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**SYDNEY OLYMPIC PARK AUTHORITY**

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**Planning Development Application Assessment Report**

<b>Application No:</b>	DA 15-08-2012
<b>Application Site:</b>	Shop C, 7 Murray Rose Avenue (Site 8B), Sydney Olympic Park
<b>File No:</b>	F12/792
<b>Proposal:</b>	Fitout & use of Shop C as a Bike Shop
<b>Background/History:</b>	7 Murray Rose Avenue is the site of a new commercial development (MP 10_2014 approved by the Minister for Planning & Infrastructure on 9 September 2011). Separate development applications are required for internal fitout works and first use of retail/commercial tenancies.
<b>Applicant:</b>	Nash Kent
<b>Determining Agency:</b>	Sydney Olympic Park Authority

## 1 Site and surrounds

A site visit was carried out on 5 September 2012.

7 Murray Rose Avenue (Site 8B) is located immediately to the north of Sydney Olympic Park Rail Station and is within the area currently known as the 'Town Centre Precinct' in Sydney Olympic Park Master Plan (MP) 2030. The site is legally described as Lot 2001 DP1147230.

The site is immediately bounded by Sydney Showgrounds to the North, Sydney Olympic Park Rail Station to the South, an at-grade carpark to the west and a commercial office building to the east.

## 2 The proposed development

The proposed development is for the fitout and use of the commercial/retail tenancy on the ground floor (known as Shop C, 7 Murray Rose Drive) by ParkBikes for a bike shop. The purpose of the business will be high end bike sales and bike servicing. Two staff will be associated with the business which will operate as follows:

Monday to Wednesday, & Friday: 7am to 5pm

Thursday: 11am to 7pm

Saturday: 11am to 4pm

### Signage

The application proposes one under-awning 1200mm x 435mm and one top hamper sign (on the window above the shop entrance) that will not exceed 20% coverage of the façade.

**Other operational details**

Majority of deliveries will take place between 8.30am and 11am. A maximum of 40 bikes will be stored in the shop, plus 20 spare tyres in packaged boxes. There will be no dangerous chemicals stored on-site and waste will be recycled and/or appropriately disposed of by commercial contractor. One parking space has been allocated to the tenancy.

**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.

<b>Clause</b>	<b>Response</b>	<b>Compliance */√/N/A</b>
(9) Zone B4 Mixed Use	The proposed development is for commercial/retail shop 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 unlikely to adversely impact major events..	✓
(25) Transport	Transport/ parking requirements have been addressed in the base building approval.	✓
(26) Master Plan <i>(Note: Master Plan 2030 is a deemed DCP and is also considered here for the purpose of S79C(1)(a)(iii)).</i>	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. The works proposed for the development are generally internal.	n/a
(31) Heritage Conservation	The subject site is not within the vicinity of a heritage item and the proposed fit out works will not impact on heritage conservation.	n/a

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

### 3.2 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.

### 3.3 Impact of the development

The proposed development is for commercial/retail use 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 & development.

### 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 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.

## 5 Consultation

### 5.1 Internal referrals

The application was referred to the following internal Sydney Olympic Park Authority units for comment(s) on 3 September 2012:

INTERNAL DEPARTMENT	RESPONSE
BUILDING SERVICES	No objections subject to conditions
COMMERCIAL SERVICES	No objections, no conditions

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

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## 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

Prepared by



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**Planner, Urban Planning**

Date: **6 September 2012**

Reviewed & Endorsed by



Andrew Brown

**Executive Manager, Urban Planning and Design**

Date: **6 September 2012**