



# **URBN SURF Sydney – Pod B P5 Carpark, Hill Road, Sydney Olympic Park**

Environmental Impact Statement for State Significant Development  
(SSD 7942)

Contact Details:

SJB Planning  
Level 2, 490 Crown Street  
Surry Hills NSW 2010  
Australia

T: 61 2 9380 9911  
[planning@sjb.com.au](mailto:planning@sjb.com.au)  
[www.sjb.com.au](http://www.sjb.com.au)

SJB Planning (NSW) Pty Ltd  
ABN 47 927 618 527  
ACN 112 509 501

# Table of Contents



	Declaration	6
	Executive Summary	7
1.0	Introduction	9
1.1	Overview	9
1.2	Project Objectives	9
1.3	Secretary's Environmental Assessment Requirements (SEARs)	10
1.4	Structure of the EIS	13
1.5	Supporting Technical Documentation	14
2.0	The Site and its context	15
2.1	Site Context	15
2.2	Site Description	15
2.3	Description of Surrounding Development	16
2.4	Regional Context	17
2.5	Opportunities and Constraints	18
3.0	Proposed Development	19
3.1	Background to the Proposal	19
3.2	Overview	19
3.3	Detailed Description of Proposal	20
4.0	Consultation	30
4.1	Stakeholders Engagement	30
5.0	Key Assessment Issues	32
5.1	Overview	32
5.2	Statutory Context - Relevant Acts	32
5.3	Environment Planning Instruments	34
5.4	NSW Strategic Policy Context	46
5.5	Sydney Olympic Park Policies	50
5.6	Draft Environmental Planning Instruments	58
5.7	Design Excellence and Built Form	59
5.8	Public Domain	61
5.9	Ecologically Sustainable Development (ESD)	62
5.10	Traffic and Accessibility	63
5.11	Land Contamination	65
5.12	Biodiversity	66
5.13	Heritage	69
5.14	Soil and Water	69
5.15	Flood Risk	69
5.16	Noise and Vibration	70
5.17	Major Events	70
5.18	Utilities	72
5.19	Contributions	72
5.20	Construction Management	72
5.21	EP&A Regulation 2000 - Schedule 2 Considerations	73
6.0	Section 79C Assessment	78
6.1	Overview	78
6.2	The Provision of any Environmental Planning Instrument or Development Control Plan	78
6.3	Planning Agreements under the <i>EP&amp;A Act 1979</i>	78

# Table of Contents



6.4	Any Matters Prescribed by the Regulations	78
6.5	Likely Impacts of the Development	78
6.6	Any Submissions Made	78
6.7	Suitability of the Site for the Development	78
6.8	The Public Interest	79
7.0	Conclusion	80

---

## List of Figures

Figure 1: Location Plan (Source SIX Maps)

Figure 2: Location plan (Source: Nearmaps)

Figure 3: Greater Parramatta to Olympic Peninsula Urban Renewal area (Source: [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au))

Figure 4: Perspective View of Proposed Development from East (Source: MJA Studio)

Figure 5: Internal Perspective View of Proposed Development looking North-West (Source: MJA Studio)

Figure 6: SEPP (SSP) 2005 Land Zoning Map extract

Figure 7: SEPP: (SSP) 2005 Land Zoning Map extract

## List of Tables

Table 1: Summary of Secretary Environmental Assessment Requirements and EIS Location Reference

Table 2: Summary of Stakeholder Issues and Response Reference

Table 3: RE1 – Public Recreation Objectives Assessment

Table 4: SOP Miscellaneous Policies

Table 5: Response to SOPA Design Review Panel

Table 6: IWMP- Management Strategies to Minimise Environmental Impacts

Table 7: Mitigation Measures

Table 8: Approvals Requires Under Other Legislation

# Table of Contents



---

## List of Attachments

- Attachment 1: Survey, SOPA
- Attachment 2: Architectural Package, MJA Studio
- Attachment 3: Landscape Plan, URBN SURF
- Attachment 4: Traffic & Parking, TTPP
- Attachment 5: Geotechnical Investigations, GALT Geotechnics
- Attachment 6: Integrated Water Management, UrbAqua
- Attachment 7: Ecologically Sustainable Development, Kinesis
- Attachment 8: Waste Management Plan, URBN SURF
- Attachment 9: Construction Environmental Management Plan, InSite Remediation
- Attachment 10: Flora and Fauna Assessment, Applied Ecology
- Attachment 11: Environmental Site Investigation, WSP|Parsons Brinckerhoff
- Attachment 12: Heritage & Archaeological, Umwelt
- Attachment 13: Servicing Statement, CNF & Associates
- Attachment 14: Acoustic & Vibration Report, Wood & Grieve Engineers
- Attachment 15: Accessibility Statement, URBN SURF
- Attachment 16: Parklands Uses Compliance Test
- Attachment 17: SEARs, DP&E

# Declaration


## Submission of Environment Impact Statement:

Prepared in accordance with Schedule 2 of the Environmental Planning and Assessment Regulation 2000.

### Development Application Details

Applicant:	URBN SURF (Sydney) Pty Ltd
Applicant Address:	PO Box 910, South Fremantle, WA
Land to be developed:	Pod B P5 Carpark, Hill Road, Sydney Olympic Park
Proposed development	Open water surf sports lagoon facility as described in Section 3 of Environmental Impact Statement (EIS)

### Environmental Impact Statement

Prepared by:	Joanne McGuinness
Address:	SJB Planning Level 2, 490 Crown Street Surry Hills NSW 2010
In respect of:	State Significant Development – Development Application
Declaration:	I certify that the contents of this Environmental Impact Statement to the best of my knowledge, has been prepared as follows: <ul style="list-style-type: none"><li>• in accordance with Schedule 2 of the Environmental Planning and Assessment Regulation 2000;</li><li>• it contains all available information that is relevant to the environmental assessment of the proposed development; and</li><li>• to the best of my knowledge the information contained in this report is neither false nor misleading.</li></ul>
Name	Joanne McGuinness B. Town Planning (Honours) University of New South Wales (UNSW)
Signature	
Date	1 June 2017

## Executive Summary

This Environmental Impact Statement (EIS) has been prepared under section 78A (8A) of the *Environmental Planning and Assessment (EP&A) Act 1979* in support of a State Significant Development (SSD) Application for a proposed open water surf sports lagoon development at Pod B P5 Carpark, Hill Road, Sydney Olympic Park (SOP) ('the site').

The proposed development involves the construction of a world class sport, recreation, leisure, tourism and event facility and features a "Wavegarden" surfing lagoon. The proposal will deliver a major recreational and tourism facility to the Western Sydney region.

The proposal incorporates a number of ancillary activities and facilities as described below:

- Ancillary facilities
  - An arrivals centre and merchandise shop;
  - Change rooms;
  - Equipment storage room;
  - A surf academy and pro shop;
  - Meeting rooms;
  - An outdoor function space; and
  - A café and licensed bar.
- Ancillary activities
  - Surf lessons and competitions;
  - Personal and group fitness programs;
  - Private and corporate functions; and
  - Art/music/film events

The site is located within the SOP Site, as identified within State Environmental Planning Policy (State Significant Precincts) 2005 (SEPP SSP).

Pursuant to Schedule 2, Clause 2 of the State Environmental Planning Policy (State and Regional Development) 2011 (SEPP SRD), development within the SOP Site with a Capital Investment Value (CIV) of more than \$10 million is identified as SSD. As the proposed development will have a CIV of \$31,906,504 (exclusive of GST), it is a SSD and requires the preparation of an EIS.

An earlier iteration of the proposal was provided to the Department of Planning and Environment (DP&E) requesting the Secretary's Environmental Assessment Requirements (SEARs). On 30 September 2016, the Department issued the SEARs for the proposed development (reference SSD 7942).

This EIS has been prepared in accordance with the requirements of Part 4 of the *EP&A Act 1979*, Schedule 2 of the Environmental Planning and Assessment (EP&A) Regulation 2000, and in response to the SEARs.

This EIS addresses the SEARs and demonstrates that the proposal is consistent with the aims and objectives of both SEPP (SSP) and SEPP (SRD). The proposal complies with the principal development standards and other provisions contained in SEPP (SSP).

The proposed development will provide a significant social and economic benefit to the Parramatta Local Government Area (LGA), SOP, and Western Sydney. It is consistent with the objectives of the Sydney Olympic Park Authority (SOPA) to enhance the Park's status as the home for major sporting events, entertainment, and recreational activities, and the strategic objectives envisaged in the Parramatta 2038 Community Strategic Plan.

This EIS includes an assessment of the potential environmental impacts arising from the proposal including biodiversity, soil and water, ecological sustainability, built form, public domain and traffic, transport, and accessibility. It is considered that the proposal will not give rise to any unreasonable adverse environmental impacts upon the natural environment, the public domain or surrounding development, and where appropriate, mitigation measures have been identified to manage any potential environment impacts. These have been implemented in the design of the proposal, or otherwise can be addressed through conditions of Development Consent.

Based on the assessment undertaken in this EIS, approval of the application is sought.



# 1.0 Introduction

## 1.1 Overview

This EIS has been prepared by SJB Planning under section 78A (8A) of the *EP&A Act 1979*, on behalf of URBN SURF (Sydney) Pty Ltd, in support of a proposed open water surf sports lagoon development at Pod B P5 Carpark, Hill Road, SOP ('the site').

The site is located within the SOP Site area under the SEPP SSP. The proposed development has a CIV of \$31,906,504 (exclusive of GST) and therefore, constitutes SSD in accordance with Schedule 2, Clause 2 of the SEPP (SRD), as it has a CIV of more than \$10 million.

SSD requires the preparation of an EIS. This EIS addresses the SEARs and the requirements of Schedule 2 of the *EP&A Act 1979*.

## 1.2 Project Objectives

In accordance with Schedule 2, Part 3, Subclause 7(1)(b) of the EP&A Regulation 2000, the objectives of the proposed development are:

- To create a world class tourism and community focused sport and recreation venue that will enhance the amenity, vibrancy and reputation of SOP and deliver a major recreational and tourism facility to western Sydney;
- To provide a facility that allows for the use of an underutilised carpark that is consistent with the objects of SOPA to "encourage the use and enjoyment of the Millennium Parklands by the public by promoting and increasing the recreation, historical, scientific, educational and cultural value of the Millennium Parklands;
- To offer the community, tourists and international students a unique, vibrant and convenient opportunity to broaden their experience in Australia by participating in this iconic activity that is strongly linked to the Australian way-of-life, within a safe and controlled environment;
- To provide a facility that will contribute to the existing amenity of SOP as it will provide visitors and residents with additional recreational and hospitality opportunities within a presently underutilised section of the park;
- To provide a facility that will allow participation in surfing and surf culture by the population of Western Sydney and a broader demographic as it will be provided within a safe and controlled environment; and
- To provide a facility that will integrate sensitively with the surrounding natural environment and incorporate ecologically sustainable development principles within the design and operation of the facility.

### 1.3 Secretary's Environmental Assessment Requirements (SEARs)

This EIS has been prepared to address the SEARs that were issued 30 September 2016 for application number SSD 7942.

Table 1 below provides a summary of the matters listed in the SEARs, and identifies where they have been addressed in the EIS. A full copy of the SEARs is provided at Attachment 17

Secretary Environmental Assessment Requirements	Response/EIS Reference
<b>General Requirements</b>	
The EIS must meet the minimum form and content requirements in Clause 6 and 7 of Schedule 2 of the EP&A Regulation 2000, specifically:	
• Declaration	Page 7
• Executive Summary	Pages 8-9
• Statement of Objectives	Section 1.2
• Detailed description of the development	Section 3
• Identification and description of likely environment impacts	Section 6.5
• Identification of mitigation measures	Section 5.21.1
• Approvals under Acts	Section 5.21.2
• Justification for carrying out the development	Section 5.20.3
Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.	The EIS includes a comprehensive assessment of the environmental risks and impacts associated with the development
Where relevant, the assessment of the key issues below, and any other significant issues identified in the risk assessment, must include:	
• Adequate baseline data;	
• Consideration of potential cumulative impacts due to other development in the vicinity; and	
• Measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment	
The EIS must be accompanied by a report from a qualified quantity surveyor providing:	Submitted separately
• A detailed calculation of the Capital Investment Value (CIV) (as defined in clause 3 of the Environmental Planning and Assessment Regulation 2000) of the proposal, including details of all assumptions and components from which the CIV calculation is derived; and	
• Certification that the information provided is accurate at the date of preparation.	
The EIS must include an estimate of the jobs that will be created by the development during the construction and operation.	Construction jobs: approximately 179

Secretary Environmental Assessment Requirements	Response/EIS Reference
	Operational jobs: approximately 46 F/T and casual.
Key Issues	
<b>(1) Statutory Context</b>	
Environmental Planning Instruments:	Section 5.3
<ul style="list-style-type: none"> <li>• State Environmental Planning Policy (State and Regional Development) 2011;</li> <li>• State Environmental Planning Policy (State Significant Precincts) 2005;</li> <li>• State Environmental Planning Policy (Infrastructure) 2007;</li> <li>• State Environmental Planning Policy No. 55 – Remediation of Land;</li> <li>• State Environmental Planning Policy No 33—Hazardous and Offensive Development; and</li> <li>• Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.</li> </ul>	
Strategic Policy Context:	Section 5.4
<ul style="list-style-type: none"> <li>• NSW State Priorities;</li> <li>• NSW Long Term Transport Master Plan 2012;</li> <li>• A Plan for Growing Sydney;</li> <li>• Sydney’s Light Rail Future 2012 / Sydney’s Rail Future 2012;</li> <li>• Sydney’s Cycling Future 2013 / Sydney’s Walking Future 2013;</li> <li>• Development near Rail Corridors &amp; Busy Roads - Interim Guideline 2008; and</li> <li>• NSW Water Quality Objectives;</li> </ul>	
Sydney Olympic Park Policies	Section 5.5
<ul style="list-style-type: none"> <li>• Sydney Olympic Park Master Plan 2030 (and subsequent reviews);</li> <li>• Sydney Olympic Park Access Guidelines 2015;</li> <li>• Sydney Olympic Park Major Event Impact Assessment Guidelines;</li> <li>• Sydney Olympic Park Urban Elements Design Manual;</li> <li>• Sydney Olympic Park Environmental Guidelines; and</li> <li>• Sydney Olympic Park Stormwater and Water Sensitive Urban Design Policy;</li> </ul>	
<b>(2) Design excellence and built form</b>	Section 5.7
<b>(3) Public Domain</b>	Section 5.8
<b>(4) Ecologically Sustainable Development (ESD)</b>	Section 5.9
<b>(5) Transport and Accessibility</b>	Section 5.10

Secretary Environmental Assessment Requirements	Response/EIS Reference
(6) Land Contamination	Section 5.11
(7) Biodiversity	Section 5.12
(8) Heritage	Section 5.13
(9) Soil and Water	Section 5.14
(10) Flood Risk	Section 5.15
(11) Noise and Vibration	Section 5.16
(12) Major Events	Section 5.17
(13) Utilities	Section 5.18
(14) Contributions	Section 5.19
(15) Construction Impacts	Section 5.20
<b>Consultation</b>	
• Sydney Olympic Authority	Section 4
• Sydney Olympic Authority Design Review Panel	Section 4
• Environment Protection Authority	Section 4
• Department of Primary Industries (NSW Office of Water)	Section 4
• City of Parramatta	Section 4
<b>Plans and Documents</b>	
• Architectural Drawings	Attachment 2
• Plan of Subdivision	Attachment 2
• Site Survey, showing existing levels, location and height of existing and adjacent structures/buildings and relationship to the rail corridor;	Attachment 1
• Site Analysis	Attachment 2
• Shadow Diagrams	Attachment 2
• ESD Report	Attachment 7
• Access Impact Statement	Attachment 15
• View analysis/photomontages	Attachment 2
• Landscape Plan	Attachment 3
• Public domain interface plan	Attachment 2
• Schedule of Material and Finishes	Attachment 2
• Traffic and transport impact assessment	Attachment 4
• Contamination assessment	Attachment 11
• Flora and fauna/ecological assessment	Attachment 10
• Heritage impact statement	Attachment 12

Secretary Environmental Assessment Requirements	Response/EIS Reference
• Soil and Water Management Plan	Attachment 6
• Integrated Water Management Plan	Attachment 6
• Parkland uses compliance test addressing Appendix 4.2 of the Sydney Olympic Park Parklands Plan of Management 2010	Attachment 16
• Flood risk assessment	Attachment 6
• Waste management plan	Attachment 8
• Noise impact assessment	Attachment 14
• Geotechnical Assessment	Attachment 5
• Infrastructure servicing report	Attachment 13
• Construction management plan	Attachment 4 (Traffic) and Attachment 9

Table 1: Summary of Secretary Environmental Assessment Requirements and EIS Location Reference

#### 1.4 Structure of the EIS

The EIS addresses the SEARs and the requirements of Schedule 2 of the *EP&A Act 1979*. The EIS is set out as follows:

- Section 1 – Introduction;
- Section 2 - Site and Local Context:
  - Provides a description of the site, the local and regional context and an assessment of the opportunities and constraints presented by the site.
- Section 3 – Proposed Development:
  - Provides the project objectives and a description of the proposed development.
- Section 4 – Consultation:
  - Describes the consultation undertaken with the relevant agencies and service providers
- Section 5 - Key Assessment Issues:
  - Provides an assessment of the Statutory Framework, existing environment, the potential impacts and the mitigation measures for each of the key criteria in the SEARS.
- Section 6 - Section 79C Assessment:
  - Provides an assessment of the proposal against the matters of consideration listed in Section 79C of the Environmental Planning and Assessment Act 1979.
- Section 7 - Conclusion.

## 1.5 Supporting Technical Documentation

The proposed SSD and EIS is supported by the following technical documentation prepared by the identified specialists, and are included as attachments to this EIS:

• Attachment 1: Surveying	Sydney Olympic Park Authority
• Attachment 2: Architectural Package	MJA Studio
• Attachment 3: Landscape Plan	URBN SURF
• Attachment 4: Traffic & Parking	TTPP
• Attachment 5: Geotechnical Assessment	GALT Geotechnics
• Attachment 6: Integrated Water Management	UrbAqua
• Attachment 7: Ecologically Sustainable Development	Kinesis
• Attachment 8: Waste Management Plan	URBN SURF
• Attachment 9: Construction Environmental Management Plan	InSite Remediation
• Attachment 10: Flora and Fauna Assessment	Applied Ecology
• Attachment 11: Environmental Site Investigation	WSP Parsons Brinckerhoff
• Attachment 12: Heritage & Archaeological	Umwelt
• Attachment 13: Servicing Statement	CNF & Associates
• Attachment 14: Acoustic & Vibration Report	Wood & Grieve Engineers
• Attachment 15: Access Impact Statement	URBN SURF

## 2.0 The Site and its context

### 2.1 Site Context

The site is located within Pod B P5 Carpark, Hill Road and is located at the western edge of SOP, a large sporting, cultural and leisure precinct within Western Sydney. The site is within the City of Parramatta LGA and is situated on the southern side of Hill Road at the junction of Hill Road and Holker Busway (refer to Figure 1). The closest sensitive residential receptor is the medium density homes of Blaxland Avenue, approximately 400m west of the subject site, beyond the Narrawang Wetlands.

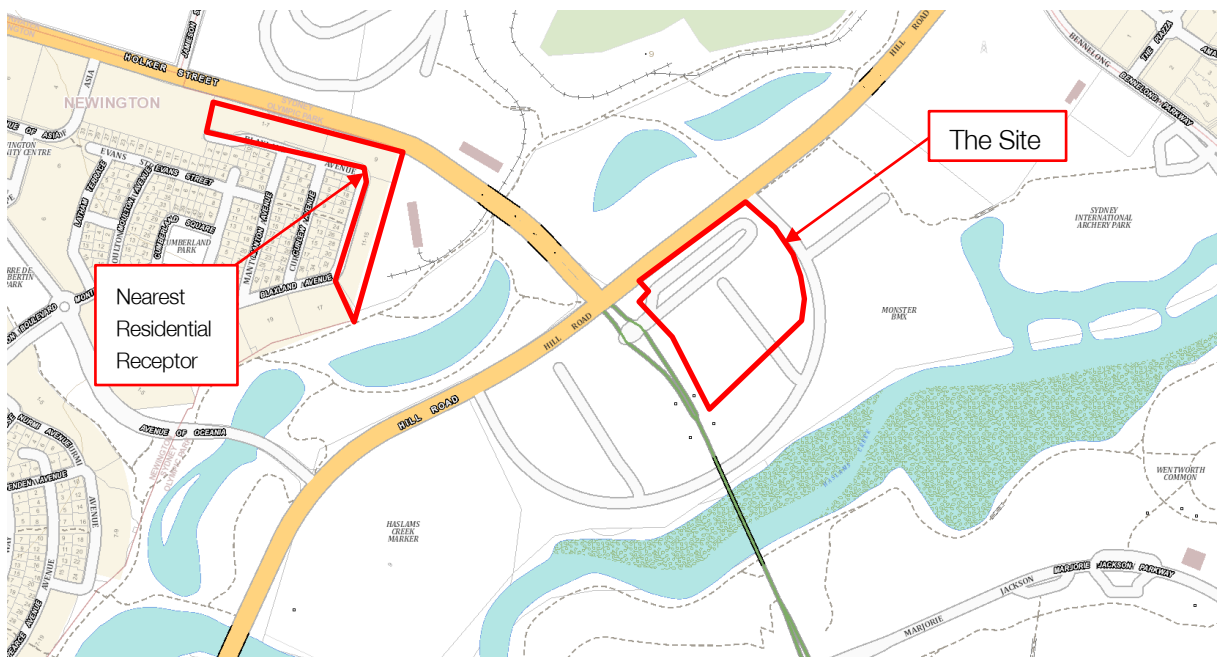


Figure 1: Location Plan (Source SIX Maps)

### 2.2 Site Description

The site is known as Pod B P5 Carpark, Hill Road, SOP, and is legally identified as comprising a portion of Lot 71 in DP 1191648.

The site is quadrilateral in shape, and has an area of approximately 31,543m<sup>2</sup>, with a frontage to Hill Road of 202m, and the Holker Busway of 157m. The site currently accommodates a car park with 844 car parking spaces and a bus parking area at the northern end of the carpark along Hill Road. It adjoins Pod A P5 carpark, and Holker Busway to the west and Pod C P5 Carpark to the east (see Figure 2). These parking areas are generally underutilised and are only used when major events are underway within the SOP precinct such as The Royal Easter Show, State of Origin and the NRL Grand Final.

As the site is used as a carpark it is generally a hardstand area with minimal landscaping. A portion of the site is presently being used for storage fencing and pre-cast concrete blocks. The land falls approximately 4.5m towards Hill Road. A survey of the site prepared by the SOPA is included at Attachment 1.

SOPA is responsible for managing and developing the land under the *Sydney Olympic Park Authority (SOPA) Act 2001*. URBN SURF (Sydney) will enter an appropriate lease with SOPA to allow the construction and operation of the proposed development.



Figure 2: Location plan (Source: Nearmaps)

### 2.3 Description of Surrounding Development

The site is located on the western edge of SOP and is one (1) of three (3) carparking areas that are generally only used when major events are underway within the SOP precinct.

The land surrounding the site is either zoned RE1 – Public Recreation, or E2 – Environmental Conservation, which acknowledges the parklands and natural environments of the Narawang Wetlands & Haslams Creek that exists within this part of SOP.

A description of the environment immediately surrounding the site is outlined below:

#### **North**

The Narawang Wetlands are located north of the site on the opposite side of Hill Road where it intersects Holker Street.

#### **South**

To the south beyond the service road for the carparks is Haslams Creek.

#### **East**

To the east is Pod C P5 Carpark which is partly being used as a compound for the storage of shipping containers. On the opposite side of the service road that provides access to the carparks, is a BMX/mountain bike track.

#### **West**

To the west is Pod A P5 Carpark and beyond Hill Road is The Narawang Wetlands. Beyond the Narawang Wetlands exists medium density residential landuse (Blaxland Avenue being the closest residents, approximately 400m west of the subject site).



## 2.4 Regional Context

SOP is located 14km west of Sydney CBD, and 8km east of the Parramatta CBD. It is a 640ha site that includes a 210ha Town Centre (in the south) and 430ha of parklands.

SOP is a “Strategic Centre” located within the Greater Parramatta Priority Growth Area, and this growth area stretches from Westmead, through Parramatta CBD, Silverwater to SOP, and includes a number of precincts that will experience significant change into the future.

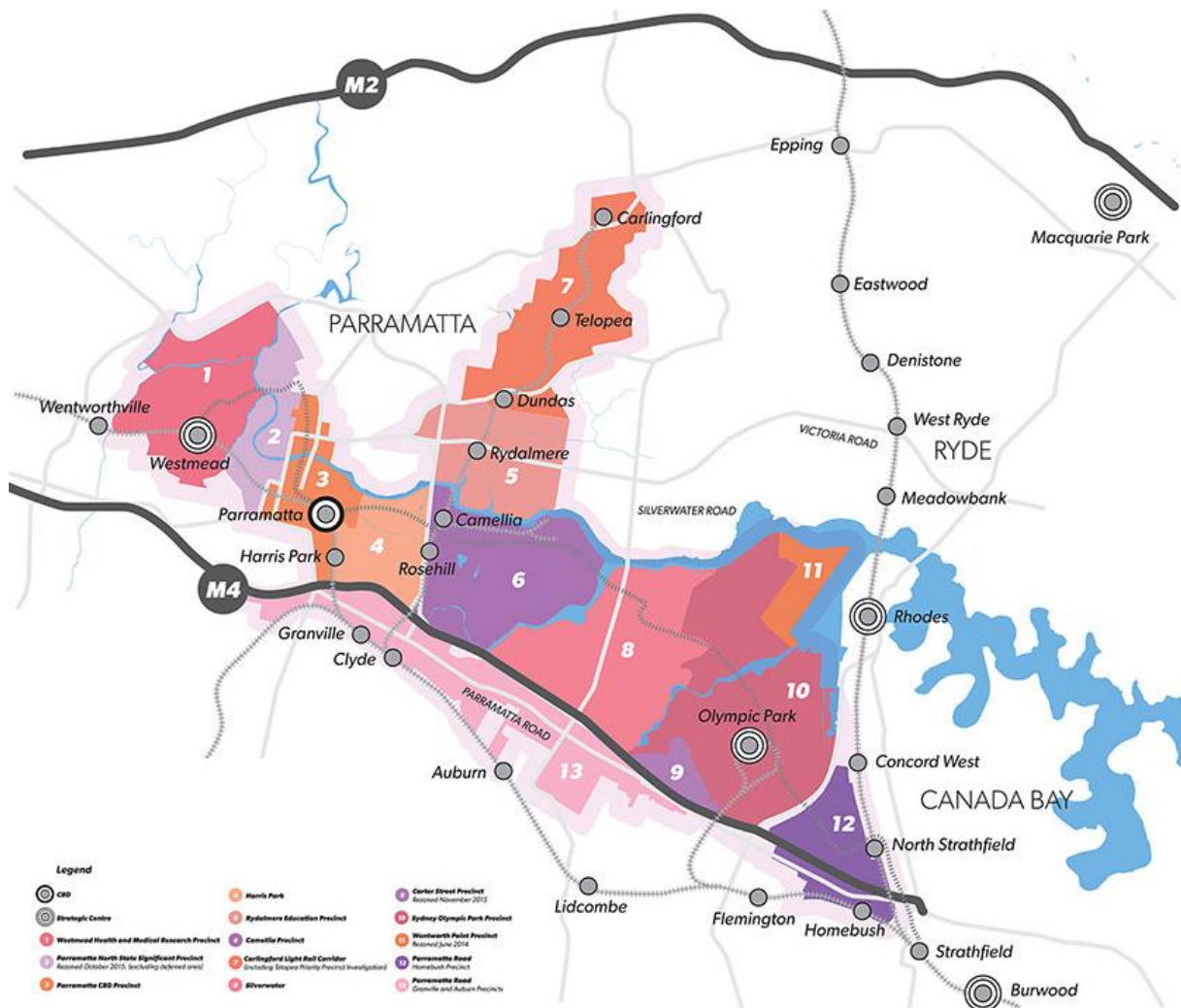


Figure 3: Greater Parramatta to Olympic Peninsula Urban Renewal area (Source: [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au))

SOP is currently linked with the rest of the priority growth area by the Parramatta River, rail, cycleway connections, and major roads. Significant proposed public and private investment in infrastructure such as Parramatta Light Rail will create improved connections between SOP and other precincts in the priority growth area, as well as other strategic centres and Parramatta CBD.

Development around SOP includes the following areas:

- Carter Street – Located to the southwest of the Park, this area was recently rezoned to accommodate more than 5,500 dwellings, employment uses along the M4 Motorway, a mixed use village centre, and community facilities;

- Wentworth Point – Located to the north of the Park, this suburb is currently being developed for medium and high rise residential apartments. and will provide up to 2,300 dwellings;
- Newington – Located to the west of the Park, the former Athletes Village comprises medium density housing; and
- Homebush – Located to the south east of the Park, and is part of the draft New Parramatta Road Urban Transformation Strategy which has identified a potential increase of up to 17,354 dwellings in the precinct by 2050.

## **2.5 Opportunities and Constraints**

### **2.5.1 Site & Context**

The site is located on the western edge of SOP, and is a parking area that is generally underutilised and only used when major events are underway within the SOP precinct. The site is within the SOP parklands and is adjacent to the natural environments of the Narawang Wetlands and Haslams Creek.

### **2.5.2 Surrounding Land Uses**

The site is located on the western edge of SOP, and is one (1) of three (3) carparking areas that are generally only used when major events are underway within the SOP precinct. The land is within the Millennium Parklands and is adjacent to the natural environments of the Narawang Wetlands & Haslams Creek

### **2.5.3 Trees & Vegetation**

No significant trees or vegetation exist on the site.

### **2.5.4 Topography**

As the site is used as a carpark it is generally a hardstand area with minimal landscaping, and falls approximately 4.5m towards Hill Road.

### **2.5.5 Public Transport**

The site is within close proximity to bus routes, pedestrian and bicycle routes, and the future Parramatta light rail corridor.

## 3.0 Proposed Development

### 3.1 Background to the Proposal

SOPA invited expressions of interest from suitably qualified proponents to finance, design, construct, and operate a tourism facility on the site. In response, URBN SURF (Sydney) Pty Ltd submitted a concept proposal for an open water surf sports lagoon development that features a “Wavegarden” surfing lagoon. In April 2016, URBN SURF (Sydney) was announced as the preferred proponent to lease the site and construct the proposed development.

As the proposed development constitutes a SSD in accordance with Schedule 2, Clause 2 of the SEPP (SRD) 2011, an EIS was required to be prepared pursuant Section 78A (8A) of the *EP&A Act 1979*.

URBN SURF (Sydney) requested the DP&E provide the SEARs to allow for the preparation of the EIS. The SEARs were issued on 30 September 2016.

### 3.2 Overview

The proposed development seeks consent for the following:

- Demolition of a portion of the existing carpark;
- Bulk earthworks and site preparation works;
- Construction of an open water surf sports lagoon that features a “Wavegarden” surf lagoon;
- Construction of a partly two (2) storey building in the south-west corner of the site which will house amenities, administration, food and drink facilities and surf academy; and
- Landscape and associated works.

The proposal is detailed in the architectural drawing package and landscape plans prepared by MJA Studio and URBN SURF and included at Attachments 2 and 3, and as described in the following sections of this EIS.

### 3.3 Detailed Description of Proposal

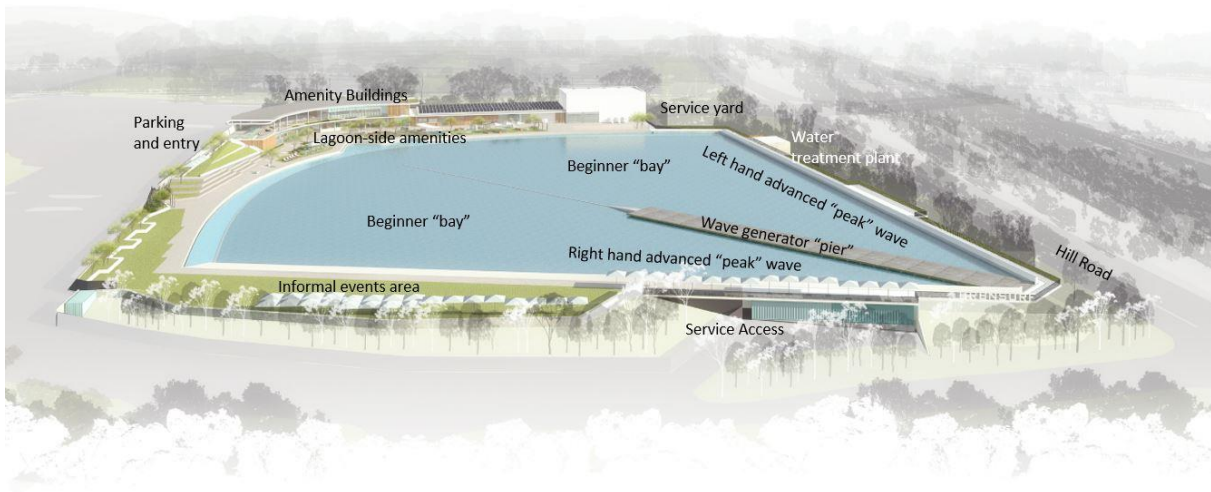


Figure 4: Perspective View of Proposed Development from East (Source: MJA Studio)

#### 3.3.1 Open Water Surf Lagoon

The facility will be centred around a large open water surf sports lagoon which holds 22ML of water and incorporates a “Wavegarden” surfing wave generator. “Wavegarden” is the world’s leading technology for the delivery of authentic, man-made surfing waves, with several commercial developments in operation and under construction around the world. The pool deck around the lagoon has a maximum height above ground level of 3.5m to 4m at the north western end of the site along Hill Road.

The open water lagoon will comprise of two (2) zones within which waves of differing heights are produced. The two (2) zones allow for beginners through to advanced levels of surfing competency to be accommodated simultaneously.

The “Peak” zone will provide up to a 1.8m high, 15 second long, steep left and right pitching waves, allowing the highest levels of performance surfing. Waves in this zone will form cleanly and break with constant power and shape through the ride, which is equivalent to riding high quality ocean based waves of similar sizes. Guests will typically enjoy a long, high quality wave riding experience.

The “Bay” zone produces reformed, smooth, white-water waves 0.6m high, which are ideal for beginner to novice surfers. It is also an ideal location for children and other guests with limited knowledge, or sense of open water safety, enabling the acquisition of the basic skills required for surfing. The Bay area is well suited for both surfing lessons and free-surfing sessions.

The maximum lagoon capacity is approximately 80 participants per hour, comprising 40 intermediate to advanced level surfers in the “Peak” zone, and up to 40 beginner to novice level surfers in the “Bays”. The lagoon can accommodate all forms of surf craft, together with body surfing. The wave generator that creates the waves is totally housed within a pier structure that is no longer than 88 metres, wider than 12 metres at its base and four (4) metres from the deepest part of the surf lagoon. And adjoining blade wall connects the pier to the lagoon shore and will be a minimum of 1.5 metres wide (and designed to be walked on by patrons in a controlled manner under supervision).

### 3.3.2 The Building

The proposed development incorporates a one (1) to two (2) storey building which is in the south-western corner of the site, and has a maximum height of 12.8m at the western end, where the surf academy is located. The building will house the functions typically required for a major water park operation and to provide the necessary support and facilities for park users and employees.

Entry to the facility is located immediately adjacent to the bus stop within the Holker Busway, possible Parramatta Light Rail corridor, and the residual carparking in the Pod B P5 carpark.

The design of the building is low in scale and represents a good visual fit into the native parkland setting, while it's geometry responds well to the "surf lagoon" and represents a seamless indoor-outdoor approach.



Figure 5: Internal Perspective View of Proposed Development looking North-West (Source: MJA Studio)

The ancillary functions accommodated within the building are described below:

#### Administration

Administration facilities housing a front office, reception area and amenities are provided on the ground floor at the entry to the facility. Administration and a meeting rooms are provided at the lower level adjacent to the loading dock.

#### Merchandise

Merchandise facilities will be available to guests on the ground floor adjacent to the entry for all their souvenirs and gifts typically found within a water park or theme park and all swimming apparel including, towels, sunscreen, surf wear and the like.

#### Food & Beverage

Quality food and beverage offerings are important factors for guests when choosing to visit a potential venue. The facility will cater for the needs of patrons by providing a kitchen and café on the ground floor, and a licensed restaurant/café on the first floor with a large covered outdoor alfresco area overlooking the open water lagoon.

### First Aid/Lifeguards

Rooms for first aid and the facilities lifeguards are provided are appropriately located within the building to serve the needs of patrons.

### Amenities & Change rooms

Male and female change rooms have been provided along with additional amenities strategically located throughout the park, and these include disabled facilities as required. The main change room space provides for personal lockers for storage.

### Rental Centre

A rental centre has been provided for patrons who may wish to hire equipment and use within the facility, specifically for the hiring of surfboards and wetsuits. Wetsuit wash and dry facilities have been allowed for.

### Surf Academy

The facility will provide the opportunity to develop “learn to surf” programs for all ages and other specialist programs to effectively engage with disadvantaged groups within the community, such as disaffected youth, indigenous persons and persons with disabilities wanting to learn how to surf.

The surf academy will also provide the opportunity to create an Australian centre of excellence for sports science research, elite surf coaching and high performance training. It is contemplated that a Surf Academy will be developed to assist elite surf athletes to pursue their competitive sporting ambitions. In doing so, the facility will have the potential to become the training base for the many State and national surf sport competitors.

### Loading Dock, Store Rooms and Plant

A loading dock, store rooms, and water treatment plant rooms have been provided at the north western corner of the site, with direct access to the Holker Busway adjacent to the Hill Road intersection. Vehicular access to plant is also available from the north eastern corner of the site.

### **3.3.3 Built Form and Siting**

The proposal involves the construction of a curvilinear one (1) to (2) storey building, located in the south western corner of the site, which overlooks the open water surf sports lagoon which occupies the majority of the site. Entry to the facility is immediately adjacent to the residual carparking provided at the southern end of the site. A pool deck has been provided around the surf lagoon which has a maximum height above ground level of 3.5m to 4m at the north western end of the site along Hill Road, with perimeter planting provided to the boundary.

The proposed building works are detailed in the architectural drawings prepared by MJA Studio, and are included at Attachment 2.

### **3.3.4 Visual Impact**

As mentioned earlier, the nearest residential development is the medium density housing on Blaxland Avenue, approximately 400 metres west. Additional to the setback, the extensive mature vegetation of Narrawang Wetlands exceeds the scale of the proposed development and no visual impact is expected. No other sensitive receptors exist in the locality.

Further, the development will be screened by the mature trees along Hill Rd and is not expected to create any adverse impacts. As described below, the built forms, materials, finishes and landscaping species have been selected to integrate into the surrounding natural environment.

### **3.3.5 Materials and Finishes**

The proposal incorporates selective use of high quality materials and finishes whilst keeping a utilitarian design aesthetic which is both on-trend and durable, as detailed in the Material and Finishes Schedule prepared by MJA Studio, and included in the architectural drawings package at Attachment 2.

### **3.3.6 Special Events**

URBN SURF will have the capacity to host a variety of special events ranging from local surf leagues competitions to international surf competitions.

The facility may be used for a variety of special events and these events would be held several times a year or annually depending on their nature.

Special events envisaged could include:

- Annual international exhibition surfing event;
- Annual national competition;
- Annual school competition;
- Annual indigenous surfer competition;
- Biannual state competitions;
- Biannual music festivals; and
- Annual surf-art-music festival.

A turfed Events Space (approximately 1,500m<sup>2</sup>) has been allowed for on the eastern side of the surf lagoon. Programming of events will be undertaken in accordance with SOPA's requirements. The infrequent and informal use of the space warrants its servicing by food vans and portable toilets in accordance with local regulations, with access provided to the south of the Facility.

### **3.3.7 Operational Details**

The operational details of the proposal are summarised below:

#### Hours of operation

The site is expected to operate seven (7) days a week across a 15-hour day during non-winter periods, and a nine (9) hour day (maybe less subject to demand) during the three (3) month winter season.

The proposed operational hours are as follows:

- Peak periods (non-winter): 6:00am to 10:00pm, and
- Off-peak periods (winter): 9:00am to 6:00pm (subject to demand).

For functions and special events, the food and beverage facilities may stay open to midnight on Friday and Saturday nights.

#### Capacity (Patrons and Staff)

Due to the nature of the facility and activities provided (both organised and informal), the level of patronage for the Surf Park will vary significantly across any one day and time of year.

#### Expected Surfer Patronage



It is expected that the site will operate at several different occupying levels through the year as below:

- High-Season – November to March;
- Mid-Season – April to May & September to October; and
- Low-Season – June to August.

The lagoon (surfing patrons) has a capacity to accommodate approximately 80 participants per hour, and will provide two (2) separate surfing areas to accommodate different levels of ability. Typically, the lagoon would operate with the following peak capacity:

- Beginner to novice level: up to 40 per hour; and
- Intermediate to advance level: up to 40 per hour.

Each surfing area will have different attendance characteristics throughout the day, with experienced surfer levels typically peaking in the morning and later afternoon, while inexperienced surfer levels are expected to be lower but consistent across the day reflecting the attendance in 'learn to surf' classes.

#### Guests (Non-Surfing) Patrons

In addition to those people attending the facility to surf, there will be a proportion of 'general admission' guests who will not surf. It is expected that during the high season, the optimal facility occupancy will be approximately 400 general admission guests across the entire day, equating to an average of 27 guests per hour.

#### Staff Levels

During the high season, there will be up to a maximum 46 staff operating on site at any one time. This is expected to include a combination of shift workers (two (2) shifts per day), and permanent full time staff who will operate during typical business hours (9:00am to 5:00pm).

#### Safety and Security

The Facility has been designed and operated with safety as a fundamental priority. This will result in most of the hazards of ocean based surfing being avoided, managed or minimised.

The wave generator is physically isolated from the rest of the lagoon through the use of a pier, making it impossible for contact to occur between the surfer and moving parts. There are no obstacles for surfers underwater or within the lagoon to avoid during their ride.

The lagoon will be a fully monitored aquatic environment which will be patrolled by professional surf lifeguards with specific training in lagoon operations. The use of video monitoring systems will also assist in site management and the surveillance of the lagoon.

### **3.3.8 Landscaping**

The proposed landscaping is detailed in the Landscape Plans prepared by URBN SURF, and included at Attachment 3. The landscape plan includes the following elements:

- A formal garden and seating area is to be provide adjacent to the pool and facilities building;
- Grassed areas are provided at the southern end of the site for casual viewing and events; and
- Landscaped batters at the northern end of the site along Hill Road and service road providing access to the carparks.

The landscape masterplan describes the breakdown of the site into 10 zones catering to different functions and user groups:

- Parking;
- Landscaped batters;
- Lagoon walkway;
- Events space;
- The Hill;
- Activity Node;
- Cove Lounge;
- Children's Play;
- Surf Academy; and
- Entry Plaza.

Given users will be carrying surfboards throughout, the design is spacious and provides areas for lay down and storage of boards. An area for beginner dry lessons has been designated in the northern area adjacent to the Surf Academy.

Lagoon side features anticipated for future detailed design include:

- A toddler pool;
- Outdoor functional fitness equipment;
- Adventure play ground;
- Bouldering;
- Mini half pipe skate ramp;
- Skateable hard features; and
- Climbing wall.

The proposed landscaping throughout the development has had regard to the sites proximity to environmentally sensitive land along Haslams Creek and the Narawang Wetlands, and involves appropriate plant species.

The existing vegetation communities surrounding the site features Estuarine Saltmarsh, Estuarine Swamp Oak Forest, and Sydney Turpentine-Ironbark Forest, which is listed as endangered in NSW and critically endangered under the federal *Environment Protection and Biodiversity Conservation (EPBC) Act 1999*. The exterior planting of the Wavepark will feature species from the Sydney Turpentine-Ironbark Forest, which is appropriate given its endangered status. The benefit of the palette selected is that it will provide a substantial amount of native screening (viewing out and viewing in), especially on the Hill Road side of the Wavepark where traffic is very busy.

As for the interior planting, the aim is to maintain an aesthetic that is focused on surfing and elements that may be found around coastal fringes. *Livistona australis* will achieve unique framing of the lagoon for customers with unobstructed views from the second floor. The Pandanus, also a native species, is symbolic to the Australian coastline and can provide shade when planted in a grouped arrangement.

The landscaping proposed will create a useful ecological buffer, and would provide additional habitat resources to the area as well as the normal landscaping outcomes.

### **3.3.9 Public Domain Works**

Works within the public domain, being land outside the lease boundary, are limited to the reconstruction of the pedestrian pathway along Hill Road and the restoration of any frontage, landscape or drainage works impacted by the construction of the development.

These matters can be addressed by conditions of Development Consent.

### **3.3.10 Traffic, Parking and Access**

A Traffic Impact Assessment Report been prepared by TTPP and is provided at Attachment 4, and includes the following elements:

- Reconfiguration of the residual Pod B P5 carpark located at the southern end of the site to provide 159 carparking spaces (including four (4) accessible spaces), drop off zone adjacent to entry, and service vehicle access for special events vehicles;
- Seven (7) staff carparking spaces have been provided adjacent to the service area in the north-west corner of the site;
- SOPA will retain ownership and operational control of car parking adjacent to the Wave Park site. While for the majority of time, this parking will be available for Wave Park guests, there may be occasions when this parking is used for major events and pre-sold to event attendees;
- Access to the carparking will be from existing access points from the service road which provide access to the carparking areas. The service/waste area in the north west corner of the site will have access from the Holker Busway whereas access to plant in the north east have access to the service road; and
- The operation of the Wave Park facility can be adequately accommodated within the existing road network operation and capacity. No additional modification or upgrades are required to the road network to accommodate the estimate traffic demands of Wave Park visitors.

### **3.3.11 Earthworks**

The proposal will require significant earthworks that involve up to 2m of cut and fill, with much of the excavated material being compacted fill which had previously been placed on the site. This material shall be redistributed, and therefore retained on the site.

A Geotechnical Investigation has been undertaken by Galt Geotechnics which assesses the existing ground and subsurface conditions, and provides recommendations for excavation and construction phases. A copy of the Geotechnical Assessment Investigation is included at Attachment 6.

### **3.3.12 Stormwater Management**

An Integrated Water Management plan that discusses the management of water and the disposal of both storm and waste water has been prepared by Urbaqua in accordance with SOPA's Stormwater Management and Water Sensitive Urban Design Policy, and Landcom's 'Blue Book'.

### **3.3.13 Ecologically Sustainable Development**

An Ecologically Sustainable Development Report has been prepared by Kinesis and is provided at Attachment 7.

### **3.3.14 Signage**

The proposed development includes the provision of up to four (4) building identification signs that are integrated into the overall design and located on the external façade of the building. These signs are located on southern and western elevation near the entry, the north eastern corner of the surf lagoon, and on the north western corner above the surf academy (as indicated in the landscape masterplan, Attachment 3).

### **3.3.15 Waste Management**

A Waste Management Plan (WMP) has been prepared by URBN SURF which details the waste management measures to be provided for the ongoing operational phase of the development. The waste and recycling facilities are included on the architectural drawings. The WMP is included at Attachment 8

Details of the demolition and construction waste are included in the Construction Environmental Management Plan included at Attachment 9.

### **3.3.16 Demolition**

Demolition works are to be undertaken in accordance with the provisions of Australian Standard AS 2601-1991. The extent of demolition works is shown on Drawing No DA.05 of the architectural package, and no significant services will be impacted.

### **3.3.17 Capital Investment Value and Cost of Works**

The proposal has a CIV of \$31,906,504 (exclusive of GST) as detailed in the cost report, provided separate to this EIS.

## 4.0 Consultation

### 4.1 Stakeholders Engagement

Stakeholder engagement was undertaken in part to address the SEARs issued by DP&E for the URBAN SURF Sydney surf park proposal.

A number of consultation and engagement activities were undertaken to allow stakeholders the opportunity to learn more about the project and provide feedback. The engagement programme sought to:

- Provide clear, accurate and relevant information to stakeholders;
- Increase awareness of the project among the local community and stakeholders so they are aware of the proposal and can provide informed feedback during the subsequent stage of the application process; and
- Encourage stakeholders to engage in the planning process.

The following provides an overview of the engagement process, including tasks undertaken, and identifies the issues raised through the process.

Given the project's location within SOPA managed parklands, and that it has no immediate neighbouring residents or businesses, identified relevant key stakeholders were limited to Government authorities and agencies.

The outcomes of the stakeholder engagement have informed the design of the proposed development. The issues raised in the stakeholder engagement are outlined in Table 2 below.

It is noted following lodgement with DP&E, the application will be placed on public exhibition for 30 days in accordance with Clause 83 of the EP&A Regulation 2000. During the public exhibition period Council, State agencies, and the public will have an opportunity to make submissions to the application.

Stakeholder Issues	Response
<b>Department of Planning &amp; Environment</b>	
• Relevant legislation and instruments and procedural requirements	Sections 5.2, 5.3
• Stakeholder consultation	Sections 4.1
<b>Sydney Olympic Park Authority</b>	
• Geotech	Section 3.3, Section 5.14, and Attachment 5
• Construction Management (and management of potential asbestos containing material)	Section 4.20, Attachments 4, 6, 9, 15,
• Traffic and parking	Section 5.9 and Attachment 4
• Major Events	Section 3.3.5, 5.5.1, 5.17

Stakeholder Issues	Response
• Services	Section 5.18 and Attachment 13
• Stormwater drainage and WSUD	Section 5.14 and Attachment 6
• Flora and Fauna	Section 5.12 and Attachment 10
• Expectations of the surrounding community and identification of key stakeholders	Section 4
• Functional aspects including food & beverage	Section 3.3
<b>Sydney Olympic Park Design Review Panel</b>	
• Public Domain Interfaces	Section 5.8, Attachment 2
• Landscape Architectural Issues	Attachment 3
• Sustainable Design Issues	Section 5.9, Attachment 7
<b>Department of Primary Industries NSW Office of Water</b>	
• DPI's response to the Request for SEARs - Soil and Water	Sections 5.11,5.12, 5.14, 5.18, 5,20 and Attachments 6, 9, 10, 11, and 13
<b>Environmental Protect Authority</b>	
• EPA's response to the Request for SEARs	Noted
<b>Sydney Water</b>	
• The requirement for scheme water to service the park is a key utility. No other suitable supply options exist.	Sections 5.14, 5.18 and Attachments 6 and 13
• An Integrated Water Management Plan was being developed and would likely be referred to Sydney Water through the EIS process	Attachment 6
<b>City of Parramatta Council</b>	
• General traffic issues	Section 5.10 and Attachment 4
• Drainage	Section 5.14 and Attachment 6
• Waste	Attachment 9 and
• Future social and community opportunities	Section 3

Table 2: Summary of Stakeholder Issues and Response Reference

## 5.0 Key Assessment Issues

### 5.1 Overview

The EIS has been prepared in accordance with the requirements of Schedule 2 of the EP&A Regulation 2000. Schedule 2, Clause 3, Subclause 8 of the EP&A Regulation 2000 requires an EIS to comply with the Environmental Assessment Requirements that have been provided by the Secretary.

On 30 September 2016, the Secretary issued SEARs which contain 15 'Key Issues' that are required to be addressed. This section addresses the key issues, including:

- The relevant environmental planning instruments that apply to the proposal, including a comprehensive assessment of the development standards, objectives and provisions;
- The strategic policy documents that apply to site and proposal;
- The provisions of relevant development control plans and other policies;
- An assessment of the potential environmental impacts of the proposal and identification of appropriate measures to mitigate such impacts; and
- Heads of consideration listed under section 79C of the *EP&A Act 1979*, that are additional to the items listed above.

### 5.2 Statutory Context - Relevant Acts

#### 5.2.1 *Environmental Planning and Assessment (EP&A) Act 1979*

It is considered that the proposed development is consistent with the objects of the *EP&A Act 1979* as set out in Clause 5 of the Act for the following reasons:

- It provides a new recreational facility that is consistent with the objectives of the Sydney Olympic Authority and the Sydney Olympic Authority Parklands Plan of Management 2010, and is therefore a proper development within SOP;
- The development allows for an appropriate use of an underutilised carpark that is only used during special events within the SOP precinct which is an orderly and economic use of the land;
- It provides an ecologically sustainable development with excellent water and energy saving performance; and
- Appropriate measures have been incorporated within the design or can be conditioned on any approval that ensure the protection and conservation of native animals and plants, including threatened species, populations and ecological communities.

#### 5.2.2 *Sydney Olympic Park Authority (SOPA) Act 2001*

The *SOPA Act 2001* established the SOPA as the statutory body representing the Crown, and responsible for the promotion, co-ordination and management of development and facilities within SOP and the Millennium Parklands.



Any development within the Parklands, in addition to any development consent requirements under the relevant environmental planning instrument, must also be consistent with the objects and functions of the Authority concerning the Parklands as set out in Sections 28 and 29 of the *SOPA Act*.

Section 28 specifies the objects of the Authority in relation to the Millennium Parklands as:

- “(a) to maintain and improve the Millennium Parklands,*
- (b) to encourage the use and enjoyment of the Millennium Parklands by the public by promoting and increasing the recreational, historical, scientific, educational and cultural value of the Millennium Parklands,*
- (c) to maintain, in accordance with any relevant plan of management referred to in this Part and the regulations, the public’s right to the use of the Millennium Parklands,*
- (d) to ensure the protection of the environment within the Millennium Parklands,*
- (e) in relation to the Newington Nature Reserve, to ensure the achievement of the purposes for which the nature reserve is deemed to be dedicated under section 49 (3) of the National Parks and Wildlife Act 1974,*
- (f) such other objects, consistent with the functions of the Authority in relation to the Millennium Parklands, as the Authority considers appropriate.”*

The proposed development is consistent with the objects of SOPA with respect to the Millennium Parklands as:

- It provides a world class tourism and community focused sport and recreation venue that will enhance the amenity, vibrancy and reputation of SOP, and it delivers a major recreational and tourism facility to western Sydney;
- It provides a recreational facility for use by the public of the Parklands that is consistent with the objects of SOPA to *“encourage the use and enjoyment of the Millennium Parklands by the public by promoting and increasing the recreation, historical, scientific, educational and cultural value of the Millennium Parklands”*; and
- It is a facility that will integrate sensitively with the surrounding natural environment and incorporate ecologically sustainable development principles within the design and operation of the facility.

Section 29 specifies the functions of the Authority in relation to the Millennium Parklands as:

- “(a) to maintain the Millennium Parklands,*
- (b) to permit the use of the whole or any part of the Millennium Parklands for activities of a recreational, historical, scientific, educational or cultural nature,*
- (c) to exercise such other functions of the Authority as are necessary or convenient in order to give effect to any relevant plan of management referred to in this Part.”*

The provision of a recreation facility as proposed within the Millennium Parklands is in accordance with the functions of SOPA.

### **5.2.3 Threatened Species Conservation (TSC) Act 1995**

The Flora and Fauna Assessment prepared by Applied Ecology has assessed the proposed development having regard to the provisions of the *TSC Act*, and it determines that the proposal will not significantly impact on any flora and fauna protected by this Act.

As required by Section 5(A) of the *EP&A Act 1979*, a 7-Part Test has been undertaken to determine whether a significant effect on threatened species, populations or ecological communities or their habitats is likely to result from the proposed development. The 7-Part Test concluded:

*"No threatened species were recorded on the subject site. Several threatened species were recorded within a 10km<sup>2</sup> cell centred on the subject site, however, it is considered that the proposed activity is not likely to have an adverse effect on the life cycle of these species to the extent that a viable local population of any of these species is likely to be placed at risk of extinction.*

*Populations of Green and Golden Bell Frogs exist in the adjoining area, west of the subject site, and located in an area described in recent vegetation mapping as "artificial wetlands". A saltmarsh species, *Wilsonia backhousei*, is located on the foreshores of Haslams Creek and areas around its confluence with Homebush Bay. Consideration needs to be given to both these species in the design of aspects of construction and management of the proposed wave park.*

*No threatened populations were recorded on or near the subject site. One endangered ecological community is located in the vicinity of the subject site. Areas of Estuarine Saltmarsh EEC has been recorded along the lower extent of Haslams Creek, within the tidal limit, and on foreshore areas of Homebush Bay. These saltmarsh patches may also be affected by some activities associated with the operation of the wave park, although it is unlikely that this would put the community at risk of local extinction. NO key habitat"*

The Flora and Fauna Assessment considers that the proposed development will not significantly impact on the biodiversity of the site and surrounding environmentally sensitive lands subject to the recommended mitigation measures being implement.

#### **5.2.4 Environment Protection and Biodiversity Conservation (EPBC) Act 1999**

The *EPBC Act* protects the natural environment and conservation of heritage where they are matters of national environmental significance.

Part 3 of the *EPBC Act* requires activities that are likely to have a significant impact on a "matter of national environmental significance" and other matters concerning the Commonwealth to be assessed and approved under the Act.

The Flora and Fauna Assessment prepared by Applied Ecology has assessed the proposed development having regard to the provisions of the *EPBC Act*, and determines that the proposal will not significantly impact on any flora and fauna protected by this Act.

### **5.3 Environment Planning Instruments**

The following section provides an assessment of the statutory provisions applying to the proposed development under the relevant environmental planning provisions as required by the SEARs.

#### **5.3.1 State Environmental Planning Policy (State & Regional Development) 2011**

Pursuant to Schedule 2 of SEPP (SRD) 2011, development within SOP with a capital investment value CIV of more than \$10 million is identified as SSD. As the proposed development, will have a CIV of \$31,906,504 (exclusive of GST) an SSD application is submitted for determination by the Minister for Planning or his delegate

### 5.3.2 State Environmental Planning Policy (State Significant Precincts) 2005

SEPP SSP aims to:

- “(c) to facilitate the development, redevelopment or protection of important urban, coastal and regional sites of economic, environmental or social significance to the State so as to facilitate the orderly use, development or conservation of those State significant precincts for the benefit of the State,*
- (d) to facilitate service delivery outcomes for a range of public services and to provide for the development of major sites for a public purpose or redevelopment of major sites no longer appropriate or suitable for public purposes.”*

SOP is identified in Schedule 3 as a ‘State Significant Precinct’, and the provisions of Schedule 3, Part 23 of the SEPP (SSP) apply, and the following comments are made with respect to the relevant provisions:

#### Clause 11 – Zoning and Permissibility

The subject site is zoned RE1 – Public Recreation, and the proposed development can be categorised as a “recreation facilities (outdoor)” which is a permissible form of development consent.

Recreation facility (outdoor) is defined as:

*“recreation facility (outdoor) means a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major).”*

The proposed development also incorporates a café, bar, surf academy, merchandise shop and other facilities and these are considered permitted as they are ancillary to the primary use of the site as a “recreation facility (outdoor)” and facilitate the operation of the park and serve the needs of the patrons of the park.

Zone	
	B1 Neighbourhood Centre
	B4 Mixed Use
	E1 National Parks and Nature Reserves
	E2 Environmental Conservation
	E3 Environmental Management
	RE1 Public Recreation
	SP2 Infrastructure
Additional Permitted Use	
	Site 62
	Newington Amory

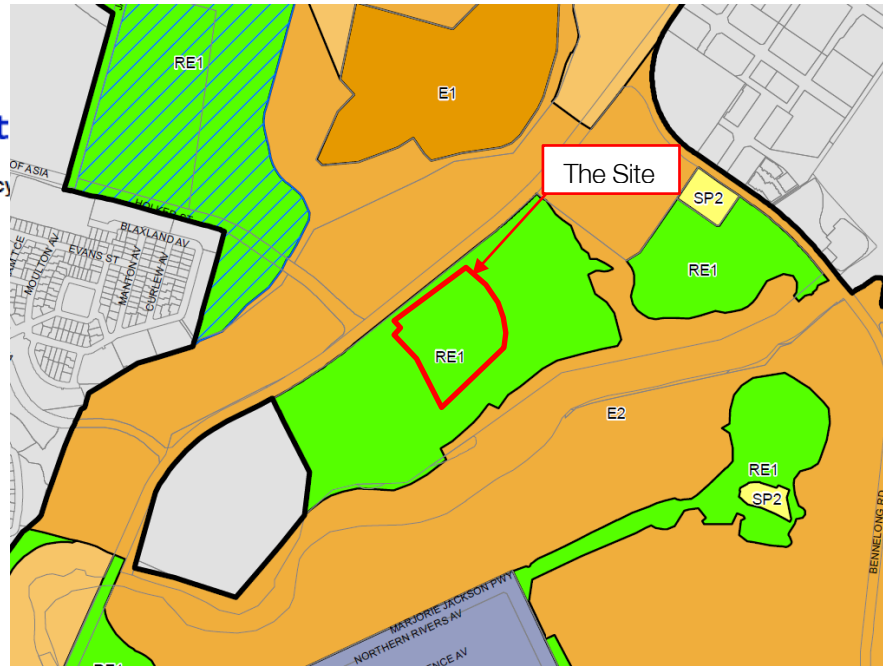


Figure 6: SEPP (SSP) 2005 Land Zoning Map extract

The objectives of Zone RE1 Public Recreation are:

Objective	Comment
<i>(a) to enable land to be used for public open space or recreational purposes,</i>	The proposal allows for the use of a presently underutilised space for a recreational facility
<i>(b) to provide for a range of recreational settings and activities and compatible land uses,</i>	The proposal introduces a unique recreational facility to the SO precinct that is compatible with adjoining land uses.
<i>(c) to protect and enhance the natural environment for recreational purposes,</i>	The proposal has been designed having regard to its natural surroundings and incorporates appropriate measures to minimise its impact on the environment.
<i>(d) to support the Sydney Olympic Park site as a premium destination for major events.</i>	The proposed development has been designed to ensure it does not significantly impact upon the capability of SOP to host major events.

Table 3: RE1 – Public Recreation Objectives Assessment

### Clause 18 – Height of Buildings

The “height of buildings map” and “reduced level map” associated with this clause indicate that the site is not subject to a maximum building height.

Therefore, this clause is not applicable to the proposed development.

### Clause 19 – Floor Space Ratio

The “floor space ratio map” associated with this clause indicates that the site is not subject to a maximum floor space ratio.

Therefore, the clause is not applicable to the proposed development.

### Clause 20A – Demolition requires consent

Clause 20A of SEPP (SSP) states:

*“The demolition of a building or work may be carried out only with consent.”*

The proposed development involves the demolition of the hardstand area, lighting and works associated with the existing carpark.

### Clause 23 – Public utility infrastructure

This clause requires the consent authority to be satisfied that *“any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when required”* prior to Development Consent being granted.

As the site is in an established area public utility infrastructure, including water, electricity, natural gas, and sewage disposal, is readily available. A Servicing Statement has been prepared by CNF & Associates and provided at Attachment 13 and this statement details the capacity of existing services and outlines the steps necessary to have the proposed development connected to public utility infrastructure.

### Clause 24 – Major events capability

The objective of this clause is to *“protect and promote the major events capability of the Sydney Olympic Park site and to ensure that it remains a premium destination for major events.”*

Prior to granting Development Consent the consent authority must be satisfied that during major events held within the SOP site:

- (a) traffic generated by the development is likely to cause the local road network and connections to the regional road network to become saturated or otherwise fail, and*
- (b) the development is likely to prevent the effective management of crowd movement and transport services, and*
- (c) the development is likely to compromise the effective functioning of major event infrastructure, and*
- (d) the development conflicts with the emergency management plans of government agencies or the emergency evacuation plans of major event venues.”*

As discussed within the Traffic Impact Assessment Report by TTPP, it is considered that the proposed development will not generate the level of traffic that will adversely impact upon the functioning of the surrounding road network during major events.

The proposed development is remote from the SOP Town Centre and does not impact on the management of crowd movements and transport services to and within the precinct.

While the proposal does result in the removal of 678 public carparking spaces and a bus parking area from the underutilised P5 Pod B carpark, it is considered that other more sustainable transport options are

available during major events, and the loss of these spaces does not impact on the Park's capability to host major events.

The Traffic Impact Assessment Report has considered SOPA's Major Event Impact Assessment Guidelines and the proposed development's impact on SOP during major event mode and confirms the development is not expected to create any adverse traffic and transport issues.

#### Clause 25 – Transport

Clause 25 requires the consent authority is *“satisfied that the development includes measures to promote public transport use, cycling and walking”*.

The proposed development is immediately adjacent to the Holker Street Busway and the possible Parramatta Light Rail corridor, so is well serviced by public transport. In addition, Olympic Park Railway Station is within walking distance being approximately 1km to the south of the site. The proposal will also encourage sustainable transport use by providing bicycle parking spaces in an accessible location that integrates with the extensive cycle and pedestrian pathways located throughout the Park.

Further discussion regarding sustainable transport initiatives are within the Traffic Impact Assessment Report prepared by TTPP.

#### Clause 26 – Masterplan

Clause 26 states that *“development consent must not be granted for development on land within Sydney Olympic Park unless the consent authority has considered the Sydney Olympic Park Master Plan 2030”*.

The Master Plan does not apply to the subject site as it is not located within the SOP Town Centre. Pursuant to Clause 1.5 of the Plan, the detailed provisions of the Parklands Plan of Management (2010) are applicable.

While the Master Plan does not apply, the provisions that have come relevance to the proposal have been considered at Section 5.3.3 of this Statement.

#### Clause 29 – Development within an environmental conservation area

The “environmental conservation areas map” associated with this clause indicates that the main elements of the proposed development (the pool and building) are generally outside the environmentally sensitive area. However, the perimeter of the site along Hill Road and the residual carpark are within the environmental conservation area.

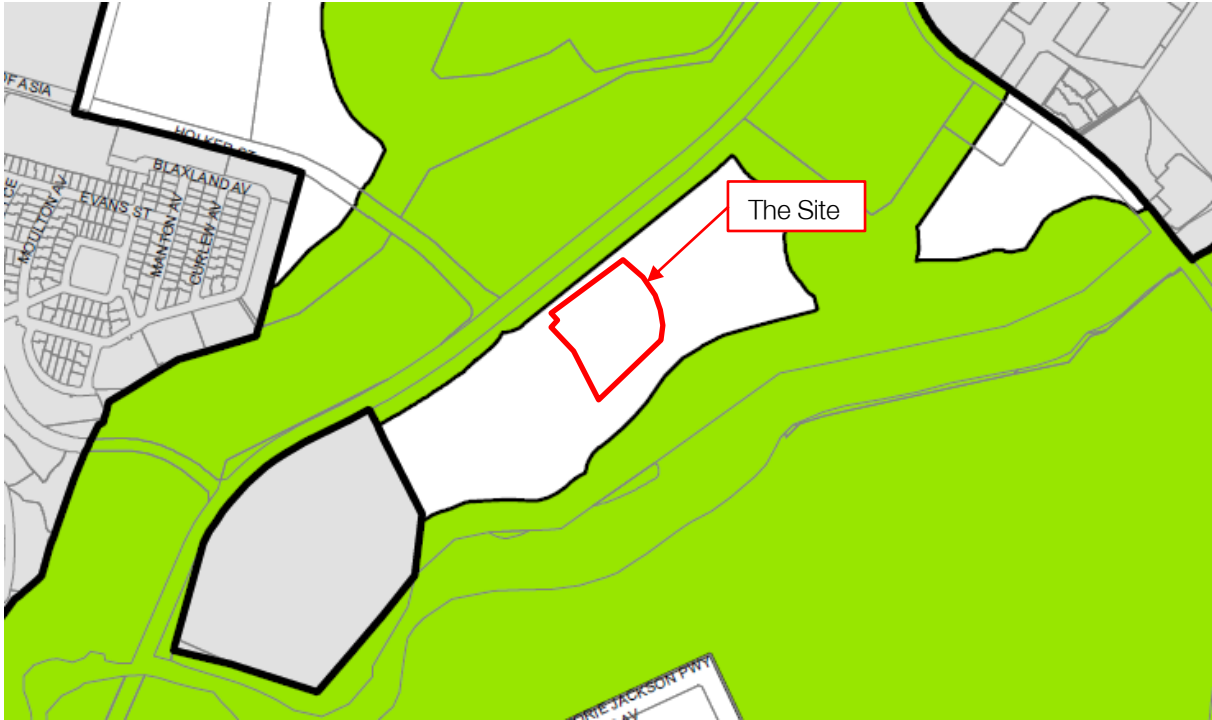


Figure 7: SEPP: (SSP) 2005 Land Zoning Map extract

Therefore, the provisions of this clause are applicable to the proposed development.

- “(2) Despite any other provision of this Part, the following development may only be carried out with development consent on land within an environmental conservation area:*
- (a) filling, clearing, draining or dredging the land,*
  - (b) constructing a levee on the land,*
  - (c) removing or destroying any vegetation on the land.*
- (3) Before granting development consent to development on land within an environmental conservation area, the consent authority must consider the likely effect of the proposed development on that environmental conservation area.*
- (4) Development consent must not be granted for development on land to which this clause applies if, in the opinion of the consent authority, the development would reduce significantly the ecological value of that environmental conservation area.”*

The portion of the site that is within the environmentally sensitive area consists of the landscaping along Hill Road and the residual car parking at the south eastern end of the site. The Flora and Fauna Assessment prepared by Applied Ecology considers that the proposed development will not significantly impact on the biodiversity of the site and surrounding environmentally sensitive lands subject to the recommended mitigation measures being implemented.

### Clause 30 - Design excellence

Clause 30 states that the consent authority must consider whether the proposed development exhibits design excellence, having regard to the following matters:

- “ whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,
- whether the form and external appearance of the building will improve the quality and amenity of the public domain,
- whether the building meets sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resource, energy and water efficiency,
- if a competition is held as referred to in subclause (3) in relation to the development, the results of the competition.”

The proposed development incorporates a high standard of architectural design, materials, and detailing appropriate to the SOP area, the form and external appearance of the building will improve the quality and amenity of the public domain.

The proposal incorporates sustainable design principles in terms of energy efficiency, water efficiency, biodiversity, transport and waste. In our opinion, the proposal achieves a design excellence by incorporating best practice architectural and urban design, as well as sustainable building principles.

Further consideration of design excellence is provided in Section 5.7.

### Clause 31 – Heritage conservation

The site is not indicated as a heritage item, and is not adjacent to a heritage item or located within a Heritage Conservation Area as shown on the “heritage map” associated with this clause.

The “Millennium Parklands” Heritage Conservation Area which is located some 200m to the north of the site will not be impacted by the proposed development.

The Parklands Plan of Management 2010 indicates that the Parkland Junction Precinct is a highly modified environment and has limited natural heritage significance and that the precinct does not contain any documented Aboriginal relics or registered significant Aboriginal sites.

In any case, a Heritage Assessment prepared by Umwelt and provided at Attachment 13, addresses the requirements of the SEARs for a historical archaeological assessment to be undertaken and this assessment concludes the following:

*“This assessment has found that there is low to nil potential for the presence of Aboriginal cultural heritage material to be located within the proposal area.....*

*The assessment has found that there are no listed items within the proposal area. Further, the assessment has found that there is no likelihood for the presence of ‘relics’ or ‘works’ to be present across the proposal area based on the understanding that the proposal area is comprised of modern fill overlying former foreshore/wetland.”*

#### **5.3.3 State Environmental Planning Policy (Infrastructure) 2007**

State Environmental Planning Policy (Infrastructure) 2007 (ISEPP) aims to facilitate the effective delivery of infrastructure across the State by identifying matters to be considered in the assessment of development adjacent to types of infrastructure development and providing for consultation with relevant public authorities



### Development likely to affect an electricity transmission or distribution network

Clause 45 requires the consent authority to refer a Development Application to the electricity supply authority for comments on potential safety.

This clause applies to a development application for development comprising or involving any of the following:

- “(a) the penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower,*
- (b) development carried out:*
- (c) within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists), or*
- (d) immediately adjacent to an electricity substation, or*
- (e) within 5m of an exposed overhead electricity power line,*
- (f) development involving or requiring the placement of power lines underground, unless an agreement with respect to the placement underground of power lines is in force between the electricity supply authority and the council for the land concerned.”*

The referral of the application to the relevant electricity supply authority is a matter for the consent authority.

### Development in rail corridors or adjacent to rail corridors and infrastructure.

Clauses 84 – 89 relate to developments within or adjacent to rail corridors and infrastructure.

As the proposed development is not within or adjacent to a rail corridor these clauses are not applicable to the proposed development.

However, as the proposed development is immediately adjacent to the possible Parramatta Light Rail corridor it is a matter for the consent authority to determine whether a referral to the appropriate authority is required.

### Development in or adjacent to road corridors and road reservations

The Roads & Maritime Services “Schedule of Classified & Unclassified Regional Roads” (January 2014) does not identify Hill Road as a classified road, and this is reflected in the land zoning map of SEPP (SSP) which zones the Hill Road E2 – Environmental Conservation.

That portion of Hill Road and Holker Street linking Parramatta Road to Silverwater Road which is at the north-western corner of the site is identified as an unclassified Regional Road.

Clause 101 of the ISEPP is not applicable as the development does not have a frontage to a classified road.

Clause 102 of the ISEPP is not relevant as the proposed development is not a use that would be sensitive to the effects of road noise.

The proposed development is not of a scale or type or within 90m of a classified road to be considered a traffic generating development requiring referral to the Roads and Maritime Services in accordance with clause 104 of the ISEPP.

### 5.3.4 State Environmental Planning Policy No 33—Hazardous and Offensive Development

State Environmental Planning Policy No 33—Hazardous and Offensive Development (SEPP 33) does not apply to the proposal as the development does not fall with the definition of a hazardous industry or offensive industry to which SEPP 33 applies.

### 5.3.5 State Environmental Planning Policy No. 55 – Remediation of Land

SEPP 55 prescribes a statutory process associated with the development of land that is contaminated and needs remediation.

Clause 7 of SEPP 55 provides the following:

- “(1) A consent authority must not consent to the carrying out of any development on land unless:*
- (a) it has considered whether the land is contaminated, and*
  - (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
  - (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.”*

An Environmental Site Investigation has been undertaken by WSP|Parsons Brinckerhoff and is provided in Attachment 11 which concludes:

*“The asbestos-impacted material represents a potential risk to construction workers during the proposed redevelopment work at the site, as well as a potential risk to nearby site users or passers-by in the event of dust generation during excavation or construction work.*

*Based on the proposed site layout for the redevelopment the identified asbestos impact is not considered to represent a risk to future site users after construction work is completed, as the area will be covered by structures or landscaping, although in landscaped areas some management may be required to control risk in the event of minor excavation work.*

*It is considered that the site is suitable for its current zoning (public recreation works) and proposed recreational land use provided that the following are undertaken:*

- The impacts identified are remediated prior to construction works by excavation and removal to a suitably licensed landfill, or*
- The asbestos-impacted soil may be managed during construction in accordance with a construction environmental management plan (CEMP) and after redevelopment a longer-term environmental management plan may be developed for the site to prevent future exposure.”*

Having regard to the matters raised in the abovementioned report, it is considered that the site is suitable to be used for the proposed use subject to compliance with the recommendations of the Environmental Site Investigation.

### 5.3.6 State Environmental Planning Policy No 64—Advertising and Signage

SEPP 64 aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish.

Clause 6 indicates that the SEPP applies to signage (other than signage that is exempt development) that can be displayed with or without development consent, and is visible from any public place or public reserve. The SEPP therefore applies to the proposed signage.

Part 2 of SEPP 64 applies to signage generally, while Part 3 of the SEPP applies only to advertisements which are defined under Clauses 4 and 9 of the SEPP to include all signage other than the following:

- “(a) business identification signs,*
- (b) building identification signs,*
- (c) signage that, or the display of which, is exempt development under an environmental planning instrument that applies to it,*
- (d) signage on vehicles.”*

The proposal involves the provision “*business identification sign*” which is defined under SEPP 64 as follows:

*“business identification sign means a sign:*

- (a) that indicates:*
  - (i) the name of the person, and*
  - (ii) the business carried on by the person, at the premises or place at which the sign is displayed, and*
- (b) that may include the address of the premises or place and a logo or other symbol that identifies the business, but that does not include any advertising relating to a person who does not carry on business at the premises or place.”*

The proposed signage meets the requirements of “*business identification sign*” as noted below:

- The proposed signs indicate the name of the person undertaking the business – “URBNSURF”;
- The proposed signs include the URBN SURF logo; and
- The proposed signage does not include any advertising relating to a person who does not carry on business at premises.

On this basis, the proposed signage is permissible, and Part 2 of the SEPP 64 is relevant.

#### Part 2 – Signage Generally

Part 2, Clause 8 of the SEPP states:

*“A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied:*

- (a) that the signage is consistent with the objectives of this Policy as set out in clause 3 (1) (a), and*
- (b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 1.”*

The objectives of Clause 3 (1) (a) are to ensure that signage (including advertising):

- “(i) is compatible with the desired amenity and visual character of an area, and*
- (ii) provides effective communication in suitable locations, and*
- (iii) is of high quality design and finish.”*

The proposed signage is consistent with the above objectives in that:

- The location, size and appearance of the proposed signage is in scale and compatible with the visual character of SOP;
- The proposed signage does not conflict with any existing built development and natural features, nor does it interfere with road safety; and
- The design and finishes of the signage will be of a high quality and will provide effective communication for visitors to the Park.

An assessment of the proposed signage against the criteria in Schedule 1 of the SEPP is provided below.

### 1. Character of the area

*Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?*

*Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?*

- The proposed signage responds appropriately to character and scale of the surrounding environ.
- The signage is consistent with the objectives of the SOPA Guidelines for Outdoor Advertising, Identification and Promotional Signage.

### 2. Special areas

*Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?*

- The propose signage will not detract from the scenic, visual, amenity or other environmental qualities of the Parklands

### 3. Views and vistas

*Does the proposal obscure or compromise important views?*

*Does the proposal dominate the skyline and reduce the quality of vistas?*

*Does the proposal respect the viewing rights of other advertisers?*

- The proposed signage will not obscure or compromise important views.
- The signage will not dominate the skyline or reduce the quality of vistas within the Park.
- The proposed signage will not obscure existing business identification signage.

#### 4. Streetscape, setting or landscape

*Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?*

*Does the proposal contribute to the visual interest of the streetscape, setting or landscape?*

*Does the proposal reduce clutter by rationalising and simplifying existing advertising?*

*Does the proposal screen unsightliness?*

*Does the proposal protrude above buildings, structures or tree canopies in the area or locality?*

*Does the proposal require ongoing vegetation management?*

- As highlighted above, the signage is appropriate for the site's setting and location within Parklands.
- The scale of the signage is consistent with the existing signage associated with existing developments within the Parklands.
- The signage contributes visual interest to the building.
- Building signage will be fixed to the building and the surf lagoon.
- The signage does not require on-going vegetation management.

#### 5. Site and building

*Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?*

*Does the proposal respect important features of the site or building, or both?*

*Does the proposal show innovation and imagination in its relationship to the site or building, or both?*

- As highlighted above, the proposed signage is consistent with the scale of the building and lagoon
- The signs are integrated with the building and lagoon structure. The proposed signage does not compete with any existing structures or features.

#### 6. Associated devices and logos with advertisements and advertising structures

*Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?*

- The URBAN SURF logo is an integral part of the display of the building signage.

#### 7. Illumination

*Would illumination result in unacceptable glare?*

*Would illumination affect safety for pedestrians, vehicles or aircraft?*

*Would illumination detract from the amenity of any residence or other form of accommodation?*

*Can the intensity of the illumination be adjusted, if necessary?*

*Is the illumination subject to a curfew?*

- Any illumination of signage would be consistent with SOPA Guidelines for Outdoor Advertising, Identification and Promotional Signage

## 8. Safety

*Would the proposal reduce the safety for any public road?*

*Would the proposal reduce the safety for pedestrians or bicyclists?*

*Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?*

- The signage will not reduce the safety of Holker Busway or Hill Road.
- The signage presents no safety issues for pedestrians or bicyclists.
- The signage presents no sight line issues.

### **5.3.7 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005**

Sydney Regional Environmental Plan (Sydney Harbour Catchment) (SREP (Sydney Harbour)) 2005 (deemed SEPP) provides planning principles for development within the Sydney Harbour catchment. SOP falls within the Sydney Harbour Catchment area. Planning principles for land within the Sydney Harbour Catchment, of relevance to the proposed development of the site, include:

- Development is to improve the water quality of urban run-off, reduce the quantity and frequency of urban run-off, prevent the risk of increased flooding and conserve water.
- Development that is visible from the waterways or foreshores is to maintain, protect and enhance the unique visual qualities of Sydney Harbour.
- Decisions with respect to the development of land are to take account of the cumulative environmental impact of development within the catchment.

The proposal is consistent with the relevant Planning Principals of SREP Sydney Harbour, and will not have any significant adverse impact on the Sydney Harbour Catchment, having incorporated the necessary stormwater quality and construction management measures detailed in the Integrated Water Management Plan prepared by Urbaqua and the Construction Environmental Management Plan prepared by InSite Remediation Services.

## **5.4 NSW Strategic Policy Context**

The following section provides an assessment of the proposal against the strategic policies applying to the proposed development as required by the SEARs.

### **5.4.1 NSW State Priorities**

The proposed development does not conflict with any of the State Priorities and is consistent with the State Priority of “encouraging business investment” which creates:

*“Strong business confidence enables NSW to attract and grow businesses, creating jobs and prosperity to improve living standards.”*

### **5.4.2 A Plan for Growing Sydney**

A Plan for Growing Sydney is a State Government strategic document that identifies the Government's vision for Sydney as being “a strong global city, a great place to live”.

It identifies key challenges facing Sydney including, a population increase of 1.6 million by 2031, with 900,000 being within Western Sydney, 689,000 new jobs by 2031, and a requirement for 664,000 new homes.

To achieve the vision and in response to the challenges, the Plan for Growing Sydney sets out four (4) goals:

- Goal 1: A competitive economy with world-class services and transport;
- Goal 2: A city of housing choice with homes that meet our needs and lifestyles;
- Goal 3: A great place to live with communities that are strong, healthy and well connected; and
- Goal 4: A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources.

To achieve these goals, the Plan proposes 22 directions and associated actions. The following Directions are most relevant to the proposal:

- Direction 1.3: Establish a new Priority Growth Area – Greater Parramatta to Olympic Peninsula;
- Direction 1.7: Grow strategic centres – providing more jobs closer to home; and
- Direction 4.1: Protect our natural environment and biodiversity.

A Plan for Growing Sydney identifies SOP as a 'Major Precinct' in a new 'Priority Growth Area'. The Greater Parramatta to Olympic Peninsula Priority Growth Area will provide opportunities to support jobs growth. The Government will focus its support on growth in the knowledge economy, with the Priority Growth Area to form an extension of the Global Economic Corridor.

SOP is located within the West Central Sub Region and this region will be a significant focus for infrastructure investment and intensive growth over the next 20 years. To implement the directions of the Plan the following priorities have been identified.

- A competitive economy;
- Accelerate housing supply, choice and affordability and build great places to live; and
- Protect the natural environment and promote its sustainability and resilience

Within the Plan, SOP has been identified as a Strategic Centre, and the following specific priorities for growth are identified:

- Work with council to provide capacity for additional mixed use development in SOP including offices, retail, services and housing;
- Facilitate delivery of Carter Street Priority Precinct, Lidcombe Priority Precinct and Wentworth Point Priority Precinct;
- Work with council to improve walking and cycling connections from SOP train station: west towards Newington, north towards Wentworth Point, east towards Concord West train station and south towards Lidcombe train station; and
- Investigate a potential light rail corridor from Parramatta CBD to SOP.

These priorities are expected to provide the platform for SOP to evolve into one of Sydney's major metropolitan centres, and grow in connectivity to the wider Sydney metropolitan area, in particular, Parramatta as Sydney's central CBD.

The provision of a world class tourism and community focused sport and recreation venue that integrates sensitively with the surrounding natural environment and enhances the amenity, vibrancy and reputation of SOP and Western Sydney is consistent with the directions and priorities of the Plan.

### 5.4.3 NSW Long Term Transport Master Plan 2012

The project does not conflict with the aims and objectives of the NSW Long Term Transport Master Plan 2012 which has a 20-year vision:

*"In the next 20 years, the Long-Term Transport Master Plan will support the development of Greater Sydney as a network of centres with strong connectivity between growth centres and economic centres such as Parramatta, Penrith, Liverpool, Macquarie Park, the Port Botany and Sydney Airport precinct and North Sydney. The priority will be to develop a more integrated transport system across Greater Sydney to attract businesses and investment, improve liveability and support efficient freight movements."*

Specifically, it will:

- Support the potential expansion of the Light Rail System, by providing a significant recreation facility directly adjacent to the potential route of Parramatta Light Rail – Stage 2; and
- Encourage public transport use by providing recreational uses in close proximity to significant residential development, rail and bus services.

Further discussion regarding the NSW Long Term Transport Master Plan 2012 is contained within the Traffic Impact Assessment prepared by TTPP.

### 5.4.4 Draft West Central District Plan

The Greater Sydney Commission has placed on public exhibition until March 2017, six (6) District Plans which help set out how A Plan for Growing Sydney will apply to local areas.

These District Plans outline how the Government will make decisions on public spaces, community facilities, housing, jobs, transport options, schools and hospitals to meet the needs of communities across Greater Sydney.

The Draft West Central District Plan which includes Blacktown, Cumberland and Parramatta Local Government Areas and is *"one of the most dynamic and rapidly growing regions in Australia. This District plays a pivotal role in Greater Sydney's future as an economic and employment powerhouse, a core hub for transport and services and the home of vibrant and diverse centres and communities. It will be at the core of Greater Sydney's 'Central City'".*

One of the key visions of the Plan is that SOP as a Strategic Centre *"will be transformed into a healthy lifestyle education and innovation centre based on its sports heritage with vital education, commercial and residential hubs".*

The Plan identifies a series of priorities and actions to realise the vision for the District and the following are considered relevant to the proposed development:

- Sustainability Priority 1: Maintain and improve water quality and waterway health;
- Sustainability Priority 4: Avoid and minimise impacts on biodiversity; and
- Action L14: Develop a West Central District sport and recreation participation strategy and sport and recreation facility plan.



A Plan for Growing Sydney identified the Greater Parramatta and the Olympic Peninsula (GPOP) as a new priority growth area which presented a major economic opportunity for the District and Greater Sydney due to its:

- Geographic position at the centre of Greater Sydney;
- Planned transformative investment;
- Young and diverse labour force;
- Mix of existing city scale assets; and
- Affordable urban lifestyle.

In conjunction with the Draft West Central District Plan, the Greater Sydney Commission produced a specific Plan for the GPOP), which identifies GPOP in terms of its role within the West Central District and Greater Sydney.

The 2036 vision of the West Central District Commission for GPOP is that: *“GPOP will be Greater Sydney’s true centre – the connected, unifying heart”*

SOP is the eastern economic anchor of GPOP and has been identified as a *“lifestyle super precinct”* that will continue to provide a range of commercial, residential, recreational and entertainment activities that is underpinned by sustainable public transport

The vision of GPOP most relevant to the proposal is to:

- Activate world class sports, entertainment, cultural and arts destinations across Parramatta City, Rosehill and Olympic Park; and
- Continue to evolve Olympic Park and surrounds into an inclusive place for active and green living, health and wellness.

The provision of a world class tourism and community focused sport and recreation venue that integrates sensitively with the surrounding natural environment and enhances the amenity, vibrancy and reputation of SOP and Western Sydney is consistent with the vision, priorities and actions of the District Plan and GPOP.

#### **5.4.5 Sydney’s Light Rail Future 2012 / Sydney’s Rail Future 2012**

The proposed development will support the expansion and patronage of Sydney’s Rail and Light Rail System, particularly the proposed Parramatta Light Rail, by providing a significant recreational facility immediately adjacent to the possible future light rail corridor within Holker Street.

#### **5.4.6 Sydney’s Cycling Future 2013 / Sydney’s Walking Future 2013**

The subject site benefits from the existing pedestrian and cycling network within SOP. The proposal is integrated into this existing and future network and incorporates bicycle parking and end of trip facilities to promote the use of sustainable transport modes, and reduced reliance on private vehicles.

#### **5.4.7 Development near Rail Corridors and Busy Roads – Interim Guideline 2008**

The proposed development is not a noise sensitive use and is not adjacent to a classified road or existing rail corridor. Therefore, the provisions of this guideline are not considered relevant to the proposed development.

As the proposed development is immediately adjacent to the possible Parramatta Light Rail corridor, it is a matter for the consent authority to determine whether a referral to the appropriate authority is required.

#### **5.4.8 NSW Water Quality Objectives**

An Integrated Water Management Plan (IWMP) has been prepared by Urbaqua and is included at Attachment 6. The plan considers the management of stormwater, wastewater, and water sensitive urban design initiatives to be employed by the proposed development to maximise water conservation and minimise impacts on the natural waterways that surround the site.

### **5.5 Sydney Olympic Park Policies**

#### **5.5.1 Sydney Olympic Park Master Plan (2030) (and subsequent reviews)**

The Sydney Olympic Park Master Plan 2030 provides a comprehensive approach to the long term development of SOP, ensuring that SOP continues to evolve into an active, vibrant suburb within metropolitan Sydney. The Master Plan contains planning principles and controls to encourage development of SOP that responds to its context, and which contributes to the quality of the built environment, future character and cultural significance of the Park, including the establishment of a Town Centre, new urban activities and residential uses that will activate the precinct on a 24 hour / 7-day basis.

The Master Plan came into effect on 10 March 2010. Both the Master Plan and SEPP (SSP) contain provisions that the Master Plan should be reviewed every five (5) years. The review process ensures that the planning framework for SOP remains current and relevant to the changing urban landscape within SOP, Greater Western Sydney and the wider metropolitan area.

The 2016 Review of the Sydney Olympic Park Master Plan 2030 was released by the NSW DP&E on 10 October 2016. The review seeks to make amendments to the Sydney Olympic Park Master Plan 2030 and the SEPP (SSP) 2005.

In accordance with Clause 1.5 of the Master Plan, the detailed provisions of the Parklands Plan of Management (2010) are applicable as the site, and not the Master Plan itself, as it is not within the SOP Town Centre. However, the following Planning Principles contained within Part 3 of the Plan are considered relevant to the proposed development:

#### Sustainability

The Sydney 2000 Olympic and Paralympic Games set a benchmark for innovative environmental design. The proposal will integrate sensitively with the surrounding natural environment and has incorporated ecologically sustainable development principles to ensure there are no significant impacts on the surrounding environment within the Parklands.

#### Public Domain

SOP's public domain is characterised by large public spaces that have been designed for crowds visiting the site during major events. The public domain is to be overlaid by a new network of smaller parks and streets that will be developed to meet the needs of new residents, workers and visitors.

The proposal does not involve any works within the public domain and does not interfere with Holker Street operating as a perimeter avenue that connects the Town Centre to collector roads.

#### Landscape

The Olympic legacy and parklands create a unique landscape that will be preserved and enhanced by *"linking existing vegetation planting with new plantings of native species to strengthen and develop local ecology"*.

Landscaping of the proposed development shall incorporate appropriate species that will allow the facility to integrate sensitively with the surrounding natural environment.

### Access and Transport

To enable SOP to continue to host large events while also accommodating new commercial and residential uses, transport and access can be improved by:

- Limiting the provision of parking spaces for new developments to encourage public transport use;
- Maintaining regular public transport services, road access and parking supply sufficiently during major events; and
- Integrating transport service planning with adjacent suburbs, especially to reduce the reliance on private vehicle use for trips under 5 km.

The proposal is within proximity to public transport, is located on the pedestrian and bicycle network and does not provide excessive carparking which could encourage car use.

Further discussion regarding sustainable transport initiatives and carparking provision are contained within the Traffic and Transport Assessment prepared by TTPP.

### Major Event Capability

SOP is the premier major events venue precinct in NSW, hosting major cultural, entertainment, recreation and sporting events. SOP's established major event capability is the result of a special combination of unique physical, spatial, technological and organisational characteristics that allow it to host an unparalleled diversity of major event performances, competitions and displays.

SOP has an established hosting and operational capacity to support major events across a range of venues, for several concurrent events, in single or multi-venue formats, the site's large venues attract extensive patron crowds, so that major public transport operations are required, safety and security are paramount, and large public domain spaces are desirable.

The Traffic and Transport Assessment prepared by TTPP considers SOPA's Major Event Impact Guidelines and determines that the proposed development does not impact on the capability of SOP hosting major events in terms of traffic, transport and carparking.

### **5.5.2 Sydney Olympic Park Parklands Plan of Management 2010**

The Parklands that are subject to the Plan of Management are part of SOP, and consist of 430ha of public land adjacent to the 210ha of sporting venues and town centre of SOP.

The Parklands are an association of many different parks and places brought together as a single entity for management purposes. They include the established Bicentennial Park, the diverse wetland areas south of Homebush Bay, the remnant forests of Newington Nature Reserve, parts of the former Royal Australian Navy Armament Depot, the dramatic landscape of the former State Brickworks, the lower reaches of Haslams Creek, the remediated waste mounds of Kronos Hill and Woo-la-ra, the Olympic legacy of Archery Park, the restored Wilson Park sportsgrounds, and the emerging new Blaxland Riverside Park and Wentworth Common.

The urbanisation of SOP and surrounding areas are placing increasing pressure on the Parklands to provide the space, the environment and the facilities for people to engage in leisure, play, sport, conservation and other recreation type activities. To meet the growth in demand, the range of uses and activities permitted in the Park must become more flexible to facilitate new and different appropriate uses that are of value to the community.

The main function of the SOPA is to maintain the Parklands and permit the use of the whole or any part of the Parklands for activities of a recreational, historical, scientific, educational or cultural nature having regard to the provision of this Plan. The following provisions are considered relevant to the proposed development:

#### Categorisation of Parkland Areas (Clause 1.11)

The Plan categorises the site as “Sports & Recreation Park” which is land reserved to facilitate opportunities for the public to participate in formal activities which are typically active in nature; focussed on health and fitness; improved athletic skill; sports training and/or competitions and physical exercise.

#### Restricted Public Uses (Clause 2.3)

Restricted Public Uses are specified uses that the SOPA has identified as having a high likelihood of impacting on the safety, care and/or experience of visitors and/or the preservation and functions of assets and/or the integrity of flora and fauna communities within the Parklands. Restricted Public Uses require written approval from the Authority and the use must be undertaken in strict compliance with any conditions specified in the Parklands Approval Permit.

When assessing whether or not to approve a Restricted Public Use proposal SOPA considers the following:

- Minimise the public or private loss or impact from the use whether within the park or adjacent thereto;
- Limit any significant negative impact on park ecosystems, heritage or the environment;
- Facilitate the public benefits to be derived from the use;
- Promote compatibility of the use with other uses being undertaken; and
- Fulfil the need for and formulation of appropriate conditions of approval to be imposed.

In accordance with Table 2 of Clause 2.12 – Schedule of Public Uses Controls for Sports & Recreation Parks, the proposed development constitutes a Restricted Public Use. This EIS demonstrates that the proposal satisfactorily addresses the matters required to be considered by SOPA in determining whether to grant a Parklands Approval Permit.

#### Purposes of Sport & Recreation Parks (Clause 2.9)

The purpose for which Sports & Recreation Parks are reserved is to facilitate opportunities for the public to participate in formal activities which are typically active in nature; focussed on health and fitness; improved athletic skill; sports training and/or competitions and physical exercise.

The proposed development provides a facility that satisfies this purpose.

### Objectives for Sports & Recreation Parks (Clause 2.10)

The management objectives for precincts or the parts of precincts within areas of land categorised as Sports & Recreation Parks are as follows:

- “(a) provide sporting areas that present high standards of health, safety, experience and amenity;*
- (b) improve, develop and maintain the land in ways that facilitates public use and enjoyment of the land for sporting purposes;*
- (c) promote management and use of the land in a manner that protects and enhances the sports and recreational quality of the land;*
- (d) manage uses and activities having regard to any adverse impact on other people and places, the integrity of the underlying remediated land systems and minimising conflicts between user groups and interests; and*
- (e) conserve, protect, interpret, adapt and/or enhance the significant ecological, scenic and heritage elements for present or future generations.”*

The proposed development is considered to satisfy the above objectives as:

- It provides a world class sport and recreation venue that will enhance the amenity, vibrancy and reputation of SOP. It delivers a major recreational and tourism facility that allows participation in surfing and surf culture to be more accessible to the population of Western Sydney and a broader demographic, within a safe and controlled environment;
- It provides a recreational facility on the site of an underutilised carpark that is consistent with the objects of SOPA to *“encourage the use and enjoyment of the Millennium Parklands by the public by promoting and increasing the recreations, historical, scientific, educational and cultural value of the Millennium Parklands”*; and
- The facility will integrate sensitively with the surrounding natural environment and incorporate ecologically sustainable development principles within the design and operation of the facility.

### Objectives for the Parklands (Clause 3.1)

The SOPA Act defines six (6) core objectives for management of the Parklands as follows:

- “(a) to maintain and improve the Parklands;*
- (b) to encourage the use and enjoyment of the Parklands by the public;*
- (c) to promote and increase the recreational, historical, scientific, educational and cultural values of the Parklands;*
- (d) to maintain, in accordance with any relevant plan of management and the regulations, the public’s right to use the Parklands;*
- (e) to ensure the protection of the environment within the Parklands; and*
- (f) to ensure the achievement of the purposes for which the different categories of land in the Parklands are reserved.”*

The proposed development is considered to satisfy the above objectives as:

- The proposed development creates a world class sport and recreation venue that will enhance the amenity, vibrancy and reputation of SOP. It provides a major recreational and tourism facility that allows participation in surfing and surf culture to be more accessible to the population of Western Sydney and a broader demographic, within a safe and controlled environment;

- The facility will integrate sensitively with the surrounding natural environment and has incorporated ecologically sustainable development principles to ensure that the proposal will have no significant impacts on the surrounding environment within the Parklands; and
- It satisfies the purpose for which Sports & Recreation Parks are reserved, which is to facilitate opportunities for the public to participate in formal activities which are typically active in nature; focussed on health and fitness; improved athletic skill; sports training and/or competitions and physical exercise.

#### Development in the Parklands (Clause 3.6)

Any development of the Parklands, in addition to any development consent requirements under the relevant environmental planning instrument, must also be consistent with the objects and functions of the Authority concerning the Parklands as set out in Sections 28 and 29 of the *SOPA Act 2001*.

As already discussed earlier in this EIS the proposed development is consistent with the relevant objects and functions of the Authority specified within Sections 28 & 29 of the *SOPA Act 2001*.

#### Constraints & Obligations (Clause 3.9)

The Parklands are a complex and diverse place that brings together an array of physical conditions and statutory controls this imposes both constraints and obligations on SOPA in its management of the place and elements therein, and by extension the public's right or ability to access and use different sites, facilities or spaces.

There are a number of overlay plans applicable to the Parklands that identify important legislative or contractual obligations for SOPA that may reveal some critical constraints and obligations associated with a category of land in the Parklands.

The requirements associated with the overlay plans will be considered by the Authority in managing the Parklands. The following overlay plans are provided in this section:

- Remediated Lands Plan 4;
- Parklands Heritage Plan 5;
- Threatened Species Habitat Plan 6;
- Commercial & Operational Land Plan 7;
- Nature Reserve & Brickpit Buffer Zones Plan 8; and

This EIS and associated specialist reports have had regard to the relevant overlay plans.

#### Parkland Management Principles and Guidelines (Clause 3.24)

In making decisions concerning the management of the Parklands, SOPA has regard to the following management principles and associated guidelines:

##### Visitation Management Principle

*"The Parklands will be managed to ensure that the frequency, location and intensity of use does not degrade the land (including its natural and built elements) nor reduce the established quality of visitor experiences"*

The proposed development will provide a world class recreation facility on an underutilised carpark and integrate into the surrounding natural environment and will not degrade the land, but will enhance the space and visitor experience to SOP.

#### Land Occupation Management Principle

*"The Parklands will not be alienated for exclusive or substantially private purposes where permanent and or irreversible degradation of the Parklands' values, attractiveness, integrity or function for general community uses will occur."*

The proposed development will offer the community a unique, vibrant and convenient opportunity to broaden their experience in Australia by participating in this iconic activity. It will allow participation in surfing and surf culture to be more accessible to the population of Western Sydney and a broader demographic as it will be provided within a safe and controlled environment.

#### Access Management Principle

*"Access to the different parts of the Parklands will be based on a regime where the emphasis is on providing access for all people (both able and people with disabilities) to samples of the different places for most of the time."*

The facility will be fully accessible and provide the opportunity to develop "learn to surf" programs for all ages and other specialist programs to effectively engage with persons with disabilities and disadvantaged groups within the community wanting to learn how to surf.

#### Safety and Security Management Principle

*"All visitors to the Parklands acting in a reasonable manner have the right and should be able to engage in appropriate activities in an environment that meets generally accepted community standards of presentation and safety."*

The proposed development will be compliant with all appropriate standards to ensure the safety and security of all patrons and staff.

#### Landscape Management Principle

*"Trees, shrubs and other green vegetation is a critical element of the Parklands landscape for conservation, amenity, ecological function and aesthetic purposes. As such for all development and changes of use in the Parklands, the planting elements must be valued as no less important than other elements."*

The proposed landscaping throughout the development has regard to the site's proximity to environmentally sensitive land along Haslams Creek and the Narawang Wetlands and involves plant species that have been drawn primarily from the mapped vegetation nearest to the subject site. This will create a useful ecological buffer, and would provide additional habitat resources to the area, as well as general landscaping outcomes.

#### Water & Energy Management Principle

*"Water and energy conservation will make an important contribution to minimising the Authority's ecological footprint and pursuing increasingly more sustainable management practices."*

A detailed Integrated Water Management Plan (IWMP) has been prepared that ensures that the stormwater and wastewater associated with the proposed development has a minimal impact on the surrounding environmentally sensitive areas.

The ESD Report demonstrates that the proposed development can adopt, and incorporate the principles of ecologically sustainable development with respect to energy and water usage.

The proposed 100kW solar PV array would supply approximately 35% of the onsite facilities and wave pool lighting energy demand. This would be considered best practice when benchmarked against most non-residential facilities.

The water demands of the onsite facilities and irrigation within the wave park equates to only 17% and more than 75% of this demand can be met by using rainwater for the toilets and recycled water for irrigation. The IWMP prepared by Urbaqua outlines an appropriate strategy for the collection and use of water from roof areas and SOPA's Wastewater Reclamation and Management Scheme (WRAMS).

#### Biodiversity Management Principle

*"The Parklands will be managed to conserve and enhance the biodiversity within, giving particular emphasis on the 10-priority species and ecological communities therein."*

The proposal has been accompanied by a Flora and Fauna Assessment with considers the impact of the proposed development on the biodiversity on the site and surrounding environmentally sensitive lands. Subject to implementing the recommended mitigation measures the proposed development is considered acceptable.

#### Buildings & Infrastructure Management Principle

*"Buildings and infrastructure will be managed to standards that reflects the reasonable demands and expectations of visitors and stakeholders, and the level of support needed to provide the range and location of uses and activities approved for the parklands"*

The proposed development will provide a recreation facility that will be managed to satisfy the expectations of visitors and stakeholders and adopts the principles of ecologically sustainable development.

#### Lighting Management Principle

*"Lighting of the Parklands will always be kept to a minimum to discourage inappropriate night-time uses and activities, and where present will meet appropriate lighting standards"*

Lighting of the facility will be designed to ensure the safety and security of patrons and staff during the hours of operation and be in accordance with appropriate standards. The Flora and Fauna Assessment concludes that *"the potential impacts to the habitat within the Narrawang Wetlands are considered to be insignificant when considered in the context of existing street lighting."*

#### Fire Management Principle

*"The Parklands will be subject to a comprehensive fire management regime that aims to minimise the risk of an uncontrolled fire starting and, if one were to start, the likelihood of it spreading or the risk associated with it spreading would be minimal."*

The proposed development is of a type and nature that would represent a fire risk.



## Management Priorities (Clause 3.25)

### Priorities for the Parklands Generally

The following priority is considered relevant to the proposed development:

*“Build the social value of the Parklands for the people of Sydney and especially local and regional communities, by encouraging and facilitating community groups and other stakeholders to use and engage with the Parklands through a range of appropriate events, activities and programs.”*

The proposed development satisfies this priority as it will create a world class tourism & community focused sport and recreation venue that will enhance the amenity, vibrancy and reputation of SOP and it deliver a major recreational and tourism facility to Western Sydney. The facility will allow participation in surfing and surf culture to be more accessible to the population of Western Sydney and a broader demographic as it will be provided within a safe and controlled environment.

### Priorities for Sports & Recreation Parks.

The following priorities are considered relevant to the proposed development”

- “*Improve the quality and availability of playing fields for both community and other stakeholder sporting activities.*
- *Redesign and partially develop Parklands Junction (POD C) to accommodate additional sporting activities while preserving, to the extent required, the ability of Parklands Junction to function as a Transport Interchange, retain carparking capacity, and ensure effective major event public transport access through the Holker Street Busway.*
- *Ensure Parkland Junction continues to provide adequate event-related car parking capacity, while taking opportunities to free up some areas for appropriate redevelopment to support additional sporting uses in due course.”*

The proposed development is considered to satisfy these priorities as it is located on an underutilised carpark and its development for a significant recreational facility is consistent with the priorities to accommodate additional sporting facilities whilst allowing the Parklands Junction to continue to function as a transport interchange which provides adequate event related carparking.

### **5.5.3 Miscellaneous SOPA Policies**

Various miscellaneous SOPA polices apply to the proposal. The objectives and guidelines contained within these policies have been considered and incorporated into the design of the project and are addressed in the EIS as outlined in Table 4.

SOPA Policy	EIS Reference
Sydney Olympic Park Access Guidelines 2015	Attachment 4 and Attachment 15
Sydney Olympic Park Major Event Impact Assessment Guidelines	Section 5.14 and Attachment 6
Sydney Olympic Park Urban Elements Design Manual;	Attachment 2 and Section 5.7 and 5.8
Sydney Olympic Park Environmental Guidelines; and	Attachment 8
Sydney Olympic Park Stormwater and Water Sensitive Urban Design Policy.	Section 5.14 and Attachment 6

Table 4: SOP Miscellaneous Policies

## 5.6 Draft Environmental Planning Instruments

### 5.6.1 Draft Coastal Management State Environmental Planning Policy

The DP&E placed the Draft Coastal Management State Environmental Planning Policy (SEPP) on public exhibition until 23 December 2016.

The Draft Coastal Management SEPP seeks to balance social, economic and environmental interests by promoting a coordinated approach to coastal management, consistent with the objectives of the *Coastal Management Act 2016*.

The “coastal zone” is defined by four (4) coastal management areas being:

- Coastal wetlands and littoral rainforest;
- Coastal environment area;
- Coastal use area; and
- Coastal vulnerability area.

While the subject site is not identified, or mapped within the Draft SEPP as being within any of these areas, the carparking area at the southern end of the site is located on the edge of the mapped coastal environment area, coastal use area and proximity to coastal wetlands or littoral rainforest.

Accordingly, it is considered reasonable to have regard to the provisions of the Draft SEPP and, in particular:

- Clause 12 – Development on land in proximity to coastal wetlands or littoral rainforest land;
- Clause 14 – Development on land within the coastal environment area; and
- Clause 15 – Development on land within the coastal use area.

As documented throughout this statement, it is considered that the proposed development will not significantly impact on the biodiversity, ecology, hydrology or aboriginal heritage of the site and surrounding environmentally sensitive lands. Therefore, the proposal is considered to satisfy and not conflict with the provisions of the Draft SEPP.

### 5.6.2 State Environmental Planning Policy (Infrastructure) Amendment (Review 2016)

The ISEPP Amendment (Review) 2016 has been placed on public exhibition from 3 February to 7 April 2017, and the proposed changes will make it easier and faster to deliver and maintain social infrastructure including health facilities, correctional centres, emergency and police services, and council services.

The key changes proposed include:

- Supporting health infrastructure to allow delivery of hospital beds more quickly;
- Changes to correctional facilities and police services to provide for a safer and more secure community;
- Optimising the use of commuter hubs by providing more services and conveniences at transport interchanges; and
- Enabling councils to manage and maintain their lands better, including their operational lands.

A number of other changes have been made and include operational and housekeeping improvements to ensure the policy remains up to date and effective.

The proposed development does not conflict with the amendments proposed to the relevant clauses related to road, rail and electricity infrastructure.

## 5.7 Design Excellence and Built Form

The following provides an assessment of the design excellence and built form of the proposal against the considerations identified in the SEARs.

### 5.7.1 Sydney Olympic Park Master Plan 2030 (and subsequent reviews)

The physical boundaries of the Master Plan are restricted to the SOP Town Centre. While the site is located outside the town centre, as demonstrated in Section 5.5.1, the proposal responds to the Planning Principles contained in Part 3 of the Plan relating to:

- Sustainability;
- Public domain;
- Landscape;
- Access and Transport; and
- Major Events

### 5.7.2 SOPA Design Review Panel

The proposal was presented to the SOPA Design Review Panel (DRP) on 2 February 2017. The Panel were supportive of the following elements of the proposal:

- Concept design approach;
- Breezy, permeable, 'relaxed' concept approach, and use of sustainable material;
- Overall site planning, 'sinuous configuration of built forms response to the geometry of the 'wave lagoon' water body and seamless indoor/outdoor design approach are commended;
- The facility had a good visual fit within the parkland setting as 'built forms in landscape';
- Edge interface design treatments 'utilising built form as perimeter' including cantilevers, elevated viewing areas and restricted use of conventional chain mesh fencing;
- Legible corner entry/primary public access onto Holker Street; and
- Landscaped berms interfaces within the existing vegetated car park perimeter.

The key items that the DRP identifies as requiring consideration are outlined in Table 5, along with the details of where these have been addressed.

Design Review Panel Comment	Response/EIS Reference
<b>Public Domain Interfaces</b>	
Main entries at Holker Street and southern section of car park require consideration of levels and primary paths of travel	Refer to Architectural Drawings at Attachment 2 and Attachment 15
Further design development of back of house/service entry to reduce potential negative visual impacts	Refer to Attachment 2

Design Review Panel Comment	Response/EIS Reference
Consideration of non-car mode transport	Refer to Section 5.10 and Attachment 4 Traffic and Parking Assessment
<b>Landscape and Architectural Issues</b>	
Design of lower level 'garden area' to address 'social interactions' appropriate to Western Sydney multicultural groups and differing attitudes to water plan.	Refer to Attachment 2 and Landscape Plan at Attachment 3
Design of garden areas to consider robust materials and surface treatments suited higher levels of patronage (i.e. compaction of turf)	Refer to Attachment 2 and Landscape Plan at Attachment 3
Landscape plan to be prepared by a Landscape Architect	URBN SURF prepared the Landscape Plan at Attachment 3
<b>Sustainable Design Issues</b>	
Design of sustainability elements to reflect ESD principles outlined Environmental Guidelines	Refer to Attachment 7
Use of Greenstar and/or Living Building Challenge frameworks and targets should be considered	Refer to Section 5.9 and Attachment 7
Stormwater design integration with the existing Water Sensitive Urban design (WSUD) car park swale system should be considered.	Refer to Section 5.14 and Integrated Water Management Plan at Attachment 6
Technical investigations of water source and potential use of WRAMS (non-lagoon uses) operations is recommended	Refer to Section 5.14 and Integrated Water Management Plan at Attachment 6
Technical investigations of alternative energy sources relevant to wave lagoon operations and buildings is recommended	Refer to Section 5.9 and Attachment 7

Table 5: Response to SOPA Design Review Panel

Overall it is considered that the proposal has responded to the items identified by the DRP.

#### Height, Bulk and Scale

The height and scale of the proposed development is in keeping with the scale of other recreational facilities located within the Parklands. The building is up to two (2) storeys in height and will not dominate, or detract from the landscape qualities or skyline.

The curved built form responds to the shape of the lagoon. The landscaping reinforces the integration of the built form and lagoon.

The appropriateness of the built form and scale, is supported by the comments of the DRP.

## Elevations, Materials and Finishes

The elevations have been designed to maximise activation of Holker Way and minimise extensive blank facades to provide a positive interface with the public domain. This is achieved with the following design elements:

- A larger, corner entry plaza;
- The viewing platform / alfresco areas, which overlook the public domain;
- Glazing to the ground and upper levels; and
- A variety of materials and finishes, which provides texture to the building elevations.

The proposal incorporates a high standard of materials and detailing appropriate to the landscape setting and characteristics of the Parkland. Robust materials have also been selected for longevity and greater sustainability.

A variety of materials are proposed within the facades, landscaping and fencing, to create visual interest. The materials are detailed in the Material Palette provided with the Architectural Package (Attachment 2) and include:

- Cedar cladding;
- Pre-cast concrete;
- Polycarb corrugated sheeting;
- Clear and coloured glass; and
- Vertical timber battens.

## Servicing

Waste management facilities, loading and other servicing related facilities are confined to the north western corner of the site, on the lower ground level. This minimises conflicts between the main pedestrian entry and ensures an appropriate interface with the public domain.

### **5.8 Public Domain**

The proposed development involves the construction of a one (1) to two (2) storey building within the south west corner of the site. The pool deck around the lagoon has a maximum height above ground level of 3.5m to 4.0m at the north western end of the site along Hill Road

The building design incorporates a substantial entry plaza adjacent to the carpark and Holker Busway which represents a suitable transition from the public domain to the proposed facility. The nature of the entry plaza will facilitate the substantial activation of the public domain.

The building employs architectural treatments, materials and colours that ensure that it has an acceptable address to the Holker Street Busway, which is further enhanced by the retention of the existing landscaping. Opportunities exist for casual surveillance of the public domain from the upper level alfresco area.

Landscaping shall be provided around the perimeter of the site to Hill Road and service roads to the carparks provides an acceptable interface to the public domain.

The residual carparking at the southern end of the site shall be reconstructed, and separates the wave pool from the adjacent mountain bike and BMX track. Therefore, it is considered that the relationship between the two (2) facilities is largely unchanged.

## 5.9 Ecologically Sustainable Development (ESD)

The ESD requirements of the SEARs are addressed by the following documents included at Attachment 7:

- Sustainability Assessment, prepared by Kinesis - this addresses the two (2) most significant issues associated with the surf park – water and energy use; and
- Developer ESD Principles -this outlines the sustainably commitments that the developer is required to fulfil as part of their lease arrangements with SOPA.

### 5.9.1 Developer ESD Principles

This sets out the developer's obligations for ensuring sustainability principles are implanted in the proposal. These principles are based on the four (4) pillars of ESD as defined by the *NSW Local Government Act (1993)*:

- The precautionary approach;
- Intergenerational equity;
- Biodiversity conservation; and
- Environmental value pricing.

It also requires adoption of the ESD Objectives in SOPA's Environmental Guidelines (2008). The principles to be implemented address the following elements:

- Ecosystems;
- Waste;
- Energy;
- Materials;
- Water; and
- People.

### 5.9.2 Kinesis Sustainability Assessment

As noted above, the Kinesis assessment addresses the two (2) most significant sustainability issues associated with the surf park – water and energy use.

The report noted that the SEARs required the proposal to be assessed against a suitably accredited rating scheme to meet industry best practice. However, the Kinesis report advised that there isn't a comparable sustainability benchmark for wave pools in Australia, and the current proposal presents an opportunity to set a sustainability standard for such facilities.

#### Energy Analysis

The energy demands of the onsite facilities and pool lighting within the wave park equate to 11%.

The application of best practice thermal performance for the building fabric, installing energy efficient lighting and efficient space conditioning for the onsite facilities would reduce the electricity demand of the facilities by approximately 15%. This would lead to an average energy intensity of 150 kWh/m<sup>2</sup> per year which is readily achievable with current design and technology options available.

The proposed 100kW solar PV array would then supply approximately 35% of the onsite facilities and wave pool lighting energy demand. This would be considered best practice when benchmarked against most non-residential facilities.

Nearly 90% of the facility's energy demand is from the operation and maintenance of the wave pool.

URBN SURF (Sydney) should enter green power purchase agreements to supply the remainder of URBN SURF (Sydney)'s onsite facilities and wave pool's energy demand.

Kinesis recommends to stage this "offset" approach to ensure the development is carbon neutral by 2025. This could be deemed as leading industry practice and would more than favourably compare to Australia's leading property companies. It is considered that this would be a cost effective approach given the leverage that would be achieved on total retail energy consumption.

### Water Analysis

The water demands of the onsite facilities and irrigation within the wave park equates to only 17%, and more than 75% of this demand can be met by using rainwater for the toilets and recycled water for irrigation.

The IWMP prepared by Urbaqua outlines an appropriate strategy for the collection and use of water from roof areas and SOPA's Wastewater Reclamation and Management Scheme (WRAMS).

Evaporation and other water losses from the wave pool account for 83% of the wave park's demand and equates to a third of the irrigation demand of a typical golf course. Only 32% of these losses would be replenished through rainwater

The report indicates that due to regulatory restrictions the use of recycled water within the lagoon is not possible at present and the IWMP advises that:

*"Scheme water will be used for all drinking water demands at the facility and for the Lagoon to ensure suitable water quality for human contact is maintained at all times.*

*Sydney Water have advised that the site is able to be connected to the existing 300 mm diameter water main located in Holker Street. Preliminary advice provided indicates that the existing available water pressure will be suitable for the site."*

The Ecologically Sustainable Assessment undertaken by Kinesis concludes that:

*"Urbn Surf (Sydney) should aim to be completely carbon and water neutral by 2025. This can be achieved through green power purchases and engaging a private utility service provider to operate and maintain the wave generator and filtration system. This would set Urbn Surf (Sydney) as the sustainability benchmark amongst wave pools and the broader commercial recreational industry. As such, its environmental performance would be at par with some of Australia's leading property developers and asset owners typically associated with the use of rating tools."*

## **5.10 Traffic and Accessibility**

The site is located on the western edge of SOP and is one (1) of three (3) carparking areas that, together, accommodate approximately 2550 car spaces. The car spaces are generally underutilised as they are only used when major events are underway within the SOP precinct.

The central carparking area (Pod B P5), where the proposed development is situated currently, contains 844 car spaces and an infrequently used bus parking area. Vehicle access to the proposal shall be provided via existing vehicle access arrangements off Hill Road. The P5 car park is serviced via a loop road which runs

around the southern circumference of the car park and traverses under the Holker Street busway which runs through the P5 car park. Vehicle access to the site is proposed via two (2) locations:

- Service vehicle area / staff parking (accessed via Holker Street bus way); and
- Car Park access via the loop road.

The car park access would also be utilised infrequently by small vehicles undertaking deliveries to the lagoon level prior to or following events.

It is noted that service vehicle access is proposed off Hill Road via the Holker Busway and discussions with SOPA have indicated that this arrangement is acceptable, and have raised no concerns regarding the operation of the busway associated with the development of the Surf Park facility.

A Traffic Impact Assessment Report has been prepared by TTPP and is included at Attachment 4. An assessment of the car parking, traffic and transport implications of the proposal is provided below.

### Carparking

The proposed development will result in the removal of some 678 existing at grade car parking spaces from the Pod B carpark. The residual carparking retained at the southern end of the site shall be reconfigured to provide 159 car spaces that under the terms of the agreement with SOPA shall not be dedicated for sole use by patrons of the development but remain available to all park users.

Seven (7) staff car parking spaces are to be provided adjacent to the service area and these shall be for the exclusive use of the proposed development.

The Traffic Impact Assessment Report prepared by TTPP and provided at Attachment 4 considers that:

*“Given the uniqueness of the proposed Surf Park facility and relative low site population for the area of the facility, it is considered that the general SOP Master Plan parking rates are not relevant and the parking requirements should be considered with regard to first principles and estimated parking demand. has addressed.”*

Accordingly, the assessment determines that the proposed development generates a parking demand of 163 spaces (High Season Peak) and concludes that:

*“The proposed provision of 166 spaces (159 public + 7 staff spaces) would be adequate to meet the peak parking demand of the proposed Surf Park facility during “High Season” periods of 163 spaces.*

*It is noted that during typical operating periods (ie. non-special event at SOP) there would be significant space capacity within the remaining P5 parking areas which could operate as an overflow car park.”*

### Public & Active Transport

As discussed in the Traffic Impact Assessment, the site and SOP generally have good access to quality public transport. Bus services along Hill Road will continue to be available to guests of the proposed development, and the SOP Railway Station is only a 1km to the south.

The Holker Street Busway immediately adjacent to the site is also the possible route for the Parramatta Light Rail Project and there have been discussions with respect to opening the busway to regular bus services to further improve connectivity between Parramatta and Olympic Park.



The site and SOP generally have exceptional access to good quality bicycle and pedestrian pathways. These will continue to be available to guests of the Surf Park and the public once the Surf Park is operational. It is noted that bicycle parking spaces and associated racks/rails will be provided within close proximity to the Park's entrance.

### Traffic

The Traffic Impact Assessment Report has undertaken a detailed assessment of the likely traffic generation of the proposed development and its impact on the functioning of the surrounding street system both during SOPA event and non-event periods and concludes:

*"The operation of the Wave Park facility can be adequately accommodated within the existing road network operation and capacity. No additional modification or upgrades are required to the road network to accommodate the estimate traffic demands of Wave Park visitors."*

The Traffic Impact Assessment Report prepared by TTPP and provided has addressed the requirements of the SEARs with respect to the existing transport and accessibility conditions, traffic generation, carparking provision and sustainable transport options and concludes that:

- *The proposed Wave Park facility will be constructed within Pod B of the existing P5 Car Park resulting in the removal of some 678 existing at grade car parking spaces;*
- *The loss of 678 car parking spaces would not adversely impact upon existing or future car parking demands for P5 car spaces during non-event periods;*
- *During 'major event' periods, the removal of 678 car parking spaces at Car Park P5 will encourage alternate modes of travel which is consistent with the SOP Master Plan 2030 transport objectives and reduce traffic flows for pre-and post-event periods in and around the P5 car park;*
- *The operation of the Wave Park facility can be adequately accommodated within the existing road network operation and capacity. No additional modification or upgrades are required to the road network to accommodate the estimate traffic demands of Wave Park visitors;*
- *As with all events within SOP, the traffic and travel demands will be managed in a co-ordinated manner through SOP's Event Co-ordination Committee. The operation of the Wave Park Facility will not impact on the ability of SOP to hold large events. Further, the Wave Park facility has the ability to be flexible with on-site populations such that the travel demands of the Wave Park can be managed commiserate with the needs of SOPA during event mode at the Park; and*
- *The construction of the Wave Park facility can be managed with the development and implementation of a CTMP for the site. The CTMP would be developed in consultation with SOPA and in particular the Event Co-ordination Committee."*

### **5.11 Land Contamination**

An Environmental Site Investigation has been undertaken by WSP / Parsons Brinckerhoff and is provided in Attachment 7 and advises that

*"Historically Sydney Olympic Park was subject to uncontrolled tipping of power station ash, demolition waste and other waste from the late 1950s until the late 1980s. Containment works were undertaken in the 1990s and, although the site has been subject to filling, the site is not located within one of these containment cells."*

The Environmental Site Investigation concludes:

*"The asbestos-impacted material represents a potential risk to construction workers during the proposed redevelopment work at the site, as well as a potential risk to nearby site users or passers-by in the event of dust generation during excavation or construction work.*

*Based on the proposed site layout for the redevelopment the identified asbestos impact is not considered to represent a risk to future site users after construction work is completed, as the area will be covered by structures or landscaping, although in landscaped areas some management may be required to control risk in the event of minor excavation work.*

*It is considered that the site is suitable for its current zoning (public recreation works) and proposed recreational land use provided that the following are undertaken:*

- the impacts identified are remediated prior to construction works by excavation and removal to a suitably licensed landfill, or*
- the asbestos-impacted soil may be managed during construction in accordance with a construction environmental management plan (CEMP) and after redevelopment a longer-term environmental management plan may be developed for the site to prevent future exposure."*

Having regard to the matters raised in the above-mentioned report it is considered that the site is suitable to be used for the proposed use subject compliance with the recommendations of the Environmental Site Investigation.

## **5.12 Biodiversity**

The Flora and Fauna Assessment prepared by Applied Ecology and provide at Attachment 10 has assessed the proposed development and it determined that the proposal will not significantly impact on the surrounding flora and fauna including, the Green and Golden Bell Frog and Latham's Snipe.

*"No threatened species were recorded on the subject site. Several threatened species were recorded within a 10km<sup>2</sup> cell centred on the subject site, however, it is considered that the proposed activity is not likely to have an adverse effect on the life cycle of these species to the extent that a viable local population of any of these species is likely to be placed at risk of extinction.*

*Populations of Green and Golden Bell Frogs exist in the adjoining area, west of the subject site, and located in an area described in recent vegetation mapping as "artificial wetlands". A saltmarsh species, *Wilsonia backhousei*, is located on the foreshores of Haslams Creek and areas around its confluence with Homebush Bay. Consideration needs to be given to both these species in the design of aspects of construction and management of the proposed wave park.*

*No threatened populations were recorded on or near the subject site. One endangered ecological community is located in the vicinity of the subject site. Areas of Estuarine Saltmarsh EEC has been recorded along the lower extent of Haslams Creek, within the tidal limit, and on foreshore areas of Homebush Bay. These saltmarsh patches may also be affected by some activities associated with the operation of the wave park, although it is unlikely that this would put the community at risk of local extinction. NO key habitat"*

The Flora and Fauna Assessment has considered the Integrated Water Management Plan (Urbaqua, 2017), the Lighting Plan (Gerard Lighting, 2017) and the Acoustic Report (Wood & Grieve, 2017) in its assessment of the impact of light spill, noise and water quality on the surrounding environmentally sensitive land and any mitigation measures to ensure any impacts are minimised.

### Light Spill

A detailed lighting plan was prepared by Gerard Lighting (2017) which identified the nearest sensitive receptor as the fauna within the Narrawang Wetlands. Accordingly, the light spill from the proposed lighting poles and the existing street lighting onto the Narrawang Wetlands was modelled and the Flora and Fauna Assessment concludes that based on the results of the modelling the:

*“potential impacts to the habitat within the Narrawang Wetlands are considered to be insignificant when considered in the context of existing street lighting.”*

In addition, the Flora and Fauna Assessment recommends using full-cut off fixtures (all light directed downward — no light emitted upward) and fitted with energy efficient lamps. Sign-lighting should preferably be aimed down on signs and not upwards. Outdoor security, and display lighting should be fitted with quality shielded flood lights and fitted with efficient lamps directing light at the target area only. All public lighting installations need to comply with:

- Australian Standard AS 4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting; and
- Australian Standard AS/NZS1158 Road Lighting (Parts 1,2 and 3).

### Noise Disturbance

The Acoustic Report prepared by Wood & Grieve Engineers includes a discussion of the likely noise and vibration impact from the proposed development during construction and operation on the potentially most-affected receivers of the development.

The report considered the impact of noise disturbance on the surrounding fauna and concluded:

*“In accordance with the model, the predicted noise emission from the operation of the Wave Park shows the compliances with the evening noise limit (i.e. between 6pm – 10pm). Therefore, it is in our opinion that the operation of the Wave Park will not cause a significant impact on the surrounding community and sensitive faunas located within the Narrawang Wetlands (located north of Hill Road).”*

### Water Quality

The IWMP prepared for the proposed development by Urbaqua is based on the SOPA Stormwater Management and Water Sensitive Urban Design Policy and reflects site specific characteristics and requirements of the site and proposal.

These include:

- Maximise harvest and reuse of roof water;
- Minimise volume and frequency of stormwater discharge from hardstand areas and maximise quality of stormwater discharged;
- Water conservation; and
- Riparian protection.

Table 6 below outlines the management strategies identified in the IWMP to minimise any environmental impacts

Potential Impact	Management Strategy
Wastewater discharge	No wastewater discharge to the environment is proposed. Domestic wastewater and wastewater from the Lagoon treatment process will be discharged to sewer
Lagoon water discharge	<p>Quantity – The potential discharge of lagoon water to the environment under emergency circumstances will be controlled to prevent physical impacts. Emergency discharge of lagoon water will be via the existing drainage system discharging to the Nuwi wetland.</p> <p>Quality – The treatment system proposed for the lagoon water has been developed to meet ANZECC guidelines for fresh and marine water quality</p>
Stormwater runoff	<p>Quantity – stormwater discharge peak flow rates via the existing culverts beneath Hill Road will be significantly reduced as demonstrated using hydrologic and hydraulic modelling of the site.</p> <p>Quality – the quality of stormwater discharged via the existing culverts beneath Hill Road will be treated in accordance with current best practice in water sensitive urban design as demonstrated using MUSIC water quality modelling.</p>
Habitat loss	A suitably licenced and experienced ecologist will be on site to ensure that lizards, where possible, are rescued and relocated prior to removal of existing vegetated swales. Weed removal and revegetation of retained swales will apply a methodology developed by a suitably licenced and experienced ecologist to minimise potential impacts
Weed incursion	Landscaping species, particularly those used in revegetation of existing swales and construction of new stormwater management systems will be selected to support the ecology of the park and avoid inclusion of species that may spread and become weedy

Table 6: IWMP- Management Strategies to Minimise Environmental Impacts

The Flora and Fauna Assessment prepared by Applied Ecology concludes that:

*“The subject site is currently used as a car park, and is in an ecologically degraded condition. The main potential environmental impacts relate to the surrounding areas, which have threatened flora and fauna species, protected migratory species, and endangered ecological communities present. A series of recommendations have been made to minimise or mitigate impacts on these key ecological assets, outlined in this report.*

*These have been addressed through the preparation of an Integrated Water Management Plan (Urbaqua, 2017), a Lighting Plan (Gerard Lighting, 2017), a Noise Impact Management Plan (Wood & Grieve, 2017), and a Landscape Plan (URBN SURF, 2017).*

*Key points from each of these management plan designs and reports have been summarised in the previous section of this report. This clearly demonstrates that all reasonable efforts have been made to minimise any impacts on the surrounding natural environment.”*

### 5.13 Heritage

The site is not indicated as a heritage item and is not adjacent to a heritage item or located within a Heritage Conservation Area. The “Millennium Parklands” Heritage Conservation Area which is located some 200m to the north of the site will not be impacted by the proposed development.

A Heritage Assessment prepared by Umwelt and provided at Attachment 5 addresses the requirements of the SEARs for a historical archaeological assessment to be undertaken and this assessment concludes the following:

*“This assessment has found that there is low to nil potential for the presence of Aboriginal cultural heritage material to be located within the proposal area...”*

*“The assessment has found that there are no listed items within the proposal area. Further, the assessment has found that there is no likelihood for the presence of ‘relics’ or ‘works’ to be present across the proposal area based on the understanding that the proposal area is comprised of modern fill overlying former foreshore/wetland.”*

### 5.14 Soil and Water

The Environmental Site Investigation prepared by WSP/Parsons Brinckerhoff and the Geotechnical Assessment undertaken by Galt Geotechnics examines the existing ground and subsurface conditions of the site.

The IWMP prepared by Urbaqua considers the management of stormwater, wastewater and water sensitive urban design initiatives to be employed by the proposed development to maximise water conservation and minimise impacts on the natural waterways that surround the site, including, Haslam’s Creek.

A Construction Environmental Management Plan (CEMP) has been prepared for the proposed development by InSite Remediation Services. The CEMP details how the site will be managed during the demolition, exaction and construction phases of the development to minimise the environmental impacts associated with these works and includes:

- A Erosion and Sediment Control Plan (ESCP) which details the various measures that will be implemented on site during the demolition, excavation and construction to minimise dust generation, erosion and sedimentation to ensure water quality is maintained; and
- A Soil and Water Management Plan (SWMP) which is intended to control surface water and the prevention of erosion and sediment deposition into stormwater systems and surface runoff from the site.

The Servicing Statement prepared by CNF & Associates addresses the water supply requirements of the proposal.

### 5.15 Flood Risk

The IWMP prepared by Urbaqua includes a detailed discussion of the level of flood risk associated with the site. This Plan concludes:

*“there is considered to be negligible flood risk at the site from the 100-year ARI event, even when considering the potential effects of climate change, sea level rise, and increase in rainfall intensity.”*

## 5.16 Noise and Vibration

The Acoustic Report prepared by Wood & Grieve Engineers and provided at Attachment 14 includes a discussion of the likely noise and vibration impact from the proposed development during construction and operation on the potentially most-affected receivers of the development. The report considered:

- Noise intrusion from vehicle movements along the Hills Road;
- Noise intrusion from active recreational area (Sydney BMX Track) which located approximately 50m to the South/East of the development site;
- Noise emissions from patron and mechanical plant from the development to the surrounding receivers.

The Report concludes:

*"The predicted noise emission from the operation of the Wave Park shows the compliances with the most stringent noise limit (i.e. night-time criteria). Therefore, it is in our opinion that the operation of the Wave Park will not cause a significant impact on the surrounding community."*

The Construction Environmental Management Plan prepared by InSite Remediation Services included at Attachment 9 addresses management of noise and vibration during construction of the proposed development.

## 5.17 Major Events

Clause 24 of SEPP SSP specifies the objective *"protect and promote the major events capability of the Sydney Olympic Park site and to ensure that it remains a premium destination for major events."*

To ensure that this objective is achieved and that development occurs within SOP but does not significantly impact on the parks ability to host major events, consideration must be given to SOPA's Major Event Impact Assessment Guidelines when determining an application. Given the nature of the proposed development and that it is not within the SOP Town Centre many of the development control requirements contained within the guidelines are not considered relevant to the proposal.

The key areas that require consideration relate to traffic, transport and carparking and the impact of the proposed development on these areas is discussed in detail within the Traffic Assessment Report prepared by TTPP.

### Road Traffic

The Traffic Impact Assessment Report has undertaken a detailed assessment of the likely traffic generation of the proposed development and its impact on the functioning of the surrounding street system both during SOPA event and non-event periods and concludes:

*"The operation of the Surf Park facility can be adequately accommodated within the existing road network operation and capacity. No additional modification or upgrades are required to the road network to accommodate the estimate traffic demands of Surf Park visitors."*

*As with all events within SOP, the traffic and travel demands will be managed in a co-ordinated manner through SOP's Event Co-ordination Committee. The operation of the Surf Park Facility will not impact on the ability of SOP to hold large events. Further, the Surf Park facility has the ability to be flexible with on-site populations such that the travel demands of the Surf Park can be managed commensurate with the needs of SOPA during event mode at the Park."*

## Transport

Development have the potential to impose significant impacts on the function of the public transport network which may limit transport management options on major event days.

The Holker Street Busway immediately adjacent to the site is also the possible route for the Parramatta Light Rail Project and there have been discussions with respect to opening the busway to regular bus services to further improve connectivity between Parramatta and Olympic Park. Although the proposed development has a service access off the Holker Street Busway it is not anticipated that this would impact on the ability of the Busway to function during major events.

The proposed development will require the removal of an infrequently used bus parking area. However, as identified in the SOP Master Plan 2030 a coach parking plan that involves the following elements has been identified:

- Structured coach parking areas adjacent to the stadium;
- Off Street coach parking within Australia and Kevin Coombs Avenues during events; and
- A proposed coach parking area adjacent to the P1 carpark.

These parking areas are in close proximity to the major facilities within the Town Centre and are considered more suitably located.

The Traffic Assessment Report notes that *“the SOP Master Plan 2030 has identified an area adjacent to the P1 car park which, given its proximity to the stadium, is considered a more appropriate location for bus parking than the remote P5 car park.”*

## Carparking

The proposed development will result in the removal of some 678 existing at grade car parking spaces from the Pod B carpark. The residual carparking retained at the southern end of the site shall be reconfigured to provide 159 car spaces that under the terms of the agreement with SOPA shall not be dedicated for sole use by patrons of the development but remain available to all park users

The Traffic Impact Assessment Report considers the impact that the loss of these spaces would have on major events with SOP and states:

*“For special event parking associated with the large events at the stadium, it is noted that the P5 Car Park is the most isolated of the SOP car parking areas, with the longest walking distances. As such the P5 car park is the least desirable and typically the last car park to be used of the event car parks.”*

*Notwithstanding the above, the general transport aim and objectives as described in the SOP Master Plan are to encourage the use of public and active transport for travel to and from events at SOP. The reduction in available car parking spaces as a result of the proposed Surf Park is consistent with these objectives.”*

SOPA will retain ownership and operational control of the car parking adjacent to the Surf Park site and this parking will be available for Surf Park patrons but there may be occasions when this parking is used for major events. During these events, the Surf Park operators will have the ability through its pre-sale ticketing to limit the size of onsite populations at the Surf Park to match the extent of available parking.

The Traffic Impact Assessment Report recognises that the operation of the facility will need to be co-ordinated with SOPA during major events and states:

*“there will be a number of large special events when if held simultaneously with the Surf Park operation that travel demand measures will need to be implemented and co-ordinated through the Event Co-ordination Committee. This may include the requirement of the Surf Park restrict parking, notify customers or work with SOPA to coordinate parking and access during these periods. It is acknowledged that the Surf Park facility would have the ability and flexibility to manage on site populations through its marketing and ticketing booking process.”*

## **5.18 Utilities**

As the site is in an established area, public utility infrastructure, including water, electricity, natural gas and sewage disposal, is readily available.

A Servicing Statement has been prepared by CNF & Associates and provided at Attachment 13. This statement addresses the requirements of the SEARs relating to capacity of existing services, additional approval requirements, steps involved for development to connect to services, identification of potential impacts to services and mitigation measures.

## **5.19 Contributions**

No contributions are applicable to the proposed development as the SOPA Local Infrastructure Contributions Framework does not apply to the subject site as described in Clause 2.5 of that Plan.

The proposal does not involve a Voluntary Planning Agreement (VPA) in accordance with Section 93F of the *EP&A Act 1979*.

## **5.20 Construction Management**

A CEMP has been prepared for the proposed development by InSite Remediation Services and is included at Attachment 9. The CEMP details how the site will be managed during the demolition, excavation and construction phases of the development to minimise the environmental impacts associated with these works.

### **5.20.1 Construction Traffic and Parking**

Section 4.9 and Appendix B of the CEMP contain the Traffic Management Plan which outlines the access and parking arrangements, traffic control measures during the demolition, excavation and construction and associated measures that will be implemented to mitigate impacts on the surrounding natural environment, pedestrians, cyclists, public transport and vehicle traffic adjoining and surrounding the site.

### **5.20.2 Sedimentation Erosion and Dust Controls**

Sections 4.5, 4.6 and Appendix C of the CEMP contain the Erosion and Sediment Control Plan (ESCP) (Attachment 9) which details the various measures that will be implemented on site during the demolition, excavation and construction to minimise dust generation, erosion and sedimentation to ensure water quality is maintained.

Section 4.7 details the elements of the Soil and Water Management Plan (SWMP) which is intended to control surface water and the prevention of erosion and sediment deposition into stormwater systems and surface runoff from the site. The SWMP requires the implementation of additional measures to those outlined in the ESCP to ensure water quality is maintained.



### 5.20.3 Construction Noise and Vibration

Section 4.11 of the CEMP outlines the Noise and Vibration Management Plan measures that will be implemented during the demolition, excavation and construction of the development to manage noise and vibration impacts on the surrounding natural environment, residents and the public domain.

Further advice regarding construction management, relating to the factors of traffic, sediment, runoff, dust, noise & vibration and flora and fauna are below.

Management of potential impacts to flora and fauna is within the flora and fauna assessment (Applied Ecology).

These documents will be used to develop contractor specific Construction Environmental Management Plans.

## 5.21 EP&A Regulation 2000 - Schedule 2 Considerations

### 5.21.1 Mitigation Measures

The measures required to mitigate the impacts associated with the proposed works are detailed in Table 22 below. These measures are informed by the consideration of key issues outlined in Section 5 and the attached consultant reports.

#### Mitigation Measures Response

##### Construction Management and Construction Traffic Management

The CEMP (Attachment 9), IWMP (Attachment 6), Traffic Impact Assessment Report (Attachment 4) and Acoustic Report (Attachment 14) outline a number of mitigation measures to manage potential impacts arising during the demolition, excavation and construction phases of the development. It is noted that conditions of consent may be imposed that require the implementation of additional measures to address construction management issues.

##### Water Quality

The IWMP (Attachment 6) considers the management of stormwater, wastewater and water sensitive urban design initiatives to be employed by the proposed development to minimise impacts on the natural waterways that surround the site, including, Haslam's Creek.

The CEMP (Attachment 9) incorporates an Erosion and Sediment Control Plan (ESCP) and Soil and Water Management Plan (SWMP) which details the various measures that will be implemented on site during the demolition, excavation and construction to minimise dust generation, erosion and sedimentation to ensure water quality is maintained.

##### Stormwater Runoff

The IWMP (Attachment 6) considers the management of stormwater initiatives to be employed by the proposed development to minimise impacts on the natural waterways that surround the site, including, Haslam's Creek

##### Flora and Fauna

The Flora and Fauna Assessment (Attachment 10) considers that the proposed development will not significantly impact on the biodiversity of the site and surrounding environmentally sensitive lands subject to the recommended mitigation measures contained within the assessment being implemented.

## Mitigation Measures Response

### Acoustic

The Acoustic Report (Attachment 14) includes a discussion of the likely noise and vibration impact from the proposed development during construction and operation on the potentially most-affected receivers of the development. The Report concludes:

*“The predicted noise emission from the operation of the Wave Park shows the compliances with the most stringent noise limit (i.e. night-time criteria). Therefore, it is in our opinion that the operation of the Wave Park will not cause a significant impact on the surrounding community”*

The CEMP (Attachment 9) also includes mitigation measures which address the management of noise and vibration during construction of the proposed development.

### Waste Management

The CEMP (Attachment 9) incorporates a Waste Management Plan which incorporates appropriate measures consistent with the principles of avoidance, reduction, reuse and recycling during the demolition and construction phase.

The provision of waste and recycling facilities and management and disposal of waste generated from the operation of the proposal will be undertaken in accordance with the Waste Management Plan (Attachment 8).

### Traffic and Access

The Traffic Impact Assessment Report (Attachment 4) assesses the car parking, traffic and transport implications of the proposed development. The assessment discusses appropriate measures that should be implemented to minimise the impact of the development on the surrounding street system, transport options and major events held within SOP.

Table 7: Mitigation Measures

### 5.21.2 Approvals under Acts

As required by the Clause 7 of Schedule 2, the following identifies that the proposal will not require approval under the Acts identified in Table 23 below

Act	Approval Required
Legislation that does not apply to State Significant Development	
<i>Coast Protection Act 1979</i>	N/A
<i>Fisheries Management Act 1994</i>	N/A
<i>Heritage Act 1977</i>	N/A
<i>National parks and Wildlife Act 1979</i>	N/A
<i>Native Vegetation Management Act 2003</i>	N/A
<i>Rural Fires Act 1997</i>	N/A
<i>Water Management Act 2000</i>	N/A

Table 8: Approvals Requires Under Other Legislation

### **5.21.3 Justification of the proposal**

#### **5.21.4 Social and Economic Considerations**

The proposed development will have social and economic benefits for SOP and Western Sydney including:

- The proposed development will create a world class tourism and community focused sport and recreation venue that will enhance the amenity, vibrancy and reputation of SOP and deliver a major recreational and tourism facility to Western Sydney;
- Provide significant benefits to the local economy in terms of investment, tourism and employment, both construction and operational jobs;
- “Learning to surf” is an activity that many international tourists have on their “to-do” list when travelling to Australia. URBN SURF Sydney will offer tourists a unique, vibrant and convenient opportunity to broaden their cross-cultural experience of Australia by participating in this iconic activity, which is strongly linked to Australian culture, in a safe and controlled environment;
- URBN SURF Sydney will offer the opportunity to improve community physical and mental health outcomes over the longer term, particularly with respect to fitness participation, childhood obesity, social inclusion and the acquisition or improvement of aquatic skills and experience;
- It is contemplated that a Surf Academy will be developed to assist elite surf athletes to pursue their competitive sporting ambitions. In doing so, URBN SURF Sydney will become the training base for the many State and national surf sport competitors located in Sydney; and
- Programs and sessions conducted at the Facility are developed so as to be able to engage with disadvantaged groups within the community, such as disaffected youth, indigenous persons, and persons with disabilities.

#### **5.21.5 Biophysical Considerations**

The environmental impact assessment of the proposed development has demonstrated that:

- Management of stormwater, wastewater and water sensitive urban design initiatives have been employed to minimise impacts on the natural waterways that surround the site, including, Haslam’s Creek;
- The proposed development will not significantly impact on the biodiversity of the site and surrounding environmentally sensitive lands;
- The proposal does not give rise to any adverse impacts on the local road or transport network or adversely impact on SOP ability to host major events;
- No adverse impacts on Aboriginal or European heritage values or heritage significance associated with the site, or the adjacent areas;
- Any potential contamination of the site can be addressed and the site made suitable for the proposed use;
- Noise from the operation of the proposed development will not give rise to any unreasonable adverse impacts on nearby sensitive receivers;
- The site will be managed during construction to mitigate potential impacts on the amenity of the surrounding development and pedestrians in terms of noise, vibration, access and traffic, as well as physical environmental impacts; and
- The proposed development can be adequately serviced by existing utilities and infrastructure.

#### **5.21.6 Ecologically Sustainable Development (Schedule 2 Clause 7(4) of the EP&A Regulation 2000)**

The EP&A Regulation requires the following four (4) principles of ecologically sustainable development be considered in assessing a project:

- The precautionary principle;
- Intergenerational equity;
- Conservation of biological diversity and ecological integrity; and
- Improved valuation and pricing of environmental resources.

An analysis of these principles follows.

#### Precautionary Principle

The precautionary principle is applied where there is uncertainty as to potential environmental impacts. It provides 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. It requires:

- Careful evaluation of potential environmental impacts in order to avoid, wherever practicable, serious or irreversible damage to the environment; and
- An assessment of risk-weighted consequences of variation options.

This EIS has not identified any serious threat of irreversible damage to the environment that would arise from the proposal. On this basis, the precautionary principle does not require further consideration for the subject proposal.

#### Inter-generational equity

Inter-generational equity requires that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations. The proposal has been designed to benefit both the existing and future generations by:

- Introducing a world class tourism and community focused sport and recreation venue that will enhance the amenity, vibrancy and reputation of SOP and deliver a major recreational and tourism facility to Western Sydney;
- Providing an opportunity for the population of Western Sydney and a broader demographic to participate in the healthy lifestyle promoted by surfing and surf culture in a safe and controlled environment;
- Providing additional opportunities for employment both during construction and the ongoing operation of the facility;
- Implementing sustainable management initiatives that will ensure that the development will have no adverse impacts on the surrounding environmentally sensitive areas and whilst minimising its footprint on the environment; and
- Capitalising on existing and future public transport infrastructure and encouraging active transport over private vehicles.

#### Conservation of biological diversity and ecological integrity

This principle requires that conservation of biological diversity and ecological integrity should be a fundamental consideration for development.

The proposal will not have any significant effect on the biological diversity and ecological integrity of the locality or wider area as detailed in the Flora and Fauna Assessment (Attachment 10) and Integrated Water Management Strategy (Attachment 6).

Improved valuation, pricing and incentive mechanisms

This principle identifies the need to consider environmental factors, in valuation of assets and services, including the cost of pollution, the costs of environmental resources that are used or impacted in the production of goods and services, and the cost of waste disposal.

The proposal provides for the implementation of mitigation measures for avoiding, reusing, recycling and managing waste during construction and operational phases of the development and the management of stormwater, wastewater and water sensitive urban design initiatives to minimise impacts on the environmental resources that surround the site. Additional measures will be implemented to ensure no environmental resources in the locality are adversely impacted during the construction or operational phases.

## **6.0 Section 79C Assessment**

### **6.1 Overview**

The proposed development is defined as development under the *EP&A Act 1979*, and accordingly an assessment under the matters listed under Section 79C of the Act is required. This assessment is provided below.

### **6.2 The Provision of any Environmental Planning Instrument or Development Control Plan**

The relevant EPIs applying to the development have been addressed in detail at section 5.2 as required by the SEARs issued for the proposal.

### **6.3 Planning Agreements under the *EP&A Act 1979***

No planning agreements apply to the site or the proposed development.

### **6.4 Any Matters Prescribed by the Regulations**

The proposed demolition works will be undertaken in accordance with Australian Standard AS 2601-1991: The Demolition of Structures. Further management, safety and waste plans in accordance with this standard will be provided prior to the commencement of works.

The buildings will comply with the Building Code of Australia.

### **6.5 Likely Impacts of the Development**

In responding to the key assessment issues of the SEARs, the proposal has been demonstrated to be appropriate for the site and will not have any unacceptable impacts subject to the implementation of the required mitigation measures.

### **6.6 Any Submissions Made**

Any submissions made will be assessed by the DP&E. It is, however, noted that as required by the SEARs, a stakeholder engagement programme was undertaken with key stakeholders and referral agencies relevant to the project to clearly communicate the development proposal, establish if there are any issues and action required prior to the application lodgement (Refer to Section 4).

### **6.7 Suitability of the Site for the Development**

The preceding sections of this statement demonstrate that the site is suitable for the proposal. The redevelopment of the site for a recreational facility is consistent with the provisions of the SEPP SSP, the Sydney Olympic Park Parklands Plan of Management 2010, various other SOPA policies and strategic policies. The proposal is compatible with the character of the SOPA, and the existing recreation and entertainments uses.

## 6.8 The Public Interest

The proposed development will create a world class tourism and community focused sport and recreation venue that will enhance the amenity, vibrancy and reputation of SOP and deliver a major recreational and tourism facility to Western Sydney.

It allows for the use of a presently underutilised public carpark in a manner that is consistent with the objects of SOPA to *“encourage the use and enjoyment of the Millennium Parklands by the public by promoting and increasing the recreation, historical, scientific, educational and cultural value of the Millennium Parklands”*.

The facility will provide an opportunity for the population of Western Sydney and a broader demographic to participate in the healthy lifestyle promoted by surfing and surf culture in a safe and controlled environment.

The proposal is in the public interest.

## 7.0 Conclusion

The application seeks consent for an open water surf sports lagoon development that features a “Wavegarden” surfing lagoon and incorporates the following elements:

- Demolition of a portion of the existing carpark;
- Bulk earthworks and site preparation works;
- Construction of an open water surf sports lagoon that features a “Wavegarden” surf lagoon;
- Construction of a partly two (2) storey building in the south west corner of the site which will house amenities, administration, food and drink facilities and surf academy;
- Reconfiguration and re-surfacing of the residual portion of the Pod B P5 carpark at the southern end of the site to accommodate 159 car spaces; and
- Landscape works.

This EIS has been prepared in accordance with the requirements of Part 4 of the *EP&A Act 1979*, Schedule 2 of the EP&A Regulation and the SEARs issued by the DP&E on 30 September 2016. The development is supported by a broad range of supporting studies that confirm that the proposal is consistent with the assessment framework that has been established by the SEARs.

The subject site is zoned RE1 – Public Recreation and the proposed development is permissible with development consent and it is considered that the development satisfies the provisions of SEPP (SSP).

The proposed development will deliver a world class sport, recreation, leisure, tourism and event facility that provide a significant recreational, social and economic benefit to the Parramatta LGA, SOP and Western Sydney. It is consistent with the objectives of the SOPA to enhance the Park’s status as the home for major sporting events, entertainment and recreational activities and the strategic objectives envisaged in the Parramatta 2038 Community Strategic Plan.

This EIS includes an assessment of the potential environmental impacts arising from the proposal including biodiversity, soil and water, ecological sustainability, built form, public domain and traffic, transport, and accessibility. It is considered that the proposal will not give rise to any unreasonable adverse environmental impacts upon the natural environment, the public domain or surrounding development and where appropriate mitigation measures have been identified to manage any potential environment impacts. These have been implemented in the design of the proposal or otherwise can be addressed through conditions of Development Consent.

Based on the assessment presented in this EIS and the supporting studies, the proposal is appropriate for the locality and can be undertaken without unacceptable adverse impacts, and the approval of the application is sought.





Attachments

Attachment 1: Survey, SOPA

Attachment 2: Architectural Package, MJA Studio

Attachment 3: Landscape Plan, URBN SURF

Attachment 4: Traffic & Parking, TTPP

Attachment 5: Geotechnical Investigations, GALT Geotechnics

Attachment 6: Integrated Water Management, UrbAqua

Attachment 7: Ecologically Sustainable Development, Kinesis



Attachment 8: Waste Management Plan, URBN SURF

Attachment 9: Construction Environmental Management Plan, InSite Remediation

Attachment 10: Flora and Fauna Assessment, Applied Ecology

Attachment 11: Environmental Site Investigation, WSP|Parsons  
Brinckerhoff

Attachment 12: Heritage & Archaeological, Umwelt

Attachment 13: Servicing Statement, CNF & Associates

Attachment 14: Acoustic & Vibration Report, Wood & Grieve Engineers

Attachment 15: Accessibility Statement, URBN SURF



Attachment 16: Parklands Uses Compliance Test

Matter of Consideration	Comments	Compliance
Provisions of the SOPA Act including consistency with the objectives for the Parklands.	The proposed development satisfies provisions of SOPA Act. (See Section 5.2.2 of EIS)	√
Provisions of other New South Wales and Commonwealth legislation including licences, permits and consents issued to the Authority.	The proposed development satisfies provisions of relevant NSW or Commonwealth legislation. (See Section 5.2 of EIS)	√
Consistency with any existing easements, leases or licences over the land.	The proposed development does not conflict with any leases, licences or easements over the land.	√
Provisions of the Parklands Plan of Management, in particular, the Public Access and Use Regime and Scheme of Operations	The proposed development satisfies provisions of the Parklands Plan of Management. (See Section 5.5.2 of EIS)	√
Consistency with the Environmental Guidelines for Sydney Olympic Park;	SOPA Environmental Guidelines are considered within EIS and Specialist Reports.	√
Consistency with SOPA Policies as approved by the Authority from time to time	SOPA Policies are considered within EIS and Specialist Reports.	√
The extent and nature of positive or negative impacts upon precinct values as identified in the Parklands Plan of Management;	Impact on the values of the Parklands are discussed within the EIS. (See Section 5.5.2 of EIS)	√
Physical and environmental impacts including to soil quality, hydrology and flooding, remediated lands, air, water, noise, vibration, pollution;	Physical and environmental impacts are considered within EIS and Specialist Reports	√
Ecological impacts including habitat removal or fragmentation, disturbance to fauna, impacts to threatened species or communities, exacerbation of threats to biodiversity;	A Flora and Fauna Assessment Report considers the impact on habitat, threaten species and biodiversity. (See Section 5.2.3, 5.2.4, 5.3.2 and 5.12 of EIS and Attachment 10)	√
Heritage impacts including to buildings, landscape, fabric, and interpretation values	Potential heritage and archaeological impacts are addressed in the EIS. (See Section 5.3.2, 5.5.2 and 5.13 of EIS and Attachment 12)	√

Visitation and community impacts including to public access, programmed and nonprogrammed visitation, aesthetical values, neighbours, safety and security, traffic and parking	No adverse impact on public access, visitations or aesthetic quality of Parklands.	√
Park assets impacts including the resilience of spaces, facilities and systems; contractual and resource implications for on-going management; and the effect on asset life-cycle depreciation and serviceability	Addressed in EIS (See Section 5.5.2 and 5.21.16 of EIS.	√
Consideration of alternative location, method, scale, time, and conditions	Addressed in EIS (See Section 5.21.1 and 5.21.16 of EIS.	√

Attachment 17: SEARs, DP&E