

REQUEST FOR SECRETARY'S
ENVIRONMENTAL ASSESSMENT REQUIREMENTS

August 2016

URBNSURF

S y d n e y

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IMAGE: SURF SNOWDONIA - WALES

1. INTRODUCTION

Introduction

Urbn Surf (Sydney) Pty Ltd is proposing to construct and operate “URBNSURF Sydney”; a world-class sport, recreation, leisure, tourism and event facility featuring a Wavegarden™ surfing lagoon to be sited at Pod B P5 Carpark, Hill Road, Sydney Olympic Park (**Proposal**).

Following a public Request for Detailed Proposals by the Sydney Olympic Park Authority (**SOPA**), the Minister for Sport in April 2016 announced Urbn Surf (Sydney) Pty Ltd as preferred proponent (**Proponent**) for the proposed development. This followed a comprehensive 18-month process undertaken by the Proponent to identify potentially suitable sites in Sydney for the development.

URBNSURF Sydney will feature, and be designed around, a Wavegarden™ open water surf sports lagoon. A Wavegarden™ is a large, man-made water body in which waves are generated by proprietary mechanisms located along the central axis of the lagoon. High quality, surfing waves of up to 1.8 metres in height and over 150 metres in length are created in the lagoon. The lagoon is divided into two separate zones, which cater to guests of differing capabilities. Ancillary amenities and facilities will also be developed to support the venue’s function and appeal.

The purpose of this report is to provide a preliminary environmental assessment of works proposed for the development and to seek Secretary’s Environmental Assessment Requirements (**SEARs**) for the project.

It is proposed that a development application for the following works will be lodged under section 89E of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**).

In accordance with Clause 3 of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* (**EPAR**), this report supports an application to the Department of Planning and Environment (**DP&E**) requesting the proposal be assessed as a State Significant Development (**SSD**). Under Clause 2 of Schedule 2 of the *State Environmental Planning Policy (State and Regional Development) 2011* (**SRD SEPP**) it is requested DP&E issue the SEARs to enable the preparation of the Environmental Impact Statement (**EIS**) for the proposal under Section 78A(8A) of the EP&A Act.

Project Overview

Surfing is a national Australian sport and recreation pursuit that forms an integral part of our cultural heritage and national identity. ABS data reveals surf sports are the second most popular aquatic sport undertaken in Australia behind swimming. In terms of all sports undertaken in Australia, surf sports sit immediately behind AFL in terms of total national participation. Survey data indicates more than 1.5 million Australians surf regularly and up to one third of all non-surfing Australians (approx. 8 million persons) would be interested to learn.

Although Sydney is noted for its good quality coastal surfing locations, it is widely acknowledged that most popular Sydney surfing beaches are becoming increasingly crowded as surf sports’ popularity increases. With a large population of surf sport participants in the greater Sydney metropolitan area, and a significant generational shift in recreation preferences away from traditional sports to ‘lifestyle sports’, such as surfing, there is a growing demand for the proposed facility.

An open water surf sports lagoon can be likened to a gym, or perhaps a ‘driving range’, for surfers. The lagoon provides the opportunity for surfers to enjoy their sport and to train in an efficient manner at convenient times with higher levels of safety than can typically be experienced in the ocean. A safer, more convenient, and more reliable surfing environment where participants do not need to compete for waves, will be highly attractive to both non-surfers wishing to experience the sport for the first time, and for beginner surfers who are seeking to progress.

The Proposal will also offer the opportunity for the other sporting specialist businesses and organisations based in Sydney Olympic Park to work collaboratively with the Proponent to advance surf sports and develop knowledge in new sporting domains.

2. BACKGROUND

Site Identification and Locality

Sydney Olympic Park (**The Park**) is a large sporting, cultural and leisure complex in western Sydney, 13 kilometers from Sydney's CBD (see **Figure 1**), and located within the City of Parramatta Council. The area was originally part of the suburb of Homebush Bay, but was designated a suburb in its own right in 2009.

Under the *Sydney Olympic Park Authority Act 2001*, SOPA is responsible for managing and developing the 640 hectares that comprise The Park and maintaining it as a lasting legacy for the people of New South Wales (see **Figure 2** of SOPA Management Area).

Under the management of SOPA, The Park has rapidly developed into an important urban centre and built on its legacy as a prime destination for sporting, entertainment and cultural activities. SOPA has overseen approximately \$1.4 billion worth of development projects and welcomed more than 200 businesses and over 17,000 workers to the suburb. Further, SOPA has ensured the sustainable management of 430 hectares of parklands, which has seen The Park host major sporting, entertainment and business events and engage in a wide range of local community initiatives (more than 5,000 events are held each year in The Park).

Before its transformation, a large part of The Park was an industrial wasteland after more than a century of industrial and military activities on the site. Post the 2000 Olympics, the site has undergone significant redevelopment and now effectively demonstrates the positive impacts of Olympics legacy.

The Proposal site (see **Figure 3**) occupies approximately 31,543 square metres of Pod C within the P5 carpark on the corner of Hill Road and Holker Busway. The site is known as portion of Lot 71 DP 1191648 (Title 71/1191648).

Existing Environment

The Proposal site is currently developed as an event car park, although it is infrequently used and is predominantly vacant.

The site is highly disturbed and was developed in 1996 for overflow car parking for the 2000 Sydney Olympic Games through the filling and engineered compaction of inert material (estimated to be 5-6 metres thick). As a result, no natural environmental values have been retained on site.

As per the Site Context Plan in **Figure 5**, Holker Busway and bus port adjoins the site to the west. The "Monster Mountain X" mountain biking course and BMX track is located directly adjacent to the south-east of the site. Haslams Creek is approximately 200 metres to the south of the Site and services a large residential and industrial drainage catchment direct to Homebush Bay. Approximately 100 metres north-west of the site is the Narawang wetlands, an engineered and environmentally enhanced series of drainage basins providing habitat to a number of fauna species (discussed further in **Section 5**).

The closest of the major Sydney Olympic Park facilities are the Sydney Showgrounds, located approximately 600 metres south of the Proposal site.

3. PROPOSAL DESCRIPTION

The Project

URBNSURF Sydney is an integrated, year round, aquatic sports, recreation, events and tourism based facility. The Proposal would enhance precinct amenity, and provide sport, recreation and leisure opportunities in Sydney. In addition, URBNSURF Sydney would have the capacity to host a variety events ranging from local surf league competitions to international surfing competitions and become a key tourist attraction, providing a safe and vibrant location to participate in an iconic activity synonymous with Australian culture.

The Proponent will be wholly responsible for funding and managing the design, construction, operation and maintenance of the facility.

Ancillary Facilities

In addition to offering a range of aquatic and surfing related options to guests, URBNSURF Sydney will also seek to provide the following activities and amenities:

- Surf sessions and Surf lessons (for all levels of ability);
- Surf competitions;
- Personal and group fitness programs;
- Hiring and demonstration services;
- Private and corporate functions;
- Art/music/film festival events; and
- Children's playgrounds.

In terms of built forms, it is envisaged that URBNSURF Sydney will include an arrivals centre, change rooms, a dedicated surf academy and pro shop, equipment storage room, meeting rooms and an outdoor functions space. A licensed café with a rooftop sun deck and garden is also proposed, each of which will be able to be freely accessible by the general public.

Open Water Lagoon

URBNSURF Sydney will be arranged around a large open water surf sports lagoon incorporating 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 (for more information, please see www.waveparkgroup.com/fag/).

The open water lagoon will comprise of two zones within which waves of differing heights are produced. The two zones allow for beginner through to advanced levels of surfing competency to be accommodated contemporaneously.

The "Peak" zone will provide up to a 1.8 metre-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 0.6 metre-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.

Forecast Attendances

The total annual attendance at URBNSURF Sydney is forecast to comprise approximately 251,000 surf sessions (free surfing and lessons) and 75,000 general admission guests, and a large number of general public who will be able to access and utilise the food and beverage opportunities in the Facility, as well as the upstairs viewing deck.

Annual attendance numbers, and the timing of attendances at the URBNSURF Sydney throughout the day, are expected to be similar to that experienced at a local recreation or aquatic centre, with greater attendance levels experienced early morning, after work, and on weekends.

3. PROPOSAL DESCRIPTION

It is forecast that the total daily facility occupancy during a 15-hour day will range from approximately 300 persons in winter to 1,500 persons on weekends at the peak of summer.

Operations

It is anticipated that URBNSURF Sydney will operate between the hours of 6am and 10pm, Monday to Sunday during the non-winter period, and will operate on a reduced opening hours basis during the three-month winter season (9am – 6pm).

Up to 35 full time equivalent staff members will be required to operate URBNSURF Sydney, with opportunities aimed at local youth employment. It is proposed that casual and part-time vocational training programs (e.g. swimming, life saving, and surf coaching and instruction) will also be delivered within URBNSURF Sydney.

Car parking for approximately 180 cars will be required to cater for guests and for the facility's staff parking as summarised by the table below.

TABLE 1: Car parking requirements

Lagoon max. capacity p/hr (note, is likely to be operated at a lower number to improve experience)	80
Average car to person ratio of 1.6	50
Surf session guest crossover (factor of two)	100
Non-surfing general admission and café patrons	25
Staff	35
Contingency	20
TOTAL	180

The estimates above will be further supported by traffic studies and excludes patrons travelling by public transport. Additionally, a residual 5.5 hectares of existing paid car parking will be retained adjacent to the facility (approximately 1600 car bays).

Development Program

The proposed timetable associated with the Proposal is envisaged to be as follows:

Sept 2016	Request for SEARs
Oct 2016	Proponent commences preparation of EIS
Dec 2016	Submission of Development Application and EIS (in accordance with <i>Environmental Planning and Assessment Act (1979)</i>)
Feb 2017	Public Exhibition of the application
May 2017	Determination of the Application
Jul 2017	Construction Certificate and other Regulatory approvals obtained
Jul 2017	Ministerial approval of lease
Sept 2017	Construction commences (12 months)
Sept 2018	Construction completes

3. PROPOSAL DESCRIPTION

Oct 2018	Facility commissioning
Dec 2018	Facility operation commences

4. PLANNING FRAMEWORK

Relevant legislation

Environmental Planning and Assessment Act 1979

The *Environmental Planning & Assessment Act 1979* (**EP&A Act**) provides the statutory framework for planning in NSW. Section 89C of the EP&A Act enables certain developments to be declared State Significant Development by means of a State Environmental Planning Policy (SEPP) or by order of the Minister for Planning.

The proposal falls within the category of State Significant Development identified in clause 2(f) of Schedule 2 of the State and Regional Development SEPP (2011).

The Proposal will be assessed under Part 4 Division 4.1 of the EP&A Act. The Minister for Planning is the consent authority for State Significant Developments.

Threatened Species Conservation Act 1965

Desktop and existing studies undertaken by SOPA indicate that a number of species listed under the *Threatened Species Conservation Act 1965* may exist in the locality:

- Green and Golden Bell Frog *Litoria aurea* listed as endangered
- Southern Myotis *Myotis macropus* listed as vulnerable
- Eastern Bentwing Bat *Miniopterus schreibersii oceanensis* listed as vulnerable
- Little Bent-wing Bat *Miniopterus australis* listed as vulnerable
- Local and regionally significant biodiversity values and species such as the migratory Latham's Snipe *Gallinago hardwickii*,

The EIS for the project will undertake comprehensive and appropriate environmental studies to address and mitigate and potential impacts on flora and fauna in relation to the proposal.

Environmental Protection and Biodiversity Conservation Act 1999 (Commonwealth)

An EPBC Act Protected Matters Report was produced from the Department of Environment's website 22 June 2016 with a 10 kilometer buffer and indicated the following values as potentially present:

- World Heritage Properties: 2
- National Heritage Places: 1
- Wetlands of International Importance: None
- Listed Threatened Ecological Communities: 9
- Listed Threatened Species: 72
- Listed Migratory Species: 55

These matters are further discussed in Section 5 and this report will be used to inform further detailed project specific studies.

Other Relevant Legislation

The proposal is required to be consistent with the following where relevant:

- *Sydney Olympic Park Authority Act 2001*
- *Sporting Venues Authorities Act 2008*
- *Local Government Act 1993*
- *Protection of the Environment Operations Act 1997*
- *Work Health and Safety Act 2011*
- *Roads Act 1993*
- *Gaming and Liquor Administration Act 2007*
- *Liquor Act 2007*
- *Contaminated Land Management Act 1997* (with application to management of the contamination containment cells located adjacent to the Pod B P5 Carpark).

4. PLANNING FRAMEWORK

Adherence to Key Strategic Planning Policies

NSW Making it Happen

'NSW Making it Happen' sets out the NSW Premier's priorities to grow the economy, deliver infrastructure and improve health, education and other services across NSW. As part of the objective to deliver improved infrastructure, it seeks to provide the best possible sporting facilities to residents of NSW.

A Plan for Growing Sydney

A Plan for Growing Sydney sets out the NSW's Government's vision for Sydney to be a "strong global city, a great place to live" and includes a number of supporting goals and directions.

The Plan highlights the importance of Parramatta as Sydney's second CBD and the significance of the Olympic corridor which connects and supports the two CBDs, promoting employment growth and diversity. Direction 1.3 establishes the Greater Parramatta to Olympic Peninsula Urban Renewal Area. The Site is adjacent to a designated urban renewal area and although it does not require any change of land use, it does assist the plan in meeting the objective of creating new community facilities, vibrant public spaces and jobs close to transport links.

Further, the NSW Government's recent commitment to deliver light rail connecting Parramatta to the Olympic Peninsula provides additional rationale (consistent with Directions 1.4, 1.7 and 3.1) for the development of new community facilities and jobs in close proximity to public transport.

The Proposal is consistent with the Plan's key directions and actions in relation to the infrastructure delivery and its strategic priorities for Parramatta and Western Sydney.

State Environmental Planning Policy (State Significant Precincts) 2005

The site is zoned "RE1 Public Recreation under Part 23 of Schedule 3 of the *State Environmental Planning Policy (State Significant Precincts) 2005*. Under the SEPP, the objectives of RE 1 zoned land are:

- To enable the land to be used for public open space or recreational purposes;
- To provide for a range of recreational settings and activities and compatible land;
- To protect and enhance the natural environment for recreational purposes; and
- To support the Sydney Olympic Park site as a premium destination for major events.

Pursuant to clause 11 of the SEPP, development of the following purposes is permitted only with consent on land zoned RE1: boat sheds, car parks, caravan parks, community facilities, depots, entertainment facilities, environmental facilities, filming, food and drink premises, heliports, major events, recreation area, recreation facilities (indoor), recreation facilities (outdoor), research stations, signage, water recreation structures.

The proposal falls within the definition of "recreation facilities (outdoor)" and is therefore permissible with consent.

Consistent with Schedule 6, the Minister is the consent authority for any development as described by Part 4 of the EP&A Act.

State Environmental Planning Policy (State and Regional Development) 2011

The Proposal meets the requirements of a State Significant Development site under Clause 2 of Schedule 2 of the *State Environmental Planning Policy (State and Regional Development) 2011* as it comprises development with a capital investment value of more than \$10 million on land within the Sydney Olympic Park site.

State Environmental Planning Policy No 55 – Remediation of Land

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP55) applies and states that a consent authority must not grant consent to a development application unless:

- It has considered whether the land is contaminated, and
- 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
- If the land requires remediation to make the site suitable for the proposed development, it is satisfied that the land will be remediated before the land is used for that purpose.

As previously discussed, the site was developed by the filling and compacting of inert fill prior to the 2000 Olympics. Existing information suggests contaminated material was separated and placed into SOPA managed containment cells outside of the Proposal site. Recent site investigations undertaken the Proponent have detected localised asbestos containing material in two samples taken from a 30 sample program around the project area. More detailed investigations will be undertaken as part of the preparation of the EIS in accordance with SEPP55 and the Managing Land Contamination – Planning Guidelines SEPP55 Remediation of Land.

4. PLANNING FRAMEWORK

Local Government

Parramatta 2038 is Parramatta City Council's Community Strategic Plan, adopted by Council in June 2013. It is a long term-vision for the Parramatta LGA thanks links to the long-term future of Sydney.

The plan sets out six strategic objectives for the Parramatta Greater Area including Objective E - Culture and Sport. In relation to this objective the plan notes that Parramatta has a rich and diverse sporting culture providing considerable economic and cultural benefits for Parramatta and the region. The Plan seeks to capitalize on this success as a major opportunity for Parramatta. The Proposal will assist in this objective being met.

Further, Parramatta A-Z 2015 is Parramatta City Council's plan outlining the Council's positioning campaign to become "Australia's Next Great City". The document notes the importance of sporting participation and enjoyment to the City's lifestyle.

Sydney Olympic Park Authority Planning

SOPA Masterplan 2030

Under the *Sydney Olympic Park Masterplan 2030* (currently under review), SOPA will manage the expansion of The Park to support a daily population of 50,000 and including up to 20,000 daily visitors.

Masterplan 2030 seeks to enhance The Park's status as the home of major sporting and entertainment events in Australia and to guide its evolution into a vibrant specialist economic centre and urban parkland. It is noted that the Proposal Site itself is not specifically guided by the Masterplan, however the Proposal furthers the Masterplan's objectives.

Parkland Plan of Management 2010

The Proposal Site, (the P5 carpark) is within the Millennium Parklands (**The Parklands**) as defined in the *Sydney Olympic Park Authority Act 2001*. Any lease within The Parklands requires Ministerial approval, public notice and consultation of 28 days. The objects and functions of SOPA (the Authority) with respect of the The Parklands is identified in Clauses 28 and 29.

28 Authority's objects concerning the Millennium Parklands

The objects of the Authority in relation to the Millennium Parklands are as follows:

- (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.*

29 Authority's functions concerning the Millennium Parklands

The Authority has the following functions in relation to the Millennium Parklands:

- (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.*

4. PLANNING FRAMEWORK

Approved public uses are set out in the SOPA Parklands Plan of Management (2010), as are restricted and prohibited uses. The P5 carpark is defined as "Sports and Recreation Parks".

Sports & Recreation Parks are typically designed and built - or have the potential - to provide for a broad range of sports activities associated with organised sports, team training and sports competition activities on turf playing fields, custom tracks and surfaces and hard-courts. These places are all located on remediated lands; are adjacent to wetlands and waterways; Parklands Junction is primarily a major events carpark.

In accordance with The Parkland Plan of Management, a person engaged or contemplating engagement in an Approved Public Use must ensure:

- *compliance with relevant legislation;*
- *there are no (unauthorised) commercial components;*
- *no interference with the activities or experiences of others; o minimal environmental impact;*
- *precautions are in place to avoid personal or public injury;*
- *public assets or places are not damaged; and o the use is limited to appropriate sites, settings or facilities.*

The Authority may approve a Restricted Public Use and any activity incidental thereto (that is not otherwise identified as a Prohibited Public Use) subject to assessment under The Parkland Uses Compliance Test (contained within Appendix 4.2 of The Parklands Plan of Management). Notwithstanding the matters for consideration set out in The Parkland Uses Compliance Test, the emphasis by the Authority in assessing whether or not to approve a Restricted Public Use proposal is as follows:

- *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.*

Further, the purposes of Sports & Recreation Parks (LG.A 36 (3A)(b)(i))

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;*
- *focused on health and fitness;*
- *improved athletic skill;*
- *sports training and/or competitions and physical exercise.*

The role of the Authority in managing Sports & Recreation Parks is to:

1. *encourage, promote and facilitate active recreational pursuits in the community involving organised and informal sporting activities and games;*
2. *and provide facilities and spaces conducive to active recreational activities or the playing of competitive games - while also providing for conservation of natural heritage features.*

The Proposal is consistent with the identified key functions, reserved land use, and strategic priorities of The Park, and further demonstrates how a contemporary mixed-use precinct can combine its core sports, recreation and commercial activities in a dynamic and integrated manner with surrounding parklands, whilst enhancing the visitor and tourist experience, and looking outward to engagement with the broader community.

Notwithstanding the requirements of any development consent, any development within the Parklands also requires a Parklands Approval Permit (as issued by SOPA). All Restricted Public Use or all other activities requiring approval by SOPA must comply with a Parklands Uses Compliance Test (Appendix 4.2 of the Parklands Plan of Management (2010)). This process will be undertaken prior to submission of the EIS.

4. PLANNING FRAMEWORK

Environmental Guidelines 2008

SOPA's Environmental Guidelines (2008) provide guidance to the management and development of Sydney Olympic Park and are based on the four pillars of Ecologically Sustainable Development (ESD) as defined by the *NSW Local Government Act* (1993):

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

The EIS will comprehensively address how the project meets the above and additional requirements of the Environmental Guidelines 2008.

The Proponent, through legal agreement with SOPA is required to acknowledge and adopt the ESD Objectives in SOPA's Environmental Guidelines (2008) in the Development (specific commitments required by the Proponent are discussed further in Section 5).

SOPA Development Design Manual and other Policies

SOPA's Urban Planning and Design team are responsible for managing the Authority's obligations under the EP&A Act. The following plans, policies and guidelines that further assist with this responsibility and possibly applicable to the Proposal include:

- Urban Elements Design Manual
- Accessibility Guidelines
- Advertising and Building Identification Signage
- Commercial Outdoor Seating
- Environmental Sustainable Development
- Temporary Structures
- Major Events Impacts
- Stormwater Management and Water Sensitive Urban Design Policy

Authority Consultation

The Proposal in its current form was submitted to SOPA in response to a public Request For Detailed Proposals. The Proponent being announced as "preferred" follows ongoing consultation and dialogue with SOPA. This Request for SEARs documentation is a preliminary step in scoping the additional consultation that is likely to be required and will inform a forthcoming Stakeholder Engagement Plan. The proposed Stakeholder Engagement Plan will identify parties potentially interested in the proposal and how they will be consulted.

5. RELEVANT ISSUES

Social Context

It is anticipated that URBNSURF Sydney will form an important part of the hub for active recreation within The Park. The facility will provide a link between the Town Centre to the south and the extensive parklands to the north (including Haslams Creek, Archery Park, Narawang Wetland, Newington Armory and the Blaxland Riverside Park).

In progressing the Proposal's design, appreciation was given to the Proposal site's topography, existing infrastructure, current and historical land-use, known and likely ground conditions, adjacent environmental assets, local climatic conditions and relevant SOPA guidelines.

The Proposal captures an unrealised opportunity on an underutilised site that has no identified conservation purpose. The Proposal also creates improved open spaces and public realms, which are sympathetic to the surrounding rehabilitated environment.

The Proposal is anticipated to deliver a broad range of social and economic benefits for the local community and wider Sydney area, as summarised by the Summary of Project Benefits provided in **Attachment 1**.

The Proposal would generate an approximate \$285M in gross economic contribution to the Parramatta City Council Area through its operational life, creating new positions for approximately 35 full time employees and will also attract more than 300,000 visitors to The Park, consistent with the objectives of SOPA's Masterplan 2030.

Summarised below are the identified benefits and opportunities to the community associated with the Proposal:

Increased relevance and sport diversity

Sport and recreation play a significant role in any modern internationally recognised city. Many of the existing sports and sporting facilities offered at The Park relate to team based, field sports (i.e. cricket, AFL and rugby).

Recent research from the CSIRO¹ has identified a significant generational shift towards non-structured, non-team based, active recreation activities that have distinctive lifestyle elements. In addition, it has been observed that the concept of "winning" has changed, where participants in sport are more interested in beating personal best times than beating other persons/teams. URBNSURF Sydney provides unique recreation infrastructure that caters to these observed changes in recreation preferences.

Increased tourism

"Learning to surf" is an activity that many international tourists have on their "to-do" list when travelling to Australia. The Proposal would offer tourists and international students a unique, vibrant and convenient opportunity to broaden their cross cultural experience in Australia by participating in this iconic activity, which is strongly linked the Australian way-of-life - in a safe and controlled environment.

Further, the potential for the hosting of regionally significant surfing competitions in front of a captured audience will likely receive international press and media coverage, giving The Park greater exposure amongst future tourists. A recent example of this was the "Redbull Unleashed" surfing completion held in September 2015 at the Surf Snowdonia Wavegarden facility in regional Northern Wales. This event was regarded by the professional surfers that competed as the "best completion in 2015". Based on the success of that event, Urbn Surf (Sydney) Pty Ltd has subsequently received interest from promoters and organisers to hold events in Australian Wavegarden facilities.

The development of URBNSURF Sydney will significantly increase and enhance The Park's profile in Sydney, and more broadly Sydney itself, to the Australian and international tourism market.

Improved place activation and retention

The development of URBNSURF Sydney will greatly add to existing amenity of The Park, and will provide visitors and residents with recreational and hospitality opportunities not previously available to them. This is particularly the case given there are currently limited offerings in the northern portion of The Park's Central Precinct and Showgrounds, connecting to the expansive parklands to the north.

Delivering these opportunities in the context of a state-of the-art, world-class sporting and recreation facility will provide an enriched precinct experience to both visitors and residents. The URBNSURF Sydney will also provide opportunities for employment.

1. ¹ CSIRO, "The Future of Australian Sport - Megatrends", April 2013

5. RELEVANT ISSUES

Community engagement

It is anticipated that the aquatic sport and recreation activities to be offered within URBNSURF Sydney will appeal to a broad demographic. It is Proponent's desire is to create strong partnerships within The Park and the broader community. And importantly, to create a place that allows people to connect through their love of surfing.

URBNSURF Sydney has been designed to become a meeting place for the SOPA community, much in the same way Surf Life Saving clubs provide a hub for coastal communities. It is expected that the delivery of surf and swim training programs in collaboration with the Surf Life Saving Association NSW, together with the operation of interschool sports carnivals, will strengthen SOPA's ties with the Sydney metropolitan region primary and secondary schools.

The hosting of amateur and professional competitions, sporting and cultural events at URBNSURF Sydney will engage and draw in the Sydney community. URBNSURF Sydney will offer the opportunity to improve community physical and mental health outcomes over the longer term, particularly with respect to including fitness participation, childhood obesity, social inclusion and the acquisition or improvement of aquatic skills and experience.

Sport development

Surfing has recently been announced as a demonstration sport for inclusion in the Tokyo 2020 Olympics. In collaboration with existing sports science organisations in The Park, the opportunity exists to create an Australian centre of excellence for sports science research, elite surf coaching and high performance training at URBNSURF Sydney.

It is contemplated that a Surf Academy will be developed to assist elite surf athletes to pursue their competitive sporting ambitions. In doing so, URBNSURF Sydney will have the potential to become the training base for the many State and national surf sport competitors resident in Sydney. These athletes will also be able to take advantage of the other professional services currently located in The Park precinct.

The Proponent is committed to developing programs in order to effectively engage with disadvantaged groups within the community, such as disaffected youth, indigenous persons and persons with disabilities.

Key Design & Environmental Issues

The Proponent has completed project feasibility enquiries in relation to the development site, together with master planning and design activities. The results of these enquiries have revealed no significant impediments to the development of the Proposal. The EIS for the Proposal will address the full range of relevant environmental and social issues, including:

Urban Design

The Proposal includes the development of new buildings, infrastructure, landscaping and public domain works. An integrated approach to understanding the Proposal Site's opportunities and constraints have informed the masterplan for the development. The Proposal captures an unrealised opportunity for an underutilised site and creates improved open spaces and public realms that are sympathetic to the surrounding rehabilitated environment.

It is anticipated that URBNSURF Sydney will form an important part of the hub for active recreation within The Park, particularly given its co-location to the Mountain "X" mountain biking track and BMX track. The facility will provide a logical link between the Town Centre to the south and the extensive parklands to the north (including Haslams Creek, Archery Park, Narawang Wetland, Newington Armory and the Blaxland Riverside Park). The Proposal offers the opportunity for both a net increase in active recreational space and native vegetation.

Further, the orientation of the venue takes the opportunity to create an active frontage onto the Holker Busport and will strengthen the use of existing public transport connections, particularly with the proposed future development of the light rail system to Parramatta.

Built Form & Visual Amenity

Buildings are proposed and required to support the associated sporting, recreational, and community related activities. Conceptual artist impressions for the proposed ancillary and incidental development are provided in **Figures 6 & 7**.

Further to this, URBNSURF Sydney will seek to obtain a design outcome that respects the vernacular of the built form in the Town Centre whilst appreciating the rehabilitated bush setting of wetlands adjacent to the P5 car park.

No negative visual amenity impacts are expected, and overall, the Proposal is expected to improve on the current appearance of the existing carpark. Perimeter landscaping will be sympathetic to local native endemic species and the built form on the northern elevation will create an attractive entry feature to the existing carpark entry off Hill Road.

5. RELEVANT ISSUES

Aboriginal and Historic Heritage

As outlined previously the site is located on an existing carpark on top of engineered fill. The site was subject to substantial remediation and filling works as part of the preparation of the area for the 2000 Sydney Olympics. Accordingly, the proposal will not be disturbing any land that has not already been heavily disturbed.

A basic search of the Aboriginal Heritage Information Management System (AHIMS) database undertaken for the site revealed no Aboriginal sites recorded in, or near, the site. Further, the existing carpark has no identified European heritage values. **Figure 9** shows that no Heritage Conservation Areas are identified on the site. Aboriginal and Historic Heritage are not considered to be key issues for the proposal.

Transport, Traffic and Accessibility

Given the context of the surrounding land use and development, other key considerations of functionality, emergency access, pedestrian, car parking accessibility, public transport and other related infrastructure requirements will be considered in the Proposal's design.

Detailed traffic studies will be undertaken in accordance with all relevant guidelines to ensure no impacts on the surrounding local road network, internal roads and pedestrian networks. Given the surfing lagoon is limited by capacity (up to approximately 80 surfing guests at any one time) the surrounding road and parking infrastructure is not expected to be significantly impacted (given it was designed for major events and is currently underutilised). Subject to further studies, it is anticipated that the residual car parking in the P5 Carpark (south of the Facility) will be sufficient for daily operating requirements.

Further, the orientation of the venue takes the opportunity to create an active frontage onto the Holker Busport and will strengthen the use of existing public transport connections, particularly with the proposed future development of the light rail system to Parramatta. The Proposal is not proposed to adversely impact existing pedestrian or dual use pathways.

A Traffic Management Plan will be developed, implemented and endorsed by SOPA for works during construction.

Ecology

SOPA, as land manager, has undertaken numerous comprehensive ecological studies in the area since 2000, mostly related to the rehabilitation works of the Narrawang Wetlands to the north and Haslams Creek to the south. Fauna surveys conducted in the transect that the project area forms part of suggests 68 species (including 58 birds, 4 amphibians, 3 mammals and 3 reptiles). In summary, the following values have been identified as possibly occurring in the project and surrounding rehabilitated wetland areas:

- Green and Golden Bell Frog *Litoria aurea* listed as endangered (NSW) and vulnerable (Commonwealth)
- Southern Myotis *Myotis macropus* listed as vulnerable (NSW)
- Eastern Bentwing Bat *Miniopterus schreibersii oceanensis* listed as vulnerable (NSW)
- Little Bent-wing Bat *Miniopterus australis* listed as vulnerable (NSW)
- Local and regionally significant biodiversity values and species such as the migratory Latham's Snipe *Gallinago hardwickii*, present September to April
- Mangroves, protected under the Fisheries Act
- 8 species are identified as being introduced.

The site is not mapped as an Environmental Conservation Area in the State Significant Precinct SEPP. An EPBC Act Protected Matter Report was undertaken on 22 June 2016 and will be used with information provided by SOPA to inform further site specific studies.

Potential construction impacts on these species and values include noise, vibration, dust and stormwater runoff. Potential operational impacts include noise, vibration and light spill. A detailed ecological assessment will be undertaken in accordance with relevant guidelines as part of the EIS to identify these and other impacts to the proposed avoidance mitigation and management measures (including fauna relocation if found to be necessary). It should be noted that the Proposal offers the opportunity for a net increase in active recreational space and native vegetation.

Land Capability (contamination)

During the site's construction, prior to the 2000 Olympics, contaminated material was screened and placed into designated containment cells to the south of the Proposal site. The Proposal site does not intersect any area associated with the SOPA managed containment cells (as demonstrated by recent geotechnical site investigations).

Further, recent site investigations (with a sampling density being twice that of NSW EPA recommendations) have identified and delineated the limited and confined presence of asbestos containing material in the north-west corner

5. RELEVANT ISSUES

of the site (in seven of the 90 samples). No other potential contaminants were found to exceed any of the relevant health criteria and investigations have concluded the site is suitable for the current and proposed use (no change of “recreational use” is proposed). A Construction Environmental Management Plan will describe the procedure for isolating, testing, validating, managing (including dust) and if necessary appropriate off-site disposal of impacted material in accordance with the relevant guidelines. Further unidentified potential impact will be managed via an unexpected finds protocol as part of the Construction Environmental Management Plan.

As previously described, the proposed earthworks model has been developed to minimise the disturbance of any existing material and where possible, will work with and improve any fill material insitu (with appropriate dust management measures). Further, the project will not intersect and does not require the use of groundwater.

Infrastructure and Servicing

Consultation has been undertaken with relevant service providers (including water, waste, power and communications), and based on the information available, the servicing requirements of the Proposal can be met with minimum augmentation and upgrade. The Proponent is working with SOPA to explore the potential uses of recycled water provided via SOPA’s distributed Water Reclamation & Management Scheme.

The ability to discharge the lagoon in the event of emergency for repair and maintenance is required and is anticipated to connect to the engineered stormwater drainage of Haslams Creek (connecting to Parramatta River). Haslams Creek has no known capacity restrictions that would impact this function (to be demonstrated through engineering design) and any discharge would be managed and controlled by an engineered outlet. Further, there will be no adverse water quality impacts to the receiving receptors given the lagoon water quality will be required to meet the Australian Government National Health and Medical Research Council (NHMRC) *Guidelines for Managing Risks in Recreational Water* (2008), which are generally more prescriptive and sensitive than the applicable Australian and New Zealand *Guidelines for Fresh and Marine Water Quality* (Department of Agriculture and Water Resources, 2000). Discharge events will be subject to an Operational Management Plan that will be endorsed by SOPA and the City of Parramatta Council.

Sustainability

The Proponent is committed to ensuring its projects minimise impact upon the environment. URBNSURF Sydney has been specifically designed to implement leading Ecologically Sustainable Development (ESD) principles, setting a new benchmark for recreational venues. Consistent with the SOPA *Environmental Guidelines (2008)*, the Proposal will incorporate the latest in green building and smart energy technologies

URBNSURF Sydney through agreement with SOPA has agreed to implement the following key ESD Principles in the Proposal, aligned with the elements of *ecosystems, waste, energy, materials, water and people*:

Ecosystems:

- Where possible, integrating the form of the project into the surrounding environment with minimal impact to surrounding landforms and natural values;
- Ensuring construction impacts do not present an unacceptable impact to surround natural values;
- Ensuring the operations of the project do not present an unacceptable impact to natural values; and
- Install and maintain quality landscaping that incorporates flora species that are endemic and sympathetic to the surrounds.

Waste:

- Where appropriate, encouraging the onsite reuse or management of contaminated material over the offsite transport and disposal;
- Encouraging the recycling and reuse of construction and demolition materials and reducing waste sent to landfill;
- Minimisation of on-site pollution during the construction phase; and
- Encouraging the reuse and recycling of products during the operational phase of the project life.

Energy:

- Incorporate climate responsive design in amenities;
- Where feasible, utilise renewable sources of energy to support operations;
- Encourage the use of energy efficient appliances, plant, lighting and HVAC systems; and
- Promote the use and implementation of demand and behavioral management devices and programs through operations.

5. RELEVANT ISSUES

Materials:

- Where practicable, incorporate civil work, built form, and landscaping materials from environmentally responsible sources.

Water:

- Reduce water consumption and minimise discharge to sewer through high efficiency water treatment plant;
- Continue to investigate and where practicable, adopt alternative renewable sources of water for the surf lagoon;
- Use drought tolerant species to reduce irrigation demand for project landscaping;
- Implement Water Sensitive Urban Design as a key design objective for hardscapes interfacing softscapes;
- Specify low water consumption fixtures in all wet areas and amenities;

People:

- Provide facilities that are considered to be a public asset, increasing the social capital of Sydney Olympic Park;
- Promote public transport, and active transport options to guests;
- Promote healthy, active living through surfing and surfing related activities;
- Provide opportunities for local youth employment through both construction and operations;
- Develop and implement environmental awareness programs through operations and collaborative with other suitable programs and organisations; and
- Encourage social cohesion through the creation and fostering of new community groups and events.

The EIS will further comprehensively address the specific ESD measures proposed.

Construction Management

Detailed site context analysis has been undertaken to assist in minimising the volume and extent of earthworks required to develop the facility. The surfing lagoon has been designed not to extend any deeper than 1.5-2 metres below the current ground level. Further, as shown by **Figure 10**, the site is not mapped by DP&E as being an Acid Sulfate Soils risk site.

Materials and services specific to the existing site and current carpark where possible will be reused and recycled. Particular regard will be had to ensuring the surrounding rehabilitated natural landscape is preserved during construction. Accordingly, a *Construction Environmental Management Plan* will be developed and implemented to guide construction activities and manage potential issues of noise, dust, stockpile management, vibration, unexpected finds and stormwater runoff.

Operation Management

Specific issues of noise, light and traffic are not expected to be of a significant issue to surrounding environments given the nature of the Proposal is consistent with the current active recreation and fluctuating “event” car parking land use. Notwithstanding, the facility will be designed to mitigate potential impacts created by the operation of the Proposal. This will be further addressed in the EIS and subject to a SOPA endorsed Operational Management Plan.

6. SUMMARY

Summary

The development of the URBNSURF Sydney will see the creation of a world class, tourism and community focused, sport and recreation venue that will enhance the amenity, vibrancy and reputation of The Park.

As outlined above, the development will further improve the visitor experience and will create a notable point of difference from any other sports precinct in Australia. In addition, URBNSURF Sydney will create unique opportunities for sporting events held from a community league level, to elite international surfing competitions.

The Proponent has identified above a range of other benefits and opportunities that the Proposal is expected to deliver to the local and wider communities from a site that is currently underutilised.

As demonstrated by the Summary of Project Benefits presentation in **Attachment 1**, the Proposal will deliver a number of outcomes that will benefit the wider community as well as assisting SOPA meet its own strategic goals with:

- Increased land use diversity;
- Increased tourism;
- Improved place activation by providing high quality amenities delivering a rich and diverse experience for visitors, residents, workers and students;
- Fostering new programs for community engagement;
- Increased opportunities in sport development;
- Creation of approximately 35 full time roles; and
- \$285M in gross economic contribution to the Parramatta City Council area through operations to 2041.

This submission requests:

1. The Proposal for a new open water surf sports lagoon and associated recreation and community facilities be assessed as a State Significant Development under the provisions of the *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP); and
2. The DP&E issue the SEARs under section 78(8A) of the EP&A Act and Clause 3 of Schedule 2 of the EPAR to enable the preparation of an EIS for the project.

All potential environmental impacts of the proposal for both the demolition and operation stage will be comprehensively addressed in the EIS, in accordance with relevant legislation, guidelines, and the SEARs.

FIGURES

Figure 1 - Location Plan



Figure 2 - Sydney Olympic Park Authority land application area

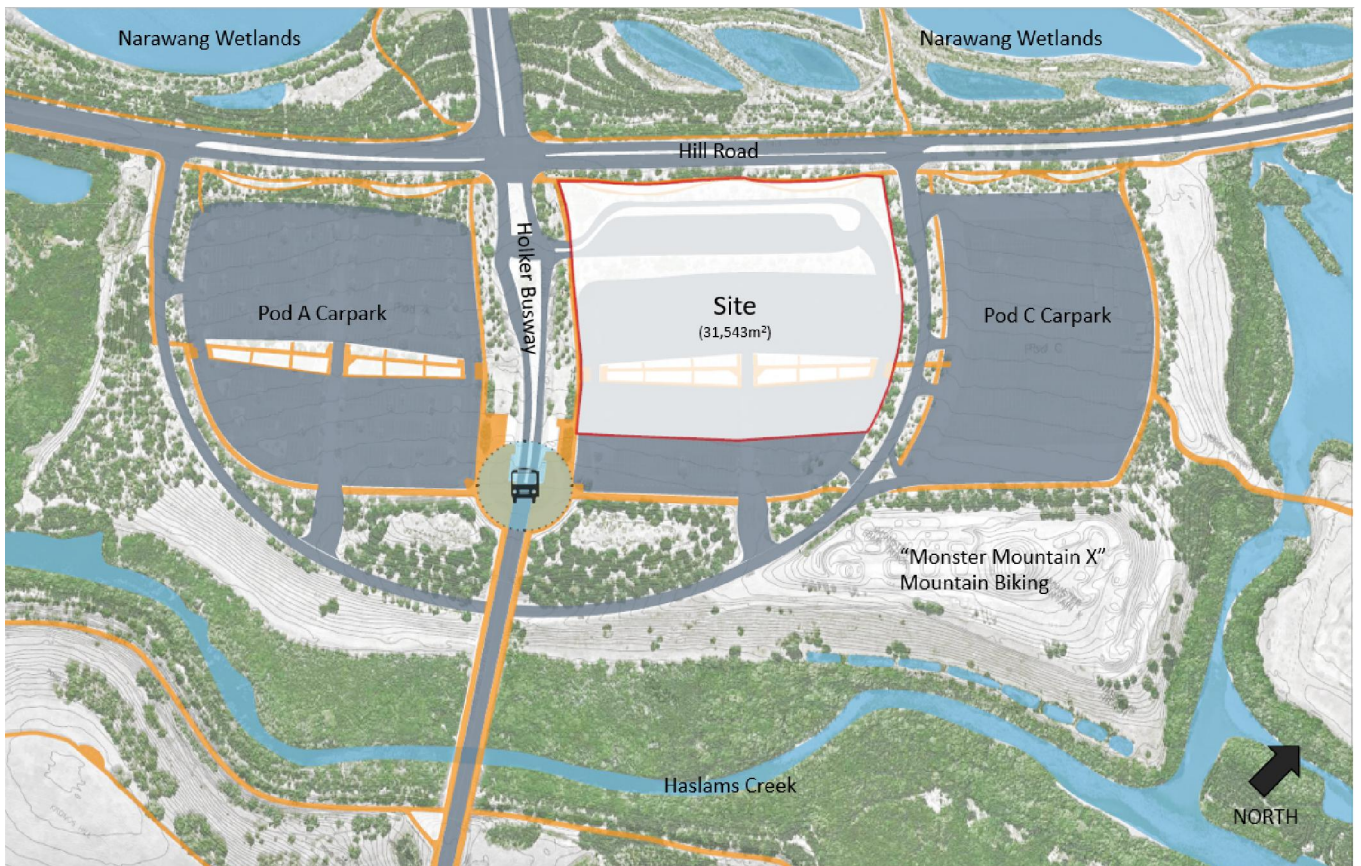


Figure 3 - Development Proposal Site

FIGURES



Figure 4 – Site Context Plan



FIGURES

Figure 5 – SEPP (Major Development) 2005 Sydney Olympic Park Land Zoning Map (Star = site)

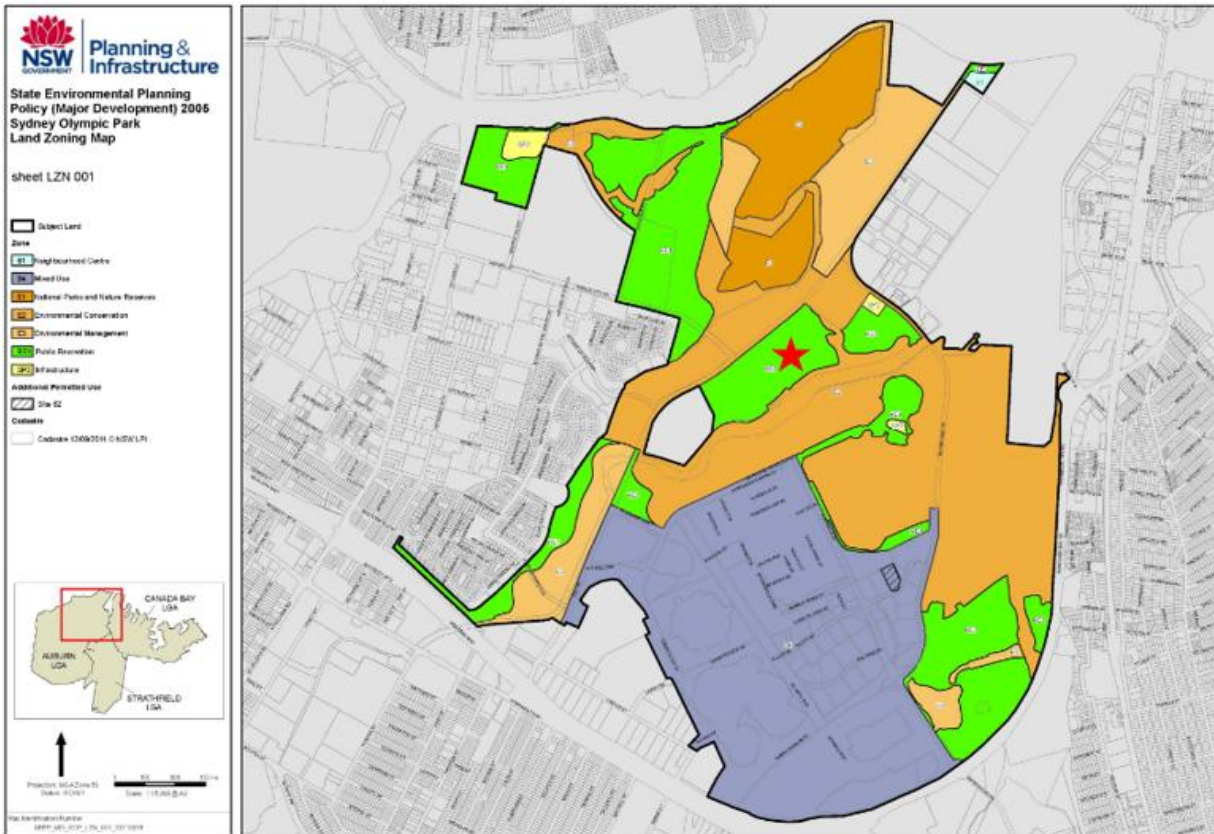


Figure 6: Artist Impression of the built form looking north



Figure 7: Artist Impression of the built form looking south

FIGURES



Figure 8: Artist Impression Aerial Perspective



FIGURES

Figure 9 - Heritage Conservation Areas (star = site)

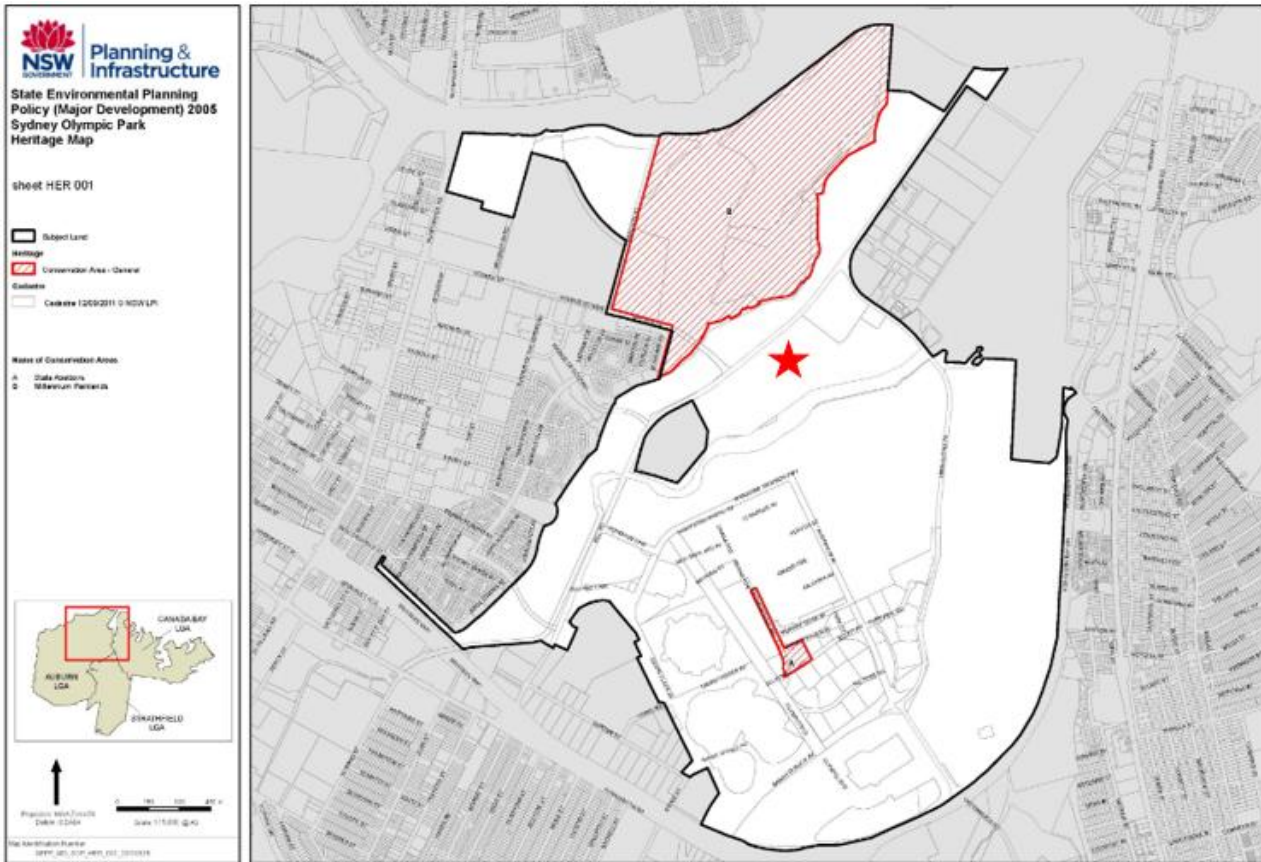
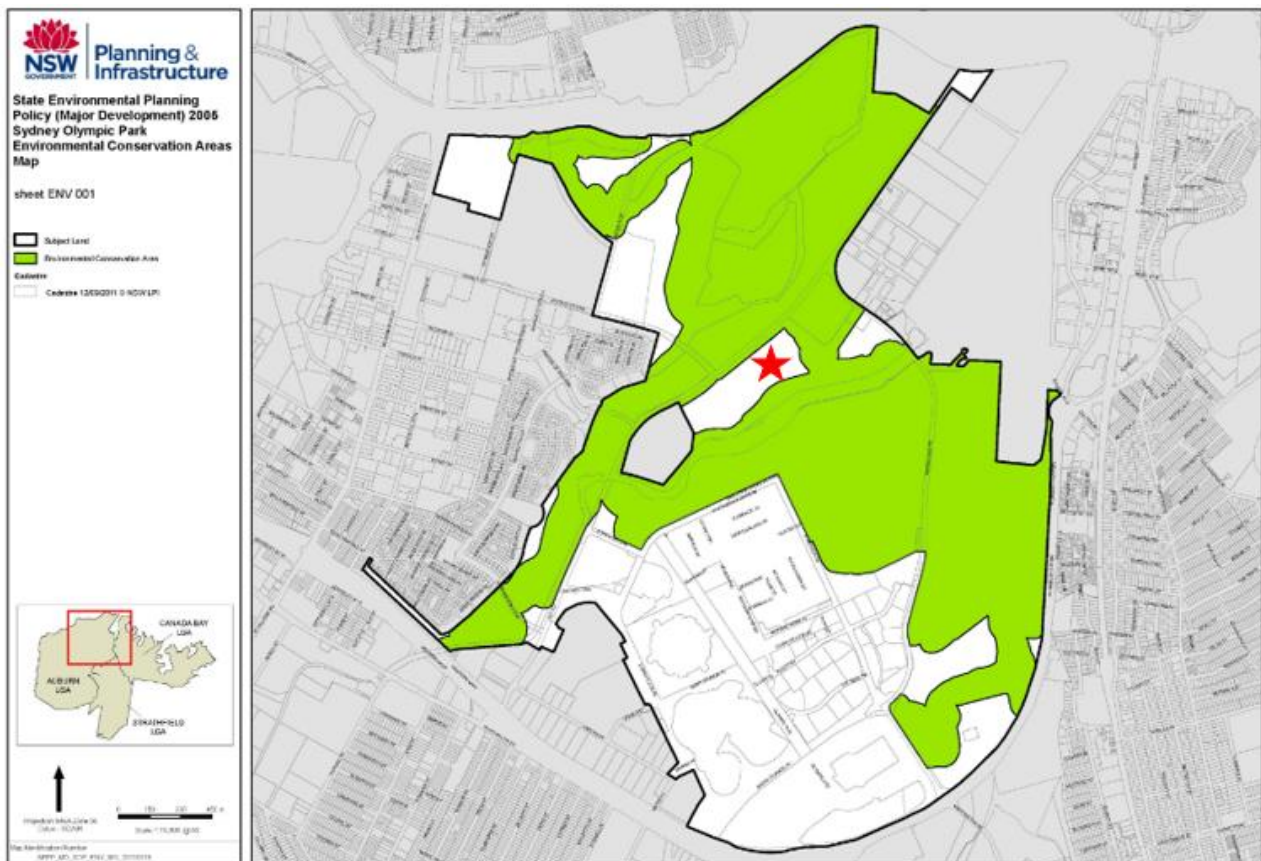


Figure 10 - Environmental Conservation Areas (star = site)



FIGURES

Figure 11 - Acid Sulfate Soils Risk Map - site classified as disturbed



ATTACHMENT 1 – SUMMARY OF PROJECT BENEFITS

[attached separately]