

SYDNEY OLYMPIC PARK AUTHORITY

Planning Assessment Report

Application No:	DA 03-05-2022
Application Site:	1 Showground Road, Sydney Olympic Park, NSW 2127
Proposal:	Filming event and erection of temporary structures for filming event comprising: <ul style="list-style-type: none"> • on site-sleeping accommodation • erection of temporary structures • filming event for longer than 30-day period
Applicant:	Endemol Shine Australia
Consent Authority:	Sydney Olympic Park Authority (SOPA)

1 Purpose

The purpose of this report is to provide an assessment of the subject development application (DA) under Part 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

2 Recommendation

It is recommended that the Executive Director, Asset Management and Environmental Services, of Sydney Olympic Park Authority:

- A) Consider all relevant matters as discussed and assessed by this report;
- B) **Approve** the development application pursuant to Sections 4.16 and 4.17 of the EP&A Act, having considered the relevant matters in accordance with point A) above by signing the Instrument of Consent attached to this report;
- C) Sign the attached Instrument of Consent; and
- D) Authorise Sydney Olympic Park Authority to carry out post-determination notification pursuant to Section 4.18 of the EP&A Act.

3 Site and Surrounds

The subject site (see Figure 1) is known as the Sydney Showground (Royal Agricultural Society (RAS)) site, Sydney Olympic Park and is located within the Parramatta Local Government Area (LGA). The site is legally described as Lot 1121 in Dp1142724.

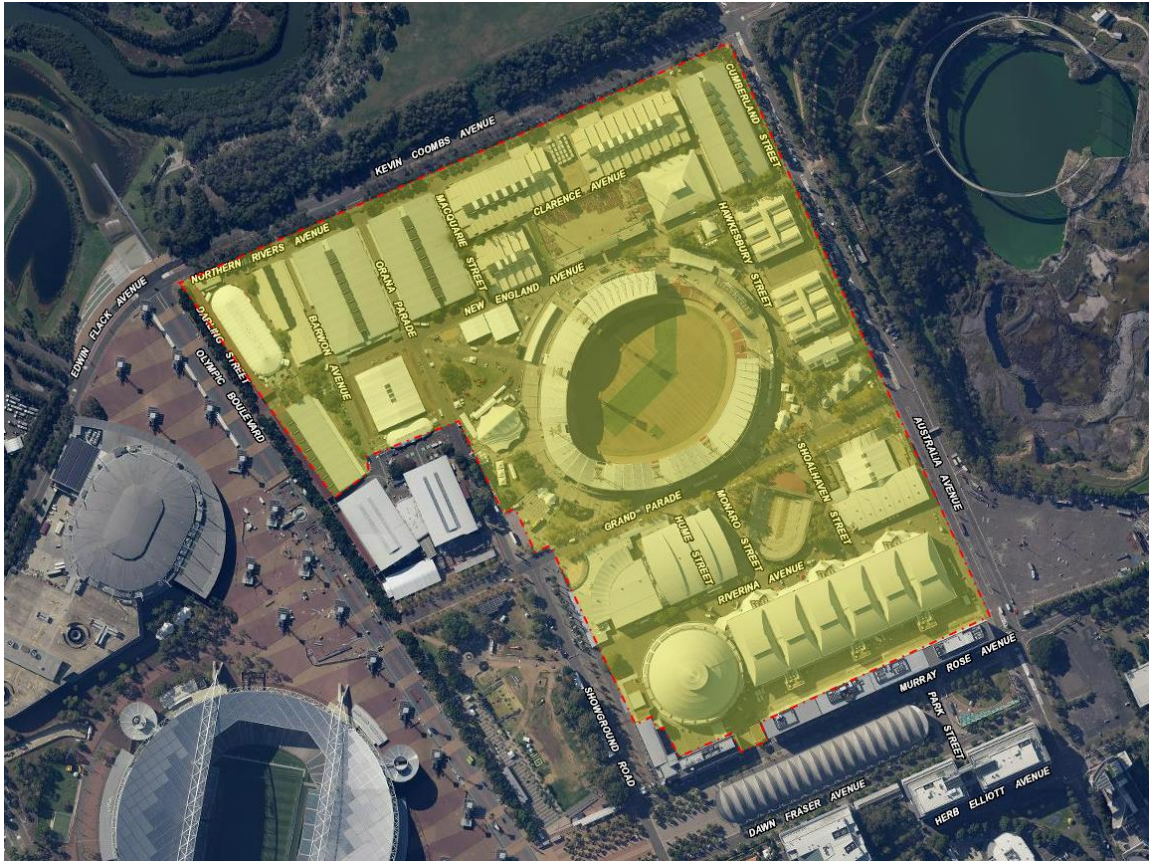


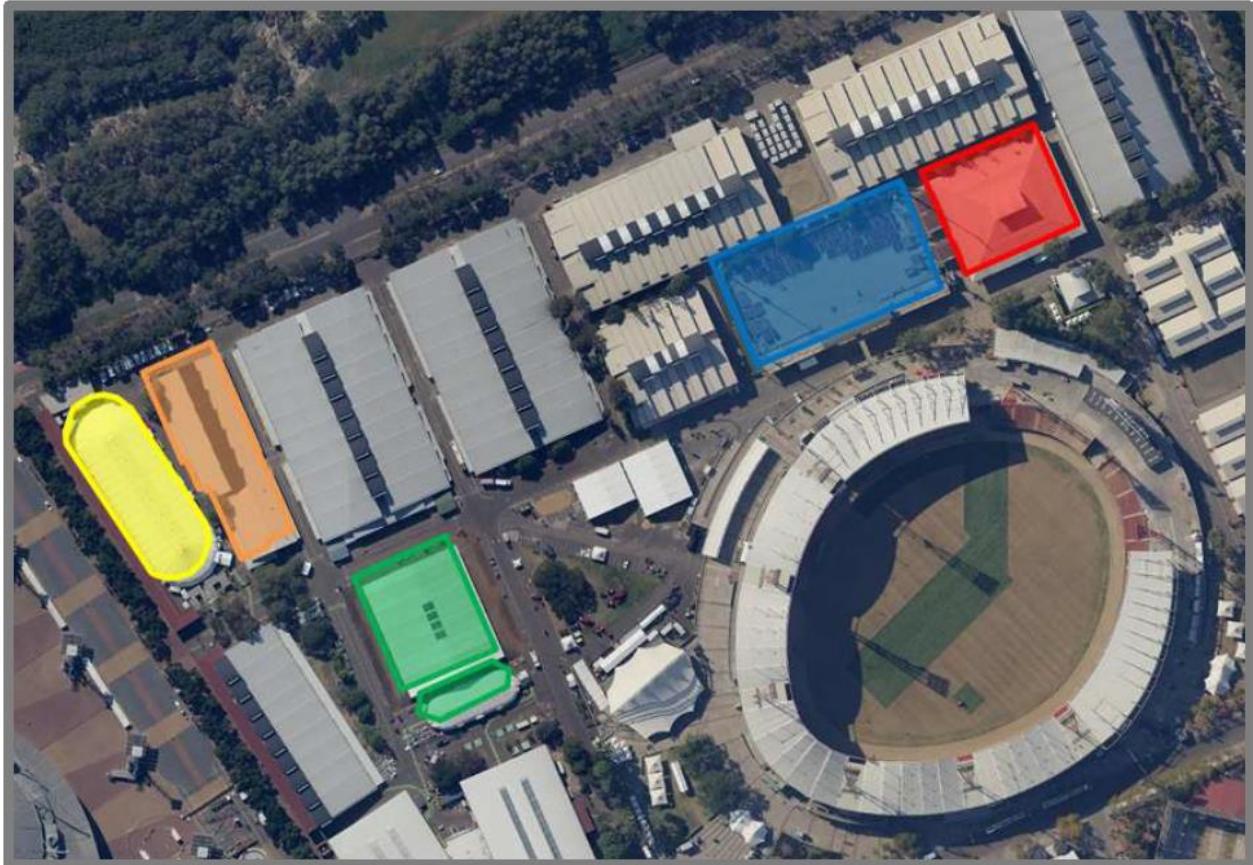
Figure 1: Location of the subject site outlined in red (Source: SIXMaps)

Kevin Coombs Avenue bounds the site to the north, Australia Avenue to the east, Murray Rose Avenue to the south and Olympic Boulevard to the west (see Figure 1).

To the north is the Haslams Creek wetlands located within the Parklands of Sydney Olympic Park. To the east of the site, on the opposite side of Australia Avenue is Brickpit ecosystem. To the south is Sydney Olympic Park T7 train station and town centre, and to the west are the Qudos Bank Arena and Stadium Australia.

The various components of the filming will take place within the following buildings:

- White Pavilion (outlined in yellow in Figure 2) will contain the 'filming event' comprising 24/7 living and sleeping quarters for the 12-20 contestants;
- McIntosh Pavilion (outlined in orange in Figure 2) will contain the art building, workshop, offices and technical control room;
- The Schmidt arena (outlined in blue in Figure 2) will contain the challenge area;
- The Hordern Sprung and Lawn (outlined in green in Figure 2) will be used for mock entry / exist shots for the contestants.



	Big Brother House		Production crew / workshop
	Challenge Arena		Mock BB House entry / exit
	Construction Workshop		

Figure 2: Location of proposed filming activities within the RAS site

3.1 Background

The existing buildings at this site were constructed prior to the inception of Sydney Olympic Park Authority and relate back to consent reference S38-3-95 approved on 6 February 1996. With regards to the site, this consent relates only to the buildings depicted in Figure 2 for the sole purpose of a filming production.

Consent reference S38-6-96 was approved on 6 September 1996 and relates to the construction of buildings and supporting infrastructure, and the use of the site for the Royal Easter Show and for exhibition, and entertainment, recreation and sporting activities.

DA reference 01-01-2016 was approved on 2 February 2016 for temporary on site sleeping accommodation within the Sydney Showground. This consent was issued subject to planning conditions, of which, planning condition A9 restricts the temporary on-site sleeping accommodation to only the periods associated with the annual Royal Easter Show. Further planning condition A10 restricts on-site sleeping accommodation only for people directly associated with the Sydney Royal

Easter Show. For the avoidance of doubt, this 2016 consent cannot be modified to cover the overnight sleeping accommodation associated with this proposed filming event. Nevertheless, it provides a key material planning consideration in the determination of DAs at the site which contain on-site sleeping accommodation.

DA reference 01-03-2021 was approved for a filming event and erection of temporary structures for the filming event comprising:

- On-site sleeping accommodation; and
- Filming event for longer than a 30 day period.

DA 01-03-2021 filming event was the previous season of the same production as the subject of this development application.

4 Proposed Development

The proposed development is very similar in nature to the 2021 DA approved previous season of the same production.

The proposed development includes the use of several existing buildings and spaces at the Royal Agricultural Society Sydney Showground for the purpose of a television filming event. The event requires the undertaking of various building works for temporary structures and the placement of shipping containers and production equipment.

The event is considered a 'temporary filming event'. As referenced in the Statement of Environmental Effects prepared by Trevor R Howse Pty Limited (J22063, Issue 4, dated 20.07.2022), the proposed development can be summarised into the following:

General:

- Erection of temporary perimeter fencing along Kevin Coombs Avenue and Olympic Boulevard. Elsewhere, temporary fencing and gates will be used. The temporary fencing will have the following characteristics:
 - Height of 1.8m;
 - Bracing legs at maximum 2 panel intervals;
 - Yellow/ orange fence weight blocks attached to each bracing leg; and
 - No scrim covering to the fencing.
- The fencing does not require mechanical fixing to any structures on the site and is not proposed to disturb the existing ground surface or any vegetation.
- Establishment of a 'Main Site' incorporating the area around the White Pavilion and the McIntosh Pavilion including part of New England Avenue from Gate 4 and the existing complex Site Office to its south;
- Erection of temporary perimeter fencing, marquee, and site sheds around and within the designated 'Main Site' area;
- The construction and operation of the Big Brother House as 24-hour / 7day living quarters, within the White Pavilion in order to house 12-20 contestants;

- The construction of an enclosed and lit garden and pool area to the north boundary of this Main Site;
- Occupation of the McIntosh Pavilion for use as a combined production workshop, filming set, and technical operations areas;
- Establishment of a fenced and contained challenge arena in the Schmidt Arena;
- Erection of containers, light towers, site sheds, and marquee within the Schmidt Arena;
- Short-term, occasional use of the Hordern Sprung and Lawn for filming the mock entry/exit of contestants;
- Filming of contestants within the Big Brother House, garden and pool area, the Schmidt Arena, around the Hordern Sprung and Lawn, and elsewhere as contestants arrive and/or leave the Big Brother House; and
- Placement of various structures and equipment for filming.

Population

The proposed activity is intended to accommodate a combination of production and support crew, contestants, and audience members.

The population load is anticipated to consist of the following:

- Production and support crew – up to 120-150 persons
- Contestants – up to 20 participants

Filming Schedule & Hours of Operation

The proposed filming schedule is set out below:

- | | |
|------------------------|------------------------------|
| • Bump-in/Construction | 1 August – 14 October 2022 |
| • Filming Period | 17 October – 6 December 2022 |
| • Bump-out | 9 December – 1 January 2023 |
-
- Build in/ construction days shall operate from 7:00am to 7:00pm
 - Rehearsal days shall operate from 7:00am to 10:00pm
 - Filming days shall operate 24 hours/ 7 days (with minimal external activity)
 - Bump-out days from 7:00am to 7:00pm

Services & Utilities

The proposed works and operations will access the existing site services and utilities to be arranged through RAS.

4.1 Environmental Planning and Assessment Act 1979

The proposal is local development to which Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) applies. The application has been assessed against the heads of consideration set out under Section 4.15 of the *EP&A Act*.

This DA was lodged and accepted by SOPA on 17/05/2022. The application was notified in accordance with SOPA's notification policy from 25 May 2022 to 13 June 2022. No submissions were received in response to the notification of the application.

On 5 July 2022 a Request for Additional Information (RFI) letter was issued to the applicant requesting the submission of further information based on correspondence from the applicant stating that the proposed schedule and site plan is proposed to be changed.

On 21 July 2022, the proponent responded with further plans and information pursuant to the requested matters.

4.2 Sydney Olympic Park Authority Act 2001

Clause 22(2) of the *Sydney Olympic Park Authority Act 2001* (SOPA Act) requires consideration of the Environmental Guidelines for Sydney Olympic Park 2008 (Environmental Guidelines) for all proposed developments. The application relates to a temporary filming event with overnight sleeping accommodation within the town centre, accordingly, the proposal is generally consistent with the requirements of the Environmental Guidelines subject to the imposition of suitable planning conditions.

4.3 Environmental Planning Instruments

4.3.1 State Environmental Planning Policy (Precincts – Central River City) 2021

SOPA is the consent authority as per Appendix 4, Part 2 of State Environmental Planning Policy (Precincts – Central River City) 2021. The relevant provisions are addressed in Table 1:

Clause	Response	Compliance */✓/N/A
(9) Zone B4 Mixed Use	The proposal seeks approval to the use of the site for temporary filming and the construction of associated temporary structures. The proposal is consistent with the B4 mixed use land zoning as set by the SEPP. The proposal will protect and promote the major events capabilities of Sydney Olympic Park. The proposal will integrate with the existing and emerging development and uses within the Park as: <ul style="list-style-type: none">• The proposed development is to protect and promote the major events capability of the precinct.• The proposal is permissible with consent.	✓
(16) Subdivision	This development application does not seek the subdivision of the site.	N/A
(18) Building Heights	This DA relates to a temporary filming event, as such, none of the proposed structures are permanent. The temporary structures will be contained within an existing pavilion structure. Nevertheless, the site	✓

Clause	Response	Compliance */✓/N/A
	is not subject to a height limit under the SEPP (Precincts – Central River City) 2021. Furthermore, temporary structures are not included within the definition of a building or building height as per the Standard Instrument.	
(19) Floor space ratio	This DA relates to temporary structures only. The site is not subject to a FSR control under SEPP (Precincts – Central River City) 2021.	N/A
(23) Public infrastructure	The proposed works and operations are proposed to primarily access the existing site services and utilities are proposed to be arranged through RAS. Additionally, the suitable disposal of water will be secured by way of a planning consent condition.	✓
(24) Major event capability	The proposed temporary event does not adversely impact on the major event capabilities of the Park or the free movement of people during major events.	✓
(25) Transport	Subject to the implementation of the mitigation controls as outlined in the Traffic Management Plan which includes adequate measures to ensure the proposal does not impinge on the event capabilities of the precinct, it is considered the proposal will have no adverse impacts on traffic, transport or pedestrian movements with the Sydney Olympic Park.	✓
(26) Master Plan	The proposed development is within the Central Precinct and is consistent with Master Plan 2030 (2018 Review) principles and controls for this precinct.	✓
(29) Development within an environmental conservation area	The site is not located within an environmental conservation area.	✓
(30) Design Excellence	The development is temporary and the site is not located within a site allocated for design excellence.	N/A
(31) Heritage Conservation	<p>The site is not identified as a heritage item or within the vicinity of a heritage item, nor is it within a heritage conservation precinct. The Olympic Cauldron located within Cathy Freeman Park is the closest heritage item and is located approximately 325m south east of the site. The item is listed on the State Heritage Register (listing number 01839).</p> <p>The State Abattoir Heritage Conservation Area which extends along Showground Road is approximately 325m south east from the site. However, this is only by virtue of the palm tree lined boulevard leading to the main heritage precinct located some 600m from the site on Dawn Fraser Avenue.</p> <p>Given the distance from the item and the temporary nature of the proposal, it is not considered the proposal will adversely impact the heritage conservation area.</p>	✓

Table 1 SEPP (Precincts – Central River City) 2005 – Planning Provisions

4.3.2 State Environmental Planning Policy No 55 – Remediated Land

The development would not require invasive disturbance of the sub-surface or excavation of the site, accordingly a detailed investigation of potential contamination of the site is not required in this instance.

5.3.3 State Environmental Planning Policy (Biodiversity and Conservation) 2021

State Environmental Planning Policy (Biodiversity and Conservation) 2021 aims to protect the biodiversity of trees and other vegetation in non-rural areas of the State; and 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.

The site does not contain any significant trees or vegetation and is located outside the mapped foreshores and waterways area and therefore the provisions of SEPP (Biodiversity and Conservation) 2021 do not apply in this instance.

4.4 Compliance with Master Plan 2030 (2018 Review)

The Sydney Olympic Park Master Plan 2030 (2018 Review), (Master Plan 2030) establishes the vision and guides the long-term sustainable development of Sydney Olympic Park. Master Plan 2030 has been prepared in accordance with the requirements of the *Sydney Olympic Park Authority Act 2001* and Appendix 11 Section 26 of State Environmental Planning Policy (Precincts – Central River City) 2021. The following table assesses the proposal against the provisions within the Master Plan:

Section	Response	Compliance
4.2 Sustainability	The proposal, subject to a suitably worded planning condition relating the Waste Management Plan, supports sustainability.	✓
4.3 Public Domain	The proposal will not impinge on the public domain with Sydney Olympic Park.	✓
4.4 Event Access and Closures	The proposal will not materially impinge on event access or closure within Sydney Olympic Park.	✓
4.5 Land Uses and Density	The proposal introduces a periodic use comprising filming and production which is akin to the event and entertainment use of the site. The proposal includes temporary structures and an event and will not impact on or contribute towards existing or future density calculations.	✓
4.6 Building Form and Amenity	The temporary structures are not subject to the controls identified in Section 4.6 of the Master Plan 2030, which relate to building form and amenity issues.	✓
4.7 Access and Parking	The proposal is not subject to the controls identified in Section 4.7 of the Master Plan 2030. No changes to existing access and parking arrangements are required or proposed as part of this DA.	✓

Section	Response	Compliance
4.8 Transport Strategies and Infrastructure	The site is located close to public transport facilities and can continue to provide sustainable transport measures without any significant adverse environmental impacts.	✓
4.9 Landscape and Site	The proposal is not subject to the controls identified in Section 4.9 of the Master Plan 2030.	N/A
4.10 Community Facilities	The proposal is not subject to the controls identified in Section 4.10 of the Master Plan 2030.	N/A

Table 2 Sydney Olympic Park Master Plan 2030 (2018 Review) compliance table

4.5 Noise

Noise will be generated from the filming event, notably from the bump-in, set-up, the audience, commentary, bump-out dismantling and traffic. A Sound Management Plan was submitted with the application. The purpose of the Sound Management Plan is to minimise the impact of noise produced by the activities associated with the filming production. As part of the investigations regarding sound management, noise sensitive receivers were placed at the residences near the Newington area, primarily located on Pearce Avenue and Nurmi Avenue and those facing directly to Haslams Creek. Other receivers were placed at the Novotel Sydney Olympic Park and Ibis Sydney Olympic Park. These sites are approximately 650m away from the nearest sound source. The below figure indicates the main locations where noise could occur shown in green and the nearest potentially affected receivers shown in blue.



Figure 4: Sound Management Assessment locations. Source: Auditoria PTY LTD Sound Management Plan, Rev D, dated 8 July 2022.

The noise assessment involved testing of the existing background noise levels and their characteristics. The measurements were carried out on evening and night periods on the 27th and 28th of April, 2022.

For the Ibis Hotel and Novotel Hotel sites, a Rating Background Level (RBL) of 51 dBA during the evening period and an RBL of 48 dBA during the night period was identified. The assessment noted that the area surrounding the hotels is heavily influenced by noise of local traffic and local businesses and is separated by several buildings from possible noise sources caused from the production. The assessment concluded that it is not envisaged that sound from the production will result in annoyance at this location.

For the site located to the north of the production site near the Newington residences, an RBL of 44 dBA for the evening period and 40 dBA for the night period.

The primary sources of noise from the production can be categorised as follows:

- Noise from indoor production activities including filming of the show and associated rehearsals. The noise will come from equipment noise and noise from communications between crew and noise from participants.
- Noise from outdoor production activities related to the show. The Sound Management Report concluded that the activities are unlikely to yield any issues at sensitive receivers.
- Noise from PA system used in the outdoor areas. The Sound Management Report specified that this is a small PA system. Conditioned around hours of use?
- Drone noise. The Sound Management Report states that the drones will be flown exclusively over the showground's land and flown prior to 11PM. Given this, the Sound Management Report concluded that this noise source is transitory and at a long distance from nearby sensitive receivers.
- Noise from plant such as generators and air conditioning units. The Sound Management Report concludes that due to the distance to receivers, this a low risk item.
- Crowd noise on contestant arrivals which occurs during the filming period and finishes prior to 11pm.

The Sound Management Report states that the following sound mitigation measures will be incorporated:

- Limiting the noise levels; and
- Limiting the time when noise occurs.

The Sound Management Report also makes note that none of the noise sources used in the production of the show produce high levels and that the construction methods for the set do not involve large or noisy machinery.

The Sound Management Report recommends additional strategies to mitigate noise from the production. A condition is recommended to require the applicant to implement these mitigation strategies.

Overall, it is considered that the level of detail provided within the Sound Management Report is adequate to make an informed assessment on the noise impact of the development. It is considered that the NSW Noise Policy for Industry is an appropriate standard on which to assess the proposed development against and has been agreed by the applicant. It is further noted that the

documentation supplied by the applicant indicates that the noise generated will be similar to that of the previous Season's filming event for the production. Accordingly it is recommended that a suitably worded planning condition requires noise monitoring during sensitive times (between 22:00 and 07:00) to ensure that residential receivers are not disturbed as a result of the filming event.

The applicant proposed the hours of 7.00am to 7.00pm for bump-in/construction and bump-out. However, in accordance with the Department of Environment and Climate Change NSW *Interim Construction Noise Guideline* it is recommended that a suitably worded condition be included limiting the hours of construction and bump-in/bump-out be limited to the following:

- 7.00am to 5.00pm on Monday to Fridays (inclusive)
- 8.00am to 12.00 midday on Saturdays
- No work on Sundays and Public Holidays (except with the prior written consent of SOPA's Director – Environment and Planning).

The implementation of such a condition is to ensure adverse noise impacts to surrounding land uses are mitigated.

4.6 Lighting

The External Lighting Assessment Report submitted with the application states that the areas for proposed external lighting are the Challenge Arena and mock-entry/exit, both of which are contained wholly within the RAS site.

The External Lighting Assessment Report states that the Challenge Arena is intended to provide a space that contains physical challenges for participants to perform. The specific challenges to be performed are typically not devised until production has commenced, however, are stated as operating in a similar manner to those in the previous series. The nature of the challenges are fluid and dependent on a number of factors relevant at the time of the filming. As such, parameters on lighting have been set out in the External Lighting Assessment provided by the proponent. The proposed lighting plan encompasses the following elements:

- Directional light fixtures providing side-throw illumination to the proposed structures;
- Each of these light fittings shall be mounted on either scaffolding, towers, or vertical trusses;
- Up-lighting to the proposed structures. These fixtures are not intended to shine upwards to the night sky; and
- Several lights shall be positioned within the 'on-camera' area for effect.

Given the absence of residential dwellings immediately surrounding the proposed temporary event site, it is considered that the downward and side-throw lighting fixtures would not have any adverse environmental impacts. Accordingly, any light spill can be controlled by way of planning condition.

4.7 Water Quality

It is understood that the water to fill the pool will be extracted from within the RAS site and thus will not draw down on SOPA public water reserves. As such, in order to ensure the proposal does not result in an unreasonable use of public infrastructure and to ensure compliance with State Environmental Planning Policy (Precincts – Central River City) 2021 it is recommended that this be controlled by planning condition.

Furthermore, in this catchment of Sydney Olympic Park, stormwater and surface runoff drain directly to freshwater wetlands, which are a habitat for endangered wildlife species protected under Commonwealth biodiversity legislation and the *Sydney Olympic Park Authority Act 2001*. Accordingly, the discharge of the pool wastewater into this system would be harmful to wetland habitat and associated ecosystem of the Parkland. SOPA will not permit any discharges of water to the stormwater system that contain surfactants, chlorine or other contaminants in order to safeguard the unique biodiversity habitat of the Parkland. As such, the approval will impose a planning condition restricting the stormwater system being used for the disposal of any wastewater.

It is proposed that the pool be drained into a tanker and taken off site for disposal.

4.8 Ecology

To minimise light spill into the adjacent Sydney Olympic Parklands, a condition is recommended to limit light spill and prevent it from being projected outside of the site. Furthermore, to minimise impacts on the Sydney Olympic Parklands and to prevent disturbance to bird and animal life, a condition is recommended which restricts the use of the drone flying over the Parklands.

4.9 Traffic Impact

A Traffic Management Plan (TMP) was submitted as part of this application. The TMP outlines details of traffic and management, transportation implications and general site and traffic management arrangements at the site during bump-in filming and bump-out. Whilst it is noted that the impact of the filming event on the day to day operation of the precinct will be minimum, it is noted that during major and other such events, which require road closures etc., the impacts can be suitably managed by the measures as outlined in the TMP.

4.10 On-site Sleeping and Living Accommodation

The premise of the filming event is centred on filming the lives of circa 12 – 20 contestants who eat, sleep and live in the temporary structure, which is set up akin to a dwelling house with kitchen, bathroom facilities, washing, bedroom, living accommodation and garden facilities. On a daily to weekly basis the contestants utilise the structure and associated outdoor challenge area located in the Schmidt Arena to undertake challenges and tasks in connection with the filming event.

It is understood the contestants would inhabit the temporary structure in a scale and nature akin to a normal dwelling house – albeit undertaking challenges and tasks which are considered to be of low impact nature.

On-site sleeping accommodation was previously approved at the site under DA reference 01-01-2016 in relation to the annual Royal Easter Show. However, given this DA relates to a separate event and involves other aspects of the use of the site for amenity purposes which are similar to a dwelling house combined with the filming event aspect, a separate DA (that is, the subject DA) is required in this instance.

4.11 Major Events

Sydney Olympic Park is a major events precinct for the State and hosts many major and large events throughout the year. The site is within close proximity to:

- Qudos Bank Arena (immediately West of the site); and
- Stadium Australia (75m south of the site).

Furthermore, the site is located within the RAS site which holds a number of major and medium scale events throughout the year. The SOPA operations team were notified of this DA and raised no objection to the proposal subject to the implementation of the TMP. It is considered that the proposal would not impact on the day-to-day operation of the precinct. The DA is cognisant of the site's location within a major events precinct and as such, measures have been outlined within the submission, most notably the TMP which outlines how the filming event will operate during event mode.

4.12 Sydney Olympic Park Local Infrastructure Contributions Framework (ICF)

The proposed development is temporary in nature and thus would not result in any additional GFA; accordingly, the ICF does not apply to the proposed development.

4.13 The suitability of the site for the development

The site has been used as the RAS site since the time of the 2000 Olympic and Paralympic Games and the use of the site for filming and overnight sleeping accommodation is consistent with the current use of site. The site was assessed for development under reference S38-6-96 and reference S38-3-95 and approved the use of the site for exhibition, and entertainment, recreation and sporting activities.

4.14 Likely Impacts of the Development

The proposal is considered acceptable and unlikely to have any adverse environmental, social or economic impacts. The development is likely to encourage travel via more sustainable transport methods.

5 Consultation

5.1 Notification, advertising and submissions received

The application was placed on public notification for a period of 14 days from 25 May 2022 to 13 June 2022 in accordance with the requirements prescribed under the *Environmental Planning and Assessment Regulation 2000*.

No public submissions were received during the notification period.

5.2 The public interest

The proposed development is considered to be in the wider public interest as it:

- is consistent with the applicable provisions and controls of the principal environmental planning instrument applying to the land contained within *State Environmental Planning Policy (Precincts – Central River City) 2021*; and
- is unlikely to result in any adverse environmental affects, subject to compliance with the recommended condition

5.3 Internal referral

SOPA Discipline	Comment
SOPA's Manager, Building Services and Compliance	Conditions were recommended for the following stages: Pre-Construction; During Construction and Post Construction.
SOPA's Senior Manager, Environment and Ecology	Lighting conditions were recommended relating to the following: <ul style="list-style-type: none">• Upwards-pointing searchlights are not to be used; and• The design and operation of uplighting structures must avoid and minimise lightspill.
SOPA's Senior Manager Operations	Conditions were recommended in relation to the following: <ul style="list-style-type: none">• Drone flight areas & compliance with CASA regulations regarding drones; and• That confirmation from SOPA at the beginning of each month that access to Gate 4 is available.

6 Delegations

On 3 June 2022, the Minister delegated powers and functions under Section 2.4 of the EP&A Act for development at Sydney Olympic Park which will not result in an expected future realisation by SOPA of income or other economic benefit for an amount exceeding \$250,000 per financial year.

These delegations have been provided to SOPA and the Public Service senior executive employees who are employed in accordance with Section 64 of the Sydney Olympic Park Authority Act 2001.

The proposed development is consistent with these delegations as:

- The development is not State Significant Development;
- The Authority is not the applicant; and
- The Authority will not derive a commercial benefit in excess of \$250,000 per year from the development.

Accordingly, it is appropriate for the Authority to exercise its delegations in determining this development application.

7 Findings and Recommendation

The proposal seeks consent for a temporary filming event within the RAS showground of Sydney Olympic Park. The proposal is considered consistent with the vision of the Master Plan. It seeks to utilise the showground facilities for a filming event which is broadly consistent with the extant consent at the site. Furthermore, it is considered that no amenity effects, which cannot be controlled by way of planning condition, would arise as a result of the proposal. Accordingly, this DA is recommended for approval subject to suitably worded planning conditions pertinent to the development.

8 Conclusion

The application has been assessed with regard to the matters raised in:

- (i) Section 4.15 of the *EP&A Act*;
- (ii) The provisions and controls of *SEPP (Precincts- Central River City) 2021*;
- (iii) The provisions of Sydney Olympic Park Master Plan 2030 (2018 Review).

The proposed development is considered acceptable, in the public interest and is therefore recommended for **approval** subject to the recommended conditions of consent.

Assessed and Recommended by:



Rupert Luxton
Urban Planner

Reviewed:



Vivienne Albin
Senior, Manger Planning

Approved



John Ferguson
Executive Director, Asset Management and Environmental Services