

SYDNEY OLYMPIC PARK AUTHORITY

Planning Development Application Assessment Report

Application No:	DA 105-10-2009
Application Site:	2 Australia Avenue, Sydney Olympic Park
File No:	F09/1051
Proposal:	Building Identification signage works, 2 Australia Avenue.
Background/History:	2 Australia Avenue is the site of Silex Solar, an approved solar panel research and development facility. Building identification signage for the facility is inadequate to capture visitors to the facility when driving along Australia Avenue, due to the layout of the site. This development application includes building identification signage to effectively identify the site to motorists travelling along Australia Avenue and to replace previous building identification signage.

1 Site and surrounds

A site visit was carried out on 2 November 2009.

2 Australia Avenue is located to the south east of Sydney Olympic Park Rail Station and is within the area currently known as the 'Central' Precinct. The site is legally described as Lot 56 DP 773763.

The site is immediately bounded by Australia Avenue to the east, Herb Elliot Avenue to the north, and other light industrial development to the west and south.

Photos of the site are attached below.

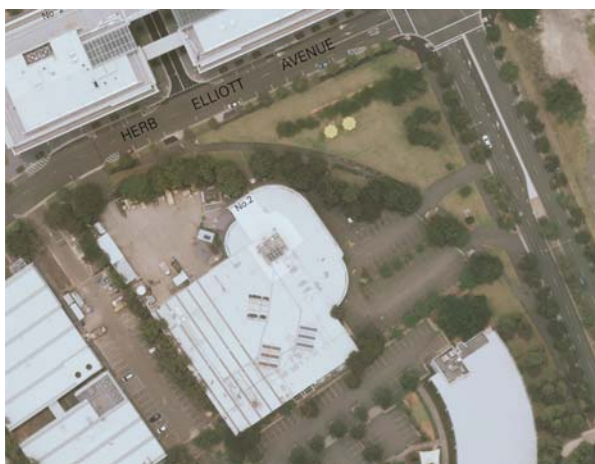


Figure 1 – The site



Figure 2 – 2 Australia Avenue

2 The proposed development

The proposed works involve the installation of building identification signage at 2 Australia Avenue, Sydney Olympic Park. The signage works would be carried out in accordance with the plans prepared by The Signage Craft Group Pty Ltd dated 16.10.2009.

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 Sydney Olympic Park

The proposed development would be permissible with consent under Clause 9(3) of the SEPP Major Development 2005. Relevant provisions of SEPP Major Development 2005 are addressed in Table 1.

Clause	Response	Compliance */✓/N/A
(23) Public infrastructure	Public infrastructure requirements have been addressed in the base building approval. This application does not require additional public infrastructure to that already approved.	✓
(24) Major event capability	The proposed development is for building identification works and as such do not impact on major events.	✓
(25) Transport	The proposed development is for building identification works and as such do not impact on transport infrastructure.	✓
(26) Master Plan	MP 2030 applies to the subject site but does not include controls for existing development.	✓
(29) Development in conservation area	The subject site is not in a conservation area.	✓
(30) Design excellence	Design excellence has been demonstrated in the plans submitted for approval.	✓
(31) Heritage Conservation	The subject site is not within the vicinity of a heritage item and the proposed building identification works will not impact on heritage conservation.	✓

Table 1 SEPP Major Development – Planning Provisions

3.2 Impact of the development

The proposed development is for building identification works and 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 light industrial 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 Sydney Olympic Park*; and
- Would not result in any adverse environmental effects (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 was not referred externally as the proposal is relatively minor and routine in nature.

5.2 Internal referrals

The application was referred to the following internal Authority Units for review and comment on 26 October 2009:

- Building Approvals;
- Urban Design

Urban design unit raised issues in regard to the number of identification signs. Upon review it was assessed that the number of signs is generally consistent with the previous building identification signage and that the new signs are necessary to direct site visitors travelling along Australia Avenue to the appropriate car park entry.

All conditions recommended have been incorporated into the recommended Conditions of Consent where relevant.

6 Delegations

The Minister for Planning is the consent authority under 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 4 March 2009.

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 by

Endorsed by

Town Planner, Planning

Manager, Planning

**Executive Manager, Urban
Planning and Design**

Date:

Date:

Date: