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## SYDNEY OLYMPIC PARK AUTHORITY

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### Planning Development Application Assessment Report

<b>Application No:</b>	DA 113-11-2009
<b>Application Site:</b>	7 Parkview Drive, Sydney Olympic Park
<b>File No:</b>	F09/1165
<b>Proposal:</b>	Construction and operation of ancillary depot / construction compound to service Networks Alliance, 7 Parkview Drive, Sydney Olympic Park.
<b>Background/History:</b>	<p>Networks Alliance was formed in collaboration with Sydney Water to undertake asset maintenance of Sydney's water and sewerage network. Networks Alliance moved their office location to 7 Parkview Drive, Sydney Olympic Park in September 2009.</p> <p>A fit out development application for 7 Parkview Drive was approved under the Exempt Development provisions of <i>Sydney Regional Environment Plan No. 24 Homebush Bay Area</i> (ref: EDA 72-09-2009).</p> <p>A second stage of the move is the construction and operation of an ancillary depot to store Sydney Water and Networks Alliance pipes and fittings. Once the fittings are available to Networks Alliance, they would be delivered to the compound and stored until a contract has been organised to conduct the works and the contractor collects the materials.</p> <p>The construction and operation of an ancillary depot requires a local development consent under the provisions of <i>State Environmental Planning Policy (Major Development) 2005</i> and is the subject of this Planning Report.</p>

## 1 Site and surrounds

A site visit was carried out on 26 November 2009.

7 Parkview Drive is located to the east of Sydney Olympic Park Rail Station and is within the area currently known as the 'Parkview' Precinct. The site is legally described as Lot 88 DP 870992.

The site is immediately bounded by commercial development to the south, commercial development and a car park to west, Bennelong Parkway to the east, and the Sydney Olympic Park Place Centre Management Depot to the north.

Photos of the site are attached below.



Figure 1: The site



Figure 2: 7 Parkview Drive – compound area

## 2 The proposed development

The proposed works involve the following:

- construction of a hardstand compound area of approximately 1,330m<sup>2</sup> on an existing open grassed area,
- associated chain wire security fence with three row barbed wire,
- one vehicular and single pedestrian lockable entry,
- electrical conduits for the provision of security lighting and site power,
- site security/flood lights and support role,
- dish drains, kerb and guttering, storm water collection pits and piping into existing pit,
- a reinforced concrete driveway and turn back for delivery truck movements,

- reconstruction of driveway access to new compound area, and
- construction of an awning shade structure (10 x 15 x 2.4 metres).

The proposed compound would be used for the temporary storage of Sydney Water/Networks Alliance Pipes and Fittings. The pipes and fittings consist of:

- PE, PVC, Steel and Ductile Iron pipes from 100mm-1200mm diameter and up to 12m long,
- ductile iron valves from 100mm-1200mm diameter,
- stainless steel and galvanised steel bolts, nuts and washers, and
- rubber gaskets.

Once the fittings are available to Networks Alliance, they would be delivered to the compound and stored until a contract has been awarded and the contractor collects the materials.

Deliveries to the compound area and hours working in the compound area are between 7a.m. and 5 p.m.

### 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 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 described as a depot and is ancillary to the primary function of the site's main purpose as Networks Alliance office space. The development is permissible with consent.  The objects of the zone are satisfied.	✓
(23) Public infrastructure	This application does not require additional public infrastructure to that already approved.	✓
(24) Major event capability	The proposed development is relatively minor and will not impact on major events.	✓
(25) Transport	The proposed development is relatively minor and will not impact on transport infrastructure.	✓
(26) Master Plan	MP 2030 applies to the subject site and a Major Project application is currently with the NSW Department of Planning (MP 07_0157). The head lease owners of the site and proponent for MP 07_0157 have agreed to a 4 year lease term so that the subject proposal is not affected by MP 07_0157.	✓
(29) Development in conservation area	The subject site is not in a conservation area.	✓
(30) Design excellence	The proposed development is for external works only and does not include alteration or additions to the existing approved building.	✓

Clause	Response	Compliance */✓/N/A
(31) Heritage Conservation	The subject site is not a heritage item and the proposed development will not impact on any nearby heritage items or conservation areas.	✓

**Table 1 SEPP Major Development – Planning Provisions**

### **3.2 Impact of the development**

The proposed development is relatively minor and will not adversely affect the natural, social or economic environment. The proposed development impacts can be adequately managed through conditions of consent.

### **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 existing approved use.

### **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 principal 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 it is minor and routine and will 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 Building Approvals Unit and Traffic Engineering for advice. No objections were raised and conditions incorporated 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

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Date:

Date: