

SYDNEY OLYMPIC PARK AUTHORITY

Development Application Assessment Report

Application No:	DA 01-01-2024
Application Site:	1 Olympic Boulevard, Sydney Olympic Park NSW 2127 Lot 10 and 12 DP 1217982
Proposed development:	Construction of a pool facility and kiosk substation
Applicant:	Western Sydney Football Club Limited
Determining Agency:	Minister for Planning and Public Spaces

1 Purpose

The purpose of this report is to provide an assessment of the subject development application (DA) under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

2 Recommendation

It is recommended that the Director, Urban Renewal and Environment of the Sydney Olympic Park Authority (the Authority), as delegate of the Minister for Planning and Public Spaces:

- Consider all relevant matters prescribed under Section 4.15 of the EP&A Act, as contained in the findings and recommendations of this report;
- Determine that **consent be granted to the DA subject to the recommended conditions** pursuant to Section 4.16 of the EP&A Act, having considered the relevant matters in accordance with (a) above;
- Sign the attached Development Consent; and
- Authorise the Authority to carry out post-determination notification pursuant to Section 4.18 of the EP&A Act.

3 Site and Surrounding Area

This site is located at 1 Olympic Boulevard (Lots 10 and 12 DP 1217982), is irregular in shape and has an area of approximately 3.22 hectares.



Figure 1: Site and surrounds (Source: Nearmap, 2024)

The site is bound by:

- Boomerang Tower, comprising residential apartments, commercial and retail development to the north west;
- the P3 Car Park and Sarah Durack Avenue to the north;
- a grassed landscape area and Olympic Boulevard to the west;
- the Tom Wills Community Oval and Australia Avenue to the east; and
- a sloped grassed landscaped area with trees, Boundary Creek and Shirley Strickland Avenue to the south.

The site consists of existing buildings providing offices and training facilities and a training oval used by the Greater Western Sydney (GWS) Giants Australian Football League (AFL), Australian Football League Women's (AFLW) and Giants Netball teams (**Figure 2** and **Figure 3**).

The part of the site which is proposed for the pool facility consists of grassed landscaping sloping away from the training oval (**Figure 1**, **Figure 4** and **Figure 5**). Hedging separates the training oval from the grassed area.



Figure 2: Existing GWS Centre of Excellence as viewed from Olympic Boulevard (Source: SOPA, February 2024)



Figure 3: Existing GWS Centre of Excellence as viewed from the corner of Olympic Boulevard and Shirley Strickland Avenue (Source: SOPA, February 2024)



Figure 4: The site of the proposed pool facility (Source: SOPA, February 2024)



Figure 5: The site of the proposed pool facility (Source: SOPA, February 2024)

4 Background

Until 2012, the site was used as a golf driving range of approximately 240 metres (m) in length. The site also contained a clubhouse, comprising a café, restaurant, professional kitchen, offices, meeting rooms and a golf pro shop, and a putt-putt course.

On 11 October 2012, development consent was granted (DA 10-07-2012) for the construction of an elite AFL training field and a community field along with associated infrastructure.

On 14 March 2013, development consent was granted (DA 01-01-2013) for alterations and additions to the existing building for use as administrative office and training facility for the GWS Giants. This included refurbishing Building A from the clubhouse to administration offices and constructing Building B to accommodate training, medical and administration facilities (**Figure 6**).



Figure 6: Existing Site Plan as part of DA 01-01-2013 (Source: *Site Plan Training Complex and Fields, Issue F, 19 December 2012*)

On 13 March 2015, development consent was granted (DA 03-02-2015) for the subdivision of the site into 4 lots, including 2 residual lots (**Figure 7**).



Figure 7: Subdivision plan approved under DA 03-02-2015 (Source: DA 03-02-2015 Assessment Report, SOPA, March 2015)

Building C, which forms an extension to Building B, was constructed under a complying development pathway (**Figure 8**) in around 2020/21.

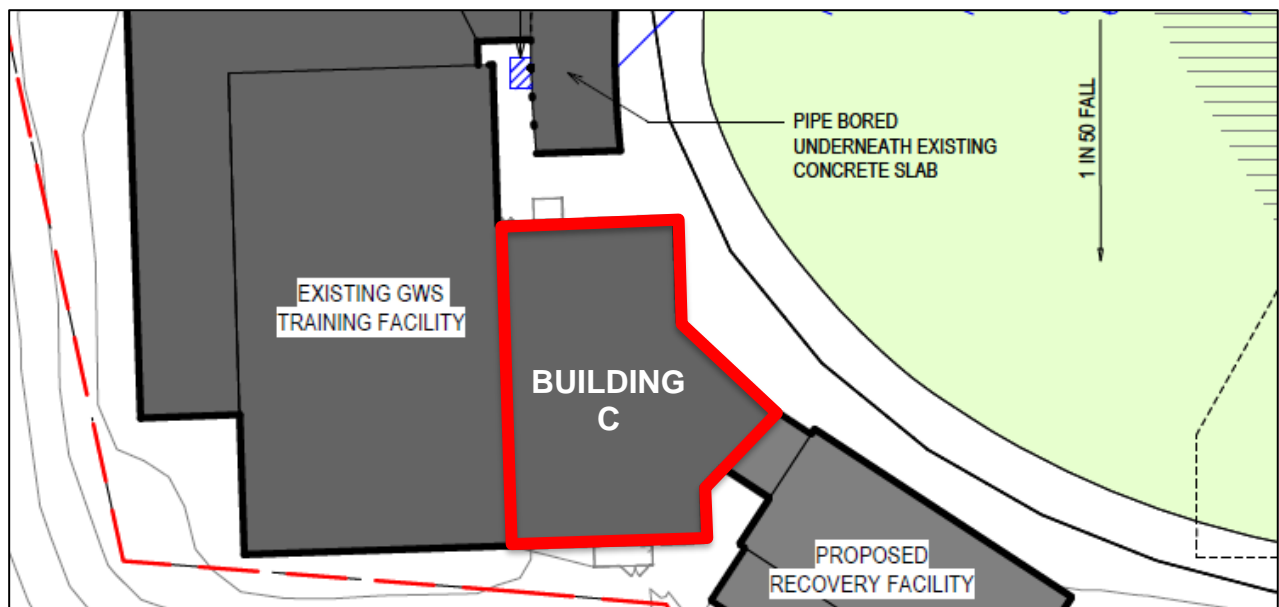


Figure 8: Extract from Site Plan illustrating Building C in red (Source: Proposed Site Plan, prepared by Populous, 15 December 2023)

5 The Proposed Development

The proposal seeks development consent for works on two portions of the site (see **Figures 9 to 15**) including:

- Site preparation and demolition works for the pool facility, including:
 - removal of four trees, fencing and drainage pits;
 - minor demolition and alteration to eastern portion of existing building; and
 - associated earthworks, such as cut and fill and piles with depth of up to 20m.
- construction and operation of a pool facility comprising:
 - a maximum building height of 6.3m (RL 22.1m);
 - total gross floor area (GFA) of 424.1m², with an additional 98.93m² GFA for the proposed pool plant room;
 - a 25m 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 building; and
 - operating hours in accordance with existing building (8.30am to 5pm, Monday to Friday).
- installation of a new kiosk substation to power to the pool 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 facility.

The Capital Investment Value (CIV) of the proposal is **\$9,470,007**.

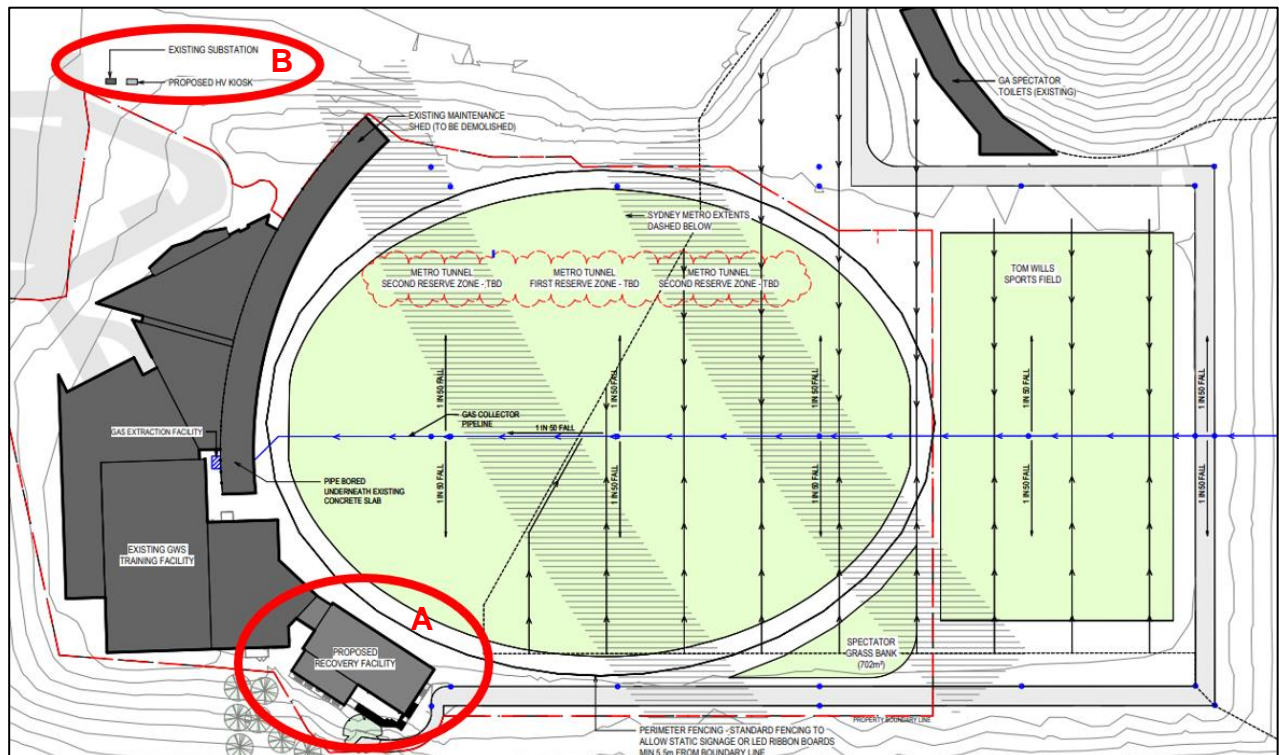


Figure 9: Site plan illustrating the location of the proposed pool facility (A) and proposed kiosk substation (B) circled in red (Source: Proposed Site Plan, prepared by Populous, 15 December 2023)

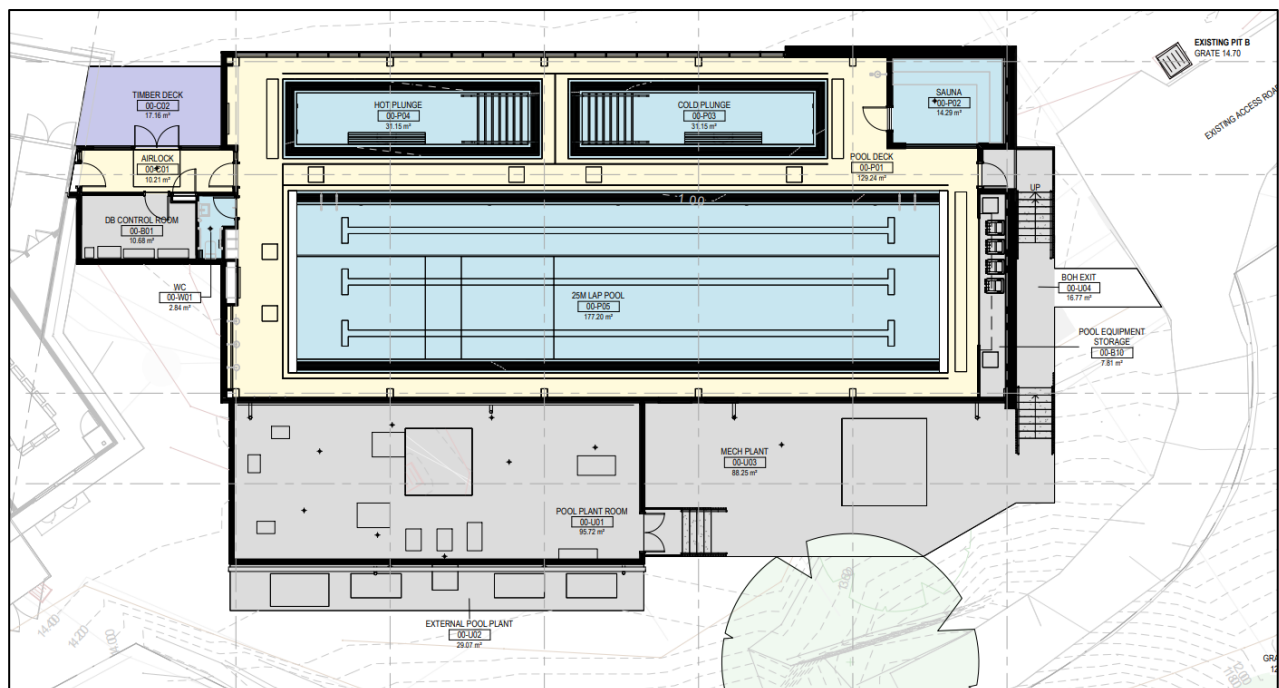
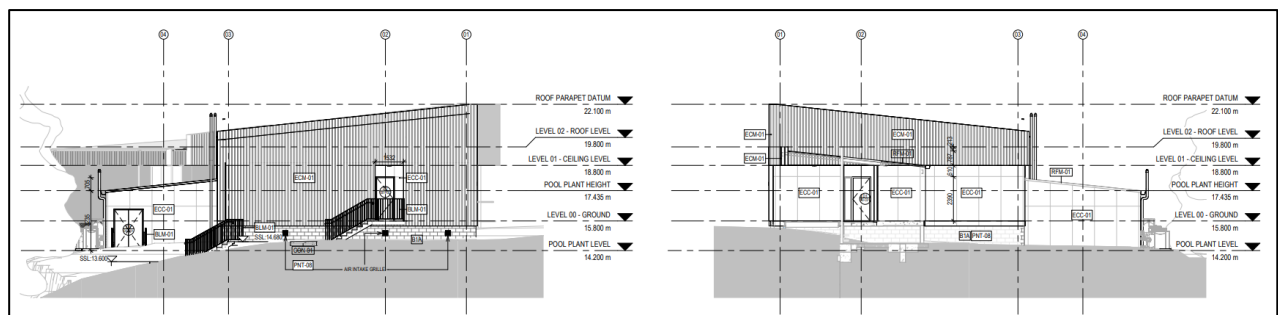
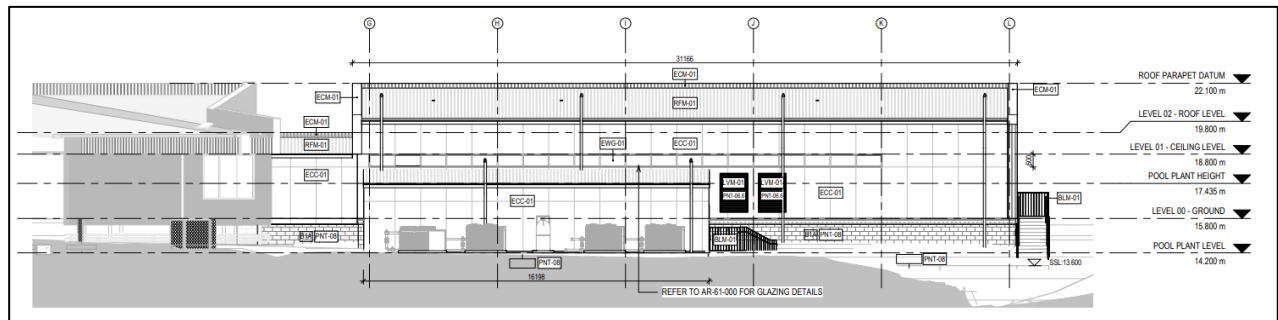
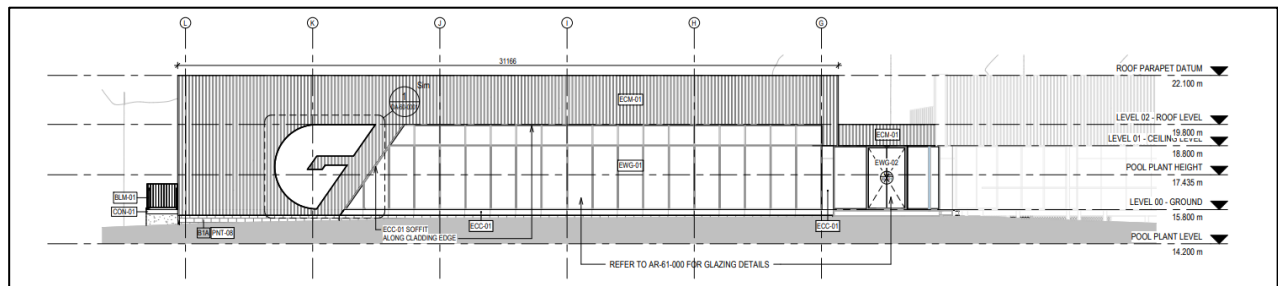


Figure 10: Pool facility layout plan (Source: Area/Floor Space Plan, prepared by Populous, 15 December 2023)



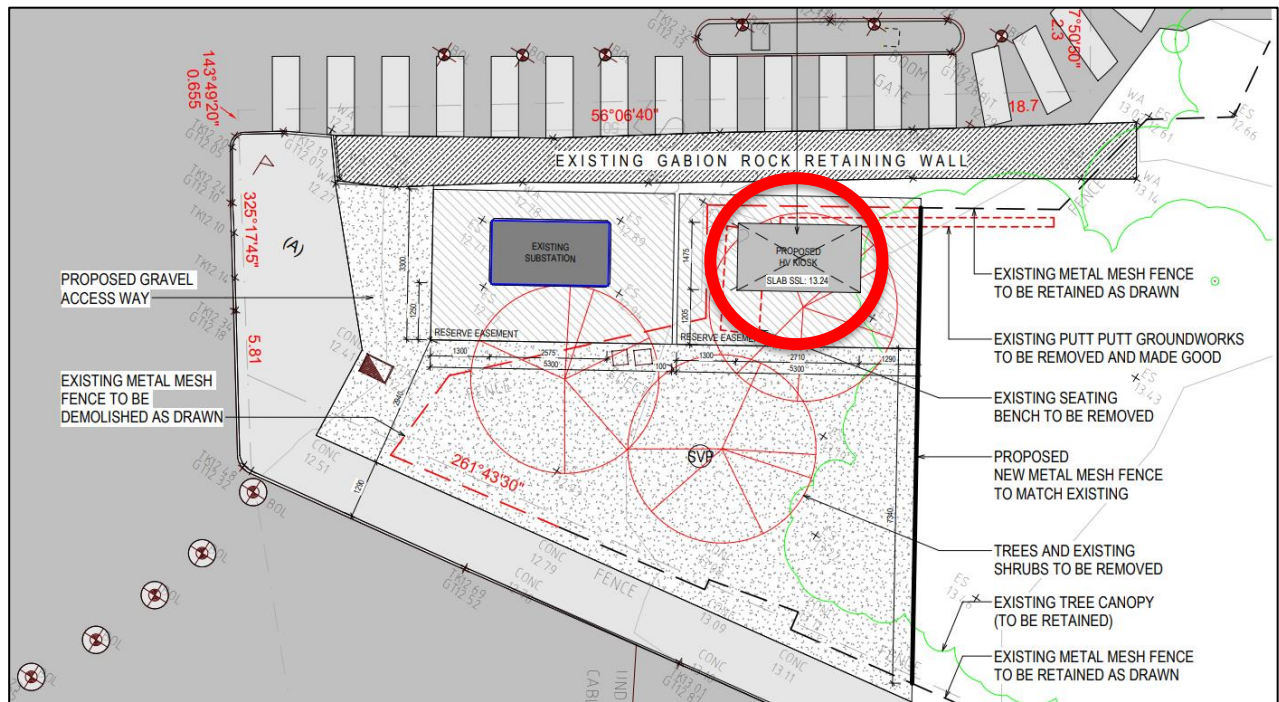


Figure 14: Proposed kiosk substation drawing, with proposed kiosk shown in red (*Source: Proposed HV Kiosk Plan, prepared by Populous, 15 December 2023*)



Figure 15: Photomontage of the proposed pool facility with “G” signage (*Source: Statement of Environmental Effects, prepared by Ethos Urban, 18 January 2024*)

6 Consultation

6.1 Public exhibition and submissions

The DA was publicly exhibited for a period of 14 days from 9 February 2024 to 23 February 2024, in accordance with the requirements prescribed under the *Environmental Planning and Assessment Regulation 2021*.

All documentation was made available on the NSW Planning Portal and the Authority’s DA tracker. Notification letters were sent to the neighbouring residential tower (Boomerang Tower) at 3 Olympic Boulevard.

No public submissions were received.

6.2 Agency Submissions

The DA was referred to the NSW Environment Protection Authority (EPA), Ausgrid, Endeavour Energy and Sydney Metro. The Authority received submissions from the NSW EPA, Ausgrid and Sydney Metro, as summarised in **Table 1**.

Table 1: Agency Submissions

Agency	Comments
NSW EPA	No objections to the proposal subject to the following recommended conditions: <ul style="list-style-type: none">the building design must include measures to ensure risks posed by hazardous ground gases are appropriately managed in the long-termthe development works must not impact upon the overall effectiveness of existing landfill management infrastructurethe Applicant must engage a Site Auditor accredited by the NSW EPA certifying the site is suitable for the proposed use prior to construction and occupation of the facilityany excavated waste must be classified in accordance with the EPA's Waste Classification Guidelines and disposed of accordingly at a license facility.
Ausgrid	No objections to the proposal were raised, noting: <ul style="list-style-type: none">special care is to be taken to ensure driveways and other construction activities do not interfere with existing underground cables located in the footpath or adjacent roadwaysthe developer locate and record the depth of all known underground services prior to any excavation in the areathe developer is to continue discussions with Ausgrid's Contestability Group in relation to the construction of the new kiosk substation.
Sydney Metro	No objections to the proposal were raised, and concurrence was granted without conditions under section 2.99 of the <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> .

6.3 Internal Referrals

The DA was referred to various internal subject matter experts with comments received summarised in **Table 2**. All comments received were considered, and conditions were imposed accordingly.

Table 2: Summary of internal referrals

Unit	Comments
Environmental Infrastructure	No objections to the proposal and noted the assessment and conclusions within the Soil Assessment and Landfill Gas Risk Assessment, prepared by ARC Environmental dated 14 August 2023, are generally sound. The site is a remediated landfill, therefore any development on the site presents potential regulatory and human health risks. To mitigate risks, the following conditions of consent were recommended: <ul style="list-style-type: none">the Applicant must seek and obtain approval from the NSW EPA in accordance with the requirements of notice no. 28040 under Contaminations Lands Management Act 1997 (CLM Act) which applies to the site

Unit	Comments
	<ul style="list-style-type: none"> the Applicant must engage a Site Auditor accredited by the NSW EPA to provide independent advice prior to the issue of any construction certificate on the suitability of the site for the proposed land uses the Applicant must prepare a Remediation Action Plan (RAP), Site Construction Environmental Management Plan and Long Term Environment Management Plan in consultation with the Authority prior to any construction works.
Building Services and Compliance	<p>No objections to the proposal, subject to the following recommended conditions:</p> <ul style="list-style-type: none"> all building work must be constructed in accordance with the provisions of the current <i>National Construction Code (NCC)</i>, <i>Building Code of Australia (BCA)</i> and adopted Australian Standards all works are to be in accordance with the <i>Work Health & Safety Act 2011</i> and Regulations where relevant, works are to be designed and certified by a suitably qualified person.
Environment and Ecology	<p>No objections to the proposal, subject to the following recommended conditions:</p> <ul style="list-style-type: none"> requirement for compensatory planting for the removed trees requirement to implement the Arboricultural Method Statement (AMS) for protection of retained trees, including appointing a Project Arborist to certify compliance with the AMS requirement for pool dewatering and backwash disposal to drain into sewerage infrastructure (rather than stormwater infrastructure).
Public Domain	<p>No objections to the proposal and the following comments were provided:</p> <ul style="list-style-type: none"> the application does not provide sufficient detail relating to grading and civil works adjacent to the landscaped area to Shirley Strickland Avenue the four trees proposed to be removed should be replace by a minimum of 8 x 400 litre trees.
Engineering	<p>No objections to the proposal and following comments were provided:</p> <ul style="list-style-type: none"> all existing drainage pipes connected to newly redundant pipes shall be diverted a complete catchment plan and drains model shall be submitted to the Authority for review, illustrating the adequacy on the existing and altered drainage system.
Parklands	<p>No objections to the proposal were raised, subject to the recommendations from Environment and Ecology and Public Domain being implemented.</p>
Operations	<p>No objections to the proposal were raised with comments and recommendations provided relating to construction management plan.</p>

6.4 Request for Further Information

On 21 February 2024, the Authority sent a Request for Further Information (RFI) to the Applicant requiring:

- further information regarding the existing GFA on site and confirmation of the GFA for the proposed pool facility
- provision of the pool consultant drawings referenced within the Architectural Drawings
- further information on the depth of the foundations/footings of the proposed pool facility
- updating of the Soil and Landfill Gas Risk Assessment, prepared by ARC Environmental dated 14 August 2023, to:
 - address the potential risk in determining whether, in accordance with NSW EPA 2020 guidance, a Level 3 full quantitative risk assessment is required for the potential risk, and in the design of the pool, building and the gas membrane required to be installed beneath the building
 - comment on the depth of the foundations/footings and any implications this may have given the history of the landfill and the presence of large voids within other areas of the landfill where gases may accumulate
 - address this potential risk and ensure it is considered in the design of the pool, building and the gas membrane to be installed beneath building.
- confirm whether this application seeks consent for the spectator mound identified within the Waste Management Plan, prepared by FDC dated 12 December 2023
- an assessment against section 3.2 of the *State Environmental Planning Policy (Sustainable Buildings) 2022* (Sustainable Buildings SEPP)
- additional details to describe the interface of the proposed pool facility with the planted bank
- an updated Landscape Plan for the area surrounding the kiosk substation and proposed pool facility.

On 8 March 2024, the Authority received the completed RFI from the Applicant. On 13 March 2024, the Authority wrote to the Applicant with questions and comments on the RFI including:

- noting the spectator mound is not part of this application, further information be provided relating to the amount of spoil being excavated and how it will be disposed of
- amendments to the assessment against section 3.2 of the Sustainable Buildings SEPP
- further detail on proposed changes in grades at the south-east corner of the proposed pool facility
- further amendments be made to the updated Landscape Plan.

On 25 March 2024, the Authority received the additional information in response to these questions and comments. The Authority was satisfied with the additional information provided by the Applicant, with the exception of the updated Landscape Plan and interface with the planted bank (see **Section 8.3** of this report).

7 Statutory Context

7.1 Environmental Planning and Assessment Act 1979

The proposal is local development to which Part 4 of the EP&A Act applies. The application has been assessed against the matters for consideration under Section 4.15 of the EP&A Act (Appendix 1).

7.2 Sydney Olympic Park Authority Act 2001

7.2.1 Environmental Guidelines

Clause 22(2) of the *Sydney Olympic Park Authority Act 2001* (SOPA Act 2001) requires consideration of the *Environmental Guidelines for Sydney Olympic Park (updated 2008)* (Environmental Guidelines) for all proposed developments. The proposal is generally consistent with the requirements of the Environmental Guidelines as all environmental impacts, including waste management and loss of trees, have been considered and mitigated through recommended conditions.

7.3 Contaminated Land Management Act 1997

The site is a remediated landfill and is subject to an Ongoing Maintenance Order (Notice No. 28040) under section 28 of the CLM Act. An assessment of the proposal on a remediated landfill can be found in **Section 8.3**.

7.4 Environmental Planning Instruments

7.4.1 State Environmental Planning Policy (Precincts – Central River City) 2021

Appendix 4, Part 2 of *State Environmental Planning Policy (Precincts – Central River City) 2021* (CRC SEPP 2021) applies to the site. The relevant provisions of the SEPP are addressed in **Table 3** below.

Table 3: Assessment against Appendix 4 of CRC SEPP 2021

Clause	Response	Compliance */✓/N/A
(9) Zone B4 Mixed Use	The proposal is permissible with consent within the B4 Mixed Use zone.	✓
(16A) Demolition requires consent	Consent is required for demolition of a building or work. The proposal seeks consent for demolition works. The impacts, including construction management, are assessed in Section 8 .	✓
(18) Height of Buildings	There is no applicable height of buildings control applying to the portion of the site containing the proposed pool facility. The maximum height of the proposed pool facility is RL 22.1m. The Authority considers the proposed height to be acceptable (Section 8.2).	✓
(19) Floor Space Ratio	There is no applicable FSR control applying to the portion of the site containing the proposed pool facility. The proposed GFA of the pool facility is 424.1m ² , with an additional 98.93m ² GFA for the proposed pool plant room. The Authority considers the bulk and scale of the proposed pool facility to be acceptable in the context (Section 8.2).	✓
(23) Public utility infrastructure	Consent must not be granted unless the consent authority is satisfied that any essential public utility infrastructure is available or arrangements have been made to make that infrastructure available when required. The proposal seeks consent for an associated kiosk substation to service the recovery pool facility.	✓

Clause	Response	Compliance */✓/N/A
	<p>Ausgrid raised no objection to the proposal, noting the developer is to take into consideration the existing underground cables during construction.</p> <p>The Authority considers the impact on public utility infrastructure to be acceptable as no objections were raised by Ausgrid and the kiosk substation will ensure the pool facility will be serviced adequately. However, a condition has been recommended to ensure the developer is to continue discussion with Ausgrid's Contestability Group.</p>	
(24) Major event capability	<p>Consent must not be granted if the development impacts on traffic generation, prevent the effective management of crowd movement and transport services, compromise the effective functioning of major event infrastructure and conflict with emergency management plans.</p> <p>The proposal will not inhibit the major events capability of Sydney Olympic Park as:</p> <ul style="list-style-type: none"> • it is not located within the public domain • does not restrict access to other major event venues • it is unlikely to increase traffic generation as the facility will be used by existing employees on site during hours of operation. 	✓
(25) Transport	<p>Consent must not be granted unless the consent authority is satisfied the development includes measures to promote public transport use, cycling and walking.</p> <p>The Authority is satisfied it will not promote further private vehicle use as no additional car parking is proposed, and the site is within proximity of existing train and bus services and the future Sydney Metro.</p>	✓
(26) Master Plan	<p>Consent must not be granted unless the consent authority has considered the master plan (currently Master Plan 2030 (2018 Review) and (Interim Metro Review)).</p> <p>The site is located within the Boundary Creek Precinct, where the <i>Master Plan 2030</i> envisages mixed commercial, residential, hotel and serviced apartments precinct.</p> <p>While not specifically one of these land uses, the proposal is not seeking to change its existing predominant land use, but rather provide an ancillary use in the form of the pool facility. No height or floor space controls within the <i>Master Plan 2030 (2018 Review)</i> applies to the portion of the site where the proposed pool facility is located.</p> <p>The Authority has therefore considered the <i>Master Plan 2030</i> and is satisfied the proposal is acceptable.</p>	✓

7.4.2 State Environmental Planning Policy (Industry and Employment) 2021

Chapter 3 of the *State Environmental Planning Policy (Industry and Employment) 2021* (Industry and Employment SEPP 2021) applies to all signage visible from any public place or public reserve,

Under section 3.6 of the Industry and Employment SEPP 2021, a consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied:

- a) that the signage is consistent with the objectives of Chapter 3 of the Industry and Employment SEPP 2021, and

- b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 5 of the Industry and Employment SEPP 2021.

The proposal seeks consent for an external business identification sign to be displayed on the northern façade of the recovery pool facility facing the sports field. An assessment of the proposed signage can be found in **Section 8.5** and assessment against section 3.1(1)(a) and Schedule 5 of the Industry and Employment SEPP 2021 can be found at **Appendix 2**.

7.4.3 State Environmental Planning Policy (Resilience and Hazards) 2021

Under section 4.6(1) of the *State Environmental Planning Policy (Resilience and Hazards) 2021* (Resilience and Hazards SEPP 2021), a consent authority must not consent to the carrying out of any development on land unless:

- 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.

The site is a remediated landfill and is subject to an Ongoing Maintenance Order (Notice No. 28040) under section 28 of the CLM Act. The application is accompanied by a Soil Assessment and Landfill Gas Risk Assessment, prepared by ARC Environmental dated 8 March 2024 (updated as part of the RFI), which assessed the soil conditions to determine suitability for reuse of the site. The Further assessment has been undertaken in relation to contamination within **Section 8.1**.

7.4.4 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Section 2.6(1) of the *State Environmental Planning Policy (Biodiversity and Conservation) 2021* (Biodiversity and Conservation SEPP 2021) states that a person must not clear vegetation in a non-rural area of the State to which Part 2.3 applies without the authority conferred by a permit granted by the council under that Part.

The site is located within the City of Parramatta Local Government Area and the proposal seeks consent for the removal of four trees. An assessment of the proposed removal of trees has been undertaken within **Section 8.3**.

7.4.5 State Environmental Planning Policy (Sustainable Buildings) 2022

Chapter 3 of the *State Environmental Planning Policy (Sustainable Buildings) 2022* (Sustainable Buildings SEPP) applies to the proposal, as it involves the erection of a new building and has a CIV of more than \$5 million.

Section 3.2 of the Sustainable Buildings SEPP requires the consent authority to be satisfied the embodied emissions attributable to the development have been quantified prior to development consent being granted.

As part of the RFI, the Authority requested an assessment of the proposal be provided against section 3.2 of the Sustainable Buildings SEPP. The Applicant's assessment against section 3.1(1) is found at **Table 4**.

Table 4: Applicant's assessment against section 3.2(1) of the Sustainability Buildings SEPP

Section	Applicant response
(a) the minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials	The Applicant states the most efficient construction methods are being utilised for the project to minimise waste generation.
(b) a reduction in peak demand for electricity, including through the use of energy efficient technology	The Applicant states GWS' overall facility utilises solar panels to efficiently provide power.
(c) a reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design	The Applicant states the proposed pool facility will utilise daylight harvesting systems to offset the amount of artificial lighting with natural light to reduce energy consumption. Majority of the northern façade is made up of glazing to utilise daylight as much as practicable.
(d) the generation and storage of renewable energy	The Applicant states GWS' overall facility utilises solar panels to efficiently provide power. No additional solar or battery systems are proposed for the pool facility.
(e) the metering and monitoring of energy consumption	The Applicant states metering is proposed at the site's external main switchboard with GWS' ability to review consumption via a digital portal.
(f) the minimisation of the consumption of potable water	The Applicant states current pool system potable water consumption standards will be utilised. Water efficient amenities (shower heads, bathroom facilities) will also be utilised.

The Applicant has also provided a completed NABERS Embodied Emissions Materials Form as required in Section 3.2(2).

The Authority has considered the Applicants assessment against section 3.2 of the Sustainable Buildings SEPP and is satisfied the proposal is acceptable.

8 Assessment

8.1 Contamination

The site is a remediated landfill and is subject to an Ongoing Maintenance Order (Notice No. 28040) under section 28 of the CLM Act. The Notice requires the Authority to manage the site in accordance with the *Sydney Olympic Park Authority Remediated Lands Management Plan*, which was last reviewed and updated in October 2021.

Contamination is a key issue as the proposed pool facility will require the excavation of remediated landfill and construct piles to support the building.

The DA is accompanied by a Soil Assessment and Landfill Gas Risk Assessment (SLFGRA), prepared by ARC Environmental dated 14 August 2023. The objectives of the assessment are to:

- assess the soil conditions within the proposed pool facility (referred to as 'Building D' within the report) assessment area to determine suitability for reuse on site
- assess the risks posed by landfill gas and protection measures, if required, for the proposed development.

The soil assessment involved five soil bore locations being positioned within the proposed building footprint to enable characterisation of the potential for soil contamination to exist above the underlying landfill (**Figure 16**). The soil sampling was conducted to a maximum depth of 2m below ground level.

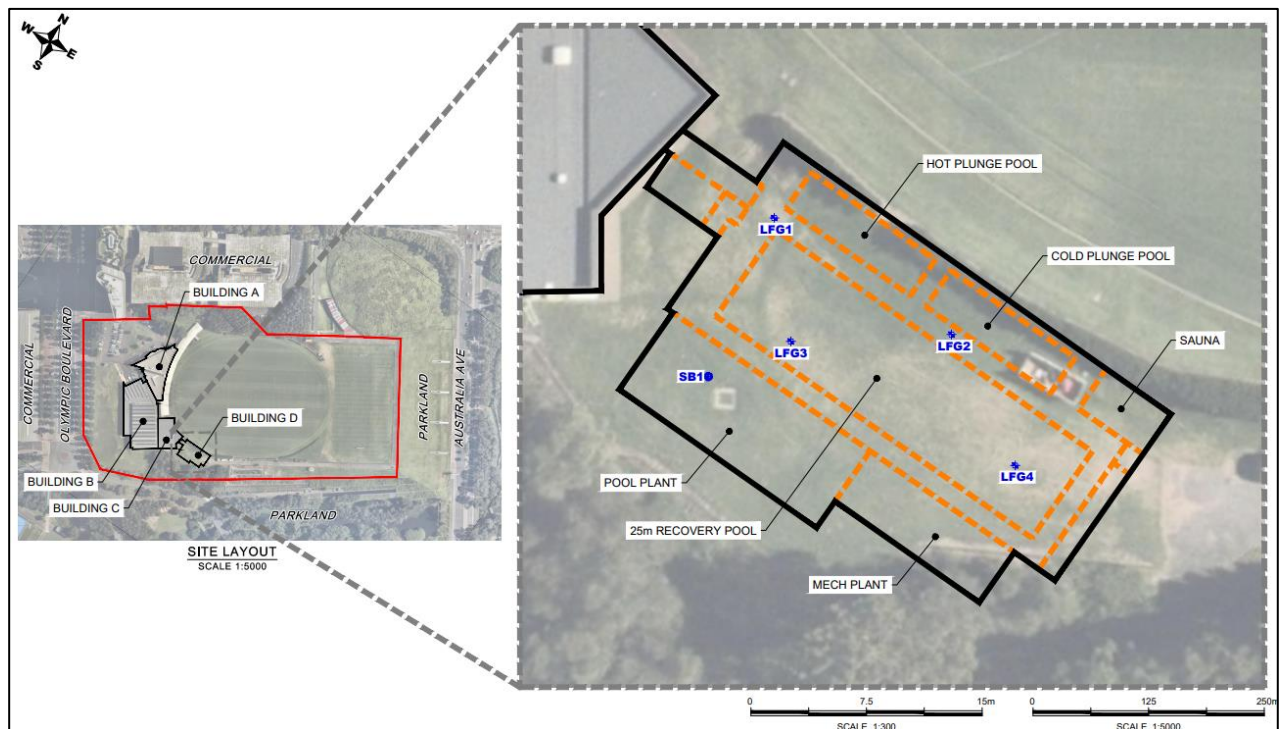


Figure 16: Soil sampling locations shown in blue (Source: Site Layout drawing, prepared by ARC Environmental, dated 7 July 2023)

The landfill gas assessment involved converting four of the soil bores to landfill gas monitoring bores to determine the source concentrations and flow of landfill gas from the former landfill both within and below the capping layer present. The four bores converted for landfill gas monitoring are labelled 'LFG' in **Figure 16**. Monitoring was undertaken over three rounds within six weeks to obtain temporal data and falling barometric conditions which can increase movement of landfill gas due to increased pressure differential.

The findings identified by ARC Environmental are:

- landfill capping was observed to have greatest thickness in the centre and southeast of the building assessment area
- waste beneath capping was observed to contain brick, glass, wood fragments and metal pieces
- concentrations of $>C_{16}-C_{34}$ Fraction (F3), zinc and benzo(a)pyrene were recorded in exceedance of the adopted ecological criteria for recreational open space and commercial land use between drilling depths of 0.5 mbgl and 5 mbgl. Although the adopted NEPM EILs being applied are only relevant to the top 2 m of the soil profile, comparison has been made to all samples to consider potential reuse of excavated material elsewhere on the site during the redevelopment works
- concentrations of lead in soil at depths greater than 4 mbgl in the southeast of the assessment area exceeded NSW CT1 waste thresholds and CT2 thresholds in the centre

- soil analytical results did not exceed any of the adopted human health criteria. Therefore, excavated soil from the Building D development area may be reused at the site, subject to SOPA approval
- soil vapour results did not exceed any of the adopted assessment criteria for commercial/industrial land use. Identified volatile organic compounds in landfill gas need to be taken into consideration in selection of the landfill gas protection measures (i.e. membrane) to be implemented
- the worst-case scenario for the assessment area has a GSC of 4.54L/hr for methane and 0.89 L/hr for carbon dioxide, indicating that the Characteristic Situation (CS) is 4 (CS4). A CS of 4 would lead to the requirement of gas protection measures
- in accordance with NSW EPA 2020 guidance, a Level 3 full quantitative risk assessment as an additional factor is to be considered. It is considered that a Level 3 Risk Assessment is not required
- landfill gas protection measures must be implemented into the proposed Building D design to meet the required score of 4 in accordance with *Guidelines for the Assessment and Management of Sites Impacted by Hazardous Ground Gases* (NSW EPA, 2020). The proposed gas mitigation measures and the slab, footings and piling types should be documented in a mitigation design specification document.

The *Statement of Environmental Effects* states the assessment found overall the proposed development is suitable from a contamination perspective.

The Authority has reviewed the SLFGRA and notes the assessment and conclusions are generally sound and the proposed development can proceed on the site. However, the Authority did identify several gaps within the SLFGRA to be addressed.

As part of the RFI, the SLFGRA was updated to:

- address the potential risk in determining whether, in accordance with NSW EPA 2020 guidance, a Level 3 full quantitative risk assessment is required for the potential risk, and in the design of the pool, building and the gas membrane required to be installed beneath the building
- comment on the depth of the foundations/footings and any implications this may have given the history of the landfill and the presence of large voids within other areas of the landfill where gases may accumulate
- address this potential risk and ensure it is considered in the design of the pool, building and the gas membrane to be installed beneath building.

The Applicant confirmed:

- the pool is to be supported on piles founded in the underlying siltstone bedrock, with the piles to be at a depth of approximately 20m
- the settlement for the pool was agreed at a maximum of 3 to 4 millimetres (mm).

The Authority is satisfied that the updated SLFGRA, dated 8 March 2024, and information provided addresses the questions raised as part of the RFI.

The Architectural Drawings indicate the presence of a gas membrane (**Figure 17**). A condition is recommended requiring the detailed design of the gas membrane be prepared by a suitably

qualified expert in consultation with the Authority for review and approval by the NSW EPA accredited Site Auditor.

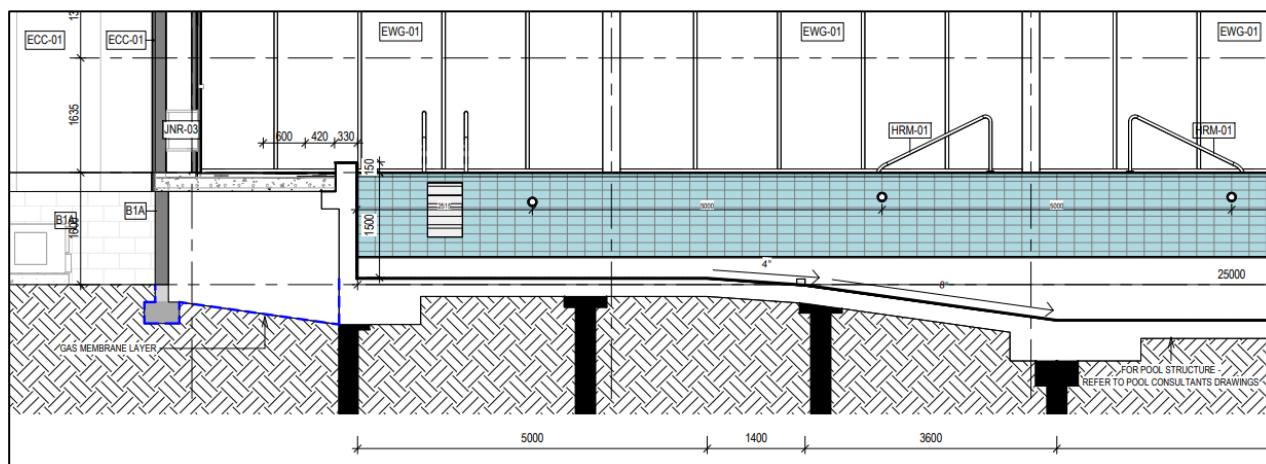


Figure 17: Extract from the pool facility – long north section showing 'Gas Membrane Layer' in blue
(Source: Overall Pool Hall Long Sections, prepared by Populous, 15 December 2023)

The NSW EPA submission and SOPA Environmental Infrastructure team recommends conditions of consent if the application is approved. In response to the advice by NSW EPA, the following conditions of consent have been recommended to mitigate the contamination risks to the development:

- the building design must include measures to ensure that risks posed by hazardous ground gases are appropriately managed in the long-term to ensure the safe use of the proposed recovery facility and kiosk substation
- the development works must not impact upon the overall effectiveness of existing landfill management infrastructure
- the Applicant must seek and obtain approval from the NSW EPA in accordance with the requirements of notice no. 28040 under CLM Act which applies to the site
- the Applicant must engage a Site Auditor accredited by the NSW EPA to provide independent advice (through a Site Audit Statement) prior to the issue of any construction certificate on the suitability of the site for the proposed land uses
- the Applicant must prepare a Remediation Action Plan (RAP) in consultation with the Authority prior to any construction works
- the Applicant must prepare a Site Construction Environmental Management Plan in consultation with the Authority prior to any construction works
- any excavated waste must be classified in accordance with the EPA's Waste Classification Guidelines and disposed of accordingly at a licensed facility
- the Applicant must prepare a Long Term Environment Management Plan in consultation with the Authority prior to the issue of the Occupation Certificate

The Authority is satisfied that subject to these recommended conditions the site can be made suitable for the proposed use.

8.2 Built Form

The application seeks consent for the construction of a pool facility comprising of a 25m pool, two plunge pools, a sauna room and associated plant rooms. The proposed building has a maximum

building height of 6.3m from ground level (RL 22.1m) which aligns with the height of the existing facility on site (**Figure 18**) and a GFA of 424.1m², with an additional 98.93m² GFA for the proposed pool plant room.

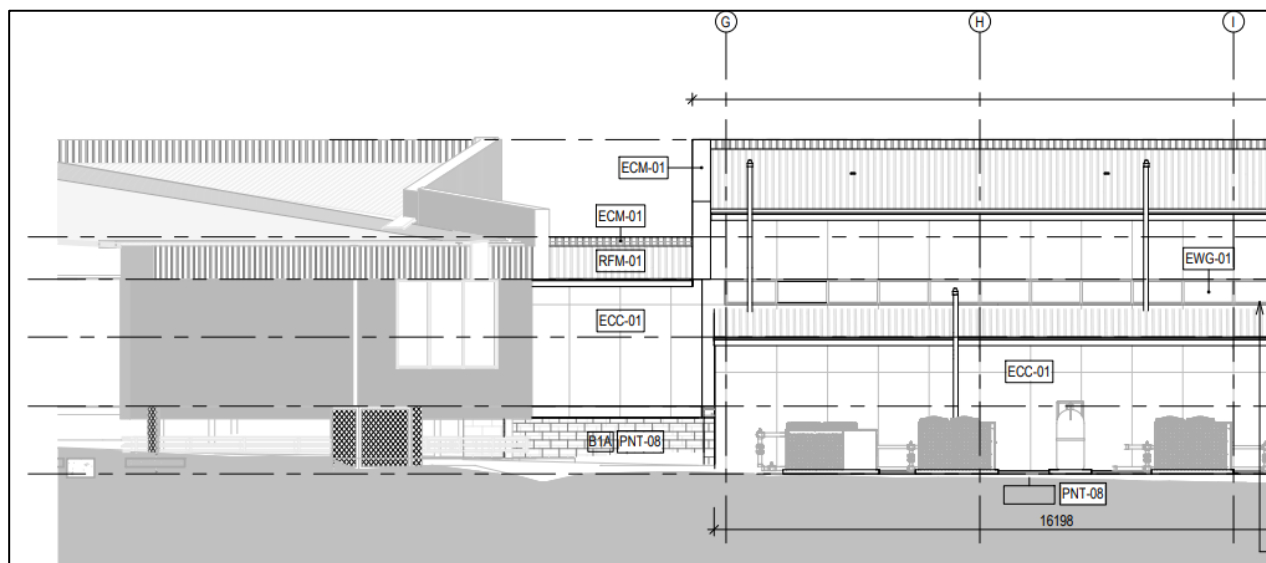


Figure 18: Extract from south elevation illustrating the height of the proposed pool facility (right) aligning with the existing building (left) (Source: *External Elevations*, prepared by Populous, dated 15 December 2023)

The Applicant contends the built form is considered acceptable for the site and the locality as the height is generally commensurate with the height of the existing Centre of Excellence building, the bulk and scale are largely hidden from Olympic Boulevard and the bulk and scale will not cause additional overshadowing to useable areas of the public domain.

No submissions raised issues relating to the bulk and scale of the proposed development.



Figure 19: View from Shirley Strickland Avenue looking towards the existing GWS Centre of Excellence (Source: *SOPA*, February 2024)

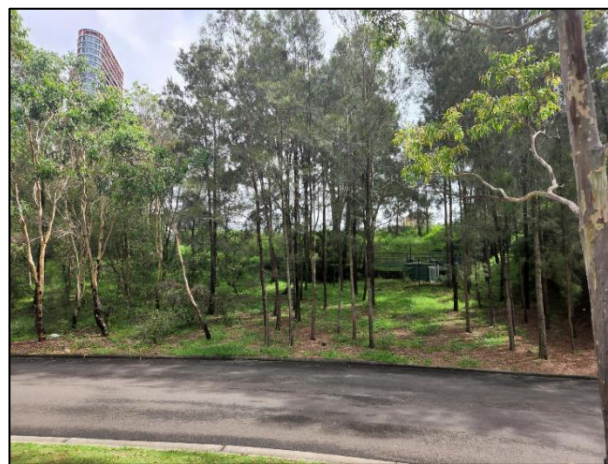


Figure 20: View from Shirley Strickland Avenue looking towards the site of the proposed pool facility (Source: *SOPA*, February 2024)

Figure 19 and **Figure 20** show the view from Shirley Strickland Avenue towards to the existing GWS Centre of Excellence and the site of the proposed pool facility. While the proposal involves the removal of four trees, the proposed pool facility will be adequately screened from the street by the existing vegetation. The Authority has however recommended a condition that the pool plant equipment on the south-eastern corner of the building be adequately visually screened.

The pool facility will be visible from the neighbouring residents in Boomerang Tower to the north of the site. However, the Applicant contends the proposed building is reasonable as it matches

the height of existing of facility on site, will read as a natural extension to the existing building, and will not result in any visual, view and overshadowing impacts.

The Authority agrees with the Applicant's response and considers the built form impacts of the recovery pool facility to be acceptable as:

- the height of new building aligns with the existing building on site
- it will not overshadow areas of the public domain or neighbouring sites
- visual impacts from the public domain, including from Olympic Boulevard and Shirley Strickland Avenue, will be negligible and likely to be adequately screened by landscaping and plant screening.

8.3 Trees and Landscaping

The proposal seeks consent for the removal of existing hedging along adjoining the training oval and existing low shrub at the rear of the site (**Figure 21**) and four trees on the site.



Figure 21: Demolition plan showing the existing hedge line adjoining the training oval to be removed and low shrub at the south-western corner of the location of the proposal pool facility (Source: Demolition Plan, prepared by Populous, dated 15 December 2023)

The DA is accompanied by an Arboricultural Impact Appraisal and Method Statement (Arborist Report), prepared by Naturally Trees dated 12 September 2023.

The Arborist Report has identified all trees on site, with trees 2, 3, 4 and 5 labelled as the trees to be removed (**Figure 22** and **Figure 23**).

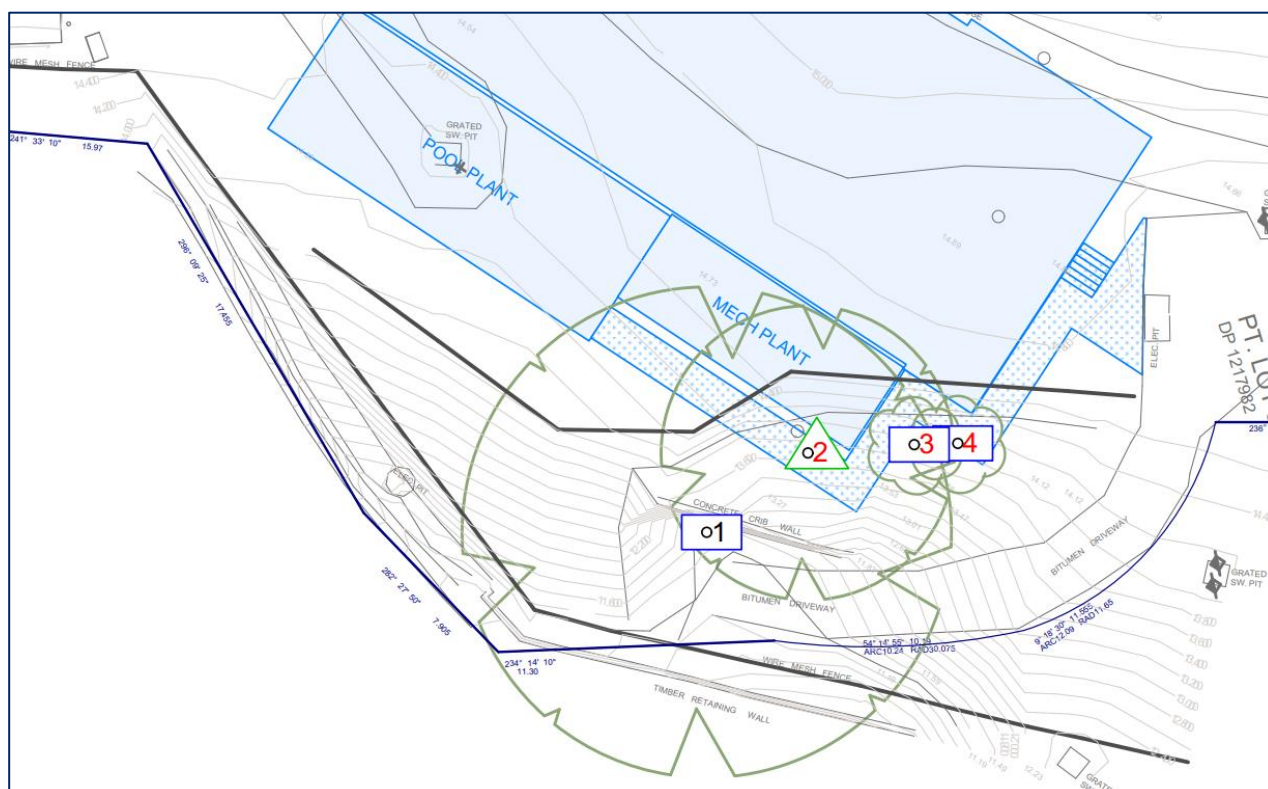


Figure 22: Trees 2, 3 and 4 to be removed on the site for the proposed recovery pool facility (Source: Arboricultural Impact Appraisal and Method Statement, prepared by Naturally Trees, dated 12 September 2023)

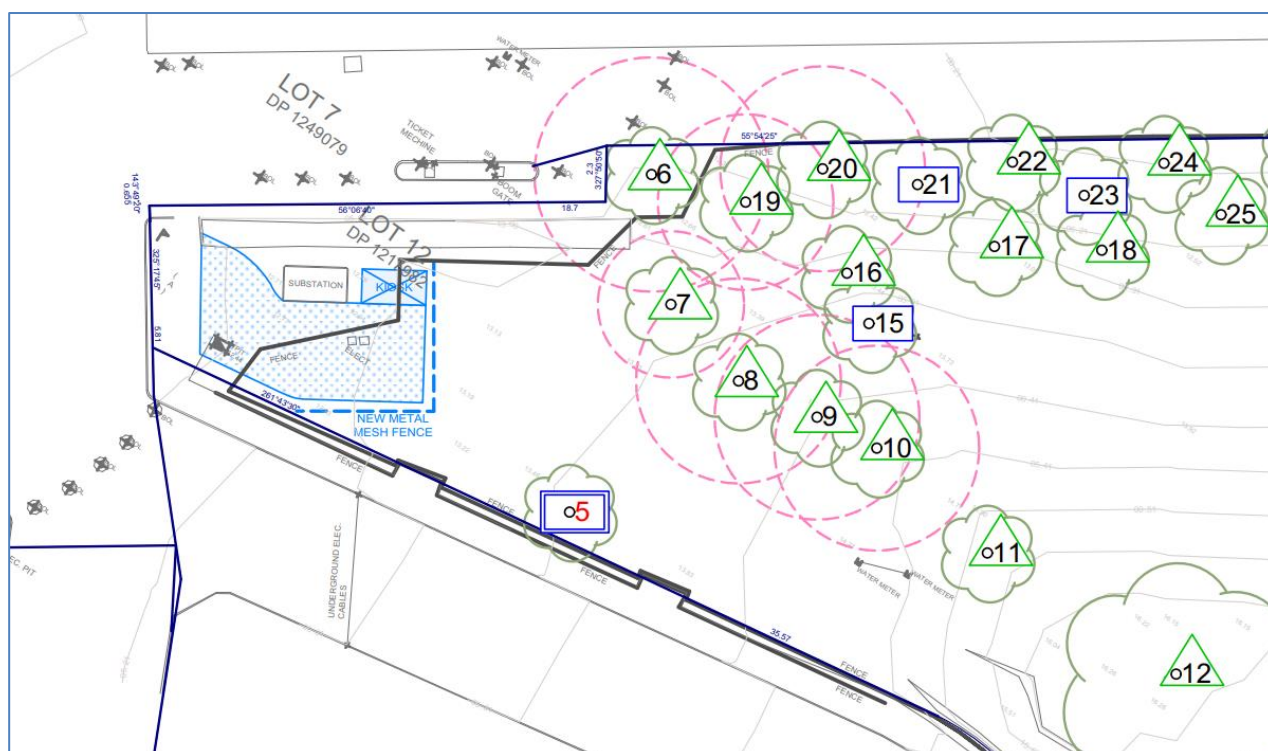


Figure 23: Tree 5 to be removed on the site for the proposed Kiosk Substation (Source: Arboricultural Impact Appraisal and Method Statement, prepared by Naturally Trees, dated 12 September 2023)

