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**SYDNEY OLYMPIC PARK AUTHORITY**

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**Planning Assessment Report**

<b>Application No:</b>	DA 04-08-2022
<b>Application Site:</b>	Part Lot 102/SP86002 Shop 4A, 9-11 Australia Avenue, Sydney Olympic Park NSW 2127
<b>Proposal:</b>	Change of use to hairdresser shop, internal fit-out and signage.
<b>Applicant:</b>	Mr Zeid Al-Taiff
<b>Consent Authority:</b>	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).

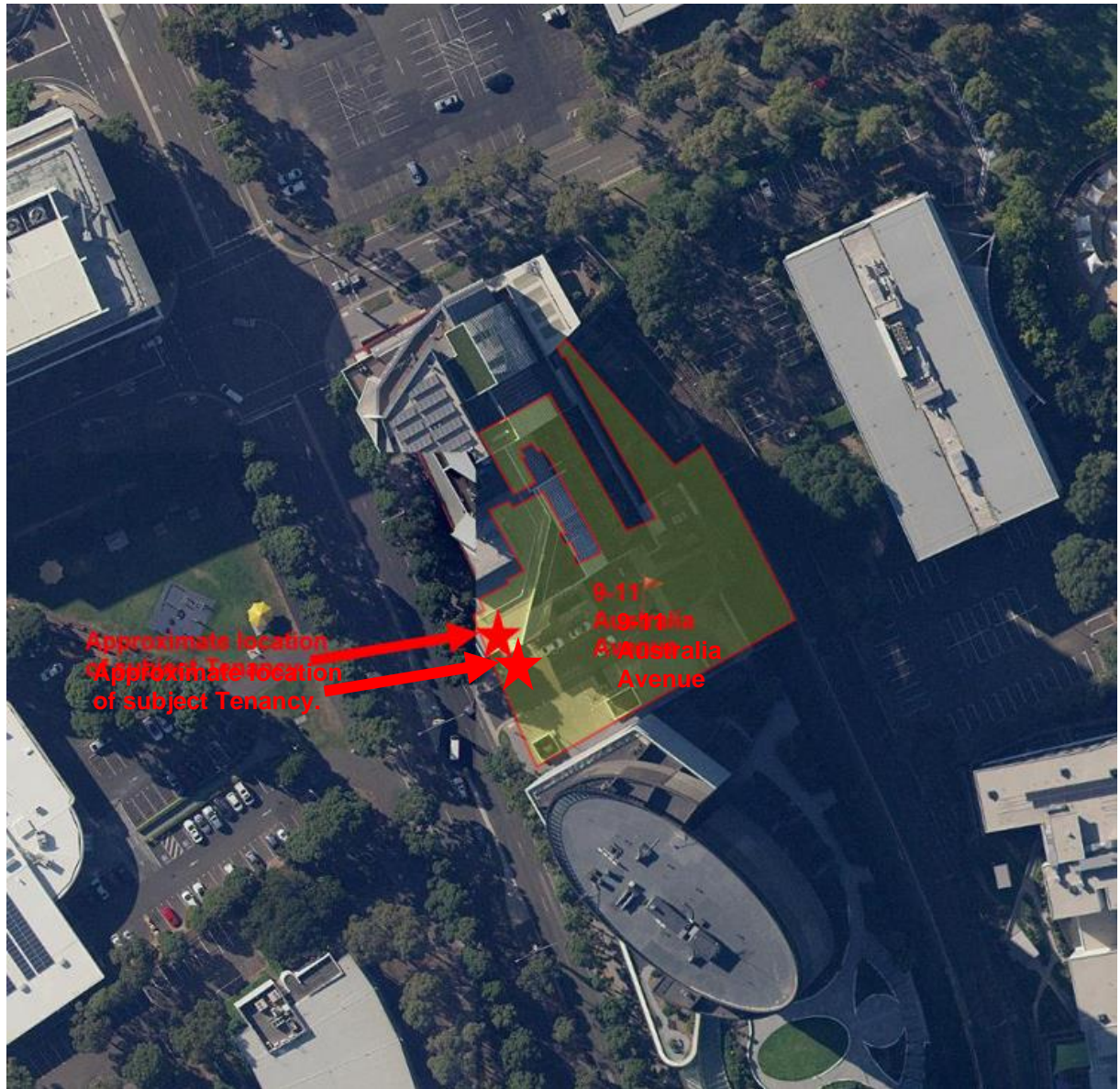
**2 Recommendation**

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 attached to this report;
- 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 (see Figure 1) is known as Shop 4A/9-11 Australia Avenue, Sydney Olympic Park and is located within the Parramatta Local Government Area (LGA). The site is legally described as Part Lot 102 in SP86002.



**Figure 1: Location of the subject site outlined in red (Source: SIXMaps)**

Australia Avenue bounds the site to the west, Parkview Drive to the north, 1-11 Australia Avenue to the south and Olympic Railway to the east (see Figure 1). The site is located in the 'Parkview Precinct' in Sydney Olympic Park Master Plan (MP) 2030. The proposed hairdresser shop is located in Shop 4A (Part 102 SP86002). The subject tenancy is currently vacant.

## 4 Proposed Development

This DA (04-08-2022) seeks the fit-out and use of Shop 4A/ 9-11 Australia Avenue as a hairdresser shop and erection of associated signage. More specifically the proposal seeks the following:

### Fit out

The proposed internal fitout consists of the following:

- Inclusion of 3 barber chairs and 1 head & hand was basin.

### Hours of Operation

The proposed hours of operation are as follows:

Monday: 9am till 5pm

Tuesday: 9am till 5pm

Wednesday: 9am till 5pm

Thursday: 9am till 8pm

Friday: 9am till 5pm

Saturday: 10am till 5pm

Sunday: 10am till 3pm

### Staffing Details

The proposal seeks to have 3 staff as employees.

### Operational Management

- The tenancy has access to two toilets (one male and one female) located inside the building of no. 9 Australia Avenue. The shop owner will have a key to access these toilets.
- The employees are proposed to dispose of waste in the bins located on the lower ground of the building complex.
- The type of equipment proposed to be used is that typical to a hairdressing salon, such as blow dryer and clippers.
- The nature and scale of the business will not require the need for any loading or unloading facilities.

### Signage

The application proposes 7 window signs of various sizes ranging from 0.76sqm to 2.6sqm. The signs relate purely to the nature of the business and do not exceed 20% coverage of the window/door glass that they are located on.

### Parking

No car parking is provided.

## 4.1 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 and accepted by SOPA on 17/05/2022.

## 4.2 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 the change of use of a currently vacant shop to a hairdresser shop with associated signage 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.

## 4.3 Environmental Planning Instruments

### 4.3.1 State Environmental Planning Policy (Precincts – Central River City) 2021

SOPA is the consent authority as per Appendix 4, Part 2 of State Environmental Planning Policy (Precincts – Central River City) 2021. The relevant provisions are addressed in Table 1 below:

Clause	Response	Compliance */✓/N/A
<b>(9) Zone B4 Mixed Use</b>	The proposal seeks approval to the use of the site as a hairdresser shop with associated signage and internal fitout. The proposal seeks approval to change the use of the existing shop to a hairdresser shop with associated signage. The proposal is consistent with the B4 mixed use land zoning as set by the SEPP. The proposal will protect the major events capabilities of Sydney Olympic Park. The proposal will integrate with the existing and emerging development and uses within the Park as: <ul style="list-style-type: none"><li>The proposed development is to protect the major events capability of the precinct.</li><li>The proposal is permissible with consent.</li></ul>	✓
<b>(16) Subdivision</b>	This development application does not seek the subdivision of the site.	N/A
<b>(18) Building Heights</b>	This DA relates to a change of use with associated signage. As such, the proposal will not alter the existing height of the building.	✓
<b>(19) Floor space ratio</b>	This DA relates to a change of use with associated signage. As such, the proposal will not alter the existing floor space of the site.	✓
<b>(23) Public infrastructure</b>	The proposed operations will access the existing site services and utilities provided on site.	✓
<b>(24) Major event capability</b>	The proposed temporary event does not adversely impact on the major event capabilities of the Park or the free movement of people during major events.	✓
<b>(25) Transport</b>	The proposal does not provide for additional car parking on the site and thus promotes public transport use, cycling and walking. Given	✓

Clause	Response	Compliance */✓/N/A
	the small scale of the use, it will not impinge on the event capabilities of the precinct and will not have an adverse impact on traffic, transport or pedestrian movements within Sydney Olympic Park.	
<b>(26) Master Plan</b>	The proposed development is within the Central Precinct and is consistent with Master Plan 2030 (2018 Review) principles and controls for this precinct.	✓
<b>(29) Development within an environmental conservation area</b>	The site is not located within an environmental conservation area.	✓
<b>(30) Design Excellence</b>	The proposal is for a change of use with associated signage and thus no structural changes to the building are proposed.	N/A
<b>(31) Heritage Conservation</b>	The subject site is not a heritage item nor within the vicinity of a heritage item and the proposed change of use and signage will not impact on heritage conservation.	✓

**Table 1 SEPP (Precincts – Central River City) 2021 – Planning Provisions**

#### **4.3.2 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.

#### **4. 3.3 State Environmental Planning Policy (Biodiversity and Conservation) 2021**

State Environmental Planning Policy (Biodiversity and Conservation) 2021 aims to protect the biodiversity of trees and other vegetation in non-rural areas of the State; and 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.

The site does not contain any significant trees or vegetation and is located outside the mapped foreshores and waterways area and therefore the provisions of SEPP (Biodiversity and Conservation) 2021 do not apply in this instance.

#### **4.4 Compliance with Master Plan 2030 (Interim Metro Review)**

The Sydney Olympic Park Master Plan 2030 (Interim Metro Review), (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 State Environmental Planning Policy (Precincts – Central River City) 2021. The following table assesses the proposal against the provisions within the Master Plan:

Section	Response	Compliance
4.2 Sustainability	The proposal, subject to a suitably worded planning condition relating to waste management, supports sustainability.	✓
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 materially impinge on event access or closure within Sydney Olympic Park.	✓
4.5 Land Uses and Density	The proposal introduces a use that is consistent with the mixed-use surrounding. The proposal does not alter the existing density of the site and will not contribute towards future density calculations.	✓
4.6 Building Form and Amenity	The proposal does not seek to alter the existing building form.	N/A
4.6.15 Noise Controls	<p>Low levels of noise will be generated from the equipment used within the shop, including clippers and hair dryers. Additional noise will be caused from conversation and background music played within the shop. Given the proposed hours of operation, scale and nature of the business, it is considered that the noise generated from business will not result in adverse amenity impacts to surrounding land uses.</p> <p>Suitably worded conditions have been included to ensure the use does not cause nuisance, or offensive noise as defined in the <i>Protection of the Environment Operations Act 1997</i>.</p>	✓
4.7 Access and Parking	<p>The proposal is not subject to the controls identified in Section 4.7 of the Master Plan 2030.</p> <p>No changes to existing access and parking arrangements are required or proposed as part of this DA.</p>	✓
4.8 Transport Strategies and Infrastructure	The site is located close to public transport facilities and can continue to provide sustainable transport measures without any significant adverse environmental impacts.	✓
4.9 Landscape and Site	The proposal is for a change of use and erection of associated signage.	N/A
4.10 Community Facilities	The proposal is not subject to the controls identified in Section 4.10 of the Master Plan 2030.	N/A
5.2.4 Parkview Precinct – Land Use Controls	<p>The proposed land use is consistent with the prescribed land uses for the Parkview Precinct. The proposal also activates the street.</p> <p>A condition has been included stipulating that the hours of operation are not to exceed those proposed. The proposed hours are considered to be generally consistent with those of surrounding land uses.</p>	✓

**Table 2 Sydney Olympic Park Master Plan 2030 (Interim Metro Review) compliance table**

#### 4.5 Compliance with SOPA Commercial Signage Policy 2018

SOPA's Commercial Signage Policy 2018 seeks to encourage business identification signs, on-premises and third party advertising (signage) in a manner that contributes positively to the public domain and is of a high design quality. The Policy applies to all precincts within Sydney Olympic Park to which the Sydney Olympic Park Masterplan applies.

Section	Response	Compliance
3.1 General requirements for all signage	1) The proposed signage is business identification signage or on-premises advertising. 2) The proposed signage is consistent with the precinct description as outlined in the Sydney Olympic Masterplan. 3) The proposed signage is compatible with the architectural style and finishes of the building. 4) The signage is unobtrusive in design, colour and scale and does not adversely impact on the streetscape. 5) The signage does not protrude above rooflines or parapets of the building. 6) The signage does not detract from the amenity of any residential accommodation or any other forms of hotel accommodation within the Park. 7) The proposal does not seek any prohibited forms of signage. 8) Adequate space is provided for other business' to provide their own signage. 9) The signage does not interrupt views and vistas along Australia Avenue leading to and out of the Park. 10) The signage will not obscure views or sightlines for road users or pedestrians. 11) No illuminated signs are proposed.	✓
3.2 Sign content	1) The sign content relates directly to the use, business and activity to be carried out on the site. 2) All signage with words is displayed in the English language.	✓
4.10 Window signs	1) The proposed signage is not above ground level and relates directly to the products and services provided. 2) The signs and location of the window signs do not restrict views to and from the premises. 3) The proposal ensures that a minimum of 80% of the glass remains free from on premises advertisements. 4) No illuminated signs are proposed.	✓

**Table 3 Sydney Olympic Park Commercial Signage Policy compliance table**

#### **4.6 Sydney Olympic Park Local Infrastructure Contributions Framework (ICF)**

The proposed development is for a change of use with associated signage and thus would not result in any additional GFA; accordingly, the ICF does not apply to the proposed development.

#### **4.7 The suitability of the site for the development**

The proposed change of use and associated signage is in keeping with the overall objectives and functions of the Master Plan 2030. The proposal is also consistent with the objectives and land use provisions of SEPP (Precincts – Central River City) 2021.

#### **4.8 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.

### **5 Consultation**

#### **5.1 Notification, advertising and submissions received**

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

#### **5.2 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 (Precincts – Central River City) 2021*; and
- is unlikely to result in any adverse environmental affects, subject to compliance with the recommended condition

#### **5.3 Internal referral**

<b>SOPA Discipline</b>	<b>Comment</b>
SOPA's Manager, Building Services and Compliance	Conditions were recommended for the following stages: Pre-Construction; During Construction and Post Construction, where relevant.



## **6 Delegations**

On 3 June 2022, the Minister delegated powers and functions under Section 2.4 of the EP&A Act for development at Sydney Olympic Park which will not result in an expected future realisation by SOPA of income or other economic benefit for an amount exceeding \$250,000 per financial year.

These delegations have been provided to SOPA and the Public Service senior executive employees who are employed in accordance with Section 64 of the Sydney Olympic Park Authority Act 2001.

The proposed development is consistent with these delegations as:

- The development is not State Significant Development;
- 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.

## **7 Findings and Recommendation**

The proposal seeks consent for a change of use with associated signage at Shop 4A/9-11 Australia Avenue, Sydney Olympic Park. The proposal is considered consistent with the vision of the Master Plan. Furthermore, it is considered that no amenity effects, which cannot be controlled by the way of planning condition would arise as a result of the proposal. Accordingly, this DA is recommended for approval subject to suitably worded planning conditions pertinent to the development.

## 8 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 (Precincts- Central River City) 2021*;
- (iii) The provisions of Sydney Olympic Park Master Plan 2030 (2018 Review).

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

**Assessed and Recommended by:**



Rupert Luxton  
Urban Planner

**Reviewed:**



Vivienne Albin  
Senior, Manager Planning

**Approved:**



John Ferguson  
Executive Director, Asset Management & Environmental Services