

## SYDNEY OLYMPIC PARK AUTHORITY

### Planning Assessment Report

<b>Application No:</b>	DA 17-10-2012
<b>Application Site:</b>	SOP Ferry Terminal Land – Hill and Burroway Road Wentworth Point.
<b>Proposal:</b>	Subdivision
<b>Background/History:</b>	The site is a former industrial site that was remediated for use as a ferry terminal for the 200 Sydney Olympic Games.
<b>Applicant:</b>	Ben Woods – Sydney Olympic Park Authority
<b>Determining Agency:</b>	Sydney Olympic Park Authority

## 1 Site and surrounds

A site visit was carried out on 15 October 2012.

The site is located adjacent to the SOP Ferry Terminal at Wentworth Point and is within the area currently known as the 'Wentworth Point' Precinct. The site is legally described as Lot 1 DP 859608.

The site has frontage Hill Road (extended) and Burroway Road. The site is surrounded by industrial sites and the Parramatta River to the north.

## 2 The proposed development

The proposal is for the subdivision of the exiting lot into three new parcels.

## 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 */✓/N/A
(9) Zone B1 Neighbourhood Centre	The proposal is permissible with consent. The objects of the zone are satisfied.	✓

Clause	Response	Compliance */✓/N/A
(23) Public infrastructure	No physical works proposed. To be addressed in future applications.	✓
(24) Major event capability	The proposal will not impact on major event capabilities.	✓
(25) Transport	No physical works proposed. To be addressed in future applications.	✓
(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.	✓
(29) Development in conservation area	The subject site is not in a conservation area.	N/A
(30) Design excellence	This site and the proposal do not trigger the design excellence provisions of the Master Plan.	N/A
(31) Heritage Conservation	The subject this is not a listed site.	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 is for the fitout and use of the building as a Cafe, and will not adversely affect the natural, social or economic environment subject to conditions of consent.

### 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.

### 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 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.

## 6 Conclusion and recommendations

### 6.1 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.

### 6.2 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

Darren Troy  
Manager Planning  
Urban Planning

Date:



Andrew Brown  
Executive Manager  
Urban Planning and Design

Date: 15/10/12

