



RS/RS
16334
4 July 2016

Ms Carolyn McNally
Secretary
Department of Planning and Environment
22-33 Bridge Street
SYDNEY NSW 2000

Dear Ms McNally

**REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS
SITE 18, DAWN FRASER AVENUE, SYDNEY OLYMPIC PARK**

We are writing on behalf of NSWRL in support of a request for the Secretary's Environmental Assessment Requirements (SEARs) relating to the development of Site 18 at Sydney Olympic Park for the NSW Rugby League Centre of Excellence.

As the proposed development for this site has a capital investment value in excess of \$10 million, it is a State Significant Development (SSD) for the purposes of the *Environmental Planning and Assessment Act 1979* (EP&A Act). To support the request for the SEARs the following information is provided:

- A description of the site and its local and regional context;
- A summary of the proposal including key parameters of the development and proposed land uses;
- Summary of the strategic plans and key environmental planning instruments that apply to the development;
- An overview of the expected environmental impacts associated with the development;
- Proposed consultation to be undertaken for the proposal; and
- The estimated capital investment value.

1.0 THE SITE

Site 18 is located on the southern side of Dawn Fraser Avenue, midway between Olympic Boulevard and Edwin Flack Avenue, Sydney Olympic Park. It is legally described as Lots 64 and 66 in DP 1191648.

The site is in the southern portion of Sydney Olympic Park, within the Sports and Education Precinct. It is located in the vicinity of ANZ Stadium, Sydney Olympic Park Athletic Centre and Sydney Olympic Park Aquatic Centre (as shown in **Figure 2**).

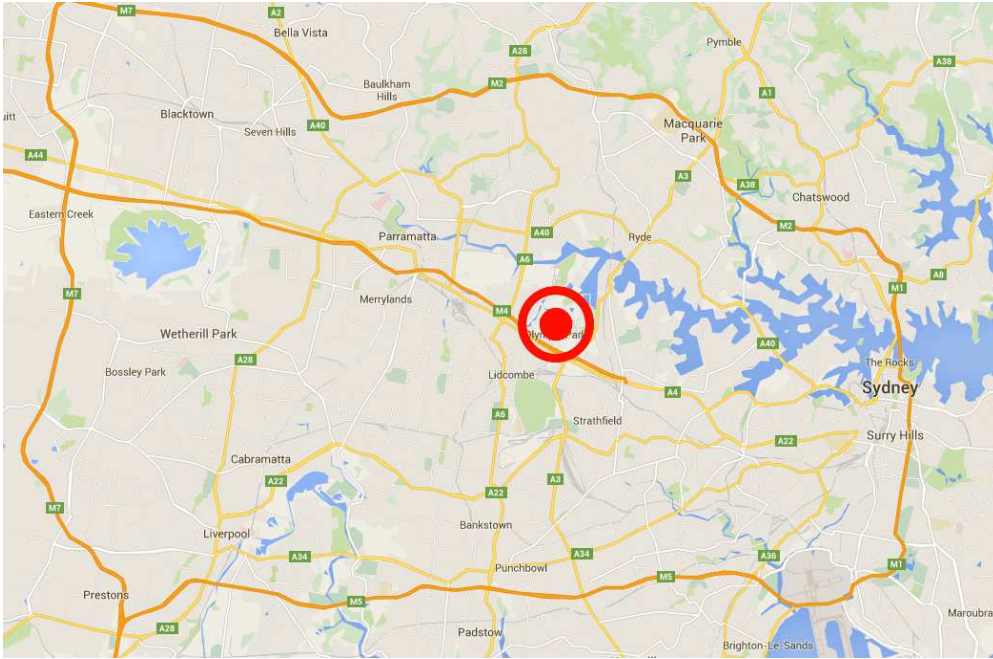


Figure 1 – Site location
Source: Google Maps

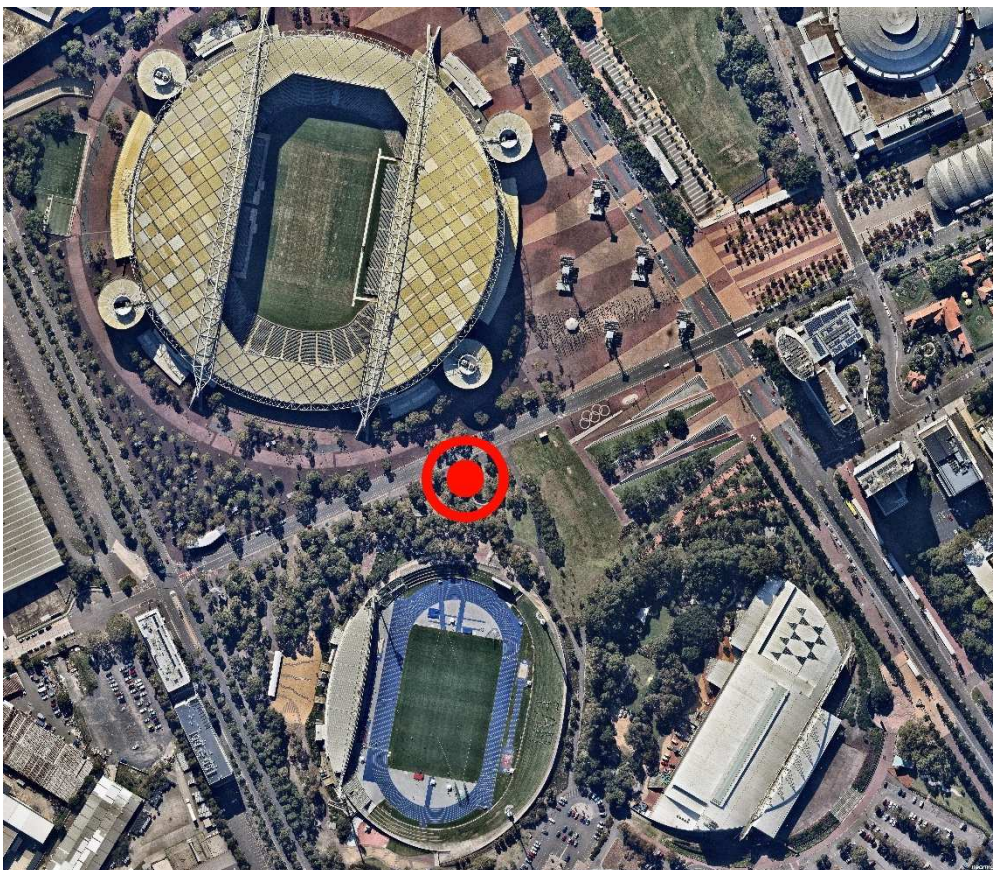


Figure 2 – The site and surrounding existing development, including ANZ Stadium, Sydney Olympic Park Athletic Centre and Sydney Olympic Park Aquatic Centre.
Source: Nearmap

2.0 THE PROJECT

The application will seek approval for the development of Site 18 as a Centre of Excellence for NSWRL. The development will be the headquarters for Rugby League in NSW, supporting senior football, junior football, Indigenous programs and women's rugby league. In addition to accommodating the administrative functions of the NSWRL, the centre will support a high performance pathway preparing players for elite events such as State of Origin.

The project is jointly funded by grants from the NSWRL and the NSW Government through the Sydney Olympic Park Authority. Further, the NSW Government has agreed to lease the land to the NSWRL for the purpose of constructing and operating the NSWRL's Centre of Excellence. The total project value is \$20m with a construction value of circa \$14M.

Preliminary plans of the proposed development are enclosed at **Attachment A**. The development includes the following components:

- Ground floor:
 - Reception, café, museum and retail tenancy;
 - Rooms for medical examinations, physiotherapy and drug testing;
 - Change room, hydrotherapy area, gym;
 - Loading dock.
- First floor:
 - Press conference room and supporting facilities;
 - Players, coaches and officials change rooms and lounges;
 - Kitchen and dining room;
 - University/sports science area.
- Second floor:
 - Offices, including meeting rooms and administration facilities.

The proposed development will have a height of approximately 11 metres, plus rooftop plant. Approximately 12 car parking spaces will be provided in an adjacent at-grade car parking area. The development will employ approximately 105 people, however this will vary from time to time due to the seasonal nature of rugby league. Furthermore, the number of visitors to the centre can vary significantly. Office hours will typically be 8am to 6pm Monday to Friday, however extended hours will be required to support regular special events such as match days.

An elite playing field adjacent to the subject site is currently under consideration by SOPA. This playing field does not form part of the proposed project, however the two projects will obviously support each other.

3.0 STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011

Under Schedule 2 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP) development on the Sydney Olympic Park site with a capital investment value (CIV) of more than \$10 million is identified as State Significant Development (SSD). As the proposed development of Site 9 will have a CIV of approximately \$20 million, the proposal is classified as SSD.

4.0 RELEVANT PLANNING ISSUES TO GUIDE THE DGRS

The environmental planning issues that are proposed to be addressed in the application are outlined below to assist the Department and Secretary in identifying the Environmental Assessment Requirements for the project.

