

MAJOR EVENT IMPACT ASSESSMENT

SITE 2 SYDNEY OLYMPIC PARK
AUGUST 2019

INTRODUCTION

Sydney Olympic Park hosts a number of major events during a typical year, most notably the Royal Easter Show that runs for around 2 weeks during the annual Easter Break. In addition, Sydney Olympic Park hosts a range of major sporting and entertainment events each year at ANZ Stadium and Acer Arena.

It is important as part of the planning for the proposed redevelopment of site 2 that mitigation measures for the impacts associated with a major events precinct such as Sydney Olympic Park are considered and built into the final design for the proposed development. This report outlines how the proposed development has been assessed against SOPA's Major Events Impact Assessment Guidelines, as discussed below.

ASSESSMENT OF IMPACTS

Clause 24 of Part 23 of the State Environmental Planning Policy (State Significant Precincts) 2005 seeks to protect and promote the major events capability of the Sydney Olympic Park site and to ensure that it remains a premium destination for major events.

Further this requires that consent must not be granted to development on land within the Sydney Olympic Park site, if the consent authority is satisfied that during major events held within the Sydney Olympic Park site:

- traffic generated by the development is likely to cause the local road network and connections to the regional road network to become saturated or otherwise fail, and
- the development is likely to prevent the effective management of crowd movement and transport services, and
- the development is likely to compromise the effective functioning of major event infrastructure, and
- (the development conflicts with the emergency management plans of government agencies or the emergency evacuation plans of major event venues.

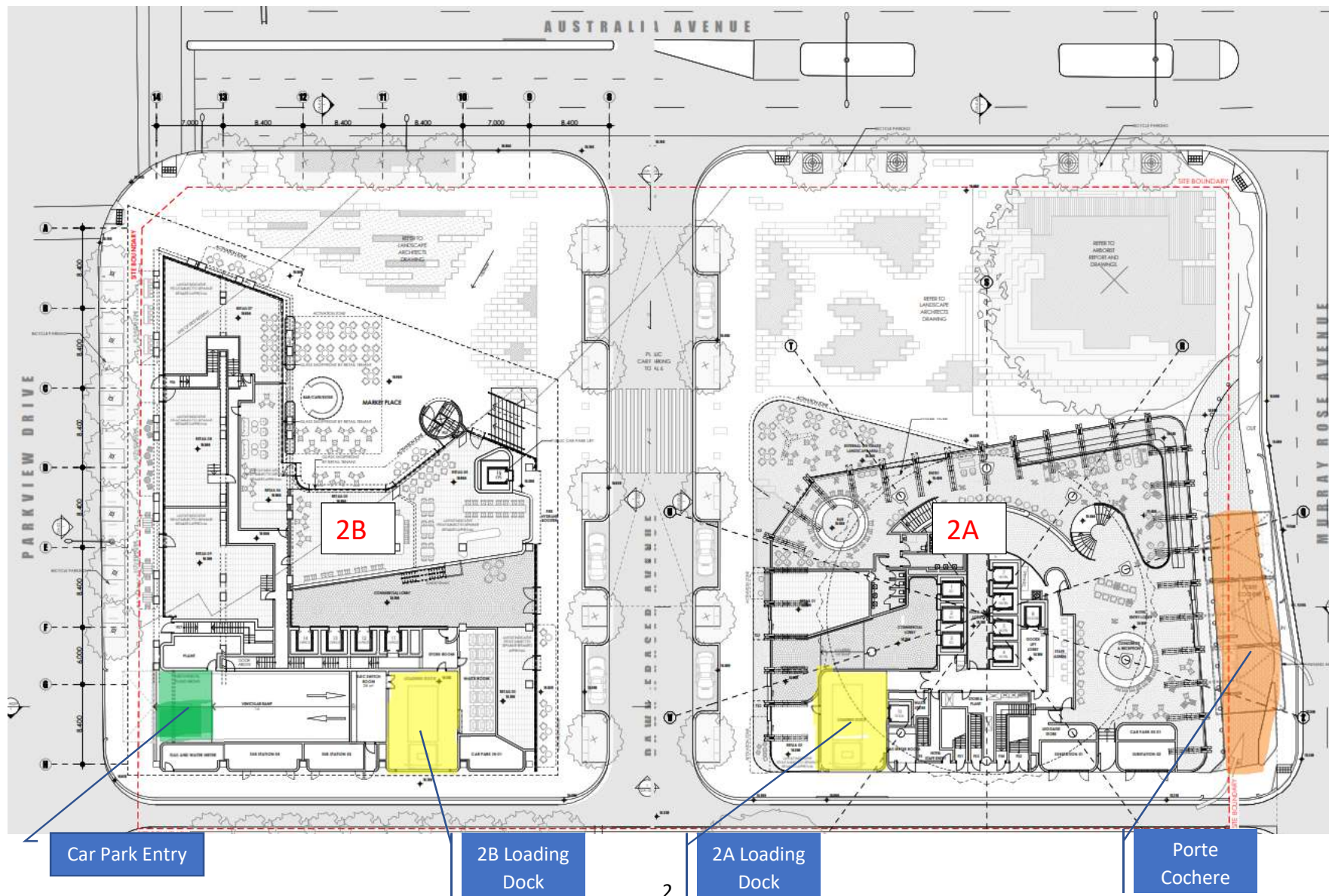
PROPOSED DEVELOPMENT

The proposed development comprises of 2 buildings over a combined 4 level basement that includes 516 car spaces. The basement includes a 150 space public car park that will be owned and operated by SOPA once completed.

