

SUBMISSIONS REPORT

URBNSURF Sydney Event Hill Modifications

State Significant Development Modification 07 - (SSD-7942-MOD-07)

10/07/2026

URBNSURF Sydney



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SUBMISSIONS REPORT

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Introduction

This Response to Submissions Report has been prepared by Bureau Verities on behalf of URBNSURF Sydney (the Applicant), and is submitted to the Department of Planning, Housing and Infrastructure (DPHI) to address submission and key issues raised following the exhibition of the Environmental Impact Statement for SSD-7942-MOD-7, being for Urbnsurf for the proposed Modification of the Events Hill including changes to the design and landscaping of the Events Hill and minor, miscellaneous changes to the spectator/recreation areas surrounding the surf lagoon.

SSD-7942-MOD-7 was lodged on 07 May 2026 and formally accepted by the DPHI on 15 May 2026. It was publicly exhibited from 02 June 2026 to 16 June 2026, providing Parramatta City Council, Sydney Olympic Park Authority, government agencies and members of the public with the opportunity to make submissions on the Proposal. A summary of the Proposal as exhibited is provided in Section 1.1.

The submissions received during the exhibition form the subject of this report, known as the Response to Submissions Report, or Submissions Report. This report has been prepared in accordance with the requirements of Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act), Part 3, Division 5 of the Environmental Planning and Assessment Regulation 2021 (EP&A Regs), and the DPE's State significant development guidelines – preparing a submissions report (March 2026).

This Submissions Report contains:

- Analysis of submissions (Section 2.0)
- The Applicant's actions taken since exhibition (Section 3.0)
- The Applicant's response to submission (Section 4.0)
- Justification Conclusion (Section 5.0).

This Submission Reports should be read in conjunction with the supporting documentation appended to this report (refer to the Table of Contents).

1.1 Project Background

State Significant Development Application SSD-7942 was approved on 20 December 2017 for:

“construction and operation of an open water surf sports lagoon facility.”

The Development Consent has been the subject of a number of earlier modifications which include:

— SSD-7942-MOD-1, approved on 15 February 2022 for modifications to provide operational and functional improvements, including extended hours to the surf park on a trial basis.

— SSD-7942-MOD-2 was approved 11 July 2023 for changes to landscaping and remediation strategies to accommodate an addition 6,000m³ of spoil on the site. This modification amended the capping layer to a thickness of 300mm for landscaped portions of the site and introduced the requirement for an Imported Materials Sampling Protocol to be prepared to provide certainty that the certified capping materials proposed to be used in the alternative capping strategy are suitable and do not pose a risk to human health or the environment.

- SSD-7942-MOD-3 sought approval to extend the hours of operation for the café, restaurant and alfresco bar, but was withdrawn.
- SSD-7942-MOD-4, seeking approval to extend the hours of operation for the café, restaurant and alfresco bar, was approved on 10 August 2023.
- SSD-7942-MOD-5 was approved on 25 September 2023 for internal alterations to the Main Building well as minor external alterations consistent with the operation and servicing requirements of the facility.
- SSD-7942-MOD-6 sought approval on 30 November 2023 for modification to the events hill levels and landscaping but was withdrawn.

1.2 SSD-7942-MOD-7 (As Exhibited)

The SSDA modification, as exhibited, sought consent to modify the existing Development Consent No. SSD-7942 for the '*construction and operation of an open water surf sports lagoon facility*' (surf park') at Hill Road, Sydney Olympic Park (the site'). Specifically, the exhibited development sought consent for the following:

The proposed modifications include:

Earthworks: Cut and fill works will be undertaken to regrade the Events Hill. This will raise the maximum height of the Hill from RL10 to RL15. While the overall height will be increased from the approved design, areas of the existing, interim levels will be lower, particularly over the northern portions of the Hill. The Hill will have a maximum slope of 1(horizontal):3 (vertical).

Capping system: A new permanent capping system will be introduced comprising a minimum 350mm engineered capping layer with 150mm topsoil (total 500mm), underlain by a geofabric marker layer and supported by geogrid reinforcement.

Structural design elements: New structural design elements will be constructed including:

- A gabion basket retaining wall will be constructed along the eastern edge of the Events Hill, along the Loop Road. The wall will have a variable height up to a maximum of 2.5m (RL9.3m).

- Tiered sandstone block spectator seating along the western edge of the Events Hill, adjacent to the lagoon, with height of RL9.75 up to RL11.25.

- Landscaping: The approved landscaping for the Events Hill consists of a large lawn area, a skate ramp and potential playing court. A native batter planting including trees, was provided along the eastern edge. The modified landscape design seeks to create a more naturalised Events Hill. The skate ramp and playing fields will be deleted and the lawn will be replaced with a range of native shrubs.

- Stormwater drainage: Drainage pipes will be provided along the sandstone retaining walls and the gabion retaining walls. A spoon drain is to be installed along the top of the gabion wall. Existing pit levels will be lowered as required.

- Fencing: The existing fencing along the western boundary will be relocated on the hill, 1.5 meters off-set from the gabion wall

Minor modifications are proposed to the spectator and landscaped areas surrounding the lagoon, including:

- The removal of the kids wading pool adjoining the cabana area and replacement with lawn.

- Removal of the playground adjoining the main building and replacement with lawn.

The key component of the modification relates to changes to the Events Hill. The Events Hill, which forms the north-eastern edge of the site, is currently non-operational and is fenced off to prevent public access due to the presence of interim capping of asbestos impacted fill associated with the excess materials produced during the construction of the wider development. The changes to the Events Hill will allow its integration with the wider site, as intended by the original approval.

A photomontage of the proposed development Modification is shown in Figure 1 and 2



Figure 1: Gabion Wall



Figure 2 - Tiered Seating

2.0 - Analysis of submissions

The following section provides a summary of the submissions received during the public exhibition of SSD-7942-MOD-07 from 02 June 2026 to 16 June 2026.

Consistent with the DPE's State significant development guidelines – preparing a submissions report, a Submissions Register is provided at Attachment A. The Submissions Register delineates where each submission has been responded to within this Response to Submissions Report.

2.1 Overview

During the public exhibition period for SSD-7942-MOD-7 a total of 20 submissions were received, including submission made by government authorities and agencies and the public.

The exhibition of SSD-7942-MOD-7 attracted the following submissions:

- Three (3) submissions from government agencies and bodies, which provided commentary on issues and request for further information.
- One (1) submission from the Parramatta City Council which commented that they are satisfied that the appropriate investigations and assessments are to be carried out in conjunction with the contaminated materials and did not explicitly state support or otherwise to the application
- Sixteen (16) public submissions, including one (1) from organisations and fifteen (15) from members of the public. When analysed sixteen (16) submissions provided comments on the development.
 - One (3) supported the development; and
 - Two (2) provided comment only with no indication of support
 - Eleven (11) objected to the development.

Following the public exhibition of the Project, the DPHI requested the Applicant to provide a response to the received submissions on 19 June 2026.

Table 1 -Summary of Submissions Received

Stakeholder Group	Submission Name	Total
Agencies	• Department of Planning, Housing and Infrastructure (DPHI) • The Sydney Olympic Park Authority (SOPA) • NSW Environment Protection Authority (EPA)	3
Council	• Paramatta City Council	1

Stakeholder Group	Submission Name	Total
Public and Organisations	- Royal Agricultural Society of NSW - Barbara Hall - Name Withheld - Chloe Green - Janine Steel - Danile Mendes - Name Withheld - Cathy Anderson - Name Withheld - Paul Kersten - Name Withheld - Name Withheld - Newington Precinct 3 - Name Withheld - Name Withheld - Name Withheld	16

2.2 – Summary of Issued Raised

A summary of the issues raised in the submissions received is provided in table 2 below:

Table 2 - Summary of Issues Raised

Category	Issue	Stakeholders
The Project		
Architectural		
	Architectural Discrepancy Clarify discrepancies between the approved sections (from MOD 5) and the proposed sections (C and D) that show a raised fence line and a new building on the southern setback.	DPHI
	Security Fencing Authority notes that a security fence on the proposed hill is shown in several drawings, off set 1500mm from the proposed gabion wall. These drawings do not provide sufficient details on the footings of the proposed fence. The footings of the fence may impact the proposed capping layer and associated drainage.	Sydney Olympic Park Authority
Landscaping		

Category	Issue	Stakeholders
	Justify the removal of 6 large trees on the northeastern boundary of the site from the previously approved landscape plans.	DPHI
	Planting Plan Landscaping Drawing provided in support of this modification application does not include a Planting Plan.	Sydney Olympic Park Authority DPHI
	Clarify and justify the new buildings (including a transformer room) and arrangement detailed on the northern portion of the site, adjacent to Events Hill.	DPHI
	Signage Additional Signage shown on the Events hill with limited details.	Sydney Olympic Park Authority DPHI
	Topsoil The proposed layer of topsoil is shown as having a depth of 150mm. This depth is insufficient to support any vegetation except for lawn and the planting schedule provided is incompatible with the proposed topsoil depth. The thin layer of topsoil will dry quickly, negatively impacting any vegetation planted in it, requiring additional irrigation devices to support the healthy growth of the vegetation. Recommend making 300mm	Sydney Olympic Park Authority DPHI
	Landscape Plan Impact to existing trees distance between the existing trees along Loop Road and the proposed gabion wall	Sydney Olympic Park Authority
Geotechnical		
	Slope stability Oz Geos includes a recommendation that “the entire events lawn to be inspected once a month or after any significant storm event (with rainfall above 20mm). This is inconsistent with the proposal to have the events hill landscaped with a variety of planting instead of lawn as per the planting schedule.	Sydney Olympic Park Authority
	Geotechnical report Report on Geotechnical Investigation for proposed Events Hill Development prepared by OZ Geos (Geotechnical Report) provides specific details on site preparation, compaction, design and construction including ground anchors and retaining wall design.	Sydney Olympic Park Authority

Category	Issue	Stakeholders
the economic, environmental and social impacts of the project		
Construction Environmental Management Plan		
	Stockpiling Existing material on site proposal does not provide sufficient information on what will happen to the capping layer currently in place above the geofabric.	Sydney Olympic Park Authority
	Stockpiling The proposal does not provide sufficient information on the construction methodology, including stockpiling.	Sydney Olympic Park Authority DPHI
Events Management Plan		
	Events Management Impacts on the Existing Events Management Plans	Sydney Olympic Park Authority
Noise Traffic and Height		
	Noise and Light Pollution Increase in noise and light pollution due to the changes in the hill design	Public
	Traffic Increase in traffic to the area from the changes to the events hill	Public
	Height Increase in height of the hill to overlook the residential areas	Public

3.0 Actions taken since exhibition

This section summarises the further engagement undertaken by the Applicant, describes any refinements or amendments to the Proposal and further impact assessment undertaken.

3.1 Further Engagement Undertaken

Following the Public Exhibition of the SSDA Modification 07, the Applicant has undertaken further engagement with Sydney Olympic Park Authority, as described in Table 4 below.

Table 3 - Stakeholder Engagement

Stakeholder	Engagement Undertaken
Sydney Olympic Park Authority	Meeting held with SOPA held on the 24th of June 2026 to discuss the RFIs raised during the exhibition. SOPA were in general agreeance with the approach that was proposed to be undertaken including the planting in the cap as per the details in the RWP and as has been completed on the northern hill. SOPA also did not have any objection to providing a Draft construction methodology and not a full Construction Environmental Management Plan as requested in their submission

3.2 Project Amendments

Following the Public Exhibition of the proposed development modification, a number of minor design refinements have been made in response to the submissions received and further design development. The following outlines the proposed changes:

Planting Schedules:

In response to the Planting schedule and plan request URBNSURF have provided revised landscape documentation in Attachment A to demonstrate the following:

- Planting and turf delineation over the hill
- Types of plant coverage

Construction Environmental Management Plan

In Response to the Construction Environmental Management Plan Draft Construction submissions URBNSURF have provided at Attachment B to demonstrate the following:

- Proposed site compound in the car park
- Proposed Stockpile Locations
- Proposed entry and exit and erosion controls
- Proposed reuse of the Existing topsoil

Topsoil Allocation

IN response to the submission for additional topsoil URBNSURF has:

Gathered additional advice from Ozgeos who have updated their report after completing further investigation. The recommendation is now included in their revised report to no increase the topsoil above 150mm

Gathered additional advice from Oculus who have completed further investigations on the other planted areas around the park to confirm the status of the plants in areas that have less than desirable topsoil thickness.

3.3 Further Assessment Undertaken

In response to the submissions received as well as the design refinements made, further assessment of the impact of the proposed development has been undertaken with the following amended documents provided:

- Revised Landscape documentation by Oculus (**Attachment B**).
- Revised Architectural Documentation by Clarke Hopkins Clarke (**Attachment C**).
- Revised Geotechnical Report by Ozgeos (**Attachment D**).
- SY242357-C02.01-260701 - Proposed Construction Methodology by Northrop (**Attachment E**).

Detailed summary of the additional assessments to address matters raised in submissions are provided in **Section 4.0**.

4.0 - Response to submissions

Responses to the key issues raised in the submissions are provided in this section of the report.

4.1 The Project

4.1.1 Architectural

Table 4 – Architectural Issues

Ref	Issue Raised	Response to Submission	Attachments
1	Clarify discrepancies between the approved sections (from MOD 5) and the proposed sections (C and D) that show a raised fence line and a new building on the southern setback.	The structure shown within the southern setback is the existing maintenance shed located along the southern boundary and does not form part of the proposed works. References identifying this as a new building were carried over from the previously approved Section 4.55 application in error and have now been removed. Similarly, the raised fence line and the annotations stating "NEW RETAINING WALL BEHIND MAINTENANCE SHED" and "NEW RETAINING WALL FENCE OVER" were also inadvertently carried over from the previous Section 4.55 documentation. These are existing site features that were in place prior to the Section 4.55 application and are not proposed as part of the current application. Accordingly, these annotations have been removed from the drawings and should be disregarded.	Attachment C
2	The Authority notes that a security fence on the proposed hill is shown in several drawings, off set 1500mm from the proposed gabion wall. These drawings do not provide sufficient details on the footings of the proposed fence. The footings of the fence may impact the proposed capping layer and associated drainage.	The footing detail for the fence will be the same as the existing security fence footing details that are currently erected throughout the park. Footing detail to be prepared in detailed design.	SSD-7942-MOD-7

4.1.2 Landscaping

Table 5 – Landscaping Issues

Ref	Issue Raised	Response to Submission	Attachments
3	Justify the removal of 6 large trees on the northeastern boundary of the site from the previously approved landscape plans	The approved landscape plans dated 29 October 2021 included six proposed trees along the north-eastern site boundary to provide natural screening to the event space adjacent to the lagoon. During the construction phase, additional areas of contaminated soil were identified requiring remediation and capping on-site. Following detailed site investigations and remediation planning with consultant team, the northern batter and event lawn area were determined to be the only suitable locations available to accommodate the required capping works. As a result, the previously proposed flat event lawn area was regraded to form a 1:3 batter. In accordance with the geotechnical engineer's requirements, the batter comprises a geotextile layer, 150 mm of VENM, a maximum 200 mm capping layer, and 150 mm of topsoil to provide slope stabilisation and environmental protection. Due to the limited soil depth available above the capping system, the area is not capable of supporting the long-term establishment and growth of trees. Accordingly, the six proposed trees have been removed from this location. The revised landscape design instead utilises mass planting to provide visual screening, maximise vegetation coverage. This approach responds to the revised site conditions while maintaining the original landscape intent of providing a vegetated buffer along the site boundary.	Attachment B
4	Provide a planting schedule detailing any new plantings across the site, including the Events Hill, ensure sufficient topsoil depth is provided on the hill to allow for healthy plantings.	A planting schedule was previously provided as part of the DA Modification submission, with revision clouds identifying the proposed species for the Events Hill. In response to SOPA's request, detailed planting plans have been prepared in attachment B and submitted to illustrate the proposed planting arrangement.	Attachment B

Ref	Issue Raised	Response to Submission	Attachments
5	Clarify and justify the new buildings (including a transformer room) and arrangement detailed on the northern portion of the site, adjacent to Events Hill.	The structure shown on the landscape plans to north of Events Hill are existing. To avoid any potential confusion, the landscape plans will be updated to remove annotation to existing structures. No new buildings or structures are proposed as part of this application	Attachment B
6	Justify the annotation detailing signage to Events Hill.	Signage to be removed from landscape design and drawings	
7	The proposed layer of topsoil is shown as having a depth of 150mm. This depth is insufficient to support any vegetation except for lawn and the planting schedule provided is incompatible with the proposed topsoil depth. The thin layer of topsoil will dry quickly, negatively impacting any vegetation planted in it, requiring additional irrigation devices to support the healthy growth of the vegetation.	The proposed planting areas within the Events Hill are located over a remediated landform that has been designed in accordance with the geotechnical engineer's recommendations. The approved remediation profile comprises 150 mm imported topsoil over a capped layer consisting of a maximum 200 mm thick VENM capping layer, geotextile separation layer, and 150 mm compacted VENM subgrade. While a greater topsoil depth may generally be desirable, the geotechnical engineer has advised that increasing the topsoil depth to 300 mm across the 1:3 batters would adversely affect the long-term stability of the landform and increase the risk of erosion and slumping during significant rainfall events. Accordingly, the proposed soil profile represents a balance between landscape establishment requirements and the overriding geotechnical and remediation constraints of the site. Similar planting treatments to northern batter within the remediated areas of the site have been successfully established planting directly into the capping layer. Site observations demonstrate satisfactory plant health, establishment rates, and ground coverage. To support successful establishment, a regular irrigation regime will be implemented during the establishment period, consistent with the approach adopted for the northern batter areas. This will ensure adequate soil moisture conditions and promote healthy plant establishment within the constrained soil profile. Section Details of the capping makeup are provided in Attachment B	SSD-7942-MOD-7 Attachment B

Ref	Issue Raised	Response to Submission	Attachments
8	The proposal does not provide sufficient information on the distance between the existing trees along Loop Road and the proposed gabion wall, nor the method of construction of the gabion wall.	Dimensions from existing trees to gabion wall have added to landscape plans in attachment B. Refer arborist report provided with the initial Modification submission for impacts to existing trees and information of existing trees canopy and root system. URBNUSRF Recommend that the Gabion wall construction to be detailed in future by the Contractor who will be completing the works however it will be requested that all machinery access all areas from within the park and not through the trees or the verges.	Attachment B

4.1.3 Geotechnical

Table 6 - Geotechnical Issues

Ref	Issue Raised	Response to Submission	Attachments
9	The Authority notes that the Report on Geotechnical Investigation for proposed Events Hill Development prepared by OZ Geos (Geotechnical Report) provides specific details on site preparation, compaction, design and construction including ground anchors and retaining wall design.	Noted	
10	It is noted that the Report on Slope Stability & Soil Bearing Capacity of Landscape Mound Batter prepared by Oz Geos includes a recommendation that "the entire events lawn to be inspected once a month or after any significant storm event (with rainfall above 20mm). This is inconsistent with the proposal to have the events hill landscaped with a variety of planting instead of lawn as per the planting schedule	Ozgeos has reviewed the requirement and updated the language of the report to reflect the new landscaped areas.	Attachment D

4.2 Economic, Environmental and Social impacts

4.2.1 – Construction and Environmental Management Plan

Table 7 - Construction and Environmental Management Plan

Ref	Issue Raised	Response to Submission	Attachments
11	Provide an updated Draft Construction Environmental Management Plan detailing the methodology for the proposed works including excavation and stockpile management	A draft Construction Methodology has been prepared collaboratively by Northrop and ClarkeHopkinsClarke. The methodology has addressed the proposed construction methodology, including stockpiling arrangements and site management measures in response to the limited available space on site. The draft construction methodology prepared by Northrop has been submitted in Attachment D. URBNSURF believes that the Construction Environmental Management Plan Requirements are covered in existing Condition C2 of the Conditions of Consent which requires a rigorous CEPMP to be developed and submitted (including to SOPA) before construction can commence. URBNSURF intends to have the Contractor Complete these plans before they commence constructions and submit in accordance with the current conditions.	Attachment D Conditions of Consent
12	The proposal does not provide sufficient information on what will happen to the capping layer currently in place above the geofabric.	Draft Proposed Construction Methodology SY242357-C02.01-260701 provided in attachment E outlines that the upper 200 mm of the existing capping material is to be carefully stripped and stockpiled to be used as in the new design as topsoil. The remain capping material is to be mixed with the contaminated material and Capped. All existing geofabric to be inspected and either disposed of or reused.	Attachment E
13	The proposal does not provide sufficient information on the construction methodology, including stockpiling.	Draft Proposed Construction Methodology SY242357-C02.01-260701 provided in attachment E provides a draft proposed stockpile area and methodology for the contaminated works.	Attachment E

4.2.2 Event Plans

Table 8 - Events Management Plan

Ref	Issue Raised	Response to Submission	Attachments
14	The area subject of this modification was originally approved under SSD-9742 as a turfed event space of 1500m2. The Authority are seeking additional information on whether the replacement of the turfed event space with an events hill will impact the ability for URBN SURF to host special events as anticipated under the original application.	The Hosting of events has not been impacted by the changes to the events hill. URBNSURF has reviewed the Events Management Plan and the Major Events Management Plan prepared under Condition of Consent E22 and E24 and have concluded that there is no impact on how the events are planned or communicated to the other stakeholders and therefore no changes to the plans are recommended. All Events on the new proposed designs will be able to use the same strategy outlined in the existing plan including security, stages etc.	SSD-7942-MOD-7

4.2.3 Social, Transport and Noise Impacts

Table 9 - Social, Transport and Noise Impact

Ref	Issue Raised	Response to Submission	Attachments
15	Community raised pressure from increased traffic movements, events at Sydney Olympic Park and growing residential density. Community submissions on the broader project have raised concerns regarding: • Spillover parking and access constraints • Increased use of local streets as traffic shortcuts • Reduced ability for residents to enter/exit the precinct during peak activity periods	URNSURF advises that the proposed new design changes do not affect the capacity or the expected patronage to the park. Park capacity is limited by other factors	SSD-7942-MOD-7

Ref	Issue Raised	Response to Submission	Attachments
16	The spectator stand has been increased in height by approximately 5 metres and is oriented facing Newington. As a result, both the increased height and its positioning are likely to funnel noise in our direction. Further, there are white posts shown in the images that appear significantly higher than standard. If these are lighting structures, this raises a serious concern due to their scale and potential impact	The new proposed design will decrease the height of the events hill from its current temporary state. The Events Hill will only have public access via the tiered seating which will be approx. 1.5 – 2 meters higher than the lagoon walkway. All areas above the tiered seating will be landscaped with low level shrubbery and grasses. Furthermore, no new lighting or speakers or poles are proposed for this area.	SSD-7942-MOD-7
17	The facility is capable of accommodating a high volume of visitors and operates for extended daily periods (historically noted as up to 16 hours per day in similar operational contexts). Residents in Newington are already exposed to background urban noise; however, the introduction and potential escalation of: • Amplified announcements. • Patron activity (including early morning and evening periods) • Event-related noise • Mechanical noise from wave generation systems creates additional intrusive noise sources.	The new proposed design of the events hill does not include any additional speakers or noise generating equipment.	SSD-7942-MOD-7

5.0 – Justification Conclusion

The Submission Report has been prepared to respond to the individual submissions and government agency, Community and Council submissions received during the exhibition of URBNSURF Events Hill Modification 07 at 15 Hill Road Sydney Olympic Park.

We understand that DPHI now has all the information they require to complete their assessment of the proposal and determine the application. The proposed development is considered acceptable for the reasons outlined within this Report.

The benefits of the Events Hill modification are to:

- Reconfiguration and remediation of Events Hill, which remains consistent with the originally approved intent for this area to function as a landscaped spectator and recreation space.
- Keep all comminuted materials on site.
- Provide additional seating areas to patrons of the site to watch the surfing.
- Create a wind break for the surf park to assist the development of the waves.
- The proposal will not generate any significant, adverse impacts on environmental health, the quality of public domain surrounding the site, on nearby residential development or on the surrounding natural environment.

It is requested that this application is approved.



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Attachments

A – Submission Register

B – Revised Landscape Plans – By Oculus

C – Revised Architectural Plans – by CHC

D – Revised Geotechnical Report – By Ozgeos

**E – Draft Proposed Construction Methodology SY242357-C02.01-260701 -
by Northrop**

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