
SYDNEY OLYMPIC PARK AUTHORITY

Planning Development Application Assessment Report

Application No:	DA 54-07-2010
Application Site:	4 Figtree Drive, Sydney Olympic Park
File No:	F10/970
Proposal:	New substation, office space and minor landscaping works.
Background/History:	<p>Fujitsu Australia Ltd obtained development approval (ref EDA No. 345) in 2008 for occupancy and use of 4 Figtree Drive for a data storage centre. This was followed with further approval (EDA No. 384) for installation of external chillers and generators.</p> <p>Fujitsu Australia now proposes to install a second substation, convert unused AC Plant area to office space and minor car park security fencing and gate works. The proposed works would be undertaken in accordance with plans prepared by Green Box Architecture Pty Ltd.</p>
Applicant:	Peter Coskinas, Fujitsu Australia Ltd
Determining Agency:	Sydney Olympic Park Authority

1 Site and surrounds

A site visit was carried out on 2 August 2010.

The proposed development is located to the south of Sydney Olympic Park Rail Station and is within the area currently known as the 'Central' Precinct. The site is legally described as Lot 24 DP 787402.

The site is immediately bounded by a commercial development to the east and west, Sydney Olympic Park rail line and Edwin Flack Avenue to the south and Figtree Drive to the north. The building is currently being occupied by Fujitsu Australia Ltd for use as a data storage centre. Photos of the site are attached below.



Figure 1 – The site



Figure 2 – Fujitsu Australia Ltd

2 The proposed development

The proposed development involve alterations and additions to an existing approved building at 4 Figtree Drive, Sydney Olympic Park, including new substation and office space and minor landscaping works consisting of traffic gates, fencing and walkway. The works would be carried in accordance with the plans prepared by Green Box Architecture Pty Ltd.

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 x/✓/N/A
(9) Zone B4 Mixed Use	The proposed development is for commercial development and is permissible with consent. The objects of the zone are satisfied.	✓
(23) Public infrastructure	This application does not require additional public infrastructure to that already approved.	✓
(24) Major event capability	The proposed development is for relatively minor and located within existing commercial precinct and as such do not impact on major events.	✓
(25) Transport	The proposed development is relatively minor and will not impact on transport infrastructure.	✓
(26) Master Plan	The Master Plan 2030 applies to the site and the proposed is generally consistent with the provisions in the Master Plan.	✓
(29) Development in conservation area	The subject site is not in a conservation area.	✓
(30) Design excellence	Design excellence has been demonstrated in the plans which ensure any external alterations and additions are consistent with the existing character of the building.	✓
(31) Heritage Conservation	The subject site is not within the vicinity of a heritage item and the proposed works will not impact on any heritage items.	✓

Table 1 SEPP Major Development – Planning Provisions

3.2 Impact of the development

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

Fujitsu Australia has undertaken a number of alterations and additions to the premises (e.g ref EDA 345 and 384) that allowed Fujitsu to fit out the premises to be used as a data storage centre in late 2008. EDA No. 345 was subject to a deferred commencement approval of which further noise investigation and mitigation measures for the chillers and generators were requested given that the locality of the premises was to be rezoned for residential land use. This rezoning was approved by the Minister for Planning in March 2010.

A condition in EDA 345 and 384 (ref: Condition A2 of EDA No. 345 and A7 of EDA No. 384) required Fujitsu Australia and Sydney Olympic Park Authority to enter into a Deed of Agreement to ensure appropriate noise mitigation measures could be implemented in the event of neighbouring land uses being redeveloped for residential use. This Deed of Agreement has yet to be signed by Fujitsu.

Therefore prior to any additional development being undertaken on the premises to which the chillers and generators relate to, which includes the subject development application because of its reliance on the chillers and generators, it is recommended that the previously agreed Deed of Agreement be conditioned in this approval.

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 and approved commercial building.

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 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 significantly alter the environmental performance of the base building.

5 Consultation

5.1 External referrals

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

5.2 Internal referrals

The application was referred to the following internal Sydney Olympic Park Authority units for review and comment on 30 July 2010:

- Building Approvals.

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

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 25 January 2010.

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

Reviewed and Endorsed by

Original signed 23/08/2010

Original signed 23/08/2010

Town Planner, Planning

Executive Manager, Urban Planning and Design

Date:

Date: