
SYDNEY OLYMPIC PARK AUTHORITY

Planning Assessment Report

Application No:	DA 10-07-2012
Application Site:	1 Olympic Boulevard, Sydney Olympic Park
Proposal:	Construction of an elite AFL training field and construction of a community field along with associated infrastructure
Background/History:	The site has previously been occupied as the Sydney Olympic Park Golf Driving Range.
Applicant:	Australian Football League
Determining Agency:	Sydney Olympic Park Authority

1 Site and surrounds

A number of site visits have been carried out on the site. 1 Olympic Boulevard has previously been known as the Sydney Olympic Park Golf Driving Range and has operated as a golf driving range for a number of years. The site is bounded on the east by Australia Avenue, the west by Olympic Boulevard, the north by a multi storey car park and to the south by Boundary Creek and leachate ponds. Under the Sydney Olympic Park Masterplan the site is identified as being within the "Boundary Creek and Tennis Centre" precinct. The site is legally described as Lot 200 DP 1041756.

2 The proposed development

The proposed development includes:

1. Construction of an elite AFL training field, including goal posts and nets;
2. Construction of a community field with minimum dimensions of 100m x 50m with safety zones minimum 3m wide;
3. Subsurface infrastructure including irrigation, drainage, stormwater/water management/collection/reuse facilities; and
4. Perimeter fencing.

3 Assessment

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

3.1 Environmental Planning Instruments, DCPs and Planning Agreements

3.1.1 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 Table 1.

Clause	Response	Compliance */✓/IN/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 GWS Giants will have priority use over the AFL field but it will be available for public use outside of training hours. 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 site is not subject to this clause.	N/A
(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

3.2 Prescribed Matters EP & AR 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.

3.3 Impact of the development

The proposed development has the ability adversely affect the natural, social or economic environment, and therefore the following required careful assessment.

Contamination – the site is managed as landfill site under a clay capping layer. The development has considered this and the construction of the fields will be undertaken in such a manner to ensure that the capping layer will not be disturbed. To reinforce this, the consent will include a number of conditions to ensure that site will not be compromised.

Water management – the establishment and maintenance of an elite training field on this site has the ability to significantly disturb the existing leachate pond system to the south or

wider water bodies if contaminants such as pesticides or fertilisers are allowed to enter the system undiluted or without control. Whilst best practice at Sydney Olympic Park is the capture and reuse of water from elite playing fields, SOPA has conceded and will allow the site to be managed the same as the Showground Arena which utilises a first flush system to remove contaminants and dilute harmful chemicals, prior to them entering the SOPA water storage system. Conditions have been included on the consent to ensure compliance with this agreed outcome.

3.4 The suitability of the site for the development

The proposal is of a nature that is in keeping with the overall objectives and functions of the site and approved land use.

3.5 Notification, advertising and submissions received

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

The application was referred to the EPA for comment and the comments received advise that the project is acceptable.

3.6 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 principle environmental planning instrument applying to the land contained with *State Environmental Planning Policy (Major Development) 2005*; and
- Would not result in any adverse environmental affects (subject to conditions).

4 Sydney Olympic Park Authority Act 2001

4.1 Clause 22(2) – Consistency with Environmental Guidelines

The proposed development is generally consistent with the *Environmental Guidelines* as the proposed development does not alter the environmental performance of the commercial building, which is designed to achieve a high green-star rating.

5 Consultation

5.1 Internal referrals

The application was referred to the following internal Sydney Olympic Park Authority units for review and comment on 27 July 2012:

INTERNAL DEPARTMENT	RESPONSE
BUILDING SERVICES	No objections subject to conditions
PRECINCT OPERATIONS	Concerns raised
DESIGN	Concerns raised
COMMERCIAL SERVICES	No objections
PUBLIC DOMAIN	Concerns raised
ASSET MANAGEMENT	Concerns raised
ENVIRONMENT	Concerns raised
WATER MANAGEMENT	Concerns raised
MAJOR PROJECTS	Concerns raised

Building Services Unit – All conditions recommended have been incorporated into the Conditions of Consent where appropriate and necessary.

Common issues - A number of areas of the organisation raised similar issues which include:

- Accessibility – the proposal does not include the provision/construction of an accessible path of travel. Access to the field is a considerable distance from any accessible parking.
- Access – no emergency or maintenance vehicle access is provided to the community field. This could be provided over an existing access from Sarah Durack but will require upgrade if it is to be under consistent use.
- Pedestrian/cycle access – access by pedestrians and cyclists will be controlled by AFL. It is proposed to provide access from the existing golf centre parking through a gate which will be under the control of AFL. Independent 24/7 access will be required.
- Public amenities – the proposal does not provide any public facilities such as toilets or change facilities. AFL requires these to be independent of their facilities.
- Other elements which will need to be included but have not been considered included furniture, signage, lighting, bike racks, waste bins, bubblers, sports equipment storage facility, landscaping tree planting.

These issues have not been resolved as part of the application and will need to be addressed by SOPA before the community field can be publicly available for use. Therefore a condition has been included on the consent to require the provision of the above prior to allowing the community field to be used.

Stormwater– concerns have been raised by a number of areas of the organisation that stormwater had not been appropriately addressed by the application. The application proposed no stormwater controls and to allow stormwater to directly enter the SOPA stormwater system, thereby carrying nutrients and pollutants into the system. The applicant was requested to address this matter by providing a best practice system inline with how elite fields are managed at Sydney Olympic Park. The applicant has advised that they are not able to fund and that there is no room on the site for a capture and reuse system and therefore have opted for a lesser, yet acceptable, standard which includes a first flush system that will remove harmful presides, nutrients and contaminants from the water prior to it entering the SOPA system. Connection to the pond system to the south of the site has not been allowed by SOPA as this system is required for the management of leachates only.

Contamination – The site is a managed land fill site and concern was raised about the integrity of the existing cap and how the field was to be constructed. To alleviate the

concerns a number of additional inspections, by SOPA, have been included in a condition on the consent to ensure that SOPA is present during critical stages and can ensure in the integrity of the cap.

6 Delegations

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*. The Authority is the assessing and determining agency pursuant to the Minister's delegation dated 1 October 2011.

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

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

Prepared & Endorsed by

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Date: 11/10/12