



***State Significant Development Assessment
Report***

***NSW Rugby League Centre of Excellence
Site 18, Dawn Fraser Avenue, Sydney Olympic
Park***

SSD 7745



**Environmental Assessment Report
Section 89H of the *Environmental Planning and
Assessment Act 1979***

March 2017

ABBREVIATIONS

Applicant	New South Wales Rugby League Ltd (NSWRL)
CIV	Capital Investment Value
Council	City of Parramatta Council
Department	Department of Planning & Environment
EIS	Environmental Impact Statement prepared by JBA dated October 2016
the Act	<i>Environmental Planning and Assessment Act 1979</i>
the Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPI	Environmental Planning Instrument
Minister	Minister for Planning
RtS	Response to Submissions prepared by JBA dated December 2016
Secretary	Secretary of the Department of Planning and Environment, or her delegate
SEPP	State Environmental Planning Policy
SOP	Sydney Olympic Park
SOPA	Sydney Olympic Park Authority
SRD SEPP	<i>State Environmental Planning Policy (State and Regional Development) 2011</i>
SSD	State Significant Development
SSP SEPP	<i>State Environmental Planning Policy (State Significant Precincts) 2005</i>

Cover Photograph: Photomontage of proposed development viewed from Dawn Fraser Avenue (Source: Applicant's EIS)

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Published March 2017
NSW Department of Planning & Environment
www.planning.nsw.gov.au

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EXECUTIVE SUMMARY

This report assesses a State significant development application (SSD 7745) lodged by NSW Rugby League Ltd (the applicant) to construct a three storey building with sports training, science and administration facilities at Site 18, Dawn Fraser Avenue, Sydney Olympic Park (SOP). The building will accommodate the New South Wales Rugby League Centre of Excellence, being a new 'home' for rugby league in NSW, including the NSW State of Origin team.

The development has a capital investment value (CIV) of approximately \$21.1 million and will generate approximately 200 jobs during construction and 105 jobs during operation. As development with a CIV greater than \$10 million within SOP, the proposal is State significant development (SSD) and the Minister for Planning is the consent authority.

The Department of Planning and Environment (the Department) exhibited the application and Environmental Impact Statement (EIS) for 30 days from Wednesday 26 October 2016 until Thursday 24 November 2016. The Department received nine submissions during the exhibition, all from public authorities. None of the submissions objected to the proposal, and five of the agencies provided comments, including the Sydney Olympic Park Authority (SOPA).

The Department has considered all relevant matters under section 79C of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the objects of the EP&A Act and the principles of ecologically sustainable development. The key issues in the Department's assessment of the proposal are built form and design excellence, land use and traffic, parking and access.

The Department supports the proposal as it provides an elite sports training, science and administration facility, which is consistent with the vision for the precinct for sports and education uses in the *Sydney Olympic Park Master Plan 2030* and consistent with the surrounding land use character.

The proposed building form complies with the planning controls for the site in the *State Environmental Planning Policy (State Significant Precincts) 2005*, the *Sydney Olympic Park Master Plan 2030* and the draft controls being considered through the Master Plan review. Further, the Department is satisfied that the proposed building exhibits design excellence through its architectural form, materials and detailing, and relationship to the public domain through the use of active glazed facades with a full height atrium fronting Dawn Fraser Avenue.

The Department is satisfied that the proposal is acceptable in terms of transport and traffic impacts, and considers that although low, the on-site parking provision is appropriate given the infrequent demand for parking from users of the development, proximity to the train station and parking availability provided elsewhere in the SOP. In addition, the Department recommends a condition requiring a green travel plan. In response to comments from SOPA, the Department also recommends a condition requiring that the applicant consults with SOPA to achieve a four metre footpath along Dawn Fraser Avenue that does not interrupt pedestrian movement during major events, but is also well designed and landscaped.

Having regard to the above, the Department considers that the proposal is in the public interest and recommends that the application be approved, subject to conditions.

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1. BACKGROUND

1.1. Introduction

This report assesses a State significant development application (SSD 7745) for the construction of a new Centre of Excellence for the New South Wales Rugby League, on Site 18 within Sydney Olympic Park (SOP). The proposed building is three storeys (15.3m) and will include sports facilities, press conference facilities, players dining facilities, office and administration areas, as well as a public accessible reception area, café, retail and museum.

The applicant is NSW Rugby League Ltd (NSWRL).

1.2. Site location and context

The site is located within the SOP, which is 13 kilometres to the west of Sydney Central Business District (CBD) and 6 km east of Parramatta, within the City of Parramatta Local Government Area (**Figure 1**). The Sydney Olympic Park contains elite and recreational sports facilities, commercial and residential development, and parklands.

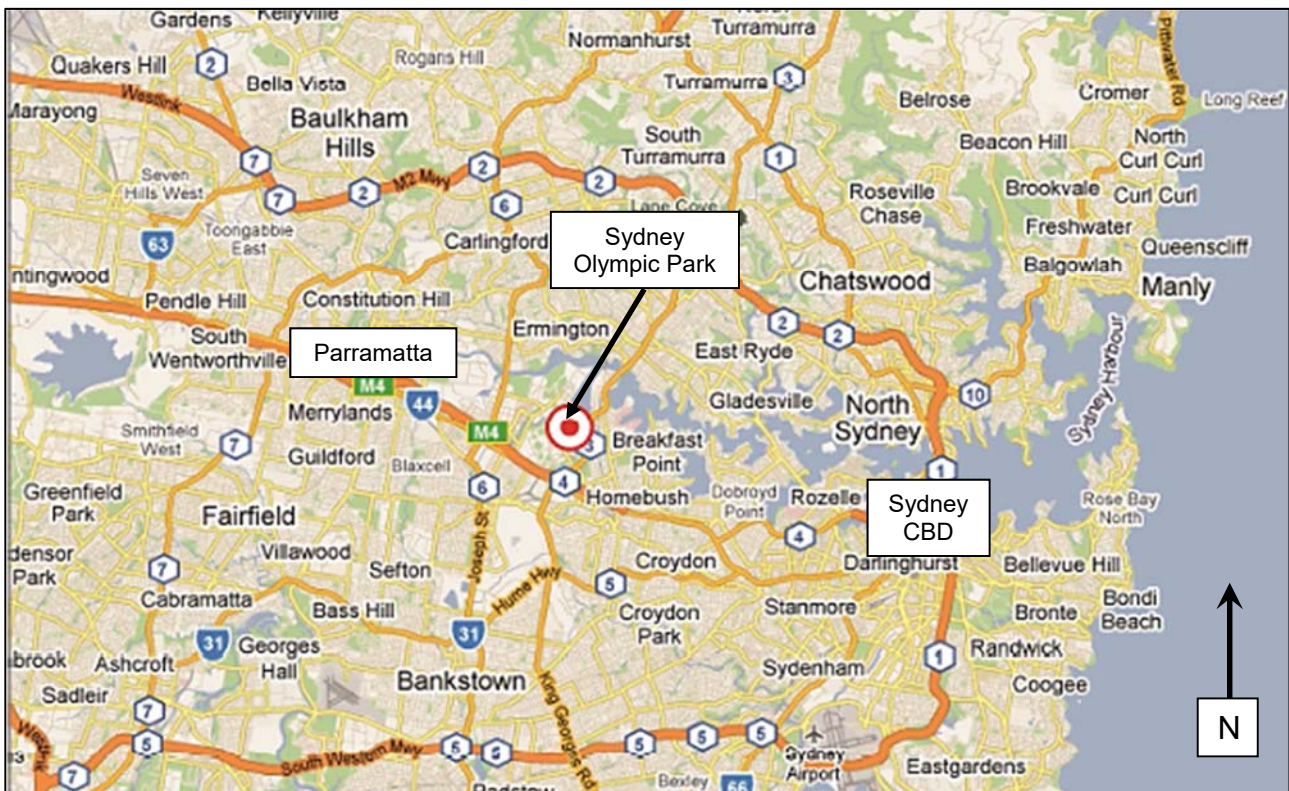


Figure 1: Site location plan (Source: Applicant's EIS)

The site is located on Dawn Fraser Avenue between ANZ Stadium to the north and the SOP Athletic Centre to the south (**Figure 2**).

The site has an area of 3,133m² and is irregular in shape. It has a 100 metre frontage to Dawn Fraser Avenue and slopes by approximately 2.5m from the south to the north east of the site. The site is predominantly undeveloped. There are a number of established trees on the site, as well as a tunnel linking the site to ANZ stadium in the northern corner (**Figure 3**). The tunnel is intended for use by athletes entering the stadium on game days.



Figure 2: Location of site (red) within the SOP (Source: Nearmap)



Figure 3: Subject site as seen from the north-east corner of the site (left) and the access tunnel to ANZ Stadium (right). (Source: Applicant's EIS)

1.3. Surrounding development

The surrounding area is characterised by a mix of buildings and uses, including:

- ANZ Stadium (multi-purpose stadium) to the north;
- SOP Athletics Centre to the south, with the warm up arena further south;
- SOP Aquatic Centre to the south-east;
- a landscaped public open space with a water feature to the east; and
- SOP railway station 400 metres to the north-east.

2. PROPOSED DEVELOPMENT

2.1. Project Description

The application (SSD 7745) seeks consent for the construction of a three-storey multi-use building consisting of sports facilities, a players dining facility, a publicly accessible reception area, office and administration area, press conference facility, as well as associated car parking, plant, loading and waste management areas. A summary of the key components of the proposal is in **Table 1**.

Table 1: Key components of the proposal

<i>Aspect</i>	<i>Description</i>
Building Height	A three storey building with a maximum height of 15.3 metres
Gross Floor Area (GFA) and Floor Space Ratio (FSR)	<ul style="list-style-type: none"> • Total GFA of 4,002m² • FSR of 1.27:1
Parking and Site Access	<ul style="list-style-type: none"> • 12 car parking spaces; • two vehicular crossovers via Dawn Fraser Avenue; and • pedestrian access via Dawn Fraser Avenue, with access to the training field and the staff car park
Tree Removal and Landscaping	<ul style="list-style-type: none"> • Removal of 56 trees, including 16 street trees; and • landscaping, including 12 replacement street trees on the Dawn Fraser Avenue footpath and three trees within the site
Jobs and Capital Investment Value	<ul style="list-style-type: none"> • 105 operational jobs / 200 construction jobs • CIV: \$21,158,914.00

The proposed Centre of Excellence will utilise a playing / training field immediately to the east of the site (approved separately by the Sydney Olympic Park Authority (SOPA)) that is currently under construction (**Figure 6**). The proposal has been designed to integrate with this playing field.



Figure 4: Building perspective from north-east (Source: Applicant's EIS)

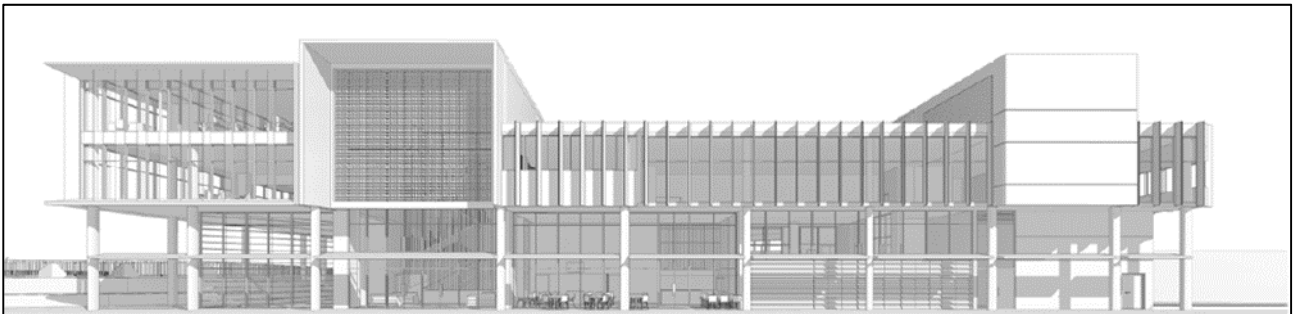


Figure 5: Building perspective from north (Source: Applicant's EIS)

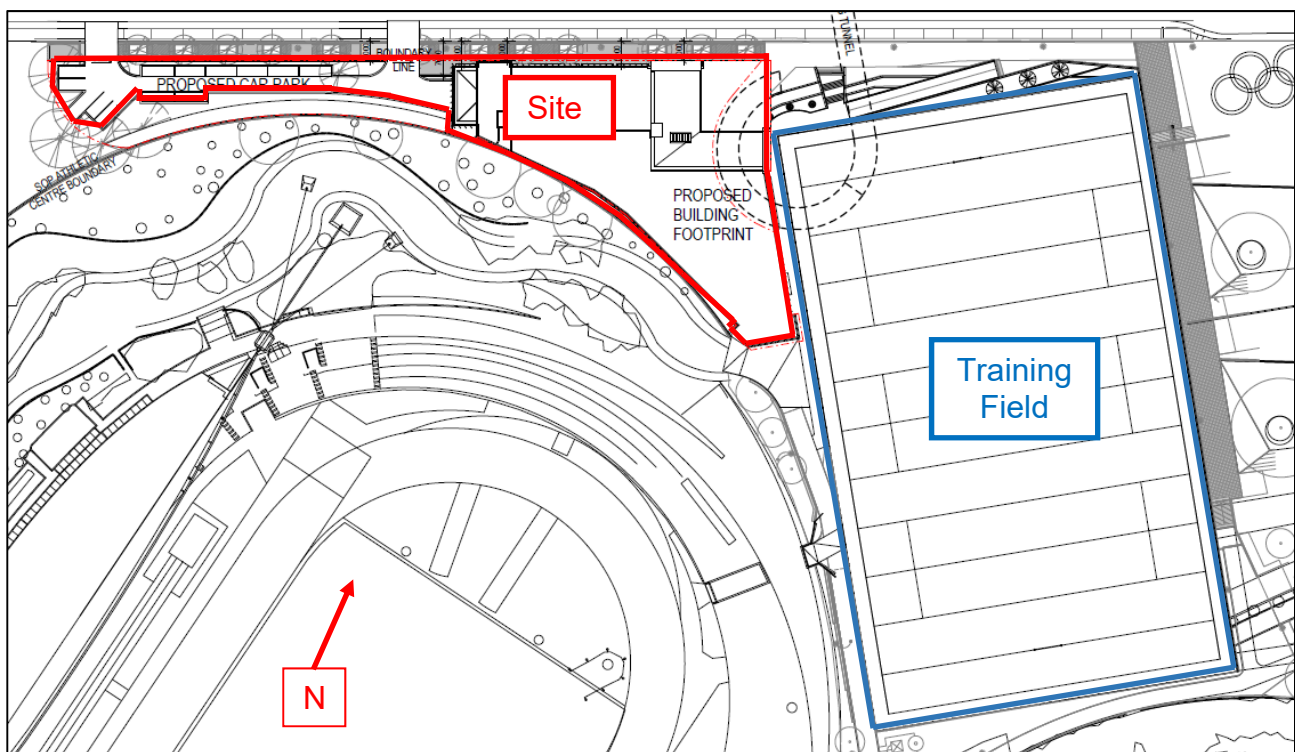


Figure 6: Site plan (Source: Applicant's EIS)

2.2. Project Need and Justification

A Plan for Growing Sydney

A Plan for Growing Sydney is a strategic document that guides the development of the Sydney Metropolitan area for the next 20 years. The Plan aims to provide housing and jobs within walking distance to public transport, services and facilities, amongst other strategic planning priorities.

The Plan identifies SOP as being within the global economic corridor and as an area for future investment and urban renewal. It identifies SOP as one of eight suburban office markets where commercial floor space could be expanded.

The proposal is consistent with the plan as it will provide for some commercial floor space, and provide approximately 105 ongoing operational jobs in the SOP.

District Plans – West Central

District Plans link the metropolitan planning in *A Plan for Growing Sydney* with detailed land use planning in environmental planning instruments (EPIs). The draft District Plans for the six districts in greater Sydney are on public exhibition until March 2017 and the Department has therefore considered the relevant draft plan in its assessment. The SOP is located in the draft West Central district plan.

The draft West Central district plan prepared by the Greater Sydney Commission is intended to guide the strategic planning for the West Central region of greater Sydney, which comprises the Parramatta, Blacktown, Cumberland and The Hills Local Government Areas.

The plan sets out the following vision for the SOP: “*Sydney Olympic Park will be transformed into a healthy lifestyle education and innovation centre based on its sports heritage with vital education, commercial and residential hubs*”.

The proposal is consistent with this vision as the development responds to the area’s sporting heritage and includes educational and commercial components.

Sydney Olympic Park Master Plan 2030 / draft Sydney Olympic Park Master Plan 2030

The SOP Master Plan 2030 (the Master Plan) sets a vision for SOP as a vibrant area, and a premier destination for culture, entertainment, recreation and sporting events.

The Master Plan divides SOP into nine distinct precincts, with separate land use objectives and design controls / guidelines. The site is within the area identified as the Sports and Education Precinct in the Master Plan 2030 (see **Figure 7**). This precinct accommodates the SOP Athletics Centre and the SOP Aquatic Centre, and aims to provide a compatible mix of sports, educational and commercial uses. The Master Plan envisages this precinct will include a vibrant sports and educational campus, as well as retail and student accommodation.

A draft revision of the Master Plan (draft Master Plan) was on public exhibition in late 2016. The draft Master Plan changes the site’s precinct to the Central Sports Precinct and places greater emphasis on commercial development between the existing stadia within the SOP.

The proposed building and adjacent training field (approved by the Sydney Olympic Park Authority (SOPA) under a separate consent) will provide accommodation for the NSW Rugby League. This will provide a home for elite training, sports science and match day facilities for the NSWRL’s teams, including the NSW State of Origin team and junior representative teams. It will also house the office functions of the NSWRL and Country Rugby League, which are currently located elsewhere in the SOP, and includes a café and museum space. The proposal is consistent with the Master Plan and draft Master Plan as it includes commercial and sporting activities in a location surrounded by existing sporting facilities and responds to the vision for the precinct for sports, education and commercial facilities.

The built form is also consistent with the land use objectives and design controls / guidelines in the current and draft Master Plan. This is discussed in further detail in **Section 5**, and the Department's detailed assessment of the proposal against the current and draft Master Plans is provided in **Appendix C**.

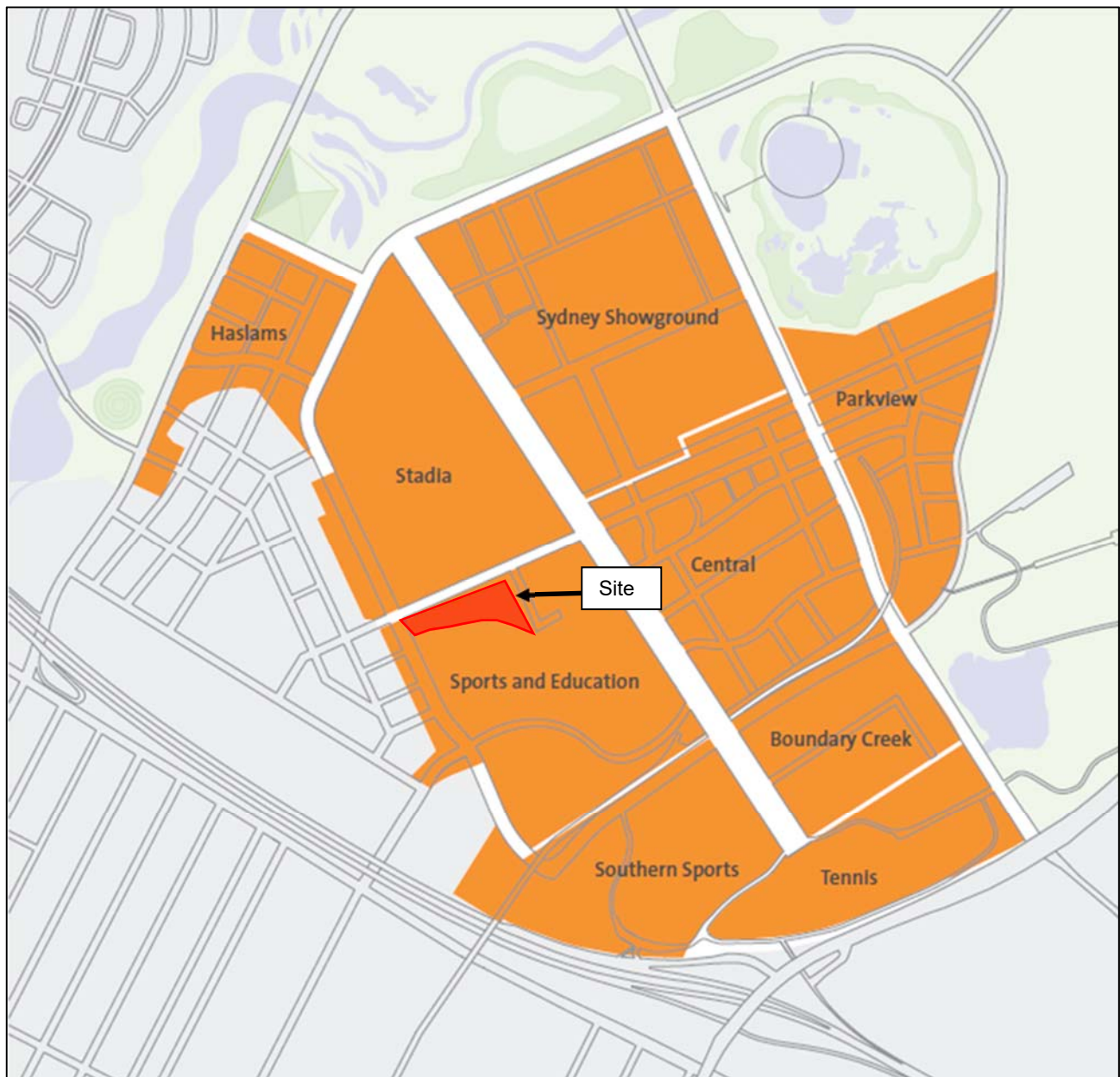


Figure 7: Master Plan precincts (Source: Sydney Olympic Park Master Plan 2030).

3. STATUTORY CONTEXT

3.1. State Significant Development

Under Clause 2, Schedule 2 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP), any development within SOP with a capital investment value (CIV) in excess of \$10 million is SSD.

The proposal is SSD under Part 4, Division 4.1 of the *Environmental Planning and Assessment Act 1979* (the Act), as the proposal has a CIV of \$21,158,914 and is located in SOP. The Minister for Planning is therefore the consent authority.

3.2. Delegation

On 16 February 2015, the then Minister for Planning delegated functions to determine SSD applications under Section 89E of the EP&A Act to Executive Directors who report to the Deputy Secretary, Planning Services, where:

- the relevant council has not objected;
- no political disclosure statement has been made; and
- there are less than 25 public submissions in the nature of objection.

The Executive Director, Key Sites and Industry Assessments, may determine this application as the City of Parramatta (Council) raised no objections, no political disclosure statements have been made and no public objections were received.

3.3. Permissibility

The site is zoned B4 Mixed Use under the SSP SEPP, which permits commercial premises. The proposed sporting complex and commercial office space are therefore permissible within the zone, with consent.

3.4. Environmental Planning Instruments

Under Section 79C of the EP&A Act, the Secretary's assessment report is required to include a copy of, or reference to, the provisions of any EPI that substantially govern the carrying out of the project, and that have been considered in assessing the project. These include:

- *State Environmental Planning Policy (State Significant Precincts) 2005* (including draft amendments to Sydney Olympic Park provisions);
- *State Environmental Planning Policy (State and Regional Development) 2011*;
- *State Environmental Planning Policy (Infrastructure) 2007*;
- *State Environmental Planning Policy No. 55- Remediation of Land*; and
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*.

The Department's consideration of relevant EPIs is provided in **Appendix C** and **D**, which concludes the proposal is consistent with the relevant provisions of the abovementioned EPIs. The Department notes the draft amendment to Sydney Olympic Park provisions in the SSP SEPP does not propose changes to the zoning, height or floor space ratio controls for the site.

3.5. Objects of the EP&A Act

Decisions made under the EP&A Act must have regard to the objects set out in section 5 of that Act. The Department has considered the objects of the EP&A Act (**Table 2**) and is satisfied the proposal complies with all relevant objects.

Table 2: Compliance with EP&A Act objects

Objects of the EP&A Act	Consideration	Complies?
<i>(a) to encourage:</i>		
<i>(i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment</i>	The proposal does not impact on natural and artificial resources, as it involves the construction and use of a building within an area already identified for urban development. The proposal will enhance social welfare by providing a leading edge training facility for sports professionals, as well as office space and operational employment for 105 staff.	Yes
<i>(ii) the promotion and co-ordination of the orderly and economic use and development of land</i>	The proposed land use is permitted and the merits of the proposal are considered in Section 5 .	Yes
<i>(iii) the protection, provision and co-ordination of communication and utility services</i>	The proposal is unlikely to impact on communication and utility services.	Yes
<i>(iv) the provision of land for public purposes</i>	The proposal does not propose the provision of land for public purposes.	Yes

	The proposal includes a museum and café, which will be open for public use.	
(v) <i>the provision and co-ordination of community services and facilities</i>	The proposal does not propose the provision of community services or facilities. However, the training facility will be made available for use by junior rugby teams.	Yes
(vi) <i>the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats</i>	The proposal does not impact on native animals or remnant vegetation given the site is a former commercial and industrial site that does not contain threatened species or their habitat. Up to 56 trees are proposed to be removed, however these trees were planted during preparation works for the Olympics and are not remnant trees. Trees that can be retained on site will be appropriately protected and street trees will be retained or replaced (see section 5.5).	Yes
(vii) <i>ecologically sustainable development (ESD)</i>	Section 3.6 of this report considers the proposal against the principles of ESD.	Yes
(viii) <i>the provision and maintenance of affordable housing</i>	The proposal does not affect the provision or maintenance of affordable housing.	Yes
(b) <i>to promote the sharing of the responsibility for environmental planning between the different levels of government in the State</i>	The proposal is SSD in accordance with the SRD SEPP. The Department consulted with Council, SOPA and other relevant agencies on the proposal.	Yes
(c) <i>to provide increased opportunity for public involvement and participation in environmental planning and assessment.</i>	Section 4 sets out details of public exhibition on the proposal.	Yes

3.6. Ecologically Sustainable Development

The EP&A Act adopts the definition of ecologically sustainable development (ESD) from the *Protection of the Environment Administration Act 1991*. Section 6(2) of that Act states that ESD requires the effective integration of economic and environmental considerations in decision-making processes and ESD can be achieved through the implementation of:

- (a) *the precautionary principle;*
- (b) *inter-generational equity;*
- (c) *conservation of biological diversity and ecological integrity; and*
- (d) *improved valuation, pricing and incentive mechanisms.*

The applicant has considered and addressed ESD principles as they relate to the proposal in Section 4.9 and Appendix H of the Environmental Impact Statement (EIS). This describes the applicant's approach to integrating energy efficient technologies and sustainable practices in the design, construction and ongoing operation of the development.

The Department has assessed the proposed development in relation to the ESD principles and has made the following conclusions:

- **Precautionary Principle** – the proposal will not result in any serious or irreversible environmental damage, as:
 - the site is already developed and has been appropriately planned for the proposed development;
 - the location of the site encourages sustainable transport choices as it is well served by public transport;
 - the proposal includes stormwater management; and
 - the proposal includes measures to reduce water and energy consumption through building design that maximises direct sunlight and uses energy efficient lighting and water fittings.

- **Inter-Generational Equity** – the proposal will not result in adverse impacts on the health, diversity and productivity of the environment for the benefit of future generations, as:
 - the proposal will not result in any serious or irreversible environmental damage, as detailed above; and
 - the proposal considers and addresses existing environmental impacts in the area.
- **Biodiversity Principle** – the site does not contain significant biodiversity or ecological value due to its urban setting within SOP.
- **Valuation Principle** – the proposal includes a number of energy, water and waste reducing measures that will reduce the ongoing operating costs of the development.

Having considered the objects of the EP&A Act, including the encouragement of ESD in its assessment of the application, the Department is satisfied the proposal encourages ESD.

3.7. Environmental Planning and Assessment Regulations

Subject to any other references to compliance with the *Environmental Planning and Assessment Regulation 2000* cited in this report, the requirements for Notification (Part 6, Division 6) and Fees (Part 15, Division 1AA) have been complied with.

3.8. Environmental Assessment Requirements

The Department considers the matters for consideration in the Secretary's Environmental Assessment Requirements have been sufficiently addressed in the EIS and Response to Submissions (RtS) to adequately consider and assess the proposal for determination purposes.

4. CONSULTATION AND SUBMISSIONS

4.1. Exhibition

Under Section 89F(1)(a) of the EP&A Act, the Secretary is required to exhibit the EIS for at least 30 days. The Department publicly exhibited the EIS from Wednesday 26 October 2016 until Thursday 24 November 2016 (30 days) on its website, at its office on Pitt Street, at SOPA's office in the SOP and at the City of Parramatta's Council's office.

The Department also advertised the public exhibition in the Inner West Courier on Tuesday 25 October 2016 and notified landholders and relevant State and local government authorities.

4.2. Submissions

The Department received eight submissions during the exhibition of the EIS from public authorities and one public submission from the Royal Agricultural Society of New South Wales. The submission from the Royal Agricultural Society of NSW supported the proposal. A link to these submissions is available at **Appendix A**.

The issues raised by public authorities are summarised in **Table 3** and considered in **Section 5**.

Table 3: Summary of public authority submissions to the EIS

Sydney Olympic Park Authority (SOPA)
<p>SOPA advises it supports the proposal, but made the following comments:</p> <ul style="list-style-type: none"> • a minimum 4 m footpath width should be provided along Dawn Fraser Avenue to allow for pedestrian access during events; and • the application does not provide a Soil and Water Management Plan or Integrated Water Cycle Management Plan, prepared in accordance with the SOPA Stormwater Management and Water Sensitive Urban Design Policy.
Transport for NSW (TfNSW)
<p>TfNSW advises it does not object to the proposal but made the following comments:</p> <ul style="list-style-type: none"> • noted the potential impact of informal pick-up and drop-off activities on bus and cycle movements along Dawn Fraser Avenue; • requested the Traffic Impact Assessment considers impacts on major event bus operation;

<ul style="list-style-type: none"> • requested additional information about bicycle parking provision and end-of-trip facilities; • requested separate driveways for ingress and egress; and • due to the cumulative impact of developments in SOP, recommends a condition requiring a Construction Pedestrian and Traffic Management Plan be prepared in consultation with City of Parramatta and Roads and Maritime Services.
Sydney Water (SW)
SW advises it does not object to the proposal, but noted the proposal may require: <ul style="list-style-type: none"> • a potable water connection from Olympic Boulevard or Edwin Flack Avenue; • an adjustment to a SW wastewater asset; and • protection of the existing wastewater main.
City of Parramatta (Council)
Council advises that it has no issues with the proposal.
Environmental Protection Authority (EPA)
EPA advises that it has no comments on the proposal.
NSW Heritage Council
The Heritage Council advises it is satisfied the proposal will not impact on any heritage items, and considers no further archaeological investigation is required. It recommended standard conditions in relation to any unexpected archaeological relics and Aboriginal items.
Office of Environment and Heritage (OEH)
OEH advises that it has no comments on the proposal.
Roads and Maritime Services (RMS)
RMS advises it does not object to the proposal, but advised the proposed vehicular access point and through site link road should be in accordance with the draft Master Plan, to the satisfaction of SOPA.

4.3. Applicant's response to submissions

In the applicant's response to submissions (RtS) it made the following amendments to the proposal and/or provided the following clarifications:

- noted the footpath width along proposed Dawn Fraser Avenue has been revised to be four metres;
- noted the proposed two-way driveway simplifies traffic movements, compared to service vehicles having to drive through the parking area;
- noted the NSWRL will consult with SOPA prior to major events regarding likely street closures and alternative traffic provisions;
- a north-south through site link is provided to the east of the new training field to the east;
- noted on-site detention (OSD) is being provided, which will improve existing water drainage;
- provided details of power and water saving measures to be achieved through the building design and fit out;
- provided a commitment to discuss possible amendments to parking restrictions on Dawn Fraser Avenue with SOPA to minimise impacts to bus operation and cyclists;
- provided details of end-of-trip facilities, including two showers, two toilets and storage lockers to be provided on Level 2; and
- noted 10 bicycle spaces are provided adjacent to the ground floor loading dock, with an additional 10 spaces to be provided within the Level 1 gym (if required).

The Department made the RtS publicly available on its website and referred it to relevant public authorities for comments.

Table 4: Summary of public authority submissions to the RtS

Sydney Olympic Park Authority (SOPA)
SOPA notes its previous comments requesting a 4 m footpath width had not been satisfactorily addressed and recommends conditions requiring: <ul style="list-style-type: none"> • a 4 m footpath width (note SOPA has subsequently clarified this width must be clear of street trees or other obstructions);

<ul style="list-style-type: none"> an amended design of hard stand areas to achieve Water Sensitive Urban Design principles; a Soil and Water Management Plan; and water quality standards for water discharged from the site.
Transport for NSW (TfNSW)
TfNSW reiterates its recommendation of a condition requiring a Construction Pedestrian and Traffic Management Plan.
NSW Heritage Council
The Heritage Council reiterates its earlier recommendation of standard conditions for unexpected finds.
Roads and Maritime Services (RMS)
RMS advises it has no further comments on the proposal.

5. ASSESSMENT

Table 5 identifies the matters for consideration under Section 79C of the EP&A Act that apply to SSD. The table represents a summary for which additional information and consideration is provided for in further sections of the report and the relevant appendices or the EIS.

Table 5: Section 79C(1) Matters for Consideration

Section 79C(1) Evaluation	Consideration
(a)(i) any environmental planning instrument	The proposal is consistent with requirements of all SSIs (Section 3, Section 5 and Appendix C).
(a)(ii) any proposed instrument	Not applicable.
(a)(iii) any development control plan	DCPs do not apply to SSD.
(a)(iiia) any planning agreement	Not applicable.
(a)(iv) the regulations	The development application satisfactorily meets the relevant requirements of the Regulation, including the procedures relating to Development Applications (Part 6 of the Regulations), public participation procedures for SSD and Schedule 2 of the Regulation relating to EISs.
(a)(v) any coastal zone management plan	Not applicable.
(b) the likely impacts of that development	Any impacts of the development are appropriately mitigated or conditioned. This is considered in detail in Section 5 of this report.
(c) the suitability of the site for the development	The site is suitable for the development, as discussed in Sections 3 and 5 of this report.
(d) any submissions	Refer to Sections 4 and 5 of this report.
(e) the public interest	Refer to Section 5 of this report.
Biodiversity values exempt if: (a) On biodiversity certified land (b) Biobanking Statement exists	Not applicable.

5.1. Key assessment issues

The Department has considered the proposal, the issues raised in submissions and the applicant's RtS, and considers the key planning issues associated with the proposal are:

- built form and design excellence;
- land use; and
- traffic, parking and access.

Other issues considered in the Department's assessment include tree removal and landscaping, heritage impacts and land contamination.

5.2. Built form and design excellence

The application seeks consent for a three storey building with a maximum height of 15.3 m and a GFA of 4,002m². This equates to an FSR of 1.27:1. The proposed building therefore sits comfortably within the height (26 m) and FSR (4:1) controls applicable to the site in the SSP SEPP.

The building form is 'campus' style with a low-rise building with façade heights ranging between two to three storeys and a mix of related uses that support the different functions of the building as a 'one stop shop' for the NSWRL's on-field and administrative operations. The primary façade of the building faces north, fronting Dawn Fraser Avenue and the ANZ Stadium. There is a secondary façade to the east, which reinforces the building's architectural and functional relationship with the associated training field.

The SSP SEPP requires the Department to consider whether the proposal exhibits design excellence in terms of:

- architectural design, materials and detailing;
- form and external appearance of the building enhancing the public domain;
- sustainable design principles; and
- the results of any design competition required for the site.

The Department's consideration of whether the proposal exhibits design excellence is set out below.

Architectural design, materials, detailing

The Department considers the proposal achieves a high standard of architectural design, materials and detailing, which responds to the building's function and setting.

The building has a triangular shape, with facades fronting onto Dawn Fraser Avenue and the ANZ Stadium forecourt to the north, and the training field to the east. The building form is low scale, which is appropriate given the lack of other developments on the street.

The building design provides active entries and glazed frontage, full height atrium and identification signage graphics to its north and east facing facades. The building façade is predominantly glazed, with cut-out elements, columns and fins to provide articulation. The proposal is consistent with the illustrative building footprint anticipated in the SOP Master Plan.

The proposal articulates the building form through its use of materials, varied façade and ceiling heights, modulation and articulation (**Figure 4** and **Figure 5**). The façade is predominantly glazed, which provides interaction with the public domain, and is further articulated through the use of solid elements, columns and sun shades. The façade is also modulated through varied street wall heights, such as the two storey element on the northern façade, a triple storey entrance lobby atrium and the pop out façade elements.

Form and external appearance of the building enhances the public domain

The Department considers the form and external appearance of the building will positively enhance the quality and amenity of the public domain for the following reasons:

- the proposed building provides a double height colonnade to Dawn Fraser Avenue, in accordance with the Master Plan;
- the triple-height glazed entrance and atrium opens the building to the public domain, providing a relationship with and passive surveillance to the public domain;
- the proposal activates ground floor uses consistent with Master Plan's recommendations for retail frontages, including a café space with outdoor seating;
- ground floor uses (the lobby, café and rugby league museum) at the street frontage are publicly accessible; and
- the proposal is of high architectural quality and the articulated building design with glazed facades provides visual interest to the streetscape.

The proposal includes a signage strategy to emphasise the building's identity as the home of the NSW Rugby League. The strategy focuses on the north-eastern corner of the building, with feature graphics and lighting related to the identity and history of the NSW Rugby League. The Department supports this strategy in principle and considers it would make a positive contribution to the building's design that reflects its specialised use and would be consistent with the sporting heritage of the SOP. Illumination is unlikely to cause significant impacts given the active and illuminated site location (i.e. near the well-lit and prominent ANZ Stadium). However, given the lack of specific detail about the signage, the Department recommends a condition the applicant to prepare and implement a signage plan for SOPA's approval as the manager of the surrounding public domain.

Sustainable design principles

The proposal incorporates sustainable design with the aim of achieving a 4 star Green Star rating. Proposed sustainable design measures include:

- a primary northern orientation that provides extensive access to sunlight throughout the year;
- sun shading devices to reduce summer heat and glare;
- connection to the SOPA recycled water supply for non-potable uses;
- efficient lighting and water devices; and
- occupancy sensors for lighting.

Results of any design competition

The site is not identified as requiring a design competition in the current Master Plan, but it is required as part of the draft Master Plan's expansion of design competition requirements to the majority of development sites in the SOP. The Department notes a design competition has not been conducted for the proposal but it has been reviewed by SOPA's Design Review Panel (DRP). The DRP's advice has been incorporated into the design by providing an at-grade building entry from Dawn Fraser Avenue, concentrating building mass to the north-east corner of the building, and retaining the existing Athletics Centre retaining wall.

In relation to the draft Master Plan requirement for a design competition, the Department notes the building design was at an advanced stage prior to the draft Master Plan being publicly available. The Department supports the principle of a robust design excellence process, however in this instance it would be unreasonably onerous to retrospectively require a design competition for the site after the proposal had been designed to a high standard under the provisions of the current Master Plan, including addressing input from the DRP.

The Department considers the proposal exhibits design excellence through its varied façade designs, engagement with the public domain and delivery of sustainable design principles. The Department is therefore satisfied the proposal achieves design excellence in accordance with the SSP SEPP.

5.3. Land use

The proposed building will be used for the purpose of sports facilities, a players dining facility, a publicly accessible reception area, office and administration area, press conference facility, as well as associated car parking, plant, loading and waste management areas.

The site is zoned B4 – Mixed Use by the SSP SEPP and the proposed uses are permissible within the B4 zone (see **Section 3.3**).

The Master Plan and draft Master Plan include land use guidelines for the various precincts within the SOP. These are more fine-grained than the SSP SEPP zoning, and aim to provide a balanced and diverse range of land uses. The current Master Plan identifies the site as being within the Sports and Education precinct, which includes sports administration, training and indoor sports facilities (amongst other uses). The proposal is consistent with this intended land use in the Master Plan.

The draft Master Plan gives the site a 'Commercial' use, which may include uses such as business premises, office premises and retail premises. It also provides a guideline for up to 30 per cent of the GFA to be used for 'Education' uses. The Department considers the sports administration

component of the use is a type of office premises and is considered consistent with the anticipated land use. The training and sports science facilities (which are 'Education' uses under the Master Plan) occupy approximately 50 per cent of the GFA and therefore exceed the recommended 30 per cent.

Despite the exceedance of this provision, the Department considers the proposal is consistent with the intention of the Central Sports precinct to become a vibrant sports campus incorporating a range of sports uses. The proposal combines elite sports facilities with related sports administration office space, and also provides active uses at street level. In doing so, it contributes to the sports campus in which it is related, while providing a permanent worker population for street activity and the viability of retail uses.

The Department therefore considers the proposed use is permissible with consent, and consistent with envisaged land uses for the site and highly compatible with surrounding development.

5.4. Traffic and Parking

The proposal includes an at-grade car park with 12 spaces (including an accessible space) and a loading dock to the west of the building. Access to the car park and loading dock is provided via vehicle crossover from Dawn Fraser Avenue. The car park crossover to the west is exit only and the crossover to the east is entry and exit, primarily for the use of service vehicles.

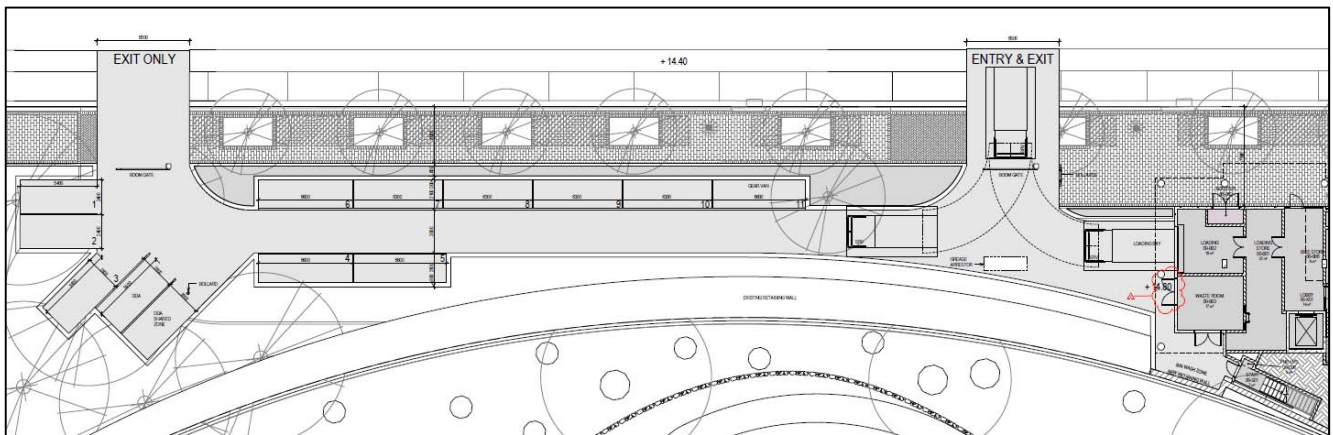


Figure 1: Car park layout (Source: Applicant's architectural plans)

The Department has considered the proposed car park layout, together with issues raised in submissions by TfNSW and SOPA, and has considered the following issues in relation to the car park arrangement and traffic generation.

Parking and traffic

The current and draft Master Plan anticipates a maximum of 82 parking spaces for the proposal, whereas 12 spaces are proposed. Whilst the number of parking spaces is significantly lower than the maximum envisaged in the Master Plan, it is consistent with the SSP SEPP and Master Plan objectives to limit car parking for new developments in close proximity to public transport. The site is well served by public transport as it is located 400 m from Olympic Park Station and 200 m from bus stops with connections to public transport hubs at Strathfield and Parramatta. The Department notes that this level of parking provision is unlikely to result in a significant number of trips, and therefore unlikely to adversely impact on traffic in the SOP.

The Department considers the proposed development will be predominantly used by players and staff of the training facility, visitors to the shops and cafés and administration staff. It is unlikely that players and staff of the training facility will generate significant parking demand, as they will use the development infrequently. Elite players, such as the NSW State of Origin team, would stay in local hotels and walk to the site, while junior representative players would be dropped at the site. If buses or coaches are used to transport players, they would drop players in front of the site (if kerbside parking spaces are available) or at the nearby bus stop, and would park in existing coach parking

within the SOP). Visitors to the shops and cafés are unlikely to generate parking demand, as these visits are not the primary reason for visiting the SOP.

The most likely parking demand will be generated by the 81 administration staff, who would access the development more frequently and for longer periods of time. Considering the current 74 per cent private vehicle journey to work mode share at the SOP, 81 staff would generate demand for approximately 60 parking spaces, which the Department acknowledges is significantly more than the 12 spaces proposed.

The Department considers that, in addition to the objectives of the SSP SEPP and Master Plan to limit car parking in close proximity to public transport, the SOP benefits from significant off-street parking availability to meet any shortfall in parking demand. There are several large car-parks with capacity outside of major events that would be available to staff on a permanent or casual basis. The proposal also includes 20 bicycle spaces with appropriate end of trip facilities. To further mitigate any shortfalls in car parking, the Department also recommends a condition requiring a green travel plan to inform employees and visitors of non-private vehicle transport options.

The Department considers, despite the low number of parking spaces proposed, the car parking provision is acceptable, subject to the preparation of a green travel plan.

Car park location

The current and draft Master Plans recommend that car parking be located underground. However, the proposed car parking is inconsistent with this recommendation as it proposes surface level parking.

The intent of the recommendation for underground parking is to maximise active uses at ground level, and limit large surface level car parks on sites that could accommodate more active uses.

The Department notes that the proposed surface level car park:

- is located adjacent to the building and does not prevent active uses being provided on the site as anticipated in the Master Plan;
- is a narrow wedge of land between Dawn Fraser Avenue and the SOP Athletics Centre that could not reasonably accommodate a building with an active ground floor use;
- has significantly fewer parking spaces than the maximum allowed in the Master Plan, and is therefore significantly smaller than envisaged under the Master Plan; and
- provides a well designed interface with Dawn Fraser Avenue that includes landscaping and groundcover surrounding the car park.

For the reasons listed above, the Department considers that the proposed surface level car park satisfies the objectives of the Master Plan parking recommendations, and is therefore supported.

Footpath width

SOPA have requested that the footpath on Dawn Fraser Avenue adjacent to the car park be at least four metres wide and unobstructed by street trees to provide sufficient space for pedestrian movement during major events. In response to this request, the applicant has demonstrated that the proposed footpath is four metres wide. However, the applicant has not addressed SOPA's request that the footpath be unobstructed as the drawings show street trees on the footpath.

Whilst acknowledging the visual benefits of the street trees to soften the landscape and screen the car park, the Department also notes SOPA's operational requirements that the footpath is unobstructed to facilitate pedestrian movement during major events.

As SOPA is responsible for the public domain bordering the site and ensuring that the pedestrian network functions adequately during major events, the Department considers that SOPA should be requested to endorse the final design of the footpath. The Department therefore recommends a condition requiring that the applicant consults with SOPA to achieve a four metre footpath along Dawn

Fraser Avenue that does not interrupt pedestrian movement during major events, but is also well designed and landscaped.

Major event operation

The Department notes access to the site may be affected during major events, as Dawn Fraser Avenue may be fully or partially closed. This would necessitate operational procedures to manage access to the site during major events. The Department recommends a condition requiring the applicant to prepare a Major Events Operations Plan to outline these management measures, in consultation with SOPA as the public authority responsible for managing major events in the SOP.

TfNSW requested further consideration of the proposal's impact on special event traffic in the SOP, particularly on major event bus layover areas. The Department notes the site is not currently used as a bus layover area, so the proposal would not affect bus layover availability. Given the small number of parking spaces, the proposal is unlikely to have a significant impact on traffic during normal or major events operations.

5.5. Other Issues

Issue	Department's Comment
Tree Removal and Landscaping	<p>The proposal includes the removal of 56 trees, including 35 within the building footprint and car park, 11 adjacent to the proposed retaining wall, and 16 street trees. These trees are predominantly native trees planted during preparation works for the 2000 Olympic Games, and are approximately 20 years old.</p> <p>The EIS includes an arboricultural assessment (Appendix P) that assesses the quality of these trees as medium to high quality given their condition and life expectancy. The assessment concludes the tree removal is generally acceptable due to the urban development anticipated on the site by the Master Plan and subject to protection of retained trees and retention of street trees or provision of appropriate replacement planting.</p> <p>The landscape plan (EIS Appendix E) includes new mature trees surrounding the car park, and ground plantings to improve the landscaping around the retained trees. It also provides for an avenue of 12 mature street trees in front of the building and car park in a more consistent pattern than the existing street trees. The Department considers this would better define the street than the existing trees, but as discussed above, the street trees in front of the car park may be deleted to achieve the four metre clear footpath width recommended, although the applicant will liaise with SOPA regarding the final footpath design. Given the potentially conflicting needs of pedestrian circulation, the Department considers this potential street tree deletion acceptable.</p> <p>Given the urban development anticipated by the planning controls, the existing trees' non-remnant status, and the quality of the proposed landscaping, the Department considers the tree removal acceptable, subject to conditions requiring compliance with the arborist's recommendations.</p>
Heritage (Historic and Aboriginal)	<p>The EIS notes that no known historic or Aboriginal heritage items or objects are located within or near the site. The Department therefore considers the proposal is unlikely to affect any heritage items or their setting.</p> <p>The Heritage Division of OEH recommended conditions regarding procedures to follow in the event of discovery of archaeological items, which have been included in the recommended Instrument of Approval.</p>
Contamination	<p>A Contamination Assessment submitted with the EIS provided a desktop review of historic land uses and soil sampling at various locations within the site. The testing found contaminants on the site, including polycyclical aromatic hydrocarbons (PAH) and heavy metals, but these were well below the relevant criteria for environmental or human health risk. The report therefore concludes there is no need for further investigation or remediation.</p>

	The Department accepts this conclusion, but recommends a condition outlining procedures in the event of discovery of higher than anticipated contaminant levels during construction.
Construction Impacts	<p>The EIS discusses potential construction impacts and anticipates a Construction Environmental Management Plan to manage construction noise, traffic, air quality, soil and water and hazardous material management.</p> <p>The Noise and Vibration Impact Assessment (Appendix I) considers construction noise impacts in further detail. It notes construction noise impacts would not exceed the relevant Noise Management Level (NML) at sensitive receivers including hotels (approximately 200 metres away) and the SOP Aquatic Centre (approximately 150 metres away). The assessment includes measures to manage noise, including appropriate scheduling of noisy activities, respite periods, positioning noisy equipment away from sensitive uses, and community liaison procedures.</p> <p>Given the distance from sensitive receivers, the Department considers there is a low risk of adverse construction impacts. However, the Department recommends conditions of consent controlling construction hours and noise levels, and requiring a Construction Environmental Management Plan, Construction Traffic Management Plan and Construction Noise and Vibration Management Plan.</p>

6. CONCLUSION

The Department has assessed the merits of the proposal taking into consideration the issues raised in all submissions and is satisfied the impacts have been satisfactorily addressed within the applicant's EIS, RtS and the Department's recommended conditions.

The proposal was publicly exhibited and referred to key State and local government stakeholders. The exhibition period did not result in any objections or significant concerns. Matters raised in submissions have been resolved through the RtS and recommended conditions of consent.

The Department considers the proposed use is consistent with surrounding uses and the vision set out in the Sydney Olympic Park Master Plan 2030. The proposal provides an elite sports training, science and administration facility in a precinct identified with elite sports. The proposed land use reinforces the precinct's identity while meeting strategic objectives to provide activity outside major event days.

The proposal complies with the maximum building height and FSR controls in the SSP SEPP. The Department considers the proposal is of a high architectural quality that demonstrates design excellence through its use of varied materials, strong articulation and modulation, and provides ground floor active uses that relate to the surrounding public domain. The Department notes the signage strategy is not yet fully developed and recommends a condition requiring a detailed Signage Plan.

The car park design, location and interface with the public domain are appropriate for the site and proposed use, and consistent with the intent of parking controls at SOP. The proposal is not expected to cause significant traffic impacts during day-to-day operation of SOP or during special events.

The Department's assessment has found the proposal is consistent with strategic objectives for Sydney Olympic Park, core development standards and key design guidelines. The Department recommends the application be approved, subject to conditions.

7. RECOMMENDATION

It is RECOMMENDED that the Executive Director, Key Sites and Industry Assessments:

- **consider** the findings and recommendations of this report;
- **grant consent** to the development application subject to conditions in accordance with section 89E of the *Environmental Planning and Assessment Act 1979*; and
- **sign** the attached instrument of consent at **Appendix A**.

Prepared by Alexander Scott

Endorsed by



Brendon Roberts
Team Leader
Key Sites Assessments

Endorsed by



Ben Lusher
Director
Key Sites Assessments

Approved by



Anthea Sargeant 13/3/17
Executive Director
Key Sites and Industry Assessments

APPENDIX A ENVIRONMENTAL IMPACT STATEMENT/ RESPONSE TO SUBMISSIONS

See the Department's website at:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7064

APPENDIX B SUBMISSIONS

See the Department's website at:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7064

APPENDIX C CONSIDERATION OF ENVIRONMENTAL PLANNING INSTRUMENTS/ SEPPS

Environmental Planning Instruments (EPIs) that are relevant to this project include:

- *State Environmental Planning Policy (State and Regional Development) 2011;*
- *State Environmental Planning Policy (State Significant Precincts) 2005;*
- *State Environmental Planning Policy (Infrastructure) 2007;*
- *State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development;*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;*
- *State Environmental Planning Policy 55 – Remediation of Land; and*
- *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.*

The tables below set out the Department's consideration of the project against all relevant provisions within these EPIs.

State Environmental Planning Policy (State and Regional Development) 2011		
Relevant Sections	Consideration and Comments	Complies?
3 Aims of Policy The relevant aim of this policy is (a) to identify development that is State significant development.	The proposal is identified as SSD pursuant to clause 8 of the SRD SEPP.	Yes
8 Declaration of State significant development: section 89C Development is declared to be State significant development for the purposes of the Act if: (a) the development on the land concerned is, by the operation of an environmental planning instrument, not permissible without development consent under Part 4 of the Act, and (b) the development is specified in Schedule 1 or 2.	The proposed development is declared to be SSD because: a) it is not permissible without development consent (pursuant to the SSP SEPP); and	Yes
	b) it has a CIV over \$10m on land specified as the Sydney Olympic Park Site in clause 2(f) of Schedule 2 of the SRD SEPP.	Yes
Schedule 2 State significant development—identified sites 2 Development on specified sites Development that has a capital investment value of more than \$10 million on land identified as being within any of the following sites on the State Significant Development Sites Map: (f) Sydney Olympic Park Site.	The proposed development has a CIV of \$21 million on land specified as the Sydney Olympic Park Site in clause 2(f) of Schedule 2 of the SRD SEPP.	Yes

State Environmental Planning Policy (State Significant Precincts) 2005		
Relevant Sections	Consideration and Comments	Complies?
2 Aims of Policy The relevant aim of this policy is (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.	The proposal involves the redevelopment of an urban site in the SOP identified as a state significant precinct under Schedule 2 of the SRD SEPP. Part 23 of the SSP SEPP sets out provisions relating to the orderly use, development or conservation of development within SOP (considered below).	Yes
7 Land use zones (a) The site is zoned B4 Mixed Use. (b) The consent authority must have regard to the objectives for development in a zone when determining applications.	The proposed residential and retail uses are permitted with consent within the B4 Mixed Use zone. Consideration of the proposal against the objectives of the zone is considered below.	Yes
9 Zone B4 Mixed Use The objectives of Zone B4 Mixed Use are as follows: (a) to protect and promote the major events capability of the Sydney Olympic Park site and to ensure that it becomes a premium destination for major events, (b) to integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling, (c) to ensure that the Sydney Olympic Park site becomes an active and vibrant town centre within metropolitan Sydney, (d) to provide for a mixture of compatible land uses, (e) to encourage diverse employment opportunities, (f) to promote ecologically sustainable development and minimise any adverse effect of land uses on the environment, (g) to encourage the provision and maintenance of affordable housing. Sets out the land uses permitted with / without consent and prohibited.	The proposed development is consistent with the objectives of the B4 Mixed Use zone.	Yes
18 Height of Buildings The maximum height of a building on the site is not to exceed 26m.	The maximum height of the building is 15.3m.	Yes
19 Floor space ratio The maximum floor space ratio for a building on the site is not to exceed 4:1	The floor space ratio is 1.27:1.	Yes
23 Public utility infrastructure The consent authority must be satisfied that any public utility infrastructure (water, electricity, gas and sewage) that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when required.	The Applicant notes that SOPA will provide all required utility connections. The Department referred the application to key utility providers and incorporated comments in this report and relevant conditions.	Yes

	The Department has recommended a condition be imposed requiring that written advice shall be obtained, prior to the issue of an occupation certificate, from the utility providers confirming satisfactory arrangements have been made.	
24 Major events capability The consent authority must consider impacts of the proposal during major events at the SOP, including: (a) traffic generation on the local and regional road network; (b) management of crowd movement and transport; (c) functioning of major event infrastructure; and (d) emergency evacuation plans.	The proposal will not have a significance impact on traffic generation, crowd movement, major event infrastructure or emergency evacuation plans.	Yes
25 Transport The consent authority must be satisfied that the development includes measures to promote public transport use, cycling and walking.	The proposal is located within walking distance of Olympic Park station and busses between Burwood, Hurstville, Parramatta, Chatswood, Strathfield and Lidcombe. It provides cycle parking and is well served by existing walking and cycling networks.	Yes
26 Master Plan Development consent must not be granted for development on land within the SOP to which a Master Plan applies unless the consent authority has considered that Master Plan. Development consent must not be granted for development on land within 400 metres of the Olympic Park Train Station unless the consent authority has considered whether the car parking requirements specified in the master plan should be reduced in respect of that development.	Detailed consideration of the relevant provisions of the <i>Master Plan</i> is provided below. The site is located within 400 m of Olympic Park station. The Applicant proposes 12 car parking spaces, which is significantly less than the maximum of 82 spaces required in the Master Plan.	See below. Yes
30 Design excellence Development consent must not be granted for a new building unless the consent authority has considered whether the proposed development exhibits design excellence. In considering whether proposed development exhibits design excellence, the consent authority must have regard to the following matters: (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved; (b) whether the form and external appearance of the building will improve the quality and amenity of the public domain; (c) whether the building meets sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic	The current Master Plan does not require a design competition for this site, but the draft Master Plan would require a competition. Given these conflicting requirements, the current Master Plan prevails over the draft, and a design competition is not required. However, the Department notes the Applicant has engaged with the Sydney Olympic Park Design Review Panel regarding the design. The Panel's recommendations have been incorporated into the design. The Department's assessment considers design excellence in Section 5 . The assessment concludes the proposal exhibits design excellence in terms of the following: <ul style="list-style-type: none"> architectural design, materials and detailing through the use of a strong corner element to clearly identify the building; 	Yes

<p>privacy, safety and security and resource, energy and water efficiency; and (d) the results of the competition.</p> <p>Development consent must not be granted unless a design competition has been held if: (a) the proposal exceeds 42m in height; or (b) the site is identified for a design competition in the Master Plan.</p>	<ul style="list-style-type: none">• the proposal's relationship with the public domain, particularly through the use of a triple height entry lobby; and• the building's northerly orientation and façade detailing, which maximise winter sunlight and minimises summer sunlight.	
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State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) is the primary environmental planning instrument guiding the remediation of contaminated land in NSW. SEPP 55 aims to:

- provide a state-wide planning approach to the remediation of contaminated land;
- identify when consent is required or not required for a remediation work;
- specify certain considerations that are relevant to applications for consent to carry out remediation work; and
- require that remediation work meet certain standards and notification requirements.

Clause 7 of SEPP 55 identifies that a consent authority must not consent to the carrying out of any development on land unless:

- it has considered whether the land is contaminated;
- 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 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.

SEPP 55 requires a consent authority to consider whether the land is contaminated, and if so, whether the land will be remediated before the land is used for the intended purpose. The EIS included a Phase 1 Environmental Site Assessment that included a desktop review and soil sampling. The testing found contaminants on the site, including polycyclical aromatic hydrocarbons (PAH) and heavy metals, but these were well below the relevant criteria for environmental or human health risk. The Phase 1 assessment concluded there is a low likelihood of encountering contaminants at concentrations that would affect the proposed use.

The RtS included a procedure that the Applicant will follow in the event of finding unexpected concentrations of contaminants that exceed relevant criteria. This would include a risk assessment to determine if remediation is required, and if required, the preparation and implementation of a Remediation Action Plan (RAP).

The Department is satisfied the land is suitable for its proposed use, and appropriate management measures are in place in the event of unexpected concentrations of contaminants.

State Environmental Planning Policy (Sydney Harbour Catchment) 2005

The *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005* (Harbour REP) aims to ensure that the catchment, foreshores, waterways and islands of Sydney Harbour are recognised, protected, enhanced and maintained as an outstanding natural asset, and as a public asset of national and heritage significance, for existing and future generations.

Although the Harbour REP applies to the entire Sydney catchment area (including the subject site) and provides a number of broad planning principles in clause 13 of the Harbour REP, it primarily provides planning provisions relating to the foreshores and waterways area of the Harbour REP. The proposed development is located on the western edge of the town centre approximately 1.7 km from the Homebush Bay foreshore and 1 km from the Badu Mangrove wetlands of Homebush Bay. The relatively small scale of the proposal and its distance from the foreshore are unlikely to impact on the visual qualities of Sydney Harbour.

The proposed development includes a suite of stormwater drainage management measures, which would provide for the controlled management of stormwater and runoff from the site.

The Department therefore considers the proposed development is consistent with the relevant planning principles of clause 13 of the Harbour REP.

Sydney Olympic Park Master Plan 2030

The SOP Master Plan was adopted by the Minister for Planning on 10 March 2010 and supersedes Sydney Olympic Park Master Plan 2002. It aims to ensure SOP becomes an active and vibrant town within Metropolitan Sydney and protect the role of SOP as a premier destination for cultural, entertainment, recreation and sporting events.

The SOP Master Plan provides specific design controls regarding sustainability, public domain, event controls, land use and density, building form and amenity, access and parking, transport strategies and infrastructure, landscaping and community infrastructure controls would apply. The relevant controls are addressed below.

General Controls and Guidelines	Applicable Requirements	Compliance
4.2 Sustainability		
4.2.1	<ul style="list-style-type: none"> Engage an ESD consultant as a project team member. 	No, but project will achieve appropriate ESD measures.
	<ul style="list-style-type: none"> Connect all new development to SOP's recycled water system. 	Yes
	<ul style="list-style-type: none"> Prioritise sustainable material selection. 	Yes
	<ul style="list-style-type: none"> Non-residential development to meet 4 Star Green Building rating. 	Yes
	<ul style="list-style-type: none"> Consideration of rising sea levels. 	N/A
4.3 Public Domain		
4.3.1	<ul style="list-style-type: none"> Provide a continuous and accessible pedestrian network within streets, public spaces and parks as shown in Figure 3.6 Street Hierarchy 	Yes
	<ul style="list-style-type: none"> Connect to the local and regional pedestrian network as shown in Figure 3.6 Street Hierarchy 	Yes
	<ul style="list-style-type: none"> Ensure paved footpaths on public streets are a minimum 1.8m wide. 	Yes
	<ul style="list-style-type: none"> Building heights and setbacks should be configured to ensure urban domain receives daily min. of 2 hrs. direct sunlight between 9 am and 3 pm, 30 June 	Yes.
	<ul style="list-style-type: none"> Provide weather protection at communal entrances 	Yes
	<ul style="list-style-type: none"> Max. surveillance of public domain and views of public areas from building 	Yes
	<ul style="list-style-type: none"> Activate ground floor levels with primary retail uses 	Yes

	<ul style="list-style-type: none"> • Introduce multiple entrances to activate the public domain wherever possible 	Yes
	<ul style="list-style-type: none"> • Divide large facades into smaller sections to modulate street frontage and ensure architectural detailing incorporates good materials and details of interest to pedestrians 	Yes
	<ul style="list-style-type: none"> • Glaze ground floor windows and doors for retail uses with clear glass and provide good lighting at night 	Yes
	<ul style="list-style-type: none"> • Commercial outdoor seating to support food and beverage outlets is encouraged to activate the public domain 	Yes
	<ul style="list-style-type: none"> • Provide street colonnades to the full extent of the street frontage of buildings in the locations nominated in the Awnings and Colonnades Plan. 	Yes
	<ul style="list-style-type: none"> • Design colonnades to be well proportioned, high quality public domain elements that reflect the building's architecture and are visually integrated with adjoining colonnades. 	Yes
	<ul style="list-style-type: none"> • The colonnade floor is to align with the adjoining external ground levels of the footpath, courtyard or public space. Paving surfaces should also match. 	Yes. The proposal aligned public domain works surrounding the site.
	<ul style="list-style-type: none"> • The colonnade width is to be 4m. 	Yes
	<ul style="list-style-type: none"> • Colonnades are to be well lit. 	Yes
	<ul style="list-style-type: none"> • Ensure trees and vegetation do not block lighting or field of vision of pedestrians in the public domain 	Yes
	<ul style="list-style-type: none"> • Promote good surveillance of parks and public spaces by making them comfortable and attractive with well positioned and designed seating and opportunities for shade 	Yes
4.4 Event Access and Closures		
4.4.1	<ul style="list-style-type: none"> • Maintain access to development site during events requiring vehicle access points to be located away from affected streets 	The applicant will liaise with SOPA regarding access during major events.
4.4.1.6	<ul style="list-style-type: none"> • Event Impact Statement to be provided to be assessed by SOPA in accordance with Major Event Impact Assessment Guidelines for SOP 	The Department has considered major event impacts in this assessment.

4.5 Land Use and Density		
4.5.1	- Permitted land uses are to comply with the Retail Uses Plan, Land Uses Plan and Allowable Land Uses for the relevant precinct.	Yes
	- Ground level active uses are to have minimum depth of 3 m	Yes
4.5.2	- Max. 4:1 FSR permitted for subject site and is to be calculated on the basis of the FSR boundaries as specified in the precinct controls	Yes
	- The max. FSR will be granted only when the following controls are complied with: building zone, building depth, building height, building separation, building setback, open space and deep soil zone	N/A
4.5.3	- Before consent is given for commercial development, consent authority to determine whether adequate capacity exists within the transport and road networks	Yes
4.6 Building Form and Amenity		
4.6.2	- Locate buildings within building zone and ensure building layouts optimize solar access, natural light, cross ventilation, usable communal outdoor areas and views	Yes, although at grade car park is outside building zone.
4.6.3	- Preferred maximum commercial building depth without atria and light wells is 25 m	Yes.
	- Ensure all workstations are 12m or less from an external window or atrium.	Yes
	- Underground car parking to be concentrated to building footprint	N/A
4.6.4	- Comply with max. heights nominated in Building Heights Plan (i.e. 24m).	Yes
	- Comply with the minimum floor to ceiling heights: ▪ 3.3 m for ground floors; and ▪ 2.7 m above ground floors.	Yes
4.6.5	- Max. rooftop service zone height is 5 m and setback min. 3 m from parapet	N/A
	- Total area in plan above the max. building height for services may not exceed 80% of the building footprint area	Yes
	- Design lift towers, machinery plant rooms, stacks, vent pipes and television antennae to minimise their visibility and size	Yes

	- The design of rooftop structures is to be integral with the overall building design.	Yes
4.6.6	- Ensure atria and courtyards have minimum 9m width	Yes
	- Minimum 24m separation between commercial buildings and habitable rooms of residential buildings	Yes
4.6.7	- Comply with building setbacks – build to line (min. 90%)	Yes
	- Ensure building facades reinforce street alignment	Yes
4.6.9	- Disability Access Strategy to be prepared and submitted to the satisfaction of SOPA and the consent authority to satisfy <i>SOP Access Guidelines (2008)</i>	Yes
	- Ensure equitable access is provided to the main building entrance from both the street and car parking areas	Yes
	- Ensure car parking provisions comply with relevant Australian Standards	Yes
	- Locate accessible car parking spaces at the most convenient place for users	Accessible parking space is reasonably located given site constraints.
4.6.11	- To promote high quality architecture and urban streetscapes: <ul style="list-style-type: none"> ▪ well modulated and scaled building facades to reflect the aspect, uses and streetscape; ▪ building façade design to create well defined and integrated streetscape; ▪ ensure prominent elements are well articulated; ▪ provide modulation to building frontages; ▪ provide appropriate forms of sun shading to screen eastern, northern and western sun; ▪ ensure main building entrances are level with adjacent footpaths; and 	Yes
4.6.12	- Ensure buildings are designed to contribute to the natural surveillance of adjacent streets and public space	Yes
	- Ensure retail or active uses on the ground floor open directly onto the street and have a clear visual connection with the street	Yes
4.6.14	- Commercial office developments should have capacity for openable windows.	Proposal has been designed to high ESD standards.
4.6.15	- New development to acknowledge it will be located within a major sport and entertainment events precinct that may be subject to high noise events from time to time	Yes

	- Acoustic report must be prepared for new developments assessing the possibility of land use conflicts as a result of the development	Yes
	- All plant rooms shall be designed to meet the requirements of the NSW Industrial Noise Policy	Yes
	- Commercial development is to comply with maximum 45dBA noise criteria	Yes, subject to specified glazing
4.6.16	- Waste Management Plan to be submitted with all DAs to the satisfaction of SOPA	Yes
	- Minimise waste during the design of a building	Yes
	- Prioritise the procurement of: <ul style="list-style-type: none"> ▪ modular and prefabricated building and fit-out components; ▪ sustainable building materials; and ▪ incorporate re-used or recycled materials such as steel and concrete. 	Yes
	- A min. 80% of construction and demolition waste must be recycled or re-used	As above
	- Include space for on-site waste management infrastructure that maximises the opportunities for the sorting and segregation of waste materials	Yes.
	- Locate waste management areas out of public areas so as to not cause offence with regard to smell, visual amenity and noise	Yes – garbage and recycling room located inside the building
	- Locate waste management areas wholly within building	Yes
	- Design waste management areas to allow collection vehicles to enter and exit the development in a forward direction	Yes
4.7 Access and Parking		
4.7.1	- All parking is to be underground	At grade parking is acceptable considering objectives in control. See Section 5.
	- Vehicle access points are to be designed to satisfy relevant Australian Standards	Yes
	- To improve safety and public domain amenity, vehicle access points are to be physically separate and clearly distinguishable and designed and built with clear sight lines for drivers and pedestrians	Yes
	- To minimise visual intrusion and optimise active street frontages, driveways are to be	Yes

	as narrow as possible and have a garage door at the building line	
	- Minimise the width of driveways and blank walls to the public domain by consolidating car access, docks, servicing and waste disposal	Yes
	- Provide car parking in accordance with maximum vehicle parking rates in Table 4.10	Yes
	- Bicycle parking facilities to comply with AS2890.3-1993 and at the nominated min. commercial rate – 1 space/150 sqm (permanent) and 1 space/750 sqm (visitor bicycle storage) residential rate – same as for residential car parking rate	Yes
4.8 Transport Strategies and Infrastructure	- All non-residential development in the town centre are required to prepare and implement a Workplace Travel Plan.	A condition requires a Green Travel Plan.
4.9 Landscape and Site	- Provide sufficient open space and ensure open space is functional and attractive	Yes
Sports and Education Precinct Controls		
5.3.2 Site Configuration Controls	- Define the streets and parks as shown in Figure 5.14 Sports and Education Precinct Site Boundaries Plan	Yes
5.3.3 Floor Space Ratio Controls	- Floor Space ratios not to exceed those shown in Figure 5.15 Sports and Education Precinct Site Floor Space Ratios Plan	Yes
5.3.4 Land Use Controls	- Land uses including vehicle access points are to comply with Figure 5.16 Sports and Education Precinct Land Uses Plan	Yes
	- All ground floor levels addressing the western side of Edwin Flack Avenue, Fig Grove and Dawn Fraser Avenue are to have active uses such as retail, cafes, residential lobbies, community facilities, and / or commercial uses.	Yes
5.3.5 Building Height Controls	- Ensure building heights comply with Figure 5.18 Sports and Education Precinct Building Heights Plan.	Yes
5.3.6 Building Zone and Setback Controls	- Site development including permissible building zones and open space shall be in accordance with Figure 5.18 Sports and Education Precinct Building Zones and Setbacks Plan	Yes
	- Buildings, including balconies, are only permitted within the building zone area	

	<p>shown in Figure 5.18 Sports and Education Precinct Building Zones and Setbacks Plan</p> <ul style="list-style-type: none"> - Provide through-site links / atria where indicated - Building is not permitted in the easements, setbacks or public land dedicated for public domain, land dedicated for ICF Funded Streets or easements dedicated for development funded streets - Comply with the setbacks as shown in Figure 5.18 Sports and Education Precinct Building Zones and Setbacks Plan 	
5.3.7 Event Controls	<ul style="list-style-type: none"> - Ensure all development can accommodate the changes to access required as described in Section 4.4 Event Access and Closures, and shown in Figure 4.3 Event Access Plan. - Ensure all development is designed and built to accommodate the public domain closures shown in Figure 4.3 Event Access Plan. - Locate the vehicle access points to developments as shown in Figure 5.16 Sports and Education Precinct Land Uses Plan. - Athletes' and performers' access to the tunnel between the ANZ Stadium and Athletics Centre is to be preserved. The tunnel may be realigned as part of new development provided that current accessibility is maintained or preserved. 	Yes

The draft Master Plan (2016 Review) was publicly exhibited from 10 October to 15 November 2016. It proposes to vary some controls applicable to the proposal. The proposal's consistency with the varied controls is provided below.

General Controls and Guidelines	Applicable Requirements	Compliance
4.3 Public Domain		
4.3.1	<ul style="list-style-type: none"> • Activate ground floor levels with retail uses as shown in the Active Frontages Plan. Active frontages will positively promote activation of streets and parks through physical and visual connections between inside areas and the public domain. 	Yes
	<ul style="list-style-type: none"> • Primary retail frontages are to provide for uses such as retail, customer service areas, cafes, restaurants as well as outdoor dining and other uses that achieve pedestrian interest and interaction 	Yes

	<ul style="list-style-type: none"> Primary retail frontages are to maximize display windows, transparent glazing to at least 70% of the frontage, particularly at corners 	Yes
	<ul style="list-style-type: none"> Maximise entries, ideally one every 8 to 10m of the frontages 	Yes
	<ul style="list-style-type: none"> Restrict commercial building lobbies to no more than 20% of the frontage 	Yes
	<ul style="list-style-type: none"> Restrict blank walls, services, plant and equipment hatches to no more than 10% of these frontages 	Service locations are appropriately located.
	<ul style="list-style-type: none"> Driveways and service entries are to be located away from primary retail frontages 	Yes
	<ul style="list-style-type: none"> On retail frontages, ensure shops and food outlets have a display window measuring at least 5m. 	Yes, although it's integrated into the broader building façade. The café space is integrated into the ground level of the commercial building rather than as a discreet retail tenancy. This is common in commercial buildings.
	<ul style="list-style-type: none"> Public open space must be clear of obstructions or structures, such as electricity substations or car park exhaust vents, which should be incorporated into the overall building envelope. 	Yes.
4.5 Land Use and Density		
4.5.1	- Permitted land uses are to comply with the Retail Uses Plan, Land Uses Plan and Allowable Land Uses for the relevant precinct.	Yes.
4.6 Building Form and Amenity		
4.6.4	- Comply with the minimum floor to ceiling heights: 4 m for ground floors; and 2.7 m above ground floors.	Yes
4.6.10	- For all sites nominated in the Design Competition Sites Plan, the applicant must demonstrate that the proposed design is the result of a design competition undertaken prior to the application process.	No, see Section 5
4.6.11	- Adopt a broader palette of colour and textured material in building designs generally and avoid the over-use of reflective, monochromatic finishes such as glazed and metallic cladding.	Yes, see Section 5

	- Avoid blank facades and ensure all car parks are located fully underground.	The proposal minimizes blank facades. Car park is at grade but acceptable, see Section 5
4.6.12	- Provide active frontages and active uses along all park and public space facades, including spaces that are privately or publicly owned or managed.	Yes
	- Utility structures such as electrical substations and car park exhaust vents are not permitted in the public domain.	Yes
Central Sports Precinct Controls		
5.3.4 Land Use Controls	- Provide active frontages, awnings and colonnades in accordance with the Active Frontages Plan and Awnings and Colonnades Plan.	Yes
5.3.6 Building Zone and Setback Controls	- Provide through-site links / atria where indicated.	A through-site link is provided on the eastern side of the training field.

APPENDIX D RECOMMENDED CONDITIONS OF CONSENT

