



12 June 2026

NSW Planning Portal
Department of Planning, Housing and Infrastructure
Locked Bag 5022
PARRAMATTA NSW 2124

Dear Sir/ Madam,

Reference: Submission in relation to MOD 7 – Open Water Surf Facility (SSD-7942-Mod97)

On behalf of the Deposited Plan – DP 270188 – Newington Village Precinct 3, we write to you in relation to the modification application that has been put forward to build spectator seating at the open water surf facility, Urbn Surf. Deposited Plan – DP 270188 is a community association located at the Precinct of Newington Village, which is in close proximity to Sydney Olympic Park and the abovementioned project would have significant impact to the residents around Newington.

Precinct 3 acknowledges the broader community benefits associated with the Open Water Surf Facility at Sydney Olympic Park, including recreational opportunities and economic activity. However, this submission raises concerns regarding the cumulative and ongoing impacts of the development—particularly in relation to:

- Noise generation and amplification
- Encroachment and potential extension of operational hours
- Amenity impacts on nearby residential communities

We understand that the current modification (MOD &) relates primarily to design refinements including changes to Events Hill and remediation works and updates to surrounding spectator and recreational areas. Whilst these changes may appear minor in isolation, the Owners Corporation is concerned that incremental modifications across multiple applications (including past proposals involving extended hours and operational changes) contribute to progressive intensification of use and impacts on residents.

More detail on these elements has been provided in the following sections:

Noise Impacts on Residential Amenity

The facility is capable of accommodating a high volume of visitors and operates for extended daily periods (historically noted as up to 16 hours per day in similar operational contexts). Residents in Newington are already exposed to background urban noise; however, the introduction and potential escalation of:

- Amplified announcements

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- Patron activity (including early morning and evening periods)
- Event-related noise
- Mechanical noise from wave generation systems

creates additional intrusive noise sources.

Additionally, the spectator stand has been increased in height by approximately 5 metres and is oriented facing Newington. As a result, both the increased height and its positioning are likely to funnel noise in our direction. Further, there are white posts shown in the images that appear significantly higher than standard. If these are lighting structures, this raises a serious concern due to their scale and potential impact

Encroachment of Hours of Operation

Precinct 3 notes that prior modifications have contemplated or proposed extended hours for associated uses (e.g. hospitality venues such as cafés, bars, and restaurants). There is concern that:

- Incremental changes across modifications **may result in practical extensions of operational hours beyond those originally anticipated.**
- Evening and night-time activities (including lighting, patron movement, and events) significantly impact nearby residents.

Cumulative Impact on Newington Residents

The Newington precinct is already experiencing pressure from increased traffic movements, events at Sydney Olympic Park and growing residential density. Community submissions on the broader project have raised concerns regarding:

- Spillover parking and access constraints
- Increased use of local streets as traffic shortcuts
- Reduced ability for residents to enter/exit the precinct during peak activity periods

Summary

Thank you for your time to review and consider this submission. The owners at Newington Precinct P3 would appreciate being updated as matters progress with the application as this will have a significant impact on Newington. We respectfully request that the Department considers the impacts on nearby residential communities—particularly Newington as they are not being adequately mitigated and make appropriate decision on the modification application.

Yours sincerely,



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