



SYDNEY OLYMPIC PARK AUTHORITY

Planning Development Application Assessment Report

Application No:	DA 36-04-2010
Application Site:	ANZ Stadium Red Zone and Olympic Boulevard, Sydney Olympic Park
File No:	F10/561
Proposal:	Support infrastructure, including temporary structures associated with the events hosted at ANZ Stadium.
Background/History:	<p>ANZ Stadium builds an overlay of beverage, food and merchandise stores within the Red Zone to assist and support events at ANZ Stadium. The proposed development requires consent because the exempt development provisions (ancillary event development) of <i>SEPP Major Development 2005</i> restrict use of ancillary event infrastructure to 10 pm. Most events, including NRL matches, ARU matches and Soccer Australia, extend past 10 pm.</p> <p>Development consent for ancillary event infrastructure is sought for all events hosted by ANZ Stadium and requiring support infrastructure. ANZ Stadium has requested consent for a 5 year period.</p>

1 Site and surrounds

A site visit was carried out on 16 April 2010.

ANZ Stadium is located to the east of Sydney Olympic Park Rail Station and is within the area currently known as the 'Stadia' Precinct. The site is legally described as Lot 4000 DP 1004512.

The site is located on the northern side of Dawn Fraser Avenue and is immediately bounded by Acer Arena to the north, Edwin Flack Avenue to the west and Olympic Boulevard to the east.

Photos of the site are attached below.



Figure 1 – The site



Figure 2 – North east red zone

2 The proposed development

The proposed works involve the installation of temporary structures for the purpose of supporting events hosted by ANZ Stadium. The temporary structures would provide outlets for merchandising, food catering, drinks and other event promotions. Events are held at ANZ Stadium throughout the year and include significant sporting events such as NRL matches, Australian Rugby Union, State of Origin, Soccer Australia matches, Australian Football League games and Cricket Australia matches. In addition to significant sporting matches, ANZ Stadium hosts international performance arts such as rock concerts.

Due to the nature of the event industry, indicative event overlays have been submitted as part of the application. ANZ Stadium has requested the consent be considered for a 5 year period.

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 support of events and is permissible with consent. The objects of the zone are satisfied.	✓
(23) Public infrastructure	The proposed development does not require augmentation to public infrastructure.	✓
(24) Major event capability	The proposed development supports major event capability.	✓
(25) Transport	The proposed development is minor and will not impact on transport infrastructure.	✓
(26) Master Plan	MP 2030 does not cover event related infrastructure.	✓
(29) Development in conservation area	The subject site is not in a conservation area.	✓
(30) Design excellence	The layout and sitting of the proposed development has been designed to ensure harmonious integration with event precinct operations.	✓
(31) Heritage Conservation	The subject site is not within the vicinity of a heritage item and the proposed development will not impact on heritage conservation.	✓

Table 1 SEPP Major Development – Planning Provisions

3.1.2 State Environmental Planning Policy Temporary Structures and Place of Public Entertainment 2007

The erection of temporary structures is permissible with consent under Clause 11 of the *State Environmental Planning Policy Temporary Structures 2007*. Relevant matters for consideration as outlined in Clause 12 of *State Environmental Planning Policy Temporary Structures 2007* are addressed in Table 2.

Matter for Consideration (Clause 12)	Response	Suitably of development
Whether the number of persons who may use the structure at any one time should be limited	The proposed temporary structures sizes are suitable for the intended event.	✓
Any adverse impact on persons in the vicinity of any noise likely to be caused by the proposed erection or use of the structure and any proposed measures for limiting the	Sydney Olympic Park is a major event site and has been specifically designed and used for a range of events with no adverse impacts and appropriately managed by trained and experienced event staff. The erection of the proposed temporary structures will not cause adverse impacts.	✓

Matter for Consideration (Clause 12)	Response	Suitably of development
impact		
Whether the hours during which the structure is used should be limited	Sydney Olympic Park is a major event site and has been specifically designed and used for a range of events with no adverse impacts and appropriately managed by trained and experienced event staff. The proposed hours of use for the temporary structures is considered acceptable.	✓
Any parking or traffic impacts likely to be caused by the erection of the structure or its proposed use	Sydney Olympic Park has been specifically designed to hosts large crowds and has a public message system to use public transport when attending events hosted at Sydney Olympic Park, therefore existing transport arrangements are acceptable. The proposed temporary structures are not likely to cause adverse parking or traffic impacts.	✓
The principles for minimising crime risk set out in Part B of the Crime Prevention Guidelines	Sydney Olympic Park Authority and ANZ Stadium have trained and experienced event managers to minimise crime risks and appropriately liaise with law enforcement services. The erection of temporary structures will not create adverse crime impacts.	✓
Whether the proposed location of the structure is satisfactory	The site has been specifically designed and historically used for a range of events. The proposed location for erecting the proposed temporary structures is satisfactory.	✓
whether it is necessary to provide toilets and washbasins in association with the use of the structure	Permanent toilets are provided on site.	✓
Heritage conservation	The proposed temporary structures would not be erected on land identified as a heritage item.	✓
The duration for which the structure should be permitted to remain on the land concerned	The proposed temporary structures will remain on the site for a minimal period of time, for the duration of events hosted at ANZ Stadium.	✓
whether any conditions should be imposed on the granting of consent in relation to the dismantling or removal of the structure in view of any safety issues	The proposed temporary structures have been conditioned to be erected in accordance with SOPA's draft guidelines <i>Safety Guidelines for Organisers of Events being held within Sydney Olympic Park</i> .	✓

Table 2 SEPP Major Development – Planning Provisions

3.2 Impact of the development

The proposed development is temporary only and would not adversely effect the natural, social or economic environment subject to conditions. Such conditions include endorsement by Sydney Olympic Park Authority of a final detailed design based on the indicative plan.

It is also recommended that a condition limiting the consent to two years. This consent condition is recommended because development growth (e.g. Yulang Pub) surrounding the

ANZ stadium precinct as outlined in Master Plan 2030 may affect overall precinct operations and indicative plans associated with the development application may become redundant. The applicant may extend the consent period by way of a Section 96 Modification.

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. The site has been approved and planned for event related uses.

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 *State Environmental Planning Policy Temporary Structures 2007* and the principle environmental planning instrument applying to the land, *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) – Environmental Guidelines

The proposed development is generally consistent with the *Environmental Guidelines* as the proposed development is minor and routine.

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 20 April 2010:

- Building Approvals,
- Precinct Operations.

Objection was not raised and conditions recommended by the Building Approvals Unit and Operations Unit have been incorporated into the recommended Conditions of Consent, where relevant.

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 Sydney Olympic Park Authority is the assessing and determining agency pursuant to the Minister's delegation dated 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.

Prepared by

Reviewed and Endorsed by

Town Planner, Planning

Executive Manager, Urban Planning and Design

Date:

Date: