



## SYDNEY OLYMPIC PARK AUTHORITY

### Planning Assessment Report

<b>Application No:</b>	DA 02-05-2014
<b>Application Site:</b>	Showground Road, Sydney Olympic Park
<b>File No:</b>	F14/443
<b>Proposal:</b>	Erection of External Building / Stadium Identification Signage
<b>Background/History:</b>	The subject site is primarily used as a Sports Stadium to host sporting events such as AFL and a showground as part of the annual Royal Easter Show. It is also occasionally used for other events such as concerts.
<b>Applicant:</b>	Royal Agricultural Society (RAS)
<b>Determining Agency:</b>	Sydney Olympic Park Authority (SOPA)

## 1 Background

The subject site was used as an event overlay area for the 2000 Olympics and Paralympic games. Following the Olympics the site has been continuously used as part of the Royal Easter Show and as a Sports Stadium to host sporting events such as AFL, and also occasionally used for other events such as concerts.

## 2 Site and Location

A site visit was carried out on 28 May 2014.

The subject site / stadium is within the larger RAS site known as 1 Showground Road, which has the legal description of Part of Lot 1121 DP 1142724. The Stadium is bounded by New England Avenue to the North, Grand Parade to the south, Orana Parade to the west, and Hawkesbury Street to the east.

The site is located within the area currently known as the 'Showground' Precinct.

The maps showing the location of the site are below.

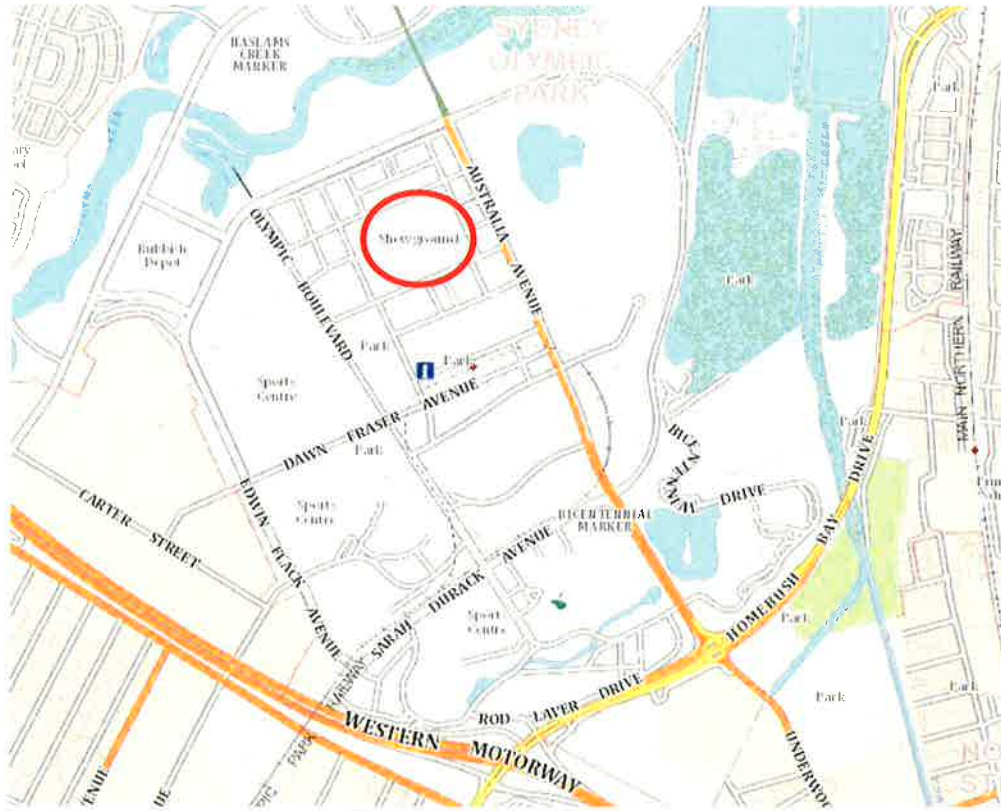


Figure 1 – Locality Plan 1

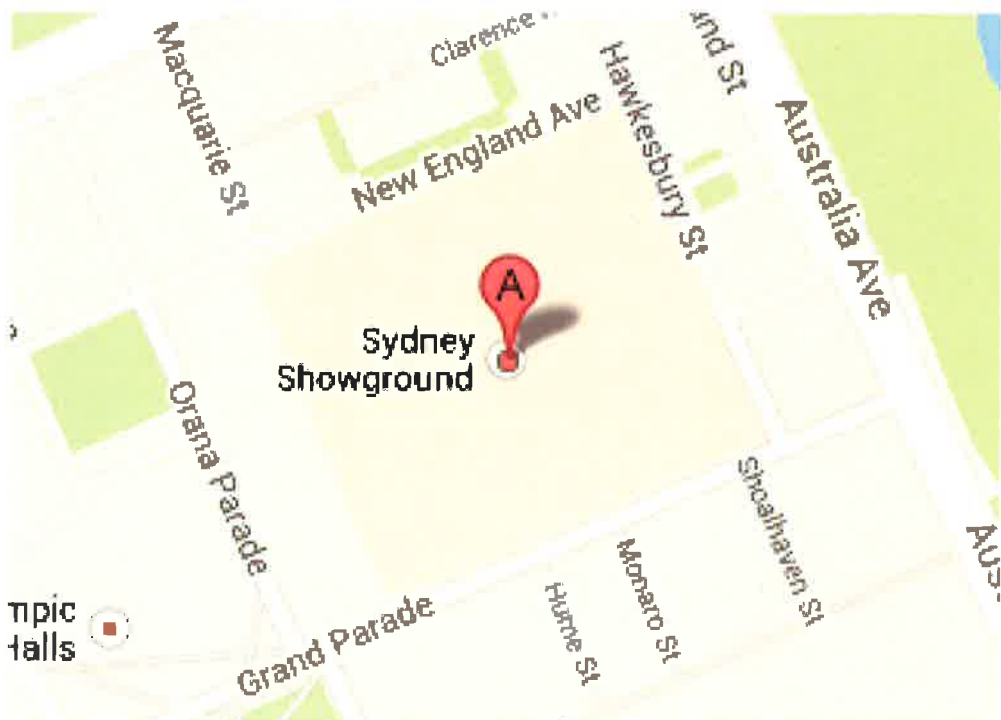


Figure 2 – Locality Plan 2

### 3 The proposed development

The proposed development is for the erection of external building identification signage to the main entry of subject Stadium in the south-western corner as shown in Figure 3. The LED sign will have dimensions of approximately 16.13m x 2.59m (approx. 41.8sqm).

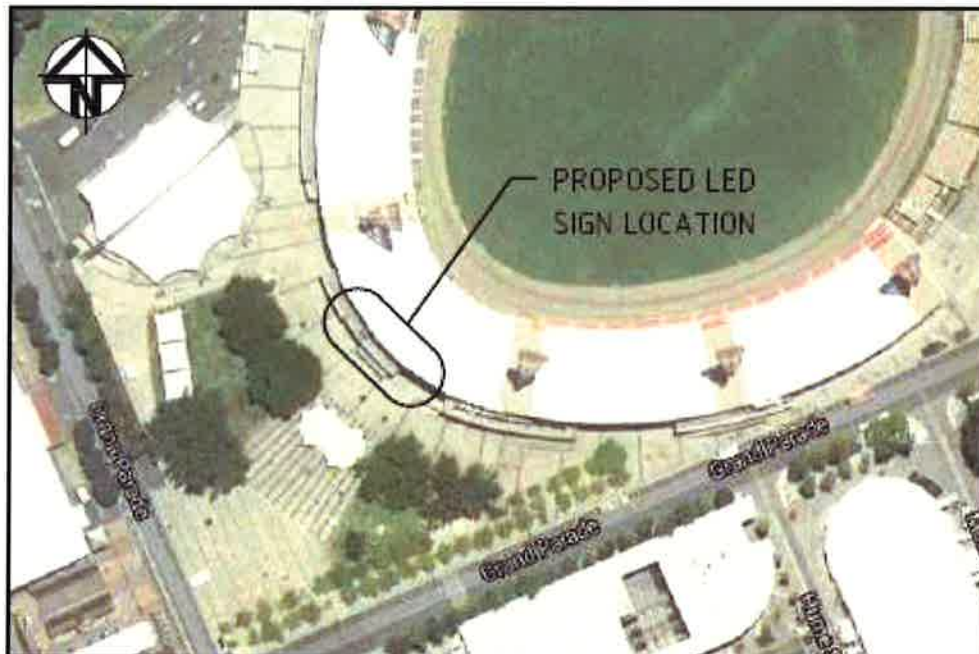


Figure 3 – Location of Signage



Figure 4 – Photomontage of Signage

## 4 Delegated Authority

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 14 September 2011, the Minister delegated his powers and functions under Section 80 of the *Environmental Planning and Assessment Act 1979 (the Act)*, effective from 1 October 2011, 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 Manager, Urban Planning, and 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.

## 5 Assessment

The application has been assessed pursuant to Section 79C of the *Environmental Planning and Assessment Act 1979*, including consideration of the following matters:

### 5.1 Environmental Planning Instruments, DCPs and Planning Agreements

#### 5.1.1 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 signage and is permissible with consent.  The objects of the zone are satisfied.	✓
(23) Public infrastructure	Public infrastructure requirements have been addressed in the base building approval. This application does not require additional public infrastructure to that already approved.	n/a
(24) Major event capability	The proposed development is for signage and will not adversely impact major events..	✓
(25) Transport	The proposed development is for signage and will not adversely impact major events. Transport / parking requirements have been addressed in previous approvals.	✓



Clause	Response	Compliance */✓/N/A
(26) Master Plan (Note: Master Plan 2030 is a deemed DCP and is also considered here for the purpose of S79C(1)(a)(iii)).	Master Plan applies to the subject site and has been considered in the base building approval and the proposed development is consistent with MP 2030 principles and controls.	✓
(29) Development in environmental conservation area	The subject site is not in an environmental conservation area.	n/a
(30) Design excellence	Design excellence requirements have been addressed in the base building approval.  Notwithstanding, the signage proposed for the development is not inconsistent with SOPA's Signage Policy and is considered satisfactory.	✓
(31) Heritage Conservation	The subject site is not within the vicinity of a heritage item and the proposed signage will not impact on heritage conservation.	n/a

**Table 1 SEPP Major Development – Planning Provisions**

## 5.2 Prescribed Matters EPAR 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.

## 5.3 Impact of the development

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

## 5.4 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 & development.

## 5.5 Notification, advertising and submissions received

No submissions were received as the proposal did not require advertising, notification or agency referrals.

## 5.6 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).

## 6 Sydney Olympic Park Authority Act 2001

### 6.1 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.

## 7 Consultation

### 7.1 Internal referrals

The application was referred to the Authority's Building Services Unit for comment(s) on 20 May 2014. The BSU raised no objections and have recommended standard conditions. Conditions recommended by the BSU have been incorporated into the Conditions of Consent where appropriate and necessary.

## 8 Conclusion and recommendations

### 8.1 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.

### 8.2 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, Urban Planning**

Date: 29 May 2014

Reviewed & Endorsed by



**Manager, Urban Planning**

Date: 29 May 2014