

- Major events – entire venue open to service general public and booked functions before and after major events;

- Alcohol and gaming to be available as per terms of liquor licence – subject to future approval. Some areas will close earlier than 3am on weeknights but may remain open until that time on Thursday, Friday and Saturday nights as they are traditionally the busier periods in pubs. (It cannot remain open between midnight and 5am on Monday due to a provision of the Liquor Act.)

The roof top bar may only operate on weekends and may even depend on seasonal/ weather conditions as to whether it is accessible to the general public outside of a major event. The entire pub would generally only be fully operational during a major event where it is likely that all bars would operate at the same time. Much of the above will be determined in time once the location and demand is better understood given that the locality is more unique than most other localities throughout Sydney.

The proposed hours of operation therefore provide a degree of flexibility to vary accordingly in response to the market and other requirements of the Liquor Act 2007. It is worth noting that the Minister administering the Liquor Act, from time to time, gives notice - under Section 13 of the *Liquor Act 2007* - that hotels can trade extended hours for accommodate specific events and, without a broad approval under the *Environmental Planning and Assessment Act.* For those extended hours of trade, licensed premises cannot remain open to allow their patrons to enjoy those events as the Government intended. Alternatively, they need to apply under Section 96 of that Act to modify their hours of trade which entails more administrative resources by the license and by the consent authority.

3.5 Access and Deliveries

No parking is proposed on site. Patrons will access the proposed development either by public transport, walking or by parking on street or within designated SOPA

parking facilities. It is anticipated that the large majority of patrons, particularly associated with major events, will arrive as pedestrians from the surrounding locality. Transport and traffic impacts are described in Section 5 of this report.

Patrons will access the building as specified below in reference to Figure 3.8:

1. Northern access would be utilised primarily during major events where the adjoining northern hardstand can be utilised as an extension of the venue in accordance with the requirements of the Agreement for Lease;

2. Eastern access is available for patrons approaching venue from Cathy Freemen Park or the Yulang via the proposed external courtyard;

3. Main building entry providing access from Olympic Boulevard and The Yulang. The main entrance is characterised by access to different levels (either lift or stair access);

4. Discrete access to gaming room; and

5. Emergency egress and entrance to back of house facilities – staff access only.

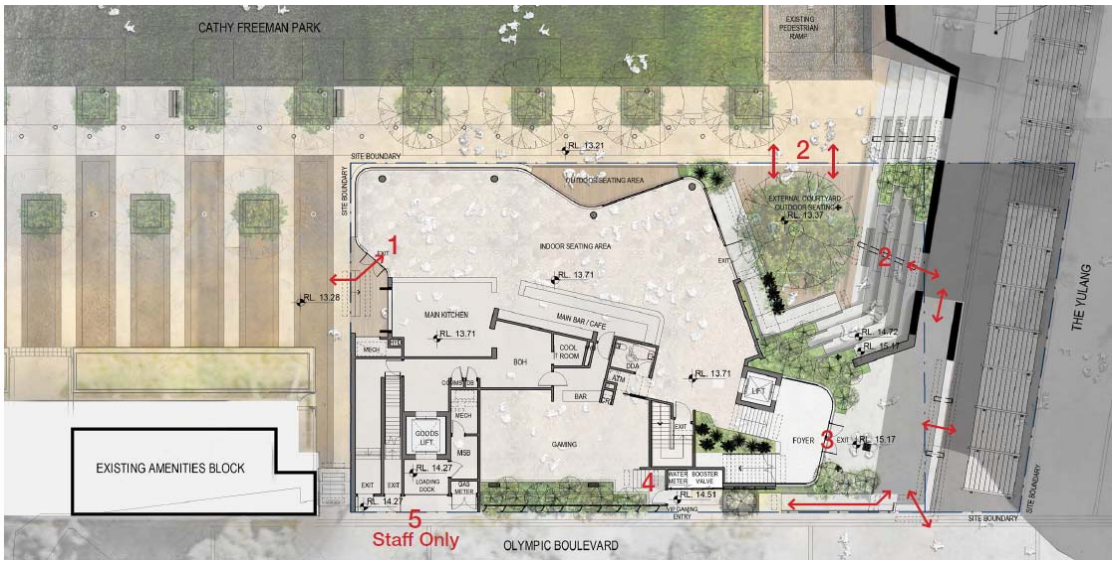

Figure 3.8: Proposed Access Points

Access will be further controlled in accordance with the Liquor Act and the requirements of the NSW Police Force during night time operations and during major events. A proposed access concept plan is illustrated by Figure 3.9 and is yet to be agreed with relevant authorities. During these times, additional security and access management measures will be used to provide greater access control for security staff.

Temporary fencing would be installed along The Yulang and the south-eastern corner of the site adjacent to Cathy Freeman Park.

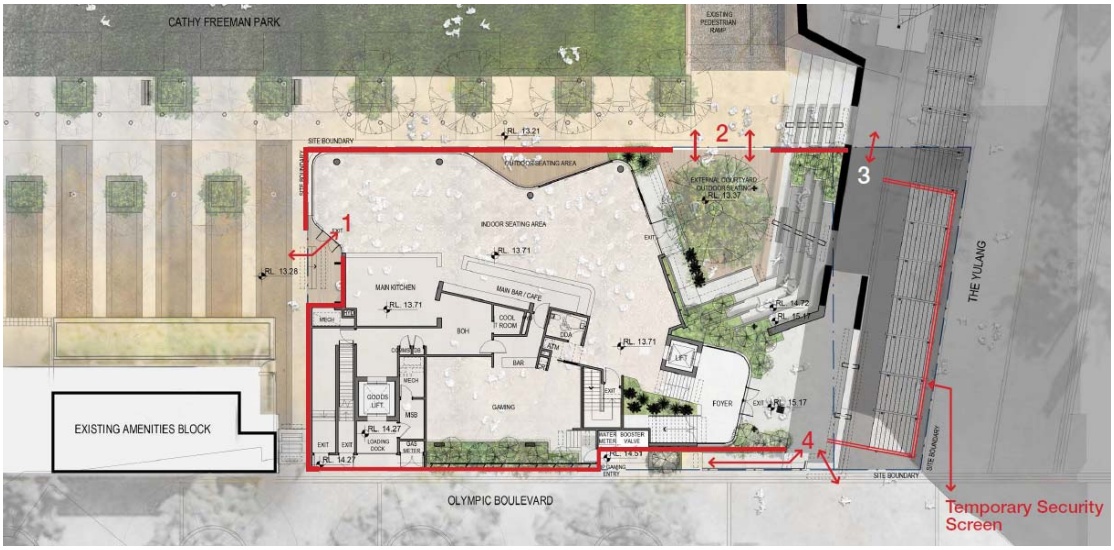

Figure 3.9: Proposed Night time and Major Event Mode Access (TBC)

Access to back-of-house facilities is provided from the north-western corner of the building along Olympic Boulevard. The design team has been conscience of the importance of this street frontage and ensuring that this part of the building does not present as an active loading dock. This entry has been designed as a panel lift door with a metal clad external surface. The panel lift door shall remain closed except during deliveries and waste removal.

Sydney Olympic Park Authority has suggested the need for a dedicated kerb side loading area which would restrict public car parking in the vicinity of the site. Presumably, this process would occur following the outcome of the development assessment process. The following images illustrate that there is a clear path from the proposed loading access to the kerb along Olympic Boulevarde.

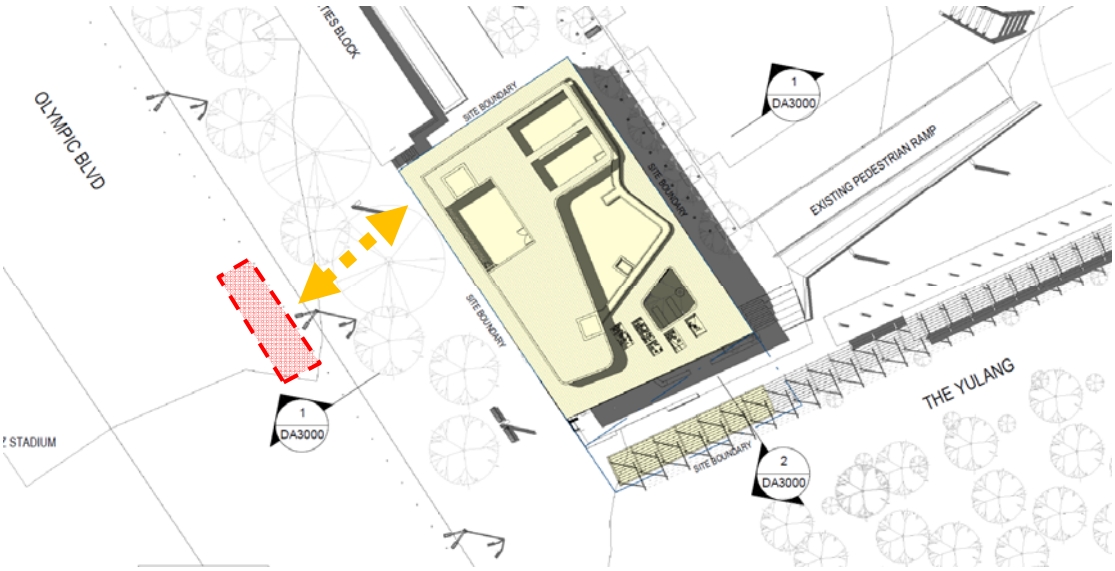

Figure 3.10: Proposed Loading Zone

Figure 3.11 View from Loading Access to Olympic Boulevarde

Figure 3.12 View from Olympic Boulevarde to proposed loading dock

Deliveries and waste removal cannot occur during major events where vehicular access is prohibited. Therefore, all loading/ unloading will need to be coordinated with SOPA operations staff to ensure that adequate supplies are delivered prior to or after such major events where road closures occur.

Delivery times can be coordinated in accordance with the following draft delivery schedule which has been based on a previous schedule prepared by SOPA as part of the previously approved pub. These times remain open for discussion to ensure that the final outcome can be refined to suit the site and locality.

Table 3.1: Draft Delivery Schedule

Day	General Delivery Times	Exceptions
Monday to Friday	*6:00am to 2:00pm*	*Friday delivery timeframes will vary depending on specific weekend events (NRL and AFL games) and associated road closures. SOPA have advised that in some cases, road closures and parking restrictions start occurring on Friday mornings in some instances requiring deliveries to occur before 9am or 10pm on a Saturday morning depending on the event.*
Saturday and Sunday	*6:00am to 12:00pm*	*Where parking restrictions or road closures have taken place in anticipation for an event, SOPA Rangers will need to be contacted to assist with delivery coordination.*
Easter Show Period	*1:00am to 8:00am*	*For up to 16 days deliveries need to be managed by exception via Security Rangers. Access can only be provided by Rangers between 01:00am and 08:00am on these days.*
Notes	*1/ SOP PUB Pty Ltd to be included in Traffic Manager's road closure email list, this provides on-site contacts with road closure details in the month prior to event.* *2/ Access to road closure areas by Security Rangers need to be at specific times and there may be delays of up to 10 minutes for the rangers to respond to requests.* *3/ An agreed delivery management plan needs to be agreed with SOPA for safety of pedestrians.*	

3.5 Capacity

The proposed licenced premises has been designed to accommodate up to 970 patrons at full capacity. This is broken down as follows:

Ground Floor (including gaming area) –	500
First Floor –	250
Rooftop –	220
	970 patrons

3.6 Waste

Waste generated on site will be stored in a dedicated waste storage room located at basement level. Various types of waste will be separately stored within this room and removed regularly by Veolia Waste Management as part of a broader contract arrangement with the Laundy Group.

The proposed waste room and good lift has been designed to accommodate a 3m³ front load bin. This is the maximum sized bin that can be easily manoeuvred from the basement, up the lift and to the Veolia Waste Removal truck at kerb side along Olympic Boulevard.

SOPA has indicated that bins should not sit at street level along Olympic Boulevarde awaiting emptying or once emptied. As such, waste removal will need to be coordinated outside of busy operating periods so that staff and contractors can

retrieve bins for emptying and then replace empty bins within the waste room. This will form part of an operational strategy for pub management.

- Putrescible and non-putrescible wastes will be removed daily by Veolia using a front loading collection truck.

- Glass and other materials for recycling will be sorted and stored separately. Materials for recycling will be removed as required on a weekly basis or after major events.

3.6 Proposed Subdivision

This application includes the proposed subdivision of Lot 69 in DP1191648 to create the site known as Site YP. This subdivision will be carried out in consultation with SOPA and will result in a new lot reflected below:

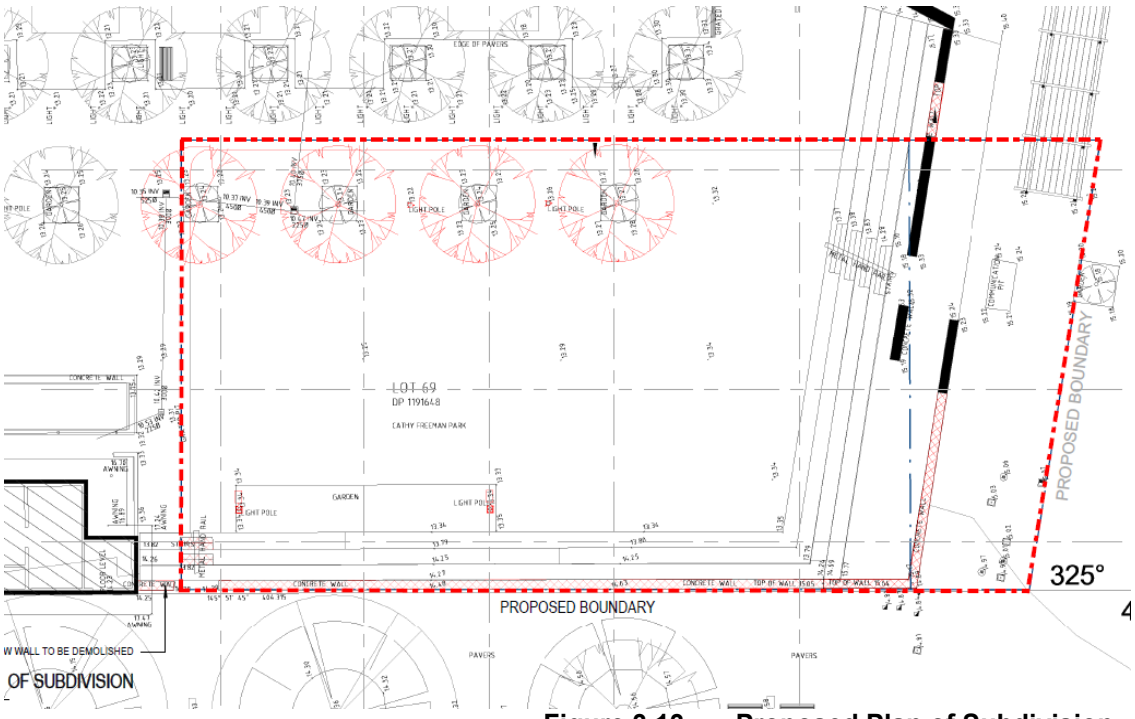

Figure 3.13 Proposed Plan of Subdivision

4.0 Relevant Planning Provisions

The following section provides a summary of the relevant policy and legislation pertaining to the site and proposed development. Relevant documents include:

- *State Environmental Planning Policy (State and Regional Development) 2011;*
- *State Environmental Planning Policy (Major Development) 2005;*
- *State Environmental Planning Policy 55 - Remediation of Land;*
- *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;*
- *Sydney Olympic Park Master Plan 2030;*
- *Other relevant Sydney Olympic Park Guidelines*

4.1 State and Regional Environmental Plans

The following state and regional environmental plans are relevant to the proposal:

4.1.1 State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy (State and Regional Development) 2011 provides state wide provisions for identifying development that is considered State Significant Development. Schedule 2 indicates that development with a Capital Investment Value (CIV) of more than $10 million on land within Sydney Olympic Park is considered to be 'State Significant Development'.

The proposed building will have a Capital Investment Value less than $10 million. On this basis, the project is not State Significant Development, and will therefore be assessed by Sydney Olympic Park Authority as a Development Application under *Part 4 of the Environmental Planning and Assessment Act 1979*.

4.1.2 State Environmental Planning Policy (State Significant Precincts) 2005

State Environmental Planning Policy (State Significant Precincts) 2005 provides state wide provisions for identifying State Significant Precincts throughout NSW and providing relevant statutory provisions for new development within each precinct.

Sydney Olympic Park is listed in Part 23 of Schedule 3 as a State Significant Site. The site is zoned *B4 Mixed Use* by the SEPP. The proposed Licensed Premises would best be defined as a '*Food and Drink Premises'*, a land use that is permissible with the consent of the relevant authority.

The following design requirements are listed in Part 23 of Schedule 3 and are addressed in relation to the proposed development below:

Table 4.1: Relevant Development Standards

Cl.	Requirement	Proposal
18	*Height of Buildings – Max. 9 metres*	*Approximately 10.86 metres (measured from Olympic*

Cl.	Requirement	Proposal
		Boulevarde). See below for clarification in this regard.
19	*FSR – Max. 1.5:1 (Max. Floor Space - 1,587m²)*	*1.3:1 (Proposed Floor Space - 1,380m²)*

Clause 22 of Part 23 in Schedule 3 provides statutory provisions for exceptions to development standards for other projects. In this case, the total height of the proposed building exceeds the nominated standard of 9 metres by some 1.86 metres. The following images illustrate the proposed exceedance in permissible height.

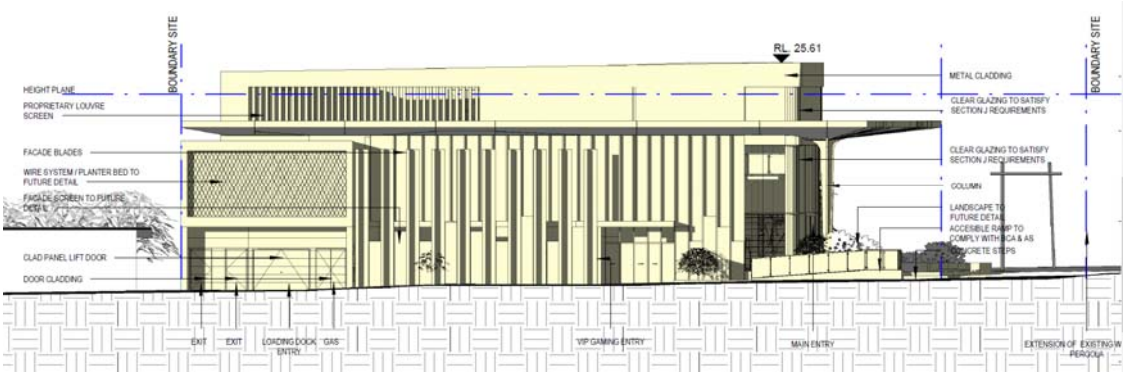

Figure 4.1: Western Elevation (Olympic Boulevarde)

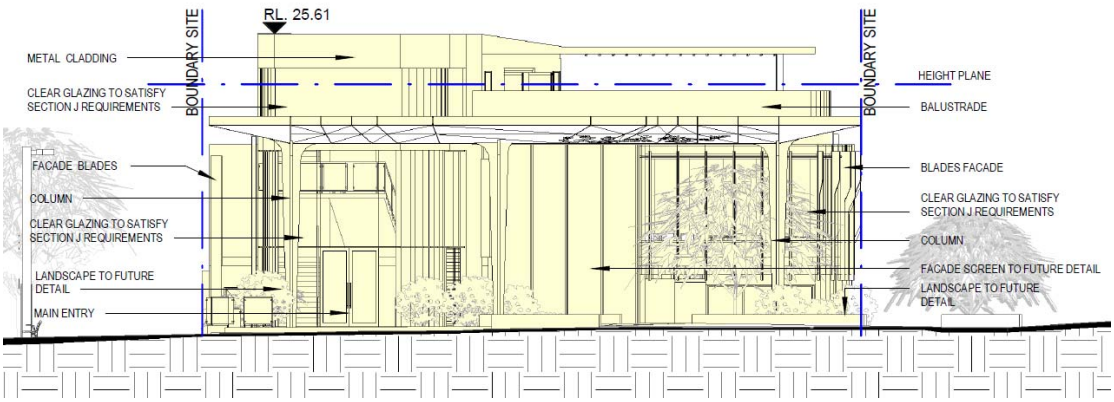

Figure 4.2: Southern Elevation (The Yulang)

The following table provides reference to the relevant provisions of Clause 22 in relation to the proposed development.

Table 3.2: Exceptions to Development Standards

Cl. 22	Consideration	Proposal
2	*The objectives of this clause are:*	Clause 22 provides flexibility for the consent authority to consider variations such as that proposed. The 1.86 metre variance reflects a
(a)	*to provide an appropriate degree of flexibility in applying certain development standards to particular development, and*	

Cl. 22	Consideration	Proposal
(b)	*to achieve better outcomes for and from development by allowing flexibility in particular circumstances.*	relatively minor variation when considered in the context of this site and surrounding buildings/ structures.
3	*Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.*	This clause is not expressly excluded with regard to the 'height' development standard contained within the SEPP.
4	*Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:*	This section, and the attached submission constitutes a written request upon which we ask SOPA to consider this proposed variation in permissible height.
(a)	*that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*	The proposed design is based on the successful design selected as a result of a design competition. This process was carried out by the proponent and included representatives from SOPA, SOPA's Design Review Panel and the proponent. The evaluation of the winning design scheme is provided below: 'The Jury was unanimous in its decision to select the Altis scheme as the winner of the competition. The Jury gained confidence in the ability of the architect to deliver a building of an appropriately high design standard already evident in Sydney Olympic Park. This confidence was gained from elements such as: ▪ The floating roof concept which gave the building a strong identity; ▪ The integration of landscape into the entry sequence to the building; ▪ The spatial qualities of the internal volumes of the Pub; ▪ The roof top terrace; ▪ The transparency of the building; ▪ The operational resolution of the scheme; and ▪ The cost effectiveness of the proposal'. The proposed building is positioned

Cl. 22	Consideration	Proposal
		in a substantial public space, surrounding by numerous significant public buildings and structures. The proposed height exceedance is inconsequential in this context and will not result in a negative visual or environmental impacts for the site or locality. In fact, the proposed building provides a height and volume that is more in keeping with the locality and it would be detrimental to the project to reduce this height. It therefore seems unreasonable and unnecessary to impose an arbitrary height limit on the proposal, particularly when it has been subjected to a design competition process.
(b)	*that there are sufficient environmental planning grounds to justify contravening the development standard.*	As noted above, it seems clear that there are sufficient environmental planning grounds to justify contravening the nominated height standard for this site.
5	*Development consent must not be granted for development that contravenes a development standard unless:*	
(a)	*the consent authority is satisfied that:* *(i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (4), and* *(ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and*	*The proposed development, although 1.86 metres higher than would otherwise be permitted, remains consistent with the relevant objectives for development within this location. Furthermore, the proposed design reflects the successful design resulting from a design competition.*
(b)	*the concurrence of the Director-General has been obtained.*	*SOPA is obliged to refer this request the Department of Planning and Environment for concurrence.*

FDC is of the opinion that this minimal variation in height will not raise any matter of significance for any other State or regional environmental planning instruments. The proposed contravention will provide a public benefit by creating a building that is consistent with SOPA vision for the site and locality. It is unlikely to negatively affect the local environment or visual amenity of the site and locality and should therefore be seen as a reasonable exception to the applicable development standard.

4.3.3 State Environmental Planning Policy 55 – Remediation of Land

State Environmental Planning Policy 55 - Remediation of Land aims to provide a State-wide planning approach to the remediation of contaminated land in order to reduce the risk of harm to human health or the environment. The SEPP defines when consent is required for remediation work, and requires that remediation work meets certain standards and notification requirements.

The proposed development will involve excavation and removal of material from site to accommodate the proposed basement level. DLA Environmental Services (DLA) have undertaken an environmental investigation of ground conditions and have confirmed that the site contains some fill material (from previous activities) over natural ground conditions.

DLA confirmed the following:

The Site was formerly used for agriculture and as a car park and has more recently redeveloped for open space as part of works for the Sydney 2000 Olympics. Surrounding land use of the Site has historically been agricultural and commercial/industrial. A WorkCover NSW search indicated that Dangerous Goods Licenses have not been held for the Site. A search was conducted of all records pertaining to section 58 of the Contaminated Land Management Act 1997 (NSW) and revealed that the Site or surrounding sites are not encumbered by any notices from the NSW EPA with regard to contaminated land.

Seven soil bores were excavated across the Site on the 15th June 2017 to determine whether past or present land uses have contaminated Site soils. Groundwater was not investigated as DLA was informed that groundwater is unlikely to be encountered during future Site works.

The Site Assessment Criteria were derived from NEPM (NEPC, 2013). The relevant thresholds were specific to the proposed commercial/industrial land use of the Site. Ten soil samples were analysed for identified PCOC. There were no concentrations of vTRH, TRH, BTEX, Naphthalene, PCB, OC or OP pesticides recorded above the Laboratory Limit of Reporting. Detections of BaP TEQ, Total PAHs and heavy metals were reported above the LOR, however all reported concentrations complied with the adopted Site Assessment Criteria.

DLA provided a preliminary Waste Classification of material to be disposed off-site. All material on-site was suitable for classification as General Solid Waste (GSW), non-putrescible. Analytical results also indicated that all fill material would potentially be suitable for classification as Excavated Natural Material (ENM). Additional analysis of soils for pH, electrical conductivity and foreign material is required to determine if material would be suitable for classification.

DLA concludes that the Site is suitable for the intended land use consistent with NEPM (NEPC, 2013) Commercial/Industrial.

DLA's Detailed Site Investigation is attached within Appendix 13 for consideration.

4.3.4 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 sets out key planning principles for development within the Sydney Harbour catchment, of which Sydney Olympic Park forms part.

Part 2 of the SREP provides a series of planning principles which must form part of any environmental study assessing new development. The following principles are most relevant to the proposed development. Each principle is addressed below:

a) *development is to protect and, where practicable, improve the hydrological, ecological and geomorphological processes on which the health of the catchment depends;*

The proposed development involves the collection of stormwater before discharging into the Sydney Olympic Park drainage system. Sydney Olympic Park contains three on-site water quality control ponds that collect stormwater runoff from the pavements, roads and rooftops of much of the Town Centre. These ponds are planted with aquatic plants and are designed to collect the 'first flush' of stormwater – they allow sediments to settle and nutrients such as nitrogen and phosphorus to be removed. The stormwater is then either re-used for irrigation or in production of recycled water, or overflows into local creeks and wetlands. This protects the surrounding natural water courses from receiving untreated stormwater directly.

b) *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,*

There are no natural assets on site that require rehabilitation. Much of this work has been undertaken more broadly across the entire park.

c) *decisions with respect to the development of land are to take account of the cumulative environmental impact of development within the catchment,*

The proposed development has been anticipated within the relevant masterplan for the town centre and as such can be accommodated within the broader stormwater management system of the park.

a) *development in the Sydney Harbour Catchment is to protect the functioning of natural drainage systems on floodplains and comply with the guidelines set out in the document titled Floodplain Development Manual 2005 (published in April 2005 by the Department),*

Given the extent of existing stormwater infrastructure that exists within Sydney Olympic Park, it is anticipated that an appropriate level of protection will be afforded to the natural drainage systems associated with the catchment.

b) *development that is visible from the waterways or foreshores is to maintain, protect and enhance the unique visual qualities of Sydney Harbour,*

The proposed development is not visible from Sydney Harbour.

h) development is to improve the water quality of urban run-off, reduce the quantity and frequency of urban run-off, prevent the risk of increased flooding and conserve water,

The existing stormwater infrastructure within Sydney Olympic Park will provide an adequate level of protection to the catchment particularly with regard to improving the quality of runoff and reducing the quantity and frequency of urban run-off reaching the harbour. Flooding will also be managed within the Park to reduce potential impacts external to the locality.

j) development is to protect and, if practicable, rehabilitate land from current and future urban salinity processes, and prevent or restore land degradation and reduced water quality resulting from urban salinity,

The proposed development does not involve land rehabilitation. Urban salinity is unlikely to cause any significant impacts for the development on the basis of conclusions contained within the geotechnical investigation appended to this report.

k) development is to avoid or minimise disturbance of acid sulfate soils in accordance with the Acid Sulfate Soil Manual, as published in 1988 by the Acid Sulfate Soils Management Advisory Committee.

The proposed development does not involve land rehabilitation. Acid Sulfate Soils are unlikely to cause any significant impacts for the development on the basis of conclusions contained within the geotechnical investigation appended to this report.

4.2 Relevant Sydney Olympic Park Guidelines and Policies

4.2.1 Sydney Olympic Park Master Plan 2030

The Sydney Olympic Park Master Plan 2030 establishes a vision for the sustainable development of Sydney Olympic Park. It builds on the Sydney Olympic Park Vision 2025 and the Sydney Olympic Park Master Plan 2002. Sydney Olympic Park Authority has recently prepared an updated Masterplan which has been publicly exhibited.

Section 4 sets out general planning controls and guidelines that apply to the entire location. These controls should be read and applied in conjunction with the precinct controls in Section 5. They include:

- *Sustainability Controls;*
- *Public Domain Controls for streets, parks and public spaces;*
- *Event Controls;*
- *Land Use and Density Controls;*
- *Building Form and Amenity Controls;*
- *Access and Parking Controls;*
- *Transport Strategies and Infrastructure Controls;*

- *Landscape and Site Controls; and*
- *Community Facilities Controls.*

Design Competition

Section 4.6.10 provides SOPA's Design Excellence Controls, nominating particular sites throughout the locality that require the achievement of design excellence through a design competition process. Site YP is one such site where design excellence is essential.

In March 2017, SOP PUB Pty Ltd initiated a Design Competition to select the highest quality architectural and urban design concept for the development of Site YP.

SOP PUB Pty Ltd and SOPA agreed to assemble the following Design Competition Jury to evaluate submissions and to select a winning scheme for the site:

Panel Member	Affiliation	Capacity
Bill Tsakalos	TDDP Architects	Director / Architect
Ben Woods	Sydney Olympic Park Authority	Director, Property Development
Caroline Pidcock	Pidcock Architecture + Sustainability	Director / Architect
Ben Cottle	SOP PUB Pty Ltd	Managing Director, FDC Construction and Fitout
Arthur Laundy	SOP PUB Pty Ltd	Managing Director, Laundy Hotels
Trevor Hamilton	Nettleton Tribe	Director / Architect

The following architectural firms were invited to participate in Design Competition:

- Altis Architecture;
- Paul Kelly Design in partnership with Chrofi Architects; and
- WMK Architecture.

The Design Competition Jury convened on 30 March 2017 at 10am at SOPA head office, Level 1, 8 Australia Avenue, Sydney Olympic Park.

Each competitor was allocated a one (1) hour timeslot with the Design Jury. As outlined in the Design Competition Brief, 30 minutes was used to present each scheme to the Jury, while a further 20-30 minutes was allocated for Jury members to ask questions of competitors. Each competitor benefited from the entire 1 hour time allocation to present and discuss their proposal.

After the final competitor presentation, the Jury deliberated for approximately 1.5 hours and resolved to select a winning scheme. The Jury were delighted with the high quality of all three submissions considering the timeframe allowed for the competition response.

In determining its conclusions and recommendations, the Jury noted that all three submissions were of outstanding quality and provided very different concepts for consideration. Each scheme presented a number of positive design attributes that were unique to the various concepts for the site.

The Jury was unanimous in its decision to select the Altis scheme as the winner of the competition. The Jury gained confidence in the ability of the architect to deliver a building of an appropriately high design standard already evident in Sydney Olympic Park. This confidence was gained from elements such as:

- The floating roof concept which gave the building a strong identity;
- The integration of landscape into the entry sequence to the building;
- The spatial qualities of the internal volumes of the Pub;
- The roof top terrace;
- The transparency of the building;
- The operational resolution of the scheme; and
- The cost effectiveness of the proposal.

Figure 3.3 illustrates a perspective that formed part of the Altis submission.

Figure 3.3: Winning Scheme (Altis Architecture)

The Master Plan provides a series of planning principles and development controls for new development in the park. It also splits the area into nine (9) precincts each with specific design guidelines that must be considered for development. Site YP is located within the Sydney Showground Precinct.

The proposed building has been designed in accordance with the eleven nominated planning principles outlined in Section 3 of the Masterplan. The following table provides commentary of the proposed development in the context of relevant controls and guidelines listed within Section 4:

Table 4.3: Relevant General Controls and Guidelines; SOP Masterplan 2030

No.	Control	Proposal	Complies
Section 4 – General Controls and Guidelines			
4.2	*Sustainability*		
	Connect new development to Recycled Water System	The proposed development will be connected to the existing recycled water system and will be utilised for the uses specified.	√

No.	Control	Proposal	Complies
	Prioritise sustainable materials selection;	Sustainable material will be incorporated into design where appropriate.	√
	Consideration of sea level change	Sea level change is not considered to be a significant issue for the proposed development.	√
4.3	*Public Domain*	The public domain along Olympic Boulevarde and The Yulang will be protected (during construction) and maintained, but integrated with the proposed development. In particular, the Cathy Freeman Art installation 'The Stride' located adjacent to the eastern boundary of the site will be protected and maintained to ensure that it continues to be an instrumental feature of the location.	√
	On Street Parking	The proposed development does not incorporate car parking. It may effect on street car parking to the extent that a dedicated loading zone has been discussed with SOPA staff along Olympic Boulevard. This will result in a marginal car parking impact for Sydney Olympic Park given the availability of parking within the locality.	√
4.4	*Event Access and Closures*	Refer to Section 6.2	√
4.5	*Land Use and Density*	The site is zoned 'Entertainment' and as such, business premises, food and drink premises (including take away), pubs and function centres are all permissible forms of development. Although the building will eventually be operated as a pub, the internal layout and fitout of the facility will form part of a separate application.	√
	Floor Space Ratio – 1.5:1	Proposed FSR - 1.3:1	√
4.6	*Building Form and Amenity*		
4.8	*Transport Strategies and Infrastructure*	Work Place Travel Plan can be prepared and submitted as part of the application for internal fitout in a way consistent with the relevant transport strategies outlined in the Masterplan.	√

Section 5 – General Controls and Guidelines

The specific precinct controls relating to the 'Central Precinct' include the following design parameters:

Control	Proposal
Floor Space Ratio – 1.5:1	Proposed FSR - 1.3:1
Land Use – Entertainment - Pub	Pub – permissible land use.
Height - 2 Storey	2 Storey plus rooftop bar
Building Line – as per diagram in Masterplan	Proposed building reflects same building line

4.2.2 Draft Sydney Olympic Park Master Plan 2030 (2016 Review)

Both the State Environmental Planning Policy (State Significant Precincts) 2005 and the Master Plan 2030 require Sydney Olympic Park Authority to review the Master Plan every five years.

The current review focused on the Sydney Olympic Park 'Town Centre' – the 210 hectare area that includes the rail station, bound by Hill Road to the west, parkland to the north and east and the M4 Western Motorway and Homebush Bay Drive to the south.

Nothing has significantly changed in the context of Site YP with regard to the latest review of the Masterplan.

4.2.3 Sydney Olympic Park Access Guidelines 2015 (4th Edition)

The Sydney Olympic Park Access Guidelines 2015 provide the necessary design requirements to ensure that Sydney Olympic Park is developed as an accessible environment that enables independent, equitable and inclusive access for people with disabilities. These guidelines apply to:

- *(Part 1) all building works, infrastructure within Sydney Olympic Park,*
- *(Part 2) temporary events (Temporary Overlay for Events).*
- *(Part 3) parklands within Sydney Olympic Park.*

The proposed development must be designed to incorporate key principles associated with providing independent, equitable and inclusive access for people with disabilities. These access guidelines, the relevant Australian Standards and the Building Code of Australia shall be used as a basis for designing the proposed building to ensure compliance.

Jen Barling of Funktion has undertaken a comprehensive review of the proposed development in the context of SOPA's Access Guidelines and the Building Code and has prepared a report. This report is attached for SOPA's consideration in Appendix 5.

4.2.4 Sydney Olympic Park Guidelines for Outdoor Advertising, Identification and Promotional Signage, 2002

The SOPA Guidelines for Outdoor Advertising, Identification and Promotional Signage establish development controls to encourage well designed and well positioned signs, which contribute positively to the vitality and vibrancy of Sydney Olympic Park.

The current proposal does not include signage. Therefore this policy is irrelevant in the context of the current assessment.

4.2.5 Sydney Olympic Park Major Event Impact Assessment Guidelines

The Sydney Olympic Park Major Event Impact Assessment Guidelines provide SOPA with necessary tools to consider new development in the context of major events throughout the year.

SOPA's role in considering new development in the context of major events is difficult and requires interpretation of requirements; balancing of conflicting issues; searching for innovative solutions; and recognition of commercial or common law rights.

The proposed development is positioned in an important location in the context of Sydney Olympic Park and many major events that occur. The proposed development has been anticipated for many years by SOPA and will provide a fantastic and convenient food and beverage venue for residents, employees and visitors. The difficulty with the proposal relates to being able to service the site during major events in a location that is often closed to vehicular traffic.

On this basis, the following 'desired positions' are used to assess new development:

Table 4.4: Major Events Assessment

'Desired Position'	Proposal	Complies
In favour of protecting Major Event Capability		
a) New building and car park access points and infrastructure access nodes will be located in suitable places and developed to suitable standards;	No car parking is proposed on site or associated with the development. Pedestrian traffic will arrive to site from Olympic Boulevarde, the Yulang and/ or Cathy Freeman Park. The development of this site is anticipated by the SOP Master Plan.	√
b) The distribution and the intensity of temporary land uses will be compatible with major event crowd requirements and Major Event operational regimes;	The proposed development has been designed to accommodate the general public associated with major events and has always been anticipated by current and previous SOPA Master Plans.	√
c) Development construction activity will be staged over a suitable timeframe and in a suitable sequence to avoid clashes with the largest Major Events;	Construction will commence as soon as possible following approval and issue of a Liquor Licence (assessment of such application can only commence after development consent is issued). We anticipate that FDC will work with SOPA and relevant authorities to ensure that impacts can be mitigated for major events, in particular the Royal Easter Show.	√
d) Development activities and land occupation arrangements, that include public places or spaces will be flexible enough to be Major Event neutral or positive;	The proposed development has been designed as a public space to provide services for the general public attending major events and on a day to day basis. The venue will be appropriately licenced to ensure that appropriate provisions are in place for the service of liquor and gaming. Appropriate security measures will also be enforced in accordance with licencing requirements and tailored to specific events.	√

'Desired Position'	Proposal	Complies
e) Development activities will not overly impact effective Major Event related site connectivity into, within and around the precinct;	The proposed development has always been anticipated as part of current and previous master plan for Sydney Olympic Park. It is unlikely to significantly affect connectivity into and around Sydney Olympic Park during major events. The proposed development is seen to supplement services available to the public as part of major events rather than competing with major events.	√
f) Traffic generation, car parking, and transport demand issues will be dealt with through sustainable design and operational solutions so as to preserve Major Event traffic and transport flexibility.	The proposed development does not include car parking and solely relies on trade generated by pedestrians already attending a major event within the locality. The proposed development is seen to supplement services available to the public as part of major events rather than competing with major events. The development is unlikely to affect traffic generation, car parking, and transport demand issues associated with major events.	√
In favour of Developer proponent's rights		
a) Access for owners and occupiers to the property, including vehicular and pedestrian access to the premises, must be preserved. b) SOPA as precinct manager will make best endeavours to minimise the impact of Major Event activities on the business of building owners and tenants in so far as it is reasonable to do so within a Major Event precinct.	Access for service vehicles will need to be appropriately managed during major events to ensure that such access does not affect major event operations. The Operations Manager and SOPA will need to work closely together to ensure appropriate management procedures are in place.	√

A Draft Delivery Schedule was presented in Table 3.1 and is replicated below as a starting point for discussion with SOPA in how to service the venue appropriately in and around major events.

Table 4.5: Draft Delivery Schedule

Day	General Delivery Times	Exceptions
Monday to Friday	*6:00am to 2:00pm*	*Friday delivery timeframes will vary depending on specific weekend events (NRL and AFL games) and associated road closures. SOPA have advised that in some cases, road closures and parking restrictions start occurring on Friday mornings in some instances requiring deliveries to occur before 9am or 10pm on a Saturday morning depending on the event.*
Saturday and Sunday	*6:00am to 12:00pm*	*Where parking restrictions or road closures have taken place in anticipation for an event, SOPA Rangers will need to be contacted to assist with delivery coordination.*

Easter Show Period	*1:00am to 8:00am*	*For up to 16 days deliveries need to be managed by exception via Security Rangers. Access can only be provided by Rangers between 01:00am and 08:00am on these days.*
Notes	*1/ SOP PUB Pty Ltd to be included in Traffic Manager's road closure email list, this provides on-site contacts with road closure details in the month prior to event.* *2/ Access to road closure areas by Security Rangers need to be at specific times and there may be delays of up to 10 minutes for the rangers to respond to requests.* *3/ An agreed delivery management plan needs to be agreed with SOPA for safety of pedestrians.*	

4.2.6 Sydney Olympic Park Urban Elements Design Manual

The Sydney Olympic Park Urban Elements Design Manual (UEDM) is a technical manual that sets standards of performance and design quality for the public realm of Sydney Olympic Park with a particular focus on the urban core of the Town Centre.

Given that existing public domain features will be protected and retained surrounding the site, much of the content within the Design Manual is irrelevant to the current proposal. However, the principles of the manual will be utilised by the design team to ensure that the proposed development integrated into its surrounding area.

4.2.7 Sydney Olympic Park Environmental Guidelines 2008

The Sydney Olympic Park Environmental Guidelines 2008 were prepared to set a high standard of environmental performance and improve the sustainability of activities within the park. The guidelines seek to reinforce SOPA's Environmental Management System which was developed for use by its personnel, contractors and key stakeholders as a means of helping the authority to achieve its commitment to Ecologically Sustainable Development.

The proposed development is characterised by a number of key design features that inherently improve the efficiency and therefore the sustainability of the development. These include:

- Eighty (80) percent of all patron areas are naturally ventilated, meaning that there is no need for mechanical ventilation, resulting in a greatly reduced demand for energy consumption;

- Variable Refrigerant Flow (VRF) Heating, Ventilation and Air Conditioning (HVAC) will be installed in the facility. A VRF heat recovery system provides direct heat exchange between individual fan coil units within the space, bypassing the need for central plant involvement. This is a major benefit of the system.

  - All the mechanical condensers contain inverter technology compressors which allow for a range of operation from effectively 0-100% of load. This means there is no excess operation of plant to meet a minimum operational level of the equipment;

  - Multiple condensers containing multiple compressors allows for multiple stages of operation. Power is therefore used incrementally on demand as zones within the building request them due to occupancy loading. The system therefore uses energy based on demand rather than at fixed levels.

- Installation of CO2 monitoring system – rather than having a fixed rate of fresh air being drawn into the facility and requiring heating/ cooling. Ambient outdoor air ventilation systems working at a fixed rate while CO2 monitoring allows the fresh air intake to be varied to match the occupancy level of the building. This significantly reduces the energy required by avoiding the need to cool, hot outdoor air resulting in substantial energy savings.

- Installation of a Building Management Systems which allows monitoring of energy and water consumption, providing opportunities for the operator to develop an efficient energy management strategy by;
- Establishing and monitoring energy and water usage benchmarks
- Energy tracking against KPIs
- Building tuning to improve systems operation and performance
- Improved Preventative Maintenance

- The proposal involves no on-site parking and relies heavily on pedestrian access by a high proportion of patrons already in the precinct for other reasons (either local residents, workers or major event patrons). This is coupled with the presence of major public transport infrastructure within the immediate locality;

- Site location within the WRAMS precinct vastly reduces the demand for potable water usage throughout the facility;

WSP has been engaged as part of the design team to develop an appropriate list of ESD principles upon which the project is based. WSP has prepared a Statement of Developer's ESD Principles which is appended as part of this Development Application (Appendix 6). A summary of proposed ESD initiatives is provided below:

ESD INITIATIVES FOR WATER CONSERVATION

Water conservation objectives will be met through water management leveraging water efficient solutions and recycled water from the SOP Water Reclamation and Management Scheme (WRAMS). The design will mitigate water consumption while delivering a high amenity and water efficient development.

1. Efficient fixtures and fittings for amenities, nominating an appropriate WELS rating for toilets, taps, shower heads and urinals to assist with achieving a minimum 55% reduction in potable water usage.
2. Net increase in roof area on the site and net decrease in hardstand area results in overall improvement in water quality for stormwater leaving the site.
3. Water sensitive landscape and irrigation design
4. Non-potable water will be used for toilet and urinal flushing, landscape irrigation and wash down /cleaning purposes, sourced from the WRAMS precinct-scale recycled water provision

ESD INITIATIVES FOR ENERGY CONSERVATION

The SOPA energy conservation objectives will be met through:

1. Embedding passive design to mitigate energy consumption through façade and fabric, including:
    a. Skylights creating natural light opportunities to take advantage of amenable conditions and periods of suitable occupancy.
    b. Provision of naturally conditioned rooftop patron area reducing the energy intensity of the site for the predicted level of occupancy.

2. Efficient energy management strategy, implementing energy monitoring and control systems
3. Efficient building envelope design to minimise heating and cooling demands for the conditioned spaces
4. Efficient Variable Refrigerant Flow (VRF) Heating, Ventilation and Air Conditioning (HVAC) and low energy intensity lighting systems to deliver operational energy efficiency.
5. Energy efficient cool-room design and system provision.
6. Efficient hot water system design using central storage with review for solar pre-heat and gas boost.

ESD INITIATIVES FOR MATERIALS SELECTION

The SOPA material selection objectives will be met through strategies for reducing the resource consumption in materials:

1. Design optimisation to mitigate demand for building materials and efficient ordering practices during construction to avoid on-site surpluses and wastage.
2. Substitution of conventional materials for lower impact alternatives where appropriate (concrete, recycled content in steel, PVC and timber) and preference for lightweight materials selection.
3. Low emitting materials are to be used including paints carpets and engineered wood products.
4. VRF HVAC system provides high levels of control while efficiently meeting capacity, providing good thermal comfort performance.

Sustainability principles will be embedded in procurement, with supply chain certification for key steel, timber and best practice PVC.

ESD INITIATIVES FOR WASTE MANAGEMENT

The SOPA waste management objectives will be met through:

1. Best practice environmental management in construction
2. Establishment of a construction and operational waste management strategy, Waste strategy will aim to maximise diversion of waste from landfill, through effective recycling of the waste streams to be generated on site, best practice waste system provisions for effective and amenable management of operational waste, and provisions for monitoring and review of the waste strategy.
3. Amenities will use contemporary high efficiency air hand dryers, eliminating paper towelling waste from the site's facilities

ESD INITIATIVES FOR TRANSPORT

The SOPA transport objectives will be met through:

1. Taking advantage of Sydney Olympic Park's rail connectivity, with the site near to Sydney Olympic Park Station and effective connections to Sydney CBD and metropolitan locations.
2. Integration with the public domain, pedestrian connections and cycle infrastructure;
3. Hub location of the site takes advantage of interchanging modes of mobility, including local business and event patrons able to reach the site by foot without additional vehicle trips, transfers between bus, train and road

connections and casual traffic from visitors traversing the SOP site for activity and leisure.

4. Active living is supported through proximity to parklands and sports facilities, cycleways and extensive pedestrian precincts.
5. With no onsite parking, use of public transport and active mobility options is encouraged, with ample opportunity for walking and cycle access to the site across the greater SOP site.

ESD INITIATIVES

The SOPA pollution control objectives will be met through extensive water sensitive design supporting best practice stormwater management with additional quantity and quality control being achieved via conventional below-ground systems. Light pollution will be mitigated by avoiding lights directed into the night sky and potential Legionella risk mitigated through air-cooled HVAC equipment. This will be achieved through:

1. Refrigerants and insulants specified will have zero Ozone Depleting Potential (ODP)
2. A reduction in stormwater and discharge to sewer will be realised through inclusion of efficient water fittings and fixtures, and through connection of outflow to the WRAMS recycled water scheme.
3. As noted for Water Conservation initiatives, there is a net increase in roof area on the site and net decrease in hardstand area, resulting in overall improvement in water quality for stormwater leaving the site. Connection of suitable stormwater to WRAMS will return capacity for recycling, to balance non-potable demand from the site for amenities and other facility connections.

ESD INITIATIVES FOR BIODIVERSITY

The SOPA biodiversity objectives will be met through balanced landscaping emphasising low water use with high ecological return.

Site YP will integrate a sustainably ecological approach in its design through careful plant selection and thoughtful landscaping, prioritising locally indigenous species and encouraging biodiversity through species selection.

Further:

1. It is assumed the site is not located on wetland or where there are rare, threatened or vulnerable flora or fauna on site;
2. Where productive topsoil exists on site, there will not be a net change in the volume of topsoil on the site; and 95% of all topsoil (by volume) is to retain its productivity. As existing hardstand, there is expected to be minimal net impacts on productive topsoil.

ESD INITIATIVES FOR PUBLIC OPEN SPACE

1. The site's connection and interface with Cathy Freeman Park will encourage use of and add amenity to the adjacent public open space.

4.2.8 Sydney Olympic Park Stormwater and Water Sensitive Urban Design Guidelines

The Sydney Olympic Park Stormwater and Water Sensitive Urban Design Guidelines establish a set of requirements for the management of stormwater associated with new development throughout the park. It is noted that Site YP is located within the Water Reclamation and Management Scheme (WRAMS) Stormwater Harvesting Catchment. The relevant requirements include:

1. *Maximise harvest and reuse of roof-water*

   All non-potable water demand shall be met by non-potable water sources (e.g. roof water, recycled water) where connection to the Park's recycled water supply is available.

   As indicated in Section 5 and 6, the proposed development will be connected to the Sydney Olympic Park WRAMS and will therefore utilise recycled water for all non-potable purposes. Roof water will be collected and discharged into existing stormwater infrastructure within Olympic Boulevarde and The Yulang.

2. *Minimise volume and frequency of stormwater discharge from hardstand areas such as paving, driveways and car parks, and maximise quality of any stormwater discharged.*

   The proposed development has no external hardstand areas, paving or driveways on site given that the proposed footprint reflects much of the site area. All stormwater water will be collected and directed to the appropriate public stormwater infrastructure within proximity to the site as illustrated by the attached Stormwater Management Plan.

3. Water Conservation

   Connect all new development to Sydney Olympic Park's recycled water system for all approved uses of recycled water.

   As indicated above, the proposed development will be connected to the Sydney Olympic Park WRAMS.

Lindsay Dynan Consulting Engineers were engaged to design stormwater infrastructure as part of the proposed development. They have prepared a brief report and associated engineering plans for consideration by SOPA. Please refer to Appendix 3.

5.0 Environmental Assessment

The following section provides an environmental risk assessment to identify and consider potential environmental impacts that may result from the proposed development.

5.1 Built Form

As already identified, the proposed development was the subject of a Design Competition to select the highest quality architectural and urban design concept for the development of Site YP.

The Jury was unanimous in its decision to select the Altis scheme as the winner of the competition. The Jury gained confidence in the ability of the architect to deliver a building of an appropriately high design standard already evident in Sydney Olympic Park. This confidence was gained from elements such as:

- The floating roof concept which gave the building a strong identity;
- The integration of landscape into the entry sequence to the building;
- The spatial qualities of the internal volumes of the Pub;
- The roof top terrace;
- The transparency of the building;
- The operational resolution of the scheme; and
- The cost effectiveness of the proposal.

The proposed scheme has now also been presented to the SOP Design Review Panel on two occasions where additional comment have been provided and used to refine the proposed design – refer to Section 1.3 for relevant commentary in this regard. This scheme has been thoroughly examined prior to lodgement of this application and therefore reflects a high standard of design and operational practicality in the context of the locality.

5.2 Transport and Accessibility

5.2.1 Patron and Staff Access

During typical operation, patrons are able to choose from a variety of transportation modes within the Sydney Olympic Park locality. Typical patronage levels could range from 100 midweek and up to 300 on busy Friday afternoon/ nights and weekend evenings. For 300 patrons the following assumptions could be made:

- 50% already at SOP
- 80% drive / 20% public transport
- Car occupancy of 2.0

On the basis of these assumptions, it is envisaged that 60 cars would be generated by the proposed development. These cars would park nearby in on-street spaces or in one of the public car parks.

Major events will generate much higher patronage. The proposal will act as an ancillary service to those patrons already attending the locality for a major event. It is assumed that such patrons will arrive at the proposal before and/ or after a major event with such traffic being attribute to the major event rather than specifically attending the locality to attend the proposed development. We assume that during

major events, there is a higher level of public transport patronage although adequate parking is also availability throughout the park for attendees of major events.

Staff should be encouraged to use public transport for access to the site. Staff who chose to drive, particularly night staff, will need to park as any other employee of SOP. We would expect a maximum of 20 staff vehicles wishing to park at SOP. These staff would be willing to walk from a more distant car park.

5.2.2 Truck Access

Small, medium and large rigid trucks will require access the pub for deliveries of food and beverages and removal of garbage and recycling. Deliveries will be limited between proposed hours as specified in Table 3.1.

The main vehicular access to the site is from Olympic Boulevard. Olympic Boulevard has parking spaces which have been allocated for parking directly outside the site. During major events Olympic Boulevard becomes pedestrianised.

Servicing of the building will occur from Olympic Boulevard with a loading area located at the north-western corner of the building. This will require goods to be trolleyed across the plaza, and bins to be wheeled out to trucks. It is likely that there would be 4 to 5 truck movements per day.

SOPA has suggested that a dedicated loading zone would need to be established on Olympic Boulevard by replacing two - three existing kerbside parking spaces adjacent to the site as shown.

Deliveries and collections will have to be coordinated outside of major event periods where the surrounding road network is closed to vehicles. This will be carried out in coordination with SOPA operations staff.

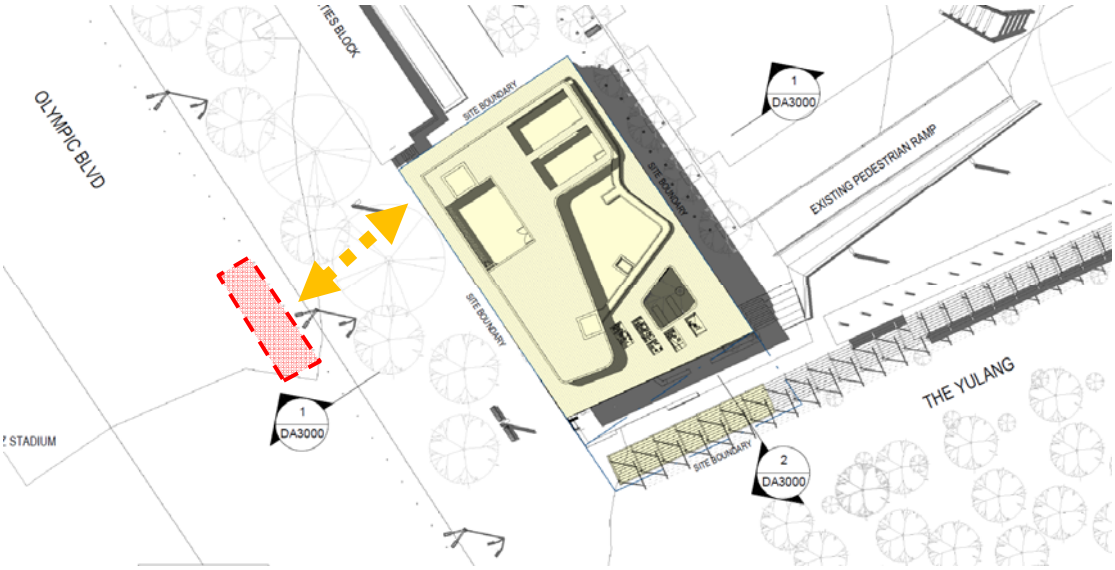

Figure 5.1: Proposed Loading Zone

5.3 Precinct Co-ordination / Major Events

There are three typical operating modes within which development must be assessed to ensure that it can take place without impact to business operation or major events. The proposed development is described below in relation to each operating mode:

Normal Operation (No Event)

The proposed development will operate as planned with minimal disruption to car parking, building access, service access and business activities. It will provide a beneficial service and amenity offering to the local residential and business community.

Easter Show Operation

The Easter Show is controlled by the Royal Agricultural Society (RAS) and is run over a two week period. However, the RAS takes control of the showground site two weeks prior and one week after the official show period.

The site has historically been incorporated as part of the Easter Show perimeter (as illustrated in Figure 6.1) however, this is expected to change as a result of the proposal. Fencing would likely be erected to enclose the extent of Cathy Freeman Park as part of the Easter Show. Minor changes in the alignment of the main entry may also be required to ensure that service access remains available to the north-western corner of the building as illustrated below (yellow line). The existing public amenities can continue to be located within the Easter Show.

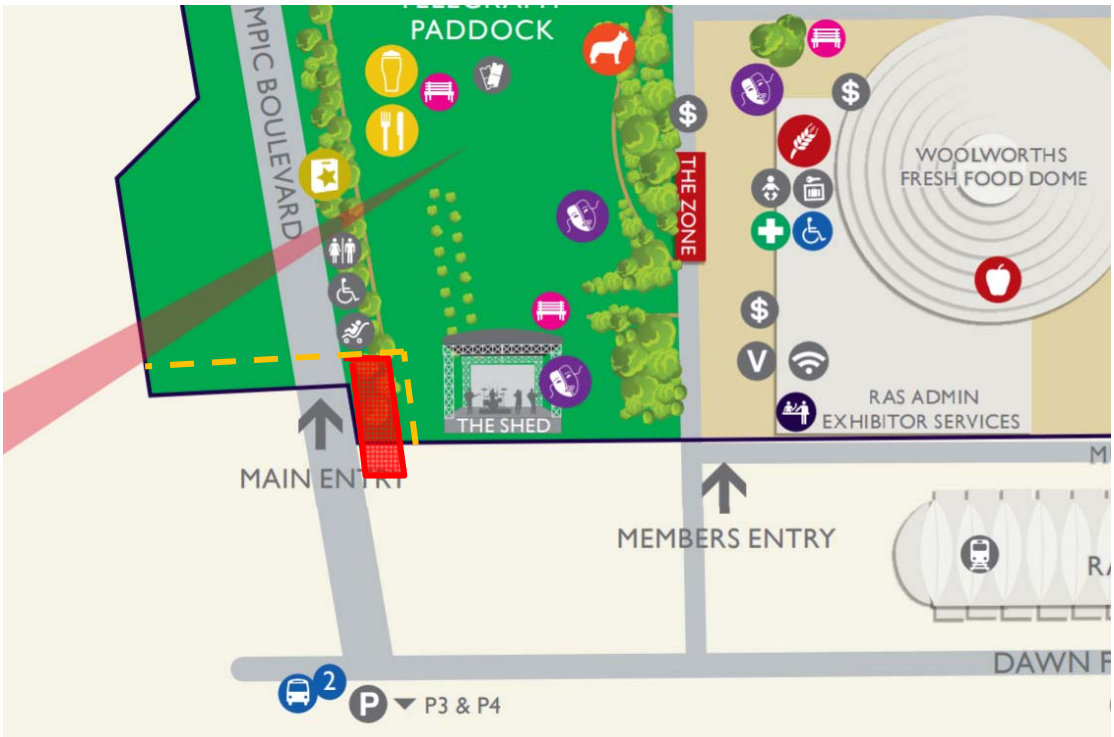

Figure 5.2: Royal Easter Show Map (RAS 2016). *Indicative site location in Red*.

The show typically operates between 7am and 9pm with the carnival operating until 11pm during the two weeks of the Easter Show. The proposed development will operate in accordance with the proposed hours of operation during the Easter Show. The following measures are proposed during operation to ensure that the pub and Easter Show can operate concurrently with limited impact on each other:

- Regular communication between the Operations Manager and SOPA with regard to event dates and potential impacts;

- Regular communication between Operations Manager and staff (emails, notices etc...) regarding possible impacts and provide clear information on alternative travel / access arrangements;
- Coordinate with relevant authorities as required;
- Coordinate with RAS as required;
- Provision of staff access passes / identification to assist with access through SOPA controlled access points if and where required;
- Encourage staff to use public transport or alter travel patterns during the Easter Show period to minimise congestion around the locality although no parking proposed on site;
- Operations Manager to coordinate service vehicle access requirements with SOPA and RAS through show period as set out in Table 3.1;

The construction period represents the most challenging timeframe associated with potential conflicts during the Easter Show. SOP PUB Pty Ltd has met with RAS and SOPA to discuss preliminary timing for works anticipated to occur during the 2019 Easter Show period. The current intention is to ensure that bulk excavation and major structural works are completed before the 2019 show period, allowing less significant (and disruptive) works from taking place during the show period. Furthermore, the Easter Show coincides with a long weekend and associated union shutdowns meaning that the site can remained closed for a large portion of the show period. Approximately five (5) or six (6) working days will coincide with the show period where works and deliveries will be disrupted and require close management in coordination with RAS and SOPA.

FDC has prepared a preliminary Construction Environmental Management Plan for discussion with RAS to ensure that impacts are mitigated and avoided where possible. FDC and SOP PUB Pty Ltd will continue to liaise with RAS regularly in the lead up to, and during construction.

Stadium Event Operation (Sporting Events / Concerts)

The third operating mode relates to major sporting events or concerts that occur regularly throughout the year at ANZ Stadium and Qudos Bank Arena. The proposed development will offer beneficial service and amenity offering to the general public attending such events and has been designed accordingly to deal with high volume occupancy.

The following strategies are proposed to manage such events in the context of operating the proposed development:

- Regular communication between the Operations Manager and SOPA with regard to event dates and potential impacts;
- Operations Manager to monitor SOPA's published six monthly event calendar and provide regular updates to staff as necessary;
- Coordinate with relevant authorities as required;
- Regular communication between Operations Manager, and staff (emails, notices etc...) regarding possible impacts and provide clear information on alternative travel / access arrangements or shutdowns;

These strategies are intended to comply with the Sydney Olympic Park Major Event Impact Assessment Guidelines based on discussions with SOPA's Major Events Coordinator. The strategies can be formalised following the outcome of the approval

process and will be prepared in close consultation with SOPA and other relevant authorities.

A key element of operation during these events will be linked to a Liquor Licence for the proposal where additional security (including User Pays support from the NSW Police Force). Major event coordination will involve SOPA in the context of temporary fencing and other crowd control measures to ensure that the venue can operate safely during times of high patronage.

5.4 Sediment, Erosion and Dust Controls

The project has the potential to generate sediment, erosion and dust as a result of construction activities, namely excavation activities. Such impacts are typical of any construction activities involving earthworks and can be appropriately managed if appropriate techniques are employed and maintained.

Sediment, erosion and dust controls will be implemented during construction of the proposed development. FDC will implement the following measures to ensure that these impact are minimised or avoided where possible:

Sediment and Erosion Control:

- *Install erosion and sediment controls before work starts;*
- *Temporary drainage systems will be established to divert clean waters around the site and excavation area as appropriate;*
- *Erect silt fences, bunds and construct swale drains;*
- *Inspect at least weekly & after rainfall. Maintain and/or replace as required;*
- *Street sweepers will be employed on regular basis particularly during excavation and spoil removal;*
- *Water quality to meet ANZECC Water Quality Guidelines;*
- *PH 6.5- 8.5, Turbidity <50NTU, No visible oil & grease; and*
- *DO NOT DISCHARGE IF CONTAMINANTS SUSPECTED. Obtain advice immediately.*

Dust Control:

- Install shade cloth on perimeter fencing and / or hoarding;
- Vehicle corridors will be clearly identified and restricted to control vehicle access around site;
- Limit vehicle speed onsite to 40km/hour;
- Fixed and mobile (water tanker) water sprays
- Reduce work activities /stop work during moderate to high wind velocity periods;
- Minimise areas of site disturbed and stage works where possible;
- Dust suppression strategies to be used, i.e. water sprays, soil binders, hydromulching, controlled speed onsite, road base + shaker grids;
- Stockpiled topsoils and rubble will be restricted to 4m high;
- On site drilling or coring operations will be undertaken by equipment fitted with air filtration equipment.

5.5 Contributions

Developer contributions form part of the Agreement for Lease between SOPA and SOP PUB Pty Ltd. No further contributions are anticipated as part of the proposed development.

5.6 Flooding

The site is not affected by any known flooding risks and is unlikely to be affected by climate change, sea level rise or an increase in rainfall intensity into the foreseeable future.

5.7 Drainage

Lindsay Dynan Engineers have been engaged by FDC to prepare a preliminary design for stormwater management.

The site is located within the WRAMS stormwater harvesting catchment and as such, all stormwater will be directed to existing stormwater infrastructure within the WRAMS locality. Recycled water is returned to site via purple pipe infrastructure and re-used on site for non-potable uses such as toilet flushing and irrigation (where appropriate).

The existing site is considered 100 percent impervious, and therefore, the proposed development will not increase the impervious area of the site. Peak flows will therefore be less than or equal to the existing peak flows leaving the site. The Post-Development pollutant loads shall be less than or equal to the existing development pollutant loads as the majority of the impervious pavement areas will be converted to impervious roof areas, producing less pollutants during rainfall events.

On this basis, the proposed drainage design is based on the following principles that were established in consultation with SOPA prior to the commencement of the design process:

- *The runoff from the site being discharged in to the existing WRAMS system exceeds the non-potable demand from the proposed development. As such, rainwater tanks will not be required for the proposed development.*

- *The water quality from the proposed development will be an improvement on the water quality of the runoff from the existing site. As such, no water quality treatment measures are proposed.*

- *The peak discharge from the proposed development will be equal to or less than the peak discharge from the existing site conditions. As such, onsite detention has not been proposed for this development.*

Details of this preliminary design are provided within Appendix 3.

5.8 Waste Management

FDC has prepared a Construction Waste Management Plan for consideration as part of this application. This plan demonstrates how waste avoidance, reduction, re-use and recycling will be implemented during construction. A key focus of this will incorporate reuse and recycling of building materials to a minimum of 80 percent.

A garbage and recycling room is proposed at basement level to temporarily store waste until it can be removed. Waste and recycling will be taken up to ground floor via the service lift and then directly emptied in a contractor's vehicle.

SOPA has indicated that bins should not sit at street level along Olympic Boulevarde awaiting emptying or once emptied. As such, waste removal will need to be coordinated outside of busy operating periods so that staff and contractors can retrieve bins for emptying and then replace empty bins within the waste room. This will form part of an operational strategy for pub management.

- Putrescible and non-putrescible wastes will be removed daily by Veolia using a front loading collection truck.

- Glass and other materials for recycling will be sorted and stored separately. Materials for recycling will be removed as required on a weekly basis or after major events.

5.9 Infrastructure and Utilities

All relevant utilities are available and have capacity for connection to the proposed development. These include power, water, recycled water, sewer and telecommunication infrastructure. Necessary consultation will take place with Sydney Water, Ausgrid and Telstra during construction to ensure that necessary approvals and works are undertaken prior to occupation.

Two options have been considered for power supply including running consumer mains from the substation at Site 8D (on Murray Rose Avenue) or the installation of a new substation kiosk at the western boundary of Cathy Freeman Park (adjacent to the existing amenity block). At this stage, FDC considers the installation of a new substation kiosk at the western edge of Cathy Freeman Park as being the most appropriate solution as it provides a closer connection point for the proposed development and also provides a more convenient location for SOPA to provide temporary power to functions/ events occurring within Cathy Freeman Park.

Preliminary discussions have occurred with SOPA in this regard and will continue until an appropriate outcome is identified.

5.10 Construction Management

A comprehensive Construction Management Plan will be prepared and submitted to the Certifying Authority prior to the issue of a Construction Certificate. This plan would include such information as:

- Proposed hours of work,
- Contact details of FDC site manager;
- Traffic Management:
  - Ingress and egress of vehicles to site;
  - Management of loading and unloading materials;
  - Number and frequency of vehicles accessing the site;
  - Changes to on-street parking restrictions on local roads;
  - Management of construction traffic and car parking demand;
  - Management of existing vehicular and pedestrian movements around the site throughout various stages of construction;
- Major event coordination / management;
- Dust control measures;
- Construction waste management;
- Erosion and sediment control measures;
- Construction noise and vibration management;

- Any other relevant information relating to construction and its potential impact on the surrounding area;

A preliminary Construction Management Plan has been prepared and is attached within Appendix 9 for consideration.

5.11 Accessibility

The proposed development has been designed to incorporate key principles associated with providing independent, equitable and inclusive access for people with disabilities. Funktion has provided input into the current designs to ensure compliance with the relevant SOPA and BCA access requirements. Funktion will also be engaged throughout the certification process to ensure that the completed building is completed in accordance with such provisions.

5.12 Crime Prevention through Environmental Design

CPTED is a situational crime prevention strategy that focuses on the design, planning and structure of the environment. It aims to reduce opportunities for crime by employing design and place management principles that minimise the likelihood of essential crime ingredients.

In accordance with the NSW Department of Planning and Environment's guidelines (2001) the aim of the CPTED strategy is to influence the design of buildings and places by:

- *increasing the perception of risk to criminals by increasing the possibility of detection, challenge and capture;*
- *increasing the effort required to commit crime by increasing the time, energy or resources which need to be expended;*
- *reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits'; and*
- *removing conditions that create confusion about required norms of behaviour.*

As already indicated, the site is located at the south-western corner of Cathy Freeman Park within the primary pedestrian space that connects the railway station with Olympic Boulevard and ANZ Stadium. Figure 5.3 illustrates the site location in the context of surrounding land uses and activity nodes.

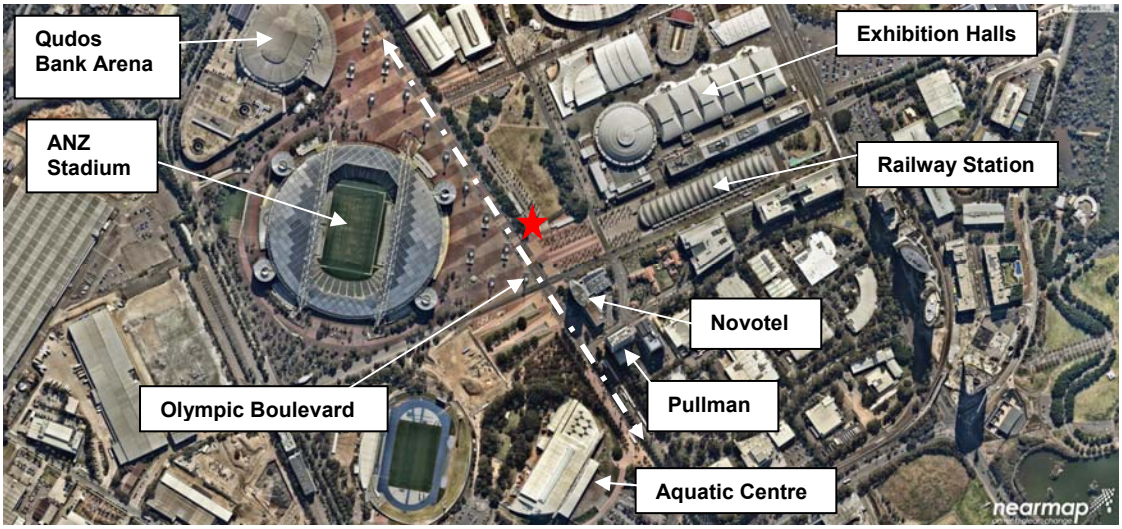

Figure 5.3: Locality and Surrounding Land Uses/ Facilities

The following points summarise the key aspects of CPTED that have been considered as part of the current proposal.

Surveillance

An inherent design feature of the proposed development is that it is open and transparent to its surrounds. Large portions of the northern, eastern and southern elevations are glazed, both at ground and first floor, providing opportunities for natural surveillance of the surrounding public domain.

Staff will be present whenever patrons are within the facility. The current layout of ground floor offers 180 degree views from the bar, allowing staff to maintain clear visual surveillance to key entries and patron areas. This will be supplement by increased numbers of security staffing (patrolling throughout the venue and its curtilage) during busier periods (including major events) and a CCTV network to provide visual coverage where natural surveillance is not possible.

Operational staff will work with NSW Police and SOPA rangers to ensure that the proposed venue will operate seamlessly in the context of the broader locality during day to day operation and during major events.

Lighting

The proposed development will be well-lit at night until, at least, 30 minutes after closing time and, thereafter, security lighting will provide a lower level of illumination. A movement sensitive CCTV system will operate during the times when the pub is closed.

The proposed development is located in a well-lit public domain space that is generally lit on a 24 hour basis.

Territorial Reinforcement

The NSW Police Safer by Design Guidelines note that people generally recognise areas that are well cared for and areas that display strong ownership cues are less likely to be improperly used than those that do not. Ownership cues are heightened

and fear can be reduced through the personalisation, marking, maintenance and decoration of a building.

The clear definition of the public and private territory and the introduction of a greater number of people on the site will naturally increase the risk to an offender and promote territorial reinforcement of the site, as criminals do not want to be detected, challenged or apprehended.

The landscaping and material selections will help to delineate space between the proposed development and the surrounding public domain. The public spaces are plainly identified using garden beds, flooring material and physical structures to delineate the proposed courtyard.

Suitable wayfinding signage at the perimeter of the development will be incorporated to help reduce the opportunities for people to find excuses to gain unauthorised access and/or to loiter in areas of the development or immediately adjacent to entries. All access points to the public domain spaces appear to be legible and inviting and signage will enhance this perception.

During busy periods, such as major events, additional security staff will closely monitor the site and its surrounds to ensure that the potential for anti-social behaviour is reduced or eliminated.

Environmental Maintenance / Space Management

The proposed development will provide a high quality urban environment which will display a clarity of ownership and land use, as well as increase levels of activity during the day and night through more people being located on the site.

Internal spaces will be attractively designed to ensure that people will feel safe and comfortable. The internal and external spaces which are intended to be where patrons congregate are large and will have defined circulation corridors around ‘islands’ of seating so that there is little prospect of overcrowding or congestion which could lead to intemperate behaviour.

Food of a nature appropriate for consumption with alcohol will always be available as will a range of non-alcoholic beverages. Water will be available, free of charge. These are measures which are recognised as deflating the potential for anti-social behaviour.

Trained staff will be present to monitor the interior of the pub at all times it is open to the public. One of their responsibilities will be to manage the distribution of patrons across the various areas of seating available in the pub so as to avoid congestion and over- crowding.

The ongoing maintenance of the proposed public domain spaces and associated landscaping is important to balance safety and aesthetics of the development. Well maintained spaces encourage regular use and activity, which in turn creates natural supervision of public areas and enhances feelings of safety. The use of high quality materials for construction and established planting should be used to lessen the likelihood of damage and to help reduce maintenance costs.

Access Control

The perimeter of the site is well defined by physical structural elements and landscaping. The proposal has been designed to operate in different modes to cater for day to day operation right through to catering for major events, where patronage will be maximised. Day to day operation is intended to operate openly with the surrounding public domain. Major events will involve a much greater level of access control due to the volume of patrons expected. This will involve physical temporary barriers enabling security staff to more closely manage patron movements into and out of the venue as illustrated below. Each entry will be well lit and will lead to well-defined paths to areas under surveillance by staff and CCTV.

Building elements and landscape plantings are proposed where appropriate to discourage patrons from crossing the landscaped areas.

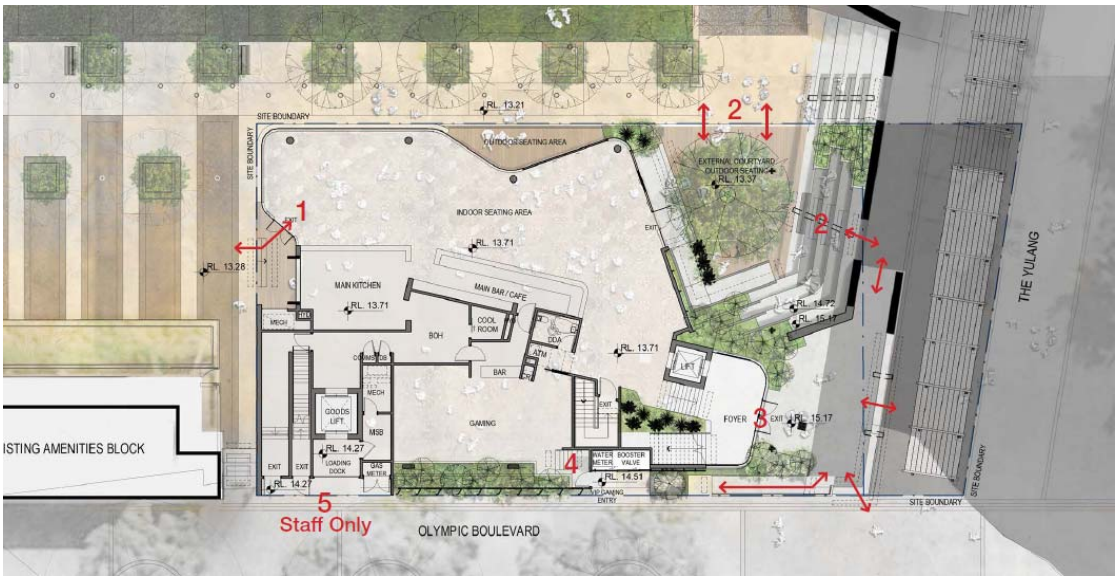

Figure 5.4: Proposed Access Control – Day to Day Operation

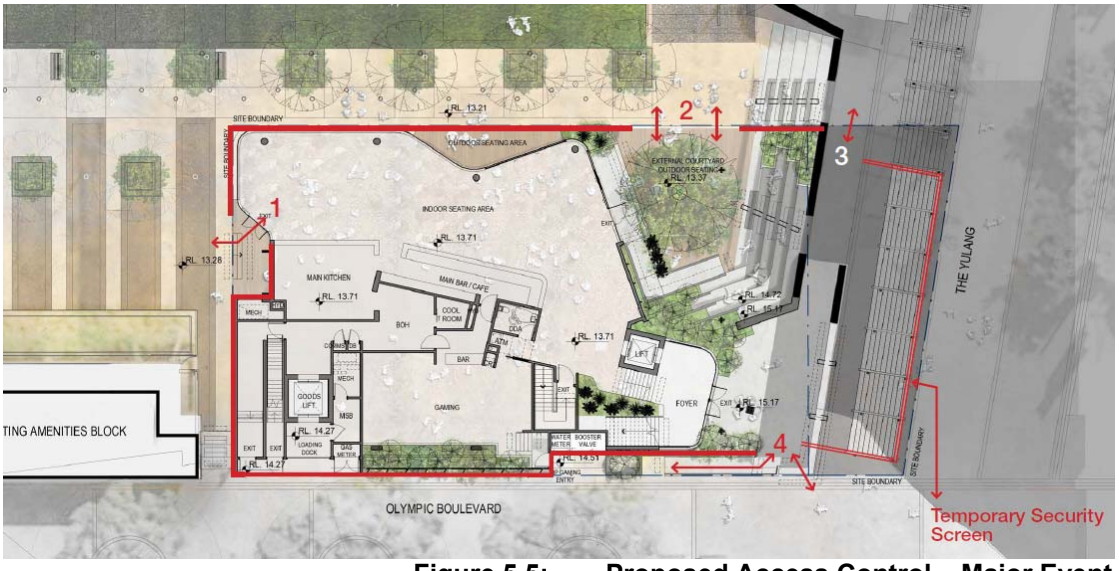

Figure 5.5: Proposed Access Control – Major Event

6.0 Section 79C Assessment

This section evaluates the environmental and planning implications of the proposed development against the relevant heads of consideration outlined in s.79C of the *Environmental Planning and Assessment Act, 1979* (EP&A Act).

6.1 Section 79C(1)(a) – Planning Instruments and Policies

As addressed in Section 4 of this report, the proposed development is generally consistent with the relevant state, regional and local planning instruments and policies. The proposed development satisfies the various requirements of the *State Environmental Planning Policy (State and Regional Development)* 2011 (apart from a minor height exceedance as discussed in Section 4) and relevant development controls applicable within the Sydney Olympic Park locality.

6.2 Section 79C(1)(b) – Likely Impacts

6.2.1 Impacts on the Natural and Built Environment

The potential environmental impacts have been assessed and considered in Section 5 of this report. The proposed development will take place on land zoned mixed use under the *State Environmental Planning Policy (State and Regional Development) 2011.*

This Statement of Environmental Effects confirms that the development is unlikely to result in any significant environmental impacts. Appropriate management techniques will be employed to ensure that the proposal can operate without adversely affecting the amenity of the locality. The proposed development has been designed and sited to ensure that potential environmental impacts are mitigated.

6.2.2 Social and Economic Impacts on the Locality

The proposal will generate employment opportunities during both the construction and operational phases of the development. The future building will provide considerable positive impacts by fulfilling the vision of the SOPA Masterplan and providing a key amenity within the Sydney Olympic Park Area. This will fulfil the goal of creating a vibrant commercial, residential and major events precinct.

While licenced premises can generate adverse social impacts, there are other components which generate beneficial social outcomes. The elements that are most likely to generate adverse impacts are the availability of liquor and the presence of gaming machines. There is also the capacity for such venues, if not well-managed, to disturb surrounding neighbourhoods. Beneficial impacts include the provision of lively meeting places and the provision of food, entertainment, employment.

Despite the existence of a wide range of open space and public facility offerings within the locality, there is a shortfall of places where local residents and the local workforce can socialise in informal surroundings. Such facilities are important in rapidly growing communities, particularly in areas with high density living. Furthermore, the provision of additional services to patrons, before and after major events, will be a key benefit. The proposed development's proximity to major event and public transport facilities will allow it to become an important social meeting place where people can meet, socialise and enjoy food and beverages offered within a

comfortable and relaxed environment. The proposed development has been specifically designed to accommodate families in a spacious and comfortable environment.

The licensee will take all necessary steps to ensure the responsible service of alcohol. Furthermore, the licensee will enforce all appropriate measures required to minimise adverse social effects arising from the presence of gambling. Appropriate measures will also be in place to manage the behaviour of patrons on and around the site.

6.3 Section 79C(1)(c) – Suitability of the Site

The site is well suited to the development, as it is zoned appropriately, has access to all required services and utilities, and is well removed from sensitive receivers and potential environmental hazards. It is also well positioned in relation to surrounding existing and future residential areas with regard to providing accessible employment opportunities.

The development represents the orderly and reasonable development of the land, and is therefore in the public interest.

6.4 Section 79C(1)(d) – Submissions

SOPA will consider and assess any submissions made in relation to the proposed development.

6.5 Section 79C(1)(e) – Public Interest

The assessments undertaken by the various members of the project team have each had regard for the public interest and concluded that the proposed development is expected to result in very few adverse impacts. The proposed development will result in overall positive impacts for the locality and should therefore be considered to be in the public interest.

7.0 Conclusion

This Statement of Environmental Effects has been prepared as part of a Development Application to the Sydney Olympic Park Authority for the construction of a new building, intended to be used as a licenced premises (pub).

The proposal is consist with the relevant provisions of the statutory instruments applying to the site development and will take place within an area that is well serviced by existing infrastructure and within a centre that is specifically designated to attract economic development and employment opportunities.

FDC trusts that the information provided within this report provides SOPA with sufficient information upon which to base an assessment of relevant issues.

The proposed development should therefore be considered favourably by the SOPA and supported.

Appendix 1 – Reduced Survey Plan

Appendix 2 – Reduced Architectural Plans

Appendix 3 – Stormwater Management Plan

Appendix 4 – Reduced Landscape Plans

Appendix 5 – Accessibility Report

Appendix 6 – ESD Principles

Appendix 7 – Acoustic Assessment

Appendix 8 – CIV Verification

Appendix 9 – Preliminary Construction Environmental Management Plan

Appendix 10 – Height Variation Request

Appendix 11 – Waste Management Plan

Appendix 12 – Geotechnical Report

Appendix 13 – Contamination Report