

SYDNEY OLYMPIC PARK AUTHORITY

Planning Development Application Assessment Report

Application No:	DA 06-01-2010
Application Site:	8 Australia Avenue, Sydney Olympic Park
File No:	F10/102
Proposal:	Subdivision 8 Australia Avenue from Site 8
Background/History:	8 Australia Avenue is a site identified in <i>Master Plan 2030</i> for commercial development buildings. The commercial development for 8 Australia Avenue was approved by the Minister for Planning (Ref: MP 06_0175) and is undergoing construction. The proposed development is for subdivision of the site to create a formal lot for 8 Australia Avenue.
Applicant:	Watpac Developments Pty Ltd
Determining Agency:	Sydney Olympic Park Authority

1 Site and surrounds

A site visit was carried out on 3 February 2010.

8 Australia Avenue 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 1020 DP 875723.

The site is immediately bounded by Murray Rose Avenue and Jacaranda Square to the south, a car park to the west, Australia Avenue to the east, and the Sydney Showground to the north.

The building is currently under construction in accordance with the Approval for Major Project 06_0175. Photos of the site are attached below.



Figure 1 – The site



Figure 2 –8 Australia Avenue

2 The proposed development

The plan serves to a lot for 8 Australia Avenue and associated easements. The proposed development includes the following subdivision plan:

- Surveyor's ref CH4517C2_A, Plan of Subdivision of Lot 1120 in DP 1142724 and easement for overhanging and easement to permit encroaching structure to remain on Lot 1025 in DP875723.

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

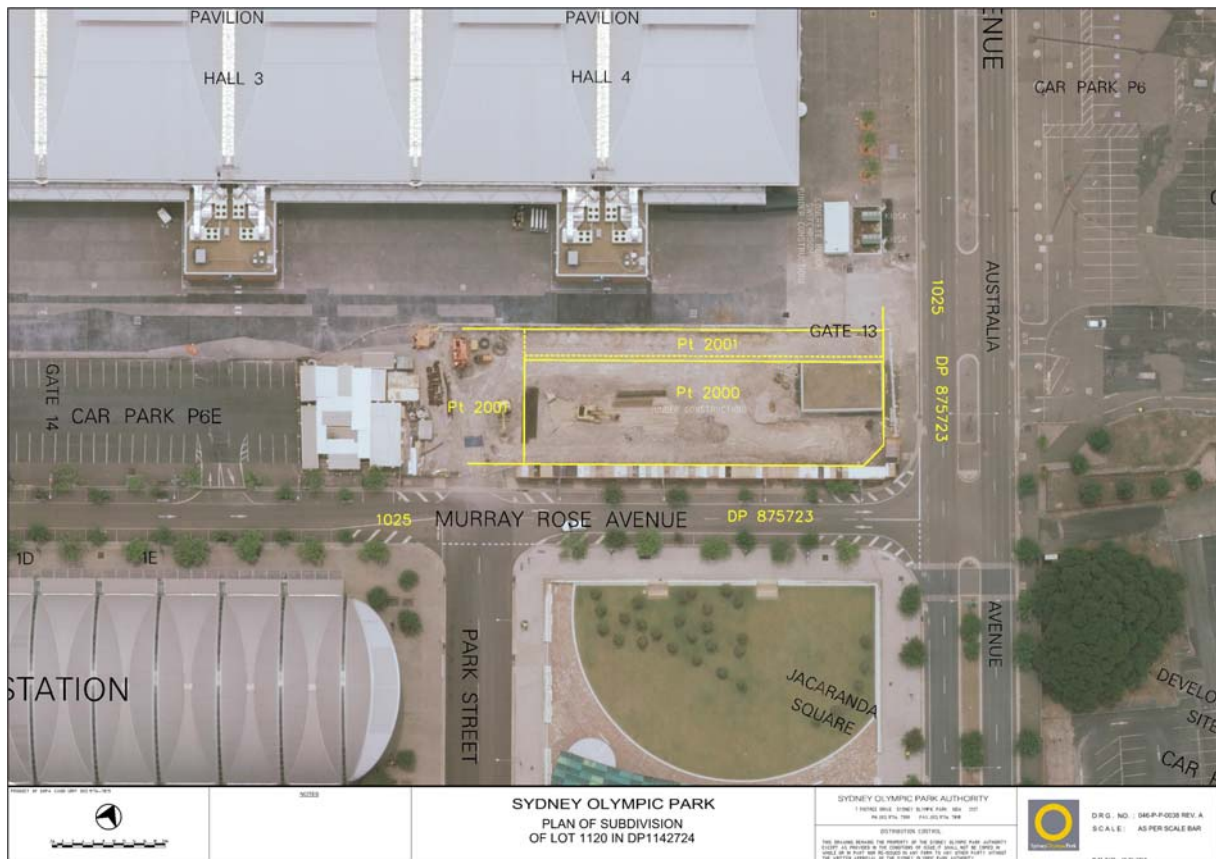


Figure 3 –New lot boundaries

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 x/✓/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	✓

Clause	Response	Compliance */✓/N/A
	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 Energy Australia who has approved the design of the subdivision.

The development requires a condition of consent for the terms of Right of Way with the Royal Agricultural Society to be to the satisfaction of Royal Agricultural Society and Sydney Olympic Park Authority.

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 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;

Prepared by

Reviewed and Endorsed by

Town Planner, Planning

Executive Manager, Urban Planning and Design

Date:

Date: