



SYDNEY OLYMPIC PARK AUTHORITY

Planning Development Application Assessment Report

Application No:	DA 12-02-2010
Application Site:	Shop 6.6, 4 Dawn Fraser Avenue, Sydney Olympic Park
File No:	F10/264
Proposal:	Retail development involving building alterations and additions.
Background/History:	4 Dawn Fraser Avenue is the site of a new commercial development (approved by the Minister for Planning (Ref: DA 84-04-2005). Separate development applications are required for the internal alteration and additions of ground floor retail stores. This development application relates to alterations and additions to tenancy Shop 6.6, 4 Dawn Fraser Avenue.
Applicant:	Assad Semaan and Associates Pty Ltd
Determining Agency:	Sydney Olympic Park Authority

1 Site and surrounds

A site visit was carried out on 10 February 2010.

4 Dawn Fraser Avenue is located to the south of Sydney Olympic Park Rail Station and is within the area currently known as the 'Central' Precinct. The site is legally described as Lot 6 DP 1130359.

The site is located on the eastern side of 4 Dawn Fraser Avenue and is immediately bounded by Dawn Fraser Avenue and Sydney Olympic Park Station to the north, Stock Route Lane and Stock Route Park to the west, and the Herb Elliott Avenue to the south.

Photos of the site are attached below.

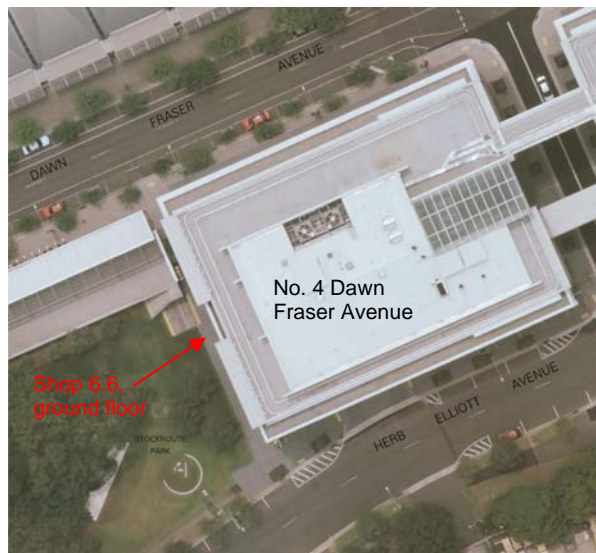


Figure 1 – The site



Figure 2 – Shop 6.6, 4 Dawn Fraser

2 The proposed development

The proposed development involve alterations and additions in an approved building at 4 Dawn Fraser Avenue, Sydney Olympic Park, including new kitchen, benches and display counters for a retail food and beverage outlet. The proposed development includes outdoor dining within a leased area. The works would be carried in accordance with the plans prepared by Assad Semaan and Associates Pty Ltd.

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 retail development and is permissible with consent. The objects of the zone are satisfied.	✓
(23) Public infrastructure	Public infrastructure requirements have been addressed in the base building approval (Ref: DA 80-4-2004). This application does not require additional public infrastructure to that already approved.	✓
(24) Major event capability	The proposed development is for minor retail development and as such do not impact on major events.	✓
(25) Transport	The proposed development is for minor retail development and as such do not impact on transport infrastructure.	✓
(26) Master Plan	Mater Plan 2002 applied to the subject site and has been considered in the base building approval (Ref: DA 80-4-2004).	✓
(29) Development in conservation area	The subject site is not in a conservation area.	✓
(30) Design excellence	Design excellence has been demonstrated in the base building approval (DA 80-4-2004).	✓
(31) Heritage Conservation	The subject site is not within the vicinity of a heritage item and the proposed fit out 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 minor retail development and will not adversely affect the natural, social or economic environment subject to 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 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 alter the environmental performance of the base building, which is designed to achieve a high green-star rating.

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 Sydney Olympic Park Authority units for review and comment on 10 February 2010:

- Building Approvals,
- Urban Design.

Urban design unit objected to signage. This did not affect the assessment outcome.

All conditions recommended by the Building Services Unit and Urban Design Unit have been incorporated into the recommended Conditions of Consent where appropriate and necessary.

6 Draft outdoor commercial seating policy

The proposed development is able to comply with the draft Outdoor Seating policy subject to conditions.

7 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.

8 Conclusion and recommendations

8.1 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.

8.2 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: