
SYDNEY OLYMPIC PARK AUTHORITY

Planning Assessment Report

Application No:	DA 13-09-2015
Application Site:	Lot 11 SP 1110035 No. 8 Dawn Fraser Avenue, Sydney Olympic Park
Proposed Development:	Alterations and additions to the interior and exterior of the existing licensed restaurant (Ribs & Rumps) including new awning, signage and additional outdoor seating
Applicant:	Chris Richards – Check Point Building Surveyors P/L
Determining Agency:	Sydney Olympic Park Authority

1 Site and surrounds

A site visit was carried out on 29 October 2015.

8 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 11 SP 1110035.

The site is immediately bounded by Dawn Fraser Avenue and Sydney Olympic Park Station to the north, Stock Route Lane to the east, and Stock Route Park to and Herb Elliott Avenue to the south. The ground floor is occupied by the Ribs & Rumps restaurant & bar.

The site aerial is attached below.



2 The Proposed Development

The subject of this development application is Ribs and Rump's proposal to undergo works relating to the existing restaurant.

Internal Alterations & Additions

- Demolish existing bar
- Build larger store room
- Relocate reception counter
- Re-arrange loose furniture
- Build new bar at eastern end of tenancy
- Some new internal finishes
- No alterations to existing amenities
- No alterations to existing kitchen and back of house areas

External Alterations & Additions

1. New Transparent shopfront awning to existing column line
2. New shopfront bi fold windows with new shopfront glazing to match existing underneath
3. Permanent heaters to be attached to new awning
4. New portal to main entry to be clad as per drawings

Signage

1. New Vinyl Graphics to existing shopfront glazing
2. 2 x New 2050mm x 500mm Ribs and Rumps Double Sided illuminated blade sign
3. Relocation of existing shopfront signbox and reface with current branding logo and tagline

Outdoor seating

The existing outdoor seating at Ribs and Rumps has approval for a total of 76 patrons. The proposed outdoor seating has provisions for an additional 46 patrons, with a total of 122 seats included in the application plans; retaining the 2m pedestrian buffer.

The proposal does not propose to change the operating details e.g. number of staff etc..

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 x/✓/N/A
(9) Zone B4 Mixed Use	The proposed development is for alterations / additions and is permissible with consent. The objects of the zone are satisfied.	✓
(18) Height	The proposed development does not increase the existing height approved.	✓
(18) FSR	The proposed development does not exceed the existing FSR	✓
(23) Public infrastructure	This application does not require additional public infrastructure.	✓
(24) Major event capability	The proposed development does not impact on major events.	✓
(25) Transport	The proposed development does not impact on transport infrastructure.	✓
(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 proposal is generally consistent with MP 2030.	✓
(29) Development in conservation area	The subject site is not located within a conservation area.	✓
(30) Design excellence	The design has been developed in consultation with SOPA	✓
(31) Heritage Conservation	The subject site is not within the vicinity of a heritage item and/or a heritage conservation area.	N/A

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 is for alterations / additions and as such 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 permissible land use.

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 for alterations / additions and is generally consistent with the *Environmental Guidelines* as the proposed development is minor and routine and does not adversely affect the environment.

5 Consultation

5.1 Internal referrals

The application was referred to the following internal Sydney Olympic Park Authority units for review and comment on 27 October 2015:

INTERNAL DEPARTMENT	RESPONSE
DEVELOPMENT CONTRACTS	No comments
COMMERCIAL SERVICES	No comments
BUILDING SERVICES	No objections, conditions provided.
MAJOR PROJECTS	No comments
PRECINCT OPERATIONS	No comments
DESIGN	No comments

Standard conditions have been incorporated into the recommended Conditions of Consent.

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.

On 10 November 2014, the Minister delegated her powers and functions under Section 80 of the *Environmental Planning and Assessment Act 1979 (the Act)*, effective from 10 November 2014, for all development at Sydney Olympic Park which have a Capital Investment Value of less than \$10 Million. These delegations have been provided to the Chief Executive Officer of Sydney Olympic Park Authority. The proposed development is consistent with these delegations as it:

- Has a CIV less than \$10 million
- SOPA is not the applicant; and

- SOPA will not derive a commercial benefit in excess of \$250,000 per year from the development.

Therefore it is appropriate for SOPA to exercise its delegations in determining this development application.

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.

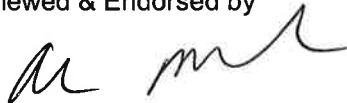
Prepared by



Planner

Date: 26/11/ 2015

Reviewed & Endorsed by



Chief Executive Officer

Date: 3-12 2015