The key environmental planning considerations associated with the proposed development are as follows:

- Compliance with strategic and statutory plans;
- Urban and architectural design;
- Landscaping and public domain;
- Traffic, access and parking;
- Acoustics and noise;
- Major Events;
- Stormwater management;
- Construction management;
- Services/ infrastructure and utilities; and
- Waste management.

These are discussed in more detail in the following sections.

4.1 Compliance with relevant Environmental Planning Instruments

The following Environmental Planning Instruments and policies will be relevant to the assessment of the proposed development:

- Objects of the Environmental Planning and Assessment Act 1979;
- State Environmental Planning Policy (State and Regional Development) 2011;
- State Environmental Planning Policy (Major Development) 2005;
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;
- State Environmental Planning Policy No 55- Remediation of Land;
- NSW State Priorities;
- A Plan for Growing Sydney;
- NSW Long Term Transport Masterplan;
- NSW Planning Guidelines for Walking and Cycling;
- Sydney Olympic Park Master Plan 2030;
- Sydney Olympic Park Access Guidelines 2011;
- Sydney Olympic Park Major Event Impact Assessment Guidelines;
- Sydney Olympic Park Urban Elements Design Manual;
- Sydney Olympic Park Environmental Guidelines; and
- Sydney Olympic Park Stormwater and Water Sensitive Urban Design Policy.

The EIS will provide an assessment of the proposed development against the above instruments and policies and will provide justification for any variations proposed (if applicable).

4.2 Site Specific Issues

Urban and Architectural Design

As discussed above, the design and development of Site 18 is to be generally in accordance with the Sports and Education Precinct controls as provided by the MP 2030 and as amended by any associated relevant Site Development Guidelines. These controls and guidelines have been developed to achieve design quality and to minimise or remove any adverse impacts in relation to overshadowing, visual impacts, access and the like. Any variations to the controls as a result of design development will be justified in relation to their ability to deliver a more appropriate development outcome for the site. The design will be subject to review by SOPA's Design Review Panel, chaired by the NSW Government Architect.

Landscaping and Public Domain

The proposal will detail the new linkages within the site, as well details of the proposed landscaping and integration with the surrounding public domain.

Traffic, Parking and Access

The master plan sets planning principles and controls in relation to the street hierarchy, vehicular access, off-site parking, public transport, pedestrian and bicycle routes, parking rates and the like.

The impact of the traffic generated by the development will be assessed in a traffic and access report to accompany the EIS. The report will address the following issues amongst others:

- Details of the anticipated daily and peak traffic movements to be generated by the development including the impact on nearby intersections and the surrounding road network.
- Details of strategies for encouraging use of public transport and cycling.
- Assessment of the proposed car/truck parking and loading dock provisions in terms of adequacy to accommodate demand.
- Assessment of the layout of car parking areas in terms of compliance with relevant standards.
- Details of any bicycle facilities to be incorporated into the development.
- Proposals for pedestrian and cycle access.

Other Specialist Assessments

In addition to detailed assessments to address the above potential issues, in preparing the EIS the proponent will undertake specialist assessments and/or provide plans and reports in relation to:

- Noise and vibration;
- Construction management; and
- Waste management.

Heritage

It is noted that due to the low height of the proposed building and the presence of very large intervening structures (being ANZ Stadium and Ibis Hotel Olympic Park), the proposed development is not within the visual catchment of any heritage items in the wider locality, including the Newington Armoury and the Abattoir Heritage Precinct. Furthermore, a search of the AHIMS database has indicated that there are no previously recorded Aboriginal sites within 1 kilometre of the site.

4.3 Consultation

The following agencies and authorities will be consulted during preparation and assessment of the EIS:

- Sydney Olympic Park Authority;
- SOPA Design Review Panel;
- Department of Planning;
- Roads and Maritime Service;
- Sydney Regional Development Advisory Committee;
- Transport for NSW;
- Auburn Council;
- Sydney Water;
- Office of Environment and Heritage NSW; and
- Environment Protection Authority.

5.0 CONCLUSION

The proposed development of Site 18 will deliver a High Performance Centre for NSWRL, contributing to the role of Sydney Olympic Park as the home of elite sporting facilities.

It is requested the Department issue the SEARs for the project to facilitate the preparation of the Environmental Impact Statement to accompany the DA for the project. Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or rstark@jbaurban.com.au.

Yours faithfully



Robert Stark
Principal Planner

Enc.

Attachment A – Schematic Architectural Drawings prepared by Populous