

## SYDNEY OLYMPIC PARK AUTHORITY

### Planning Development Application Assessment Report

<b>Application No:</b>	DA 31-03-2010
<b>Application Site:</b>	Royal Agricultural Society Sydney Showground, 1 Showground Road Sydney Olympic Park
<b>File No:</b>	F10/483
<b>Proposal:</b>	Building Identification Signage to Royal Agricultural Society Function Room.
<b>Background/History:</b>	The Royal Agricultural Society received a complying development certificate (ref: 01/2010CDC) issued by Insight Development Consultants P/L for redevelopment of part of the administration centre into a function room. The complying development certificate does not include building identification signage. This application relates to the building identification signage of the new function room.
<b>Applicant</b>	Allan Morgan, Royal Agricultural Society NSW

## 1 Site and surrounds

A site visit was carried out on 29 March 2010.

The Royal Agricultural Society Function Room is located to the north of Sydney Olympic Park Rail Station and is within the area currently known as the 'Sydney Showground' Precinct. The site is legally described as Lot 1022 DP 875723.

The site is immediately bounded by Murray Rose Avenue to the south, a car park to the east, Showground Road to the east, and the Sydney Showground main precinct areas to the north.

The Function Room was built in accordance with the Complying Development Certificate No. 01/2010CDC issued by Insight Development Consultants Pty Ltd. Photos of the site are attached below.



Figure 1 – The site



Figure 2 – Function Room, 1 Showground Road

## 2 The proposed development

The proposed works involve the building identification signage to the Royal Agricultural Society Function Room, 1 Showground Road Sydney Olympic Park. The signage is designed to be multifunctional to facilitate and hold different banner signage that reflects naming depending on the function being held. The building identification signage would be carried out in accordance with the plans prepared by A&W Signs 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 building identification signage and is permissible with consent. The objects of the zone are satisfied.	✓
(23) Public infrastructure	Building identification signage does not require public infrastructure. This application does not require additional public infrastructure to that already approved.	✓
(24) Major event capability	The proposed development is for building identification signage and as such do not impact on major events.	✓
(25) Transport	The proposed development is for building identification signage and as such do not impact on transport infrastructure.	✓
(26) Master Plan	MP 2030 applies to the subject site however MP 2030 does not cover building identification signage.	✓
(29) Development in conservation area	The subject site is not in a conservation area.	✓
(30) Design	The proposed development is for building identification signage	✓

Clause	Response	Compliance */✓/N/A
excellence	and is appropriately designed.	
(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 fit out 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 functions of the site and approved venue 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 29 March 2010:

- Building Approvals,
- Urban Design Unit.

Urban Design Unit raised objections in relation to sign size and finishes. No policy or development control reference was given to support the objection. Upon review of the

objection the proposed signage size and functionality is appropriate given its location and placement on a major event venue.

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: