

SYDNEY OLYMPIC PARK AUTHORITY

Planning Assessment Report

Application No:	DA 10-10-2014
Application Site:	Building C Abattoir Administration Precinct, Dawn Fraser Avenue, Sydney Olympic Park.
Proposal:	Erection of one external Business Identification Signage, and to install lighting to 2 existing signs (Note: The proposed pergola has been withdrawn from the application)
Background/History:	This site is the former administration precinct for the State Abattoirs; each building has been restored and is occupied with the exception of Building C. Building C has been used as a café (Abattoir Blue since 2013) under DA 14-08-2012.
Applicant:	Ben Sahyoun (Abattoir Blues)
Determining Agency:	Sydney Olympic Park Authority

1 Site and surrounds

A site visit was carried out several times in late 2014 and early 2015. The site is located immediately south west of the Sydney Olympic Park Rail Station and is within the area currently known as the 'Central' Precinct. The site is legally described as Lot 150 DP 1108154.

The site has frontage to Dawn Fraser Avenue however it is an elevated site with access via a large set of stairs or at grade access is available from Showground Road or Herb Elliot Avenue.

2 The proposed development

The proposal is for erection of one new business identification signage, and to install lighting to 2 existing signs. **Note:** The applicant has advised on 18 November 2014 that they wished to withdraw the proposed pergola until they can finalise commercial / financial figures and appoint appropriate consultant(s).

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 proposal 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 exists/approved.	✓
(24) Major event capability	The proposal will provide one additional sign, and install lighting to 2 existing signs so that residents and workers within SOP can easily locate the Cafe.	✓
(25) Transport	This DA will have no adverse impact on transport/parking in SOP.	✓
(26) Master Plan (Note: Master Plan 2030 is a deemed DCP and is also considered here for the purpose of S79C(1)(a)(iii)).	The proposed development is generally consistent with MP 2030 principles and controls.	✓
(29) Development in environmental conservation area	The subject site is not in a conservation area.	N/A
(30) Design excellence	This site and the proposal do not trigger the design excellence provisions of the Master Plan.	N/A
(31) Heritage Conservation	The subject site is located within a group of buildings which together are a listed heritage item. The application includes a Heritage Impact Statement and it is considered that the signage will not adversely impact the significance of the Item.	✓

Table 1 SEPP Major Development – Planning Provisions

3.2 Prescribed Matters EP & AR 2000

The proposed development is able to comply with prescribed matters of the *Environmental Planning and Assessment Regulations 2000* subject to fulfilment of conditions of consent.

3.3 Impact of the development

The proposed development will not adversely affect the natural, social or economic environment subject to conditions of consent.

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 land use.

3.5 Notification, advertising and submissions received

No submissions were received as the proposal did not require advertising.

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 does not alter the environmental performance of the existing building.

5 Consultation

5.1 Internal referrals

The application was referred to the following internal Sydney Olympic Park Authority units for review and comment on 13 October 2014:

INTERNAL DEPARTMENT	RESPONSE
BUILDING SERVICES	No objections subject to conditions
PRECINCT OPERATIONS	No objections. No conditions
MAJOR PROJECTS	No objections. No conditions
DESIGN	No objections. Input & advice provided throughout DA process which have been generally implemented in final design plans
ENVIRONMENT / ECOLOGY	No objections. No conditions
PARKLANDS	No objections. No conditions

All conditions recommended have been incorporated into the 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 dated 10 November 2014.

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



**Planner
Sydney Olympic Park Authority**

Date: 17/3/15

Reviewed & Endorsed by



**Chief Executive Officer
Sydney Olympic Park Authority**

Date: