



TREVOR R HOWSE

STATEMENT OF ENVIRONMENTAL EFFECTS



PREPARED FOR

Endemol Shine Australia

REGARDING



BUILDING REGULATIONS • FIRE SAFETY ENGINEERING • LEGAL SERVICES

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Report Register

The following report register documents the development and issue of this report and project as undertaken by this office, in accordance with the *Quality Assurance* policy of Trevor R Howse Pty Limited.

Our Ref.	Issue No.	Remarks	Issue Date
J22063	1	Statement of Environmental Effects issued to client	10.5.2022
J22063	2	Statement of Environmental Effects amended to reflect client feedback	13.5.2022

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Summary & Recommendation

1.1 Summary

This “Statement of Environmental Effects” has been prepared at the request of Endemol Shine Australia (ESA).

It relates to the proposed and continued use of several existing buildings and spaces at the Royal Agricultural Society of NSW (RSA) Sydney Showground, as is located within the Sydney Olympic Park precinct, for the purpose of filming the [REDACTED]

This event is a ‘temporary event’, or which several series are proposed to be filmed. These series are known as [REDACTED] Approval from the Consent Authority is sought for both series productions.

Figure 1.1.1 – Existing Aerial Photo



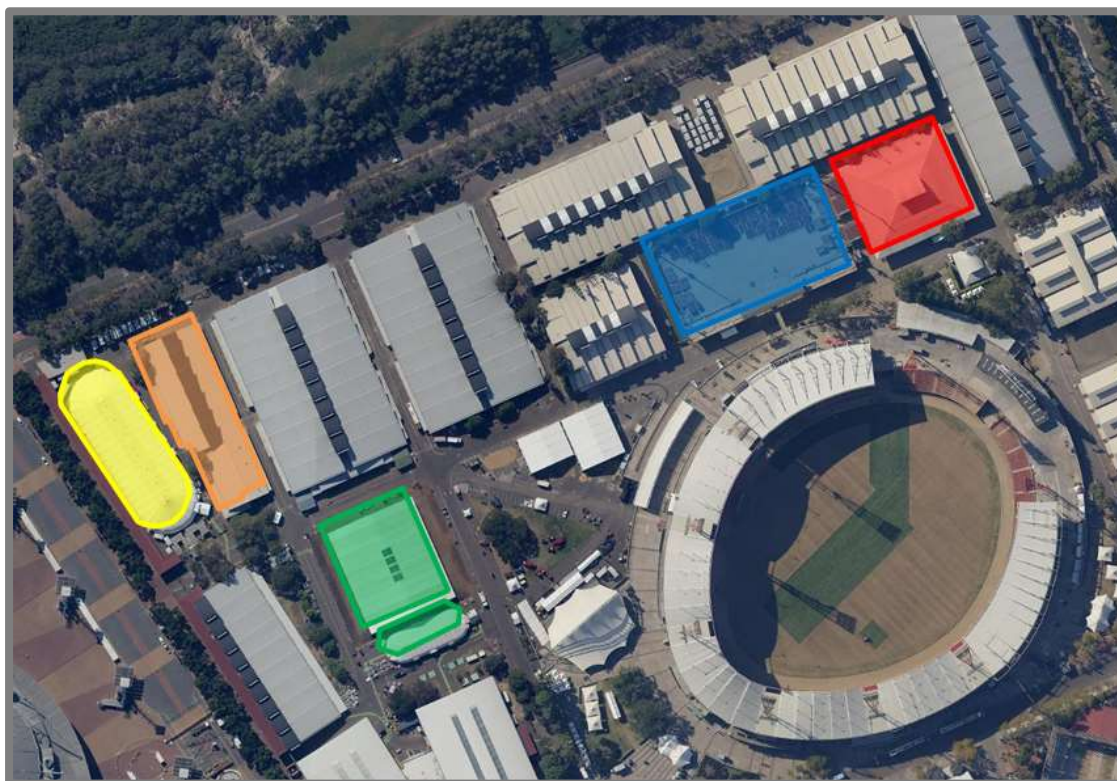
The purpose of this Statement of Environmental Effects is to –

- Provide a detailed description of the existing site;
- Identify applicable site constraints associated with existing and draft planning controls;
- Provide a detailed description of the proposed development;
- Document how the proposed development satisfies the relevant matters contained within Section 4.15 of the Environmental Planning & Assessment Act 1979.

The proposal encompasses the following works –

- The set installation, rehearsal and recording of the *Big Brother* television production.
- Occupation and use of the following existing buildings / areas –
 - (a) White Pavilion – [REDACTED] House and garden/pool area
[REDACTED]
 - (c) Hordern Arena – [REDACTED]
 - (d) Hordern Sprung – [REDACTED]
 - (e) Schmidt Arena – Construction of an outdoor set, and site boneyard
 - (f) Horse Arena – Construction workshop

The extent of the proposed site area and works is depicted in figure 1.1.2 below.

Figure 1.1.2 – Proposed Site Plan

1.2 Recommendation

The proposed development has been assessed against the relevant planning legislation and instruments and is considered to represent a form of development that is both permissible and acceptable.

The proposal has been favourably assessed against the relevant provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979.

No significant impacts have been identified as likely to arise from the development.

The proposal has also been considered to be beneficial to the Sydney Showground site and the overall Sydney Olympic Park precinct, as it is shall –

- Provide opportunity for local employment;
- Provide publicity for the Showground and wide Sydney Olympic Park sites; and
- Stimulate the local economy.

The proposal is therefore recommended for approval.

Introduction

2.1 General

This “Statement of Environmental Effects” has been prepared at the request of ESA.

It relates to the proposed use of several existing buildings and spaces at the Royal Agricultural Society (RSA) Sydney Showground, as is located within the S dne

This event is a ‘temporary event’, and is known as

Bump-in is proposed to occur between 4 and 8 July, 2022; filming is proposed to occur between 9 and 19 September, 2022; and bump-out is proposed to occur between 20 November, 2022, and 24 December, 2022.

More specifically, the proposed activity involves –

- The establishment of a ‘Main Site’ encompassing the area around the White Pavilion and the McIntosh Pavilion including part of the New England Avenue from Gate 4 and the existing complex Site Office to its south;
- The erection of temporary perimeter fencing, marquee, and site sheds around and within this Main Site ;
- The construction and operation of the
- The construction of an enclosed and lit garden and pool area to the north boundary of this Main Site;
- The occupation of the McIntosh Pavilion for use as a combined production workshop, filming set, and technical operations areas;
- The establishment of a fenced and contained challenge arena in the Schmidt Arena;
- The erection of containers, light towers, site sheds, and marquee within the Schmidt Arena;
- The short-term, occasional use of the Hordern Sprung
-

- The placement of various structures and equipment for filming.

The details of the proposal are depicted in figures 2.1.1 to 2.1.4 below and attached at Appendix A.1.

Figure 2.1.1 – Proposed Site Plan

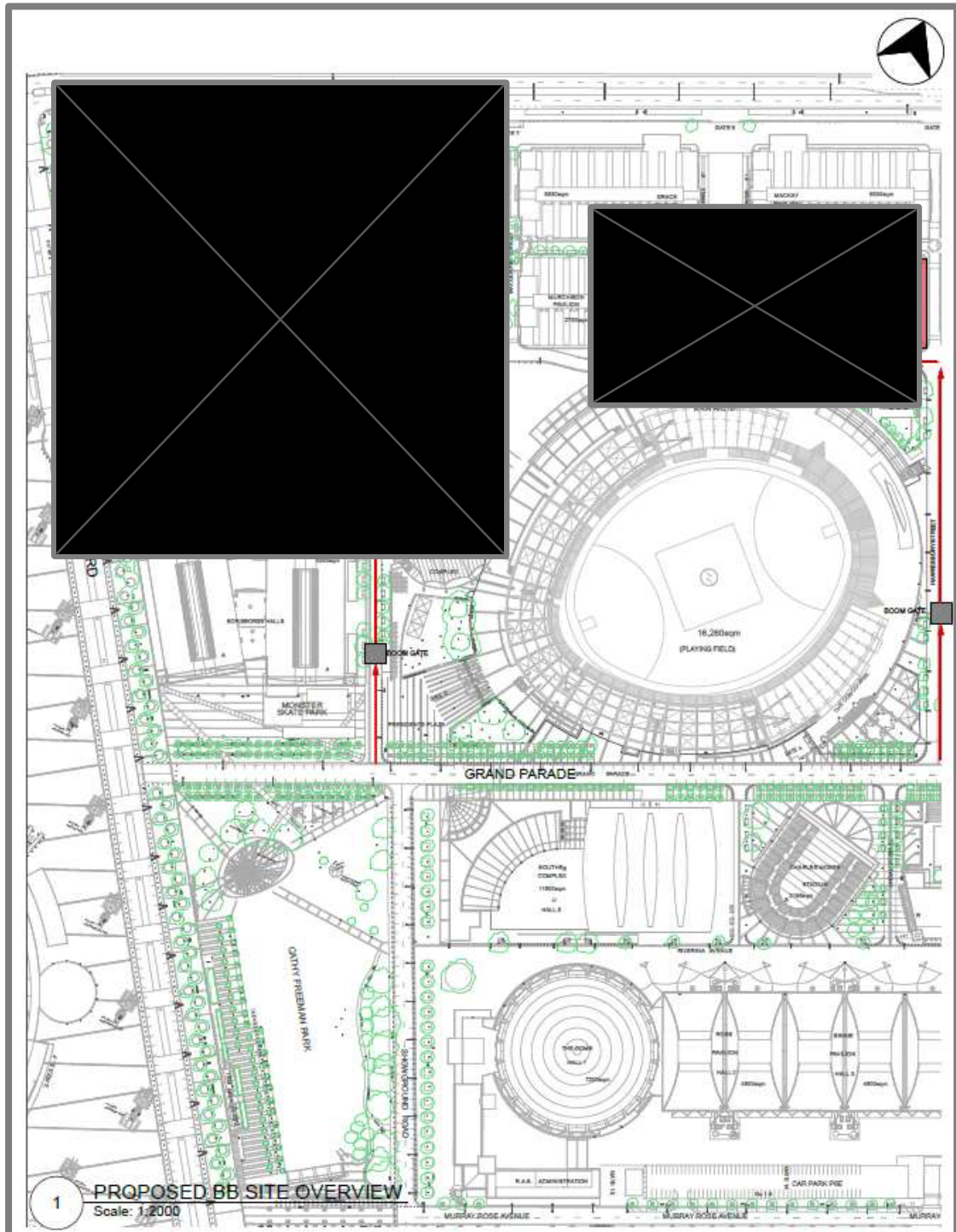


Figure 2.1.2 – ‘Main Site’ Plan

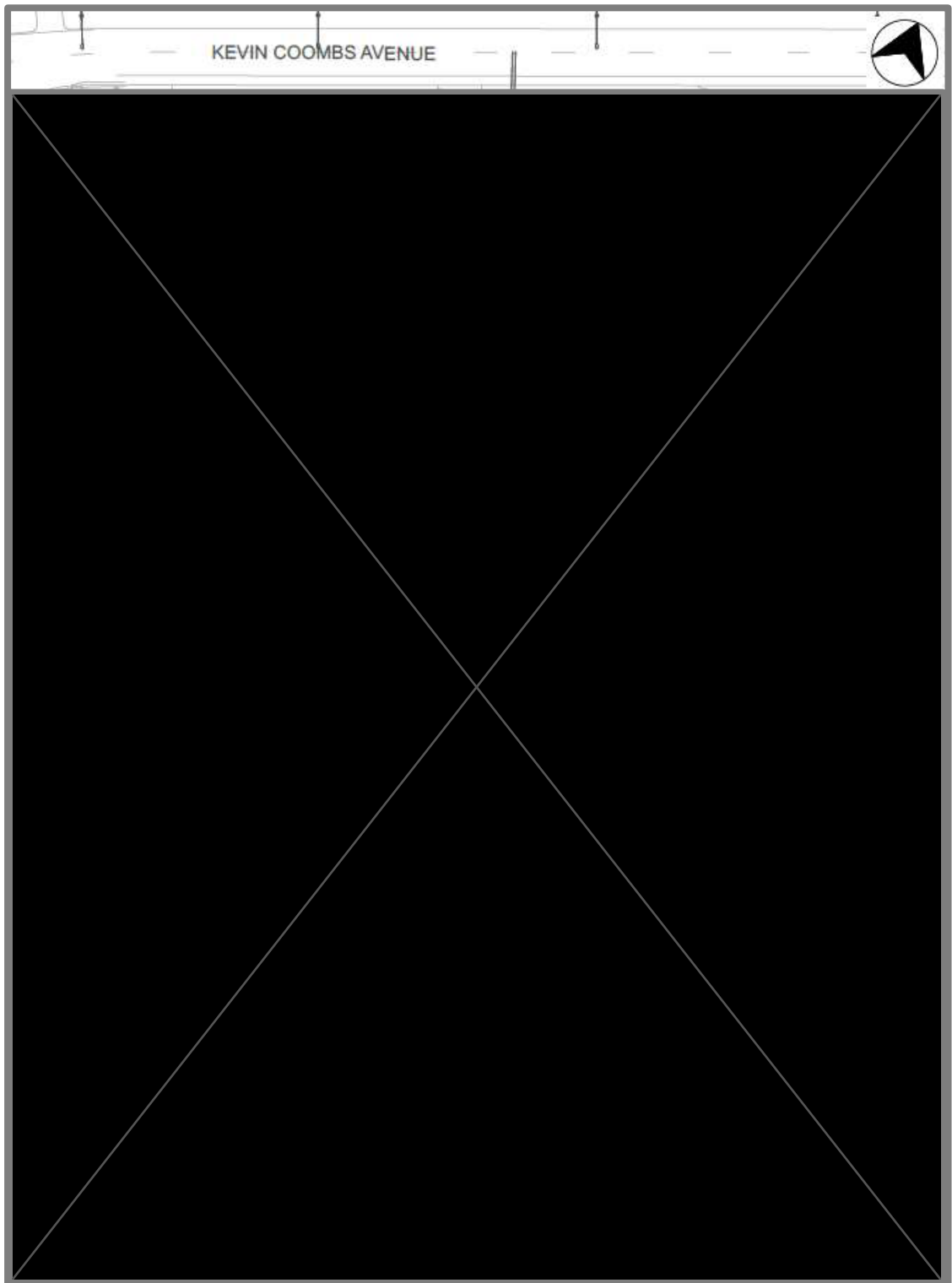


Figure 2.1.3 – Challenge Arena Site Plan

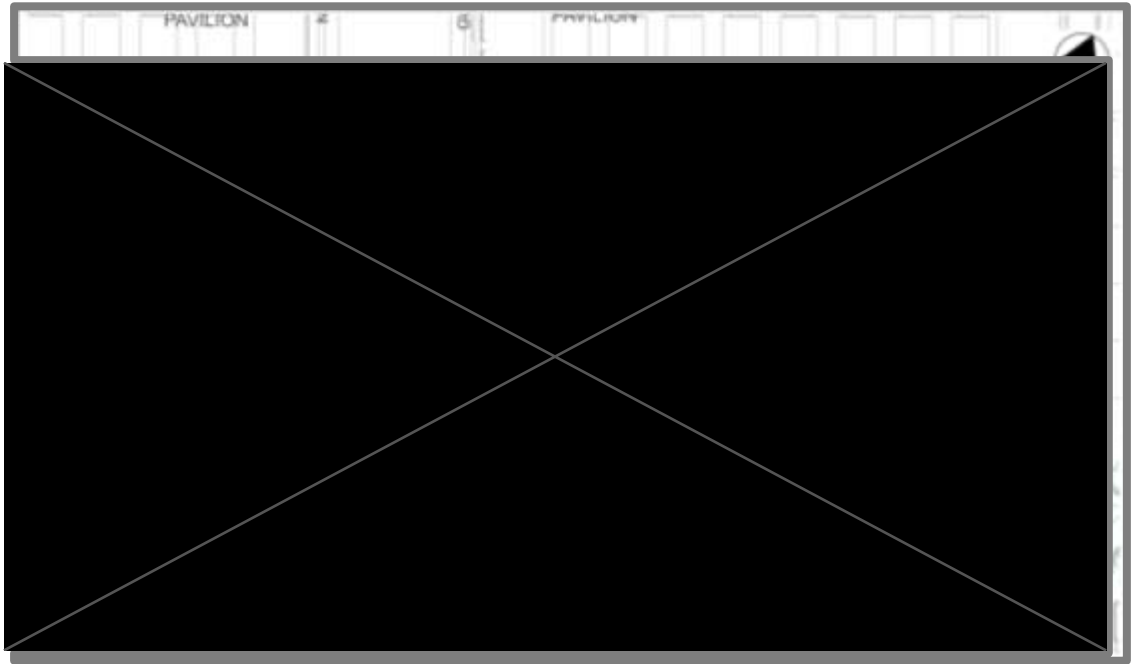
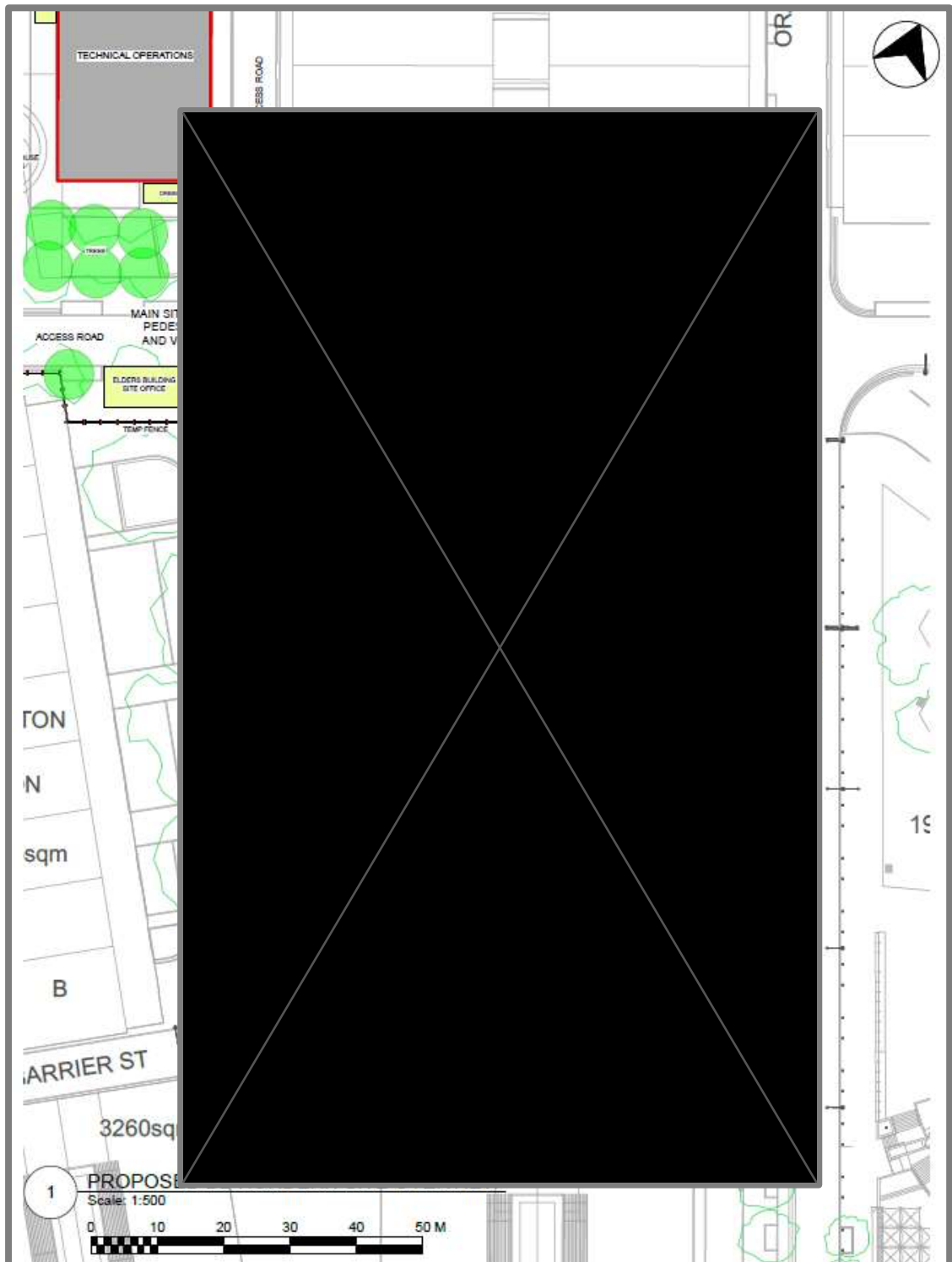


Figure 2.1.4 – Hordern Arena Site Plan



2.2 Statement of Environmental Effects Purpose

The purpose of this Statement of Environmental Effects is to –

- Provide a detailed description of the existing site;
- Identify applicable site constraints associated with existing and draft planning controls;
- Provide a detailed description of the proposed development;
- Document how the proposed development satisfies the relevant matters contained within Section 79C of the Environmental Planning & Assessment Act 1979.

2.3 Statement of Environmental Effects Basis

The content of this Statement of Environmental Effects reflects and relies upon –

- *The Environmental Planning & Assessment Regulation 2000*;
- Section 4.15 of the *Environmental Planning & Assessment Act 1979*;
- *Sydney Olympic Park Authority Act 2001* (SOPA);
- The Environmental Guidelines for Sydney Olympic Park;
- Appended consultant reports (refer Appendices).

2.4 Exclusions

It is conveyed that this Statement of Environmental Effects does not relieve any other party, including but not limited to architect, structural engineer, services consultant, authorities, and builder, from their responsibility to ensure the design and construction of the proposed works complies with the relevant Codes and Standards.

Site Description

3.1 General

The subject site is located within the Sydney Showground Precinct at Sydney Olympic Park NSW. The 'main site' of this proposal is centred on the corner of Olympic Boulevard and Kevin Coombs Avenue. The site is legally described as–

- Lot 1121, DP1142724


The aforementioned allotment is the site of the Sydney Showground. This precinct is located adjacent to the Stadia and Central Precinct. It is a discreet entity at Sydney Olympic Park that is fully enclosed and characterised by exhibition pavilions and halls surrounding the main Sydney Showground Stadium (Giants Stadium).

With reference to diagram 3.2.1 below, the subject site is bounded by–

- Olympic Boulevard (to the west);
- Kevin Coombs Avenue (to the north);
- Australia Avenue (to the east); and
- Murray Rose Avenue, (to the south).

3.2 Building Descriptions

The proposed activity intends to use / occupy the following buildings and spaces –

- White Pavilion – Main Site 
- Macintosh Pavilion – Main Site (Workshop, filming set, technical operations)
- Schmidt Arena - 'Challenge Arena' (space in which contestants can participate in filmed challenge activities)
- Hordern Sprung and Lawn Area – (Short-term use for filming house entry of contestants)

For the purposes of the National Construction Code 2019 Vol. 1, these buildings proposed uses are described as follows –

- Rise in storeys

(a) White Pavilion	–	has a rise in storeys of one (1)
(b) McIntosh Pavilion	–	has a rise in storeys of one (1)
(c) Schmidt Arena	–	not applicable

- (d) Hordern Sprung & Lawn – not applicable
- Building classification
 - (a) White Pavilion – Class 8 production (proposed)
 - (b) McIntosh Pavilion – Class 5 office (proposed)
– Class 8 production (proposed)
 - (c) Schmidt Arena – not applicable
 - (d) Hordern Sprung & Lawn – not applicable
- Effective height

All existing buildings have an effective height of less than 25-metres.
- Type of Construction

Based upon the rise in storeys of each building and the proposed building classifications to be contained therein, each building is subject to the fire rating requirements associated with Type C Construction.

3.3 Surrounding Development

Within the northern edge of the Sydney Showgrounds site, the surrounding buildings and spaces are of similar character being functional pavilions and exhibition halls, designed to reflect rural buildings. These front Kevin Coombs Avenue and surround the Giants Stadium.

Fronting Olympic Boulevard to the south of the proposed site (White Pavilion) and outside the Showgrounds boundary is the Qudos Bank Arena and forecourt.

Also fronting Olympic Boulevard and bound by Barrier Street (north), Orana Parade (east), and Grand Parade (south), are the Sydney Olympic Sports Halls.

To the north of the White and McIntosh Pavilions and Kevin Coombs Avenue are the Parklands and Haslams Creek. The site of the former Olympic Village, now Newington, is located on the other side of Haslams Creek at an approximate direct distance of 630 metres.

The street trees which line Olympic Boulevard, Kevin Coombs Avenue, as well as the fig trees contained inside the showground site, are deemed to be significant as they contribute to the character of the place, favourably reduce the visual bulk of large buildings, and provide shade, shelter and habitat.¹

¹ Knox & Partners (2008). *Sydney Olympic Park Masterplan 2030 – Significant Tree Register*

Site Constraints

4.1 Acts, Regulations, Codes, Standards & Guidelines

The proposed activity is subject to the requirements expressed within the following key documents –

- *Environmental Planning & Assessment Act 1979*
- *Sydney Olympic Park Authority Act 2001*
- *Sydney Olympic Park Authority Regulation 2018*
- *Environmental Guidelines for Sydney Olympic Park*
- *Safety Guidelines for organisers of events being held within Sydney Olympic Park*

4.2 Planning Maps

The State Environmental Planning Policy (Major Development) 2005 and the State Environmental Planning Policy (State Significant Precincts) 2005 planning maps for Sydney Olympic Park identify the following in respect to the subject site –

- *Land Application*

The site of the proposal is fully contained within the Land Application Map for Sydney Olympic Park.

- *Acid Sulphate Soils*

A portion of the proposed site (north-western corner) is noted on the planning map as “Disturbed Terrain”.

- *Building Height*

The subject site is NOT listed as containing a particular building height limitation.

- *Environmental Conservation*

The subject site is NOT listed as being contained within an environmental conservation zone.

- *Floor space ratio*

The White Pavilion is subject to a floor space ratio limitation of 1:1.

- Heritage

The subject site is NOT listed as containing items of general heritage value, nor contained within a heritage conservation area.

- Reduced Level

The White Pavilion is subject to a maximum building height of 35 metres.

- Land zoning

The subject site is zoned B4 – mixed use.

Proposed Development

5.1 Description of proposal

As described within item 2.1 of this report above, the proposal involves the holding of a temporary television production event known as [REDACTED]

This event requires the undertaking of various building works (albeit temporary structures) and the placement of shipping containers and production equipment.

The proposed physical works are described in item 2.1 and depicted in figures 2.1.1 to 2.1.4 above.

Key elements of the proposed activity are described further in items 5.2 to 5.16 below.

5.2 Population

The proposed activity is intended to accommodate a combination of production and support crew, contestants, and audience members.

The population load has not yet been finalised, but is anticipated to broadly correlate with the following –

- *Production and support crew* – up to 120-150 persons
- *Contestants* – up to 20 participants

5.3 [REDACTED]

[REDACTED]
2022, with bump-in with de-rig and bump-out concluding around 24 December 2022.

The schedule shown below provides approximate only start dates for components of the production –

- **Bump-in / Construction** – 4-8 July, 2022
- **Filming Period** – 9-19 September, 2022
- **Bump-out** – 20 November – 24 December, 2022

Bump-in / build days shall operate from 7:00am to 7:00pm.

Rehearsal days shall operate from 7:00am to 10:00pm.

Filming days shall operate 24 hours / 7 days (with minimal external activity)

Bump-out days shall operate from 7:00am to 7:00pm.

5.4 Building Risk and Site Safety

A combined Site Safety Management Plan and Risk Assessment (*Series Risk Management Plan* – dated April, 2022) has been formulated and included at Appendix A.2 of this report.

5.5 Emergency Management

A separate Emergency Management Plan dated April, 2022, has been formulated and included at Appendix A.3 of this report.

5.6 Traffic Management

A detailed Traffic Management Plan dated 22 April, 2022 has been developed and included in Appendix A.4 of this report. This plan reviews impacts and provides Traffic Control Plans.

5.7 Noise

A detailed Noise Management Plan/Statement dated 4 May, 2022, has been developed and included in Appendix A.5 of this report.

5.8 Lighting

A detailed Lighting Assessment Report dated 10 May, 2022 has been developed and included in Appendix A.6 of this report.

5.9 Waste Management

A detailed Waste Management Plan dated 22 March 2021 has been developed and included in Appendix A.8 of this report.

5.10 Fire Safety

All fire safety documentation will be provided to SOPA prior to the commencement of construction.

5.11 BCA Compliance

All BCA compliance documentation will be provided to SOPA prior to the commencement of construction.

5.12 Structural Adequacy

All structural adequacy documentation will be provided to SOPA prior to the commencement of construction.

5.13 Dilapidation Survey

A separate Pre- Event Dilapidation Survey shall be formulated and to SOPA prior to the commencement of construction.

5.14 Operation of Event

The proposed activity shall be operated in accordance with the applicable requirements of the *Safety Guidelines for organisers of events being held within Sydney Olympic Park*.

This is detailed further in Section 6 of this report below.

5.15 Additional matters

5.15.1 Services & Utilities

The proposed works and operations shall primarily access the existing site services and utilities, namely –

- Electrical supply;
- Water supply;
- Sewerage disposal.

All supply of such services shall be arranged through RSA.

5.15.2 Erosion & Sediment Control

The proposed activities shall generally be contained within the confines of existing buildings, and therefore do not require the implementation of any erosion and sediment control measures.

However, for the external Challenge Arena, erosion and sediment control measures may be required.

Inspection and approval of the installation of such measures need (and shall) occur prior to the issue of the occupancy permit.

5.15.3 Proposed Fencing

The proposal will make use of existing perimeter fencing along Kevin Coombs Avenue and Olympic Boulevard. Elsewhere, temporary fencing and gates will be used.

Any temporary fencing shall have the following characteristics –

- A height of 1800-mm;
- Bracing legs at maximum 2 panel intervals;
- Yellow / orange fence weight blocks attached to each bracing leg;
- No scrim covering to the fencing.

This fencing system shall not disturb the existing ground surface or any vegetation, and does not require mechanical fixing to any building or other structure on the site.

5.15.4 Protection of Trees

The proposal will ensure that existing trees and other vegetation in the vicinity of the proposal site are protected in accordance with SOPA's *Guidelines for Protection of Trees on Construction Sites* dated 2004.

Environmental Assessment

6.1 General

The following items provide an assessment of the proposal against the specific matters for consideration set out within Section 4.15 of the *Environmental Planning and Assessment Act, 1979*, and other applicable requirements of the Sydney Olympic Park Authority (SOPA).

6.2 Section 4.15 (1)(A)(i) – The provisions of any EPI

6.2.1 SEPP (Major Developments) 2005 & SEPP (State Significant Precincts) 2005

Whilst the proposed activity is not a major development, in terms of the various planning map considerations identified in item 4.2 of this report above, the following is extended –

- Land Application

The site of the proposal is fully contained within the Land Application Map for Sydney Olympic Park.

- Acid Sulphate Soils

A portion of the proposed site (north-western corner) is noted on the planning map as “Disturbed Terrain”.

However, the proposed works do not intend to disturb that land surface.

- Building Height

The subject site is NOT listed as containing a particular building height limitation.

Notwithstanding this, the proposed works do not increase any existing building heights.

- Environmental Conservation

The subject site is NOT listed as being contained within an environmental conservation zone.

- Floor space ratio

The White Pavilion is subject to a floor space ratio limitation of 1:1.

The proposed works do not result in an increase in any floor area.

- Heritage

The subject site is NOT listed as containing items of general heritage value, nor contained within a heritage conservation area.

- Reduced Level

The White Pavilion is subject to a maximum building height of 35 metres.

Notwithstanding this, the proposed works do not increase any existing building heights.

- Land zoning

The subject site is zoned B4 – mixed use.

The proposed activity is permissible use in this zoning.

6.3 Section 4.15 (1)(A)(ii) – The provisions of any draft EPI

There are NO draft environmental planning instruments applicable to the subject site.

6.4 Section 4.15 (1)(A)(iii) – The provisions of any DCP

6.4.1 Safety guidelines for organisers of events being held with SO P

Whilst this particular publication does not make direct reference to such being a Development Control Plan, the Resource Centre link within the Sydney Olympic Park Authority website does list this document within the 'Planning Documents' section with the acronym 'DCP' in the heading (see below).

As such, for the purpose of this report, it shall be treated as a Development Control Plan.

Planning Documents

- ↓ [Abattoir Heritage Precinct: Conservation Master Plan \(PDF 12.38Mb\)](#)
- ↓ [Advisory notes - Exempt development \(PDF 0.06Mb\)](#)
- ↓ [Advisory notes - Local development \(PDF 0.06Mb\)](#)
- ↓ [Commercial Outdoor Seating Policy \(PDF 2.09Mb\)](#)
- ↓ [DCP Guidelines for Events Held Within Sydney Olympic Park \(PDF 0.54Mb\)](#)

- *Section 1 – Safety guidelines for general event management within SOP*

The proposed activity shall follow the general event management principles and provisions prescribed by this section.

This is also reflected within several of the documents included in the Appendices to this report, namely –

- (a) Site Safety Management Plan and Build Risk Assessment
- (b) Emergency Management Plan

- *Section 2 – Guidelines for emergency management and safety plans for events within SOP*

The proposed emergency management activities associated with this event are documented within the emergency management report included within Appendix A.3.

- *Section 3 – Guidelines for general life safety issues within SOP*

The proposed activity shall follow the general life safety principles and provisions prescribed by this section.

This is also reflected within several of the documents included in the Appendices A.2 and A.3 to this report, namely –

- (a) Site Safety Management Plan and Build Risk Assessment
- (b) Emergency Management Plan

- *Section 4 – Guidelines for general health & amenity during events within SOP*

The proposed activity does NOT intend the sale of food and beverage to the proposed audience members.


- Section 5 – Guidelines for temporary entertainment venues within SOP

The proposed activity is NOT captured by the definition of entertainment venue.

- Section 6 – Guidelines for pyrotechnic / laser safety within SOP

The proposed activity does NOT intend the use of pyrotechnics or lasers

- Section 7 – Guidelines for access in temporary structures within SOP

The proposed activity  is not intended for mobility impaired persons.

The event though will be accessible to mobility impaired audience members, in accordance with the access design requirements of AS 1428.1-2009 and the Access to Premises Standard.

- Section 8 – Guidelines for safe use and storage of bottled gas within SOP

The proposed activity does NOT include the presence and use of bottled gas.

- Section 9 – Guidelines for safe usage of temporary structures within SOP

All structures associated with this activity have been designed by suitably qualified and practising structural engineers.

Furthermore, certification shall be provided by a suitably qualified and practising structural engineer following the erection of all structures, and prior to any use.

This certification shall attest to the attainment of compliance with AS 1170, and shall be included in any completion certification.

- Section 10 – Guidelines for safe usage of amusement devices

The proposed activity does NOT include the presence and use of amusement devices.

- Section 11 – Guidelines for temporary mains electrical wiring required at an event within SOP

Electrical power for the proposed activity shall be derived from a combination of mains power and temporary generators brought to site.

Certification of the compliance of these generators (AS 3002) shall be provided and included in any completion certification prior to the undertaking of the event.

- Section 12 – Guidelines for the preservation of existing fire engineered designs of venues within SOP

There are no known fire-engineered designs in the venues the subject of this proposal.

- Section 13 – Guidelines for pedestrian circulation requirements

The proposed activity shall rely upon the existing pedestrian circulation spaces and surfaces provided at Sydney Olympic Park.

Prior to the event going 'live', inspection shall be performed and included within any completion certification to confirm that all required accessways remain accessible and accordant with the pedestrian circulation requirements of these Guidelines.

6.5 Section 4.15 (1)(A)(iiiA) – The provisions of any planning agreement

There are NO known planning agreements applicable to the subject site.

6.6 Section 4.15 (1)(A)(iv) – The provisions of the regulations

The proposed works do NOT have a negative impact on the subject site and surrounding areas in terms of requirements expressed within the *Sydney Olympic Park Authority Regulation 2018*.

6.7 Section 4.15 (1)(A)(v) – The provisions of any coastal zone management plan

The proposed works do NOT have a negative impact on the subject site, any critical habitat, or any threatened species.

6.8 Section 4.15 (1)(B) – The likely impacts of the development

With reference to item 5.1 of this report above, the proposed works are NOT considered to have a negative impact on the subject and surrounding sites.

6.9 Section 4.15 (1)(C) – The suitability of the site for the development

The existing site is suitable for the undertaking of this proposed activity.

6.10 Section 4.15 (1)(D) – Any submissions in accordance with the Act

No submissions were apparent at the time this application was submitted to the determining authority.

6.11 Section 4.15 (1)(D) – The public interest

The proposed activity is considered to be in the public interest.

Conclusion

8.1 General

The proposed development has been assessed against the *Environmental Planning & Assessment Regulation 2000* and is considered to represent a form of development that is both permissible and acceptable under these documents.

The proposal has been favourably assessed against the relevant provisions of Section 4.15 of the *Environmental Planning and Assessment Act 1979*. No significant impacts have been identified as likely to arise as a result of the development.

The proposal is therefore recommended for approval.

Appendices

A.1 Proposed Site Plans

A.2 Site Safety Management Plan including Build Risk Assessment

A.3 Emergency Management Plan

A.4 Traffic Management Plan

A.5 Noise Management Plan

A.6 Lighting Statement

A.7 Waste Management Plan