

SYDNEY OLYMPIC PARK AUTHORITY

Planning Development Application Assessment Report

Application No:	DA 19-03-2010
Application Site:	Suites 4 and 5, 8 Australia Avenue, Sydney Olympic Park
File No:	F10/365
Proposal:	Internal fit out works to Suites 4 and 5 for Hip and Knee Medical Consultancy Clinic.
Background/History:	8 Australia Avenue is the site of a new commercial development (approved by the Minister for Planning (Ref: MP 06_0175)). Separate development applications are required for the internal fit-out of the building and retail. This development application relates to the fit-out of Suites 4 and 5, ground floor of 8 Australia Avenue.
Applicant	Judy Taylor, OPHKC Pty Ltd

1 Site and surrounds

A site visit was carried out on 10 March 2010.

8 Australia 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 proposed works involve the internal fit out of suites 4 and 5, ground floor of an approved building at 8 Australia Avenue, Sydney Olympic Park, including new partitioning and medical consulting rooms, x-ray facility, tea room and signage works. The internal fit out works would be carried out in accordance with the plans prepared by Sheldon Commercial Interiors 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 medical consultancy 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: MP 06_0175). This application does not require additional public infrastructure to that already approved.	✓
(24) Major event capability	The proposed development is for fit out works and as such do not impact on major events.	✓
(25) Transport	The proposed development is for internal fit out works and as such do not impact on transport infrastructure.	✓
(26) Master Plan	MP 2030 applies to the subject site and has been considered in the base building approval (MP 06_0175).	✓
(29) Development in conservation area	The subject site is not in a conservation area.	✓

Clause	Response	Compliance */✓/N/A
(30) Design excellence	Design excellence has been demonstrated in the base building approval (MP 06_0175).	✓
(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 Master Plan 2030

In accordance with Section 4 of *Master Plan 2030*, a clear retail glass area is required to enhance public domain. This requirement has been communicated to the applicant and implemented through revised plans.

3.3 Impact of the development

The proposed development is for fit out works and will not adversely affect the natural, social or economic environment.

3.4 The suitability of the site for the development

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

3.5 Notification, advertising and submissions received

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

3.6 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 14 January 2010:

- Building Approvals,
- Urban Design Unit.

Urban Design Unit raised objections street activation resulting from the development layout. These objections were relayed to the applicant's architect. The applicant's architect undertook a re-plan however further street activation as recommended by the Urban Design Unit did not meet the applicant's required floor space layout.

In accordance with Section 4 of *Master Plan 2030*, a clear retail glass area is required to enhance public domain. This requirement has been communicated to the applicant and implemented through revised plans.

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 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;
- 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: