

Your reference: SSD-7942 MOD 1

Key Sites Assessments  
Department of Planning, Industry and Environment  
4 Parramatta Square, 12 Darcy Street  
PARRAMATTA NSW 2150

Attention: Roger Roppolo

Dear Mr Roppolo,

**RESPONSE TO EXHIBITION STATE SIGNIFICANT DEVELOPMENT 7942-MOD-1  
Construction and operation of an open water surf sports lagoon facility  
Pod B, P5 Car Park, Hill Road, Sydney Olympic Park (Lot 71 DP 1191648)**

Thank you for the opportunity to review and provide comments in relation to the exhibition of modification to SSD 7942 (Modification 1) for an open water surf sports lagoon, in P5 Car Park, Sydney Olympic Park.

The modifications comprise the following:

- *changes to the lagoon form and location of services area;*
- *changes to the landscaping and lagoon foreshore area;*
- *alterations to the building envelope;*
- *alterations to the layout of the facilities and ancillary uses within the building;*
- *alterations to the public carpark and provision of additional staff car parking spaces;*
- *extension to hours of operation; and*
- *increase in staff numbers*

Sydney Olympic Park Authority (SOPA) has now reviewed the proposed amendments to the State Significant Development (SSD) and provides the following comments:

**Tree Removal**

SOPA considers that the removal of the eight trees in the car park to the south of the site to facilitate additional car parking is not justified in this instance. The proposal already includes significant tree loss to facilitate the wave park. Whilst the loss of trees were considered justified in the assessment of the original SSD, the removal of eight additional trees in this modification to facilitate additional car parking without significant off-set or retention is contrary to current and draft policies for Sydney Olympic Park, Greater Sydney and NSW. Of note, the following policies are relevant and should be taken into consideration in the assessment and justification of this SSD modification:

- *Master Plan 2030 – 3.6 Landscape Planning Principles*
- *Greater Sydney Commission Objective 30 – Urban Tree Canopy*
- *NSW Government Architect – Greener Places Urban Greening Policy*
- *Premier's Priority 11 - Greener Places*
- *Premier's Priority 12 - Greening our City*

The proponent should seek to adopt a maximum tree retention methodology for the car park and review the car-parking layout to maximise tree retention. Furthermore, the removal of any additional trees at the site should be fully supported by an Arborist Report and where tree retention is unavoidable; replacement tree planting measures should be detailed.

### **Design Modifications**

SOPA considers that the modifications to the approved development will continue to incorporate an acceptable building form and massing appropriate to development within Sydney Olympic Park.

However, SOPA considers that the materiality and colour of the proposed building facade, given the location of the development site within Sydney Olympic Park Parklands, should be more reflective of the site's location and incorporate natural materials and neutral colours. In particular, the dark tones and large amounts of the proposed modified cladding and loss of the warm-toned timber cladding is not appropriate to the setting.

Moreover, the SOPA Design Review Panel Advice Sheet (2 February 2017) for the original SSD notes the following positive aspects of the proposed design:

- *'Breezy, permeable relaxed' concept approach and use of sustainable materials is generally supported; and*
- *The facility has a good visual fit with in the established native parkland setting as 'built forms in landscape'.*

Further SEPP SPP, *Clause 30 Design Excellence*, requires that the consent authority considers whether a proposal exhibits design excellence, having regard to:

- a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved; and*
- b) whether the form and external appearance of the building will improve the quality and amenity of the public domain,*

Accordingly, SOPA considers the modified design in relation to materials and colours of the façade are unacceptable and the original colours and materials should be revisited.

## Hours of Operation

SOPA does not support the proposed extension of operating hours from 10pm to midnight due to the impact from noise and light spill on the residents of Newington who are the nearest sensitive receivers.

Furthermore, the proposed facility is located within the Millennium Parklands and sits on a nocturnal flight path between Haslams Creek and Newington Nature Reserve. Consequently, night-time noise and light impacts need to be sensitively managed so as to not impact on nocturnal fauna.

Noise and light restrictions within the Parklands are therefore required to be more rigorous than in the town centre. Currently, there are no uses operating in the Parklands beyond 10pm and the documentation submitted with the modification request does not sufficiently demonstrate that the light and noise impacts from the extended operating hours can be satisfactorily mitigated.

Should you have any queries regarding the above, please contact Richard Seaward, Urban Planner on (02) 9714 7146 or at [Richard.Seaward@sopa.nsw.gov.au](mailto:Richard.Seaward@sopa.nsw.gov.au)

Yours sincerely,



**Sally Hamilton**

Director, Environment and Planning

7 June 2021