
SYDNEY OLYMPIC PARK AUTHORITY

Planning Assessment Report

Application No:	DA 14-08-2012
Application Site:	Building C Abattoir Administration Precinct, Dawn Fraser Avenue, Sydney Olympic Park.
Proposal:	Fitout and use of exiting building as a Café/Bakery/Bar and use of courtyard for out door dining.
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 previously been used as a café and as office space. The building has not been occupied for a number of years.
Applicant:	Ben Sahyoun
Determining Agency:	Sydney Olympic Park Authority

1 Site and surrounds

A site visit was carried out on 17 September 2012. 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 to fitout of Building C as a café/bakery/bar. The tenancy will known as "Abattoir Blues" with outdoor seating located within the court yard immediately adjacent to the building. The proposal includes minor internal and external alterations/additions, and erection of business identification signage. The proposal also includes outdoor dining which is all located on SOPA land and therefore will require an outdoor seating approval.

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	Public infrastructure requirements have been addressed in the base building approval. This application does not require additional public infrastructure to that already approved.	✓
(24) Major event capability	The proposal will provide dine in/takeaway food service to residents and workers within SOP as well as patrons of major events.	✓
(25) Transport	Transport/parking requirements of this application are considered to be satisfactory. It is considered that the proposals patrons will be worker/residents of the park, or spectators of major events and therefore the majority of patrons will arrive by foot after utilising public transport. Where patrons do arrive by car, on-street parking is available around the site, or in the SOPA run car parking stations.	✓
(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 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 locally listed heritage item. The application was referred to the office of Environment and Heritage and no comments were made on the application as the site is not state listed.	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 the fitout and use of the building as a Cafe, and 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.

The matter was referred to the Office of Environment and Heritage for comment on the heritage impacts however they did not comment as it is not a state listed item.

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 commercial building, which is designed to achieve a high green-star rating.

5 Consultation

5.1 Internal referrals

The application was referred to the following internal Sydney Olympic Park Authority units for review and comment on 20 March 2012:

INTERNAL DEPARTMENT	RESPONSE
BUILDING SERVICES	No objections subject to conditions
PRECINCT OPERATIONS	Concerns raised
DESIGN	Concerns raised
ASSET MANAGEMENT	Concerns raised, to be addressed by conditions.

Building Services Unit – All conditions recommended have been incorporated into the Conditions of Consent where appropriate and necessary.

Design, Asset Management and Precinct Operations

All units raised concerns regarding access for deliveries. This is to be largely addressed through the lease for the site, but will be reinforced through conditions of consent.

Design also raised concerns with the freestanding blade sign and the precedent it could set for further signage in the area. Also concerns were raised about the cantilevered umbrellas and the proponent has been advised that its SOPAs preference for centre supported umbrellas.

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 1 October 2011.

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

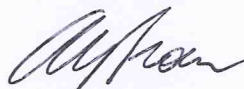
Reviewed by



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Date: 25/09/2012.

Prepared & Endorsed by



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Date: 25/9/12