

Development Application Assessment Report

Application No:	DA 08-06-2015
Application Site:	Lot 56 DP 773763, 2 Herb Elliott Avenue, Sydney Olympic Park
File No:	F15/451
Proposal:	Alterations & additions to existing commercial premises
Background/History:	The existing building on the site was previously used for light industry/warehouse and ancillary office space. DA 06-04-2015 approved a change of use to utilise the entire building for commercial office space.
Applicant:	The Property Investors Alliance (PIA)
Determining Agency:	Sydney Olympic Park Authority (SOPA)

1 Site and Location

The site is located on the southern side of Herb Elliott Avenue, near the corner of Australia Avenue and is legally described as Lot 56 DP 773763.

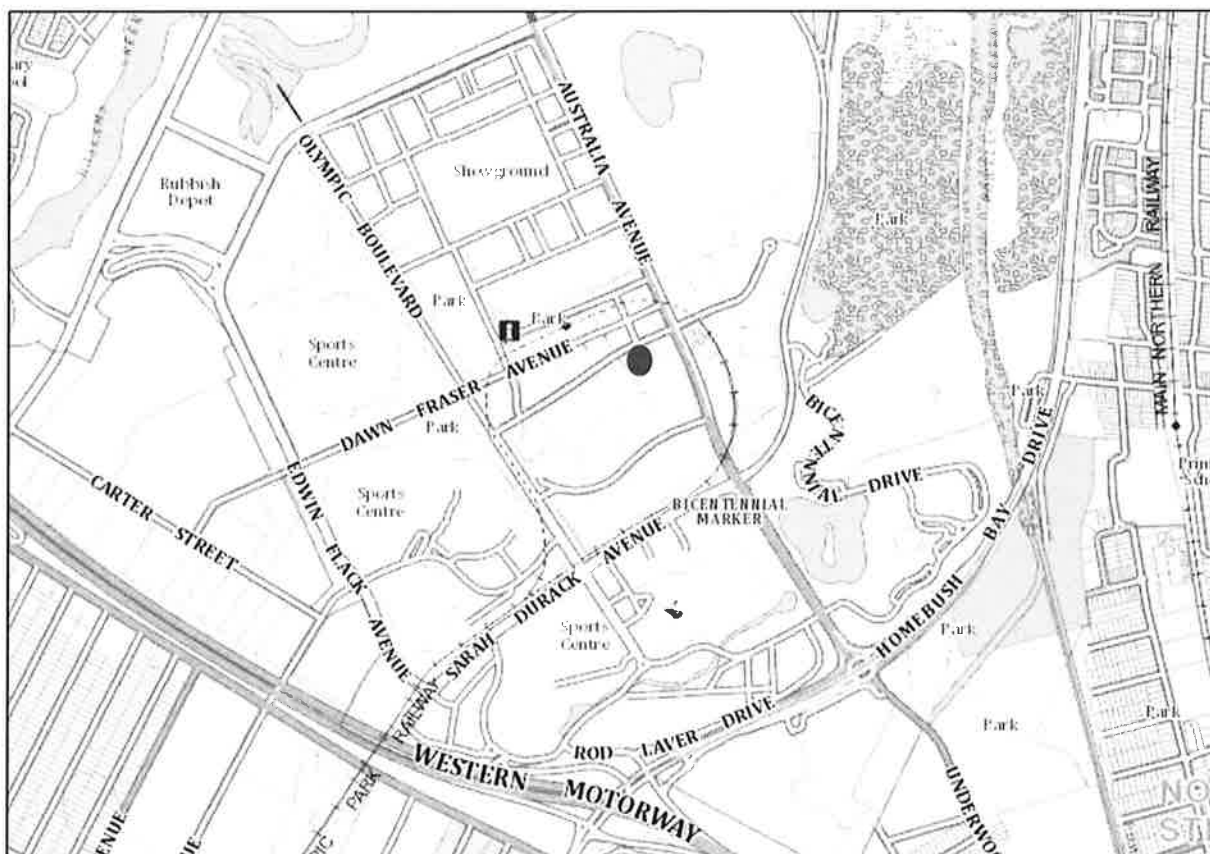


Figure 1 – Location Plan

Adjoining development includes the CBA buildings to the north, existing low-rise business activities in the Australia Centre to the south and west and the Australia Tower development to the east.

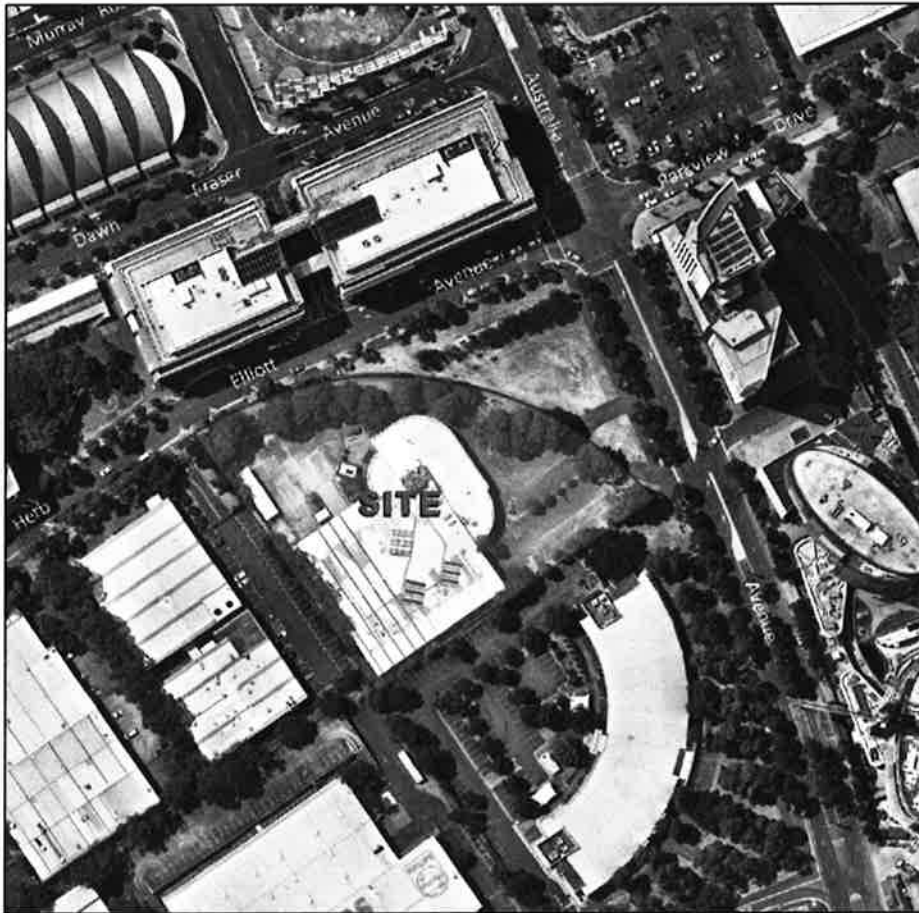


Figure 2 – Local context

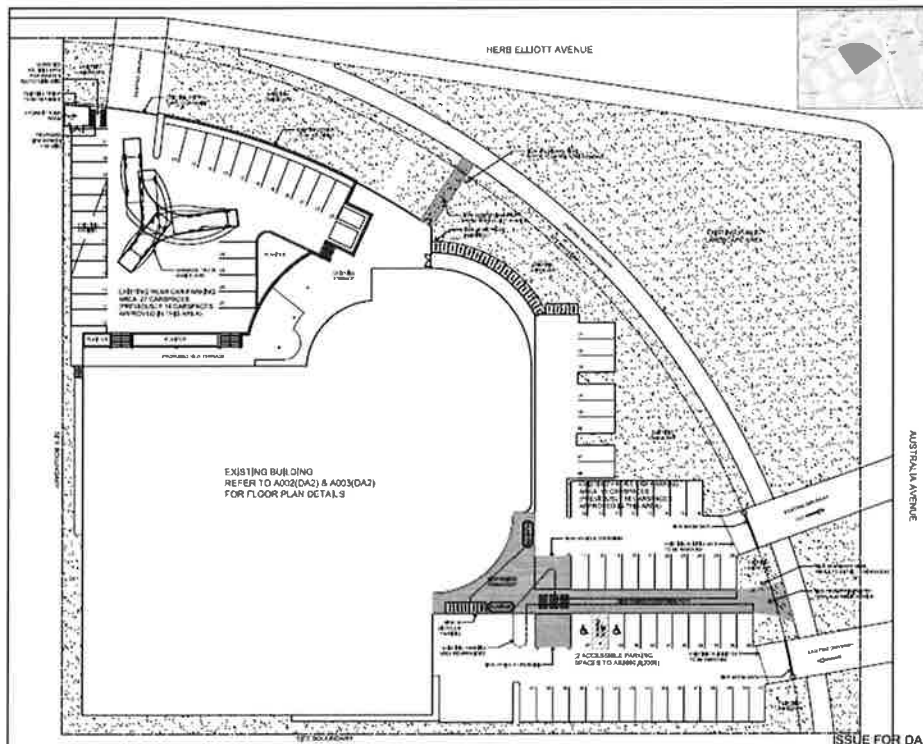


Figure 3 – Proposed Site Layout

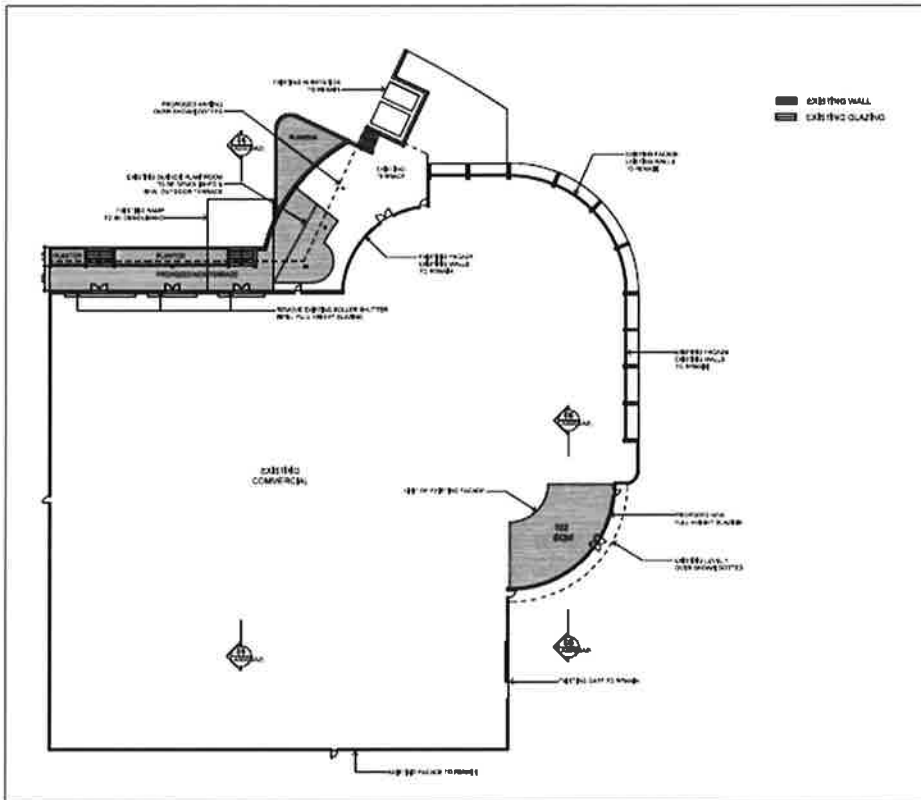


Figure 4 – Proposed Ground Floor Plan

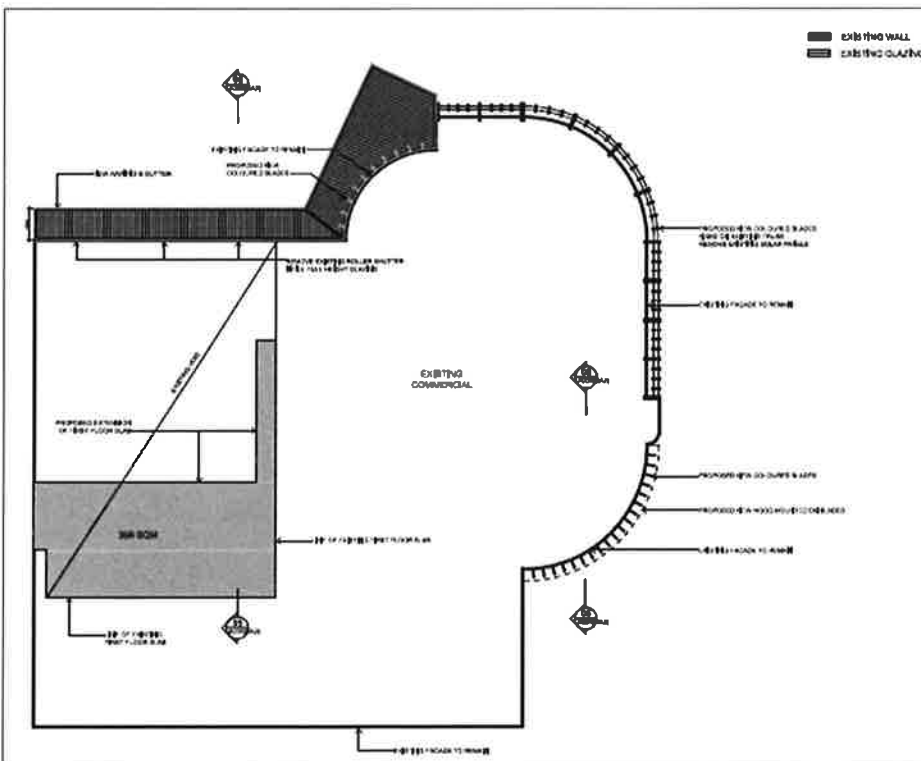


Figure 5 – Proposed First Floor Plan

2 The Proposed Development

This DA proposes alterations and additions to the approved commercial premises, which will incorporate the following works:

- An extension at first floor level comprising 356 m² of floor space and a new glazed main entry foyer comprising 102 m² at ground level; for total additional floor space of 458m²
- External façade treatment including glazed in-fills to replace three roller doors,
- Static coloured blades on windows along the façade using existing solar panel supports and new hood mounted on brackets;
- Terrace at ground floor with awning over;
- Business identification signage;
- Bicycle Parking: 50 spaces and 25 racks based on 1/150m² staff bicycles and 1/750 m² for visitors;
- Additional 8 car parking spaces; for a total of 78 spaces, incorporating 2 accessible parking spaces with associated share zone;
- External landscaping including a new shared zone, pedestrian crossing and landscaped pedestrian path.

Architectural drawings prepared by Krikis Tayler Architects comprising plans, sections and an external perspective provide all relevant details including location of the garbage bin collection area, truck turning areas, cycle parking, and the provision of car parking.

3 Delegated Authority

The Minister is the consent authority pursuant to Schedule 6, Part 1, Clause 3 of the SEPP Major Development 2005 and Clause 22 of the Sydney Olympic Park Authority Act 2001.

On 10 November 2014, the Minister delegated her powers and functions under Section 80 of the Environmental Planning and Assessment Act 1979 (*the Act*), effective from 10 November 2014, for all development at Sydney Olympic Park which have a Capital Investment Value of less than \$10 Million. These delegations have been provided to the Chief Executive Officer of Sydney Olympic Park Authority. The proposed development is consistent with these delegations as it:

- Has a CIV less than \$10 million
- SOPA is not the applicant; and
- SOPA will not derive a commercial benefit in excess of \$250,000 per year from the development.

Therefore it is appropriate for SOPA to exercise its delegations in determining this development application.

4 Assessment

The application has been assessed pursuant to Section 79C of the *Environmental Planning and Assessment Act 1979*, including consideration of the following matters:

4.1 Environmental Planning Instruments, DCPs and Planning Agreements

4.1.1 State Environmental Planning Policy (Major Development) 2005

The Minister for Planning is the consent authority pursuant to Schedule 6, Part 1, Clause 3 of the SEPP Major Development 2005. The proposed development is permissible with consent pursuant to Schedule 3, Part 23 of SEPP Major Development 2005 and the relevant provisions are addressed in **Error! Reference source not found.**

Clause	Response	Compliance */✓/N/A
(9) Zone B4 Mixed Use	The proposal is permissible with consent and is consistent with the zone objectives.	✓
(23) Public Utility Infrastructure	The proposed development does not require additional public utility infrastructure.	✓
(24) Major event capability	The proposed development will not adversely impact on major events.	✓
(25) Transport	The original Traffic Impact Statement prepared for the approved DA 06-04-2015 emphasises the suitability of the site for commercial use. A Work Travel Plan was also prepared to encourage the uptake of public transport, walking and cycling. The proposal will not result in any adverse transport/ parking impacts	✓
(26) Master Plan (Note: MP 2030 is a deemed DCP and is also considered here for the purposes of S79C(1)(a)(iii)).	The proposed development is generally consistent with the principles and controls set out in MP2030.	✓
(29) Development within an environmental conservation area	The subject site is not located in a conservation area.	N/A
(31) Heritage Conservation	The subject site is not a heritage item.	N/A

4.1.3 Development Control Plans

Sydney Olympic Park Master Plan 2030 (MP 2030) was approved by the Minister for Planning & Infrastructure in accordance with Section 18(4) of the *Sydney Olympic Park Authority Act 2001* and came into effect on the 10 March 2010.

MP 2030 is a deemed DCP and is considered here for the purposes of Section 79C(1)(c).

The proposed development is considered to be consistent with the general controls and guidelines of MP 2030 as they apply to the Central Precinct.

4.1.4 Draft Environmental Planning Instruments

There are no draft EPIs that are applicable to Sydney Olympic Park.

4.1.5 Planning Agreements

There are no planning agreements that are applicable to this application.

4.2 Prescribed Matters EPA Regulation 2000

The proposed development is able to comply with prescribed matters of the *Environmental Planning and Assessment Regulations 2000* subject to fulfilment of conditions of consent.

4.3 Impacts of the Development

The proposal is unlikely to result in any adverse physical impacts, subject to the imposition of appropriate conditions of consent. Furthermore it is considered that the proposal will have a number of positive social and economic impacts including:

- expanding the range and diversity of uses at SOP;
- remove warehousing / industrial land use thereby eliminating associated heavy vehicle movements;
- provide increased and ongoing employment opportunities which will further stimulate demand for the range of current and planned uses in the Central Precinct and across the wider Sydney Olympic Park. Greater numbers of staff will contribute to the critical mass for retail, services and hospitality activities.

4.4 The suitability of the site for the development

The proposal is in keeping with the overall objectives and functions of the Central Precinct and the range of permissible land uses in the B4 Mixed Use Zone.

4.5 Notification, advertising and submissions received

No submissions were received as the proposal did not require advertising or notification.

4.6 The public interest

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

- is consistent with the in-force provisions and controls of the principal environmental planning instrument applying to the land contained with *State Environmental Planning Policy (Major Development) 2005*; and
- is consistent with the *Sydney Olympic Park Master Plan 2030*;
- would not result in any substantive adverse environmental impacts in terms of traffic, access or parking, subject to compliance with appropriate conditions of consent; and
- will have a number of positive social and economic impacts.

5 Sydney Olympic Park Authority Act 2001

5.1 Clause 22(2) – Consistency with Environmental Guidelines

This development provides an opportunity to modernise this otherwise defunct building and bring it up to current acceptable standards. This building is reaching the end of its useful life and will eventually be replaced by new developments in accordance with MP 2030. In the meantime, the existing building will be improved with a range of water and energy efficient measures implemented. Removal of the decommissioned solar panels, which are old and no longer operational is off-set by the refurbishment of this building; incorporating the following water and energy efficiency measures.

The proposed development is minor and routine and will not result in a significant impact on any critical habitat, threatened species, population or endangered ecological community or their habitats, and is generally consistent with the *Environmental Guidelines*.

6 Consultation

6.1 Internal referrals

The application was referred to the following internal Sydney Olympic Park Authority units for review and comment on 2 June 2015:

INTERNAL DEPARTMENT	RESPONSE
BUILDING SERVICES	No objections subject to conditions
MAJOR PROJECTS	Comments have been addressed by applicant by marking up plans in red.
URBAN DESIGN	No comments
COMMERCIAL SERVICES	No comments

All conditions recommended by the relevant Units have been incorporated into the recommended Conditions of Consent where appropriate and necessary.

7 Conclusion and Recommendations

7.1 Conclusions

The application has been considered with regard to the matters raised in section 79C of the EP&A Act. The proposed development is considered to be acceptable, in the wider public interest and is **recommended for approval** subject to conditions.

7.2 Recommendation

- A. Consider all relevant matters prescribed under Section 79C 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 conditions** pursuant to Section 80(1) and 80(A) of the EP&A Act, having considered the relevant matters in accordance with (A) above;
- C. Authorise Sydney Olympic Park Authority to carry out post-determination notification pursuant to Section 81 of the EP&A Act.

Reviewed by



Planner
Sydney Olympic Park Authority

Date: 24/6/2015

Endorsed by



Chief Executive Officer
Sydney Olympic Park Authority

Date: 29 June 2015