

SYDNEY OLYMPIC PARK AUTHORITY

Planning Development Application Assessment Report

Application No:	DA 01-01-2016
Application Site:	Sydney Showground, Sydney Olympic Park
File No:	F16/00041
Proposal:	To enable Temporary On-site Sleeping Accommodation practices to take place within the Sydney Showgrounds as required as an on-going (business driven) basis and particularly during the annual Sydney Royal Easter Show.
Background/History:	<p>The Royal Agricultural Society of New South Wales (RAS) has traditionally maintained temporary on-site sleeping accommodation practices during the annual Sydney Royal Easter Show (The Show) within the Sydney Showgrounds. This practice dates back to the time The Show was staged in the Moore Park, Sydney area. Upon the migration of The Show from the Moore Park area to the Sydney Olympic Park site and the new Sydney Showgrounds there appears to be some ambiguity within the current 1996 Development Consent that permits these temporary on-site sleeping accommodation practices to continue.</p> <p>This Consent is to be granted with Conditions attached to enable this temporary on-site sleeping accommodation practice to be carried out as required for The Show on an annual basis and to also provide more flexibility to the Sydney Showgrounds during future requirements for temporary on-site sleeping accommodation to take place.</p> <p>This consent clarifies that this temporary on-site sleeping accommodation use is a legal use within the Sydney Showgrounds as required on an ongoing basis. This Consent and Use is to be carried out in accordance with the Statement of Environmental Effects (SEE) by JBA Urban Planning Consultants Pty Ltd dated 8th January 2016. 15628. This includes all Appendices: (A) Accommodation Management Plan, Effective Date: October 2015 by RAS, Emergency Management Plan by RAS, Date: November 2014, (B) Fire Safety Sleeping Accommodation Review, 15012 Dated 13th January 2016, Revision: Issue 2 and Alarm Alteration Confirmation Certificate Dated: 19th December 2015 both composed by Engineered Fire & Safety Solutions Pty Ltd, (C) BCA, NCC Sanitary Facility (Health & Amenity) Assessment by Advance Building Approvals Report: CS15-039-RP01b Dated 15th December 2015.</p>

1 Site and surrounds

A site visit was carried out on 20th January 2016.

Sydney Showgrounds 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 1121, DP 1142724.

The site is located on the Eastern side of Olympic Boulevard and is immediately bounded by Australia Ave to the East, Kevin Coombs Ave to the North and Murray Rose Ave to the South.

Photos of the site are attached below.



Site Map.

2 The proposed development

To enable Temporary On-site Sleeping Accommodation practices to take place as an on-going (business driven) basis within the Sydney Showgrounds and particularly during the time of the annual Sydney Royal Easter Show, Sydney Olympic Park.

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, Clause 3 of the SEPP Major Development 2005. The proposed development is permissible with consent pursuant to Schedule 3, Part 23, Division 2 of SEPP Major Development 2005 and the relevant provisions are addressed in Table 1.

Clause	Response	Compliance x/✓/N/A
(7, 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. The Public infrastructure is considered adequate or available for the proposed use.	✓
(24) Major event capability	The proposed development supports major event capability.	✓
(25) Transport	The proposed development supports Public Transport use and will not impact on the existing transport infrastructure.	✓
(26) Master Plan	The proposed development is an on going temporary use only and is considered that of a minor nature.	✓
(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 Exempt & Complying Development 2008

The erection of short term temporary structures is permissible as Exempt Development under the *State Environmental Planning Policy Exempt & Complying Development Codes 2008*, however some of these temporary structures are to be used for temporary On-Site Sleeping Accommodation purposes and this use is not considered as Exempt Development and does require Development Consent. It is for these reasons that this use and practices must be given Part 4, Local Development Consent, Merit Based Assessment, Section 79C under the provisions of the Environmental Planning & Assessment Act-1979.

Matter for Consideration (Section 79C)	Response	Suitably of development
the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,	The proposed permanent and temporary structures to be used for temporary on-site sleeping accommodation purposes are suitable for the intended Major Event Venue (Sydney Showgrounds). There will be no environmental impacts generated by the Development. The built environment will be fit for purpose to safely and comfortably cater for temporary on-site sleeping accommodation. There will be no social or economic impacts generated by the development.	✓
the suitability of the site for the development,	Sydney Olympic Park is a major event precinct which has been specifically designed to be used for a wide range of events with no adverse impacts. The precinct is appropriately managed by trained and experienced event staff. The proposed temporary on-site sleeping accommodation will not cause adverse impacts or danger.	✓

Matter for Consideration (Section 79C)	Response	Suitably of development
any submissions made in accordance with this Act or the regulations,	Sydney Olympic Park is a major event precinct and has been specifically designed to be used for a wide range of events with no adverse impacts. The precinct is appropriately managed by trained and experienced event staff. The proposed hours of use for the temporary sleeping accommodation use are considered acceptable. The Development Application is not required to externally advertised, all internal submissions have been included as Conditions of Development Consent.	✓
the public interest.	Sydney Olympic Park precinct has been specifically designed to hosts large crowds/patrons and has a public messaging system associated within the precinct for patrons to use public transport when attending events hosted at Sydney Olympic Park, therefore existing transport arrangements are acceptable. The proposed temporary on-site sleeping accommodation is not likely to cause adverse parking or traffic impacts.	✓
Compliance with non-discretionary development standards—development other than complying development	Sydney Olympic Park Authority and Sydney Showground have trained and experienced event managers to minimise crime risks and appropriately liaise with law enforcement services. The use of temporary on-site sleeping accommodation will not create adverse crime impacts.	✓
Development control plans	The site has been specifically designed and historically used for a range of events including the annual Sydney Royal Easter Show. The proposed locations of the temporary on-site sleeping accommodation locations are considered satisfactory and in accordance with the objectives of the Zoning.	✓
Heritage conservation	The proposed temporary on-site sleeping accommodation would not be erected or carried out on land identified as or in a heritage item/precinct.	✓
The duration for which the structure should be permitted to remain on the land concerned	The proposed temporary on-site sleeping accommodation will be used for a minimal period of time, for the duration of annual Sydney Royal Easter Show and at other times as required by business opportunities.	✓
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 to be used for on-site sleeping accommodation purposes have been conditioned to be erected and used in accordance with the current Building Code of Australia (BCA, NCC) and SOPA's publication <i>Safety Guidelines for Organisers of Events being held within Sydney Olympic Park</i> .	✓

Table 2 EP&A Act-1979 – Planning Provisions

3.2 Impact of the development

The proposed development is of a temporary nature only and would not adversely effect the natural, social or economic environment within Sydney Olympic Park subject to Conditions of Development Consent. Such conditions include endorsement by Sydney Olympic Park Authority on Fire & Life Safety and Health & Amenity considerations.

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 to cater for major 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 *Environmental Planning & Assessment Act-1979* 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 low impact, minor and routine.

5 Consultation

5.1 External referrals

The proposal was not referred externally as the proposal is relatively low impact, minor and routine in nature.

5.2 Internal referrals

The application was referred to the following internal Authority Units for review and comment on 11 January 2016:

- Building Approvals,
- Environmental,
- Precinct Operations.

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

6 Delegations

The Minister is the consent authority pursuant to Schedule 6, 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 10 November 2014 granted to the Sydney Olympic Park Authority as this application has a capital investment value less than \$10 million dollars.

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 (Merit Based Assessment). The proposed development is considered to be acceptable, in the public interest and is recommended for approval subject to Conditions of Development 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 of Development Consent** (Schedule 2) pursuant to Section 80(1) and 80(A) of the EP&A Act, having considered the relevant matters in accordance with (A) above.

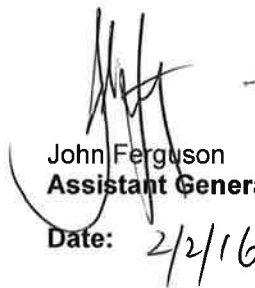
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Date: 2/2/2016