

MAJOR PROJECT ASSESSMENT:
***Royal Agricultural Society, alterations &
additions to the Exhibition Hall,
Sydney Showground Precinct
Sydney Olympic Park
(MP 09_0206)***



Director-General's
Environmental Assessment Report
Section 75I of the
Environmental Planning and Assessment Act 1979
April 2011

ABBREVIATIONS

CIV	Capital Investment Value
Department	Department of Planning & Infrastructure
DGR's	Director-General's Requirements
Director-General	Director-General of the Department of Planning
EA	Environmental Assessment
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
EPI	Environmental Planning Instrument
MD SEPP	State Environmental Planning Policy (Major Development) 2005
Minister	Minister for Planning and Infrastructure
PAC	Planning Assessment Commission
Part 3A	Part 3A of the <i>Environmental Planning and Assessment Act 1979</i>
PEA	Preliminary Environmental Assessment
PFM	Planning Focus Meeting
PPR	Preferred Project Report
Proponent	Royal Agricultural Society of NSW
RtS	Response to Submissions

Cover Photograph: The proposed concourse and improvements to the exhibition hall

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EXECUTIVE SUMMARY

JBA Urban Planning Consultants, on behalf of the Royal Agricultural Society of NSW (the proponent), has lodged a project application seeking approval for alterations and additions to the Royal Agricultural Society (RAS) Exhibition Hall at Sydney Olympic Park.

The site is located within Sydney Olympic Park and relates to the existing Royal Agricultural Society of NSW (RAS) Exhibition Hall. The site has an approximate area of 51,084m² and is legally described as Lot 1021 in DP 875723.

The project application seeks approval for:

- the demolition of existing two storey service pods on the north western side of the exhibition hall;
- construction of a new concourse along the north western side of the exhibition hall;
- a new floor, glazed screen doors and canopy to the external walkway of the dome building;
- construction of three single storey service pods within the new concourse structure for toilet and meeting room facilities;
- the installation of operable walls, upgrade of the air conditioning system; and
- resurfacing of Riverina Avenue.

The Capital Investment Value (CIV) of the proposal is estimated at \$33 million.

On 15 December 2009, the Deputy Director General, as delegate of the Minister, formed an opinion that the project is a major project as described in Schedule 3 of the State Environmental Planning Policy (Major Development) 2005 (MD SEPP) under Part 23 Sydney Olympic Park Site. The Minister for Planning is the approval authority.

The site is zoned B4 Mixed Use under the MD SEPP and the proposed works are permissible within the zone.

The proposal was exhibited for a 30 day period from 28 April 2010 to 28 May 2010. The Department received submissions from the RTA and Sydney Olympic Park Authority (SOPA), and one (1) public submission. Key issues raised in the submissions included:

- Pedestrian movement;
- Building design; and
- Damage to the existing qualities of the Exhibition Halls.

The proponent was formally advised by correspondence dated 2 June 2010 of the above submissions. On 21 December 2010, the proponent submitted a Preferred Project Report (PPR) to address issues raised during the public exhibition.

The Department has assessed the merits of the project, and is satisfied that the impacts of the proposed development have been addressed via the, EA, PPR and Statement of Commitments, and can be adequately managed through the recommended conditions of approval.

The proposal is consistent with strategic planning objectives, draft West Central Subregional Strategy and will provide significant social and economic benefits by the refurbishment of the building to better manage its function as an exhibition hall and the continuation of supporting tourism and major sporting and entertainment events.

Accordingly, the Department considers the project is in the public interest and recommends that the project be approved, subject to conditions.

1. BACKGROUND

The existing Exhibition Hall was approved under development application S38/6/96. This application sought consent for:

“Construction of buildings and supporting infrastructure, carry out earthworks on land occupied by P & M Quality Smallgoods Pty Ltd, subdivide land to enable lease of Showground Site to the Royal Agricultural Society (RAS); use of facilities by the RAS throughout the year, use of facilities for the Royal Easter Show, use of facilities for exhibition and entertainment, recreation and sporting activities and use of facilities for the Year 2000 Olympics and Paralympic.”

Consent for the above development was granted by the then Minister for Urban Affairs and Planning in September 1996.

The proposed addition to the existing hall has been designed such that it complements the existing appearance of the hall and is of an appropriate scale to the surrounding development. The addition is also consistent with the long term master plan vision of the Sydney Showground Precinct in that it does not prevent the further expansion of the exhibition facilities on the northern side of Riverina Avenue. The project location is shown in **Figure 1**.



Figure 1: Project Location

The RAS Exhibition Hall is located within the 'Sydney Showground Precinct' of Sydney Olympic Park. Sydney Olympic Park is located within the Local Government Area of Auburn. It is 14km west of Sydney CBD and 8km east of Parramatta CBD. Sydney Olympic Park has an area of approximately 640 hectares of which approximately 190 hectares comprises sporting venues, the town centre and 425 hectares of public open space.

The site is occupied by the Royal Agricultural Society (RAS) Exhibition Hall. The Hall comprises of a circular dome building and a rectangular building, which are joined and can operate as one exhibition space or can be divided into 4 separate exhibition spaces (refer to **Figures 2 and 3**). The RAS Hall has a total Gross Floor Area (GFA) of approximately 31,550m².

Under the Sydney Olympic Park Master Plan, the RAS Exhibition Hall is identified as an 'Iconic Structure', which was specifically built for the Olympic Games and is to be retained on the site.

The RAS exhibition centre is located immediately north of the Sydney Olympic Park train station, which connects the site with the City Rail network. To the east of the site, on the opposite side of Australia Avenue is an at-grade car park and the western boundary of Bicentennial Park.

To the north of the site is the remainder of the Showground Precinct, which comprises a series of stadiums and smaller exhibition spaces that have been predominantly designed for use during the Easter Show. These buildings are known as Southee Complex, Badgery Pavilion, Charles Moses Stadium and the Howie Complex. Under the draft Sydney Olympic Master Plan 2030, these buildings are likely to be demolished to make way for a multipurpose facility that can cater for a larger range of event types. To the west of the site is Showground Road, which is a heritage item. Beyond Showground Road is a public park known as 'The Overflow' and the ANZ stadium.



Figure 2: Northern elevation of the existing Exhibition Hall looking west



Figure 3: Riverina Avenue looking east.

2. PROPOSED PROJECT

2.1 Project Description

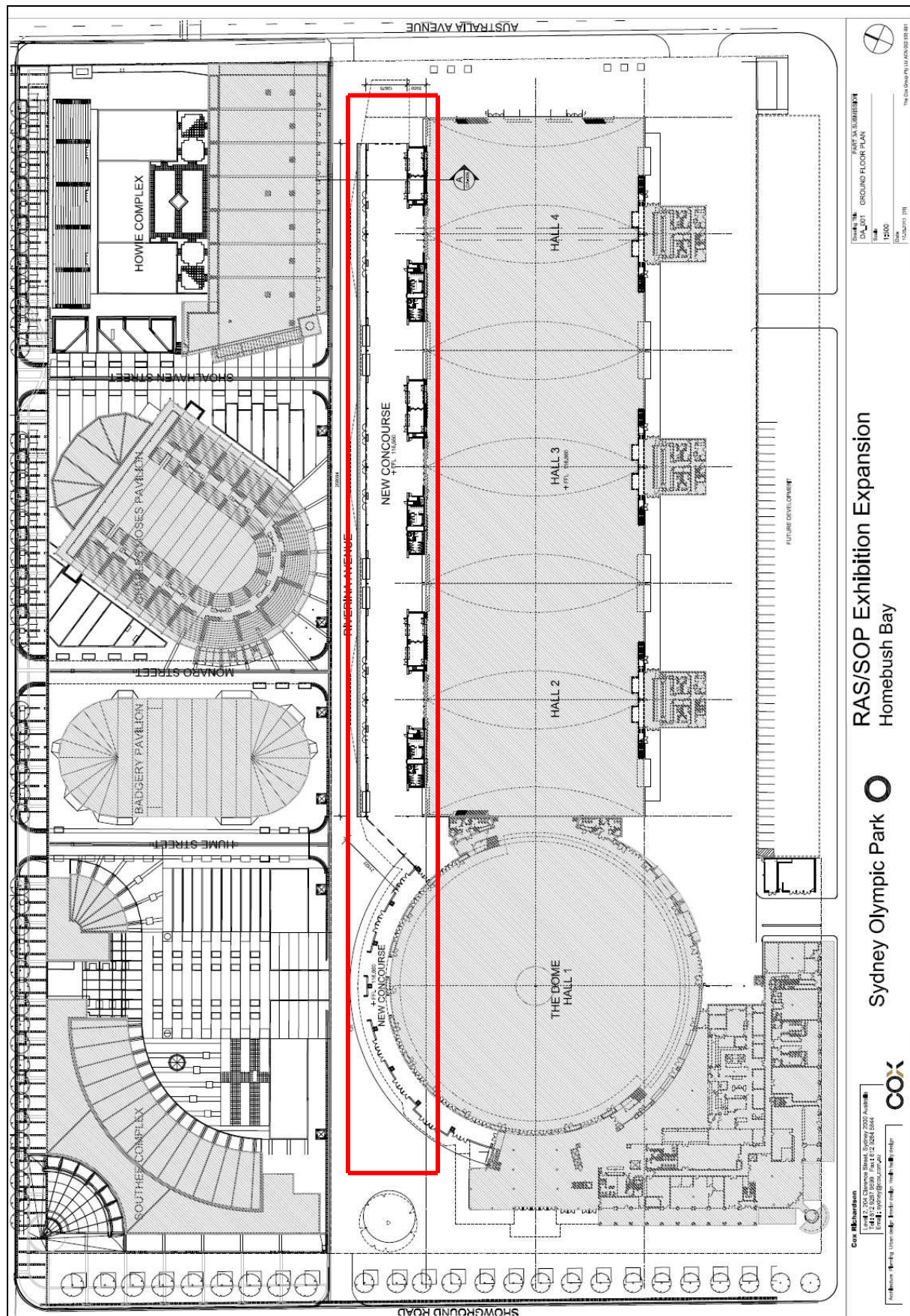
The proposal seeks approval for the following refurbishments and works to the building:

1. Demolition of existing service pods on the north western side of the exhibition hall. The three two storey service pods and canopy sails on the northern side of the exhibition hall will be demolished. Their current use for meeting rooms and toilets can be maintained at the southern sides of the halls.
2. Excavation and installation of piles for the concourse structure;
3. Construction of a new concourse along the north western side of the exhibition hall to provide covered connection between the halls and entrance. The proposed concourse will be an extension of the northern elevation of the exhibition hall structure at approximately 208 metres in length, 12.1 metres high and 12.6 metres wide (refer to **Figures 4 and 5**).
4. Creation of a new secondary entrance to Australia Avenue from the proposed concourse;
5. New floor, glazed screen, doors and canopy to the external walkway of the Dome Building;
6. Construction of three (3) new single storey service pods within the new concourse structure providing toilet facilities and meeting room areas;
7. Installation of new operable internal walls so to enable the further division of the exhibition space for smaller events;
8. Upgrade of the existing air-conditioning system within the hall including installation of new ducting in the roof space. During construction, the existing air-conditioning will be temporarily relocated to the ground level and once the concourse is completed the plant

- equipment will be relocated to a roof position between the existing building and the new concourse addition;
9. Resurfacing of Riverina Avenue with two-toned concrete;
 10. Grassed areas in front of the Southee Complex will be extended, which will allow for the widening of the existing path between the RAS Exhibition Hall and the Southee Complex; and
 11. Four existing Fig trees will be relocated from the revised paved area into the enlarged grassed area in front of the Southee Complex.



Figure 4: New concourse addition



The concourse structure will adjoin the existing external walkway, which wraps around the dome building. Internally, the concourse will be three sections for services, meetings and offices, each being 74m² and capable of being divided into two separate rooms (refer to **Figure 6 and 7**).

To improve access within and around the existing dome building, it is proposed to enclose the external covered colonnade.

A Preliminary Construction and Environmental Management Plan has been prepared and deals with following issues:

- Mitigation measures to be undertaken during construction;
- Traffic management covering operational traffic and construction traffic, with access being from gate 12, which is located on Australia Avenue;
- BCA compliance;
- Access mobility. An Access Assessment has been carried out and submitted with the EA; and
- Acoustic matters. The hours of construction will be Monday to Friday, 7.00am to 5.00pm, Saturday 7.00am to 1.00pm and no work Sunday or Public Holidays.

A condition of approval will require a Construction Management Plan to be prepared and be consistent with the Statement of Commitments.

Table 1 provides a summary of the existing and proposed floor space, and building height.

Component	Proposal
Site Area	51,084m ²
Existing Gross Floor Area	31,550m ²
Proposed Gross Floor Area	36,235m ² (+4,685m ²)
Height of Concourse	12.1 metres
Parking	No change to parking spaces or servicing facilities

Table 1: Numerical overview of the proposed development



Figure 6: Proposed concourse as viewed externally from Riverina Avenue

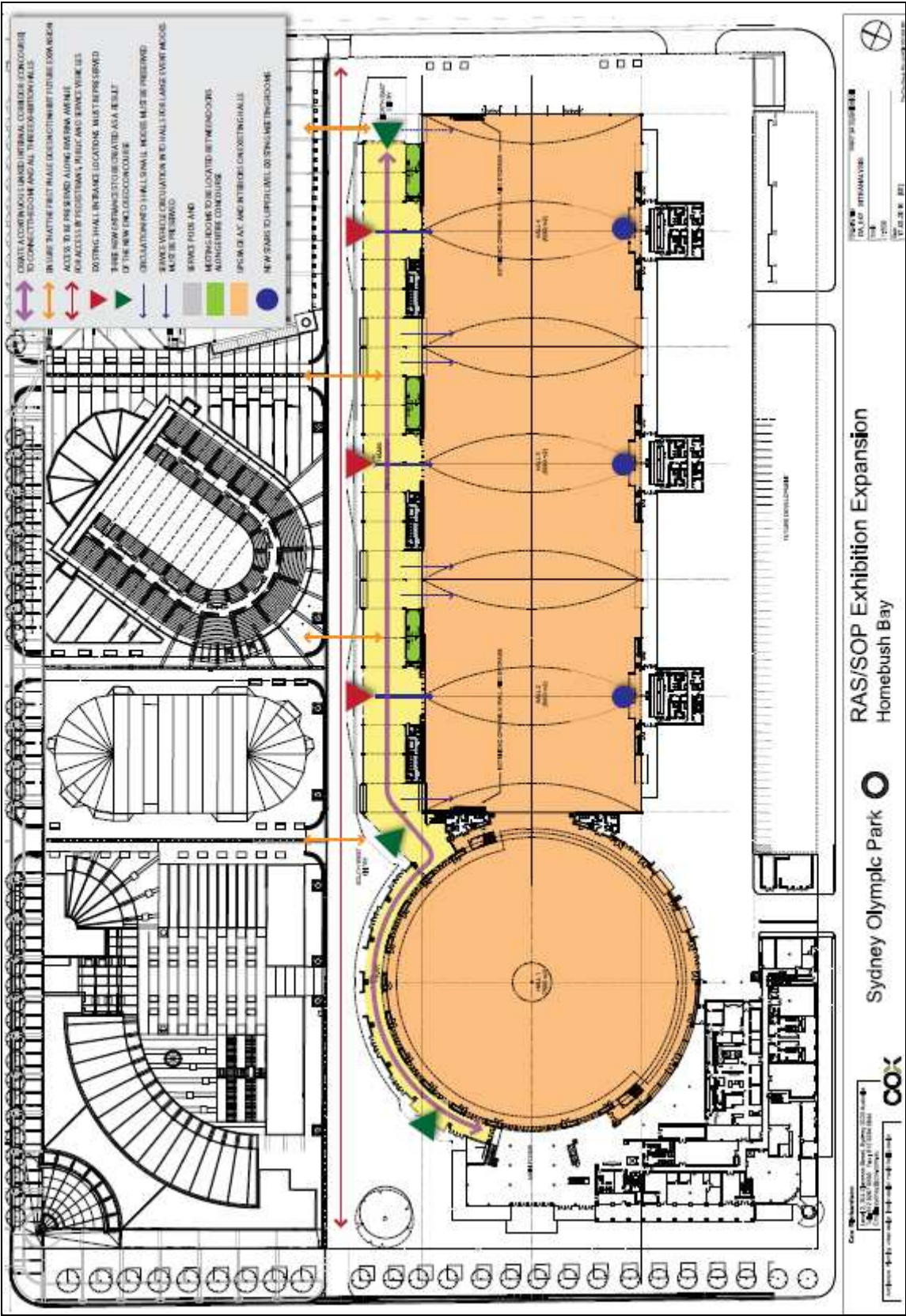


Figure 7: Site analysis of the Exhibition Hall and proposed concourse

2.2 Project Need and Justification

The proposed improvements to the RAS exhibition centre will address the ongoing the need to;

- Embellish the building and facilitate improved flexibility of the internal space;
- Provide an additional 5,000m² of floor space;
- Upgrade of the existing building including air conditioning and increased amenities within the Exhibition Hall; and
- The new foyer would further weatherproof the site with benefits for a diverse range of events including 900,000 visitors to the Sydney Easter Show.

The justification is to improve a facility for the future needs of end users during private functions and larger events such as the Sydney Easter Show. The overall improvements will meet with the objectives of the Sydney Olympic Park Master Plan 2030.

3. STATUTORY CONTEXT

3.1 Major Project

The proposal is a major project under Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act) because it is development of a type in Part 23 - Sydney Olympic Park site, Schedule 3 of MD SEPP. Development within the Sydney Olympic Park site, including any associated subdivision of land, that has a capital investment value of more than \$30 million is a project to which Part 3A of the Act applies, other than development for the purposes of a public utility undertaking. The capital investment value of the project is \$33 million. Therefore the Minister for Planning is the approval authority.

3.2 Permissibility

The Major Development SEPP 2005 (MD SEPP) zones the site B4 Mixed Use zone and the proposal is permissible within this zone.

3.3 Environmental Planning Instruments

Under Sections 75I(2)(d) and 75I(2)(e) of the EP&A Act, the Director-General's report for a project is required to include a copy of, or reference to, the provisions of any State Environmental Planning Policy (SEPP) that substantially governs the carrying out of the project, and the provisions of any environmental planning instruments (EPI) that would (except for the application of Part 3A) substantially govern the carrying out of the project and that have been taken into consideration in the assessment of the project.

The primary environmental planning instruments guiding the assessment of the proposal are:

- State Environmental Planning Policy (Major Development) 2005;
- State Environmental Planning Policy (Infrastructure) 2007; and
- State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55).

The Sydney Olympic Park Master Plan 2030 has also been considered.

The Department has considered the proposal against the objectives, aims and the relevant provisions of these instruments, and is satisfied that the proposal, subject to the implementation of the recommended conditions of approval, is generally consistent with the provisions of these instruments.

The Department's consideration of relevant EPIs is provided in **Appendix D**.

3.4 Objects of the EP&A Act

Decisions made under the EP&A Act must have regard to the objects of the Act, as set out in Section 5 of the Act. The relevant objects are:

- (a) *to encourage:*
 - (i) *the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and*

- villages for the purpose of promoting the social and economic welfare of the community and a better environment,*
- (ii) the promotion and co-ordination of the orderly and economic use and development of land,*
 - (iii) the protection, provision and co-ordination of communication and utility services,*
 - (iv) the provision of land for public purposes,*
 - (v) the provision and co-ordination of community services and facilities, and*
 - (vi) the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and*
 - (vii) ecologically sustainable development, and*
 - (viii) the provision and maintenance of affordable housing, and*
 - (b) to promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and*
 - (c) to provide increased opportunity for public involvement and participation in environmental planning and assessment.*

The Department has considered the objects of the EP&A Act and considers that the application is consistent with the relevant objects. The assessment of the application in relation to these relevant objects is provided in Section 5 of this report.

The EP&A Act adopts the definition of Ecologically Sustainable Development (ESD) found in the *Protection of the Environment Administration Act 1991*. Section 6(2) of that Act states that ESD requires the effective integration of economic and environmental considerations in decision-making processes and that ESD can be achieved through the implementation of:

- (a) the precautionary principle - namely, that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. In the application of the precautionary principle, public and private decisions should be guided by:*
 - (i) careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment, and*
 - (ii) an assessment of the risk-weighted consequences of various options,*
- (b) inter-generational equity—namely, that the present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations,*
- (c) conservation of biological diversity and ecological integrity—namely, that conservation of biological diversity and ecological integrity should be a fundamental consideration,*
- (d) improved valuation, pricing and incentive mechanisms—namely, that environmental factors should be included in the valuation of assets and services, such as:*
 - (i) polluter pays—that is, those who generate pollution and waste should bear the cost of containment, avoidance or abatement,*
 - (ii) the users of goods and services should pay prices based on the full life cycle of costs of providing goods and services, including the use of natural resources and assets and the ultimate disposal of any waste,*
 - (iii) environmental goals, having been established, should be pursued in the most cost effective way, by establishing incentive structures, including market mechanisms, that enable those best placed to maximise benefits or minimise costs to develop their own solutions and responses to environmental problems.*

The proponent has addressed ESD principles as they relate to the project development. The proposed alterations and additions will improve the environmental performance of the building in the following manner;

- Installation of water efficient fixtures and fittings within the new bathroom facilities;
- The new toilets will utilise the Water Recycling and Management System (WRAMS), which is reticulated around the Homebush site;
- Improved function of the halls air-conditioning system and the inclusion of new economy cycles is likely to reduce energy costs when operating during the evening and at times when the outdoor conditions are acceptable;
- The proposed sunshading awning will protect the glazing on the north west façade from direct sunlight; and

- Stormwater will be connected to the Water Recycling and Management System.

3.5 Statement of Compliance

In accordance with Section 75I of the EP&A Act, the Department is satisfied that the Director-General's environmental assessment requirements have been complied with.

4. CONSULTATION AND SUBMISSIONS

4.1 Exhibition

Under Section 75H(3) of the EP&A Act, the Director-General is required to make the environmental assessment (EA) of an application publicly available for at least 30 days. After accepting the EA, the Department publicly exhibited it from 28 April 2010 until 28 May 2010 on the Department's website, and at the Department's Information Centre, Sydney Olympic Park Authority's Offices, Auburn City Council Administrative Centre, and Auburn Library. The Department also advertised the public exhibition in the Daily Telegraph and the Sydney Morning Herald, landowners in the vicinity of the site were advised of the exhibition period by letter and notified relevant State and local government authorities in writing.

In response to the public exhibition and notification of the application, the Department received a submission each from the RTA and Sydney Olympic Park Authority (SOPA), and one (1) public submission.

4.2 Public Authority Submissions

Two (2) submissions were received from public authorities. A summary of the issues raised in the submissions is provided below. The Department's consideration of key issues raised in submissions is contained in Section 5 of this report. Appropriate conditions of approval have been recommended where requested by agencies.

Roads and Traffic Authority (RTA)

The RTA raised no objection to the project development as it is considered that there will not be a significant traffic impact on the state road network as all access to the subject site is proposed via Australia Avenue, which is a local road under the care and control of the Sydney Olympic Park Authority.

Sydney Olympic Park Authority (SOPA)

SOPA raised no objection to the work as it contributes to the vision of creating a vibrant township outlined in the Sydney Olympic Park *Master Plan 2030*.

However, a number of issues have been raised in relation to the concourse and doorway widths, as they do not appear to allow for the circulation volumes that will be generated by the enlarged facility. In addition, the intended duct work to the roof is considered excessive, which encourages the building to be fully enclosed and not utilise natural ventilation and therefore, not consistent with the Master Plan standards for natural ventilation.

SOPA also provided a number of recommended conditions regarding BCA requirements, accessibility, food preparation, OH&S and construction management plans/timetable to provide consistency with other construction sites.

The proponent's PPR addresses a number of the issues identified by SOPA. Furthermore, in their response to submissions, the proponent identified that they would accept the imposition of conditions relating to a number of these issues.

The Department has considered these issues further in Section 5 of this report and recommended conditions, where appropriate.

4.3 Public Submissions

One (1) submission was received from the public. The key issue raised in public submission relates to the potential derogatory treatment of the work to the Exhibition Hall in terms of the Commonwealth *Copyright Amendment (Moral Rights) Act 2000* (Moral Rights Act). This matter has been addressed under section 5.

The Department has fully considered the issues raised in submissions in its assessment of the project.

4.4 Proponent's Response to Submissions

The proponent provided a response to the issues raised in submissions dated 21 December 2010. The response included a Preferred Project Report (PPR) in which a number of amendments were made to the project. They were:

- The number of external ducts has been reduced to 6 ducts on either side of the building;
- The ducts have been grouped and relocated to the valleys of the roof;
- The awning located over the entrance to the north-eastern entrance has been reduced in size;
- The soffit of the awning will now be finished in timber as opposed to a reflective metallic finish; and
- As required by SOPA, the internal design of the concourse has been amended to no longer directly reference the original building.

5. ASSESSMENT

The Department considers the key environmental issues for the project to be:

- Building design;
- ESD;
- Issues raised by the original Architect;
- Relocation of four (4) Fig trees; and
- Public interest

5.1 Building design

5.1.1 Concourse design

SOPA raised issues in relation to the overall plan in terms of the width of the concourse and doorways to cater for the increase pedestrian circulation, in particular for such events as the Sydney Easter Show. The dimension of the concourse at 208 metres in length, 12.1 metres high and 12.6 metres wide are considered by the proponent to be sufficient to allow for the concourse to be utilised for shelter of people while they wait or queue prior to entering the Exhibition Hall (refer to **Figures 5 and 7**).

SOPA has recommended that a 'Pedestrian Movement Study' be prepared to demonstrate that the concourse and its door widths meet the requirements of the high crowd movements historically experienced at the venue. The Department accepts this view and will incorporate such a condition in the project approval.

5.1.2 Duct work

With regards to the proposed duct work, SOPA considered that the twelve (12) duct penetrations to each side of the roof were excessive. This design approach appeared intrusive and visually broke the continuity of the existing eaves line of the building. This prompted SOPA to request a mechanical ventilation report detailing the extent of the duct work required.

As a result, a report was prepared to review options available to improve the existing air conditioning system. Of the three options investigated, low level displacement, side-blow and overhead systems, the overhead air conditioning system demonstrated the most effective method of distributing air throughout the Exhibition Hall. The proponent via the PPR has now reduced the ducts to each side of the building to six (6) (refer to **Figure 8**).

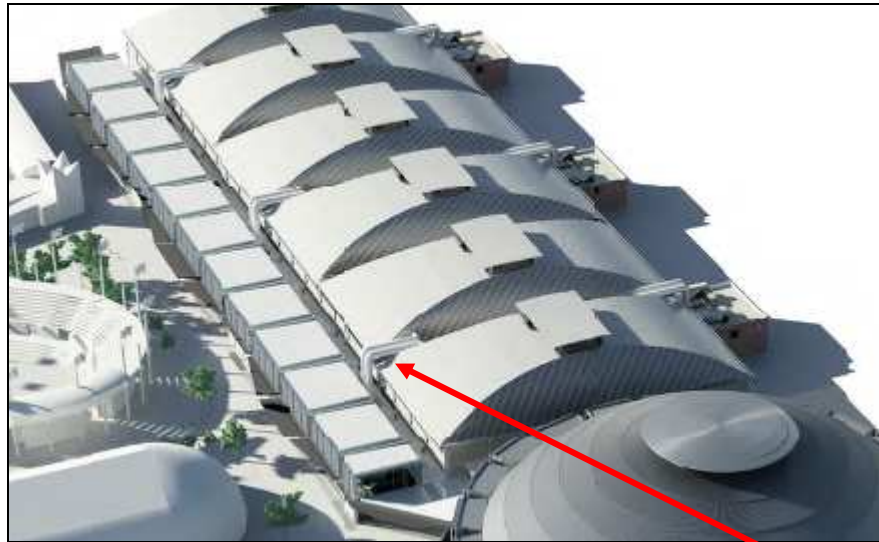


Figure 8: The revised ducted work now reduced to six (6).

The Department is satisfied that the reduction of the air-conditioning ducts, will improve the visual appeal of the building, while providing efficient air conditioning for the Exhibition Hall.

5.1.3 Articulation and character – Issues in relation to original design

SOPA raised the issue of the obligation under the Commonwealth *Copyright Amendment (Moral Rights) Act 2000* for consultation with the original architects (Archer Mortlock Woolley) of the Exhibition Hall building. The specific issues raised were:

1. The proposed awnings and entry canopy, which appear highly polished and contemporary and out of character with the more rustic appearance of the buildings;
2. The width of the awning along the north-west façade is modulated. A continuous pedestrian access should be considered;
3. Consideration should be given to clearly identifying the Exhibition Hall entry for pedestrians entering from the south; and
4. The 'diagrid' diagonal structure is unique to the geometry of the Dome and should not be mimicked in the rectilinear geometry of the new concourse.

In response, the proponent has amended the building via the PPR, and addressed the above issues (refer to **Figure 9**). The amendments are:

1. The materials of the awning have been changed such as the soffit of the awning will now be finished in timber;
2. The proponent contends that the modulated awning is of a sufficient width to accommodate horizontal cover for the 27.25 metre wide walkway that runs along the entire building façade;
3. The design of the hardscape of the external works to the project includes the redesign and resurfacing of the entire length of Riverina Avenue up to the kerb to Showground Road; and
4. The 'diagrid' structure has now been deleted from the proposed design and has been replaced by modulated timber panels, which form the ceiling and cladding of the concourse.



Figure 9: The revised covered concourse as viewed north-east from Riverina Avenue (refer to Figure 6 to view the previous finishes)

5.2 ESD

SOPA raised the issue of ESD in terms of the project design, which concentrated on air conditioning of the building, in general favour of natural ventilation specified under section 4.2 of the Sydney Olympic Park Master Plan 2030, standards for sustainability.

The project includes the upgrade of the existing air conditioning system within the Exhibition Hall, including the installation of new ducting in the roof space. The proponent submits that the current air conditioning system was approved by SOPA on the basis that the natural ventilation of the building was not providing a satisfactory environment. The upgrade is to make the existing system more effective. It should be noted that the air conditioning system will only be in operation during events.

The Department is satisfied that the upgraded system will meet the ESD requirements of the Master Plan and improved the amenity of the Exhibition Hall.

5.3 Issues raised by the original Architect

An associate of Archer Mortlock Woolley Architects has raised an issue that the proposed new concourse design constitutes in their opinion, “*derogatory treatment of the work in terms of the Moral Rights Act*”. Archer Mortlock Woolley Architects were the original architects for the RAS Exhibition Hall complex.

To satisfy this matter, the proponent met with the architects after the EA was lodged so as to ascertain their concerns and issues. Archer Mortlock Woolley Architects provided comments and suggestions on design alternatives in relation to roof design, duct penetrations, including interior and exterior finishes of the proposed concourse. The majority of these suggested amendments have been incorporated into the PPR design.

5.4 Relocation of Four (4) Fig Trees

Due to the proposal to resurface Riverina Avenue once the proposed building works are complete, four (4) Fig trees require relocation. The four existing Fig trees will be relocated into the enlarged grassed area which will allow for the widening of the existing path between the RAS Exhibition Hall and the Southee Complex as shown in **Figure 10**.

Two tone concrete paving will be installed in a bar code pattern. The tones of paving used to achieve this pattern are charcoal and quartz which will match with the existing pavement in front of the Southee Complex. In addition to the new paving in Riverina Avenue, the grassed areas in front of the Southee Complex will be extended.

The Department raises no objection to the relocation of the existing Fig trees, as it allows for the existing pavement to be revitalized and is compatible with existing pavement in front of the Southee Complex. To ensure of the longevity of the trees, the Statement of Commitments appropriately addresses the protection of the Fig trees by the preparation of a Tree Projection Plan prior to works commencing.

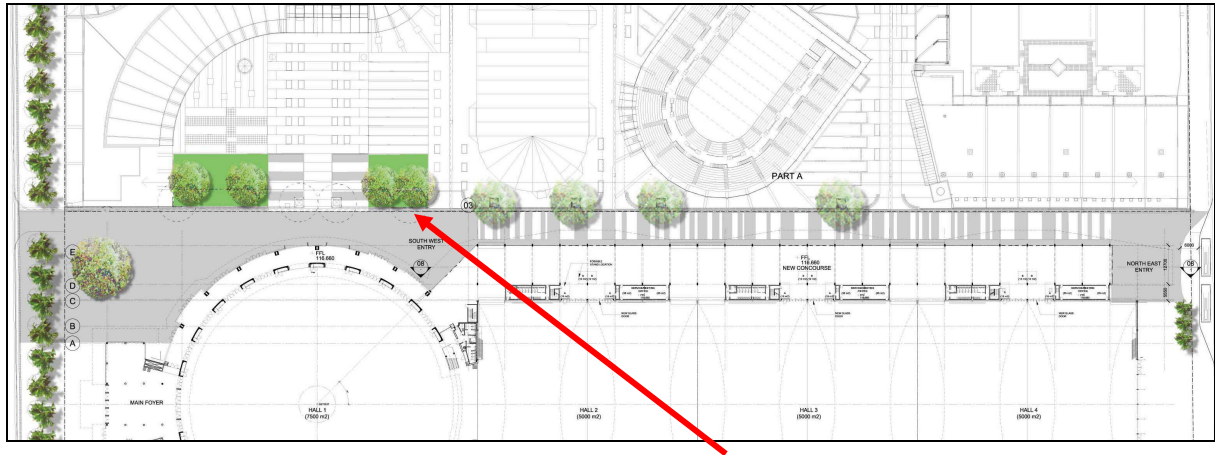


Figure 10: Proposed paving and relocation of four (4) Fig trees.

5.5 Public interest

The proposed development will provide significant public benefits as follows:

- Will provide additional active uses during the Easter Show and related special events to support the specialised centre;
- Will support tourism and major sporting and entertainment events;
- Will activate the streetscape and public domain in terms of increased pavement width between the Exhibition Hall and the Southee Complex;
- Will deliver employment opportunities through the construction and operational phase of the development; and
- Will support the longer term planning objectives for Sydney Olympic Park.

Accordingly, for these reasons, the Department considers that the proposed project is in the public interest.

6. CONCLUSION

The Department has assessed the project application and considered the submissions in response to the proposal. Key issues assessed by the Department included:

- Building design;
- ESD;
- Issues raised by the original Architect;
- Relocation of four (4) Fig trees; and
- Public interest

The Department has determined that the proposal is well designed and addresses the objectives of the Sydney Olympic Park Master Plan 2030. The Department has determined that these matters have been satisfactorily addressed in the proponent's EA, PPR and final Statement of Commitments, to ensure there are minimal environmental impacts as a result of the proposal.

RAS Exhibition Hall

Director-General's Environmental Assessment Report

The proposal is consistent with key objectives in the Sydney Metropolitan Strategy and the Draft West Central Subregional Strategy, particularly those, which seek to promote tourism and encourage the expansion and diversification of the Sydney Olympic Park. The proposal will also provide significant public benefits to the broader community by supporting major events at Sydney Olympic Park and activating the site.

The Department is therefore satisfied this proposal would have a low level of impact on the surrounding environment and can be suitably managed through recommended conditions and the Statement of Commitments, to ensure a satisfactory level of environmental performance. Accordingly, the Department recommends the project application be approved, subject to conditions.

7. RECOMMENDATION

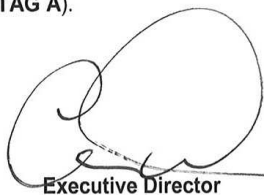
It is recommended that the Director General:

- a) **Consider** all relevant matters prescribed under section 75J(2) of the EP&A Act, including those relevant matters prescribed by 75I(2) as contained in the findings and recommendations of this report;
- b) **Approve** the project application, subject to conditions, under section 75J(1) of the EP&A Act, having considered all relevant matters in accordance with (a) above; and
- d) **Sign** the attached Instrument of Approval (**TAG A**).


A/ Director
Metropolitan and Regional Projects North

3/5/11

Deputy Director General
Development Assessment & Systems Performance


Executive Director
Major Projects Assessment
R-Q-11

APPENDIX A ENVIRONMENTAL ASSESSMENT

See the Department's website at <http://majorprojects.planning.nsw.gov.au> or provided on disc below.

APPENDIX B SUBMISSIONS

See the Department's website at <http://majorprojects.planning.nsw.gov.au> or refer to hard copies provided under.

APPENDIX C PROPONENT'S RESPONSE TO SUBMISSIONS

See the Department's website at <http://majorprojects.planning.nsw.gov.au> or provided on disc below.

APPENDIX D CONSIDERATION OF ENVIRONMENTAL PLANNING INSTRUMENTS

1.0 State Environmental Planning Policy (Major Development) 2005

On 19 August 2008, the Director General, as delegate of the Minister, formed an opinion that the proposal is a major project described in Schedule 3, Part 23, Clause 5 of the MD SEPP, and has a CIV of more than \$10 million (\$33 million proposed CIV). The Minister is the approval authority.

The site falls within the Sydney Olympic Park site, which is identified as a State Significant Site pursuant to Schedule 3 of the MD SEPP. The site is zoned B4 Mixed Use and the proposed work to the RAS and the new enclosed concourse is permissible within that zone. However, clause 6 of Part 23, Schedule 3 of the MD SEPP provides that zoning provisions do not apply where Part 3A of the EP&A Act applies.

Under the provisions of Part 23 of the MD SEPP, the following Clause 6 applies;

“6 Application of Division

- (1) This Division applies to development on land within the Sydney Olympic Park site, except as provided by subclause (2).*
- (2) Clauses 7–14, 16 and 22–35 do not apply to development to the extent that it is a project to which Part 3A of the Act applies.”*

1.1 Clause 18 – Height of buildings

The height of a building on any land within the Sydney Olympic Park site is not to exceed the maximum height shown for the land on the Height of Buildings Map or the Reduced Level Map, whichever is applicable.

The map height is restricted to a maximum 42 metres. With a proposed height of 12.1 metres, the proposed extension complies.

1.2 Clause 19 – Floor space ratio

The maximum floor space ratio for a building on any land within the Sydney Olympic Park site is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map. The site area is 51,084m²

The proposed concourse and existing Exhibition Hall achieves a revised floor space of 36,235m² (+4,685m²), which is well below the maximum floor space ratio of 1:1 permitted on the site.

2.0 State Environmental Planning Policy (Infrastructure) 2007

Under clause 104 of the SEPP, the RTA is to be consulted of traffic generating development and given the opportunity to provide the Department with comments. The proposed development is a traffic generating development by virtue of Schedule 3 of the SEPP, which requires referrals for the purposes of tourist facilities, recreation facilities, showgrounds or sportsgrounds with 200 or more parking spaces.

The RTA was notified of the development proposal, and advised the Department that no objection is raised on traffic generation grounds.

3.0 State Environmental Planning Policy No. 55 – Remediation of Land

SEPP 55 requires a consent authority to consider whether the land is contaminated, and if so, whether the land will be remediated before the land is used for the intended purpose.

Sydney Olympic Park Authority (SOPA) had advised the Proponent that the site is not subject to any ongoing remediation maintenance requirements.

4.0 Sydney Olympic Park Master Plan 2030 (Master Plan 2030)

Master Plan 2030 was adopted by the Minister for Planning on 30 September 2009 and supersedes Master Plan 2002. Master Plan 2030 aims to ensure Sydney Olympic Park becomes an active and vibrant town within Metropolitan Sydney and protect the role of Sydney Olympic Park as a premier destination for cultural, entertainment, recreation and sporting events.

While Master Plan 2030 does not strictly apply to Part 3A proposals under the MD SEPP, it has been considered and the RAS proposal broadly complies with Master Plan 2030.

The Department has considered the detailed assessment of the Master Plan 2030 by the proponent and is satisfied that the proposed development is not contrary to the relevant objectives and requirements.