

20 September 2024

2190373

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

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

Dear Mr Roberts,

RE: STATEMENT OF ENVIRONMENTAL EFFECTS

GWS GIANTS TRAINING AND ADMINISTRATIVE CENTRE - 1 OLYMPIC BOULEVARD, SYDNEY OLYMPIC PARK

This Statement of Environmental Effects (**SEE**) is submitted to Sydney Olympic Park Authority (**SOPA**) in support of a Development Application (**DA**) for the installation of various additions to the existing GWS Training Facility and Administrative Centre and Tom Wills Oval located at 1 Olympic Boulevard Sydney Olympic Park (**Site**). The proposed additions seek to support and enhance the existing training facilities on the Site to facilitate high performance training for GWS athletes.

Specifically, this DA seeks consent for the following:

- Installation and use of four (4) individual oval field lights and associated poles up to a height of 37m;
- Installation of two individual digital scoreboards mounted on the existing training facility building on the Site with respective dimensions of 3.6m (H) by 6.4m (W);
- Spectator mound located on the south east corner of Tom Wills Oval;
- Camera pole (up to a height of 12m) located on the eastern end of Tom Wills Oval;
- Perimeter fencing (with a height up to 0.95m) around the perimeter of the existing Tom Wills Oval;
- Associated services augmentation, including augmentation to the recently approved substation kiosk to support the proposed development.

This SEE has been prepared by Ethos Urban on behalf of the Western Sydney Football Club Limited (the **Applicant**). This report describes the Site, its environs and the proposed development, and provides an assessment of the proposal in terms of the matters for consideration under section 4.15(1) of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**).

This SEE should be read in conjunction with the following:

- Site Survey prepared by Seam Spatial (**Attachment A**);
- Site Plan prepared by Populous (**Attachment B**);
- Field Lighting Plan prepared by GM Poles (**Attachment C**);
- Obtrusive Light Assessment prepared by Rubidium Light (**Attachment D**);
- Lighting Compliance Letter prepared by Vailo (**Attachment E**);
- Lighting Emissions Drawings prepared by Vailo (**Attachment F**);
- Fencing Plan prepared by prepared by Summit Fencing (**Attachment G**);

- Soil Assessment prepared by ARC Environmental (**Attachment H**);
- Electrical Drawings prepared by REES Sports Lighting (**Attachment I**);
- Scoreboard Plans prepared by Populous (**Attachment J**);
- Spectator Mount Drawings prepared by Sparks + Partners (**Attachment K**);
- Construction Waste Management Plan prepared by FDC (**Attachment L**);
- Cost of Works Statement prepared by FDC (**Attachment M**);
- Scoreboard Structural Drawings prepared by Northrop (**Attachment N**);
- Scoreboard Structural Certificate prepared by Northrop (**Attachment O**);
- Operational Statement prepared by GWS (**Attachment P**); and
- Field Light Foundation Plans prepared by Tall Consulting Engineers (**Attachment Q**).

1.0 Background

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

The proposed development marks the second component of the Giants commitment to upgrading and expanding its existing facilities on the Site, with the first being an athlete pool recovery expansion approved in March 2024 (refer to **Section 1.2**). This will support the long term vision of transforming the Site into a truly world-class high performance and community centre in Western Sydney that can enhance pathways for young male and female athletes of the Club.

1.1 Pre-DA Consultation with SOPA

An online Pre-DA Meeting was held on 30 August 2024 with the Applicant, their project team and members from SOPA. The Pre-DA meeting followed consultation with SOPA on the proposed development, focused primarily on identifying key issues to be addressed in this application.

The Applicant has given careful consideration to the comments provided by SOPA and has revised the proposed scheme to incorporate comments and recommendations within the development.

1.2 Pool Recovery Facility

Development Application DA01-01-2024 was approved on 28 March 2024 for the following:

Construction of a pool facility and kiosk substation

More specifically, this included:

- *Site preparation and demolition works for the pool facility, including: o 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: o 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 proposed pool facility represented the first tranche of upgrades to the GWS Training Facility and Administrative Centre. The pool facility was designed to provide new opportunities for athlete recovery not currently provided on Site.

This application represents the second tranche of proposed upgrades to the GWS Training Facility and Administrative Centre to support the reputation of the site as a high performance training centre for the GWS athletes.

2.0 Site Analysis

2.1 Site Location and Context

The site is situated at 1 Olympic Boulevard, Sydney Olympic Park and is known as the GWS Training Facility and Administrative Centre. The site is located at the southernmost end of Olympic Boulevard. Surrounding development includes the Sydney Olympic Park Tennis Centre and Netball Centre. Further south across Homebush Bay Drive is the DFO Homebush shopping centre.

The Site is located within the Parramatta Local Government Area, however, falls as part of the SOPA Masterplan boundary, within the Sydney Olympic Park State Significant Precinct. Within the Masterplan, the site is within the Boundary Creek precinct – one of nine Town Centre precincts, and one of the main park and recreational use precincts.

Sydney Olympic Park is known internationally as a world-class sporting and event precinct.

The site's locational context is shown in **Figure 1** below.



Figure 1 Context Map (site in red)

Source: Nearmaps

2.2 Site Description

The site is legally described as Lot 22 of DP 1283057. It has a site area of approximately 3.22ha and is owned by SOPA. It is irregular in shape and bounded by Sarah Durack Ave to the north, Australia Avenue to the east, Olympic Boulevard to the west, and Shirley Strickland Avenue to the south.

The site comprises the Tom Wills Community Field, the GWS Training Facility and Administrative Centre, parking area and landscaping. The GWS Centre was constructed in 2014.

An aerial view of the site is shown in **Figures 2**.



Figure 2 Aerial view of the site

Source: Nearmap, Ethos Urban

2.3 Surrounding Development

The Site is located within a mixed-use precinct, predominantly including sporting centres, open space and higher density residential development.

Residential uses are located within proximity to the Site. This includes:

- Boomerang Tower located at 3-5 Olympic Boulevard. This includes a 39 storey mixed use tower (approximately 100m away to the north-west on Olympic Blvd) with a 6 storey commercial/car parking podium and a residential tower.
- Opal Tower and other residential development located at 2 Figtree Drive. These buildings are located 500m north east of the site and site on the opposite side of Sarah Durack Ave.

The following is relevant to the external context:

- **North** – To the north of the site is Sarah Durack Avenue, the Olympic Park Train Station, Sydney Showground and The Dome.
- **East** – Directly east of the site is a large mound which separates Tom Wills Oval and adjoining community field to Australia Avenue. Further past Australia Ave is Lake Belvedere.
- **South** – To the south of the Site is Shirley Strickland Avenue, Sydney Olympic Park Tennis World and the A3 (Homebush Bay Drive).
- **West** – To the west exists Olympic Boulevard, the Netball Centre and Quay Centre.

3.0 Description of the Proposed Development

This application seeks approval for additions to the existing GWS Training Facility and Administrative Centre and Tom Wills Oval to expand the range of new on-site facilities for the purpose of improving the training and coaching capabilities of the Site. Specifically, this application seeks approval for:

- Installation and use of four (4) individual oval field lights and associated poles up to a height of 37m;
- Installation of two individual digital scoreboards mounted on the existing training facility building on the Site with respective dimensions of 3.6m (H) by 6.4m (W);
- Spectator mound located on the south east corner of Tom Wills Oval;
- Camera pole (up to a height of 12m) located on the eastern end of Tom Wills Oval;
- Perimeter fencing (with a height up to 0.95m) around the perimeter of the existing Tom Wills Oval;
- Associated services augmentation, including augmentation to the recently approved substation kiosk to support the proposed development.

The location of these items as proposed is shown in **Figure 3** below.

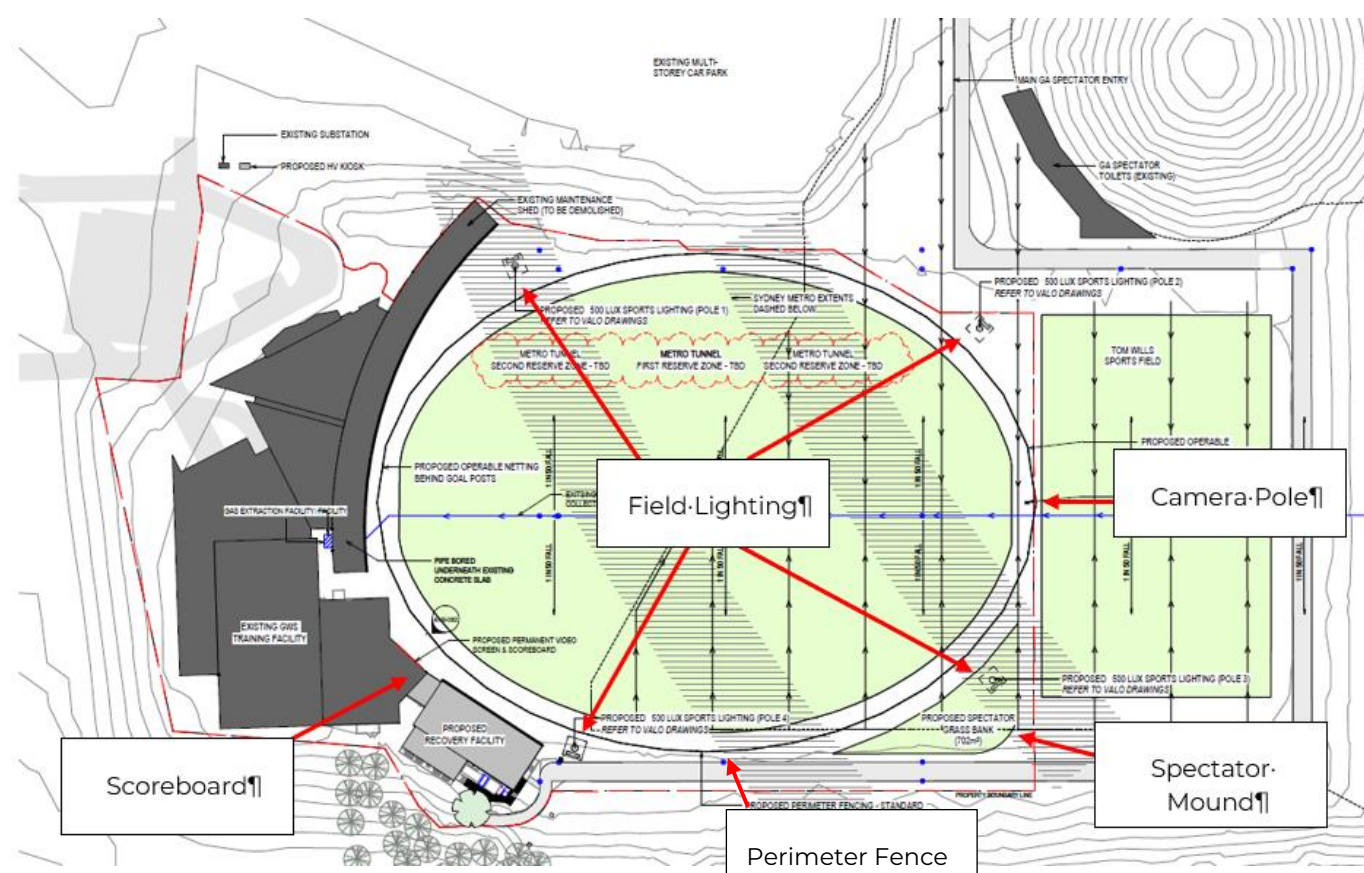


Figure 3 Proposed site plan

Source: Populous

3.1 Field Lighting

Four (4) field lights and associated poles are proposed and will be located in the four corners of the existing Oval. The proposed field lights will have an overall height of 35m plus a 2m high spire to conduct lightning (located at the upper portion of the field lights) with an overall height of 37m.

The field lights are intended to operate up to 10pm (Monday to Sunday) with lighting intensity varying depending on the event/operational requirement. The primary function of the lighting will be to facilitate evening training sessions on the Oval for both the men and women GWS AFL teams.

Each field light will have 3 crossarms which point the field light downwards. The field lights have been selected to omit 500 luminance which is the term used to describe the physical quantity of the brightness of a surface.

Elevations of the proposed field lights are provided in **Attachment C**.

Foundation and footing details are provided in **Attachment Q**. These plans demonstrate that the field lights will operate above a 2.5m x 2.5m base which sits at a maximum depth of 1.2m below ground. Foundations sit below the base and will have a variable depth.

3.2 Digital Scoreboard

Two digital scoreboards are proposed to be erected and attached onto the existing GWS Training Facility and Administrative Centre. The proposed dimensions of the two combined scoreboards are 12.8m (W) x 3.6m (H). The scoreboards will operate during academic training sessions and other similar sessions which operate generally until 10pm.

The proposed digital scoreboard is shown in **Figure 5**. The intent of the scoreboard is to display training-related material such as training replays and scores. The scoreboards may include GWS related logos which is considered to be 'business identification signage'. Accordingly an assessment of the scoreboards against relevant signage controls is provided in **Section 4.0**. The scoreboards will not be used for third party advertising.

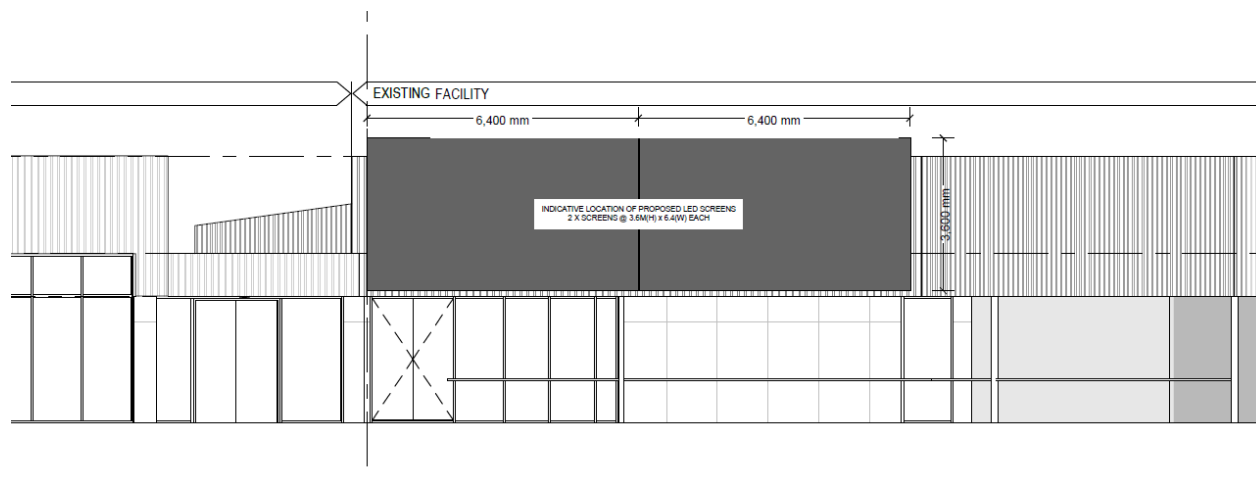


Figure 4 Proposed digital scoreboard

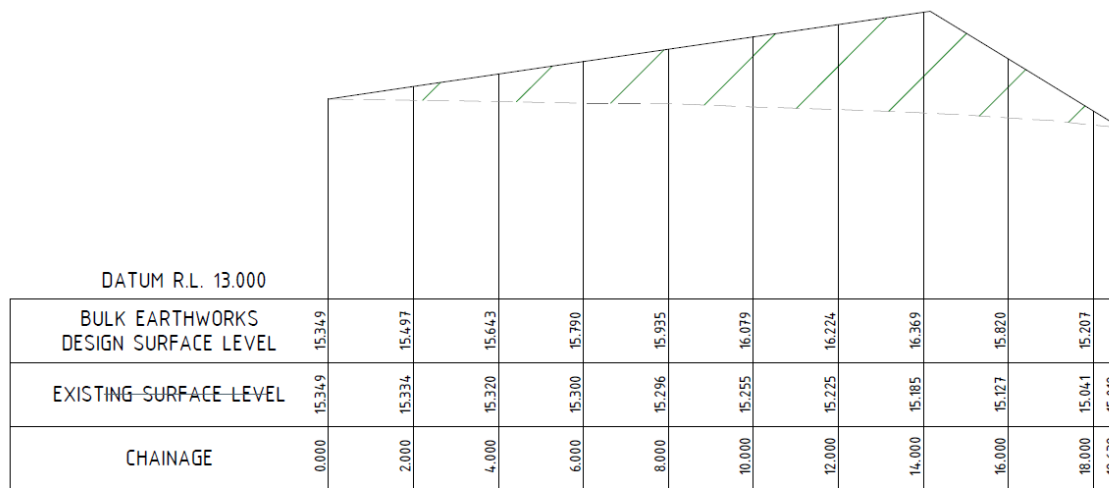
Source: Valio

3.3 Spectator Mound

A spectator mound is proposed in the southeast corner of the Oval. It will use the spoil coming from the field lighting (proposed) and pool facility (recently approved). The spectator mound will offer a greater variety of view platforms for visitors and training observers and coaching staff. At its highest point, the mound will be 1.2m above existing ground level (from RL15.185 to RL16.369). A plan and section of the spectator mound is provided in **Figure 5** and **Attachment K**.



Plan view



BULK EARTHWORKS - MOUND SECTION A
SCALE 1:100
SCALE 1:50
C3111

Section view

Figure 5 Spectator mound section

Source: Sparks+Partners

3.4 Camera Pole

A 12m high camera pole is proposed to be erected behind the eastern goal posts of the Oval. The camera pole will be used to record training sessions to support post-training analysis. The footing will have a 600mm diameter. Refer to annotations of Drawing E01 in **Attachment I**.

3.5 Perimeter Fencing

Perimeter fence is proposed to be constructed around the Tom Wills Oval playing area. The fence will be up to 0.95m and involves a picket nature display. The fence will include access points to not inhibit access between Tom Wills Oval and the adjoining service road. Further information is provided in the Fencing Plan in **Attachment G**. A typical fence elevation is provided in **Figure 6**.

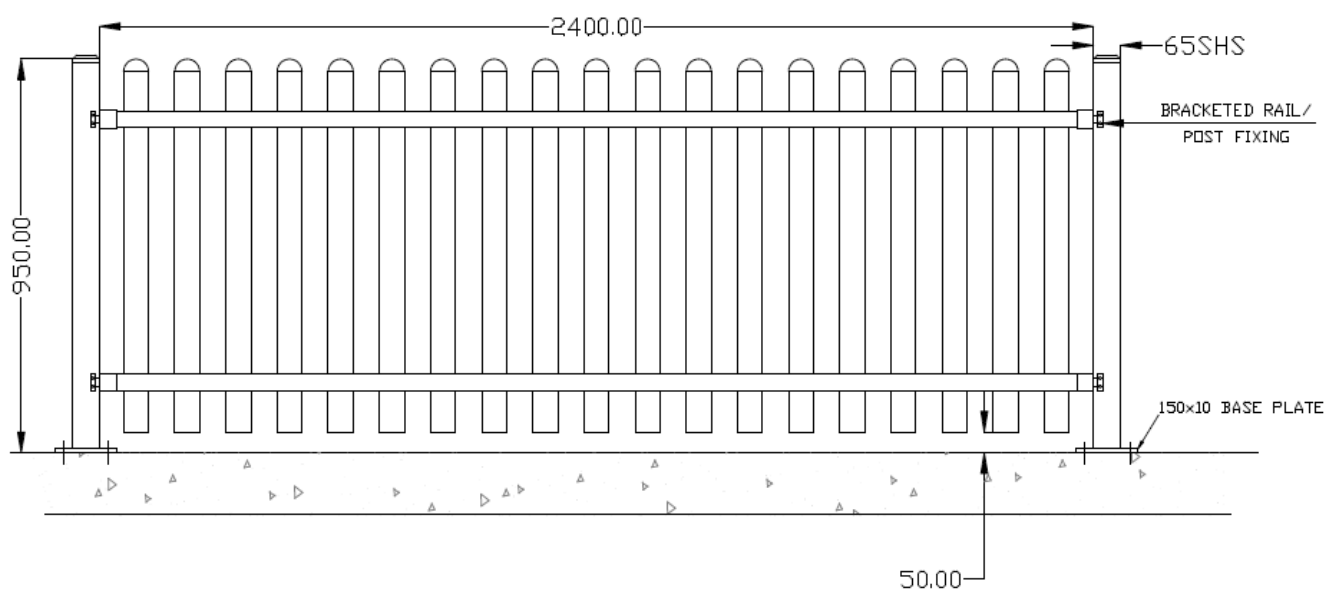


Figure 6 Fence elevation

Source: Summit Fencing

4.0 Planning Assessment

Under Section 4.15(1) of the Environmental Planning & Assessment Act 1979 (**EP&A Act**), in determining a DA the consent authority must consider a range of matters relevant to the development. These include the provisions of environmental planning instruments; impacts of the built and natural environment; the social and economic impacts of the development; the suitability of the site; and whether the public interest would be served by the development.

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

4.1 Environmental Planning Instruments

4.1.1 Contaminated Land Management Act 1997

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

4.1.2 State Environmental Planning Policies (SEPPs)

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

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

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

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

Clause	Assessment
Part 1 – Preliminary	
1 – land to which Appendix applies	Appendix 4 applies to the Site because it is on land identified on the <i>Land Application Map</i> , referred to in this Appendix as the Sydney Olympic Park site.
Part 2 – Provisions relating to development with the Sydney Olympic Park site	
7 – land use zones	<p>The Site is on land zoned Zone B4 Mixed Use. The proposed development is categorised as being ancillary to the existing commercial premise on the Site being the existing Centre of Excellence because it is the primary location of the GWS Giants commercial and business operations with existing ancillary training oval and training facilities.</p> <p>The development relates to alterations and additions to an existing commercial premises. The development is permissible with consent and consistent with the objectives of the B4 zone as it supports GWS’s ability to delivery premium training opportunity for young females and males and will support the retention of sporting facilities with Sydney Olympic Park.</p>
18 – Height of Buildings	<p>Part of the Site is subject to a maximum building height of 122m (refer to Figure 7).</p> <p>All works are proposed outside the AC2 mapping and is not subject to a mapped height control. A merit assessment of the height of the light poles and scoreboard is therefore required and provided in Section 4.2.</p>

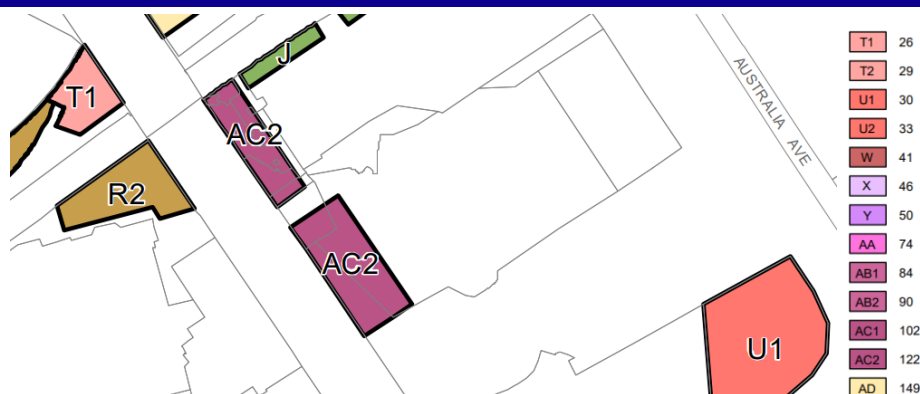


Figure 7 Height of Buildings Map

Source: Sheet HOB_001, State Environmental Planning Policy(Precincts—Central RiverCity) 2021 Sydney Olympic Park Height of Buildings Map

19 - Floor space ratio

Part of the Site is mapped as having an FSR of 6:1 and 5.5:1.

All elements of the proposed development sit outside this control. The proposed development does not result in the generation of any additional gross floor area (GFA).

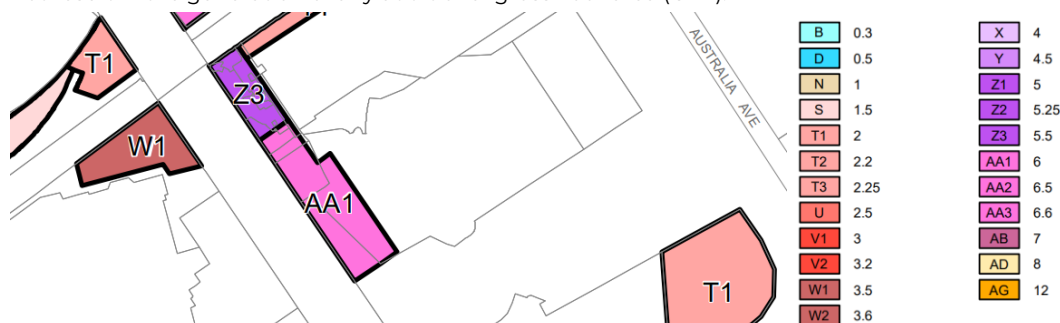


Figure 8 Floor Space Ratio Map

Source: Sheet HOB_001, State Environmental Planning Policy(Precincts—Central RiverCity) 2021 Sydney Olympic Park Floor Space Ratio Map

23 – Public utility infrastructure

The site is capable of being serviced by the new kiosk substation approved in DA01-01-2024.

24 – Major events capability

The proposed development is not considered to adversely impact the broader precinct to support major events. The proposed activity will not result in any direct traffic generation because it is for the continued use of the GWS Giants, supporting more so evening training sessions. Traffic will only be generated during the construction phase which is considered to be minimal and can be managed through a Construction Management Plan prepared by the contractor.

26 – Master Plan

The site is subject to the Sydney Olympic Park Masterplan 2030 (Interim Metro Review). The proposed development is considered minor and not required to be assessed against the Interim Metro Review for the following reasons:

- Under the Interim Metro Review, the site envisioned a mixed use building up to 122m in height.
- The proposed application seeks to bolster the existing facilities within the GWS Training Facility and Administrative Centre.
- The application does not involve a change of use and does not include any additions within the land subject to the 122m height control. As such, it is not envisioned to conflict with the Interim Metro Review.

30 – Design Excellence

The proposed development does not include a building with a height greater than 42m nor is it located on land identified to require a design competition under a masterplan.

4.1.3 Other Relevant State Environmental Planning Policies

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

Table 2 Summary of consistency with State Environmental Planning Policies

SEPP	Provision	Assessment
State Environmental Planning Policy (Resilience and Hazards) 2021	4.6 Contamination and remediation to be considered in determining development application	<p>Section 4.6 requires that a consent authority must not grant consent to the carrying out of development unless:</p> <ul style="list-style-type: none"> (a) it has considered whether the land is contaminated, and (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose. <p>This DA is accompanied by a soil assessment (refer to Attachment F) which supports the suitability of the proposed development from a contamination perspective on the Site. Refer to further discussion in Section 4.2.</p>
State Environmental Planning Policy (Industry and Employment) 2021	Section 2.99 Excavation in, above, below or adjacent to rail corridors	<p>The proposed development will involve the excavation of ground below 2m on land within 25m of a rail corridor (secondary reserve zone) and referral is required to Sydney Metro.</p> <p>The nature of excavation below 2m relates to excavation required for the field light footings. As shown in Figure 3, only the north-west and south-east field lights are located within above the rail zone (secondary reserve zone). Excavation is only required to accommodate a 2.5 x 2.5 base which is considered to be minor and will not impact upon the safety of the or structural integrity of the rail corridor.</p>
State Environmental Planning Policy (Industry and Employment) 2021	Chapter 3 – Advertising and signage	<p>The proposed development includes two scoreboards. They may include GWS logo branding and have thus been recognised as business identification signage, noting the primary intent is to display training related material and scores. An assessment of the proposed signage against the objectives of Section 3.1(1)(a) and the assessment criteria under Schedule 5 of the SEPP is provided in Section 4.1.4.</p>
State Environmental Planning Policy (Planning Systems) 2021	Schedule 2 – State significant development—identified sites	<p>The proposed development is on land which is part of the Sydney Olympic Park Site. Because the proposed development has a capital investment value below \$10 million, it is not declared to be State Significant Development and the consent authority remains SOPA as a local DA.</p>
State Environmental Planning Policy (Sustainable Buildings) 2022	Section 3.2 – Development consent for non-residential development	<p>Section 3.2 does not apply as the development includes alterations to the existing facilities with a value of less than \$10 million.</p>

4.1.4 State Environmental Planning Policy (Industry and Employment) 2021

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

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

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

Section 3.1 Aims and Objectives

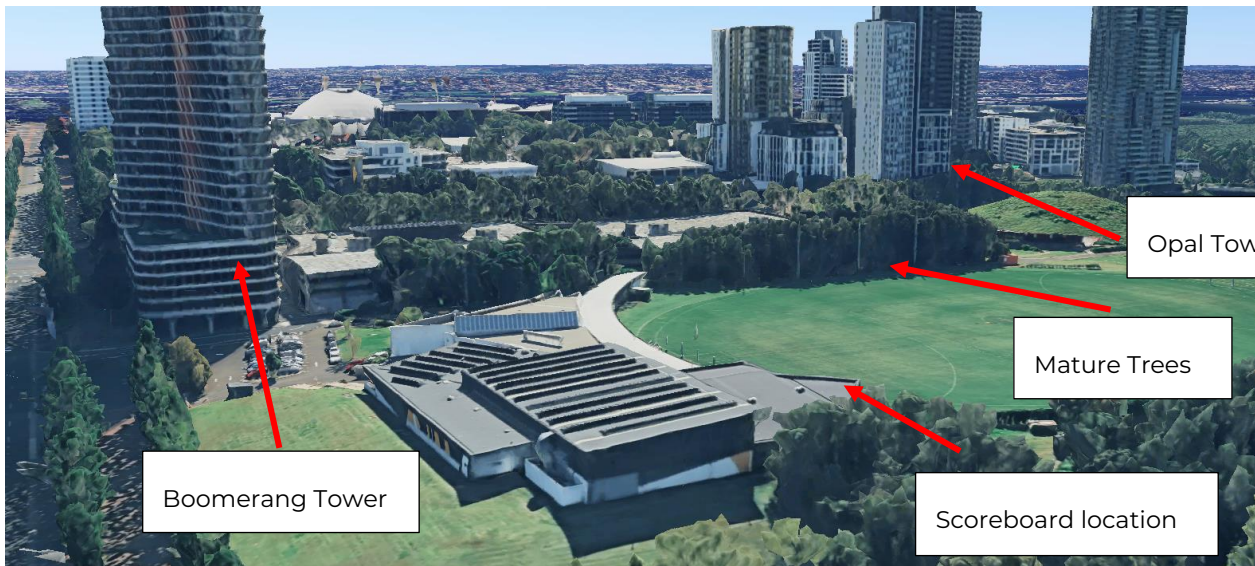
The proposed signage is consistent with the objective of Section 3.1 of the Industry and Employment SEPP because:

- the signage will support the training facilities and are consistent with the desired character of the area. The signage will be of high quality materials and presentation and will provide visual interest. The scoreboard does not face any residential receivers and will not impact their amenity.
- The scoreboard will be used for effective communication.
- The scoreboard will involve the use of high quality materials.

Schedule 5 Assessment

Table 3 Schedule 5 signage assessment criteria

Component	Comment
1 Character of the area	
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	Yes. The proposed signage is compatible with the existing or desired future character of the area. The site currently includes wall-mounted signage featuring GWS branding. The proposed scoreboards may display GWS branding and is consistent with this theme.
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	
2 Special areas	
Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	No. The proposed scoreboard is located approximately 250m away from the closest residential receiver (Boomerang Towers) and does not face directly Boomerang Towers. The scoreboard is located approximately 500m away Opal Tower and will be visually screened by the vegetation mound and mature trees directly north of the site.
3 Views and vistas	
Does the proposal obscure or compromise important views?	No. The proposed scoreboard will not obscure important view lines, dominate the skyline and or affect the viewing rights of other advertisers. It will be attached to the existing building and is located within the view catchment of the existing building. It is not located above the existing building and will not impact views of the skyline.
Does the proposal dominate the skyline and reduce the quality of vistas?	
Does the proposal respect the viewing rights of other advertisers?	
4 Streetscape, setting or landscape	
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	Yes. The proposed scale, proportion and form of the proposed scoreboard is considered acceptable to the proposed building and its setting. The scoreboard sits within the visual catchment of the existing building and will not protrude above the building.
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	No. The scoreboard does not directly face the streetscape and faces inward towards the Site.
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	No, the proposed scoreboard does not reduce existing clutter. The immediate context has little signage other than the approved GWS logo signage adjoining it.
Does the proposal screen unsightliness?	No. The signage is designed to integrate with the form and scale of the existing building.

Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	No.
Does the proposal require ongoing vegetation management?	No.
5 Site and building	
Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	Yes. The scoreboard has been positioned to be compatible with the existing building by remaining within the established proportions of the building.
Does the proposal respect important features of the site or building, or both?	Yes. The proposed signage would not alter any important or recognisable features of the Site.
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	Neutral. The proposed signage is designed to be minimalistic and integrated with the established building form.
6 Associated devices and logos with advertisements and advertising structures	
Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	Yes. The scoreboard will be backlit. No other platforms or associated structures for the signage are proposed.
7 Illumination	
Would illumination result in unacceptable glare?	No. The proposed scoreboard albeit backlit is not considered to result in unacceptable glare or adversely impact safety or surrounding amenity. The scoreboard will not face Boomerang Tower. There is also a row of mature trees immediately to the north which soften illumination from impacting the Opal Tower 500m to the north. This is further illustrated in Figure 9 below. The GWS Training Facility and Administrative Centre is located above the public domain to the east and vehicles using Australia Ave will not be impacted by the scoreboard due to the significant separation distance and difference in levels.
Would illumination affect safety for pedestrians, vehicles or aircraft?	
	
<p>Figure 9 <i>View of Mature Trees Softening Impacts from Opal Tower Receivers</i></p> <p>Source: Ethos Urban</p>	
Would illumination detract from the amenity of any residence or other form of accommodation?	No. Given its position, location and distance from surrounding residences, including the Boomerang Tower, the backlighting is not expected to detract from the surrounding residential amenity.

Can the intensity of the illumination be adjusted, if necessary?	Yes. The illumination of the lights can be varied.
Is the illumination subject to a curfew?	Up to 10pm Monday to Sunday.
8 Safety	
Would the proposal reduce the safety for any public road?	No. The proposed scoreboard faces internally to the site. The scoreboard is located approximately 300m away from Australia Ave and will not impact on road users due to the significant separation distance and difference in levels.
Would the proposal reduce the safety for pedestrians or bicyclists?	
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	

4.2 Key Assessment Matters

4.2.1 Height and Visual Impact

The following sections provides an assessment of height and visual impact on the following elements of the proposed development:

- Field lighting; and
- Digital scoreboard.

Field Lighting

Four field lights are proposed in the corner of the Tom Wills Oval. Each field light will have a height of 35m above ground level, plus an additional 2m for the spires above.

The positioning of the field lights are not subject to a maximum building height control. As such, the field lights need to be considered on a merit basis. The proposed height of the field lights is considered acceptable for the following reasons:

- The field lights are not of significant bulk which would result in any prolonged overshadowing impacts, given their tall and slender nature. For these reasons, any shadow cast would again be narrow and fast moving, limiting the time and extent of shadow cast. Notwithstanding, the site does not include any immediate surrounding sensitive land uses which may be overshadowed. Sensitive residential uses (such as Opal Tower and Boomerang Tower) are located to the north and will not be overshadowed by the field lights.
- Whilst they may be perceived to be visually dominant due to the low height characteristic of the existing buildings on and immediately surrounding the Site, the field lighting is of a slender nature and separated (with the closest field lights being approximately 100m away from each other), ensuring existing view lines two and from the lighting is overall maintained without completely removing established views or blocking views that are currently open to the sky. This includes in particular south-facing views currently obtained by residents within Opal Tower opposite Sarah Durack Ave and east facing views from Boomerang Tower.
- The Interim Metro Review envisioned a significant built form to the west of the Site up to 122m in height (also recognising the maximum height of parts of the Site is 122m). The Site does therefore have a future character which recognises the potential for significant height on the Site which a much smaller height of 37m would not be inconsistent with.
- Field lights are an established feature in any sporting grounds. There is precedence in surrounding sporting complexes in the precinct which include field lights such as the Sydney Olympic Park Hickey Centre, Sydney Olympic Park Athletic Centre, Engie Stadium and Urban Surf. They remain a fundamental requirement to support the intended uses and outcomes of a sporting precinct.

Scoreboard

The proposed scoreboard has been designed to integrate with the overall formal and scale of the existing building. It will be attached to the existing building and located above the awning height. The height of the scoreboard is generally consistent with the height of the existing roof (as shown in **Figure 10**) to ensure no substantial protrusion to the approved form.

The scoreboard has been designed to be visually read in conjunction with the building to minimise any visual impact. There is no comparative change to the approved form and the scoreboard will not result in any adverse visual impacts. The scoreboards face inwards to the site and will not emit lighting directly towards any public spaces. The visual impact of the scoreboard from south-facing apartments in Opal Tower will be softened by the existing row of mature trees north of the site. Additionally, the scoreboard will operate electronically and will not operate throughout the nighttime.

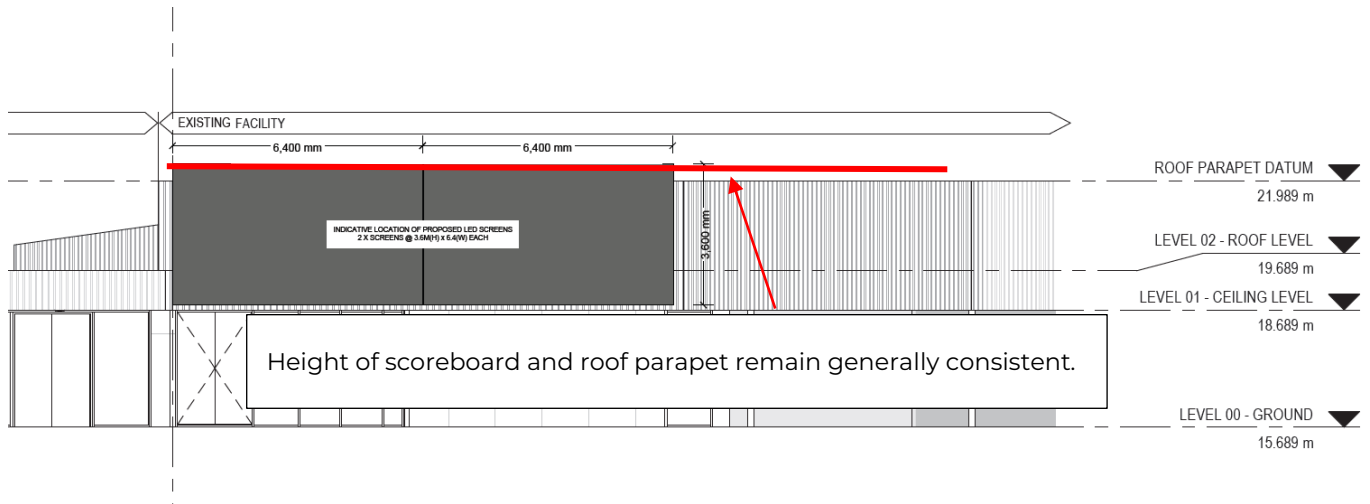


Figure 10 Scoreboard Height

Source: Populous

4.2.2 Lighting and reflectivity

An Obtrusive Light Assessment was prepared by Rubidium Light at **Appendix D**. The objective of this assessment is to quantify the possible adverse effects of light from the proposed sports lighting system in accordance with procedures as outlined in *AS/NZS4282-2019 Control of the Obtrusive Effects of Outdoor Lighting* and *Australian Government Civil Aviation Safety Authority Part 139 Manual of Standards 2019*.

Based on AS/NZS 4282:2023, the proposed lighting is located within a 'Medium District Brightness' zone (zone A3) which establishes the relevant assessment criteria for lighting in suburban areas in town and cities.

The maximum values of light technical parameters and maximum luminous intensities per luminaire for this zone is provided in **Table 4**.

Zones	Maximum Vertical illuminance (Ev) lux		Threshold increment (TI)		Upward Light Ratio
	Non-curfew	Curfew	Maximum TI %	Default adaptation level (Lad) cd/m ²	Maximum ULRs or ULRI
A0	0a	0.0	N/A	N/A	0.00
A1	2	0.1	20	0.1	0.00
A2	5	1	20%	0.2b	0.01
A3	10	2	20%	1	0.02
A4	25	5	20%	5	0.03
TV	N/A	N/A	20%	10	0.08

Zone	Luminous intensity (I), cd		
	Non-curfew Level 1 (L1)	Non-curfew Level 2 (L2)	Curfew
A0	See Note	See Note	0
A1	2500	5000	500
A2	7500	12500	1000
A3	12500	25000	2500
A4	25000	50000	2500
TV	100000	165000	0

Table 4 Maximum values of light technical parameters (above) and Maximum luminous intensities per luminaire (below)

Source: Rubidium Light

The Maximum Vertical Illuminance (EV) allowed under the circumstances of the Site is 10 lux. The assessment finds that the proposed field lights will trigger:

- A maximum of 7 lux to the Boomerang Towers
- A maximum of 1 lux to the Opal Tower and adjoining residential development.

This trigger is well below the maximum 10 lux permitted under AS/NZS4282-2019.

Lighting Emission Drawings are provided in **Appendix F** and show the amount of lux triggered at any point in space. As shown in **Figure 11**, with regards to the Boomerang Towers, the southern and eastern facades of the lower levels will be subject to the most lux (up to 7 lux). At high levels, lux levels are recorded between 2-1 lux.

For the Opal Towers, the southern façade is subject to a maximum of 1 lux. The remaining façade will not be impacted by any lux (0 lux). This is demonstrated in **Figure 12**.

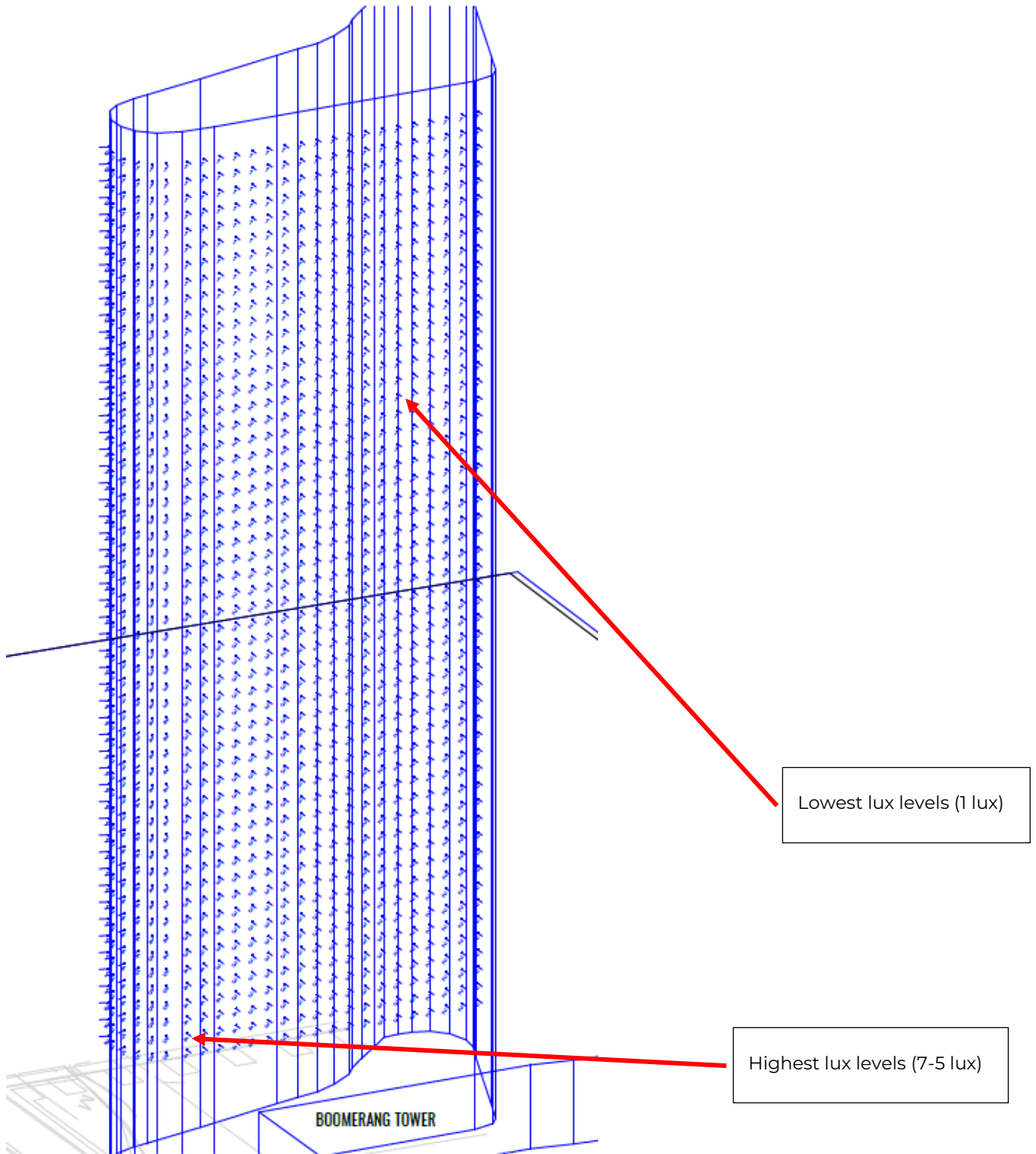


Figure 11 Lux Levels recorded at Boomerang Towers

Source: Vailo

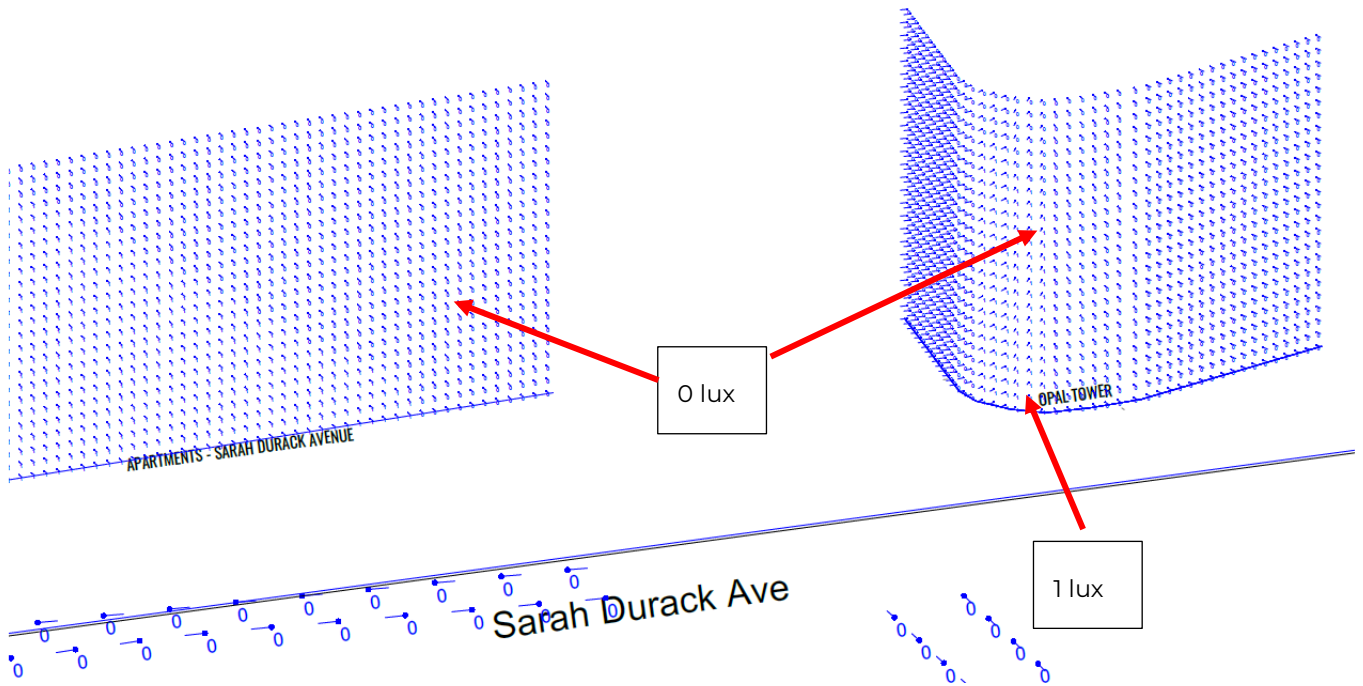


Figure 12 Lux Levels recorded at Opal Tower and Sarah Durack Apartments

Source: Vailo

Overall, the proposed development is compliant with the extent of lighting permitted under *AS/NZS4282-2019 Control of the Obtrusive Effects of Outdoor Lighting* and *Australian Government Civil Aviation Safety Authority Part 139 Manual of Standards 2019*. As such, all impacts are acceptable given they are within the acceptable threshold levels.

Impact of Lighting on Ecological Receivers

It is acknowledged that ecological receivers are present within Lake Belvedere to the east of Tom Wills Oval. The Lighting Emission Drawings in **Appendix F** and recorded lux levels to these sensitive areas and demonstrate that Lake Belvedere will be subject to 0 lux which is equivalent to no lighting impacts. This is demonstrated in **Figure 13**. Expected lighting levels are also shown in **Figure 14** which demonstrate the warm glow emitted by the field lights and confirms how Lake Belvedere will not be subject to any lighting. Therefore, it is considered that the proposed field lights will not generate any new lighting towards these ecological receivers.

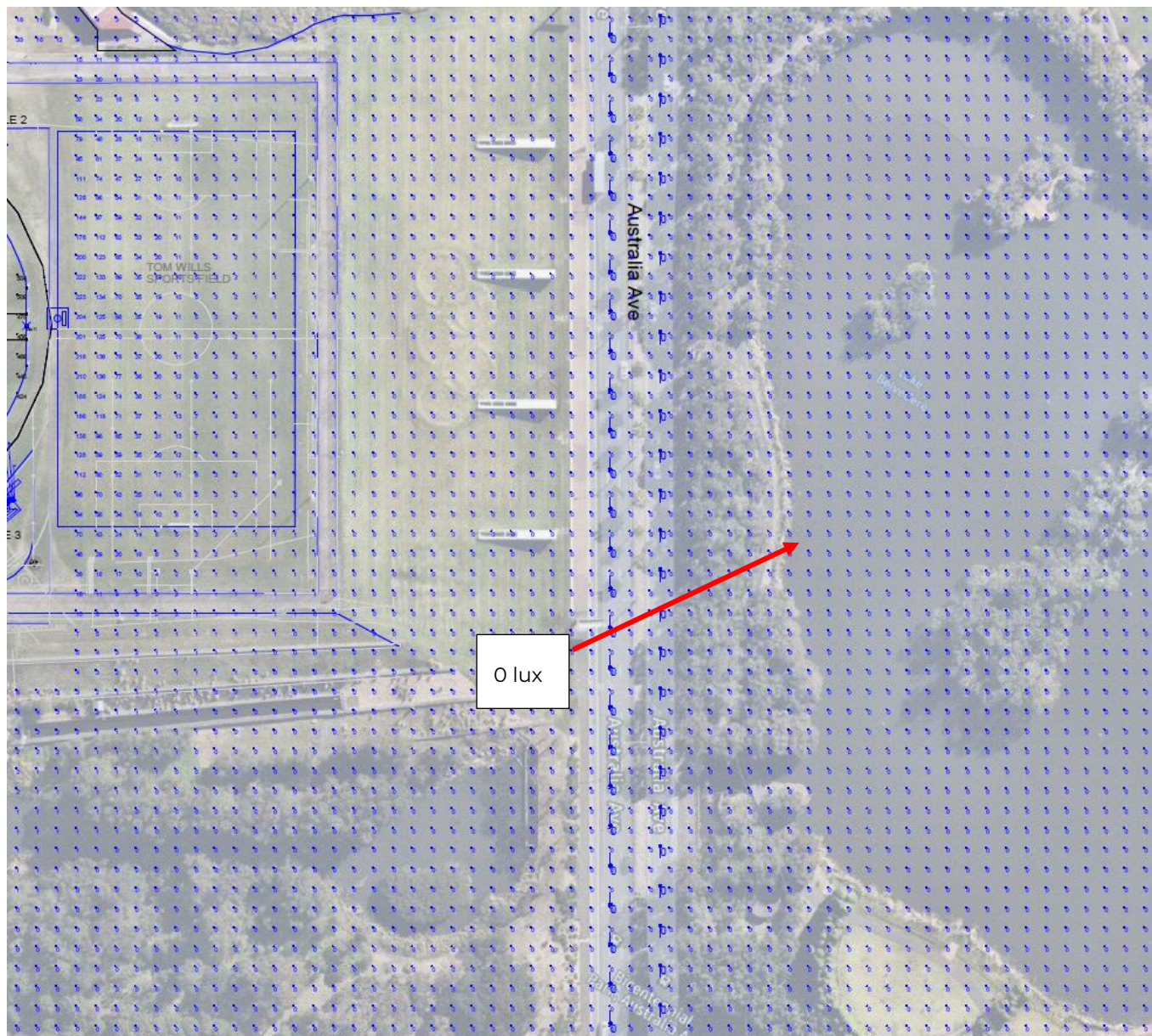


Figure 13 Lux Levels recorded at Opal Tower and Sarah Durack Apartments

Source: Vailo

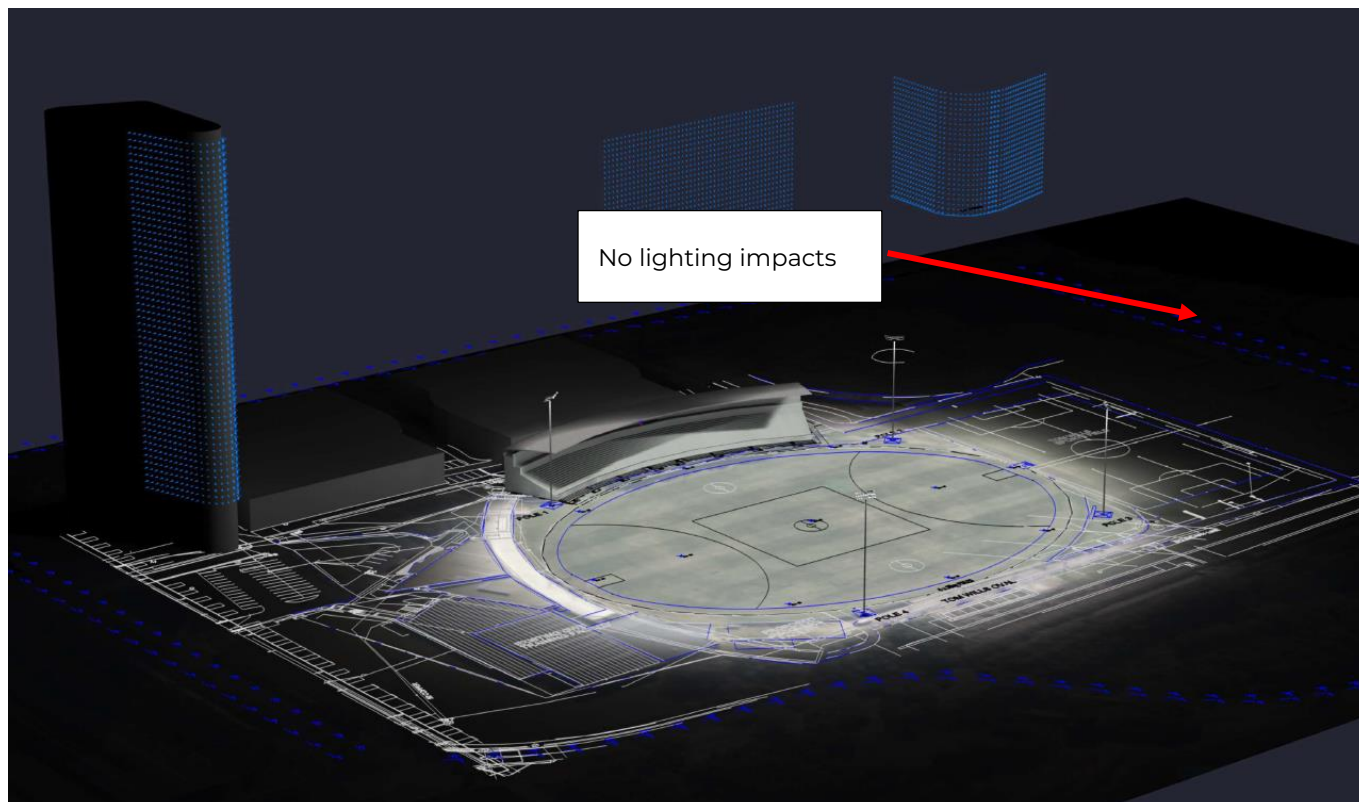


Figure 14 Lighting Emission Drawings

Source: Vailo

4.2.3 Contamination and Acid Sulfate Soils

A Soil Assessment was undertaken by ARC Environmental at **Appendix H**. The purpose of the assessment was to determine the suitability of surplus soils from proposed excavation to be reused in the spectator mound.

Data was collected from 13 boreholes up to a depth of 1.9m below ground, within the current clay capped layer. Sampling found that soil tests from all receivers were within an acceptable health criteria and could be reused for the mound.

This excludes soil collected from the location of the south-east field light footing which included a high level of Benzo(a)pyrene (TEQ). This could pose a risk if soil was ingested. However, in considering that users would only occupy this time for a short period, use of these soils is considered acceptable if it is located below a 1m layer of other suitable soils.

Overall, it has been considered acceptable from ARC Environmental to use on-site soils for the proposed mound. In the event soil is used from the south-east field lights, it will need to be below a 1m layer of other suitable soils.

4.3 Other Impacts of the Development

An assessment of the other impacts of the development have been undertaken by the relevant specialist consultants and are appended to this SEE as set out in **Table 5** below.

Table 5 Summary of Other Technical Assessments

Consideration	Consultant	Summary	Reference
Scoreboard Structure	Northrop	The scoreboard will achieve the structural requirement of the BCA.	Attachment O
Construction Waste	FDC	The Construction Waste Plan establishes guiding principles which will be adhered to by the Contractor and their Detailed Waste Management Plan.	Attachment L

Consideration	Consultant	Summary	Reference
Electrical / services	-	The site can be suitably serviced through the provision of the kiosk substation approved in DA01-01-2024.	-

4.4 Suitability of the Site for the Development and the Public Interest

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

- The proposed development marks the second component of the Giants commitment to upgrading and expanding its existing facilities on the Site, following the approval of the recovery pool facility and new substation under DA-01-01-2024. This will support the long term vision of transforming the Site into a truly world-class high performance centre in Western Sydney that can enhance pathways for young male and female athletes of the Club.
- The proposed development is consistent with the B4 zoning of the site as it promotes the opportunity to provide high-performance training and strengthens Sydney Olympic Park's reputation and status as the premier sports and entertainment precinct in Sydney and Australia.
- The site is located within an established sports precinct and aligns with the underlying intent of uses this precinct is designed to support.
- The proposal will not result in any significant environmental impacts that cannot be managed through conditions of consent and or any recommended mitigation measures (such as those relating to contamination).
- The development is capable of appropriately responding to the contamination status of the site through suitable mitigation measures.
- The proposed works utilise the existing GWS Training Facility and Administrative Centre and Tom Wills Oval which currently provides training sessions. These works will bolster the opportunities provided to young athletes.
- The site is appropriately separated to surrounding sensitive land uses to accommodate the proposed works.
- The proposed development enlivens the NSW Government's commitment through a Funding Agreement and will support the promotion of job generation through construction and operational activities.

5.0 Conclusion

The proposed development seeks approval for alterations and additions to the existing GWS Training Facility and Administrative Centre and Tom Wills Oval, at 1 Olympic Boulevard, Sydney Olympic Park.

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

- The proposed development remains consistent with the aims and objectives of the Sydney Olympic Park Masterplan as well as the relevant State Environmental Planning Policies;
- The proposal is consistent with the objectives of the Central City District Plan for Sydney Olympic Park – enabling it to continue to provide part of the world class sporting and event venues, and consistent with the aims to provide private and public sports to activate the centre.
- Supporting technical studies which accompany this DA confirm that the environmental impacts associated with the proposal are acceptable and will not give rise to any adverse impacts that cannot be managed ; and
- The proposed development is suitable for the site and is in the public interest.

Yours sincerely,



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