

SYDNEY OLYMPIC PARK AUTHORITY

Planning Assessment Report

Application No:	DA 08-10-2020
Application Site:	1 Figtree Drive (cnr Australia Avenue), Sydney Olympic Park, NSW 2127
Proposal:	<p>Development comprising various site works including:</p> <ul style="list-style-type: none">• Demolition of the existing waste room;• Construction of a new End-of-Trip (EoT) building including new waste room;• Alterations to the existing commercial building comprising addition of solar louvers to the north west elevation, accessible ramps to the main entry and revised car parking layout;• Tree removal; and• New Landscaping, including pedestrian and bicycle paths.
Applicant:	Kador Group Holdings Pty Ltd
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 Director, Environment and Planning, 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 at Tag A;
- 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 is known as Site 45C, 1 Figtree Drive, Sydney Olympic Park and is located within the Parramatta Local Government Area (LGA). The site is legally described as Lot 57 in DP 773763.

The site is bounded by Australia Avenue to the east and Figtree Drive to the south. On the opposite side of Figtree Drive is the recently completed high density residential cluster of buildings with associated retail known as site 53 (the Pavillions). On the opposite side of Australia Avenue, is the Australia Towers development composing two high-density residential towers with ground floor retail. These developments are characteristic in scale and density of the emerging town centre at Sydney Olympic Park.

Site 45A is located to the north of the site and Site 45D is located to the West; these are similar two storey commercial buildings with large floorplates and alongside the development site, are characteristic of the Olympic and Paralympic Games development of the precinct comprising low scale, low density development.

Similar to the neighbouring sites to the North and West, the subject site is roughly trapezoid in shape with frontages of approximately 75m along Figtree Drive and 130m along Australia Avenue. The site area is approximately 11,600m².

A two storey curved building is currently located on the site with at grade parking. Semi-mature trees and landscaping contribute to the character of this corner site. The building is curved at the junction of Australia Avenue and Fig Tree Drive and occupies an elevated position.

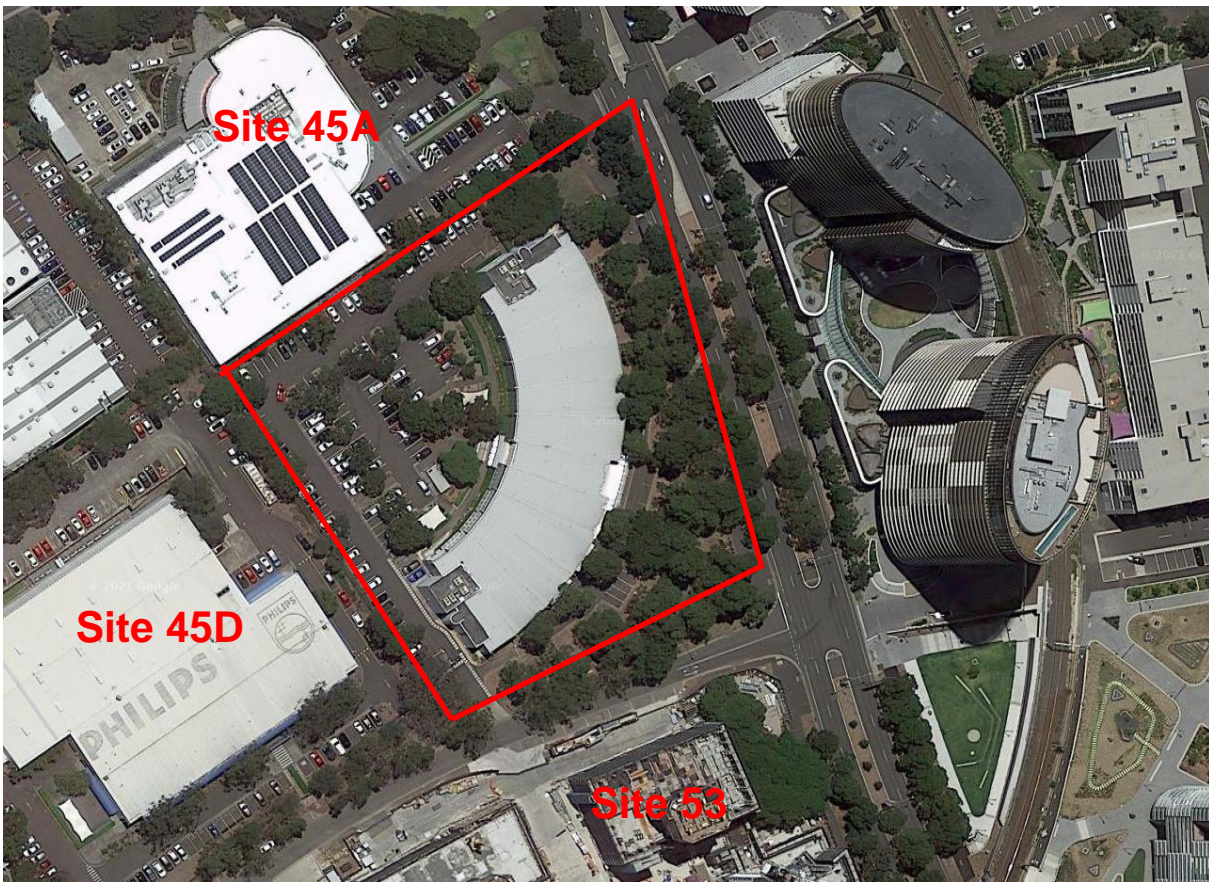


Figure 1: Location of the subject site outlined in red

3.1 Background

The existing building at this site was constructed prior to the inception of the Sydney Olympic Park Authority. As such, this DA has been assessed on the basis that there is no material planning history relevant to this DA.

No pre-DA meeting was held with the applicant prior to the lodgement of the DA.

4 Proposed Development

The proposed development includes alterations and additions to an existing commercial building including:

- Demolition of the existing waste room;
- Construction of a new End-of-Trip (EoT) building including new waste room;
- Alterations to the existing commercial building comprising addition of solar louvers to the north west elevation, accessible ramps to the main entry and revised car parking layout;
- Tree removal; and
- New Landscaping, including pedestrian and bicycle paths.

Demolition of Existing Waste Room

Demolition of the existing waste room to the north-west of the existing curved building and removal of some minor landscaping and paving elements.

Construction of an End of Trip Facility

The EoT facility would be a single storey building with a footprint of approximately 153m². The building would be of steel-frame construction with aluminium cladding, metal roof and glass entry doors. The building would comprise:

- Secure storage for 40 bicycles;
- Male and female amenities (showers, toilets, basins and lockers);
- An accessible, unisex toilet;
- A small cleaners' room; and
- A bin storage room to replace the existing semi-open facility.

Existing Building Alterations

The proposal includes the following alterations and additions to the existing building:

- A new accessible ramp to the southern building entry;
- New handrails to existing access stairs and new painting and lighting as required; and
- Installation of weatherproof façade louvers to north west elevation

Landscaping and Tree Removal

The hard and soft landscaping alterations included within this DA include:

- Construction of a new pedestrian path leading from Australia Avenue and from the south-eastern property corner to the main building entrance (connecting with existing and new pedestrian paths along the southern driveway);
- Construction of a new pedestrian ramp and path leading from the EoT facility to the northern building entry;
- Construction of new paving and replacement of outdoor furniture to north-facing outdoor seating areas;
- Selective removal of existing trees and landscaping in accordance with a proposed retention methodology;
- New shrubs, ground covers, grasses and perennial plantings within the street setbacks, building edges and within the car parking areas.

Vehicular Access and Parking

The existing vehicular access will remain unaltered. However, the proposal seeks a net loss of two car parking spaces through the reconfigured car park, which would result in:

- Deletion of nine car parking spaces as a consequence of the new EoT footprint;
- Addition of four new parking spaces to the east of the new EoT facility;
- Addition of two new visitor car parking spaces and one (1) accessible car parking space on the southern driveway, near the main entrance (as a consequence of new access ramp); and
- Relocation of one new accessible car parking space near the north-western corner of the building (as a consequence of the new EoT footprint).

5 Assessment

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* (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 on 12 October 2020 by the applicant Kador Group Holdings Pty Ltd. On 18 November 2020, a 'Stop the Clock' letter was issued to the applicant pursuant to Section 54 of the EP&A Regulations requesting the submission of further information relating to landscaping matters.

On 12 February 2021, the proponent responded with further plans and information pursuant to the requested landscaping matters.

5.2 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 minor alterations and additions to an existing development 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.

5.3 Environmental Planning Instruments

5.3.1 State Environmental Planning Policy (State Significant Precincts) 2005

The Minister for Planning is the consent authority cl.9A SEPP (State Significant Precincts) 2005 being Appendix 11, Part 2. The relevant provisions are addressed in Table 1:

Clause	Response	Compliance */✓/N/A
(9) Zone B4 Mixed Use	The proposal is in relation to the use of the site as a commercial office and is consistent with the B4 Mixed Use land zoning as set by the SEPP.	✓
(16) Subdivision	This development application does not seek the subdivision of the site.	N/A
(18) Building Heights	The site has a building height control of 102m. The proposal relates to minor changes to the existing building and will not exceed the building height control at this site.	✓
(19) Floor space ratio	The proposed EoT facility does not meet the definition for 'gross floor area' and therefore the proposal will have no increase on the maximum floor space ratio for the site.	N/A
(23) Public infrastructure	This DA relates to minor works to the existing building and landscaping. Vehicle cross-over and path will remain in the same location as currently exists. The proposal will not impact on public infrastructure at the site.	✓
(24) Major event capability	the proposal does not adversely impact on the major event capabilities of the Park or the free movement of people during major events.	N/A
(25) Transport	See section 5.6 of Report	✓
(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	Site 45C is identified as a design competition site in Master Plan 2030 (2018 Review). Notwithstanding, this development does not relate to the comprehensive redevelopment of the site and thus the design excellence policy does not apply in this instance. Nevertheless, EoT facilities such as this are not uncommon in commercial buildings and are often retrofitted to older buildings. The design is un-intrusive when read in the context of the streetscape and does not detract from the prevailing character of the area. The additions to the existing building comprising the accessible ramp and louvres will harmonise with the architecture of the existing building.	✓
(31) Heritage Conservation	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.	N/A

Table 1 SEPP State Significant Precincts 2005 – Planning Provisions

5.3.2 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 Sydney Regional Environmental Plan (Sydney Harbour Catchment Plan) 2005

The Sydney Regional Environmental Plan (Sydney Harbour Catchment Plan) 2005 (Harbour REP) aims 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. Although the Harbour REP applies to the whole of the Sydney Catchment Area, including the subject site, it primarily provides planning provisions relating to the foreshore and waterway areas.

The site is located outside the mapped foreshores and waterways area and therefore the provisions of the Harbour REP do not apply in this instance.

5.4 Compliance with Master Plan 2030 (2018 Review)

The Sydney Olympic Park Master Plan 2030 (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 the SSP SEPP. The following table assesses the proposal against the provisions within the Master Plan:

Section	Response	Compliance
4.2 Sustainability	The proposal will promote sustainable transport through providing appropriate EoT facilities for cyclists at the site	✓
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 impinge on event access or closure with Sydney Olympic Park.	✓
4.5 Land Uses and Density	The proposal is in connection with the existing use of the land and does not seek to provide a new density or use of the site.	✓
4.6 Building Form and Amenity	The addition of a building access ramp and louvres will improve the amenity of the occupants of the building through providing solar shading and a DDA compliant ramp. The EoT facility has been designed to accord with the prevailing character of the site.	✓
4.7 Access and Parking	The proposed reduction in on-site car parking and provision of EoT facilities for cyclists and pedestrians is consistent with the objectives of the maximum car parking rates under the Master Plan.	✓
4.8 Transport Strategies and Infrastructure	The site is located close to public transport facilities and can continue to provide employment opportunities with renewed sustainable transport measures without any significant adverse environmental impacts.	✓

Section	Response	Compliance
4.9 Landscape and Site	An assessment of the proposed landscaping is provided within this report Section 5.5.	✓
4.10 Community Facilities	The proposal is not subject to the controls identified in Section 4.10 of the Master Plan 2030.	✓

5.5 Landscaping

The Premier's Priority 12 relates specifically to "Greening our City" by increasing the tree canopy and green cover across Greater Sydney by planting 1 million trees by 2022 and creating greener environments.

Linked to this, objective 30 of the Greater Sydney Commission, Greater Sydney Regional Plan 2018 (Metropolis of Three Cities) relates specifically to increasing urban tree canopy cover. This objective identifies that urban tree canopies are a form of green infrastructure providing shade, which reduces ambient temperatures and mitigates the heat island effect.

Greater Sydney's urban tree canopy is made up of trees along streets, in parks and other public spaces, and on privately owned land including front and backyards. As Greater Sydney grows and urban areas become denser, extending urban tree canopy is one of the most effective ways to improve amenity. A target has been set to increase tree canopy cover to 40%, up from the current 23%. Accordingly, the objective seeks to protect canopy cover and encourage planning decision makers to consider tree canopy retention where possible.

As such, state planning guidance seeks to encourage and prioritise the retention of canopy cover. Initially the DA sought the removal of 57 trees. However, through further assessment and consultation with the proponent, a maximum tree retention methodology will be implemented, which seeks the removal only of failed trees and trees that are located within the footprint of the proposed development. Following the review, the DA seeks to remove 21 trees. Of the 21 trees to be removed, 14 trees will be removed as a result of being within the footprint of the EoT facility, the car park reconfiguration or unavoidable hard landscaping reconfiguration. A further 7 trees will be removed as a result of being in close proximity to the existing building. This has enabled 36 trees to be retained at this point in time.

The amendments to the landscaping should be read in conjunction with the ground cover planting schedule as set out in VARF01:PS01 Rev B. The new ground cover planting will replace existing low grade and ground cover plantings. In order to ensure the replacement ground cover planting is maintained to an appropriate level over forthcoming years, a planning condition will be included within the consent to ensure that any deterioration of replacement planting does not negatively impact on the amenity of the area.

5.6 Access and Parking

The proposed development will result in a net loss of two car parking spaces; accordingly, the site will comprise 140 car parking spaces for approximately 5,750m² of existing GFA. This would result in a rate of provision of one (1) car space per 72m² which exceeds the Master Plan maximum for commercial premises of 1/80m². However, the proposal ultimately does reduce on-site car parking bringing the total on site provision to be more in alignment with the Master Plan requirements. The

provision of EoT facilities for cyclists and runners will further reduce private vehicle use and is consistent with the objectives of active transport and sustainable travel modes. Furthermore, the maximum parking controls contained within Master Plan 2030 (2018 Review) seek to guide the comprehensive redevelopment of sites within Sydney Olympic Park as opposed to modifications and/or alterations to existing buildings such as this DA. |

5.7 Design

The EoT facility and bicycle parking building is of unobtrusive design and is considered to sit comfortably within the curtilage of the site amongst the revised landscaping. The addition of the louvres to the north west elevation of the building will not be materially viewable from the public domain, nevertheless, they will be in-keeping with the prevailing architecture of the existing building.

5.8 Sydney Olympic Park Local Infrastructure Contributions Framework (ICF)

The proposed development is for a temporary use and structures and thus would not result in GFA. Accordingly, the ICF does not apply to the proposed development.

5.9 The suitability of the site for the development

The site has been used as a commercial building for circa 25 years and the minor alterations and additions are consistent with the current use which is suitable for this site. Furthermore, the site has been identified within the Master Plan 2030 (2018 Review) for redevelopment as part of the comprehensive redevelopment of Sydney Olympic Park town centre.

5.10 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.

6 Consultation

6.1 Notification, advertising and submissions received

The application was placed on public notification for a period of 14 days from 12 October 2020 to 18 November 2020 in accordance with the requirements prescribed under the *Environmental Planning and Assessment Regulation 2000*.

No public submissions were received during the notification period.

6.2 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 (State Significant Precincts) 2005*; and

- is unlikely to result in any adverse environmental affects, subject to compliance with the recommended conditions.

6.3 Internal referral

SOPA's Manager, Public Domain Design was notified of this application and raised concerns that the initial quantum of trees identified for removal contradicted the direction of travel of emerging policy within the park which seeks to retain green canopy cover to counter the urban heat island effect. The proponents were notified through a 'stop the clock' letter and an approved methodology for the tree removal was agreed. No objection was thus received from SOPA's Manager, Public Domain Design on the revised tree removal.

SOPA's Senior Manager, Infrastructure Engineering and Manager, Building Services and Compliance were notified and no objections to the proposed development were received.

7 Delegations

The Minister for Planning is the consent authority pursuant to cl.9A SEPP (State Significant Precincts) 2005 and Clause 22 of the *Sydney Olympic Park Authority Act 2001*.

On 2 November 2017, the Minister delegated powers and functions under Section 4.16 of the *EP&A Act* for certain development at Sydney Olympic Park which have a Capital Investment Value of less than \$10 Million. These delegations have been provided to the Director, Environment and Planning, of Sydney Olympic Park Authority. The proposed development is consistent with these delegations as:

- it has a CIV less than \$10 million;
- 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.

8 Findings and Recommendation

The proposal seeks to upgrade the existing building and landscaping and is broadly compliant with the vision of the Master Plan. It seeks to add facilities to the site, which are consistent with modern office buildings and promote sustainable travel. Whilst there would a reduction in canopy cover at the site, it is considered acceptable as it would facilitate the development and continued use of the site.

Accordingly, this DA is recommended for approval subject to suitably worded planning conditions pertinent to the development.

9 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 (State Significant Precincts) 2005;
- (iii) The provisions of Sydney Olympic Park Master Plan 2030 (2018 Review).


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

Assessed and Recommended by:



Richard Seaward
Urban Planner

Reviewed:



Vivienne Albin
Senior, Manager Planning

Approved



Sally Hamilton
Director Environment and Planning