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## SYDNEY OLYMPIC PARK AUTHORITY

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### Planning Development Application Assessment Report

<b>Application No:</b>	DA 01-01-2013
<b>Application Site:</b>	1 Olympic Boulevard, Sydney Olympic Park
<b>File No:</b>	F13/4
<b>Proposal:</b>	Construction of GWS Giants Training and Administration Centre.
<b>Background/History:</b>	The subject site was used as an event overlay area during the 2000 Olympic and Paralympic games and post Olympics was home to the Sydney Olympic Park Golf Driving Range. In 2012 the golf driving range was converted to an AFL training field for the GWS Giants.
<b>Applicant:</b>	Australian Football League
<b>Determining Agency:</b>	Sydney Olympic Park Authority

## 1 Background

The subject site was used as an event overlay area for the 2000 Olympics and Paralympic games. Following the redevelopment of Sydney Olympic Park the site was developed for use as a golf driving range which existed until late 2012. In 2012 an application was approved for the redevelopment of the golf driving range field to an AFL field to be used as the training ground for the GWS Giants.

## 2 Site and Location

A site visit was carried out on 14 January 2013.


The subject site is 1 Olympic Boulevard, legally known as Lot 200 DP 1041756. The Site is located at the southern most end of Olympic Boulevard and is neighboured to the south by the Sydney Olympic Park Tennis Centre, an architectural award winning building, and the Sports Centre to the west, or opposite site of Olympic Boulevard. To the north of the site is the P3 car park, a multi level public/event carpark. Olympic Boulevard is one of the most notable streets in Sydney Olympic Park as it forms the spine of Olympic development and is lined by hoop pines in a double row on each side of the road.

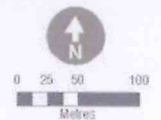
The site is located within the area currently known as the 'Boundary Creek' Precinct.

Photos of the site are attached below.





 Approximate Subject Site



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### 3 The proposed development

The submitted Statement of Environmental Effects describes the proposed works as follows:

*“Alterations and addition to the existing building are proposed to provide office and administration space for the GWS Giants as well as high performance training centre facilities that include among other elements an indoor training centre and gymnasium.*

*The administration building, Building A will be situated within the existing Golf Clubhouse building that is proposed to be refurbished. Building A is designed to accommodate up to 50 administration staff.*

*The training, medical and administration facilities associated with the Football Department are to be accommodated within Building B, which are the proposed building extensions south of the existing Golf Clubhouse. Building B is designed for 50 – 60 players and approximately 12 coaching staff, 5 medical staff and 10 administration staff.*

*The key components of the proposal include:*

- *A prefabricated A-frame structure of some 1000sqm to the south of Building A to accommodate the sports hall comprising gymnasium, training area and miniature AFL field. This structure is to be clad in corrugated metal with translucent polycarbonate roof sheets for natural light.*
- *A low rise building of approximately 1,235sqm to house staff, change rooms, wet areas and medical facilities and players’ lounge.*
- *The new low rise building and the players’ lounge is proposed to be clad in a combination of corrugated metal and painted FC sheeting.*

*Proposed changes to the existing building, Building A comprise internal reconfiguration and refurbishment. The key elements include:*

- *A multicultural community education centre is proposed for western Sydney children to provide opportunity for participation in activities after school and during school holidays and where they can interact with the AFL team. The centre consists of a learning centre and amphitheatre to be available for various community based activities.*

*Other aspects of the DA proposal include:*

- *Retention of the curved canopy over the existing tee-off area with the construction of storage area under the southern end of the canopy.*
- *Bulk earthworks involving excavation and filling for ground improvement works and to accommodate the new building and on-site detention (OSD) tank.*
- *New collector pipe system and OSD tank to discharge to the existing stormwater system in Olympic Boulevard.”*

## 4 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 14 September 2011, the Minister delegated his powers and functions under Section 80 of the *Environmental Planning and Assessment Act 1979 (the Act)*, effective from 1 October 2011, 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 Executive Manager, Urban Planning and Design, and 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.

## 5 Statutory framework

### 5.1 Environmental Planning and Assessment Act 1979

The proposal is local development to which Part 4 of the Environmental Planning and Assessment Act 1979 (the Act) applies. Refer to Part 8 of this report for the assessment of the application against the heads of consideration set out under Section 79C of the Act.

### 5.2 Sydney Olympic Park Authority Act 2001

#### 5.2.1 Clause 22(2) – Consistency with Environmental Guidelines

The SEE provided a detailed assessment of the development against relevant provisions of the *Environmental Guidelines*. Having regard to the additional information received on 13 February 2013, it is considered that the proposed development is generally consistent with the *Guidelines*.

### 5.3 Contaminated Land Management Act 1997

The site is located on remediated lands, which includes a capped site. The application has included an assessment of the activity against the provisions of SEPP 55 and the course of action outlined to deal with the contamination material contained on site is considered to be satisfactory. As an additional measure the conditions of consent will require the appointment of an independent site auditor. Further discussion on this matter is provided at Section 7.2.

The requirement for SOPA to undertake monitoring and data analysis of the site will continue under the existing Order to the EPA requirements.



## 6 Consultation

### 6.1 Public notification

The proposal did not require public advertising or notification.

### 6.2 Internal referrals within SOPA

The application was referred to the following internal Sydney Olympic Park Authority units for review and comment on 8 January 2013 and again after receiving additional information on 15 February 2013:

Internal department	response
Building Services	Conditions provided, including the need for provisions of an accessible path of travel from the Boulevard to the premises.
Urban Design	Concerns have been addressed by the amended submission
Parklands & Assets	Concerns raised regarding tree removal, lack of Public Domain Plan and accessible path of travel.
Precinct Coordination	No objections raised.
Environment and Ecology	All issues have been addresses. Conditions provided.
Environmental Infrastructure	All issues have been addresses. Conditions provided.
Spatial Information Services	No concerns subject to provision of as built plans.

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

### 6.3 External agency referrals

The proposed development was referred to the NSW Environmental Protection Authority (EPA) on 14 January 2013 for comment. The EPA provided a response on 31 January 2013 and advised that it had no objection to the development proposal, but made a number of recommendations on how the site might be managed in the future. Where appropriate these comments will be included as conditions of consent.

## 7 Assessment

The application has been assessed against the relevant heads of consideration set out under Section 79C (1) of the Act, which requires a consent authority, in determining a development application, to take into consideration the provisions of:

### 7.1 Environmental Planning Instruments

#### 7.1.1 State Environmental Planning Policy (Major Development) 2005

Schedule 3 – Part 23 of SEPP MD 2005 provides the zoning and development controls for Sydney Olympic Park. The relevant provisions of the SEPP are addressed in Table 1 below:

Clause	Response	Compliance */✓/N/A
(9) Zone B4 Mixed Use	The proposal is permissible with consent. The objects of the zone are satisfied.	✓
(23) Public infrastructure	Public infrastructure will be required to facilitate access and usability of the community field. The application has not been required to provide new infrastructure and this will be provided by SOPA at a later date.	✓
(24) Major event capability	The proposal will not generally be required to operate as a major event venue however it does have the capability to and will not impact on other sites when they are operating in major event mode.	✓
(25) Transport	Transport/parking requirements have been adequately addressed by the application. The site has access to busses on Australia Avenue as a walkable distance from the train station and provides on site parking.	✓
(26) Master Plan (Note: Master Plan 2030 is a deemed DCP and is also considered here for the purpose of S79C(1)(a)(iii)).	The proposed development is generally consistent with MP 2030 principles and controls. The site has been privately controlled for a number of years and this development assists in the progressive redevelopment of the site to be publicly assessable for community/sporting fields as identified in the masterplan. The community field, when services and facilities are provided to it, will be available for use at all times.	✓
(29) Development in conservation area	The subject site is not in a conservation area.	N/A
(30) Design excellence	The proposed development is considered to be an interim use of the site until such a time that land values are sufficient to offset the cost of remediating the site. This use does not impede the ability of Master Plan 2030 to be realised and sufficient area remains for a development on site 12, albeit staged.	✓
(31) Heritage Conservation	The subject site is not within the vicinity of a heritage item and the proposed fit out works will not impact on heritage conservation.	N/A

**Table 1 SEPP Major Development – Planning Provisions**



## 7.2 State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)

The subject lands have undergone a remediation process including the capping of the site. The application has included details of how the proposal will be constructed to ensure the capped material does not leach and cause harm. To further ensure that the site does not pose risk and the development is constructed appropriately the proponent will be required to engage an independent site auditor to issue an audit statement. The level of audit and stages of the audit will be determined by the independent auditor.

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.

The proposed development is considered to be consistent with the general controls and guidelines of Masterplan 2030.

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

## **7.5 Planning Agreements**

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

## **7.6 Prescribed matters EP&A Regulations 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.

## **7.7 Impact of the development**

The SEE provided a detailed assessment of the potential impacts of the development during both the construction and operational phases. Having regard to the SEE, it is considered that the proposed development is unlikely to adversely affect the natural, social or economic environment, subject to the imposition of appropriate conditions of consent.

## **7.8 Suitability of the site for the development**

The subject site is considered to be an appropriate site for this development. Whilst the masterplan envisages this site being commercial and residential development in the future the land values are not sufficient at this point in time for this to occur and deal with the contaminated nature of the site. The proposed development is therefore considered to be an appropriate interim use, and the placement of the buildings will permit the commencement of construction on this site in the future, in a staged manner.

## **7.9 Public notification & submissions**

The application did not undergo public exhibition and therefore no submissions were received in response.

## **7.10 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 principle environmental planning instrument applying to the land contained within *State Environmental Planning Policy (Major Development) 2005*;
- Is consistent with the Sydney Olympic Park Master Plan 2030; and
- Would not result in any adverse environmental affects, subject to compliance with appropriate conditions of consent).



## 8 Conclusion and recommendations

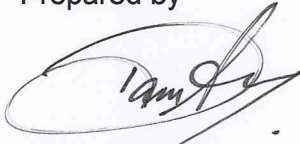
### 8.1 Conclusions

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 public interest and is recommended for approval subject to Conditions of Consent.

### 8.2 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.

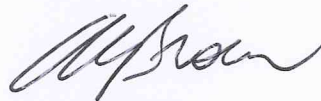
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Date: 14/03/2013