
SYDNEY OLYMPIC PARK AUTHORITY

Planning Development Application Assessment Report

Application No:	DA 07-11-2022
Application Site:	8 Australia Avenue, Sydney Olympic Park, NSW 2127
Proposed development:	Fitout and Operational Use of Existing Rooftop Area and Extension of a Lift Shaft of the Existing Mixed-Use Building
Applicant:	Centuria Capital
Determining Agency:	Sydney Olympic Park Authority

1 Purpose

The purpose of this report is to provide an assessment of the subject development application (DA) under Part 4 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 the Sydney Olympic Park Authority:

- A) Consider all relevant matters prescribed under Section 4.15 of the EP&A Act, as contained in the findings and recommendations of this report;
- B) Determine that the development application be **approved subject to the recommended conditions** pursuant to Section 4.16 of the EP&A Act, having considered the relevant matters in accordance with (A) above;
- C) Sign that attached Instrument of Approval; and
- D) Authorise Sydney Olympic Park Authority to carry out post-determination notification pursuant to Section 4.18 of the EP&A Act.

3 History

The site's development history relates to the fitout of various tenancies within the building in addition to temporary signage. None of the recently approved DA's directly affect the proposed development.

4 Site and Surrounds

The building is located at No. 8 Australia Avenue and comprises a six-storey commercial building on the western side of Australia Avenue, close to the intersection with Murray Rose Avenue in Sydney Olympic Park.

The site has an area of approximately 1,433m² and forms part of a consistent block of buildings located on the northern side of Murray Rose Avenue between Showground Road (west) and Australia Avenue (east).

The subject site has a consistent façade finish comprising floor to ceiling glazing, terracotta coloured feature panels and inset balconies. The ground floor of the building fronting Australia Avenue and Murray Rose Avenue is occupied by commercial/retail tenancies.

The site is legally described as Lot 2000 DP 1147230. It is rectangular in shape with a dual frontage to Australia Avenue and Murray Rose Avenue.

The surrounding area is characterised by similar high-rise, mixed-use type developments with activated ground floor space in the form of retail food and drink premises. The site is located within the 'Central Precinct' of Sydney Olympic Park. Primary access to the site for pedestrians is from Murray Rose Avenue. On-street car parking is available along Murray Rose Avenue and a car park located to the north-east of the site accessible from Australia Avenue.

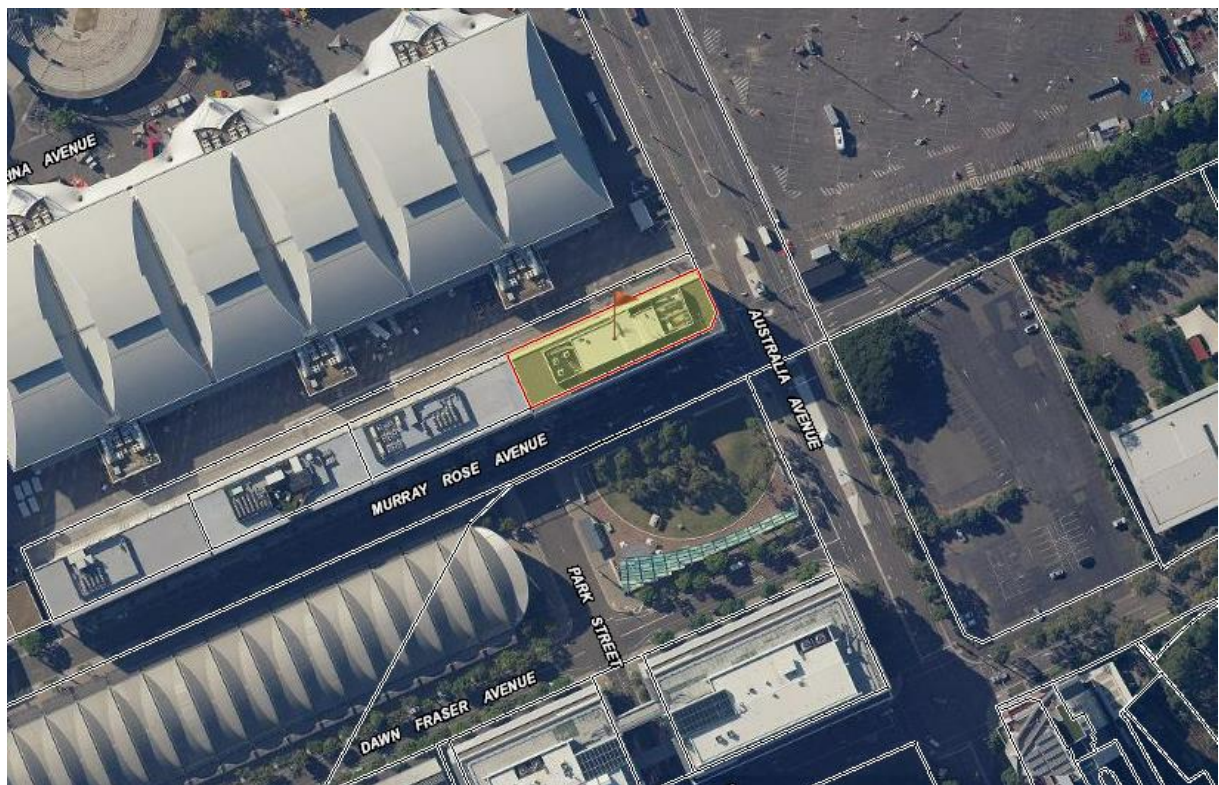


Figure 1: Location of the site (Source: Nearmap)

5 The Proposed Development

The proposed development comprises the use of, and external works to, an existing roof area located above Level 6 of the commercial building adjacent to the plant and services block to allow the roof to be used as a rooftop terrace. The extension of an existing internal lift shaft to roof level will provide access to the rooftop amenity area for the benefit of tenants of the building.

The proposal seeks to enhance the amenity and useability of the existing roof area for use by the tenants/ employees of the building to create a social workspace. The proposed roof area will be used by the tenants of the building between the hours of 09:00am and 17:00pm Monday to Friday.

The following works as described on the Architectural Plans are proposed to the roof of the building:

- Extension of the existing lift shaft to roof level;
- Existing ductwork to be relocated to accommodate new raised lift shaft;
- Construction of Modwood clad walls with gaps for air penetration;
- Installation of fire hose reel;
- Installation of gas powered BBQ;
- Construction of 500mm high metal parapet capping;
- Construction of 1000mm high fixed balustrade to comply with BCA Regulations;
- Installation of 'floating deck' constructed over existing waterproof rooftop;
- Installation of fixed landscaped planter boxes; and
- Installation of fixed outdoor furniture comprising benches and stools.

Landscape planter beds, a BBQ area and outdoor furniture comprising tables, chairs and benches will be located and fixed atop the floating deck. The applicant has advised that no furniture or associated paraphernalia at roof level will be unfixed. Drawings accompanying this application (Drawing No: SK01, Rev B, Proposed Layout, dated 23.06.21) advise that all furniture items and planter boxes will be fixed to solid cross laminated timber (CLT) inserts located between the joists of the floating deck and above the roof slab.

Landscape planter beds are proposed to contain native, non-invasive species. No fixed or retractable shade structures are proposed.

The proposed use of the rooftop area is solely for the tenants of the building and will not be accessible by members of the public at any time. The roof area has been designed to accommodate up to 30 people.



Figure 2: View of the proposed roof terrace looking west

6 Assessment

6.1 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 by Willowtree Planning on behalf of Centuria Capital Limited and accepted by Sydney Olympic Park Authority (SOPA) on 7 November 2022. The application was notified in accordance with SOPA's notification policy from 11 November 2022 to 30 November 2022. No submissions were received during the exhibition period. As detailed below, additional information was requested on 23 November 2022.

6.2 Environmental Planning and Assessment Regulation 2021

Request for Information

In accordance with Clause 36(1) of the *Environmental Planning and Assessment Regulation 2021* ("the regulations") a consent authority that receives a development application may request additional information about the development from the applicant.

In this regard, on 23 November 2022, a Request for Additional Information (RFI) letter was issued to the applicant requesting the submission of further information which is summarised below:

- Provide a Building Code Australia (BCA) Compliance Report assessing access provisions, fire safety egress, and the Disability Discrimination Act (DDA);
- Provide details of landscaping, including proposed planting, maintenance and irrigation; and
- Details of outdoor furniture and fixing methods, clarification of the use of shade structures.

An incomplete response to the requested information was provided on 17 January 2023. The final piece of information was received on 6 February 2023.

6.3 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 alterations to the roof level of the existing commercial building to provide a rooftop amenity space for the tenants of the building, accordingly, the proposal is generally consistent with the requirements of the Environmental Guidelines.

6.4 Environmental Planning Instruments

6.4.1 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 of the SEPP are addressed in Table 1 below.

Table 1: Appendix 4 of SEPP (Precincts – Central River City) 2021 – Planning Provisions

Clause	Response	Compliance */✓/N/A
(9) Zone B4 Mixed Use	The proposed rooftop amenity space is permissible in the B4 Mixed Use zone. The use of the rooftop for the tenants of the building will be ancillary to the use of the site as a commercial office. Commercial offices are permissible with consent in the B4 Mixed Use zone. The proposed development is consistent with the objectives of the B4 Mixed Use zone.	✓
(16) Subdivision	This development application does not seek the subdivision of the site.	N/A
(18) Height of Buildings	The proposal will not exceed the 26 metre height of building control and will measure 25.79 metres as measured from ground level to the top of the extended lift overrun.	✓
(19) Floorspace Ratio	The maximum FSR for the site is 5:1. The plans indicate that the clear glass balustrade will be 1 metre in height. Consequently, the proposed additions do not constitute additional gross floor area and will not impact on the existing approved FSR of the building.	✓
(23) Public infrastructure	The rooftop amenity space will connect to the existing electricity supply of the building. The proposal will have no impact on any public infrastructure.	✓
(24) Major event capability	The proposal will not impact on the major event capabilities of Sydney Olympic Park.	✓

Clause	Response	Compliance */✓/N/A
(25) Transport	The proposed development is for a rooftop amenity space and will have negligible impact on the uptake of public or active transport in Sydney Olympic Park.	✓
(26) Master Plan	The proposal is within an area which is subject to the Master Plan 2030 (2018 Review). The proposal does not conflict with the principles or controls within the Master Plan.	✓
(29) Environmental Conservation Area	The site is not located within an Environmental Conservation Area.	✓
(30) Design Excellence	This development does not relate to the comprehensive redevelopment of the site and thus the Design Excellence clause does not apply in this instance.	N/A
(31) Heritage Conservation	The site is not within, or in close proximity to a heritage conservation area precinct.	✓

6.5 Sydney Olympic Park Master Plan 2030 (2018 Review) and Interim Metro Review

The Sydney Olympic Park Master Plan 2030 (2018 Review) and Interim Metro Review, aim to provide a comprehensive approach to the development of Sydney Olympic Park, ensuring it becomes an active and attractive town centre, protecting the public domain and encouraging development that responds to its context and contributes to the quality of the built environment and future character of the wider area.

Section 4.6.5 of the Sydney Olympic Park Master Plans 2030 (2018 Review) provides planning principles for Rooftops to minimise the visual impact of roof top plant. An assessment of these principles is provided in the table below:

Table 2: Section 4.6.5 Assessment

<i>The maximum rooftop service zone height is 5m.</i>	The extended lift core will not exceed the maximum rooftop service zone height limit
<i>Set back the rooftop service zone 3m from the parapet.</i>	The rooftop service zone is setback at least 3m from the parapet.
<i>The total area in plan above the maximum building height for services may not exceed 80 per cent of the building footprint area.</i>	The proposal does not exceed the maximum building height.
<i>Design lift towers, machinery plant rooms, chimneys, stacks, vent pipes and television antennae to minimise their visibility and size.</i>	The roof top additions including the extended lift core and the amenity space have been designed to minimise their visibility from ground level and integrate with the overall building design.

<i>The design of rooftop structures is to be integral with the overall building design.</i>	The roof top additions have been designed to minimise their visibility from ground level and integrate with the overall building design.
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6.6 Impact Assessment

6.6.1 Visual Impacts

The visual impacts of the proposed rooftop amenity space will be inconsequential. The extended lift core, terrace/ deck level and associated furniture will not be readily visible from the adjoining public realm, partly as a result of the setback of the decking from the edge of the existing roof form and the proposed 500mm high parapet capping which will help to enclose the space. The proposed development will have an acceptable visual impact.

6.6.2 Amenity Impacts

The proposed rooftop amenity space is to operate between 9:00am and 5:00pm Monday to Friday and will only be used by the tenants of the building. The proposed rooftop area is not open to members of the public and will provide an outdoor space for work and social activities. The proposed development will have a negligible impact on visual, aural or other amenity as a result of the limited operation of the roof terrace during business hours and the distance to/ from neighbouring residential occupiers.

6.6.3 Procedural

A BCA Report was provided on 6 February 2023. The proposal demonstrates general compliance with the relevant Building Code of Australia Requirements including the Disability Discrimination Act (DDA) provisions.

6.6.4 The suitability of the site for the development

The site has been operating as a commercial, mixed-use office block for a number of years in an area of Sydney Olympic Park characterised by commercial/ mixed use type developments associated with the Sydney Olympic Park Town Centre. The site is suitable for the development as proposed.

7 Consultation

7.1 Notification, advertising and submissions received

The application was placed on public notification for a period of 20 days from 11 November 2022 to 30 November 2022 in accordance with the requirements prescribed under the *Environmental Planning and Assessment Regulation 2021*. No submissions were received.

7.2 The public interest

The proposed development will be in the public interest as it will provide improved facilities for commercial tenants in the building providing a useable and enjoyable outdoor amenity space.

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. SOPA Act 2001;
- iv. The provisions of Sydney Olympic Park Master Plan 2030 (2018 Review) and Interim Metro 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

Reviewed:



Vivienne Albin
Senior, Manager Planning

Approved



John Ferguson
Executive Director, Asset Management and Environmental Services