
SYDNEY OLYMPIC PARK AUTHORITY

Planning Assessment Report

Application No:	DA 09-11-2020
Application Site:	Qudos Bank Arena Forecourt
Proposal:	Time limited five year consent for an annual filming event and the construction of associated temporary structures
Applicant:	Endemol Shine Australia
Determining Agency:	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 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The Minister is the consent authority pursuant to Schedule 6, Clause 3 of the State Environmental Planning Policy (State Significant Precincts) 2005 and Clause 22 of the Sydney Olympic Park Authority Act 2001. SOPA has completed the assessment and has delegation to determine the application.

An assessment of the application has been made against the relevant provisions of the following Environmental Planning Instruments and Policies:

- State Environmental Planning Policy (State Significant Precincts) 2005 (SSP SEPP)
- Sydney Olympic Park Master Plan 2030 (2018)

2 Recommendation

It is recommended that the Director, Environment and Planning, of Sydney Olympic Park Authority in accordance with the prescribed delegation:

- Consider all relevant matters prescribed under Section 4.15 of the EP&A Act, as contained in the findings and recommendations of this report;
- Accept and adopt all of the findings and recommendations in this report as the reasons for making the decision to grant consent to the application;
- 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
- Sign the attached development consent and recommended conditions; and
- 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 site is located at Qudos Bank Arena Forecourt, Olympic Boulevard, Sydney Olympic Park. It is located within the Stadia Precinct in the Sydney Olympic Park Master Plan 2030 (2018 Review). The State Environmental Planning Policy (State Significant Precincts) 2005

identifies the land zoning to be B4 Mixed Use. The site comprises a large paved area to the North East of Qudos Bank Arena adjacent to Olympic Boulevard. To the south of the site is Stadium Australia and a further expanse of paving. On the opposite side of Olympic Boulevard, to the east of the site is the Sydney Showground event precinct, which holds the annual Royal Easter Show. To the north of the site, on the opposite side of Kevin Coombs Avenue is the Northern Water Feature which forms part of Haslams Creek zoned E2 Environmental Conservation.

The site and surrounds were developed for the Sydney 2000 Olympic and Paralympic Games. The hardstanding portion of the site comprises light-red and beige tri-hex pavers arranged in a regular striped pattern perpendicular to Olympic Boulevard. Within the site, there are 11 lighting pylons which have been in situ since the Olympic Games; seven are located along Olympic Boulevard and four are set in approximately 50m from Olympic Boulevard. The site contains a public art cluster of sculptural poles to the east of Qudos Bank Arena.

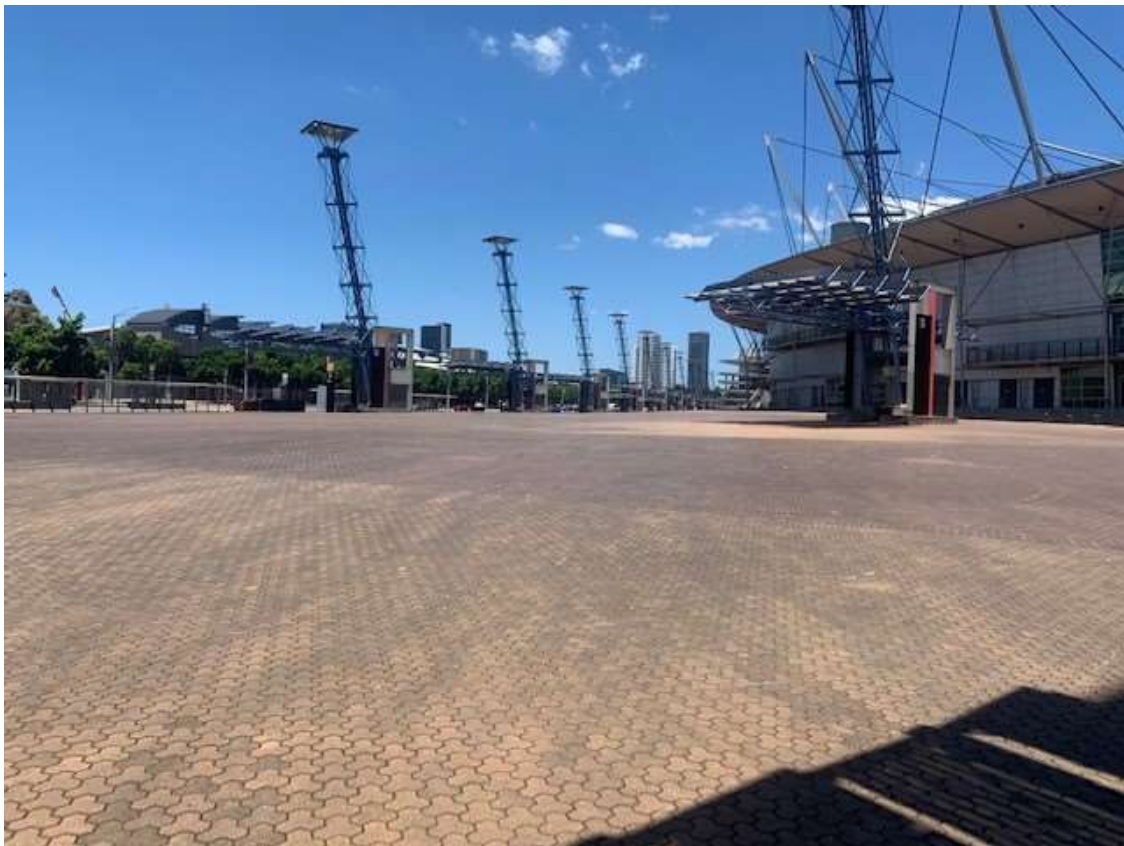


Image 1 – looking southeast along Olympic Boulevard. Showing lighting pylons along Olympic Boulevard and setback in the mid-ground. Tri-hex pavers in the foreground and Qudos Bank Arena in background.



Image 2 – looking south from Qudos Bank Arena towards Sydney Olympic Park town centre. With public art in the mid-ground and Stadium Australia in the background.



Image 3 – looking west towards the site from Olympic Boulevard. Lighting pylons in the mid-ground with Haslams Creek in the background.

3.1 Site History

The site was developed for the Sydney 2000 Olympic and Paralympic Games and has remained largely unchanged since. For the avoidance of doubt, there is no Development Application (DA) history pertinent to this site.

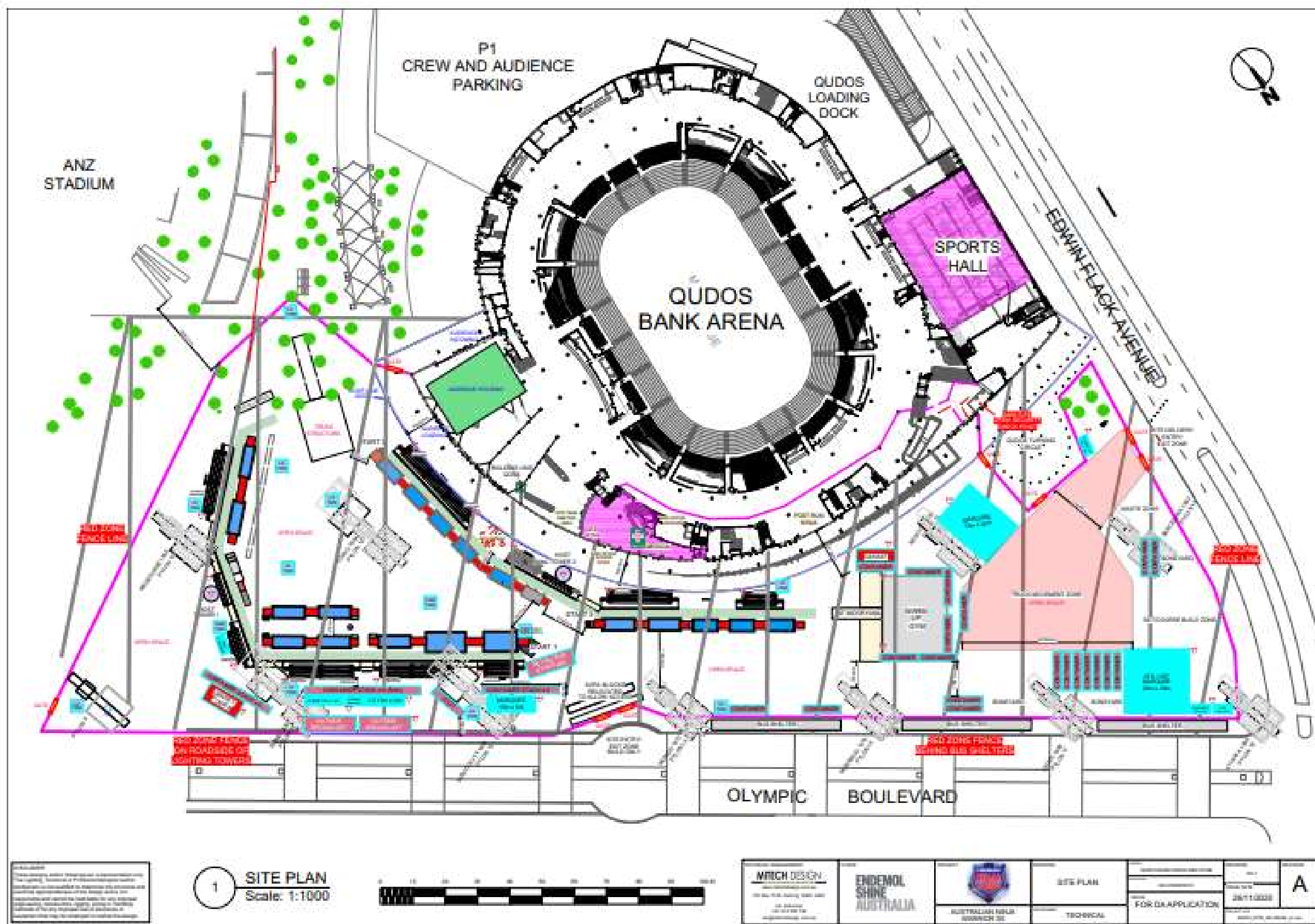
Notwithstanding, SOPA has commenced the design development stage for the large scale redevelopment of the area surrounding the Stadium Australia which includes the south eastern corner of the site. The delivery timeframes have not yet been set; however, this is a medium to long term project.

4 The proposed development

The Development Applicant seeks approval for the erection of temporary structures for the filming for a TV series and the construction of ancillary temporary structures. The proposal comprises:

- Temporary use of the site for the filming event of the Australian Ninja Warrior series;
- Consent for hosting one filming event each year, for up to 5 years
- Event capacity comprising approximately:
 - 75 production members
 - Up to 40 participants per night
 - Up to 600 audience members(subject to compliance with the relevant public health orders or directives at the time of the event);
- The erection of temporary (site perimeter) fencing around the forecourt area;
- The erection of various marquees to accommodate production team members and equipment;
- The erection of a challenge course incorporating various temporary water tanks and truss structures;
- The placement of shipping containers (primarily) for storage purposes;
- The erection of temporary stadium style seating for audience members; and
- The placement of various structures and equipment for filming.

The Event Overview Schedule lodged with this DA for the 2021 filming event indicates that the bump-in period will last 11 day commencing on 8 February 2021 and ending on 21 February 2021. This will be followed by 10 filming days until 16 March 2021; with bump-out completing on 23 March 2021.



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 8 December 2020 by the applicant Endemol Australia. On 12 December 2020 a Stop the Clock letter was issued to the applicant pursuant to section 54 of the EP&A Act requesting the submission of further information relating to the following matters:

- Traffic management;
- Site operations;
- Noise; and
- Water use.

On 15 December 2020, a further request for information was issued to the Applicant pursuant to section 54 of the EP&A Act requesting further information relating to:

- Noise; and
- Fire safety

Further information addressing the above was submitted by the proponent on 18 December 2020 and 11 January 2021.

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). The application relates to temporary filming and the erection of associated temporary structures. Recurring consent is sought annually for up to five years. The proposal is generally consistent with the requirements of the Environmental Guidelines.

5.3 Environmental Planning Instruments

5.3.1 State Environmental Planning Policy (State Significant Precincts) 2005

The Minister for Planning is the consent authority pursuant to Schedule 6, Part 1, Clause 3 of the SEPP (State Significant Precincts) 2005. The proposed development is permissible with consent pursuant to Schedule 3, Part 23 of SEPP State Significant Precincts 2005 and the relevant provisions are addressed in Table 1.

Table 1: SEPP State Significant Precincts 2005 – Planning Provisions

Clause	Response	Compliance */✓/N/A
(9) Zone B4 Mixed Use	<p>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 -</p> <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.	✓

Clause	Response	Compliance x/✓/N/A
	Conditions are recommended to ensure noise impacts associated with the proposal are minimised.	
(16) Subdivision	This development application does not seek the subdivision of the site.	N/A
(17) Public infrastructure	<p>The development will require connection to public infrastructure, most notably water. The SEE indicates that the proposed temporary filming event incorporates the placement of several above ground swimming pool type structures, with a water capacity of approximately 600,000 litres. The water used to fill these swimming pool type structures will be extracted from fire hydrant water supply.</p> <p>Discharge of the water will be prevented from draining into the on-site stormwater system. The suitable disposal of this water will be secured by way of a planning consent condition.</p>	✓
(18) Height of Building	<p>This DA relates to a temporary filming event, as such, all structures proposed are not permanent. The structures range from 5m to 22m in height. Despite this, the site is not subject to a height limit under the SSP SEPP.</p> <p>Furthermore, temporary structures are not included within the definition of a building or building height as per the Standard Instrument.</p>	N/A
(19) Floor Space Ratio	This DA relates to temporary structures only. The site is not subject to a FSR control.	N/A
(24) Major Event Capability	A full assessment has been undertaken with regards to the impact of the proposed temporary development on the major event capability of Sydney Olympic Park. Given the footprint of the development site is likely to change during the five year period of the consent, suitably worded planning conditions will ensure the footprint of the development site, for each consecutive year will not impact on the major events capability of the Park. Accordingly, the proposal will not conflict with the major event capabilities of Sydney Olympic Park.	✓
(25) Transport	The proposal includes closing Olympic Boulevard between 9 February to 23 March 2020 to facilitate the event. A full assessment of the impact of the pedestrian traffic and transport has been undertaken as part of this DA assessment. Subject to the implementation of the mitigation controls as outlined in the Traffic Management Plan which includes road closures and appropriate diversions, it is considered the proposal will have no adverse impacts on traffic, transport or pedestrian movements with the precinct. For each subsequent year post 2021, a planning condition will require the submission of a Traffic Management Plan to be approved by SOPA for each filming event.	✓
(26) Master Plan	The Master Plan sets the development blue print for the Sydney Olympic Park town centre. The proposed development is within the Stadia Precinct within the Master Plan 2030 (2018 Review). The DA relates to a temporary filming event which will operate for a short period annually for up to five years. As the proposal seeks consent for a specific time period (5 years) it will not materially conflict with the aspirations of the Master Plan or compromise the development potential of the site and surrounding sites. Accordingly, the proposal does not conflict with the Master Plan 2030 (2018 Review) or any upcoming Master Plan update.	✓
(29) Development within an	The site is not located within land zoned environmental conservation. The northern water feature to the north of the site on the opposite side of Edwin Flack Avenue is zoned as environmental	✓

Clause	Response	Compliance x/✓/N/A
environmental conservation area	conservation. However, given the temporary nature of the use and suitable planning condition, the proposal will not impact on this site.	
(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.</p> <p>The Olympic Cauldron located within Cathy Freeman Park is the closest heritage item and is located approximately 200m 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 250m 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>	N/A

5.4 Other Matters

5.4.1 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 amendment number 20 to the SSP SEPP.

The site is located within the Stadia Precinct of the Master Plan 2030. The following table assesses the proposal against the provisions within the Master Plan:

Clause	Response	Compliance
4.2 Sustainability	<ul style="list-style-type: none"> The proposal is temporary and subject to suitable controls relating to the appropriate disposal of the pool waste water it is considered the proposal will not give rise to any adverse environmental effects. 	✓
4.3 Public Domain	<ul style="list-style-type: none"> The temporary filming will take place within the 'red zone' public domain area of Olympic Boulevard; so called due to the red tri-hex pavers which were put in place for the Sydney 2000 Olympic and Paralympic Games. The pavers not only contribute to the character of Sydney Olympic Park but they also provide an important function in allowing crowd dispersal during major events. Accordingly, the preservation of the pavers needs to be ensured. It is thus recommended that a condition requiring a dilapidation report is required as part of this consent. 	✓
4.4 Event Access and Closures	<ul style="list-style-type: none"> In order to ensure the proposal does not conflict with the major event capabilities of Sydney Olympic Park, the development will be controlled through suitably worded planning conditions. 	✓
4.5 Land Uses and Density	<ul style="list-style-type: none"> The proposal is for temporary structures and an event and will not impact on or contribute towards existing or future density calculations. 	✓

Clause	Response	Compliance
4.6 Building Form and Amenity	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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. 	✓
4.8 Transport Strategies and Infrastructure	<ul style="list-style-type: none"> Public transport services are available to cater for the audience members, and parking spaces are provided in the P1 car park which is located adjacent to the site. 	✓
4.9 Landscape and Site	<ul style="list-style-type: none"> The proposal is not subject to the controls identified in Section 4.9 of the Master Plan 2030. 	✓
4.10 Community Facilities	<ul style="list-style-type: none"> The proposal is not subject to the controls identified in Section 4.10 of the Master Plan 2030. 	✓

5.4.2 Visual Impact

This consent relates to the construction of temporary structures associated with the annual filming event. The structures comprise various steel framed structures used to form an obstacle course and range in height from 5m to 26m. The structures are proposed to be assembled, dismantled and removed from Sydney Olympic Park during bump-out and bump-in periods. Given the temporary nature of the proposal, a view analysis is not required in this instance.

5.4.3 Noise

Noise will be generated from the filming event, notably from bump-in set-up, audience, commentary, pyrotechnics, bump-out dismantling and traffic.

An Acoustic Report was submitted by the applicant in support of this DA. The Acoustic Report recommended the following noise control measures:

- On any of the event nights low impact ground level and aerial special effects Pyrotechnics will occur prior to 10:00pm;
- Music and amplified commentary noise will be set to be lower than crowd noise outside the venue. Speaker levels will typically be less than Leq 75 dB(A) at 1m;
- An acoustic barrier of 2.4 kg/sqm (minimum) flexible sound curtain or wall will be installed at the north end of grandstands;
- Tonal and impulsive noise sources, such as hammering, dropping metal and reversing beepers will not occur after midnight. Any mobile plant used after midnight will have 77 decibel broadband self-adjusting reversing alarms instead of reversing beepers; and
- Continuous independent noise monitoring of all operations after 10:00pm.

The noise assessment was peer reviewed by specialist noise consultants WSP on behalf of SOPA. Overall, it was considered that the level of detail provided within the noise report was adequate to make an informed assessment on the noise impact of the development. WSP considered that the NSW Noise Policy for Industry is an appropriate proxy on which to assess the proposed development against. Whilst the recommendations included within the noise report submitted by the proponent are noted, it is recommended by WSP that ongoing noise monitoring and compliance with the NSW Noise Policy for Industry would provide the greatest level of flexibility in managing unacceptable noise emissions from the proposed

development. The WSP recommendations are reflected in the planning conditions of consent.

5.4.4 Traffic Impact

A Traffic Management Plan (TMP) was submitted as part of this application. The TMP outlines details of road closures, construction traffic and management, transportation implications and general site and traffic management arrangements at the site during bump-in, operation and bump-out. Of note, Olympic Boulevard would be closed to traffic for the 2021 filming series from 9 February – 23 March 2021.

An area within the forecourt of Qudos Bank Arena will be fenced off to accommodate all set construction and filming works associated with the 2021 filming series. This fencing is to remain in place for the duration of the project schedule. Full road closure of Olympic Boulevard between Edwin Flack Avenue and Grand Parade will remain in place for the duration of the bump-in, filming and bump-out.

The main vehicle access to the site compound is via Edwin Flack Avenue with a secondary access point from Olympic Boulevard. During bump-in and bump-out, the peak number of site vehicles is expected to be 10 per day comprising a total of 20 movements. These vehicles will enter and exit the site compound in a forward-facing direction. Vehicle movements on other days are anticipated to be much lower than the bump-in and bump-out period.

Compliance with the TMP is included as part of the recommended conditions of consent.

5.4.5 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 is immediately West of the site;
- the Sydney Showground is 50m East of the site; and
- Stadium Australia is 75m south of the site.

The SOPA operations team were notified of this DA. The team note that the event calendar for 2021 does not contain any major or large events which will conflict with the proposal. This is predominantly a consequence of the COVID-19 pandemic which has resulted in legislation to control major and large events from March 2020 to-date across NSW.

An Emergency Management Plan was submitted as part of the application, which provides information pertaining to the emergency management of talent, crew, visitors, and spectators. The plan does not assess the ability of the site to simultaneously evacuate alongside the adjacent Qudos Bank Arena, Sydney Showground and/or Stadium Australia. To ensure the site and surrounding sites can be evacuated simultaneously, a condition of consent requires an Emergency Management Plan be prepared for each event year and endorsed by SOPA prior to construction commencing.

5.4.6 Fire Safety

The site is located within the Qudos bank Arena forecourt which is subject to an ongoing fire overlay pursuant to the *Environmental Planning and Assessment Amendment (Identification of Buildings with External Combustible Cladding) Regulation 2018*. The overlay prevents the use of aerial fireworks or ground based fireworks within 30m of the Qudos Bank Arena building.

The overlay indicates that if there is an event or activity within or adjacent (precinct) to the Qudos Bank Arena building, which may contravene the overlay; each use, event or activity will be assessed and endorsed on a case-by-case with respect to modifications to the below strategy.

In the case of the ANW series, the overlay is under review by SOPA to allow ground based fireworks within 30m and aerial fireworks. The recommended conditions include a requirement for an Event Specific Pyrotechnics Management Plan to be submitted to and endorsed by SOPA prior to the use of pyrotechnics. As such, it is recommended that a suitably worded planning condition restricts the use of any pyrotechnics at the site until it has been deemed suitable. No pyrotechnics will be permitted to be used until SOPA has issued the Statement of Acceptance.

5.4.7 Water Quality

The proposed temporary event for 2021 incorporates the placement of several water pool type structures, with a water capacity of approximately 600,000 litres. The water to fill these pools will be sourced from the on-site fire hydrant water supply (subject to any appropriate approval). The water will be treated with the following to ensure it is of appropriate standard and quality for the filming event:

- Sodium Dichloride for sanitation;
- Sodium Bicarb for buffer;
- Cyanuric acid for stabiliser;
- Hydrochloric Acid; and
- Calcium Carbonate

It is understood that the water to fill the pools will be extracted from fire hydrants within the Qudos Bank Arena 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 through the extraction of circa 600,000 litres of water (plus any incidental top up) and to ensure compliance with clause 17 of the SSP SEPP it is recommended that this is controlled by planning condition. Accordingly, water should be extracted from Qudos Bank Area assets unless otherwise agreed in writing by Sydney Olympic Park Authority.

In this catchment of Sydney Olympic Park, stormwater and surface runoff drain directly to freshwater wetlands, which are habitat for endangered wildlife species protected under Commonwealth biodiversity legislation and the *Sydney Olympic Park Authority 2001 Act*. Accordingly, the discharge of the 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.

5.4.8 Ecology

To minimise lightspill into the adjacent Sydney Olympic Parklands, a condition is recommended to limit light spill and prevent it from being projected outside of the site.

To minimise impacts on the Sydney Olympic Parklands and to prevent disturbance to bird and animal life, a condition is recommended which requires approval from SOPA for use of drones over the Parklands.

5.5 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 Plan do not apply in this instance.

5.6 Draft State Environmental Planning Policy (Environment)

Draft State Environmental Planning Policy (Environment) (Draft Environment SEPP) aims to promote the protection and improvement of key environmental assets for their intrinsic value and the social and economic benefits they provide. Once adopted it will consolidate a number of existing SEPPs including State Environmental Planning Policy No.19 – Bushland in Urban Areas.

The proposal is temporary in nature and is located on existing developed site. The proposal is thus considered generally consistent with the objectives of the Draft Environment SEPP.

5.7 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.

Likely Impacts of the Development

The proposal is considered acceptable and unlikely to have any adverse environmental, social or economic impacts.

5.3 The suitability of the Site for the Development

The proposal comprises the temporary use of the site for filming and for the construction of associated temporary structures. The filming event is proposed annually for two months for up to five years. The proposed temporary use and structures are suitable for the site.

5.4 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 Consultation

6.1 Public notification

The DA was publicly exhibited for 14 days during December 2020 - January 2021 (excluding the Christmas and New Year period), in accordance with the EP&A Act 1979. The DA was available on the SOPA public access website and a link was provided to the DA from the Sydney Olympic Park homepage for the community to view and provide feedback if required.

In addition, Planning and Environmental Health at City of Parramatta Council were notified of this DA. No public submissions were made or received in respect to this DA from the public; and no submissions were made or received from the City of Parramatta Council.

6.2 Internal referrals

A number of Internal Consultees were notified of this DA and raised the following Issues:

Consultee	Consultee Comment	Planning Comment
Manger, Public Domain	No comments on the proposal	
Senior Manager, Infrastructure Engineering	Requested that a pre and post-event dilapidation report is undertaken for the event in order to preserve the integrity of the hardstand space.	Pre and post Construction Dilapidation reports are included in the conditions of consent
Ecology	Requested that the proponent be held accountable for waste management matters. Noted that drones should not fly over the parklands, lighting is focused only on the development site, water disposal from the pool does not drain to stormwater and any chemicals are appropriately stored.	These matters are addressed by the conditions of consent.
Operations	Raised matters regarding drone flight path, clash with a major or large event, pedestrian evacuation modelling and road closures.	The Traffic Management Plan was updated during the course of the DA determination and has subsequently been adopted as a condition of approval. The pedestrian evacuation modelling has been addressed in the main body of this report. The other matters have been adopted as a condition of consent.

7 Findings and Recommendations

The proposal is consistent with the relevant requirements and controls contained within Master Plan 2030 (2018 Review). The development is for a temporary filming event and associated structures which will occur for two months annually for up to 5 years. Sydney Olympic Park town centre is zoned B4 Mixed Use and the proposal is consistent with the B4 zone.

It is therefore recommended that the proposal is approved subject to the recommended planning conditions as attached.

8 Conclusion

The proposal has been assessed against:

- (i) the provisions and controls of *State Environmental Planning Policy (State Significant Precincts) 2005*; and
- (ii) the relevant provisions of Sydney Olympic Park Master Plan 2030 (2018 Review).

The application has been assessed with regard to the matters raised in Section 4.15 of the EP&A Act. The proposed development is considered to be acceptable, will result in minimal adverse environmental impacts, is in the public interest and is therefore recommended for approval subject to the recommended conditions of consent.

9 Delegations

The Minister is the consent authority pursuant to Schedule 6, Clause 3 of the SSP SEPP and Clause 22 of the *Sydney Olympic Park Authority Act 2001*.

On 2 November 2017, the Minister delegated his powers and functions under Section 80 (now section 4.16) of the EP&A Act 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 Director Environment and Planning of the Authority. The proposed development is consistent with these delegations as:

- The proposed development 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

10 Endorsement

In accordance with the aforementioned delegation of the Department of Planning, Industry and Environment of 2 November 2017 and as the delegate of the Minister for Planning and Public Spaces, I adopt the recommendations of this report.



Sally Hamilton
Director Environment and Planning, Sydney Olympic Park Authority