

18 January 2024

2190373

Mr Brendon Roberts
Manager, Planning and Design
Sydney Olympic Park Authority
Level 1, 8 Australia Avenue
Sydney Olympic Park, NSW 2121

Attention: Luke Thornburn – Senior Urban Planner, Planning and Design

Dear Brendon,

**RE: STATEMENT OF ENVIRONMENTAL EFFECTS – POOL RECOVERY FACILITY
GWS GIANTS CENTRE OF EXCELLENCE, 1 OLYMPIC BOULEVARD, SYDNEY OLYMPIC PARK**

This Statement of Environmental Effects (**SEE**) is submitted to the Sydney Olympic Park Authority (**SOPA**) in support of a Development Application (**DA**) for a proposed pool recovery facility and HV Kiosk (**proposed development**) to support the existing Greater Western Sydney (**GWS**) Giants Centre of Excellence on land at 1 Olympic Boulevard Sydney Olympic Park (**Site**).

The proposed pool recovery facility and HV Kiosk will serve to expand the existing operations of the GWS Giants and its Centre of Excellence, adding to the elite performance facilities for its teams across men's and women's AFL and netball.

This SEE has been prepared by Ethos Urban on behalf of FDC Building and Construction for the GWS Giants (**Applicant**). This report describes the site, its environs and the proposed development, and provides an assessment of the proposal in terms of the matters for consideration under section 4.15(1) of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**). This SEE should be read in conjunction with the following:

- Architectural Drawings prepared by Populous (**Attachment A**);
- Cost of Works Statement prepared by RLB (**Attachment B**);
- Site Survey prepared by ICD (**Attachment C**);
- Waste Management Plan prepared by FDC Building and Construction (**Attachment D**);
- Traffic Impact Statement prepared by PTC (**Attachment E**);
- Contamination Assessment prepared by Arc Environmental (**Attachment F**);
- BCA Assessment prepared by BM&G (**Attachment F**);
- Fire Safety and Hydraulic Statement and Drawings prepared by Sparks and Partners (**Attachment G**);
- Services and Infrastructure Statement prepared by S4B Electrical Consultants (**Attachment H**);
- Substation kiosk Drawings and evidence of consultation prepared by Edgewater Consultants (**Attachment I**); and
- Arborist Report prepared by Naturally Trees (**Attachment J**).

1.0 Background

1.1 Project Vision and Objectives

The GWS Giants hold a long term lease on the Site and are committed to expanding its current operations through a \$15 million dollar commitment to upgrade and expand its existing facilities. This has been aided by a significant contribution from the NSW Government, enshrined within a Funding Agreement entered into by both parties in 2022.

The proposed development marks the first component of the Giants commitment to upgrading and expanding its existing facilities on the Site. This will support the long term vision of transforming the Site into a truly world-class high performance centre in Western Sydney that can enhance pathways for young male and female athletes of the Club.

1.2 Pre-DA Consultation with SOPA

An online Pre-DA Meeting was held on 1 December 2023 with the Applicant, their project team and members from SOPA's Planning Team. The Pre-DA meeting followed several months of consultation with SOPA on the proposed development, focused primarily on determining the most appropriate planning pathway.

The Pre-DA Meeting allowed the project team and SOPA to discuss:

- The proposed development's strategic drivers and commercial elements, including existing funding arrangements and key project milestones;
- The scope of works proposed to form part of the DA;
- Recommended deliverables and technical assessments to support the DA;
- Assessment timeframes; and
- Land owners consent requirements.

The meeting overall had a very positive sentiment with both parties agreeing to:

- Continue to work together to determine the correct process of obtaining SOPA's land owners consent in the most efficiency manner; and
- Ensuring technical assessments submitted with the DA recognise and assess construction related impacts arising from the proposed development.

2.0 Site Analysis

2.1 Site Location and Context

The Site sits within Sydney Olympic Park which is an internationally recognised world-class sporting and events precinct. The Site is legally described as Lot 10 and Lot 12 in DP 1217982. It has an area of approximately 3.22 hectares and is owned by SOPA.

The Site is irregular in shape and bounded by Sarah Durack Avenue to the north, Australia Avenue to the east, Olympic Boulevard to the west, and Shirley Strickland Avenue to the south. The Site comprises the Tom Wills Oval, the GWS Giants Centre of Excellence, and associated car parking area and landscaping. The Centre of Excellence is the headquarters of the Giants commercial and business operations and contains ancillary training facilities for the Club's use.

The site's locational context is depicted in **Figure 1**. The specific location of the proposed development within the Site is also depicted in yellow outline within **Figure 2**.

The area of the proposed pool recovery facility forms part of the south-eastern portion of the Site, adjacent to the existing Centre of Excellence building. It is currently devoid of any development, contains an existing service pit and abuts an existing service road that connects back to Sarah Durack Avenue.

Vegetation on this portion of the Site contains grass (as the ground cover) and non-significant hedging fronting Tom Wills Oval. The more southern portion contains a series of small to medium trees (refer to the Arborist Report at **Attachment J** for further detail). This portion of the Site is also significantly elevated from Shirley Strickland Avenue by approximately 4-5 metres.

The portion of the Site proposed to contain the HV Kiosk abuts the site's internal access road, the existing P4 car park and another internal access road servicing the adjoining Boomerang Tower. It contains an existing substation, three trees, fencing and an existing park bench.

The site is also part of remediated landfill regulated by the NSW Environmental Protection Authority (EPA) under the Contaminated Lands Management Act Notice No. 28040.



Figure 1 Locational Context (with the Site identified in red outline and blue pin)

Source: Nearmap, 2023

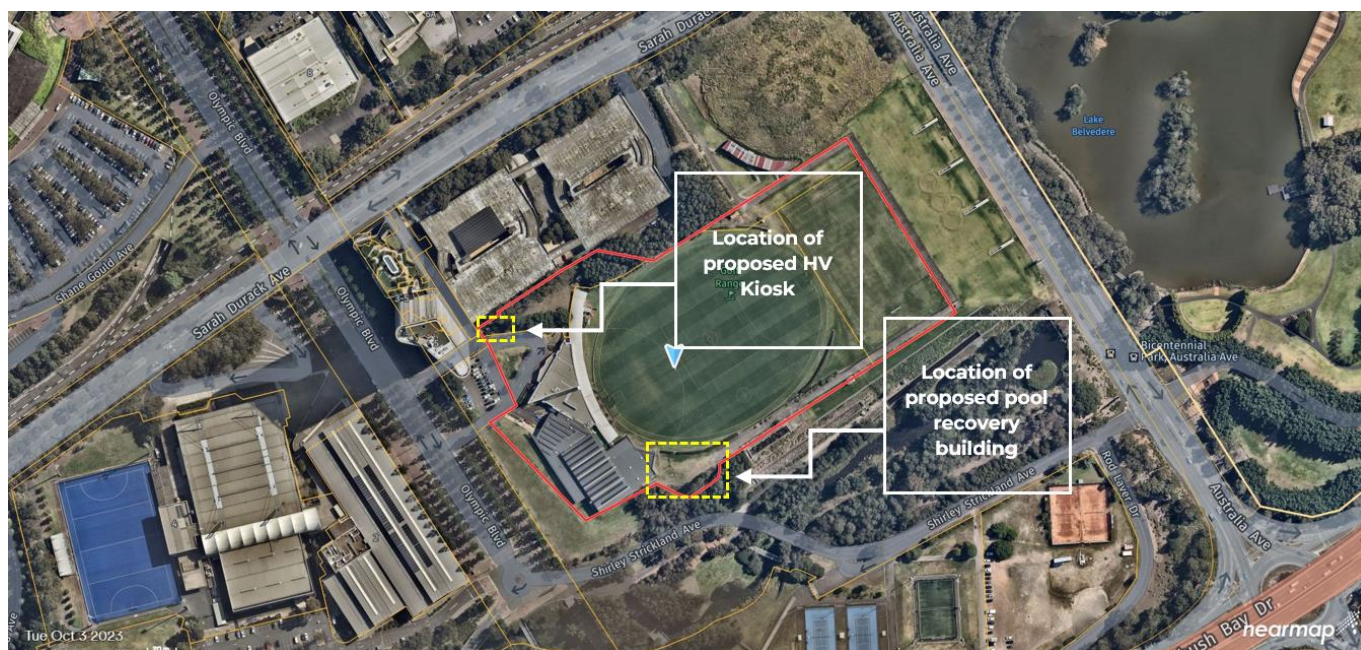


Figure 2 Aerial Image of the Site (in red outline) and more specific location of the proposed development in yellow outline

Source: Nearmap, 2023

2.2 Surrounding Development

The Site is surrounded by various uses, predominantly of a sporting, recreational and residential nature as described below.

North

To the immediate north of the site is the Boomerang Tower, a high-density apartment building. This sits adjacent to the existing P3 multi-storey car parking facility. Further north contains Sarah Durack Avenue and a mix of commercial, residential, recreational and sporting uses leading up to the Olympic Park Train Station.

East

To the east of the Site is Australia Avenue, Bicentennial Park, and Powells Creek.

South

To the south of the Site is Shirley Strickland Avenue, Sydney Olympic Park Tennis World and the A3 (Homebush Bay Drive). Land further south across Homebush Bay Drive contains the DFO retail outlet. Land further west contains the P4 car parking facility.

West

To the west of the Site is Olympic Boulevard and a series of sporting facilities including Netball Central, the Sydney Olympic Hockey Centre and the Quay Centre.

3.0 Description of the Proposed Development

This DA seeks approval for:

- Site preparation and demolition works, including:
 - The removal of four trees;
 - Removal of existing fencing and drainage pits;
 - Minor demolition and alteration to eastern most portion of the existing Centre of Excellence building (to support the connection to the proposed pool recovery building); and
 - Associated earthworks, such as cut and fill.
- Construction and operation of a pool recovery facility comprising:
 - An overall building height of RL 22.1m;
 - A 25m recovery pool, two plunge pools, a sauna room and associated plant rooms;
 - Associated backlight business identification signage showing the GWS Giants 'G' logo;
 - Timber decking connecting the pool recovery facility to the existing Centre of Excellence building;
 - Operating hours in accordance existing Centre of Excellence building (being 8:30am to 5:00pm, Monday to Friday);
- Installation of a new kiosk substation to support power to the pool recovery facility with associated site preparation, clearing and demolition works;
- Landscaping works; and
- Additional services augmentation as required, including the provision of new hydraulic services for the proposed pool recovery facility.

Architectural and Hydraulic Engineering drawings are provided at **Attachment A** and **Attachment H**. Further detail on key elements of the proposed development are elaborated below.

3.1 Recovery Pool Facility

The proposed recovery facility is designed to be an extension to the existing Centre of Excellence building on the Site and expand the amount of training and recovery facilities for the GWS players and staff.

3.1.1 Form and Materiality

The proposed form and materiality is fundamentally designed to align with the existing centre of Centre of Excellence building to ensure an addition that is consistent with the existing built form character of the Site. This includes the use of external metal cladding of a colour equivalent to match the existing Centre of Excellence building.

The rectangular form and anticipated materiality is summarised in **Figure 3** to **Figure 5**.

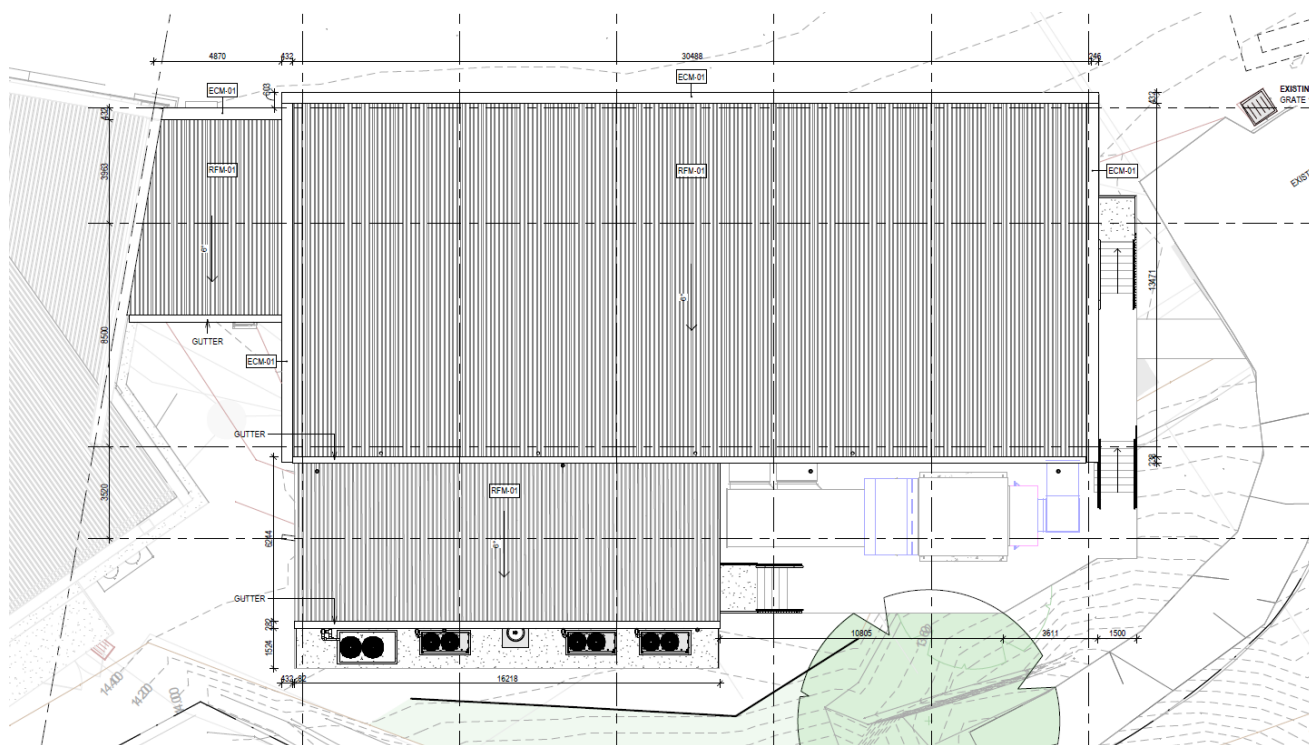


Figure 3 Proposed roof form of the pool recovery facility

Source: Populous

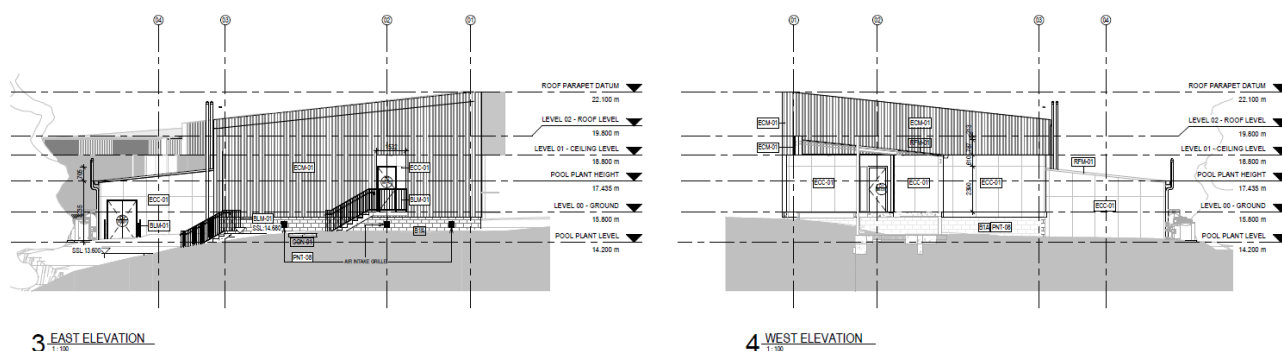


Figure 4 Proposed east and west elevations of the pool recovery facility

Source: Populous



Figure 5 Render of the pool recovery facility (looking south)

