

14 October 2010

**Project Application for Building A
at 7 Parkview Drive, Sydney Olympic Park**

Background

On 4 October 2008, the Minister for Planning formed the opinion that the project is a major project under clause 14 of Schedule 2 of *State Environmental Planning Policy (Major Development) 2005* (MD SEPP), being development on land within the Sydney Olympic Park with a capital investment value of more than \$5 million.

The Project Application

This application seeks approval for:

- demolition of the majority of the existing warehouse on the former Samsung site (the offices, one bay of the warehouse and the associated car park are to be retained);
- construction of a new 5-storey building (known as 'Building A') containing 13,253m² of gross floor area to a maximum height of 22.75m to the top of the building parapet (or 26.7m to the roof plant);
- 3 levels of basement parking including 231 car spaces, 105 bicycle spaces and 22 motorcycle spaces;
- Landscaping and a temporary link road connecting Parkview Drive with Murray Rose Avenue.

Building A is the first stage in the Parkview Drive development, which will eventually include 3 commercial and 2 residential buildings in accordance with the Master Plan for the site.

Delegation to the Commission

The Proponent has made reportable political donations. Consequently, the project meets the terms of delegation and the Planning Assessment Commission may determine the Project under delegated authority. On 27 September 2010, the Director-General of the Department of Planning referred the project application (MP 07_0157) to the Planning Assessment Commission for determination under a delegation issued by the Minister on 18 November 2008.

The Commission consisted of Ms Donna Campbell (member of the PAC) and Mr Richard Thorp (member of the PAC), Ms Campbell chaired the Commission. They met with senior Departmental staff 14 October 2010 for a briefing.

Departmental staff provided details regarding the background to the proposal, transport, parking and design issues. They also briefly discussed the future development of the site.

Key issues

The DG's report identified the following key issues:

- the appropriateness of the proposed building height, finishes and treatment of the street frontage;

- the capacity of the surrounding road network to accommodate the vehicle trips generated by the project, and the overprovision of car parking spaces
- loss of vegetation and disruption to fauna movement paths within the site; and
- traffic and noise impacts on the project as a result of major events in Sydney Olympic Park.

The DG's report concluded that the project application for Building A is largely consistent with the Master Plan for the site.

Six submissions from agencies and no submissions from the public were received by the Department during the exhibition period. The Department considered the issues raised in these submissions can be addressed through appropriate conditions of approval and is satisfied that potential impacts have been adequately addressed by the proponent via the Environmental Assessment, PPR, Statement of Commitments and the Department's recommended conditions of approval.

Commission's Comment

Following the Commission's examination of the documents and plans provided by the Department, the Commission noted the proposal is consistent with the NSW State Plan, Sydney Metropolitan Strategy and the draft West Central Subregional Strategy. Particularly as it provides employment opportunities and encourages the diversification of Sydney Olympic Park.

The Commission is satisfied that all of the issues raised in submissions have been fully considered by the Department in its assessment and supports the recommended conditions of approval.



Donna Campbell
PAC Member



Richard Thorp
PAC Member