



SYDNEY OLYMPIC PARK AUTHORITY

Planning Development Application Assessment Report

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| Application No: | DA 04-01-2010 |
| Application Site: | Site 8, Murray Rose Avenue, Sydney Olympic Park |
| File No: | F10/93 |
| Proposal: | Subdivision Lot 1023 and Lot 1021 DP 875723 |
| Background/History: | Site 8 is a site identified in <i>Master Plan 2030</i> for up to four (4) new commercial development buildings. One building (on Site 8A) was approved by the Minister for Planning (Ref: MP 06_0175)) and is undergoing construction. The proposed development is for subdivision of Site 8 to create lots that can be further subdivided as identified in Master Plan 2030 for commercial building purposes. |
| Applicant: | Sydney Olympic Park Authority |
| Determining Agency: | NSW Department of Planning |

1 Site and surrounds

A site visit was carried out on 22 January 2010.

Site 8 is located to the north of Sydney Olympic Park Rail Station and is within the area currently known as the 'Central' Precinct. The site is legally described as Lot 1023 and Lot 1021 in DP 875723.

The site is immediately bounded by Murray Rose Avenue and Sydney Olympic Park Station and Jacaranda Square to the south, the Sydney Showground to the north and to the west, Australia Avenue to the east.

The site currently has a building (8 Australia Avenue) under construction in accordance with the Approval for Major Project 06_0175. The site under construction is referred to as Site 8A in *Master Plan 2030* and occupies the eastern portion of Site 8. Photos of the site are attached below.



Figure 1 – Site 8 (site 8A in background)

2 The proposed development

The existing ground level subdivision boundaries are graphically illustrated in Figure 2. The proposed subdivision plan serves to enlarge an existing parcel (Lot 1023 in DP 875723) upon removal of the existing sub-station and incorporation of the existing Right of Way, both currently in Lot 1021 in DP 875723. The purpose for subdivision of Site 8 is to create lots that can be further subdivided as identified in Master Plan 2030 for commercial building purposes.

The proposed development includes the following subdivision plans:

- Surveyor's ref 112930001, Sheet 1 of 5, Plan of Subdivision of Lots 1021 & 1023 DP 875723;
- Surveyor's ref 112930001, Sheet 2 of 5, Plan of Subdivision of Lots 1021 & 1023 DP 875723;
- Surveyor's ref 112930001, Sheet 3 of 5, Plan of Subdivision of Lots 1021 & 1023 DP 875723;
- Surveyor's ref 112930001, Sheet 4 of 5, Plan of Subdivision of Lots 1021 & 1023 DP 875723;
- Surveyor's ref 112930001, Sheet 5 of 5, Plan of Subdivision of Lots 1021 & 1023 DP 875723;

The proposed development would result in the ground level lot graphically illustrated in Figure 3.

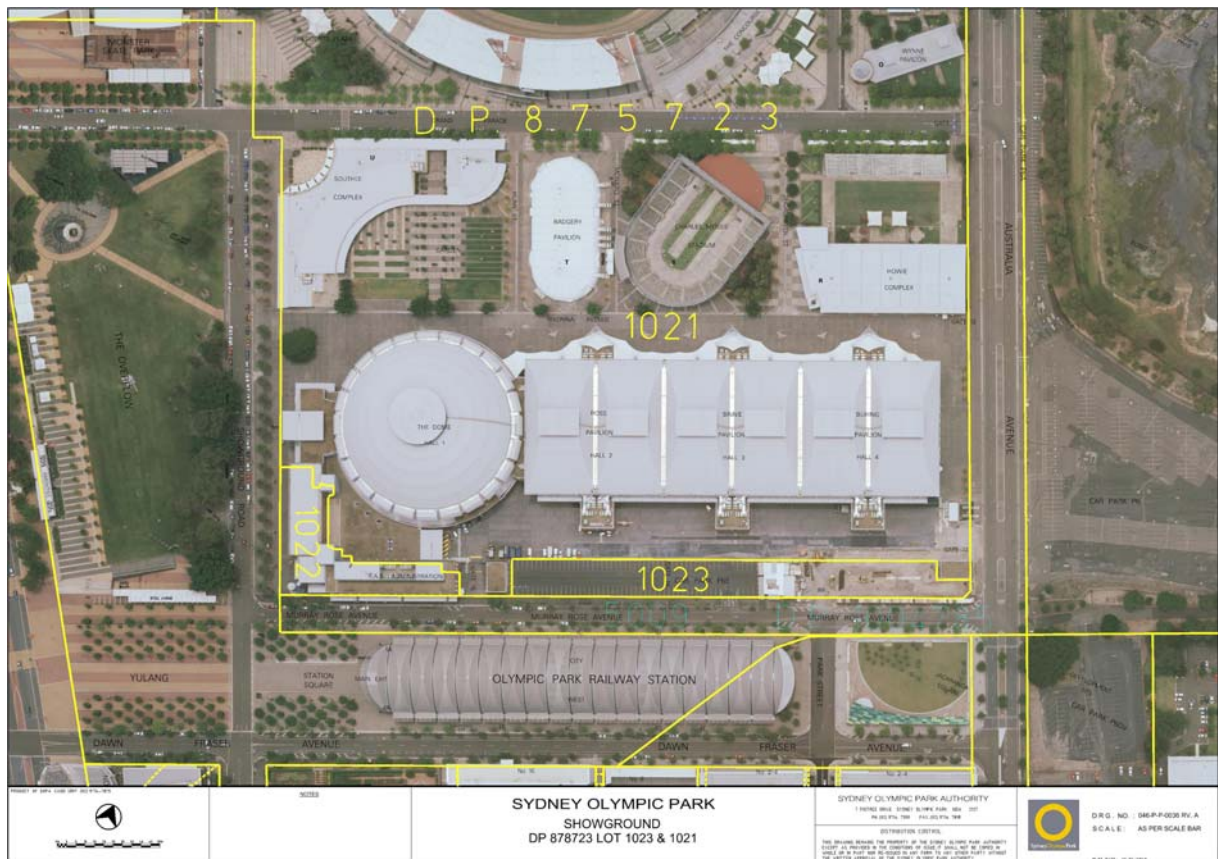


Figure 2 –Existing lot boundaries

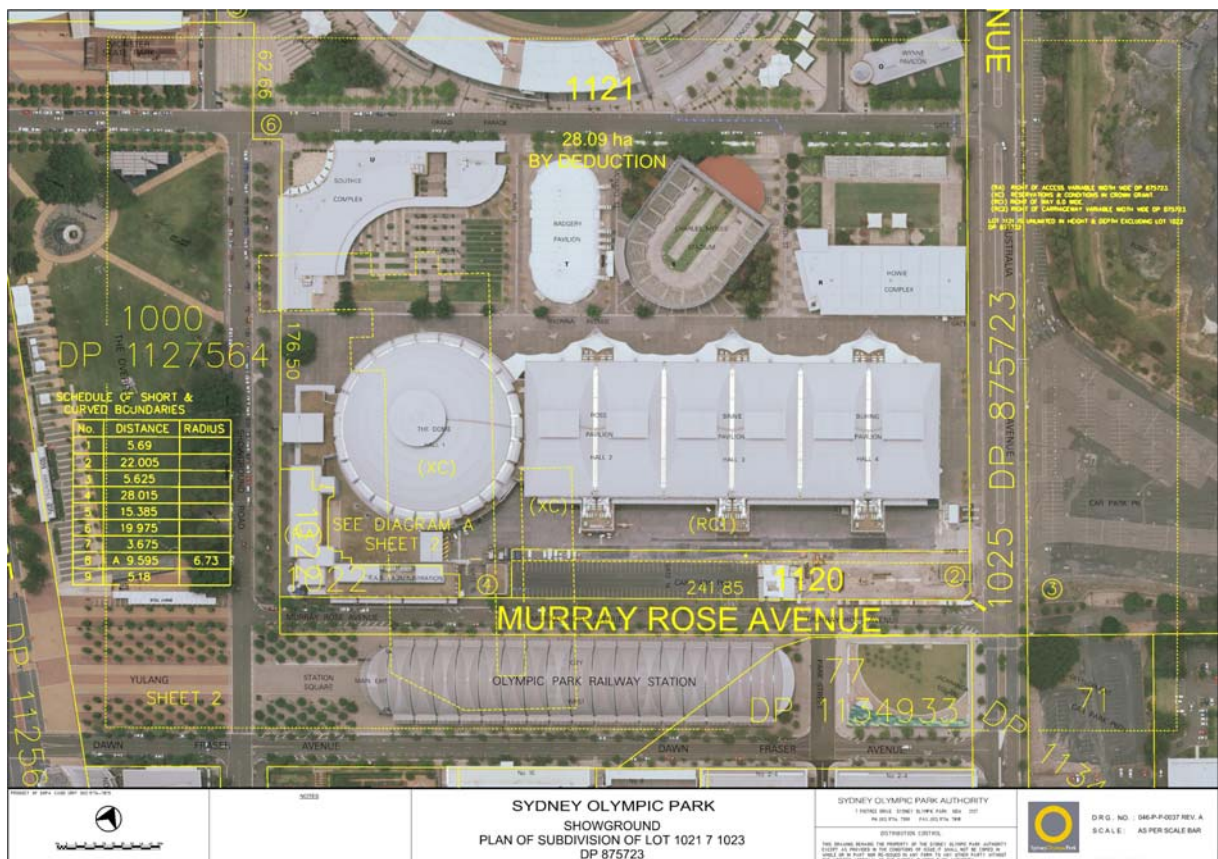


Figure 3 –New lot boundaries

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 |
|---------------------------------------|--|-----------------------|
| (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 does not require additional public infrastructure to that already approved. | ✓ |
| (24) Major event capability | The proposed development is for subdivision only and physical works would not take place and as such do not impact on major events. | ✓ |
| (25) Transport | The proposed development is for subdivision only and physical works would not take place and as such do not impact on transport. | ✓ |
| (26) Master Plan | MP 2030 applies to the subject site and the subdivision is consistent with the MP 2030 boundaries. | ✓ |
| (29) Development in conservation area | The subject site is not in a conservation area. | ✓ |
| (30) Design excellence | The proposed development is for subdivision only and physical works would not take place and as such do not impact on design excellence. | ✓ |
| (31) Heritage Conservation | The proposed development is for subdivision only and physical works would not take place and as such do not impact on heritage conservation. | ✓ |

Table 1 SEPP Major Development – Planning Provisions

3.2 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.

3.3 The suitability of the site for the development

The proposal is of a nature that is in keeping with the overall objectives and function of the site and approved commercial building.

3.4 Notification, advertising and submissions received

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

3.5 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 is minor and routine and does not significantly affect the environment.

5 Consultation

5.1 External referrals

The proposal has been consulted with the Sydney Showground who has approved the subdivision via a “Surrender of Lease” under the *Real Property Act 1900*.

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 agency and the NSW Department of Planning determining agency pursuant to the Minister’s delegation 25 January 2010.

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 by

Reviewed and Endorsed by

Town Planner, Planning

Executive Manager, Urban Planning and Design

Date:

Date: