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**SYDNEY OLYMPIC PARK AUTHORITY**

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**Planning Development Application Assessment Report**

<b>Application No:</b>	DA 03-05-2014
<b>Application Site:</b>	1-7 Australia Avenue, Sydney Olympic Park
<b>Background/History:</b>	The subject site has previous development approval for the construction of residential apartment buildings which are currently under construction.
<b>Applicant:</b>	Bassam Aflak – Site 3 Development Company
<b>Determining Agency:</b>	Sydney Olympic Park Authority

**1 Site and surrounds**

1-7 Australia Avenue (Site 3) is located to the south east of the Sydney Olympic Park Rail Station and is within the area currently known as the 'Parkview Precinct' in Sydney Olympic Park Master Plan (MP) 2030. The site is legally described as Lot 2, DP 1159930.

**2 The proposed development**

Stratum subdivision of existing lot into 3 lots.

**Lot 200** – Tower C Retail/Commercial use area on ground and Level 1 together with parking and storage.

**Lot 201** – Tower C Residential use including basement parking and storage and apartments on Level 1 and above.

**Lot 202** – Tower D residual lot. This lot will be further subdivided into two lots under a separate application.

**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 B4 Mixed Use	The proposed development is for subdivision of land for a commercial/residential. The subdivision is permissible with consent. The objects of the zone are satisfied.	✓
(16) Consent required for subdivision	The proposed development is for subdivision and is permissible with consent.	✓
(23) Public infrastructure	Public infrastructure requirements have been addressed in the Master Plan 2030. This application is for subdivision, and does not require additional public infrastructure to that already approved.	✓
(24) Major event capability	The proposed development is for subdivision only and as such do not impact on major events.	✓
(25) Transport	The proposed development is for subdivision only and as such do not impact on transport infrastructure.	✓
(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 subdivision is generally consistent with MP 2030 boundaries.	✓
(29) Development in conservation area	The subject site is not located within a conservation area.	✓
(30) Design excellence	N/A – Subdivision only	N/A
(31) Heritage Conservation	The subject site is not within the vicinity of a heritage item and/or a heritage conservation area.	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 subdivision only and physical works would not take place and as such 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 permissible land use.



## 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.

Prepared & Endorsed by



Darren Troy  
**Manager, Urban Planning**

Date: 11/06/2014.