The Arborist Report considers Tree 2, being a casuarina cunninghamiana tree, to be of moderate significance and displays good health and condition and recommends consideration should be given to replacement planting within the site to compensate for the loss of amenity. The Arborist

Report considers trees 3, 4 and 5 as unimportant trees as these are of low and very low retention value. Trees 3 and 4, being casuarina cunninghamiana's, have been categorised as 'Z12' on the 'Tree AZ method of tree assessment' which means they are "unacceptably expensive to retain, i.e. severe defects requiring excessive levels of maintenance etc". Tree 5, being a platanus x hybrida tree, has been categorised as 'ZZ4' which means it is high risk of being "dead, dying, diseased or declining".

The Arborist Report outlines there are twenty-eight important trees identified on site which could potentially be adversely affected through disturbance to their Tree Protection Zones (TPZs). The Arborist Report outlines these trees could be successfully retained without adverse effects if appropriate protective measures are controlled through the Arboricultural Method Statement provided. A condition has been recommended that the Applicant comply with the Arboricultural Method Statement during construction.

The Authority agrees with the findings of the Arborist Report and considers the removal of the four trees, hedging and low shrub vegetation to be acceptable. However, the Authority requires a tree replacement of two trees for each one removed and does not consider clearing of the shrub planting surrounding the substation and replacement with gravel to be acceptable, as a landscaped area should be retained within this area.

Noting the site slopes away from the training field towards Shirley Strickland Avenue, the Authority is not satisfied with the interface of the proposed pool facility with the bank.

In its RFI's dated 21 February 2024 and 13 March 2024, the Authority requested an updated Landscape Plan for the area surrounding the kiosk substation and proposed pool facility and further information relating to earthworks on the site. This included:

- further details about the proposal interacting with planted bank
- confirmation from a structural engineer the steep fall can accommodate the building
- further detail relating to how the plant and equipment will be visually screened
- amendments to the landscaping surrounding the kiosk substation, including reduction in the removal of existing shrubs and recommended species of trees to be used.

The Applicant provided a letter, prepared by Northrop dated 20 March 2024, which confirms the proposed development is supported on concrete driven piles and therefore does not adversely impact the retaining wall to the south of the site. The Authority accepts the letter and is satisfied the steep fall can accommodate the proposed pool facility.

While the Authority is not satisfied with the updated Landscape Plan, it is satisfied all impacts, including visual screening of the pool plant and equipment, can be mitigated through recommended conditions.

The Authority recommends a condition requiring a new Landscape Plan be submitted to the Authority for approval prior to the issue of a Construction Certificate containing:

- location of the replacement trees (minimum of 8 at 400 litre size)
- updated landscaping surrounding the substation
- additional details of the interface of the recovery pool facility with the planted bank
- details on how the pool plant and equipment will be visually screened.

8.4 Traffic and Construction Impacts

The DA is accompanied by a Traffic Impact Statement (TIS), prepared by ptc dated 20 December 2023, which evaluates the potential impact of the development in relation to traffic generation and vehicular access during construction and operation.

8.4.1 Construction Impacts

The TIS provides the following findings in relation to construction:

- the largest anticipated construction vehicle will be limited to HRV of 12.5m
- the anticipated average number of construction workers on site will be 15 staff, with a peak of 40 staff
- deliveries are to be scheduled to occur in the morning
- the anticipated average daily truck movements will be 3 to 4 per day, with a peak of 12 to 16
- construction hours are 7am to 5pm (Monday to Friday), 7am-1pm (Saturday) and no work on Sundays or public holidays.

The TIS anticipates a construction timeframe of approximately 11 months.

The route for vehicles proposed to be used during construction is shown at **Figure 24**. The route highlighted in yellow is proposed to be used for vehicles entering to the site and the route highlighted in red proposed to be used for vehicles exiting the site.



Figure 24: Proposed truck access and egress routes during construction, with yellow showing the entry paths to the site and red showing the exit paths from the site (Source: Traffic Impact Statement, prepared by ptc, December 2023)

The proposed routes will utilise existing accessways, however the Authority notes widening may be required which may cause impacts to existing fences and/or trees. The TIS proposes a multi-point turn for site departure adjacent to the proposed pool facility.

The Authority notes the findings of the TIS in relation to construction impacts and has recommended a condition requiring the Applicant prepare a Construction Environmental Management Plan (CEMP) and Traffic and Pedestrian Management Plan (TPMP) to be approved by the Authority prior to the issue of a construction certificate.

8.4.2 Operational Impacts

The TIS contends the development does not generate additional traffic as the land use of the site remains the same and the pool is an additional facility to existing site.

The Authority is satisfied with the findings of the TIS in relation to the operation phase and considers the impacts to be acceptable as the proposed recovery pool facility will be used by the existing users of the facility.

8.5 Signage

The proposal seeks consent for an external business identification sign to be displayed on the northern façade of the recovery pool facility (**Figure 15**).

The proposed sign shows the orange GWS 'G' logo and contains a height of 3.9m and a width of 4.7m (**Figure 25**). The sign is proposed to be backlit and integrates into the building design.

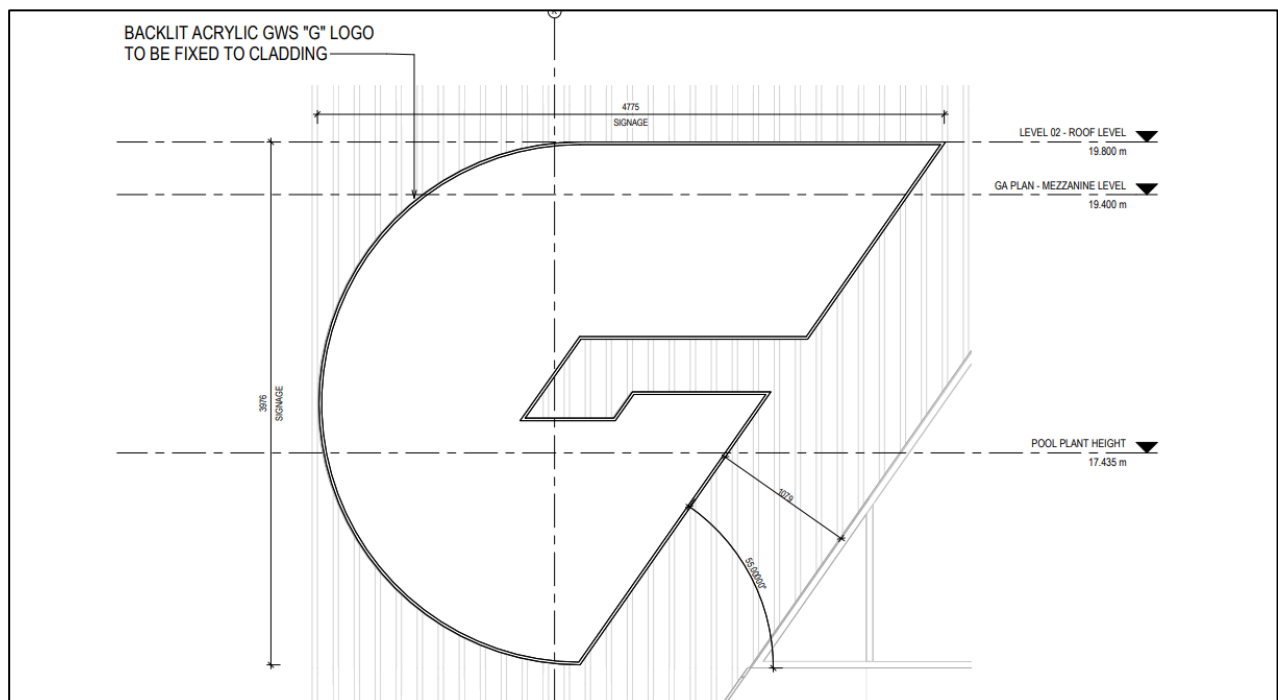


Figure 25: Proposed GWS business identification signage to be displayed on the northern façade of the proposed recovery pool facility (Source: *External Signage Detail Plan, prepared by Populous, dated 15 December 2023*)

An assessment of the proposed signage against Schedule 5 of the Industry and Employment SEPP 2021 (relating to signage) is included in **Appendix 2** of this report.

The Authority has also assessed the proposed sign against relevant provisions of the Sydney Olympic Park Commercial Signage Policy (dated 13 October 2023), and is satisfied that it largely complies with all relevant provisions except provision 'e(ii)' for flat mounted wall signs.

This provision requires a business identification sign to not exceed 10m² on an above ground elevation of more than 100m² but less than 200m². The elevation is approximately 196m² in size and proposed sign covers approximately 18m². The Authority considers this non-compliance to

be acceptable and justified, as the sign has been designed to be integrated with the windows and architectural features of the façade and the elevation is very close to the upper range of 200m².

Based on this assessment, the Authority considers the proposed signage to be acceptable as it:

- complies with Chapter 3 and Schedule 5 of the Industry and Employment SEPP 2021
- is well integrated with the design of the windows on the building
- is consistent with the branding on the external facades of the existing GWS Centre of Excellence
- is not visible from the public domain.

A condition has been imposed requiring the sign to only be backlit during opening hours (8.30am to 5pm, Monday to Friday) to minimise the light spill at night.

8.6 Other Assessment Issues

Table 5: Other Assessment Issues

Issue	Assessment
Waste Management	<p>The application is accompanied by a Waste Management Plan, prepared by FDC Construction dated 12 December 2023 (WMP).</p> <p>The WMP previously stated that a spectator mound will form part of this application, using the proposed excavated spoil from the pool facility.</p> <p>Within the response to the RFI, the Applicant confirmed the spectator mound will not form part of this application.</p> <p>In its submission, EPA recommended a condition requiring any excavated waste must be classified in accordance with the EPA's Waste Classification Guidelines and disposed of accordingly at a licensed facility.</p> <p>In addition to the recommended condition by the EPA, the Authority considers that no excavated spoil generated should be permitted to be reused on site without further testing and the Authority's approval.</p> <p>The Applicant provided an updated WMP, dated 20 February 2024, which confirmed the proposed excavated spoil from the pool facility is to be exported to an EPA accredited facility and a detailed WMP will be developed to form part of a construction project management plan.</p> <p>The Authority is satisfied that any waste management impacts can be mitigated through conditions of consent, such as a condition of consent requiring the WMP be updated to be prepared in consultation with the Authority.</p>
Building Compliance	<p>The application is accompanied by a letter issued by Services 4 Buildings advising the electrical engineering design for the new facility is in accordance with the relevant Building Codes and Australian Standards.</p> <p>The Authority notes the findings of the letter and has recommended conditions to ensure compliance with the National Construction Code and Building Code of Australia.</p>

Issue	Assessment
Hydraulic Services	<p>The application is accompanied by a set of drawings relating to hydraulic services, prepared by Sparks and Partners dated September 2023.</p> <p>The Authority has recommended a condition requiring the Applicant submit a Stormwater Management Plan for approval prior to the issue of a Construction Certificate.</p>
Infrastructure Contributions	<p>The <i>Sydney Olympic Park Local Infrastructure Contributions Framework</i>, October 2017, (ICF) applies to the site.</p> <p>The ICF imposes a monetary contribution rate per square metre of GFA above an FSR of 1:1.</p> <p>As the total GFA remains under 1:1 on the site, there is no contribution payable as part of this application.</p>

9 Delegations

Under section 22(1) of the *SOPA Act 2001*, the consent authority for any development carried out by any person on land within Sydney Olympic Park is the Minister for Planning.

On 3 June 2022, the Minister delegated to the Authority and Public Service senior executive members of staff of the Authority certain specified functions of the Minister relating to the approval and control of development other than State Significant Development on land within the Sydney Olympic Park site. This delegation does not include DAs lodged by the Authority for development that is expected to result in the future realisation by Authority of income or other economic benefit of over \$250,000 per financial year.

The Director, Urban Renewal and Environment, has delegation to determine this application as:

- the development is not State Significant Development
- the Authority is not the applicant
- the Authority will not derive a commercial benefit in excess of \$250,000 per year from the development
- the Director, Urban Renewal and Environment, is a Public Service senior executive member of staff of Authority.

Accordingly, it is appropriate for the Authority to exercise its delegations in determining this development application.

10 Conclusion

The application has been assessed regarding the matters raised in:

- Section 4.15 of the *EP&A Act 1979*
- SOPA Act 2001*
- provisions of relevant environmental planning instruments (EPIs), including the CRC SEPP 2021
- submissions and other potential impacts associated with the proposal.

The proposed development is considered acceptable as:

- it is in the public interest as it will contribute to providing additional high performance facilities for AFL athletes (both professional and emerging) within Western Sydney
- the bulk and scale is considered appropriate for the site
- any potential impacts associated with the proposal, such as in relation to contamination, construction and tree removal, are considered reasonable and/or can be mitigated through recommended conditions of consent.

Therefore, it is recommended for approval subject to the recommended conditions of consent.

Assessed and recommended by:




Luke Thorburn
Senior Urban Planner

Reviewed:



Brendon Roberts
Manager, Planning and Design

Approved:



28 March 2024

Vivienne Albin
Director, Urban Renewal and Environment

Appendix 1: Section 4.15 *EP&A Act 1979* Assessment

Table 6: Assessment against section 4.15 of the *EP&A Act 1979*

Clause	Response	Compliance x/✓/N/A
(1) Matters for consideration – general		
In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application		
(a) the provisions of		
(i) any environmental planning instrument, and	The proposed development complies with all applicable EPI's (see Section 7.4 of this report).	✓
(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and	N/A.	N/A
(iii) any development control plan, and	N/A	N/A
(iv) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and	N/A	N/A
(v) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)	The DA process has been carried out in accordance with the <i>Environmental Planning and Assessment Regulation 2021</i> .	✓
(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,	All impacts of the proposed development have been considered and assessed (Section 8).	✓
(c) the suitability of the site for the development	The Authority is satisfied that the site is suitable for the development as: <ul style="list-style-type: none"> the site comprises of the existing GWS Giants Centre of Excellence and adjoining training oval. it will function as a new component of the existing training facility on site. 	✓
(d) any submissions made in accordance with this Act or the regulations,	All submissions have been considered and have informed the assessment of the proposed development.	✓
(e) the public interest	The Applicant has outlined the proposed development is the first component of a \$15 million commitment to upgrade and expand the existing facilities for the GWS Giants. The Authority is satisfied the proposal is in the public interest as it contributes to providing high performance facilities for AFL football athletes (both professional and emerging) within Western Sydney.	✓

Appendix 2: Industry and Employment SEPP 2021 Assessment

Table 7: Assessment against Chapter 3.1(1)(a)

Clause	Response	Compliance x/✓/N/A
ensure that signage (including advertising):		
is compatible with the desired amenity and visual character of an area, and	The proposed sign will not detract from the visual character of the area.	✓
provides effective communication in suitable locations, and	The sign is a clear logo which is consistent with the existing signage on the GWS Centre of Excellence building.	✓
is of high quality design and finish	The design is simplistic and minimalist which clearly identifies the business.	✓

Table 8: Assessment against Schedule 5

Clause	Response	Compliance x/✓/N/A
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?	The proposed signage is consistent with the existing signage on the GWS Centre of Excellence building.	✓
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality	The proposed sign is consistent with the existing signage on the GWS Centre of Excellence building.	✓
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?	The proposed sign does not detract from the amenity, as it is consistent with the existing signage on the GWS Centre of Excellence building.	✓
3 Views and vistas		
Does the proposal obscure or compromise important views?	The proposed sign will not be visible from the public domain or will obstruct views.	✓
Does the proposal dominate the skyline and reduce the quality of vistas?	The proposed sign will not protrude above the building.	✓
Does the proposal respect the viewing rights of other advertisers?	The proposed sign is consistent with the existing signage on the GWS Centre of Excellence building.	✓
4 Streetscape, setting or landscape		
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The proposed sign is considered appropriate as it won't be visible from the streetscape.	✓
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The proposed sign is considered appropriate as it won't be visible from the streetscape.	✓

Clause	Response	Compliance */✓/N/A
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	The design is simplistic and minimalist which clearly identifies the business.	✓
Does the proposal screen unsightliness?	The sign is a clear logo which is consistent with the existing signage on the GWS Centre of Excellence building.	✓
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	The proposed sign will not protrude above the building.	✓
Does the proposal require ongoing vegetation management?	N/A.	N/A
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?	The proposed signage is consistent with the existing signage on the GWS Centre of Excellence building.	✓
Does the proposal respect important features of the site or building, or both?	The design is simplistic and minimalist which clearly identifies the business, consistent with the Giants business identification signage existing on site, and is well integrated into the design of the building	✓
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The design aligns with the shape of the window on the northern façade (Error! Reference source not found.).	✓
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?	The sign is proposed to be backlit. A condition has been imposed requiring the sign to only be backlit during opening hours to minimise the light spill at night.	✓
7 Illumination		
Would illumination result in unacceptable glare?	The proposed sign is backlit, which is not anticipated to result in unacceptable glare. A condition has been imposed requiring the sign to only be backlit during opening hours to minimise the light spill at night.	✓
Would illumination affect safety for pedestrians, vehicles or aircraft?	The proposed sign will not be visible from the public domain.	✓
Would illumination detract from the amenity of any residence or other form of accommodation?	The sign is proposed to be backlit, which may be visible from the neighbouring Boomerang Tower. A condition has been imposed requiring the sign to only be backlit during opening hours to minimise the light spill at night.	✓
Can the intensity of the illumination be adjusted, if necessary?	It is assumed the illumination can be adjusted.	✓
Is the illumination subject to a curfew?	A condition has been imposed requiring the sign to only be backlit during opening hours to minimise the light spill at night.	✓
8 Safety		

Clause	Response	Compliance */✓/N/A
Would the proposal reduce the safety for any public road?	The proposed sign will not be visible from the public domain.	✓
Would the proposal reduce the safety for pedestrians or bicyclists	The proposed sign will not be visible from the public domain.	✓
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	The proposed sign will not be visible from the public domain.	✓