

16 June 2026

Anthony Witherdin
Director, Key Sites & TOD Assessments
Department of Planning, Housing and Infrastructure
4 Parramatta Square
Parramatta NSW 2150

ATTN: Janith De Silva

Subject: Open Water Surf Facility (SSD-7942 MOD 7) – Request for Advice

Dear Mr Witherdin,

Thank you for the opportunity to review and provide advice in relation to Mod 7 – Open Water Surf Facility (SSD-7942 MOD 7).

The Sydney Olympic Park Authority (Authority) has reviewed the documentation submitted in support of the application and raises concerns regarding the scope of works, remediated lands, and landscaping and public domain.

Appendix 1 details the Authority's comments on the proposal.

Should you have any enquiries regarding the above matter, please contact Rod Sepsot on 0499 782 893 or at rod.sepsot@sopa.nsw.gov.au.

Yours sincerely,



Maria Rigoli
A/Director Urban Renewal and Environment
Sydney Olympic Park Authority

Appendix 1

Part A: Scope of works

Scope of works

The Amended Landscape Plans prepared by Oculus and submitted in support of this application illustrate additional signage on the events hill which is not supported by the Authority.

Recommendation: The event hill signage be removed from the landscape plans and no additional signage is approved as a part of this modification application.

Event management

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.

Recommendation: URBN SURF review and update the Event Management Plan prepared under condition E24 if required.

Part B: Remediated lands

Geotechnical report

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.

Recommendation: The Authority requests the following recommendations of the Geotechnical Report be imposed as conditions of development consent:

- a. No buildings to be constructed across the events hill.
- b. Compaction control and proof roll test are required, and all testing data must be made available to the Site Auditor.
- c. Slope geometry to be maintained at a vertical horizontal gradient of 1:3 or shallower.
- d. Stormwater Management to be implemented strictly as per the present design documentation.

Slope stability

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.

Recommendation: This recommendation be reviewed and revised where necessary given the proposed scope of works proposing planting other than lawn.

Part C: Landscaping and public domain

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.

Recommendation: The topsoil depth is increased to a minimum of 300mm.

Planting Plan

The Authority notes that the Landscaping Drawing provided in support of this modification application does not include a Planting Plan.

Recommendation: A Planting Plan is prepared clearly illustrating the location of each of the proposed plant species and is provided to the Authority for review.

Impact to existing trees

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.

Recommendation: The applicant is requested to provide the distance between the existing trees along Loop Road and the proposed gabion wall. The applicant is also requested to provide the construction method for the gabion wall, and potential impacts to the trees along Loop Road, including to the canopy and root systems.

Existing material on site

The proposal does not provide sufficient information on what will happen to the capping layer currently in place above the geofabric.

Recommendation: The applicant is requested to provide information on the removal of the capping layer currently in place above the geofabric.

Stockpiling

The proposal does not provide sufficient information on the construction methodology, including stockpiling.

Recommendation: The applicant is requested to provide a Construction Environmental Management Plan detailing the construction methodology for the proposed works, noting that the available space for stockpiling is limited.

Security fence

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.

Recommendation: The drawings are updated to include information on the footings supporting the fence.