

15 May 2017

Your reference:
Our reference: F16/337 _Peter Serrao
Postal address: Level 1, 8 Australia Avenue,
Sydney Olympic Park NSW 2127
Telephone: (02) 9714 7255
Facsimile: (02) 9714 7333
Email: peter.serrao@sopa.nsw.gov.au

Mr Andrew Ross
Director
Urbn Surf (Sydney) Pty Ltd
PO Box 910
South Freemantle WA 6162

By email: aross@waveparkgroup.com

Pod B, P5 Car Park, Sydney Olympic Park – Agreement for Lease – Draft Development Application

Dear Andrew

I refer to the draft Development Application submitted by Urbn Surf (Sydney) Pty Ltd to Sydney Olympic Park Authority (SOPA) on 12 April 2017, as required under Clause 7.2 of the Agreement for Lease.

SOPA has reviewed the documentation and suggest the following amendments to your draft Development Application.

Traffic

1. The signalised intersection of Hill Rd and Holker Street/Busway does not allow right turn and/or left turn from Hill Rd into Holker Busway, nor from Holker Street into Holker Busway. The proposal to permit service (heavy or any other service vehicles) via Holker Street cannot be achieved under the current intersection arrangements. Urbn Surf will need to enter into satisfactory arrangements with SOPA to provide for access to the Premises from within the Holker Busway, and this should be limited where possible. These arrangements will need to be discussed and approved with SOPA and after consultation with SOPA Operations team.
2. The Traffic Consultants (The Transport Planning Partnership) report (page 26) refers to provision of parking spaces based on the estimated attendance. The report refers to the use of 1.6 people per car (parking rate) and an estimate of 150 people on site. It also refers to a 66% mode share arriving by car. Table 5.1 does not reflect these numbers. Therefore, clarification is required on how the Traffic Consultants reached that number and the report should be amended accordingly.
3. The report refers to the P5 car park as “the least desirable for events...” due to its isolation from the main Sydney Olympic Park areas. This is not accurate as for the majority of major events parking arriving from North and West (Holker Street) is mainly directed to P5 and shuttle buses from P5 to the larger venues require a short trip to the Olympic Blvd. Therefore, this statement made in the Traffic Report is not supported and should be amended.
4. The Traffic modelling assessment for the Hill and Holker signalised intersection is not relevant as currently only buses are permitted through the intersection. Any proposed provision of service vehicles will require RMS consideration and relevant intersection analysis. Vehicles travelling from Hill Rd into Holker Busway will not be supported under current traffic conditions. Our Operations team should be able to provide a solution as to how we can make this work.

5. The Traffic report refers to “other arrangements are required by SOPA in order for the proposed facility not to be inconvenienced by SOPA Event operations”. This statement needs to be clarified as the operation of many events requires Holker Busway to close. This will have an impact on, and inconvenience, the proposed facility. The expectation should be set in relation to the impact from future events as Holker Busway and the P5 car Park is important for the smooth operation of Events. Urban Surf needs to amend this statement as Sydney Olympic Park is an events precinct and the operation of many events in the precinct will have an impact on, and possibly inconvenience, the proposed facility.

Integrated Water Cycle Management Plan

The Integrated Water Cycle Management Plan will need to address the following as it is likely that they will become conditions of consent.

1. Climate - Provide clear reference and demonstrate that data sources, duration and periods for which summary statistics have been applied including extreme conditions, are applicable to proposed development and site conditions
2. Lagoon Water Discharge - Provide details of the subsoil drainage system beneath the lagoon, control and management, including water quality any water treatment if required
3. Topography and Geology - Reference provided is inadequate and site specific hydro-geological verification and assessment is required with respect to:
 - Saline soils
 - Acid sulphate soils
 - Ground water hydrology and hydrodynamics
4. Water discharge - Include typical characteristics of quality, chemicals and residual generated on site (volumes, concentration, i.e. backwash water from pool filters and details of on site treatment or disposal method. Provide details of trade waste, liquid, grease etc. that would be generated on site and how these waste would to be managed
5. Stormwater runoff – Verify and demonstrate need for stormwater balancing tank and / or lagoon water overflow storage provisions. Provide details of water quality leaving development site including ongoing measurement and verification
6. Hydrology – Provide reference to data sources used in calculation and methodology i.e. ARR
 - o Flood risk – Include information and evidence that flood levels estimates include:
 - concurrently extreme conditions such as tidal behaviour
 - climate change and sea level rise
 - reference to actual events
7. Water balance – must demonstrate higher than above minimum performance standards including specific water and energy conservation methods and techniques
8. Monitoring and maintenance plan - This section requires additional information. The full scope of on site monitoring and reporting should be developed once more details including specification & design are completed and available for review. Monitoring and maintenance plans should also incorporate risk analysis

SOPA understands that the site boundary may be impacted by future road reserve along Hill Road. Such matters are normally addressed in Secretary's Environmental Assessment Requirements (SEARs) (issued 30 September 2016), with no planned widening of Hill Road identified.

It is advisable that these matters are addressed adequately and to the satisfaction of the Department of Planning and Environment, who is the consent authority.

Notwithstanding the above SOPA is satisfied the proposed development is consistent with controls for the site and in accordance with the original proposal. Accordingly Land Owner's consent is granted for the proposed development application to be lodged with the Department of Planning and Environment for Project Approval under Part 4 of the *Environmental Planning and Assessment Act 1979 (EP & A Act)*.

Please contact Peter Serrao on 9714 7255 should you require further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Charles Moore', with a long horizontal flourish extending to the right.

Charles Moore
Chief Executive Officer