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**SYDNEY OLYMPIC PARK AUTHORITY**

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**Planning Assessment Report**

<b>Application No:</b>	DA 16-09-2012
<b>Application Site:</b>	ANZ Stadium (Western Forecourt), Sydney Olympic Park
<b>File No:</b>	F12/829
<b>Proposal:</b>	Erection of Multi-Purpose Training Facilities within the Western Forecourt of ANZ Stadium
<b>Applicant:</b>	ANZ Stadium (Simon Davies)
<b>Determining Agency:</b>	Sydney Olympic Park Authority

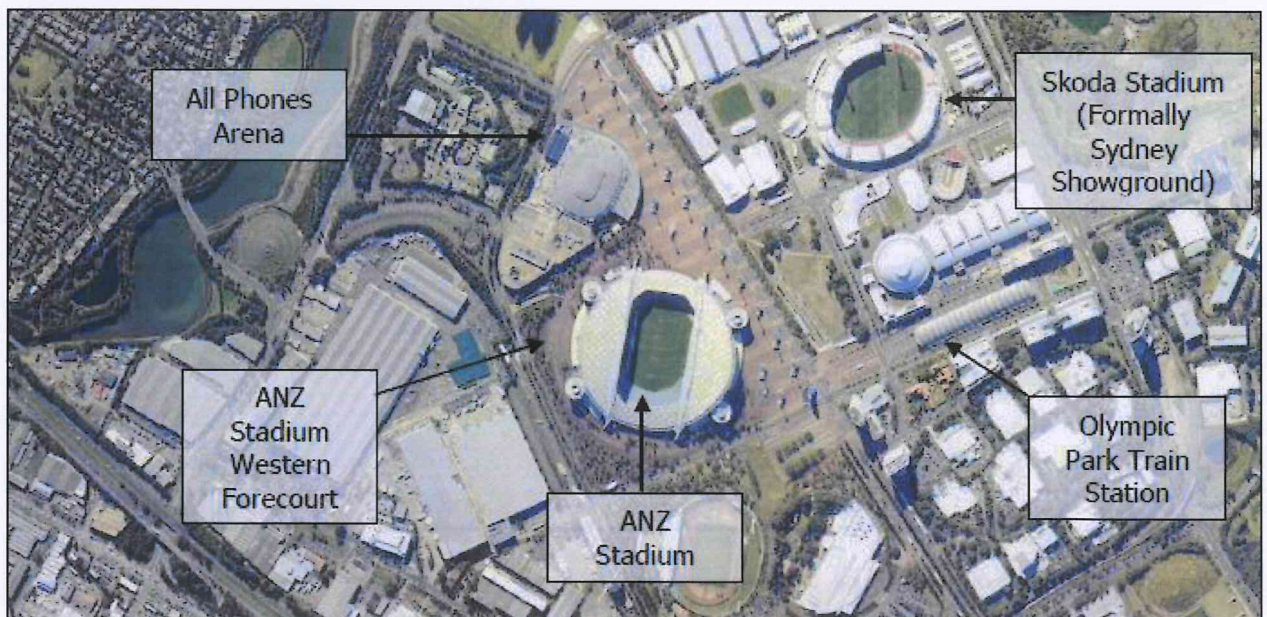
**1 Site and surrounds**

A site visit was carried out on 20 September 2012.

ANZ Stadium is located to the east of Sydney Olympic Park Rail Station and is within the area currently known as the 'Stadia' Precinct in Sydney Olympic Park Master Plan 2030 (MP 2030).

The subject site is located on the western forecourt of the Stadium and is legally described as Lot 4001 DP 1004512. The subject site is immediately bounded by P1 car park & All Phones Arena to the north, Edwin Flack Avenue to the west, Dawn Fraser Avenue to the south and ANZ Stadium & Olympic Boulevard to the east.

Photos of the site are attached below.



**Figure 1 – The Site & Site Context**



## 2 Background

On 8 August 1996, the then Minister for Urban Affairs & Planning approved DA No. S38/2/96 for a Stadium to accommodate approximately 110 000 spectators, up to and including the 2000 Olympic and Paralympic Games, and thereafter to accommodate approximately 80 000 spectators. The uses are for major sporting events, public events and performances and uses ancillary thereto, including but not limited to, clubs, commercial premises, generating works, up to 260 parking spaces, places of assembly, public facilities, refreshment rooms, shops and taverns.

The Stadium is currently known as ANZ Stadium and is Sydney's largest sports stadium playing host to multiple sports with the primary uses being Rugby League and Rugby Union. In early 2011 the stadium was announced as the host venue for International Twenty20 Cricket in Sydney making the stadium the home ground for four (4) of Australia's National sports teams.

Events are held at ANZ Stadium throughout the year and include significant sporting events such as National Rugby League matches, Australian Rugby Union, State of Origin, Soccer Australia matches, Australian Football League games and Cricket Australia matches. In addition to significant sporting matches, ANZ Stadium hosts international performance arts such as rock concerts.

## 3 The proposed development

The amended development application seeks consent for the erection of a multi-purpose training facility including cricket nets to the western forecourt of ANZ Stadium. The proposed works will enhance the range of the facilities provided by the Stadium and will ensure the future commercial viability of the venue. The proposal will involve the following works:

- Removal of six trees, ground lights, bollards, grated drain and light poles
- New base to structural engineers requirements
- Drainage
- Two (2) warm up fields made of artificial turf (35m x 25m each)
- Seven (7) turf cricket pitches and one (1) drop in turf wicket (16m x 28m)
- An irregular-shaped "breakout" area approximately 28m x 17.5m in size.
- Four (4) light towers at 14m high.
- Relocation of existing flag poles.
- Seating area (stepped area on eastern side of multi-purpose warm up area)
- Galvanised perimeter fencing (1.1m)
- Retractable perimeter netting (4m)

Pedestrian access to and around the development will be reasonably maintained, including a 25 metre clearance to the external envelope of the stadium. Vehicular access from Edwin Flack Avenue to the multi-purpose facility will be provided. Access for maintenance vehicles and ground keeping equipment from the Stadium tunnel to the multi-purpose facility and cricket wickets will also be provided.

The state-of-the-art training facilities proposed is comparable to existing facilities at the Sydney Cricket Ground and will therefore enhance the Stadium's capability to host major sporting events for a wider variety of sports. In addition to this the space will also be open to the public when not in use and will form valuable community space. It is proposed that the

facility will be operated and maintained by ANZ Stadium. Key examples of activities to be conducted on the development include:

#### Stadium Event Days

- Elite player pre-game practice and warm-up activities (i.e. Cricket, NRL)
- Fan zone
- Kids sports clinics
- Mini 'Kick to Kick'
- Athlete / player autograph sessions
- Pre-event entertainment (e.g. bands, street theatre)
- Corporate hospitality / dining facility
- Sponsor promotions (e.g. car launches)

#### Non Event Days

- Elite team training sessions and warm up activities
- Corporate sports activities (e.g. lunch-time competitions)
- Community group / sports activities
- Entertainment (e.g. movies, bands etc.)
- Corporate hospitality
- Promotions
- Sporting code fan days
- Public eatery and recreational space

## 4 Assessment

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

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

#### 4.1.1 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 */✓/IN/A
(9) Zone B4 Mixed Use	The proposal can be defined as a 'Recreation Facility (Outdoor)' and is permissible with consent.  The proposed development will enable land to be used for recreational purposes and for support of events, is a compatible land use with existing surrounding uses. The proposed use of the land is consistent with the objects of the zone.	✓
(23) Public infrastructure	The proposed development does not require major augmentation to public infrastructure.	✓
(24) Major event capability	The proposed development will support and enhance the Stadium and the precinct's major event capability.	✓
(25) Transport	The proposed development will not impact on transport infrastructure.	✓



Clause	Response	Compliance */✓/N/A
(26) Master Plan	The proposal is generally consistent with the relevant provisions of MP 2030. Refer to Part 4.4 of this report (below) for further discussion.	✓
(29) Development in conservation area	The subject site is not in an environmental conservation area.	n/a
(30) Design excellence	The proposal has been designed, in consultation with relevant internal SOPA Units e.g. Urban Design, Precinct Coordination. 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.	n/a

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

## 4.2 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.

## 4.3 Impact of the development

Access to ANZ Stadium for major events will not be altered as a result of the proposal. A condition will be imposed requiring a Plan of Management (POM) for the operation of the facilities to be submitted to the satisfaction of SOPA's General Manager (Operations & Sustainability) prior to the issue of an Occupation Certificate. Subject to the implementation of a satisfactory POM, the proposed development will not adversely affect the natural, social or economic environment.

## 4.4 The suitability of the site for the development

The proposal is generally consistent with the relevant provisions of MP 2030, with the exception being provisions relating to venue expansion zones, as the subject site is not within the venue expansion zone as envisaged in MP 2030. Notwithstanding, the proposed location has been selected to minimise interference with crowd movement for major events entering and exiting ANZ Stadium and surrounding stadia. The proposed location in the Western Forecourt of the Stadium, will minimise interference with patrons utilising the Olympic Park Railway Station, Olympic Boulevard and the major event coaches, which are located to the east of the venue.

The development will provide additional world class facilities for the site and enhance the capability of ANZ Stadium and Sydney Olympic Park in general, to attract and host major events. Facilities of this nature already exist at multiple sporting venues across Australia including the Moore Park Sports Complex (the major competitor to ANZ Stadium). Furthermore the works will provide low maintenance green space for the public when not in use for major events and will activate a somewhat isolated area (relative to the rest of the precinct). The proposal is consistent with the overall objectives and function of the site and approved land use & development.

#### **4.5 Notification, advertising and submissions received**

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

#### **4.6 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).

### **5 Sydney Olympic Park Authority Act 2001**

#### **5.1 Clause 22(2) – Consistency with Environmental Guidelines**

The proposed development is generally consistent with the *Environmental Guidelines*.

### **6 Consultation**

#### **6.1 External referrals**

In accordance with the provisions of Section 24 of the Homebush Motor Racing Authority Act 2008, the application was referred to the Homebush Motor Racing Authority (HMRA) for comment(s) on 19 September 2012. HMRA advised SOPA by email on 18 October that it has no objection to the DA. No conditions were recommended by HMRA.

#### **6.2 Internal referrals**

The application was referred to the following internal Sydney Olympic Park Authority units for comment(s) on 18 September 2012:

INTERNAL DEPARTMENT	RESPONSE
BUILDING SERVICES	No objections subject to conditions
COMMERCIAL SERVICES	No objections, no conditions
URBAN DESIGN	No objections subject to conditions
MAJOR EVENTS & PRECINCT OPERATIONS	No objections subject to conditions
PARKLANDS & ASSET MAINTENANCE	No objections subject to conditions

Conditions recommended by the respective SOPA Units have been incorporated into the recommended Conditions of Consent where appropriate and necessary.

### **7 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.



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## 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

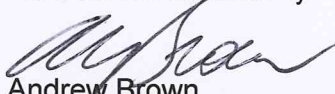
Prepared by



Dat Tran  
**Planner, Urban Planning**

Date: 1 November 2012

Reviewed & Endorsed by



Andrew Brown  
**Executive Manager, Urban Planning and Design**

Date: 1 November 2012