Source: Populous

3.1.2 Function and Operation

The proposed pool recovery facility is not for general public use and as detailed above, is proposed to expand on the training and recovery facilities already available for GWS players and staff on Site. This will comprise primarily of a 25m recovery pool and a series of plunge (hot and cold) pools and sauna.

Figure 6 summaries the internal function of the proposed pool recovery facility.

Primary hours of operation are proposed to be in accordance with the existing operation of the Centre of Excellence, comprising primarily standard business hours (9:00am to 5:30pm Monday to Friday). Weekend access and access control for staff and players is also proposed as per current arrangements to align with scheduled training and recovery sessions.

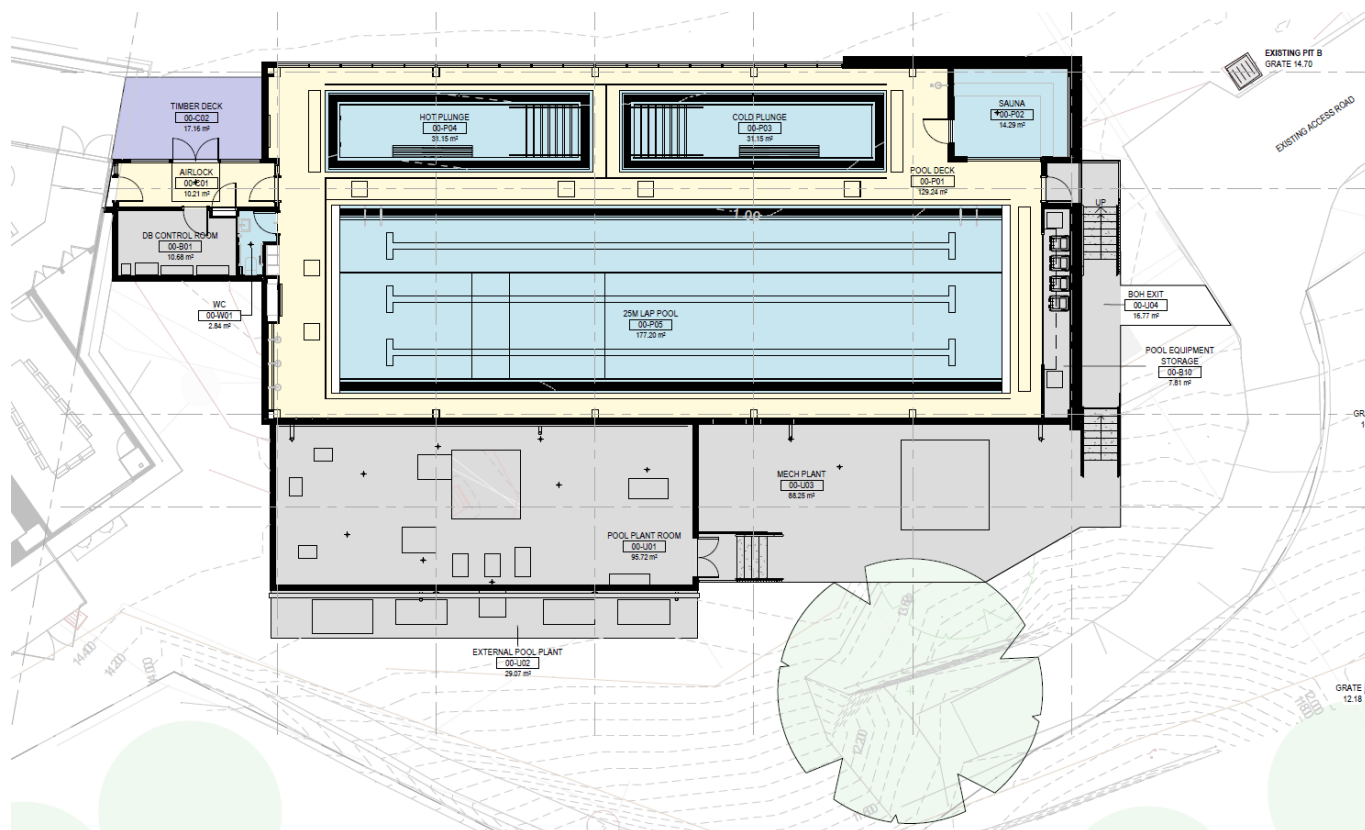


Figure 6 Proposed internal layout of the pool recovery facility

Source: Populous

3.1.3 Signage

As illustrated in **Figure 5**, one external business identification sign is proposed. The sign will be the GWS 'G' logo, mounted to the external cladding of the northern face of the facility, fronting Tom Wills Oval. The sign will be backlit with a height of 3.9m and a width of 4.7m.

3.2 Services

3.2.1 HV Kiosk

A HV Kiosk is proposed to accommodate the electrical demand arising from the proposed development, as well as future anticipated demand requirements for the Site, such as the anticipated scoreboard and lighting upgrades planned for the future (subject to separate approval).

The proposed Kiosk detailed design has (at the time of writing) been submitted to Endeavour Energy for comment and endorsement. The Kiosk will sit on a precast concrete base adjacent to the site's existing substation and necessitate the removal of three trees and minor preparation works such as the removal of existing fencing and park bench.

4.0 Planning Assessment

Under Section 4.15(1) of the EP&A Act, in determining a DA the consent authority must consider a range of matters relevant to the development. These include the provisions of environmental planning instruments; impacts of the built and natural environment; the social and economic impacts of the development; the suitability of the site; and whether the public interest would be served by the development.

The assessment includes only those matters under Section 4.15(1) that are relevant to the proposed development. The planning issues associated with the proposed development are assessed below.

4.1 Environmental Planning Instruments

The DA's consistency and compliance with the relevant environmental planning instruments in accordance with Section 4.15(1)(a)(i) are considered in the below sections.

4.1.1 Contaminated Land Management Act 1997

The site is subject to Noise No. 28040 issued by the NSW EPA as the site for parks of remediated landfill. Referral is required to the NSW EPA to confirm the suitability of the project.

4.1.2 State Environmental Planning Policies (SEPPs)

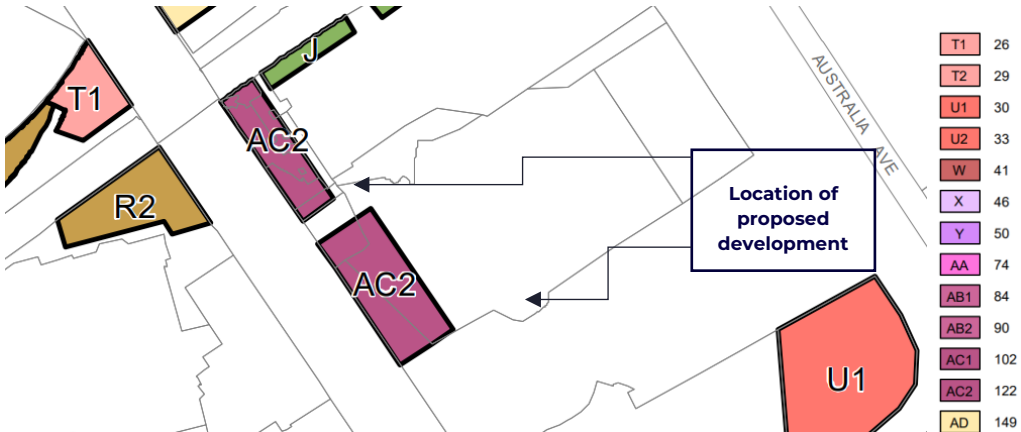
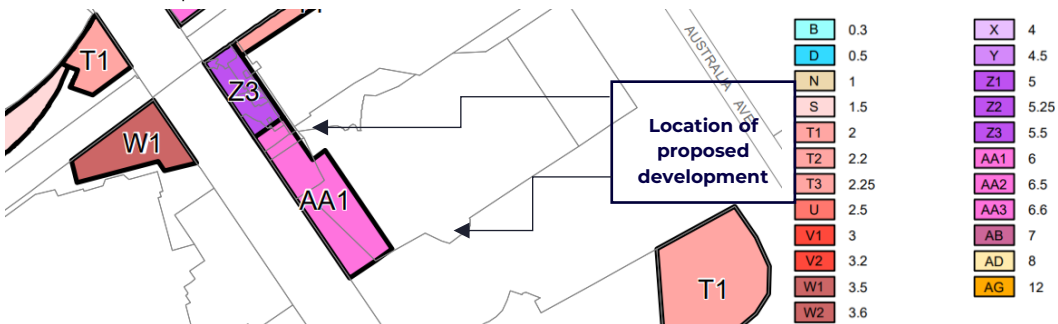
State Environmental Planning Policy (Precincts—Central River City) 2021

Appendix 4 (State Significant Precinct – Sydney Olympic Park site) of *State Environmental Planning Policy (Precincts—Central River City) 2021* is the principal guiding EPI relevant to the Site and establishes the key parameters and development standards for new development.

The proposed development's consistency with the relevant clauses of the Central River SEPP is assessed in **Table 1**.

Table 1 Assessment against SEPP (Precincts – Central River City) 2021 – Appendix 4

Clause	Assessment
Part 1 – Preliminary	
1 – land to which Appendix applies	Appendix 4 applies to the Site because it is on land identified on the <i>Land Application Map</i> , referred to in this Appendix as the Sydney Olympic Park site.
Part 2 – Provisions relating to development with the Sydney Olympic Park site	
7 – land use zones	The Site is on land zoned Zone B4 Mixed Use. The proposed development is categorised as being ancillary to the existing commercial premise on the Site being the existing Centre of Excellence because it is the primary location of the GWS Giants commercial and business operations with existing ancillary training oval and training facilities.

Clause	Assessment
	<p>Commercial premises are permissible with consent in the B4 Mixed Use zone. The proposed development is consistent with the objectives of the B4 zone because it:</p> <ul style="list-style-type: none"> - promotes and protects the major events capability of the Sydney Olympic Park site; - does not thwart Sydney Olympic Park's ability to become an active and vibrant town centre within metropolitan Sydney; - provides a land use highly compatible with the existing operations of the Site and the broader precinct; and - minimises any adverse effects of land uses on the environment.
16A – Demolition requires consent	This DA seeks consent for minor demolition and site preparation works, as described in Section 3.0 .
18 – Height of Buildings	<p>The part of the Site subject to the proposed development does not have a maximum mapped height of building under the <i>Height of Buildings Map</i> or the <i>Reduced Level Map</i> (refer to Figure 6). The proposed height is therefore subject to a merit assessment. Section 4.3.1 explains why the proposed height of RL 22.1m is considered acceptable for the Site.</p>  <p>Figure 7 Height of Buildings Map</p> <p>Source: Sheet HOB_001, State Environmental Planning Policy(Precincts—Central RiverCity) 2021 Sydney Olympic Park Height of Buildings Map</p>
19 - Floor space ratio	<p>The part of the Site subject to the proposed development does not have a maximum mapped FSR under the <i>Floor Space Ratio Map</i> (refer to Figure 7). The proposed FSR / GFA of circa 390 sqm is therefore subject to a merit assessment. Section 4.3.1 explains why the proposed FSR / GFA is considered acceptable for the Site.</p>  <p>Figure 8 Floor Space Ratio Map</p> <p>Source: Sheet HOB_001, State Environmental Planning Policy(Precincts—Central RiverCity) 2021 Sydney Olympic Park Floor Space Ratio Map</p>
23 – Public utility infrastructure	Public utility infrastructure is available to service the proposed development. This DA does seek consent for a HV substation so as to ensure there is a sufficient supply of electricity capable of supporting the development.
24 – Major events capability	The proposed development is not considered to adversely impact the broader precincts to support major events. The proposed traffic generation (during construction and operation) in particular is considered to generate a nominal impact to the road network (refer to Attachment E and Section 4.3).
26 – Master Plan	The proposed development is considered minor (whereby consideration of a master plan is not technically required at the discretion of the consent authority) however due consideration of the

Clause	Assessment
	proposed development against the Masterplan 2030 (Interim Metro Review) has been undertaken, nonetheless.
30 – Design Excellence	The proposed development does not include a building with a height greater than 42m nor is it located on land identified to require a design competition under a masterplan.

4.1.3 Other Relevant State Environmental Planning Policies

Other relevant SEPPs applicable to the proposed development are assessed in **Table 2**.

Table 2 Summary of consistency with State Environmental Planning Policies

SEPP	Provision	Assessment
State Environmental Planning Policy (Resilience and Hazards) 2021	4.6 Contamination and remediation to be considered in determining development application	<p>Section 4.6 requires that a consent authority must not grant consent to the carrying out of development unless:</p> <ul style="list-style-type: none"> (a) it has considered whether the land is contaminated, and (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose. <p>This DA is accompanied by a soil assessment and landfill gas risk assessment (refer to Attachment F) which supports the suitability of the proposed development from a contamination perspective on the Site.</p>
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Part 2.2 – Clearing vegetation in non-rural areas	The Site is located in the Parramatta Local Government Area which is identified as a non-rural area of the State. This DA seeks consent to clear vegetation within a non-rural area of the State.
State Environmental Planning Policy (Industry and Employment) 2021	Chapter 3 – Advertising and signage	The proposed development includes business identification signage. An assessment of the proposed signage against the objectives of Section 3.1(1)(a) and the assessment criteria under Schedule 5 of the SEPP is provided in Section 4.1.3 .
State Environmental Planning Policy (Planning Systems) 2021	Schedule 2 – State significant development—identified sites	The proposed development is on land which is part of the Sydney Olympic Park Site. Because the proposed development has a capital investment value below \$10 million, it is not declared to be State Significant Development and the consent authority remains SOPA as a local DA.
State Environmental Planning Policy (Sustainable Buildings) 2022	Section 3.2 – Development consent for non-residential development	The proposed development is an extension of the existing Centre and Excellence with a CIV of less than \$10 million. Section 3.2 does not therefore apply.

4.1.4 State Environmental Planning Policy (Industry and Employment) 2021

Section 3.6 of *State Environmental Planning Policy (Industry and Employment) 2021* (**Industry and Employment SEPP**) requires that a consent authority must not grant consent to the display of signage unless the consent authority is satisfied that:

- that the signage is consistent with the objectives of Chapter 3 of the Industry and Employment SEPP as set out in section 3.1(1)(a) of the SEPP; and
- that the signage satisfies the assessment criteria specified in Schedule 5 of the Industry and Employment SEPP.

An assessment of the proposed signage against the above mentioned is provided below.

Section 3.1 Aims and Objectives

The proposed signage is consistent with the objective of Section 3.1 of the Industry and Employment SEPP because:

- It will be of a design quality commensurate with the rest of the proposed development;
- It will provide a clear communicative message with a single piece of signage (without requiring multiple signs) in a suitable location. The proposed northern face of the proposed pool building is deemed suitable because:
 - It does not directly face a sensitive receiver; and
 - It fronts Tom Wills Oval is not visible from immediate public domain areas such as Shirley Strickland Avenue and Olympic Boulevard.
- It will be of a design quality commensurate and integrated with the rest of the proposed development, utilising the same colour palette; and
- Because of the design, position and location on the building, It will remain compatible with the visual amenity and character of the area which itself contains numerous wall mounted signs across the precinct across different buildings.

Schedule 5 Assessment

Table 3 **Schedule 5 signage assessment criteria**

Component	Comment
1 Character of the area	
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	Yes. The proposed signage is compatible with the existing or desired future character of the area. The character of the area comprises various wall-mounted signs across different buildings, of a various nature given the mix of uses within the precinct. There is no specific theme for outdoor advertising in the site's immediate surrounds. The proposed signage is commensurate and suitable for the proposed use on the Site.
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	
2 Special areas	
Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	No. The proposed signage is internally facing to the Site and is a significant distance away from any heritage items, sensitive areas, open spaces, landscape and or residential areas.
3 Views and vistas	
Does the proposal obscure or compromise important views?	No. The proposed signage will not obscure important view lines, dominate the skyline and or affect the viewing rights of other advertisers.
Does the proposal dominate the skyline and reduce the quality of vistas?	
Does the proposal respect the viewing rights of other advertisers?	
4 Streetscape, setting or landscape	
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	Yes. The proposed scale proportion and form of the proposed sign is considered acceptable to the proposed building and its setting.
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The signage will provide a neutral impact to the streetscape character because it will not be immediately visible from the street.

Does the proposal reduce clutter by rationalising and simplifying existing advertising?	Yes. The signage is a single 'G' proposed to be placed on a single façade of the proposed building.
Does the proposal screen unsightliness?	No. The signage is designed to integrate with the materiality and palette of the proposed building.
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	No.
Does the proposal require ongoing vegetation management?	No.
5 Site and building	
Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	Yes. The signage is designed to integrate with the materiality, palette and form of the proposed building.
Does the proposal respect important features of the site or building, or both?	Yes. The proposed signage would not alter any important or recognisable features of the Site.
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	Neutral. The proposed signage is designed to be minimalistic and integrated with the proposed building.
6 Associated devices and logos with advertisements and advertising structures	
Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	Yes. The signage will be backlit. No other platforms or associated structures for the signage are proposed.
7 Illumination	
Would illumination result in unacceptable glare?	No. The proposed signage albeit backlit is not considered to unacceptable glare or adversely impact safety or surrounding amenity.
Would illumination affect safety for pedestrians, vehicles or aircraft?	
Would illumination detract from the amenity of any residence or other form of accommodation?	No. Given its position, location and distance from surrounding residences, including the Boomerang Tower, the backlighting is not expected to detract from the surrounding residential amenity.
Can the intensity of the illumination be adjusted, if necessary?	Yes.
Is the illumination subject to a curfew?	No.
8 Safety	
Would the proposal reduce the safety for any public road?	No. The proposed signage will not directly face a public road or public area and is therefore not anticipated to impact the safety of a public road, pedestrians or cyclists.
Would the proposal reduce the safety for pedestrians or bicyclists?	
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	

4.2 Sydney Olympic Park Masterplan 2030 (Interim Metro Review)

Sydney Olympic Park Masterplan 2030 (Interim Metro Review) applies to the Site, per Clause 4.15 of the Central River City SEPP.

The proposed development is not inconsistent with long term vision for the Site under the Master Plan, taking into account:

- The planning principles under Section 3.0 of the Master Plan;
- The general controls under Section 4.0 of the Master Plan; and
- The specific controls for the Boundary Creek and Tennis Precinct under Section 5.0 of the Master Plan.

4.3 Key Issues and Likely Impacts

This section details the key planning issues and likely environmental, social, and economic impacts of the proposed development on the natural and built environment in accordance with Section 4.15(1)(b) of the EP&A Act.

4.3.1 Built Form

The built form of the proposed pool recovery facility is considered acceptable for the Site and the locality because:

- The height is generally commensurate with the height datum of the existing Centre of Excellence building and can therefore 'read' as a natural extension of existing development of the Site;
- The bulk and scale of the facility is largely hidden from Olympic Boulevard (being shielded by the existing Centre of Excellence Building and shielded from view when reviewed from Shirley Strickland Avenue given the established tree coverage and level difference from this frontage. For the reasons, the built form does not fundamentally alter the established built form character of these streetscapes; and
- The bulk and scale would not cause additional overshadowing to useable areas of the public domain which are enjoyed for their access to sunlight.

4.3.2 Traffic and Transport

A Traffic and Transport Impact Assessment has been prepared by PTC and is provided at **Attachment E**. It provides an assessment of any potential construction related and operational traffic impacts arising from the proposed development. Overall, the assessment finds that:

- Construction related traffic will generate peak daily truck volumes of between 12-16 movements per day and between 3-4 movements on average;
- The overall construction traffic volumes are considered to be insignificant within the traffic network and therefore not expected to have significant; and
- The proposed development will generate additional traffic in its operation as the land use of the Site and the proposal is extending facilities for the same user group;

4.3.3 Contamination

A Soil and Landfill Gas Risk Assessment has been prepared by Arc Environmental and is provided at **Attachment F**. The assessment was undertaken to assess the risk of contamination and suitability of the location of the proposed pool facility considering its former history of landfill.

The assessment utilised five soil bores with four of these bores being converted to landfill gas bores which were then monitored three times over a period of six weeks. The assessment found overall that the Site of the proposed pool recovery facility is suitable from a contamination perspective.

4.3.4 Tree Removal

The proposed development necessitates the removal of four tree trees. One of these trees is identified by the Arborist of being of a high category with moderate significance. The remaining three trees are deemed low significance. The proposed trees to be removed are not visible from external the Site and retention of all existing boundary trees will ensure no adverse impact to the broader vegetation setting.

4.4 Other Impacts of the Development

An assessment of the other impacts of the development have been undertaken by the relevant specialist consultants and are attached to this SEE as per **Table 4**.

Table 4 Summary of Other Technical Assessments

Consideration	Consultant	Summary	Reference
Waste Management Plan	FDC Construction and Fitout	The WMP sets out the proposed method of dealing with waste through the entire construction phase of the proposed development. This will include the preparation of a Detailed Waste Management Plan to be prepared and complied with post-approval setting out designated stockpiles, recycling areas, waste streams and disposal procedures.	Attachment D
Building Code of Australia	BM+G	The proposed development has been reviewed by a registered Surveyor who has verified that the proposed development can readily achieve compliance with the NCC Building Code of Australia subject to compliance with a combination of recommended deemed-to-satisfy and fire engineered performance solutions.	Attachment F
Fire and Hydrology	Sparks and Partners	The proposed fire and hydraulic design has been reviewed and verified as being designed in accordance with the requirements of the Building Code of Australia.	Attachment G
Building services	S4B	The proposed electrical design has been reviewed and verified as being designed in accordance with the requirements of the Building Code of Australia.	Attachment H

4.5 Social and Economic Impacts of the Development

The proposed development is considered to provide positive social and economic impacts for the Site through:

- The provision of construction-related jobs;
- Improved facilities for the GWS Giants which will support the Club's ability to develop younger talent and support male and female athlete pathways;
- Generating additional memberships through greater exposure and community participation;
- Enhance the precinct's overall ability to host and accommodate sporting and training events due to its diversity of world-class sporting facilities.

4.6 Suitability of the Site for the Development and Public Interest

The site is suitable for the proposed development and is in the public interest for the following reasons:

- The proposal is consistent with the Master Plan 2030 which supports the objective of Sydney Olympic Park maintaining its status as the premier sports and entertainment precinct in Sydney and Australia;
- The proposed development is permissible with consent and consistent with the relevant planning framework applicable to the Site;
- The proposed development represents the orderly use of land and seeks to development currently vacant and underutilised portions of the Site;
- The proposal will not result in any significant environmental impacts that cannot be managed through conditions of consent and or any recommended mitigation measures;
- The proposal will deliver high-quality amenities for staff, visitors, players and members of the GWS Giants club and oval and is consistent with the broader objectives of the Sydney Olympic Park precinct.

5.0 Conclusion

The proposed development seeks consent for a proposed pool recovery facility and associated works to support the existing Greater Western Sydney Giants Centre of Excellence on land at 1 Olympic Boulevard Sydney Olympic Park.

The proposed pool recovery facility will serve to expand the existing operations of the GWS Giants and its Centre of Excellence, adding to the elite performance facilities for its teams across men's and women's AFL and netball.

This SEE has provided a detailed assessment of the proposal against the relevant matters under Section 4.15(1) of the EP&A Act. The application is recommended for approval given the following reasons:

- The proposed development is consistent with the aims and objectives of the Sydney Olympic Park Masterplan as well as the relevant State Environmental Planning Policies;
- Supporting technical studies which accompany this DA confirm that the environmental impacts associated with the proposal are generally positive and will not give rise to any adverse impacts; and
- The proposed development is suitable for the site and is in the public interest.

Given the planning merits described above, and the significant benefits associated with the proposed development, it is recommended that the application be approved.

If you have any questions, please do not hesitate to contact the undersigned.

Yours sincerely,

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