

Scoping Report

Sydney Olympic Park Over Station
Development Building 1

Amending Concept State Significant
Development Application

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1. Introduction

Sydney Metro is Australia’s biggest public transport program. New fast, easy and reliable metro rail services started in May 2019 in Sydney’s North West and will be extended to Sydenham in 2024 as part of the City & Southwest project. Within 12 months this will be extended to Bankstown.

By 2032 Sydney will have a network of four metro lines, spanning 46 stations and 113km of new metro rail.

The metro network connects customers in the north west, west, south west and greater west to faster, more reliable and accessible transport. The metro program is shown in Figure 1 includes the operational M1 Line and three projects currently under construction:

- Southwest
- West
- Western Sydney Airport

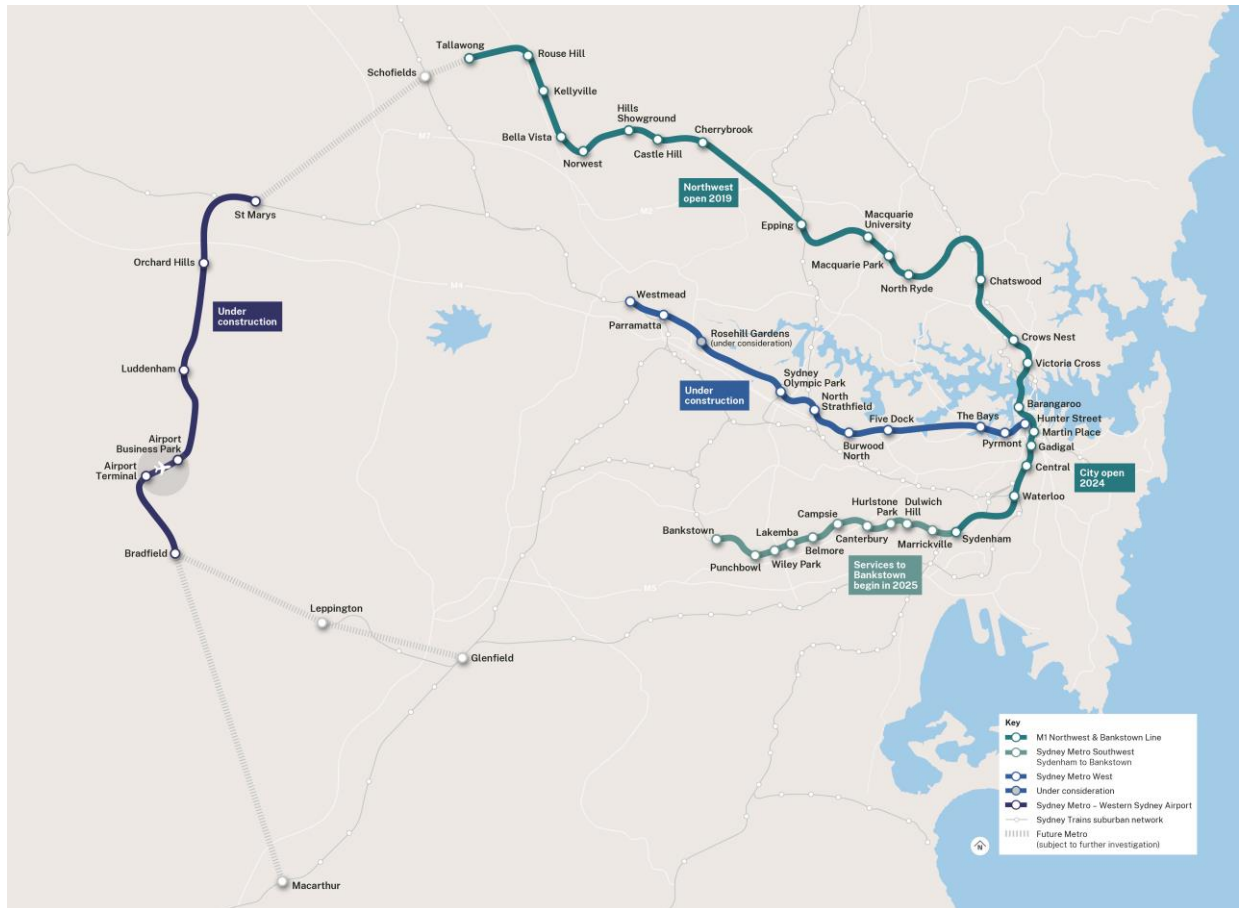


Figure 1 – Sydney Metro network map

1.1 Sydney Metro West

Sydney Metro West is a new underground railway which will double rail capacity between Greater Parramatta and the Sydney Central Business District (CBD), transforming Sydney for generations to come. The once-in-a-century infrastructure investment will provide fast, reliable, turn up-and-go metro services with fully accessible stations, link new communities to rail services and support employment growth and housing supply.

Stations have been confirmed at Westmead, Parramatta, Sydney Olympic Park, North Strathfield, Burwood North, Five Dock, The Bays, Pyrmont, and Hunter Street in the Sydney CBD. Two potential station locations

are being investigated west of Sydney Olympic Park, including one at Rosehill Gardens which could support a significant increase in housing.

Sydney Metro West station locations are shown in Figure 2 below.

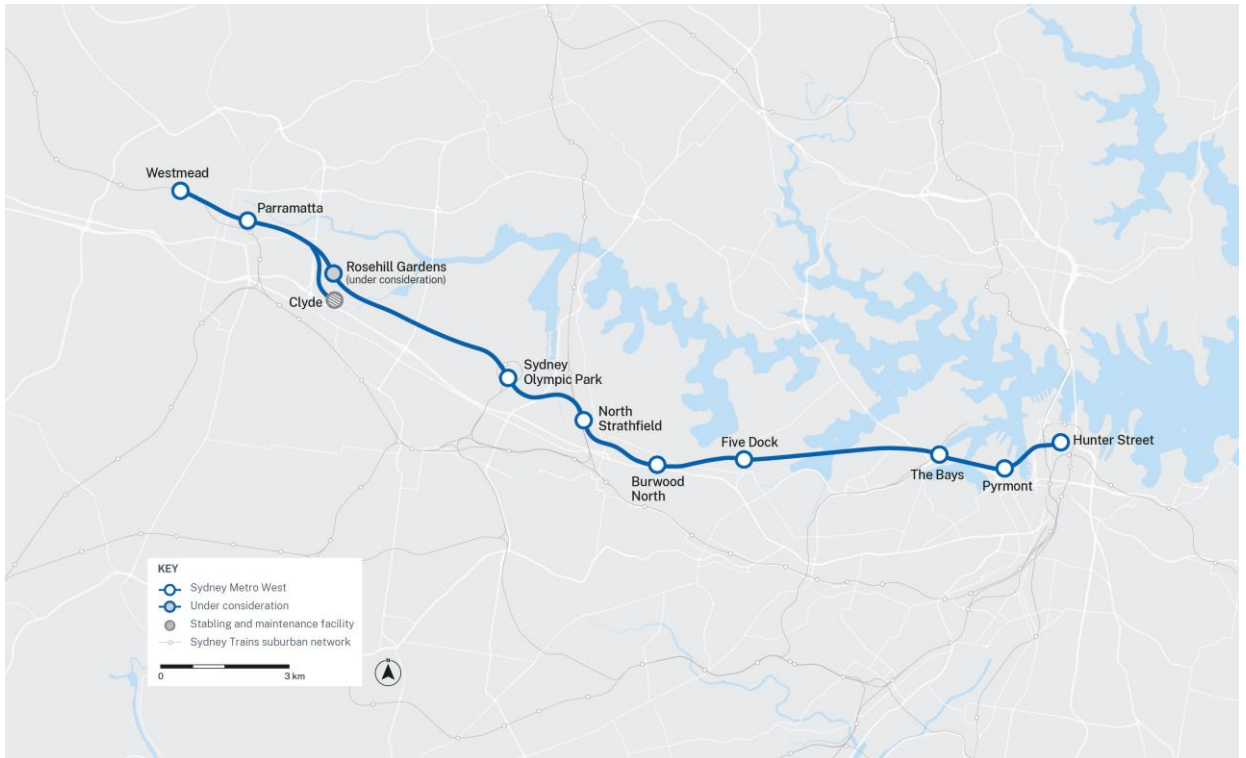


Figure 2 – Sydney Metro West alignment map

1.2 Sydney Olympic Park Over and Adjacent Station Development

1.2.1 Background and planning context

Sydney Metro is delivering Sydney Olympic Park metro station in accordance with the Metro West Critical State Significant Infrastructure (CSSI) approvals. The over and adjacent station developments at Sydney Olympic Park are to be delivered under State Significant Development (SSD) consent(s) subject to the provisions of Part 4 of the EP&A Act.

1.2.2 Critical State Significant Infrastructure

The State Significant Infrastructure (SSI) planning approval process for the Sydney Metro West metro line, including delivery of station infrastructure, has been broken down into several planning application stages, comprising the following:

- Concept and Stage 1 CSSI Approval (SSI-10038) – All major civil construction works between Westmead and The Bays including station excavation, tunnelling and demolition of existing buildings (approved 11 March 2021).
- Stage 2 CSSI Approval (SSI-19238057) – All major civil construction works between The Bays and Hunter Street Station (approved 24 August 2022).
- Stage 3 CSSI Approval (SSI-22765520) – Tunnel fit-out, construction of stations, ancillary facilities and station precincts between Westmead and Hunter Street Station, and operation and maintenance of the Sydney Metro West line (approved 25 January 2023).

1.2.3 State Significant Development Application (SSDA)

Development consent was granted on 28 August 2024 to the Concept SSDA (SSD-35283699) for Sydney Olympic Park Over and Adjacent Station Development. The Concept SSD consent provides conceptual approval of building envelopes, land uses, maximum building heights, a maximum gross floor area, pedestrian and vehicle access and associated car parking. This Amending Concept Development Application (Amending Concept DA) is a new development application which seeks consent to development that will require amendment of the Concept SSD consent (SSD-35283699), in relation to the building envelope and the description of the permitted land use that may be carried out in Building 1.

It is requested that the Amending Concept DA is treated as a concept development application under section 4.22 of the EP&A Act. A subsequent Detailed SSDA is to be prepared in future seeking consent for the detailed design and carrying out of the proposed development.

The proposed development (subject of this Amending Concept DA) is SSD under section 4.36 of the EP&A Act because:

- clause 2.6 of *State Environmental Planning Policy (Planning Systems) 2021* (Planning Systems SEPP) provides that development is SSD if the development is not permissible without consent under Part 4 of the EP&A Act and specified in Schedule 1 or 2 of the Planning Systems SEPP;
- the proposed development is not permissible without consent under Part 4 Division 4.1 of the EP&A Act by the operation of an environmental planning instrument; and
- is specified in clause 2(f) of Schedule 2 of, which provides that Sydney Olympic Park is a site on which development that has an estimated development cost of more than \$10 million is SSD. The proposed development has an estimated development cost of more than \$10 million.

1.3 NSW Government priority for housing

In April 2023, the NSW Government announced it would conduct an independent review into Sydney Metro. The final Sydney Metro Review report, which was released on 7 December 2023, supports the NSW Government's priority to address the undersupply of housing across the State.

The report identified enhancements of Sydney Metro West and supported the requirement for the project to be leveraged as a key driver of additional housing for the people of NSW. The new Sydney Metro West stations and the surrounding precincts were identified as opportunities to enable a large expansion of housing supply, and new employment and liveability opportunities. Maximising these new precincts as significant housing and city-shaping investments, with catalytic land use change triggered by the public transport intervention, especially at Sydney Olympic Park, was referenced.

In line with the NSW Government's priority to increase housing supply in locations close to Sydney Metro West, this Amending Concept DA seeks consent for development which comprises a change to the permitted land use of the Building 1 tower from commercial to residential.

1.4 This Scoping Report

This Scoping Report constitutes a request for Secretary’s Environmental Assessment Requirements (SEARs) to guide the preparation of an Environmental Impact Statement (EIS) that will accompany the Amending Concept DA.

This Amending Concept DA seeks consent for development which will require an amendment to the Sydney Olympic Park Over and Adjacent Station Development Concept SSD consent (SSD-35283699) in respect of the building envelope and description of land use development for Building 1. Whilst the Concept SSD consent covers the whole Sydney Metro Sydney Olympic Park precinct site, the development proposed in the Amending Concept DA only relates to a change of land use of Building 1 (refer to Figure 3). No change is proposed to Building 2 or Building 3 which remain approved for commercial and retail land uses in the podium and residential land uses in the towers above under the Concept SSD consent.

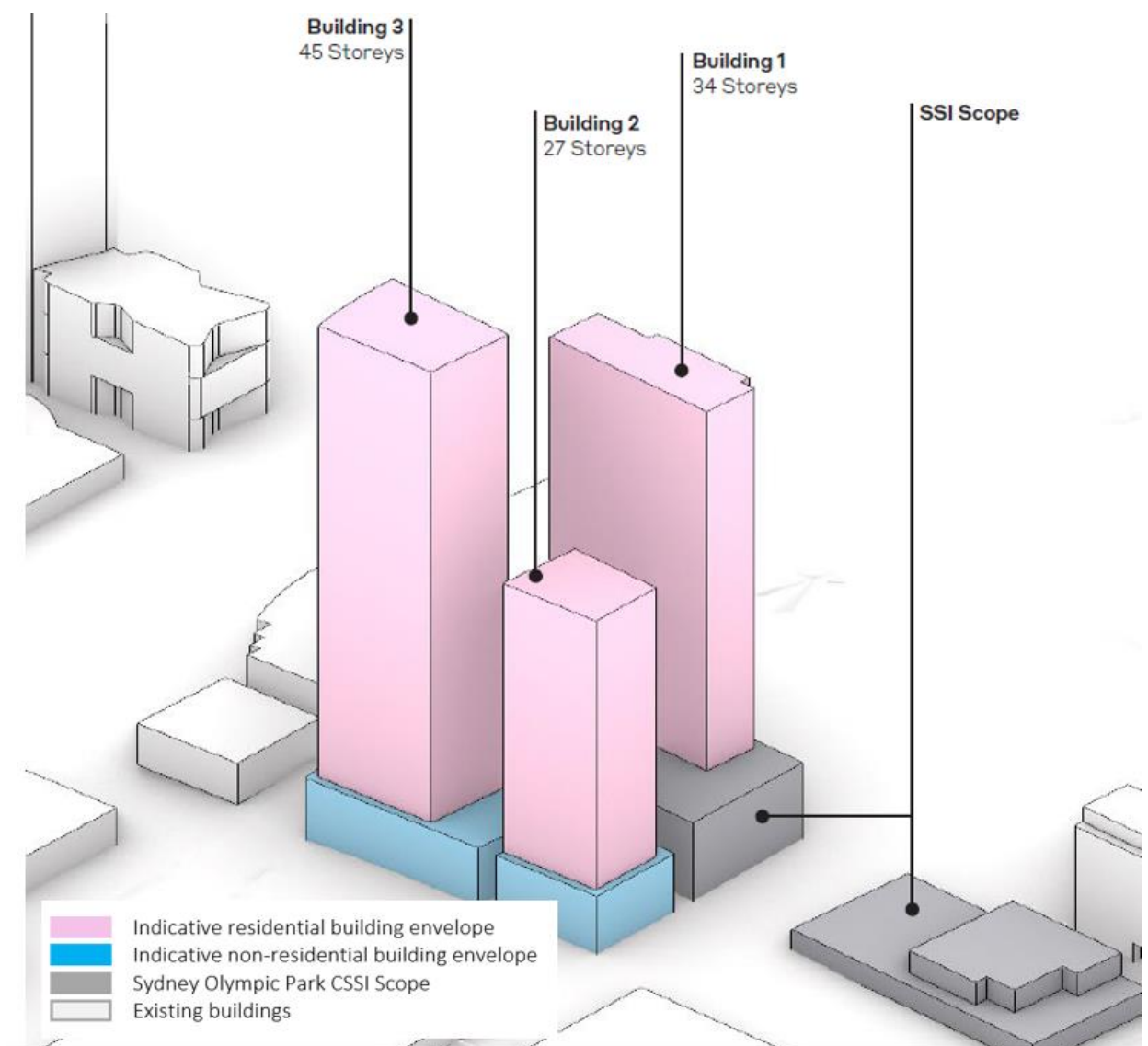


Figure 3 – Sydney Olympic Park Over and Adjacent Station Development site. The Amending Concept DA applies to Building 1 only.

This Amending Concept DA is a new development application requested to be treated as a concept development application under section 4.22 of the EP&A Act. The application is for development, namely a land use and consent for the development is sought with the inclusion of a condition imposed under s

4.17(1)(b) of the EP&A Act which modifies the existing Concept SSD consent to permit the proposed residential land use.

The proposed approach is enabled by section 4.24(3) of the EP&A Act which allows the modification in accordance with the Act of a consent granted to a concept development application, and 4.17(1)(b) of the EP&A Act which allows a condition of consent to be imposed which modifies an existing consent.

To support the request for SEARs, this Scoping Report provides the following:

- overview of the site and context;
- description of the proposed development and consequential amendments to the existing consent;
- overview of the relevant statutory and strategic planning framework; and
- overview of the likely environmental and planning impacts of the proposed development.

Amended building envelope drawings for Building 1 are provided at **Appendix A**.

2. Site and surrounding context

2.1 The site

The Sydney Olympic Park site is generally located at 5-7 Figtree Drive, Sydney Olympic Park within the Parramatta local government area (LGA). The site is in the Central Precinct of Sydney Olympic Park and comprises part of Site 47 in the Sydney Olympic Park (SOP) Master Plan 2030 (Interim Metro Review). The broader metro site is bound by Herb Elliot Avenue to the north, Olympic Boulevard to the west and Figtree Drive to the south as shown in Figure 4.

This Amending Concept DA is in relation to Building 1, which is located at 5 Figtree Drive, Sydney Olympic Park Lot 58 in DP 786296 and part of Lot 59 in DP 786296. An overview of the site characteristics is provided in Table 1.

Works approved under the Stage 1 CSSI are being carried out on the site at present and the previous buildings have been demolished. The site currently forms part of the growing town centre with a series of medium and high-rise commercial, residential buildings and hotels with street retail.



Figure 4 – Site context

Table 1 – Site characteristics for Building 1

Component	Description
Site address and legal description	5 Figtree Drive, Sydney Olympic Park Lot 58 in DP 786296 and part of Lot 59 in DP 786296
Site area	Approx. 5657 m ² of land for Building 1
Current use	Construction of Sydney Metro West is currently underway on the site in accordance with Sydney Metro West Stage 1 CSSI Approval. The previous buildings on the site have been demolished.
Site features	<p>Heritage: To the north of the site is the Abattoir Heritage Precinct, which is located on the opposite side of Herb Elliott Avenue.</p> <p>Aboriginal and Cultural Heritage: The study area does not hold any archaeological scientific values.</p> <p>Topography: The site is situated on the highest location in the Central Precinct and is 25.7m above sea level. The centre of the site is the highest point. The site has an approximate fall of 3m in all directions radiating out from the centre.</p> <p>Approval History: 11 March 2021: Concept and Stage 1 CSSI Approval (SSI-10038) – All major civil construction works between Westmead and The Bays including station excavation, tunnelling and demolition of existing buildings 25 January 2023: Stage 3 CSSI Application (SSI-22765520) – Tunnel fit-out, construction of stations, ancillary facilities and station precincts between Westmead and Hunter Street Station, and operation and maintenance of the Sydney Metro West line 28 August 2024: Concept Consent (SSD-35283699) was granted for Sydney Olympic Park Metro Station Over & Adjacent Station Development.</p>
Surrounding development	The site currently forms part of the growing town centre with a series of medium and high-rise commercial, residential buildings and hotels with street retail.

2.2 Surrounding context

The site is centrally located between the Parramatta CBD and Central Sydney CBD, approximately 13km to the west of Sydney CBD and 11km to the east of Parramatta CBD.

The site currently forms part of the growing town centre with a series of medium and high-rise commercial, residential buildings and hotels with street retail.

Nearby strategic centres include Burwood and Rhodes and town centres at Auburn and Strathfield.

Parramatta is the nearest metropolitan centre containing major infrastructure, commercial and residential development while Strathfield and Burwood are rapidly growing centres also in the vicinity of the site.

The site has an interface with various surrounding land uses which include:

- To the north is the Abattoir Heritage Precinct, which is located on the opposite side of Herb Elliott Avenue. Directly behind the heritage precinct is the Olympic Park Train Station, Sydney Showground and Sydney Olympic Park Sports Hall
- Coudos Bank Area and Stadium Australia are located less than 500m from the site to the north-west
- Sydney Olympic Park Aquatic Centre, Sydney Olympic Park Athletic Centre and Warm up Arena are located approximately 500m west of the site
- To the south are various commercial spaces, parks and sporting ovals
- East of the site is predominantly a mixed use area with frontage to Australia Avenue. Further east are notable green spaces including Bicentennial Park and Badu Mangroves

The height and density of the surrounding built form will increase in the future following the implementation of the Sydney Olympic Park Master Plan 2030.

3. Relationship between SSD and CSSI

3.1 Concept Approval – SSD 35283699

Development consent was granted on 28 August 2024 for the Concept SSD (SSD-35283699) for Sydney Olympic Park Over and Adjacent Station Development, including:

- maximum GFA of 68,076 m² (excluding the station CSSI GFA) comprising:
 - 33,150 m² of residential accommodation (approx. 316 dwellings)
 - 1,389 m² of retail premises
 - 33,537 m² of commercial premises
- maximum building envelopes, maximum heights, and land uses for:
 - Building 1 – up to RL 122.00 (21 storeys) for commercial uses above a podium that incorporates the station services and non-station uses (commercial and/or retail) within the podium and basement
 - Building 2 – up to RL 118.00 (27 storeys) for retail and commercial uses in a 4 storey podium and residential tower above
 - Building 3 – up to RL 171.00 (45 storeys) for retail and commercial uses in a 4 storey podium and residential tower above
- car parking for maximum 358 vehicles in a basement below Buildings 2 and 3
- loading, vehicular, bicycle and pedestrian access arrangements.

This Amending Concept DA seeks consent for an amended concept for the building envelope, and description of land use development for the Sydney Olympic Park Over Station Development (OSD) Building 1 under SSD-35283699. No change is proposed to Building 2 and Building 3.

3.2 CSSI Approval – CSSI 22765520

Stage 3 CSSI Approval (SSI-22765520) includes:

- fit-out of tunnels including rail systems for metro train operations
- construction, fit-out and operation of metro station buildings and the surrounding metro precinct
- space for non-station uses at the metro station (e.g. retail and commercial)
- provisioning for over and/or adjacent station development within the metro precinct
- the structural elements and provision for utilities and services for non-station uses (e.g. retail and commercial facilities)
- transport network modifications such as new interchange facilities and integration with other transport nodes
- operation and maintenance of the Sydney Metro West line.

The proposed OSD has been designed to integrate with the Sydney Olympic Park metro station to ensure a cohesive station and precinct development.

To allow for this integration, the Building 1 podium will be delivered under the Stage 3 CSSI Approval. However, while the physical podium will be delivered under the Stage 3 CSSI Approval, the use of non-station spaces within the podium are approved under the Concept SSD consent.

The Stage 3 CSSI Approval makes provision for over station and adjacent station development including structural elements up to the podium level to enable the construction of future over station development and space for future lobbies, lift cores, access, parking, loading docks and building services. The interface between the metro station and Building 1 is conceptual and would be resolved through further design refinement.

The Stage 3 CSSI Approval will include the structural elements, utilities and services for non-station uses (e.g. commercial and/or retail) within the podium. Consent for the fit-out and physical use of these spaces will be sought through future Detailed SSDA(s).

4. Description of the proposed development

4.1 Overview

This Amending Concept DA seeks consent at a conceptual level for the building envelope and description of land use development for Sydney Olympic Park OSD Building 1. The Amending Concept DA will establish new parameters for Building 1 which the design of the future built form will be assessed against in future Detailed SSDA(s).

In line with the NSW Government's priority to increase housing supply in locations close to Sydney Metro West, the Amending Concept DA seeks to change the land use of the Building 1 tower from commercial to residential, noting residential uses within the towers in Buildings 2 and 3 are currently approved.

The proposed development seeks to amend the building envelope and description of land use development for Building 1 (under SSD-35283699) through:

- Converting the land use of the commercial building (above the podium) to a residential use with an associated 22,875m² of residential GFA (approx. 191 dwellings)
- Reducing the commercial GFA from 26,690 m² to 1,183 m² and retail GFA from 1,200 m² to 791 m² to be delivered within the podium
- Increasing the maximum building height from RL 122.00 to RL 151.00 and number of storeys from 21 to 34
- Amending the building envelope of Building 1 to redistribute floor space to suit a residential land use.

The approved and proposed amended building envelope for Building 1 is set out in Figure 5 and Figure 6, respectively. The proposed development will not exceed the permissible building height for the site under the *State Environmental Planning Policy (Precincts – Central River City) 2021* (Central River City SEPP) and the SOP Master Plan 2030 (Interim Metro Review).

No changes are proposed to Building 2 or Building 3 in the form in which they have been approved under the Concept SSD (SSD-35283699), or to the approved car parking for a maximum of 358 vehicles in a basement below Buildings 2 and 3. In addition, no changes are proposed to loading, vehicular, bicycle and pedestrian access arrangements as provided in the Concept SSD.

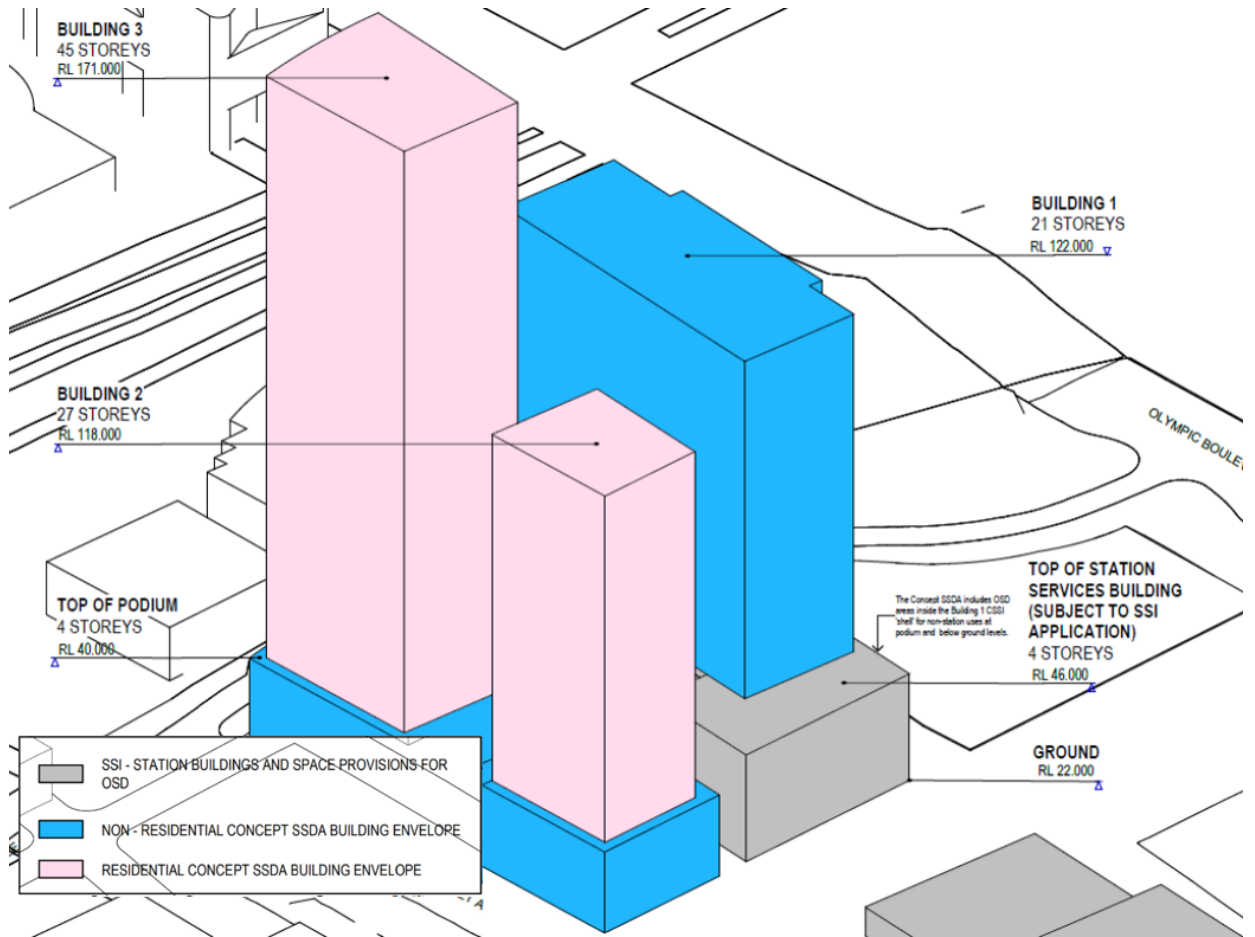


Figure 5 – Sydney Olympic Park OSD & ASD (SSD-35283699) approved building envelopes

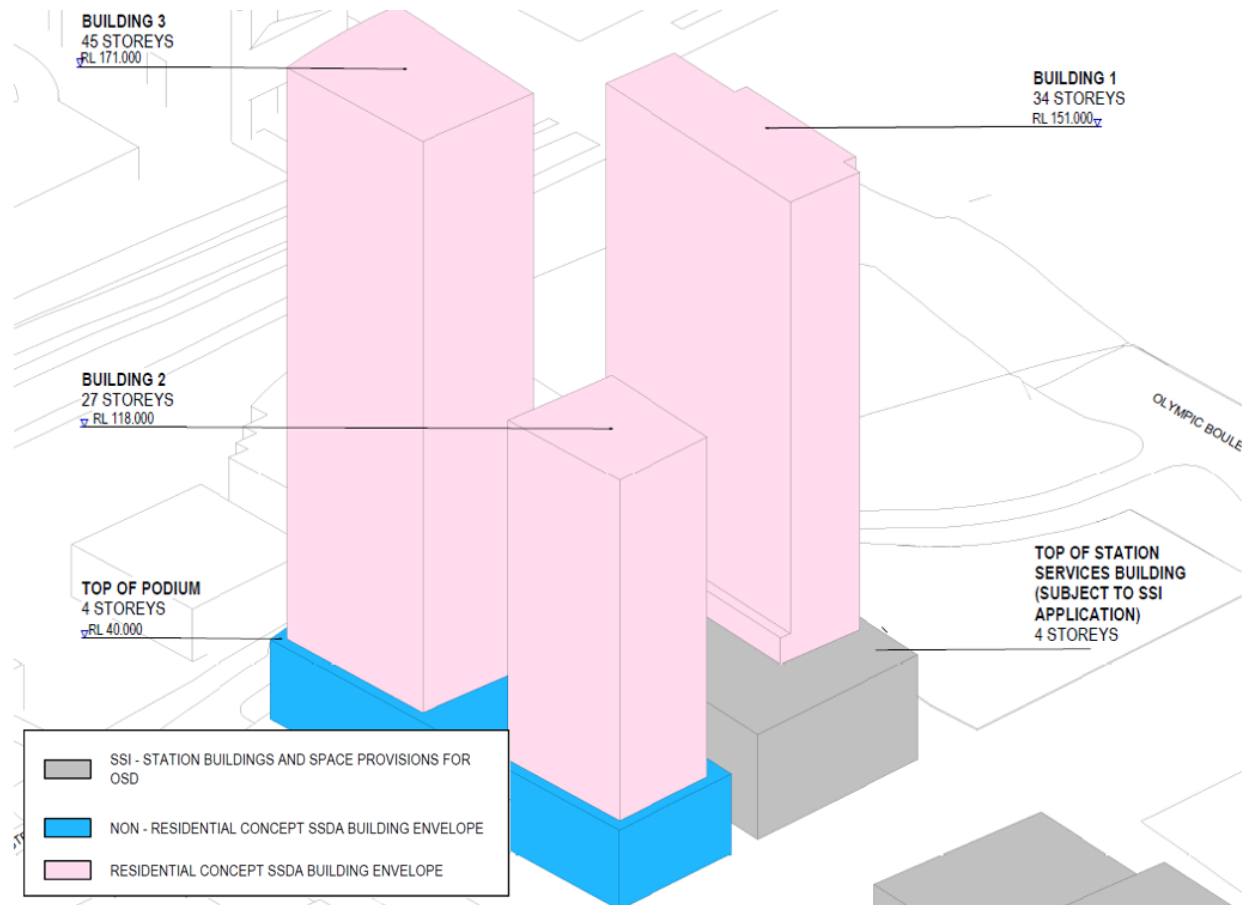


Figure 6 – Sydney Olympic Park OSD Building 1 amended building envelope

Table 2 provides a numerical overview of proposed changes to the Concept SSD (SSD-35283699) for Building 1. Table 3 provides a numerical summary of the overall changes to the Concept SSD including maximum GFA and total number of dwellings.

Table 2 – Numerical overview of proposed changes to Building 1

Concept Plan – Building 1	Approved numerical overview	Proposed numerical overview
Residential GFA	0 m ²	22,875 m ²
Commercial GFA	26,690 m ²	1,183 m ²
Retail GFA	1,200 m ²	791 m ²
Station GFA (CSSI)	Approx. 884 m ²	Approx. 944 m ²
Total GFA (ex. CSSI)	27,890m ²	24,849 m ²
Height RL	122	151
Storeys	21	34

Table 3 – Numerical overview of proposed changes to the Concept SSD (SSD-35283699)

Concept Plan - SSD-35283699	Approved overall numerical overview	Proposed overall numerical overview
Residential GFA	33,150 m ²	56,037 m ²
Commercial GFA	33,537 m ²	6,880 m ²
Retail GFA	1,389 m ²	1,625 m ²
Station GFA (CSSI)	Approx. 884 m ²	Approx. 944 m ²
Total GFA (ex. CSSI)	68,076 m ²	64,542 m ²
Dwellings	316	507
Car parking spaces	358	No change

This Amending Concept DA requests that consent is granted with a condition imposed pursuant to section 4.17(1)(b) of the EP&A Act, requiring the Concept SSD consent to be modified.

Such a condition and a modification made pursuant to it would provide consistency between the Concept SSD consent and any consent granted to the development proposed in this Amending Concept DA. It would also provide clarity in that the subsequent Detailed SSDA is consistent with the amended building envelope and residential uses sought for Building 1.

A condition of this type is given effect by section 4.17(5) of the EP&A Act which provides that if a consent authority imposes a condition requiring the modification or surrender of a consent under section 4.17(1)(b), that consent may be modified subject to and in accordance with the EP&A Regulations. Clause 67 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) provides that modification of a development consent may be made by written notice to the consent authority and that the notice takes effect, according to its terms, when the consent authority confirms receipt of the notice.

5. Statutory and Strategic context

The site is located within the City of Parramatta Council LGA and administered by Sydney Olympic Park Authority (SOPA). The relevant Acts, environmental planning instruments and development controls relating to the site and relevant to considerations for the SSD application are as follows:

- *Environmental Planning and Assessment Act 1979 (EP&A Act)*
- *Environmental Planning and Assessment Regulation 2021 (EP&A Regulation)*
- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Precincts – Central River City) 2021*
- *State Environmental Planning Policy (Housing) 2021 and accompanying Apartment Design Guide*

5.1 Environmental Planning and Assessment Act 1979

Pursuant to Section 4.22 of the EP&A Act, a Concept DA may be made setting out concept proposals for the development of a site, and for which detailed proposals for the site or for separate parts of the site are to be subject of a subsequent development application(s). This Scoping Report relates to an Amending Concept DA which, if approved, will consent to the proposed development and in doing so, require amendment of the Concept SSD consent through the imposition of appropriate condition(s) under section 4.17(1)(b) of the EP&A Act.

The proposed development is classified as SSD as detailed in sections 1.2.3 and 5.2 below.

5.2 State Environmental Planning Policy (Planning Systems) 2021

Clause 2(f) of Schedule 2 of *State Environmental Planning Policy (Planning Systems) 2021* specifies Sydney Olympic Park is a site on which development that has an estimated development cost of more than \$10 million is State significant development (SSD). The proposed development has an estimated development cost of more than \$10 million.

As the development is not permissible without consent under Part 4 of the EP&A Act by the operation of an environmental planning instrument, it is declared to be SSD pursuant to section 4.36 of the EP&A Act.

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

Sydney Olympic Park was declared a State Significant Site (now Precinct) by the Minister for Planning in 2010.

Appendix 4 of the Central River City SEPP applies to Sydney Olympic Park. The State Significant listing of the precinct sets out statutory planning controls including land use zoning, floor space ratios and height of buildings to guide future development within Sydney Olympic Park. This has been considered in Table 3 below.

Pursuant to clause 7 of Appendix 4 of the Central River City SEPP, the subject site is zoned B4 Mixed Use. The proposed residential accommodation, commercial premises and retail premises are permitted with consent.

Table 4 provides an initial assessment of the proposed development against the planning controls the Central River City SEPP.

Table 4 - Central River City SEPP Development Standards Compliance Table

Development Standard	Control	Proposed	Complies
Land use zones	B4 Mixed Use	Residential, commercial and retail uses	Yes
Building height	The maximum building height at site 47 is 149 m	Building 1 is approximately RL 151.00 (34 storeys)	Yes
Floor Space Ratio	The maximum floor space ratio to be permitted on site 47 is 7:1	The proposed FSR for site 47 is 5.74:1.	Yes

5.4 Satisfying Design Excellence

The Sydney Metro West Design Excellence Strategy is not proposed to be amended by the Amending Concept DA. The Amending Concept DA will retain the same approach to achieving Design Excellence as the Concept SSD.

Sydney Metro proposes to use the Sydney Metro West Design Excellence Strategy. The Design Excellence Strategy is structured around the operation of independent design review panels that support the design development process for the architectural, urban design and infrastructure elements of each precinct throughout three phases of the project:

- Phase 1: Defining expectations
- Phase 2: Reference design and competitive selection
- Phase 3: Design integrity.

The Design Excellence Strategy includes the establishment of two independent design review panels chaired by the NSW Government Architect:

- Design Advisory Panel (DAP) covers Phase 1 and applies to all station precincts to guide concept design of stations, precincts and development. It is during Phase 1 that SSI applications and Concept SSD applications are developed, and approvals sought.
- Design Review Panel (DRP) covers Phases 2 and 3 and applies as follows.

Phase 2 guides reference designs for stations, precincts and development; facilitates a competitive process for Sydney Metro's procurement strategies for detailed design of stations, precincts and development; responds to statutory requirements for design excellence in environmental planning instruments and implements a rigorous design evaluation process.

Phase 2 also includes the establishment of separate Sydney Metro managed panels that may comprise select DRP members to review and provide advice on the design evaluation of tender submissions. The Design Excellence Evaluation Panel (DEEP) will facilitate the achievement of design excellence as part of the competitive design process for Detailed SSDA(s) while the Tender Design Review Panel (TDRP) will provide guidance on aspects of the CSSI and contract packages.

Phase 3 ensures design integrity is achieved and demonstrated in the design and delivery of stations and development following contract award.

5.5 Other relevant legislation and policies

In addition to the above statutory provisions, the following relevant planning controls will be addressed:

- SOP Master Plan 2030 (Interim Metro Review) Section 5.2 and Appendix E; and
- SOP Master Plan 2030 (2018 Review).

Appendix B provides an initial assessment of the proposed development against the planning controls in the SOP Master Plan 2030 (Interim Metro Review) Section 5.2 and Appendix E and the SOP Master Plan 2030 (2018 Review).

The Amending Concept DA seeks to convert the currently approved land use of Building 1, above the podium, from commercial to residential. The site is zoned B4 Mixed Use under the Central River City SEPP and under that zoning, residential use is permitted with consent.

Figure 5.7 in the Sydney Olympic Park Master Plan 2030 (Interim Metro Review) Section 5.2 identifies the site on which Building 1 is located as being for commercial land use only whilst the site on which Buildings 2 and 3 are located is identified as being for residential and non-residential land use (with no residential use on ground level permitted). The existing Concept SSD consent provides for residential land uses in the towers of Buildings 2 and 3.

Sydney Metro has consulted with SOPA regarding the land use plan mapping and will seek to amend either the Sydney Olympic Park Master Plan 2030 (Interim Metro Review) or the draft Sydney Olympic Park Master Plan 2050 to allow for mixed land use in accordance with the Central River City SEPP zoning.

6. Engagement

6.1 Overview of engagement

Sydney Metro has been engaging with the community, stakeholders and industry on Sydney Metro West since 2017. Feedback gathered has helped shape the project, including station locations. Early engagement with the community and stakeholders began in June 2017 and continued into 2018. Further engagement for the project followed the announcement of confirmed station locations between Westmead and The Bays in October 2019.

Specifically, community consultation has occurred at the following stages:

- Stage 1 CSSI approval and Stage 3 CSSI application: Community consultation prior to lodgement of Stage 1 CSSI approval and Stage 3 CSSI application and the public exhibition of the applications by Department of Planning, Housing and Infrastructure (DPHI).
- SOP Master Plan 2030 (Interim Metro Review): Community consultation (carried out by Sydney Olympic Park Authority) that was undertaken as part of changes to the SOP Master Plan (2018 Review).
- Community and stakeholder consultation during the development of the Sydney Olympic Park Over and Adjacent Station Development Concept SSDA EIS and the public exhibition of the application by DPHI.

6.2 Engagement for Concept SSD

The following targeted engagement with the community and stakeholders was undertaken during the preparation of the Sydney Olympic Park Over and Adjacent Station Development Concept SSDA EIS.

6.2.1 Public exhibition of the EIS

The EIS and accompanying technical reports and plans were placed on public exhibition by DPHI from 16 November 2022 to 13 December 2022. This provided stakeholders and the community an opportunity to review the information, have their questions answered by Sydney Metro and, if they chose, prepare and make a submission to DPHI.

6.2.2 Consultation activities

The following consultation activities were carried out by Sydney Metro to support public exhibition of the EIS:

- Letterbox notifications (approximately 3,500 leaflets were posted before the information sessions)
- Newspaper advertisements
- Emails to those who had signed up for news/alerts
- Sydney Metro website updates
- Sydney Metro Connect App
- Place manager outreach including phone calls, emails and door knocking
- Social media posts.

6.2.3 Community information sessions

Sydney Metro hosted two community information sessions where displays and information about the Concept SSD EIS were available. These sessions were held on Monday 28 November from 11am – 2pm and 4pm – 7pm at the Novotel, Olympic Boulevard, Sydney Olympic Park.

Members of the community were invited to attend these sessions, to meet expert members of the Sydney Metro West team and have any questions answered. Visitors were not required to make a booking and were able to drop in anytime within the advertised periods. There was a total of 19 visitors at the two community information sessions.

Copies of the EIS and summary booklet (described below), and information boards were available for visitors to view at all of the information sessions. Project newsletters, contact cards and fridge magnets (with website links, contact email and phone numbers) were also available for visitors to take away.

Several information boards were presented around the room, such as an overview of Sydney Metro West and an overview of the Sydney Olympic Park OSD and ASD. The display also featured looped videos about this proposal, including videos featuring project experts explaining the more complex aspects of Sydney Metro West, such as the planning process and placemaking.

6.2.4 Virtual community engagement

Sydney Metro launched an interactive portal to provide an informative and accessible way for the community to view and access this EIS and all other relevant project information.

Community members were able to explore interactive maps and learn what to expect from the project. The portal displays information from the EIS, as well as outlines of the proposed building envelopes at the station. There were 8,311 visits to the interactive portal during the exhibition period.

6.3 Government agencies

Sydney Metro participates in on-going consultation with the following relevant government agencies:

- Fortnightly meetings with the DPHI Key Sites Team to discuss Concept SSDAs including overview of proposed developments and key issues
- Monthly meetings with SOPA including design guideline co-ordination with the SOP Master Plan and sharing of draft planning documentation as relevant.

Preliminary consultation has been undertaken with DPHI and SOPA regarding the proposed conversion of the Building 1 tower from commercial to residential land use.

6.4 Engagement to be carried out by applicant

Consultation will take place with key stakeholders and Government agencies during the preparation of the Amending Concept DA EIS and during exhibition of the EIS, including:

- DPHI
- SOPA
- Transport for NSW
- City of Parramatta Council
- Relevant community organisations
- General community

The EIS will be placed on public exhibition once DPHI has reviewed the EIS to confirm that it has satisfactorily responded to each of the issues identified in the SEARs. SOPA will be provided with an opportunity to review the proposed development, including the final building envelopes and the detailed specialist studies and assessment reports accompanying the EIS.

The EIS will include a detailed consultation summary, including all pre-lodgement consultation undertaken up to submission of the Amending Concept DA EIS. Sydney Metro will ensure the community is aware and engaged at subsequent assessment and approval stages of the proposed development.

7. Key Issues for consideration

7.1 Legislative framework

The EIS will detail the applicable legislative approvals framework for the Amending Concept DA. It will also provide an assessment of the proposed development against the relevant matters required by the EP&A Act in the manner appropriate for concept DAs.

7.2 Relationship with and requirements of SSD-35283699 and SSI-22765520

The EIS will detail the relationship between the Amending Concept DA with the existing approvals that apply to the site and detail how coordination between these approvals will be managed to ensure a coherent building appearance and management of construction timeframes.

7.3 Built form and urban design

The EIS will assess the massing, scale and density of the proposed envelope and detail how the building envelope will complement existing and proposed development surrounding the site within the context of Sydney Olympic Park.

A Built Form and Urban Design Report will be submitted with the EIS and will detail the rationale for the siting and layout of the proposed development, including future design considerations such as ground plane interface, relationship with the future metro station, and proposed massing and land use composition. The Amending Concept DA will retain the same approach to Built Form and Urban Design as set within the design principles within SOP Master Plan 2030 (Interim Metro Review) Section 5.2 and Appendix E.

The Amending Concept DA will include updated design guidelines to inform the future detailed design of the building and public domain.

7.4 Heritage

The Heritage Impact Assessment for the Concept SSDA identified the following two heritage items of State heritage significance as being in the vicinity of the proposed development:

- Olympic Cauldron (SHR 01839)
- Abattoir Precinct (also identified as the Abattoir HCA and State Abattoir Heritage Precinct in the SEPP (Precincts – Central River City) 2021).

The Amending Concept DA will retain the same approach to Heritage Impact Assessment as the Concept SSD and will consider any potential changes to heritage impact as a result of the proposed amendments to the building envelope of Building 1.

7.5 Ecologically sustainable development

The proposed development will confirm how it will achieve the relevant targets established under the Concept SSD for the proposed residential land use of Building 1. An updated Ecologically Sustainable Development (ESD) Report will explore opportunities to achieve sustainability targets and rating requirements in ecologically sustainable design for Building 1. The updated ESD Report will be included as part of the EIS to set out an ESD strategy to guide the future Detailed SSDA(s).

Detailed BASIX and Section J requirements will be addressed in future Detailed SSDA(s), as consistent with industry best practice.

7.6 Pedestrian wind

The Pedestrian Wind Assessment prepared for the Concept SSD indicated that wind speeds are generally compliant with the intended usage of each area of the proposed development. The assessment noted areas of concern around the proposed retail frontages on the northeast corners of Buildings 2 and 3.

The EIS will be accompanied by an updated Pedestrian Wind Assessment to detail any potential changes as a result of the proposed amendments to the building envelope for Building 1 and will outline revised mitigation measures to support the amended building envelope.

7.7 Overshadowing

The Amending Concept DA will consider the implications of overshadowing for adjacent and nearby development. A Shadow Impact Analysis will identify any changes to overshadowing impacts for heritage items, public spaces and existing or approved future developments as a result of the amended building envelope for Building 1.

7.8 Reflectivity

The Amending Concept DA will consider any glare resulting from sun light reflecting off the proposed façade of Building 1 and any potential impact on vehicles and pedestrians moving around the site and/or nearby roads.

7.9 Residential amenity and solar access

The EIS will detail how the Amending Concept DA will facilitate a development outcome which complies with the principles within *State Environmental Planning Policy (Housing) 2021* and associated Apartment Design Guide.

7.10 Social and economic

The social and economic impacts of the proposed development will be detailed in the EIS. The anticipated social impacts will relate to:

- provision of additional residential accommodation including activation of the Sydney Olympic Town Centre to attract more residents in a well-connected location
- reduction of commercial floor space and associated employment opportunities
- impacts to amenity from increased building height including overshadowing of public domain and solar access of adjacent residential buildings.

7.11 Views

The EIS will outline the potential visual impacts of the proposed development and outline strategies to minimise visual impacts. A visual impact assessment and photomontages will accompany the EIS and will include:

- assessment of visual effects compared to that envisaged under the Concept SSD
- assessment of visual effects and visual impacts
- significance of residual visual impact on existing and future character.

7.11 Traffic, access and carparking

An updated Transport and Access Report will be prepared to accompany the Amending Concept DA to support the additional residential floor space proposed for Building 1, compared to that envisaged under the Concept SSD.

The report will consider the potential impact of the proposed development on the road network and identify further management and mitigation measures which may need to be considered as part of subsequent detailed SSDAs.

7.12 Noise and vibration

An updated Noise and Vibration Report will be prepared and will assess impacts from surrounding land uses including the proposed metro station, Olympic Park Rail Line and Sydney Olympic Park events on the proposed residential tower of Building 1.

The updated report will also consider any changes to noise and vibration generating sources and activities likely to occur at construction and during operation of Building 1.

7.13 Waste

An updated Waste Management Plan will be prepared to support the residential floor space proposed for Building 1. The plan will identify the relevant waste streams and outline the relevant management strategies.

7.14 Utilities

The Amending Concept DA will be accompanied by an updated Utilities and Infrastructure Servicing Assessment outlining the existing capacity and any augmentation requirements of the proposed development for the provision of utilities, including servicing availability and staging of infrastructure through the preparation of an infrastructure / utility management plan.

Subsequent Detailed SSDAs will consider utilities, infrastructure and services in greater detail.

8 Conclusion

The purpose of this report is to request SEARs for the preparation of an EIS for an Amending Concept DA seeking consent to development and requiring modification of the Concept SSD consent (SSD-35283699). The proposed development seeks an amended building envelope and the description of the permitted land use for the Sydney Olympic Park OSD Building 1, at a conceptual level. No change is proposed to Building 2 or Building 3 as approved under the Concept SSD consent.

In line with the NSW Government's priority to significantly increase housing supply in locations close to Sydney Metro West, the Amending Concept DA seeks to change the land use of the Building 1 tower from commercial to residential. This SEARs request outlines the approval pathway for the application, the legislative framework and the key matters for consideration in the assessment of the concept SSD application. The EIS for the proposed development will seek consent for a building envelope, land use, maximum building height and a maximum GFA. An indicative reference scheme will support the Amending Concept DA and demonstrate how a building could be established within the proposed building envelope while maintaining appropriate environmental amenity outcomes. A subsequent Detailed SSDA will be prepared in future seeking consent for detailed design and construction of the proposed development.

The information detailed in this Scoping Report is considered sufficient to enable the Secretary to issue the SEARs to guide the preparation of the EIS.

Appendix A Amended building envelope drawings



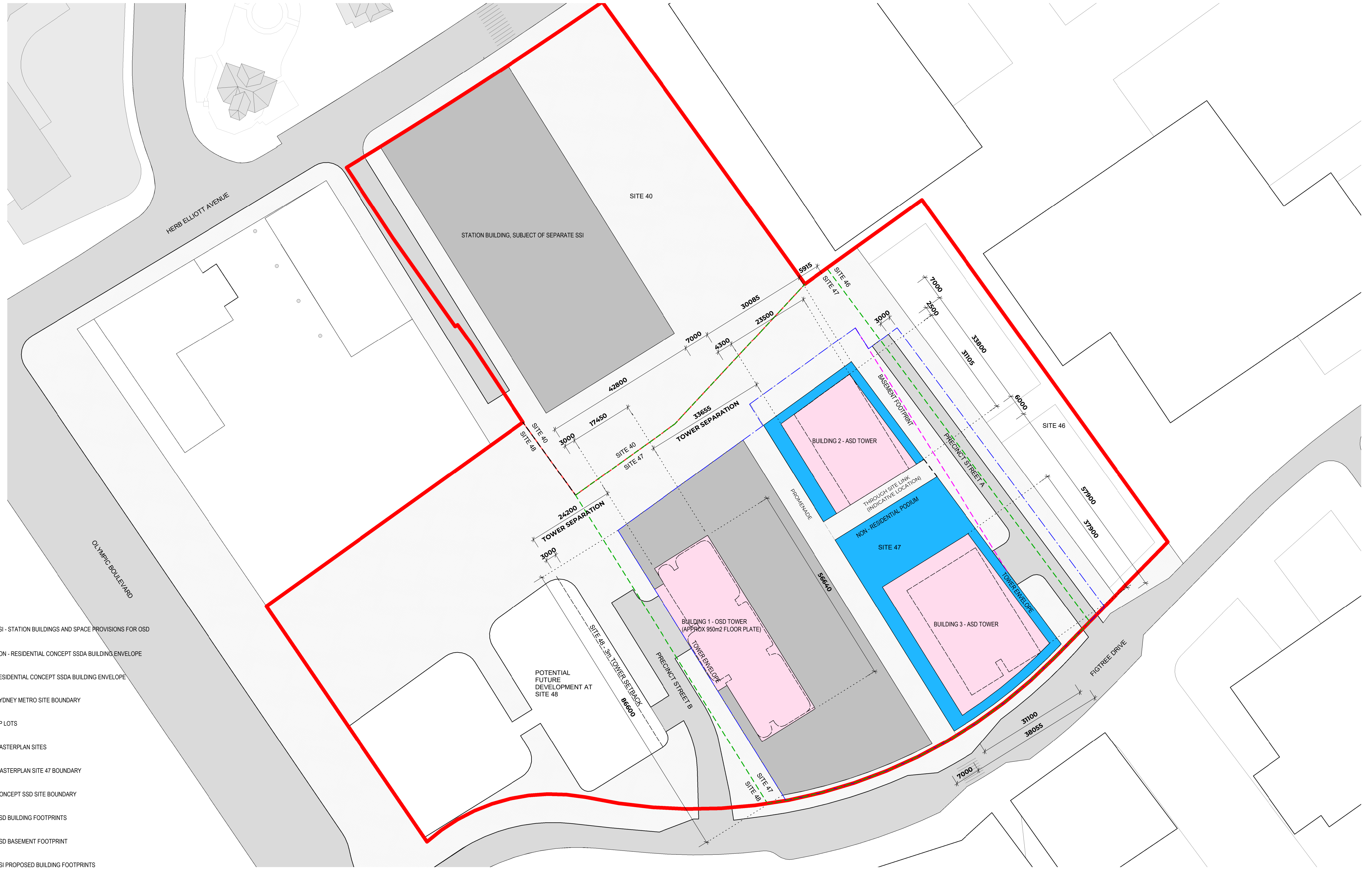
- Sydney Metro Site Boundary
- - - DP Lots
 - Lot A - 132 DP1189734
 - Lot B - 59 DP786296
 - Lot B1 - 15 DP1125680
 - Lot C - 58 DP786296
- - - Masterplan Sites
 - Site 40 - SSI
 - Site 46 - Future Development
 - Site 47 - SSD
 - Site 48 - Future Development
- - - Masterplan Site 47 Boundary
- - - Concept SSD Site Boundary
- - - SSD Building Envelope Footprints
- - - SSD Basement Footprint
- SSI Building Footprints

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E	SSD APPLICATION AMENDMENT ISSUE	AS	AC	AG	03/1
D	LOT 47A STAGE 1 UPDATE	AS	AC	AG	14/1
C	SSD APPLICATION SUBMISSION	AS	AC	AG	14/0

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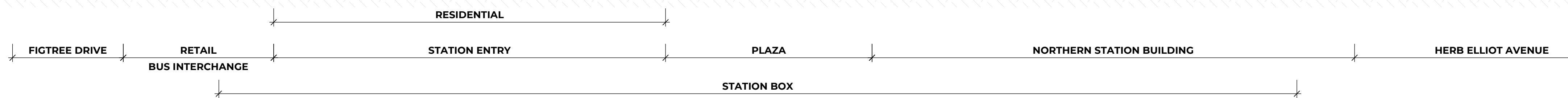
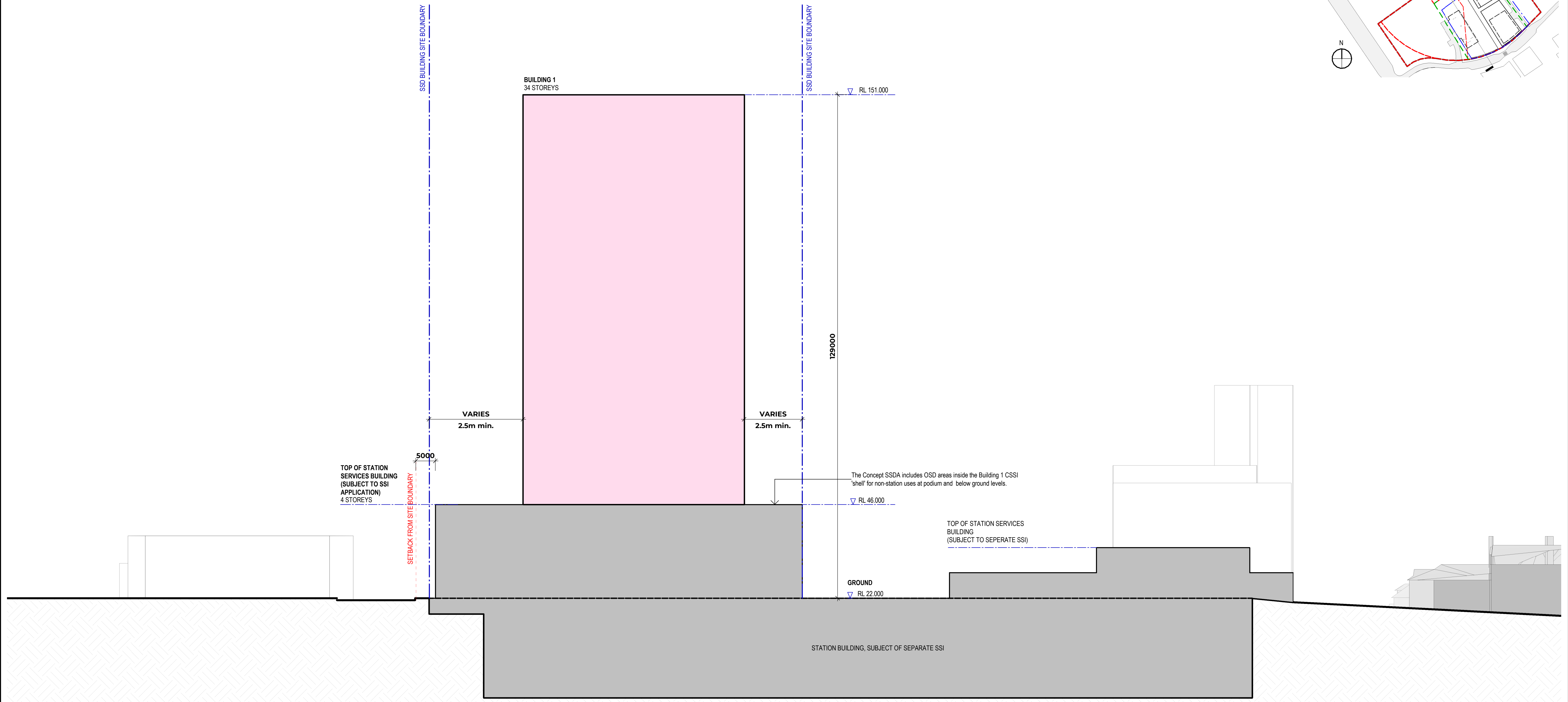
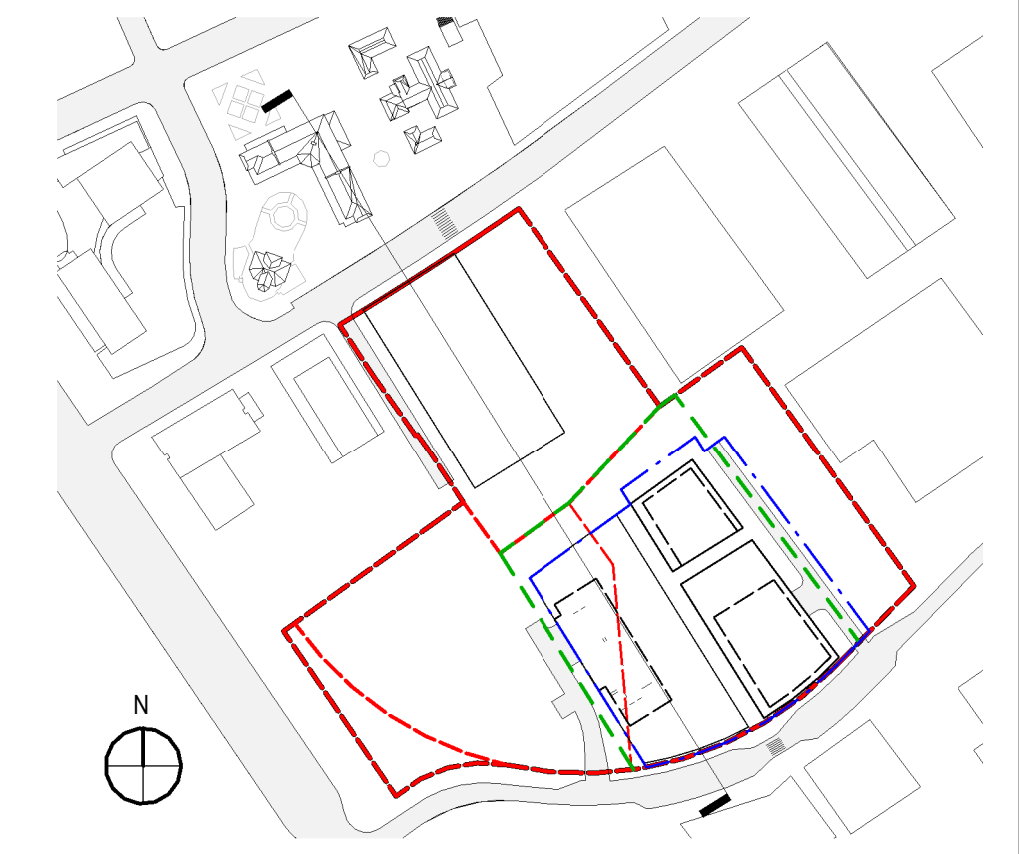


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- RESIDENTIAL CONCEPT SSDA BUILDING ENVELOPE
- SYDNEY METRO SITE BOUNDARY
- DP LOTS
- MASTERPLAN SITES
- MASTERPLAN SITE 47 BOUNDARY
- CONCEPT SSD SITE BOUNDARY
- SSD BUILDING FOOTPRINTS
- SSD BASEMENT FOOTPRINT
- SSI PROPOSED BUILDING FOOTPRINTS

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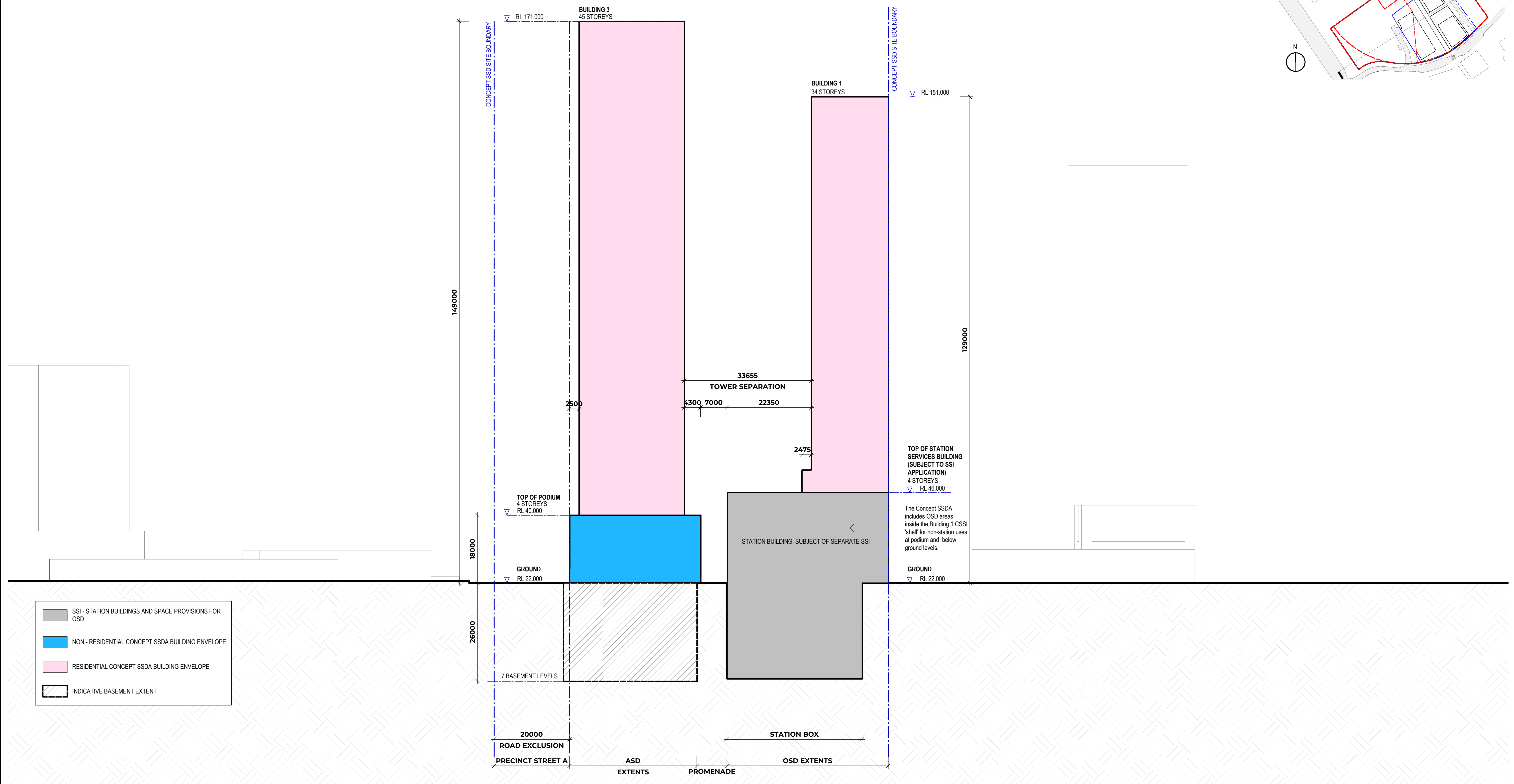
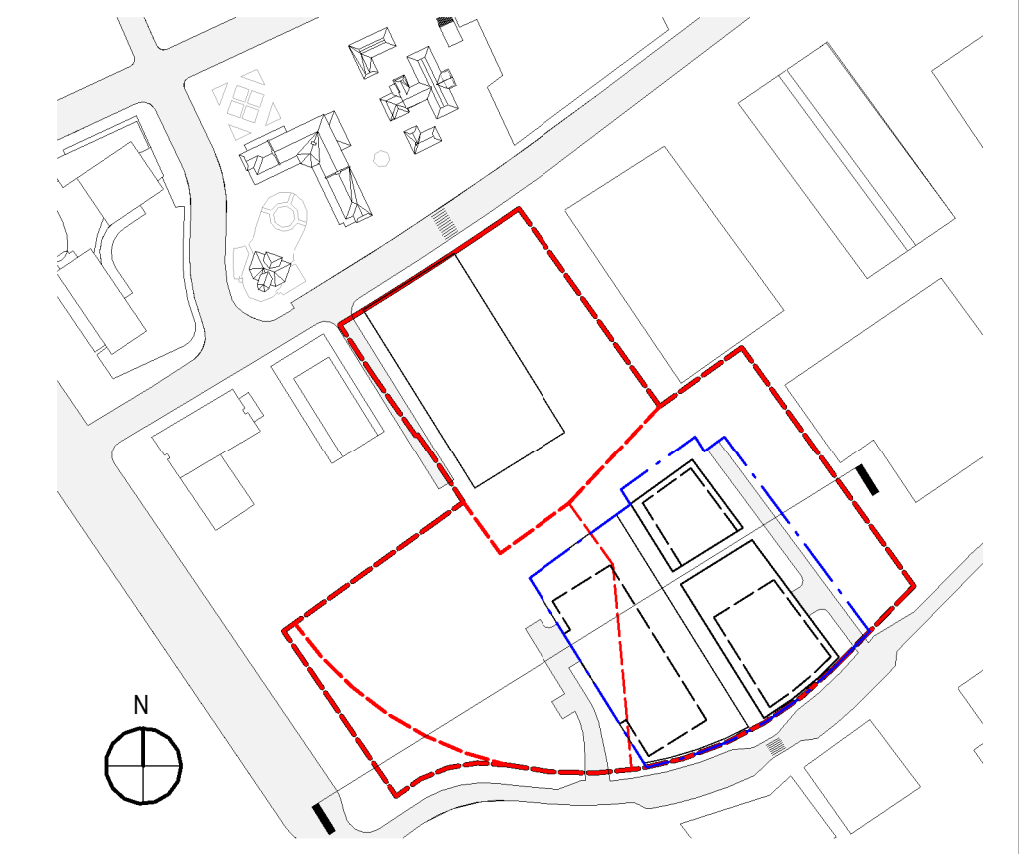
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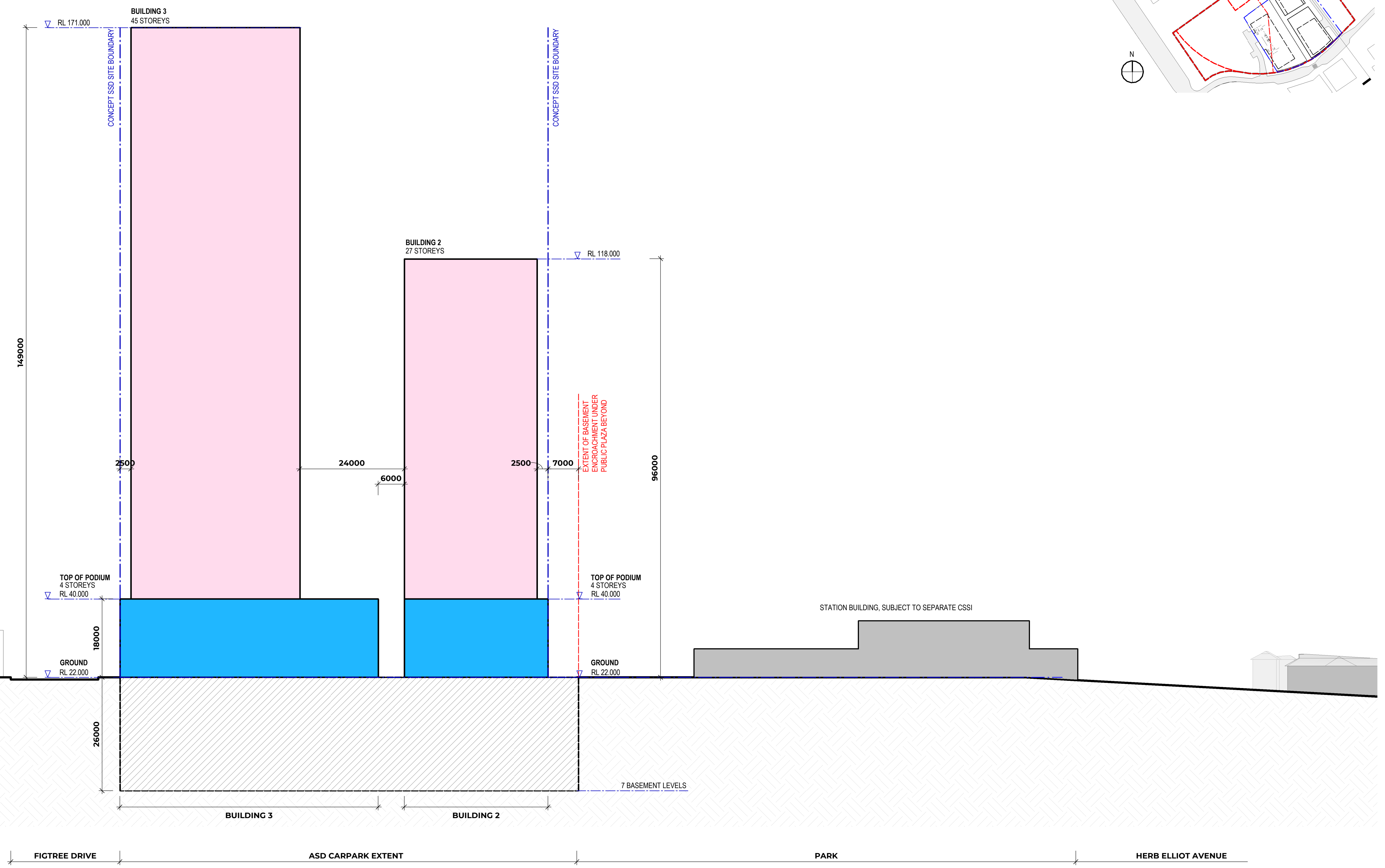
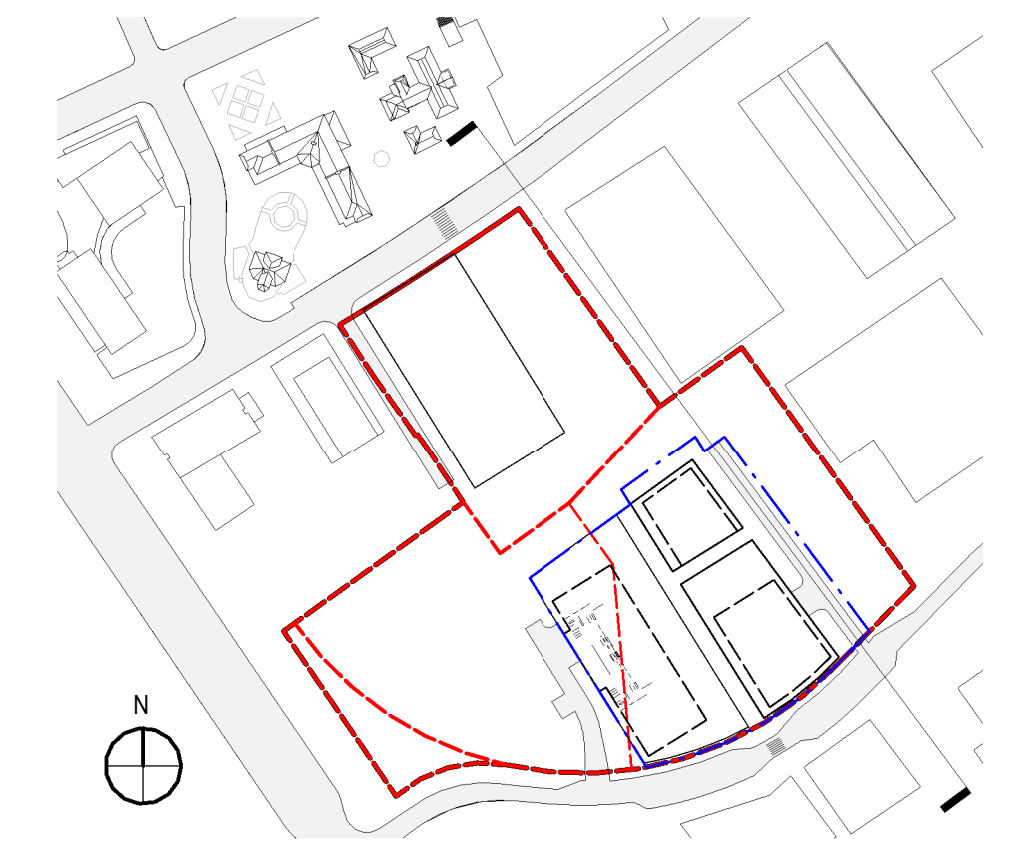
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- RESIDENTIAL CONCEPT SSDA BUILDING ENVELOPE
- INDICATIVE BASEMENT EXTENT

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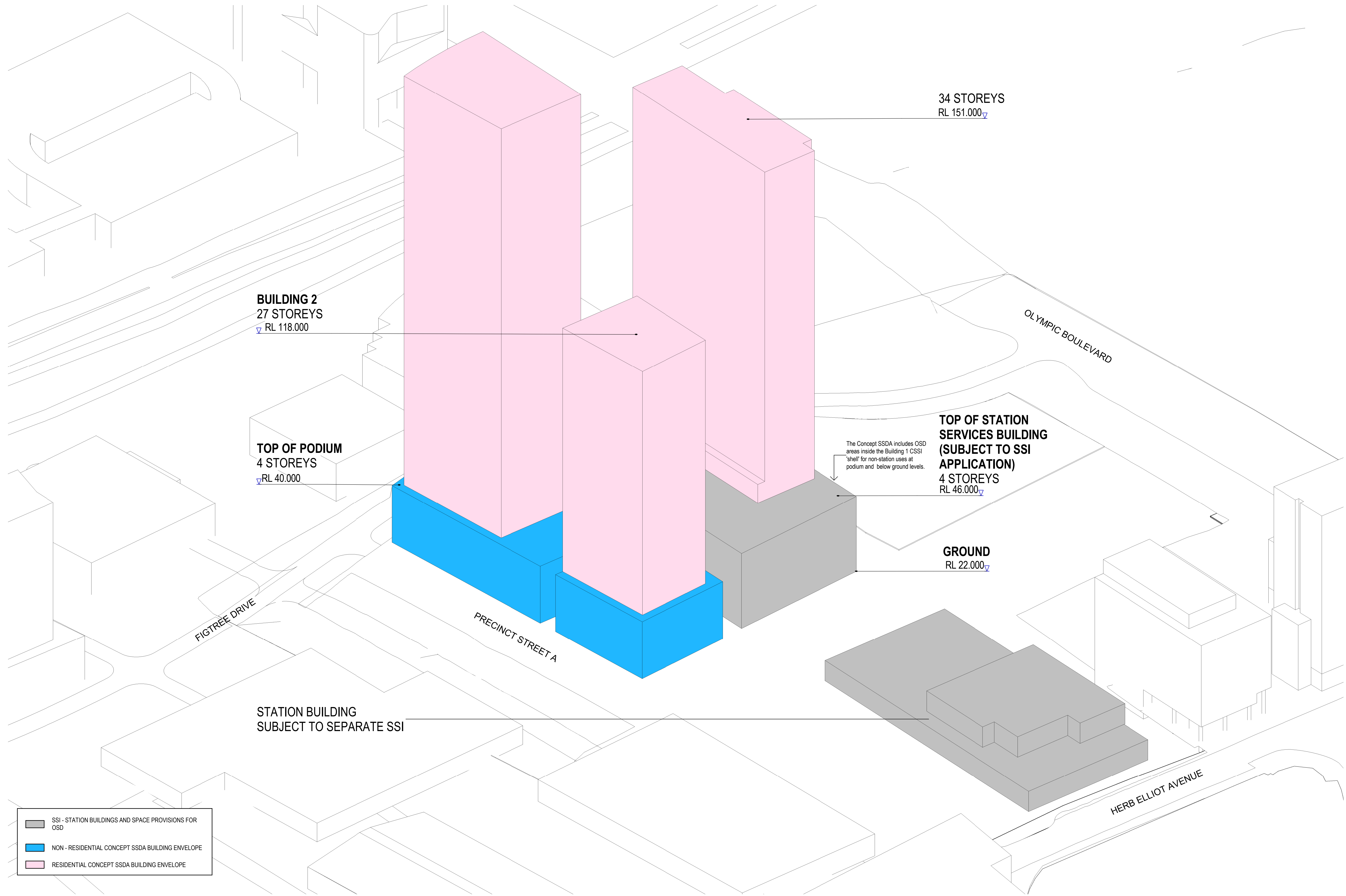


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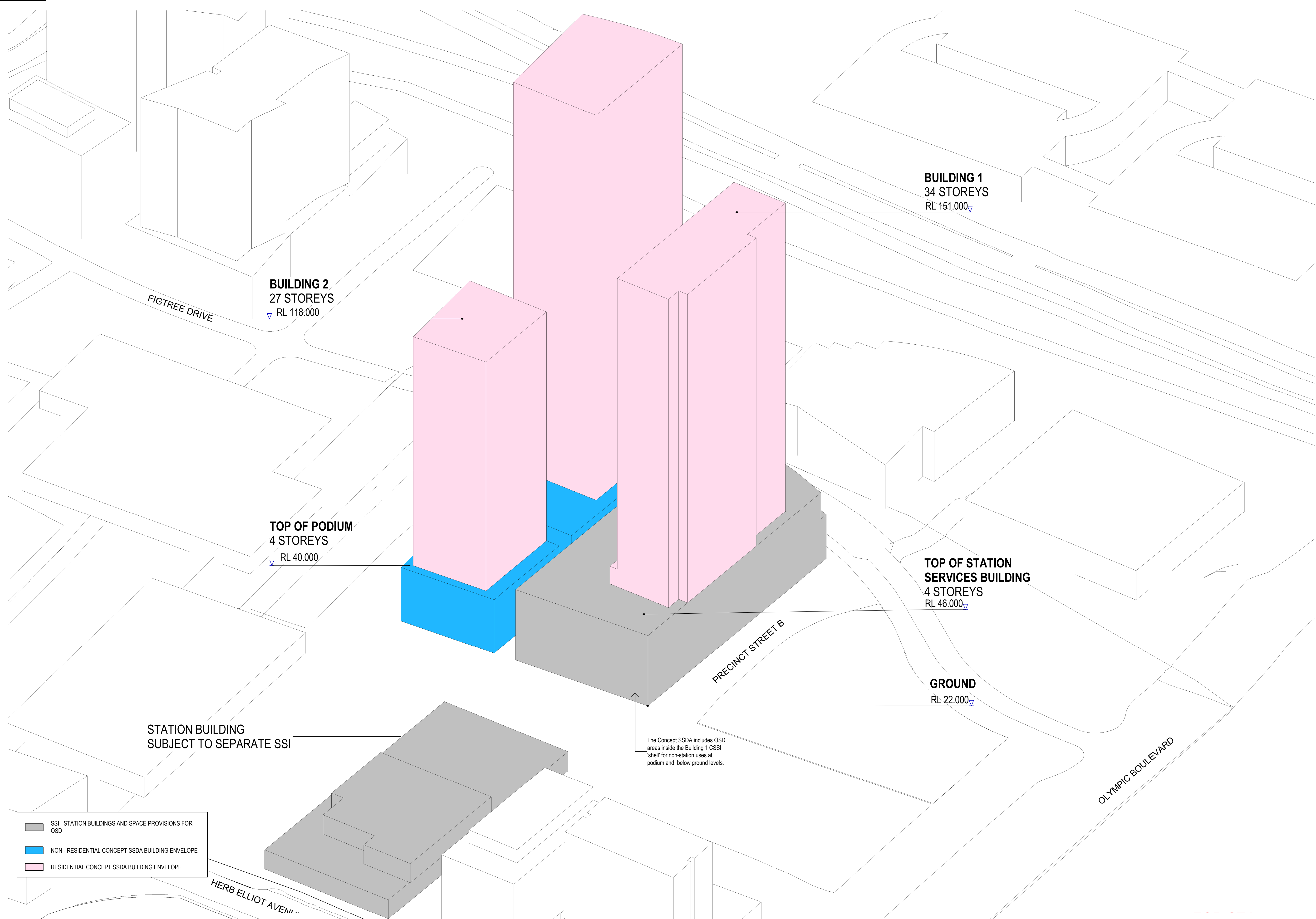
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The Concept SSDA includes OSD areas inside the Building 1 CSSI 'shell' for non-station uses at podium and below ground levels.

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	RESIDENTIAL CONCEPT SSDA BUILDING ENVELOPE

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Appendix B Planning controls the SOP Master Plan 2030 (Interim Metro Review) Section 5.2 and Appendix E and the SOP Master Plan 2030 (2018 Review)

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