Building 2a includes a 304 room 4.5 star hotel, 7, 239 sqm of commercial space and 2 small retail tenancies to activate the ground floor. Building 2b comprises of 19,982sqm and ground floor retail for activation.

ACCESS POINTS

The vehicle access point for the basement car parking is located at the south eastern corner of the site, off Parkview Drive. This entry is linked to Murray Rose Avenue via a rear service lane running along the eastern boundary of the proposed development. Whilst the hotel parking will be located in the common basement, the hotel will also be serviced via a porte cochere on the northern side of the 2a building fronting Murray Rose Avenue. Each building will be serviced via separate loading docks that are accessed off the rear service lane running along the eastern side of the site.



EVENT INFORMATION STATEMENT

Section 1.2 of SOPA's Major Event Impact Assessment Guidelines requires the provision of details for an Event Information Statement.

	2A - HOTEL	2A - COMMERCIAL	2B - COMMERCIAL
Resident/Worker Numbers	Peak Occupancy estimated at 450-500, plus 100 staff	Approx 600 - 650	Approx 1700 - 1800
Car Spaces	63	95	208
Location of Entry/Exit Points	Parkview Drive and porte cochere off Murry Rose Avenue	Parkview Drive	Parkview Drive
Details of Service Vehicles	8-10 vehicles daily generally during operation, generally during normal business hours	6 vehicles daily generally during normal business hours.	8-10 vehicles daily generally during operation, generally during normal business hours
Encroachment into Public Domain	None	None	None
Works in Public Domain	Minor interface works and works for the porte cochere.	Minor interface works	Minor interface works
Scale and Duration of Development	Large scale development of approximately 30 months duration	Large scale development of approximately 30 months duration	Large scale development of approximately 20 months duration
Operating Hours	Hotel hours will be 24/7, however bars and restaurants will shut	Normal business hours 7:30am to 5:30pm.	Normal business hours 7:30am to 5:30pm.
Emergency Evacuation Routes	Evacuation will be via the fire stairs with an assembly point in the western landscaped area of the site.	Evacuation will be via the fire stairs with an assembly point in the western landscaped area of the site.	Evacuation will be via the fire stairs with an assembly point in the western landscaped area of the site.

TIMING OF IMPACTS

With the exception of the annual Royal Easter Show, it is expected that there will be few major sporting and entertainment events that will coincide with the peak occupancy times for the commercial floor space proposed within the development. On this basis it is considered that there will be minimal impact or disruption to the users of this space. Likewise, it is not anticipated that users of the commercial space will result in much of an impact on transport infrastructure at peak times before and after major events within the Park.

At the time of major events within the Park, it is also likely that a significant number of patrons and guests using the hotel will be there in connection with the event.

NOISE

An assessment of the potential noise impacts resulting from major events being held at ANZ Stadium and the Showgrounds was undertaken to on the future occupants of the proposed development was evaluated as part of the Acoustic report prepared by Renzo Tonin. The details of this assessment are contained within their report, which forms part of the development application (Appendix HH of the EIS). This Acoustic assessment concludes that provided that the recommended glazing types are installed as part of the proposed development then the noise from major events within the part will be adequately mitigated to enable compliance with the required acoustic criteria will be achieved.

TRAFFIC

The traffic impact assessment that is contained within the Traffic Report prepared by PTC (Appendix SS of the EIS), has assessed the impacts based on the Royal Easter Show and stadia events that are expected to attract large crowds. Given the location of the site, which is outside of the Events Operation Zone, it is anticipated that reasonable levels of access and egress to the proposed development will be possible. Even in the event that access/egress via Australia Ave in the vicinity of the site is closed, access will still be available via Murray Rose Ave or Parkview Dr to Bennelong Parkway. As discussed above it is anticipated that most major events will not coincide with peak business hours and therefore the impact on the commercial office users will be minimal. The hotel will provide a controlled environment whereby hotel management will be able to advise guests on the best route and most favourable times to avoid the peak congestion times caused by a major events being held.

CONSTRUCTION

It is likely that most major events will occur outside of normal construction hours, with the one notable exception to this being the Royal Easter Show. The timing of construction activities and specifically public domain interface works can be tailored to avoid impacts on the safe movement of people throughout Sydney Olympic Park during major events. During construction all works and the site will need to be secured in such a manner to avoid incidents where people attending major events can inadvertently or intentionally access construction zones within the property.

During the Royal Easter Show construction work and material deliveries can be scheduled to avoid peak times for visitors to the Show and to ensure that there is no conflict between the general public accessing the Showgrounds and construction activity on site.

CONCLUSION

The proposed development is capable of being designed to mitigate impacts caused by major events within Sydney Olympic Park. The sites location on the edge of the Events Operational Zone and with alternative road access to the more commonly used Australia Avenue provides scope for a range of traffic management issues. With the exception of the Royal Easter Show it is anticipated that the majority of major crowd generating events will occur outside of normal business hours and hence will generally have limited impact on the commercial users in the proposed development. The hotel being a highly managed operation will be well placed to mitigate any minor impacts through adjustment in operations and the ability to communicate changes to guests and other users.