

# **Statement of Environmental Effects**

## **Proposed Storage Facility Sydney Showground**



**Prepared for**



Royal Agricultural Society of NSW

**August 2024**

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# 1 Introduction

This Statement has been prepared by Helen Mulcahy Urban Planning Pty Limited on behalf of the Royal Agricultural Society of NSW (RAS) to accompany a development application (DA) submitted pursuant to section 4.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The application seeks approval for the construction of a Storage Facility at the Showground at Sydney Olympic Park.

As one of the largest and busiest exhibition centres in Australia, RAS has accumulated a large amount of furniture and other equipment to support the multitude of events, including the Sydney Royal Easter Show, that operate from the venue. The proposed Storage Facility will provide a secure and weatherproof building to accommodate this important component of the events business.

This report is a Statement of Environmental Effects (SEE) and examines the proposal in terms of its compliance with the heads of consideration under Section 4.15 of the EP&A Act.

## 1.1 Type of Development & Consent Authority

The proposed development has an estimated development cost of \$110,294.00 and constitutes 'local development' under Part 4 of the EP&A Act. A copy of the Estimated Development Cost prepared by Upspec Steel Buildings is included in the DA documentation.

The development application is submitted to the Sydney Olympic Park Authority (SOPA) for assessment and determination.

## 1.2 Background / Development History

### 1.2.1 Sydney Showground

On 6 September 1996, the (then) Minister for Urban Affairs and Planning granted consent to a development application (S38/6/96) for Sydney Showground:

*Construction of buildings and supporting infrastructure, carry out earthworks on land occupied by P&M Quality Smallgoods Pty Ltd, subdivide land to enable lease of Showground site to the Royal Agricultural Society (RAS); use of facilities for the Royal Easter Show, use of facilities for exhibition and entertainment, recreation and sporting activities and use of facilities for the Year 2000 Olympics and Paralympics.*

A copy of the original consent is included as part of the supporting DA documentation.

### 1.2.2 Current Proposal

Sydney Showground has established itself as an important event venue for conferences, conventions and the like, with capacity to accommodate large numbers of participants. The storage demands for furniture and other equipment associated with this part of the business necessitate the creation of a dedicated secure storage facility.

Furniture and other equipment are currently stored in various locations around the 33ha site, leading to significant inefficiencies and avoidable equipment damage arising from transportation

around the site to accommodate specific event requirements. As a not-for-profit organisation, the RAS is keen to ensure funds that could be directed to its charter of supporting agricultural development are not unnecessarily wasted on logistical inefficiencies such as those described above.

Provision of a secure furniture storage facility in a single location at the rear of the main exhibition halls will make a significant dent in the aforementioned issue enabling the RAS to manage its moveable assets far more productively.

### **1.3 Pre-Lodgement Consultation**

In discussions with SOPA's Manager, Planning and Design, a formal pre-lodgement meeting was not deemed necessary for this project. However an on-site meeting between RAS and SOPA Planners was undertaken on 3 July 2024 to inspect the location for the proposed storage facility and provide information about the scope and nature of the proposal.

### **1.4 Specialist Information**

The following specialist information and supporting documentation accompanies this development application:

Drawing Package & Specification  
BCA & DDA Capability Statement  
Estimated Development Cost  
Section 10.7(2) and (5) Certificate

Upspec Steel Buildings  
Blackett Maguire + Goldsmith  
Upspec Steel Buildings  
Parramatta City Council

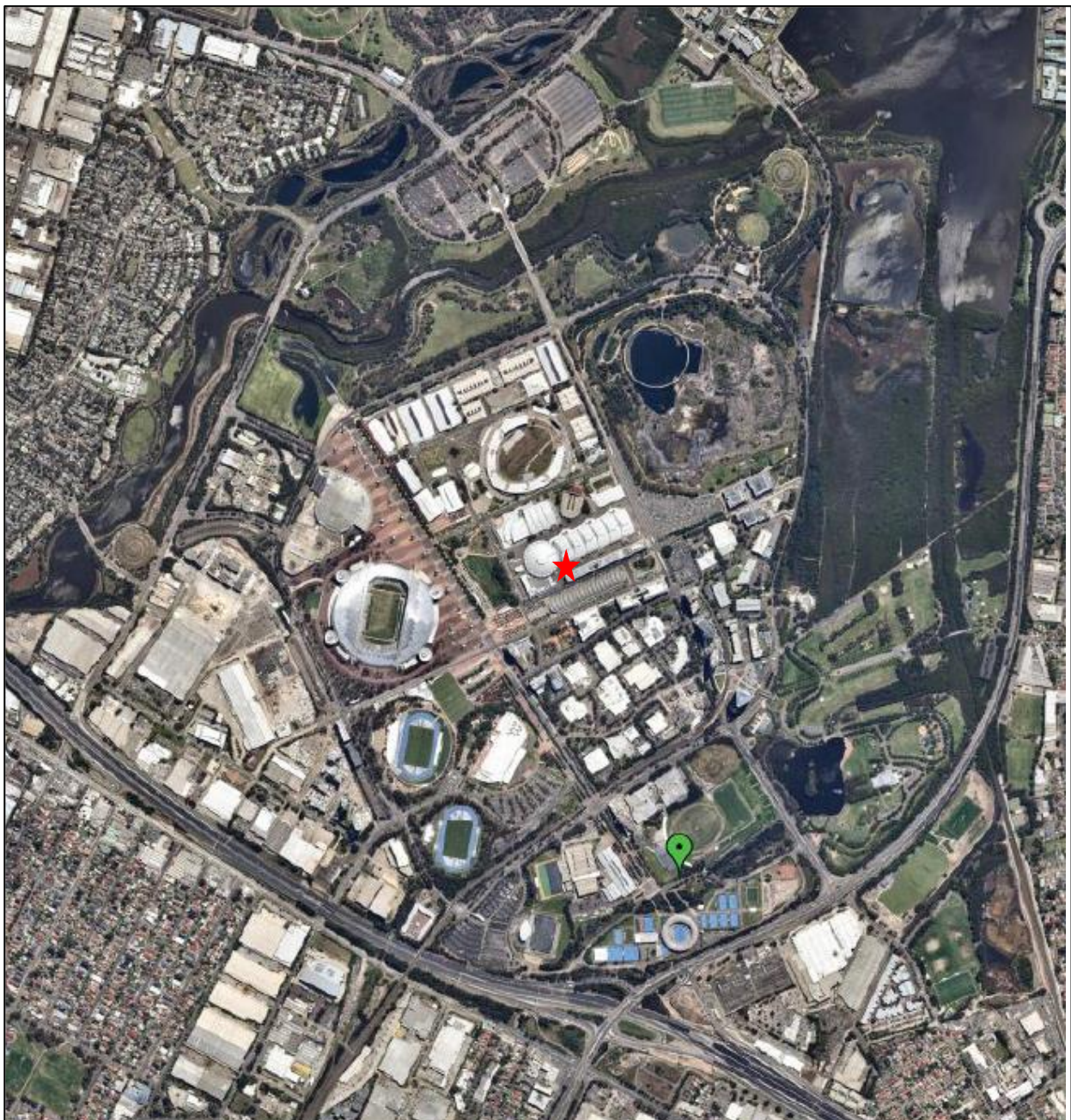
Copies of these documents are included as part of the DA.



## 2 The Site & Environs

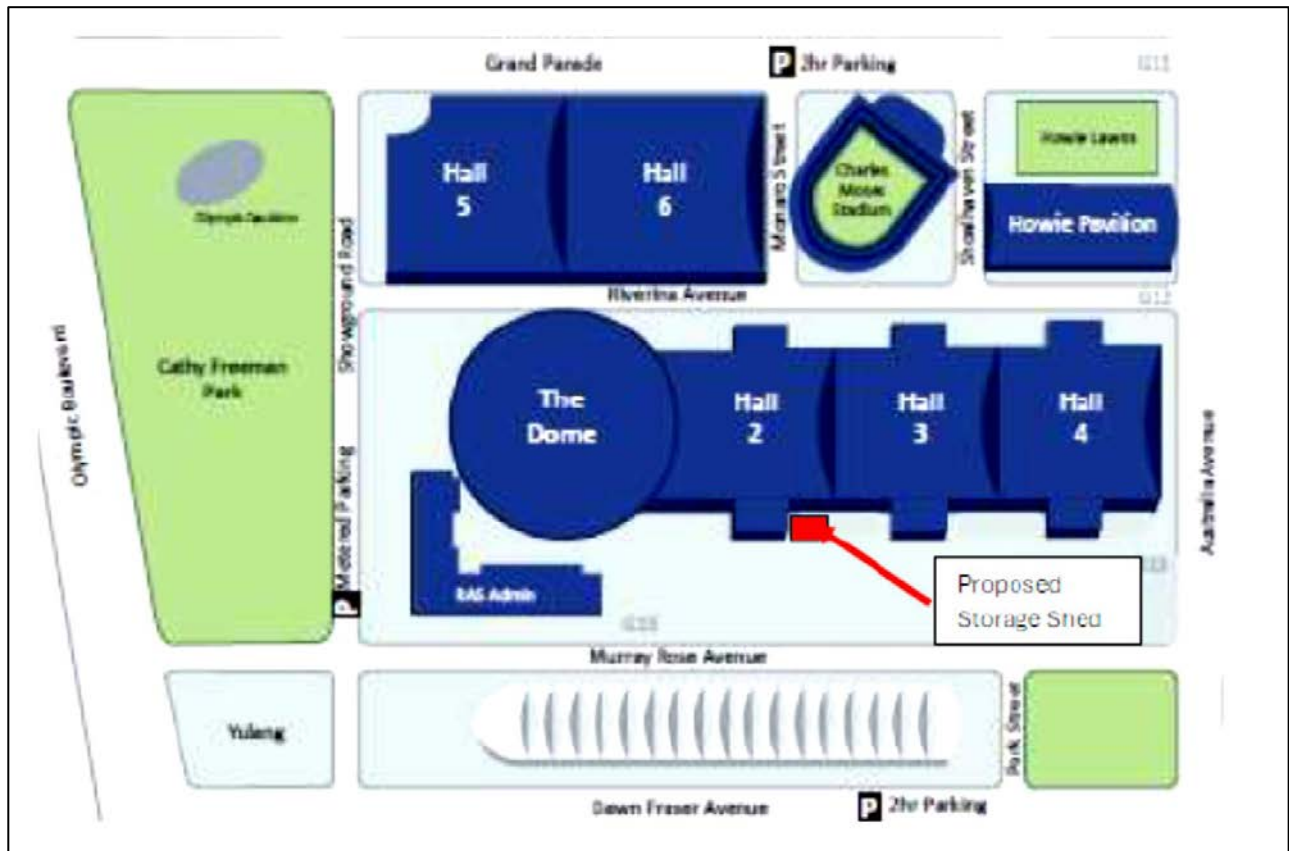
### 2.1 Location and Site Context

The Showground is centrally located within Sydney Olympic Park and is defined by Kevin Coombs Avenue (north), Australia Avenue (east) and Olympic Boulevard and Showground Road (west). The southern boundary of the Showground interfaces directly with Murray Rose Avenue at the western end and the rear of a series of commercial buildings which have frontage to Murray Rose Avenue (**Figure 1**).



**Figure 1** Location Plan

**Figure 2** illustrates the local context of the proposed storage facility within the Showground.



**Figure 2** Local context (Source: Upspec Steel Buildings)

Development in the immediate vicinity of the site includes:

- to the north – the Exhibition Halls, specifically Exhibition Hall 2;
- to the south – series of commercial buildings which address Murray Rose Avenue;
- Australia Avenue is located approx. 185m to the east; and
- to the west – the Dome and RAS Administration Building, with Catherine Freeman Park beyond.

## 2.2 Legal Description and Zoning

The subject site is legally described as Lot 1121 DP 1142724 and the registered proprietor is Sydney Olympic Park Authority. The Authority's delegate has provided owners consent, a copy of which is included in the DA documentation.

The land is zoned B4 Mixed Use under the provisions of State Environmental Planning Policy (Precincts – Central River City) 2021 (Appendix 4).

## 2.3 Physical Description

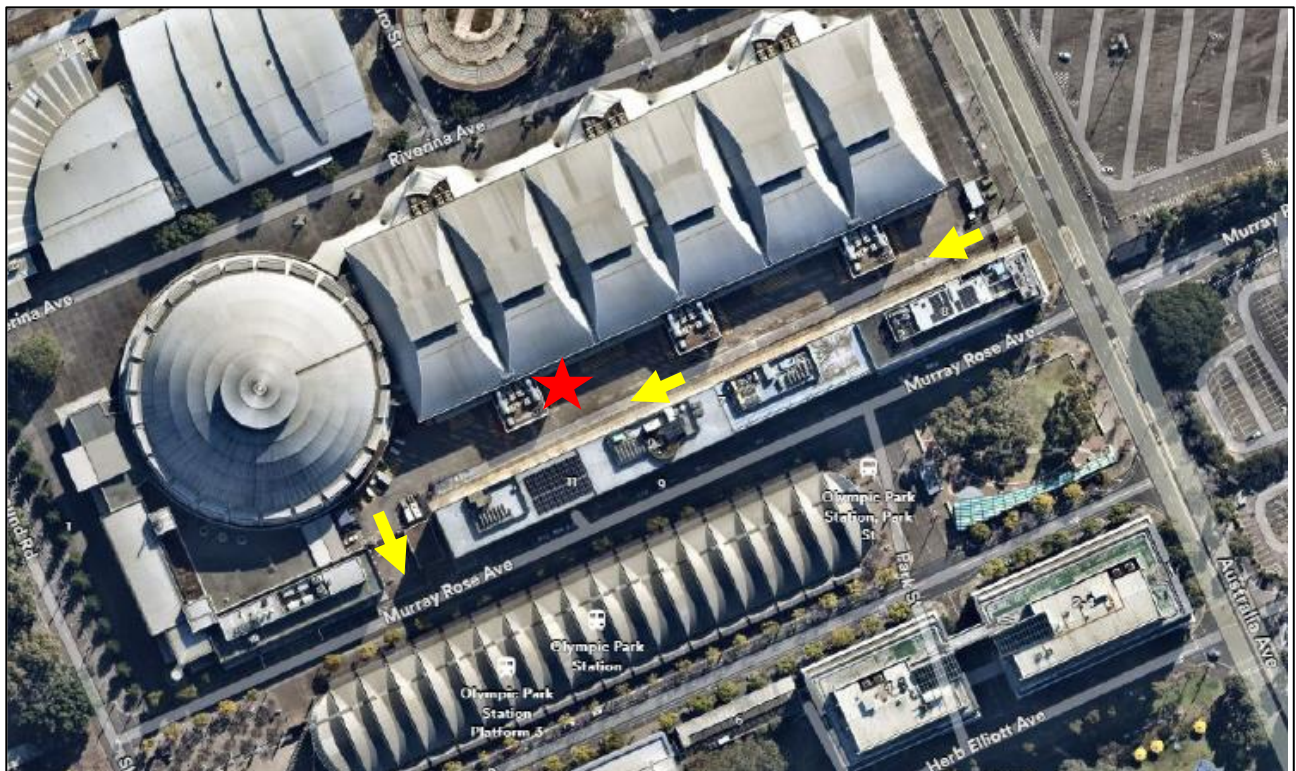
Sydney Showground covers an area of approximately 33 ha. The part of the Showground site upon which it is proposed to construct the storage facility is a relatively flat area of hardstand, currently part of the back-of-house are associated with the Exhibition Halls.



There is no existing vegetation in this part of the Showground or within the curtilage of the Exhibition Halls.

## 2.4 Vehicular Access

Vehicular access to the back-of-house area which services the Dome and the Exhibition Halls is available via an 8m wide driveway which provides one-way westbound traffic movement from Australia Avenue to Murray Rose Avenue (**Figure 3**).



**Figure 3** One-way service vehicle access from Australia Avenue to Murray Rose Avenue

## 2.5 Contamination and Remediation

Extensive remediation works across Sydney Olympic Park were undertaken in the 1990s by the then Waste Services NSW. Condition 31 of the Showground consent provides that:

*Any contaminated material removed from the site shall be dealt with or disposed of to the satisfaction of the EPA and in an area for which development consent for the storage of contaminated material has been given. Validation reports must be prepared for any remediated land on the site and must be submitted to the EPA for assessment. The EPA's assessment report must be obtained and any requirements complied with before development commences on the remediated land.*

The Section 10.7(2) and (5) Certificate for the Showground indicates that the land is:

- not significantly contaminated;
- not subject to a management order;
- not the subject of an approved voluntary management proposal;

- not subject to an ongoing maintenance order

Having regard to the above, it is concluded that the site of the proposed development is not contaminated.

## **2.6 Drainage & Flooding**

The Section 10.7(2) and (5) Certificate for the Showground indicates that the land is considered by Parramatta City Council to be above the 1 in 100 year mainstream flood level. A copy of the Planning Certificate is included in the documentation which accompanies the DA.

## **2.7 Utility Services**

The site has access to a full range of utility services – gas, telecommunications, water, stormwater, sewer and electricity. It is noted that the proposed development only requires connection to electricity, primarily for lighting.



## 3 The Proposed Development

### 3.1 General Description of Physical Works

This section should be read in conjunction with the drawing package prepared by Upspec Steel Buildings which includes engineering drawings and building specifications, a copy of which is included in the documentation submitted in support of the DA.

The application seeks approval for the construction of a steel framed, metal clad building to be used as a secure storage facility for furniture and equipment associated with conferences, conventions and other events held at the Sydney Showground.

The building is proposed to be constructed on an area of existing hardstand on the southern side of Exhibition Hall No. 2. As a consequence, the building will not result in any increase in the volume of stormwater runoff from the site. All water from the roof will be collected via gutters and drainpipes and connected to the existing stormwater system.

Key characteristics / specifications of the building are fully documented in the drawing set, but can be summarised as follows:

- **Height** – 6m wall height; overall height 7.057m (to ridgeline)
- **Floor area** (building footprint) – 12m x 12m = 144m<sup>2</sup>
- **Materials and Finishes** – steel framing, colourbond “shale grey”



- **Other features**
  - All roof water will be diverted to existing storm water pits, with downpipes installed and identically deployed on the eastern and western sides of the building;
  - Vehicular access via roller shutter door in southern elevation (6m wider x 5m high); pedestrian door located adjacent;
  - Footing details are provided in the drawing package.

It should be noted that the proposed works will not result in any changes to the adjacent public domain, public circulation areas, parking, external signage, external lighting, accessibility or landscape treatment at the Sydney Showground.

### 3.2 BCA Compliance

BM +G has provided an assessment of the building design against the relevant provisions of BCA 2022.

The report indicates that the proposed development can readily achieve compliance with the relevant provisions of the BCA and Disability (Access to Premises-Buildings) Standards 2010. Further, any amendments which may be required to the design documentation in order to comply with the BCA and Disability (Access to Premises-Buildings) Standards 2010 can be addressed at the Construction Certificate Stage without giving rise to significant changes to the proposal as submitted for the DA.

The report also notes that fire-source features of the external walls of another building on the allotment (i.e. Exhibition Hall No. 2), the proposed class 10a storage facility is not required to be considered as required by the definition “fire-source feature” from Schedule 1 of the BCA 2022. Therefore, the location of the proposed development does not constitute any significant impacts to fire safety of the adjacent buildings on the allotment.

A further detailed assessment of the design drawings will be undertaken prior to issue of the Construction Certificate.

### 3.3 Operational Details

As one of the largest and busiest exhibition centres in Australia, RAS has accumulated a large amount of furniture and other equipment to support the multitude of events, including the Sydney Royal Easter Show, that operate from the venue.

The provision of a secure storage facility at the Showground will enhance the operational efficiency of a key event venue within Sydney Olympic Park. This will contribute to the fulfilment of the goal of creating a vibrant commercial, residential and major events precinct.

### 3.4 Construction Phase

The drawing package prepared by Upspec Steel Buildings documents the footing requirements for the structure. Minimal earthworks are required for the footings.

The contractor engaged to construct the storage facility (Upspec Steel Buildings) will prepare a Construction Environment Management Plan (CEMP) that outlines the procedures that will need to be implemented in order to manage the possible impact of demolition / construction activities on the surrounding area. This plan will address the following matters:

- Proposed hours of work,
- Contact details of site manager;
- Traffic Management:
  - Ingress and egress of vehicles to site;
  - Management of loading and unloading materials;
  - Number and frequency of vehicles accessing the site;
  - Management of construction traffic and car parking;
  - Management of existing vehicular and pedestrian movements around the site throughout the construction phase;
- Major event coordination / management;
- Dust control measures;

- Construction waste management;
- Construction noise and vibration management; and
- Any other relevant information relating to demolition / construction and its potential impact on the surrounding area.

The CEMP will be consistent with current industry best practice and any specific SOPA requirements. On this basis it is considered that any impacts associated with the construction phase of the project can be managed and mitigated to acceptable limits.

### **3.5 Waste Management**

The majority of the construction waste associated with the proposed development will be with packaging of the shed components. The nature of the footings, as detailed in the Engineering drawings prepared by Upspec Steel Buildings, requires minimal ground penetration, and as such, minimal waste / spoil.

Notwithstanding, Upspec will prepare a Construction Waste Management Plan as part of the CEMP. The plan will document how waste avoidance, reduction, re-use and recycling will be implemented during construction of the storage facility. A key focus of this will incorporate reuse and recycling where possible.

No change to the Operational Waste Management regime at Sydney Showground is anticipated as a result of the proposed development.



## 4 Section 4.15 Assessment

Matters to be considered when determining development applications are set out in Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

### 4.1 Section 4.15 – Matters for Consideration

Section 4.15(1)(a) requires the consent authority to take into consideration:

- (a) *the provisions of:*
- (i) *any environmental planning instrument, and*
  - (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*
  - (iii) *any development control plan, and*
  - (iiia) *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*
  - (iv) *the regulations (to the extent that they prescribe matters for the purposes of this paragraph),*
  - (v) *(Repealed)*

*that apply to the land to which the development application relates,*

The primary statutory documents that relate to the subject site and the proposed development are:

- State Environmental Planning Policy (Planning Systems) 2021;
- State Environmental Planning Policy (Precincts – Central River City) 2021;
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- State Environmental Planning Policy (Biodiversity and Conservation) 2021;
- Sydney Olympic Park Master Plan 2030; and
- Other relevant Sydney Olympic Park Policies and Guidelines.

The relevant provisions of these instruments and other relevant planning controls are addressed in the following sections of this Statement.

#### 4.1.1 SEPP (Planning Systems) 2021

*State Environmental Planning Policy (Planning Systems) 2021* provides state wide provisions for identifying development that is considered State or regionally significant development. Schedule 2 indicates that development with an estimated development cost (EDC) of more than \$10 million on land within Sydney Olympic Park is considered to be 'State Significant Development'.

The proposed storage facility has an EDC of approximately \$110,294.00. On this basis, the project is not State Significant Development, and will therefore be assessed by Sydney Olympic Park Authority as a Development Application under Part 4 of the *Environmental Planning and Assessment Act 1979*.

#### 4.1.2 SEPP (Precincts – Central River City) 2021

The stated aims of *State Environmental Planning Policy (Precincts – Central River City) 2021* are to facilitate the development, redevelopment or protection of important urban, coastal and regional sites of economic, environmental or social significance to the State so as to facilitate the orderly use, development or conservation of those State significant sites for the benefit of the State, and to facilitate service delivery outcomes for a range of public services and to provide for the development of major sites for a public purpose or redevelopment of major sites no longer appropriate or suitable for public purposes.

Sydney Olympic Park is identified as a State Significant Site under the SEPP, and Appendix 4 sets out the provisions relating to the carrying out of development within Sydney Olympic Park, as set out below.

Clause	Response	Compliance
(9) Zone B4 Mixed Use	The application seeks approval for the construction of steel framed and colourbond clad storage facility at the Showground to provide secure and weatherproof storage for a variety of furniture and equipment associated with the events venue.  The proposed development is permissible with consent in the B4 Zone and is consistent with the objectives of the Zone	✓
(23) Public utility infrastructure	The site has access to a full range of utility services. The proposed storage facility will be connected to power, however its use and operation will not require any further augmentation of utility services.	✓
(24) Major events capability	The proposed development is an ancillary structure designed to support operations at Sydney Showground. It is not expected to have any impact on major events at SOP.	✓
(25) Transport	The proposed development will not impact the existing public transport servicing Sydney Olympic Park.	✓
(26) Master Plan	Master Plan 2030 applies to the subject site and has been considered in the assessment and the proposed development has been found to be consistent with the Master Plan principles and controls where relevant.	✓ See Section 4.1.5 below
(29) Development in environmental conservation area	The subject site is not located in an environmental conservation area.	✓
(30) Design excellence	This part of the Showground is not identified as a Design Competition Site under the SOP Master Plan 2030, nor does the proposed development trigger the need for a design competition.	✓
(31) Heritage Conservation	The subject site is not within the visual curtilage of the nearest item of environmental heritage (the Abattoir Precinct is located approximately 185 metres to the south west and is obscured by intervening development including the commercial development with frontage to Murray Rose Avenue and the SOP Railway Station.  As a consequence, it is considered that the proposed maintenance facility will have no discernible impact on heritage conservation.	✓

#### 4.1.3 SEPP (Resilience and Hazards) 2021

SEPP 55 seeks to promote the remediation of contaminated land in order to reduce risks to human health and the environment. Where land is contaminated, SEPP 55 requires that it be suitably remediated prior to any development occurring on that land. The SEPP contains provisions relating

to the level of remediation required, and the consent mechanisms in relation to the remediation works.

As described in Section 2.6 of this Statement, extensive remediation works on the site were undertaken in 1992 by the then NSW Waste Service, monitored by the EPA. Essentially, all contaminated fill was removed in the area immediately south of Boundary Creek (which includes the Tennis Centre site) and clean replacement fill was transported to the site.

Notwithstanding the above, the construction of the proposed storage facility does not require any substantive disturbance to or excavation of the land surface (refer drawing package prepared by Upspec Steel Buildings which includes engineering drawings and building specifications).

#### **4.1.4 SEPP (Biodiversity and Conservation) 2021**

The SEPP is a consolidation of a number of older environmental planning instruments. It streamlines the planning rules for several water catchments, waterways and urban bushland. Chapter 6 includes provisions relating to water catchments.

SOP is part of the Sydney Harbour Catchment which is defined as a regulated catchment under the provisions of the SEPP.

Division 2 of Part 6.2 sets out a number of general controls on development within the catchment. These include:

#### **Section 6.6 Water quality and quantity**

*(1) In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the following—*

- (a) whether the development will have a neutral or beneficial effect on the quality of water entering a waterway,*
- (b) whether the development will have an adverse impact on water flow in a natural waterbody,*
- (c) whether the development will increase the amount of stormwater run-off from a site,*
- (d) whether the development will incorporate on-site stormwater retention, infiltration or reuse,*
- (e) the impact of the development on the level and quality of the water table,*
- (f) the cumulative environmental impact of the development on the regulated catchment,*
- (g) whether the development makes adequate provision to protect the quality and quantity of ground water.*

Comment: The Showground is connected to the WRAMS at Sydney Olympic Park and therefore is considered to have a neutral effect on water quality and quantity in the waterways. The proposed storage facility is being constructed on an area of existing hardstand and as a result will not increase the amount of stormwater runoff from the Showground.

The footings for the building are relatively shallow (refer drawing package and specification prepared by Upspec Steel Buildings) and are not expected to impact on the quality or quantity of groundwater.



## Section 6.7 Aquatic ecology

- (1) *In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the following—*
- (a) *whether the development will have a direct, indirect or cumulative adverse impact on terrestrial, aquatic or migratory animals or vegetation,*
  - (b) *whether the development involves the clearing of riparian vegetation and, if so, whether the development will require—*
    - (i) *a controlled activity approval under the Water Management Act 2000, or*
    - (ii) *a permit under the Fisheries Management Act 1994,*
  - (c) *whether the development will minimise or avoid—*
    - (i) *the erosion of land abutting a natural waterbody, or*
    - (ii) *the sedimentation of a natural waterbody,*
  - (d) *whether the development will have an adverse impact on wetlands that are not in the coastal wetlands and littoral rainforests area,*
  - (e) *whether the development includes adequate safeguards and rehabilitation measures to protect aquatic ecology,*
  - (f) *if the development site adjoins a natural waterbody—whether additional measures are required to ensure a neutral or beneficial effect on the water quality of the waterbody.*

Comment: Not applicable. The site of the proposed development is within an established urbanised area, which does not provide habitat for terrestrial or aquatic animals or vegetation. Furthermore, no clearing of vegetation is required or proposed and the site is not located in proximity to a natural waterbody, wetlands or littoral rainforest.

## Section 6.8 Flooding

- (1) *In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the likely impact of the development on periodic flooding that benefits wetlands and other riverine ecosystems.*

Comment: Not applicable. The site is not identified as being subject to flooding.

## Section 6.9 Recreation and Public Access

- (1) *In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider—*
- (a) *the likely impact of the development on recreational land uses in the regulated catchment, and*
  - (b) *whether the development will maintain or improve public access to and around foreshores without adverse impact on natural waterbodies, watercourses, wetlands or riparian vegetation.*

Comment: Not applicable. The site of the proposed development is located in a back-of-house area within the Showground Precinct at Sydney Olympic Park and is not likely to have any impact on recreational land uses within the catchment, nor will it have any bearing on public access to and around the foreshores.

#### 4.1.5 Sydney Olympic Park Master Plan 2030 (Interim Metro Review)

The Sydney Olympic Park Master Plan 2030 establishes a vision for the sustainable development of Sydney Olympic Park. It builds on the Sydney Olympic Park Vision 2025 and the Sydney Olympic Park Master Plan 2002.

The State government's commitment to deliver Sydney Metro West, which includes a station at Sydney Olympic Park, necessitated an interim review of Master Plan 2030 to change the planning controls to facilitate the delivery of an integrated station precinct.

The changes are primarily limited to the built form and street network in the Central Precinct of Sydney Olympic Park. This includes:

- Changes to land use and planning controls to integrate the Sydney Metro West station into the Central Precinct
- A new pedestrian plaza linking the Metro station to Olympic Boulevard
- A new bus interchange on Figtree Drive
- Changes to the street network to improve access to the Metro station
- Changes to connect the Central Urban Park to the Abattoir Precinct.

The amendment to the Master Plan was finalised in July 2022.

The Showground is located in the Sydney Showground Precinct at the northern end of Sydney Olympic Park adjacent to the Stadia Precinct and the Central Precinct.

The Master Plan acknowledges that the Showground is a discrete entity that is characterised by exhibition pavilions surrounding the main show ring / sports stadium. The site allows for further expansion of its exhibition, conference and convention facilities as well as agricultural, education and entertainment adjacent to Cathy Freeman Park

Section 5.5 of the Master Plan sets out the specific controls applicable to the Showground Precinct. In this regard it is noted that:

**Table 4.1** SOP Master Plan Compliance – Section 5.5

Control	Response	Compliance
<b>5.5.2 Site Configuration</b>		
Figure 5.30 Precinct Boundaries	This part of the Precinct is identified as "land dedicated to support major events"	<b>Yes</b>
<b>5.5.3 Floor Space Ratio</b>		
Figure 5.31 Floor Space Ratio	No FSR is identified for this part of the Precinct.	<b>N/A</b>
<b>5.5.4 Land Use</b>		
Figure 5.32 Land Uses	This part of the Precinct is identified as "Venue Expansion Zone".	<b>Yes</b>
<b>5.5.5 Building Height</b>		
Figure 5.33 Building Heights Plan	The site of the proposed storage facility is identified as "1 storey pavilion and temporary structures".	<b>Yes</b>
<b>5.5.6 Building Zone and Setbacks</b>		
Figure 5.34 Building Zones and Setbacks Plan	The site is not identified as a building zone and such, no setback is specified. Notwithstanding, the proposed building will observe a setback of 13.72m from the southern Precinct Boundary.	<b>N/A</b>

Control	Response	Compliance
<b>5.5.7 Events</b>		
1. Ensure all development can accommodate the changes to access required as described in Section 4.4, Event Access and Closures and shown in Figure 4.3 Event Access Plan.	No changes to existing access and parking arrangements are required or proposed. The proposed storage facility has been sited adjacent to Exhibition Hall No.2 on an area of existing hardstand which is currently utilised for event equipment bump in / bump out. The proposed development is not expected to affect the current use or capability of Sydney Showground or the wider SOP Precinct to host events.	N/A
2. Ensure all development is designed and built to accommodate the public domain closures shown in Figure 4.3 Event Access Plan.	The building has been sited to ensure that the one-way service vehicle access between Australia Avenue and Murray Rose Avenue is maintained and vehicle manoeuvring is not compromised.	

#### 4.1.6 Sydney Olympic Park Environmental Guidelines 2008

The Sydney Olympic Park Environmental Guidelines 2008 were prepared to set a high standard of environmental performance and improve the sustainability of activities within SOP. The guidelines seek to reinforce SOPA's Environmental Management System which was developed for use by its personnel, contractors and key stakeholders as a means of helping the authority to achieve its commitment to Ecologically Sustainable Development.

The proposed development is a storage facility. The minimum building environmental rating targets under Green Star, NABERS and BASIX schemes formalised in Table 4.1 of the SOPA Master Plan 2030 are not considered to be applicable for this project.

#### 4.1.7 Sydney Olympic Park Stormwater and WSUD Guidelines

As indicated above, the Showground is located within the WRAMS Stormwater Harvesting Catchment at Sydney Olympic Park.

The policy applies to all development design and construction within SOP including new developments, extensions or alterations to existing developments, public domain infrastructure (including new and altered roads, paths and car park facilities, new and altered sporting facilities, new public domain and public buildings, new and altered infrastructure including utilities and transport infrastructure) and all hard landscape areas.

The policy requirements apply to:

- private developments which alters and/or adds more than 150m<sup>2</sup> of impervious area and/or developments which result in an addition of gross floor area of more than 150m<sup>2</sup>. The policy requirements are to be applied to the whole site area.

**Comment:** Not applicable. The footprint of the proposed storage facility is 144m<sup>2</sup> and it will be constructed on an existing hardstand and therefore will not increase the impervious area on the site, nor will it increase the quantum of stormwater runoff.

The Policy indicates that developments smaller than those outlined above are still required to meet the intent of the policy. These developments are to adopt the principles outlined in the Sydney



Olympic Park Authority's Environmental Guidelines as well as water sensitive design principles. All works are to minimise runoff, maximise treatment of stormwater by directing stormwater to landscape based treatment systems, maximise capture and reuse of runoff and ensure there is no impact on receiving waters during construction.

In this regard, the fall and guttering of the roof has been designed to enable collection of rainwater via downpipes for collected rainwater to be fed into existing drainage pits connected to the WRAMS.

It is therefore concluded that the site-wide stormwater drainage is unaffected as the proposed building will not increase the stormwater load and as a consequence, no increase in pit or pipe size for the site drainage is required.

#### **4.1.8 Draft EPIs and Draft DCPs**

There are no draft environmental planning instruments or development controls that are relevant to the subject site and its proposed use.

## **4.2 Likely Impacts of the Development (S4.15(b))**

### **4.2.1 Noise**

#### Construction Phase

It is reasonable to expect that there may be some noise associated during the construction of the storage facility. However it is considered unlikely that there will be any substantive noise impact, having regard to the following:

- the simple nature of the structure and the comparatively short construction program (estimated to be 2 weeks)
- the lack of sensitive residential receivers within close proximity, with the nearest residential property located more than 300m to the south east at the corner of Australia Avenue and Parkview Drive. The Novotel is located approximately 250m to the south west of the proposed construction;
- the works will be undertaken during standard construction hours in accordance with the Interim Construction Noise Guideline (DECC, 2009), defined as 7.00am to 6.00pm Monday to Friday and 8.00am to 1.00pm Saturdays with no works on Sundays or public holidays; and
- the Contractor will be required to prepare and implement a Construction Noise and Vibration Management Plan as part of the CEMP for the project.

#### Operational Noise

The use of Sydney Showground will remain unchanged. The proposed building and the nature of the use (storage of furniture and equipment) is not expected to alter the operational noise egress from the Showground to nearby noise sensitive receivers. On this basis, a detailed assessment of operational noise egress from the building is not considered necessary.

Having regard to the preceding discussion, it is considered that the noise generated by the construction phase and the ongoing operations at the Showground will not result in any noise nuisance beyond what can reasonably be expected in this highly urbanised context.

#### **4.2.2 Social and Economic Impacts**

The proposal can reasonably be expected to generate some employment opportunities during both the construction and operational phases of the development.

The provision of a secure storage facility at the Showground will enhance the operational efficiency of a key event venue within the Sydney Olympic Park precinct. This will contribute to the fulfilment of the goal of creating a vibrant commercial, residential and major events precinct.

#### **4.3 Suitability of the Site (S4.15(c))**

Having regard to the characteristics of the site and its location in the Sydney Olympic Park precinct, the proposed construction of a lightweight storage facility at Sydney Showground is considered appropriate in that:

- the site is zoned to accommodate this type of development;
- the proposed development and its use are consistent with the original consent for the Showground and the development controls which apply to the site;
- the scale and nature of the proposed use is compatible with existing and anticipated future development in the locality;
- the size and dimensions of the land are suitable for the scale and nature of the proposed use;
- the site has access to all utility services and no augmentation is required to satisfy the demand generated by the proposed development;
- the proposed use is unlikely to result in any adverse traffic or parking impacts;
- the proposed development will not result in any unacceptable or material environmental impacts in relation to adjoining and surrounding properties.

The proposed development is not expected to result in any significant adverse environmental impacts and it is therefore considered that the site is suitable to accommodate the proposed development.

#### **4.4 Submissions (S4.15(d))**

The development application will be publicly exhibited / notified in accordance with SOPA's policy and submissions invited from any interested parties. Furthermore, the content of any submissions received will be considered as part of SOPA's assessment of the DA.

#### **4.5 The Public Interest (S4.15(e))**

The proposed development:

- is consistent with the objects of the EP&A Act specifically because the proposal represents the economic and orderly development (use) of land;
- is consistent with the relevant provisions of SEPP (Precincts – Central River City) 2021 and the Sydney Olympic Park Master Plan 2030;
- increases the operational efficiency of the Showground as an event venue and therefore represents a sustainable planning outcome; and
- will not result in any adverse environmental impact in terms of noise, incompatibility of land use, social or economic impact.

On this basis, the proposed development is considered to be in the wider public interest.

## 5 Conclusion

The application seeks approval for the construction of a steel framed, metal clad building to be used as a secure storage facility for furniture and equipment associated with conferences, conventions and other events held at Sydney Showground.

The aim of this Statement has been to:

- describe the proposal;
- demonstrate compliance of the proposed development with relevant statutory considerations; and
- provide an assessment of the likely environmental effects of the proposal.

The proposed development is permissible with consent in the B4 Mixed Use zone and it will not result in any substantive environmental impact. Furthermore it is consistent with the relevant statutory controls, the Sydney Olympic Park Master Plan 2030 as well as the relevant SOPA policies and guidelines.

Having regard to the analysis and assessment contained in this report, it is requested that the proposed development be supported and the development application recommended for approval.