

SYDNEY OLYMPIC PARK AUTHORITY

Development Application Assessment Report

Application No:	DA 05-09-2024
Application Site:	1 Olympic Boulevard, Sydney Olympic Park NSW 2127 Lot 10 and 12 DP 1217982
Proposed development:	Installation of field lighting, scoreboard, spectator mound, perimeter fencing and camera pole
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 1979).

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:

- a) Consider all relevant matters prescribed under section 4.15 of the EP&A Act 1979, as contained in the findings and recommendations of this report;
- b) Determine that **consent be granted to the DA subject to the recommended conditions** pursuant to section 4.16 of the EP&A Act 1979, having considered the relevant matters in accordance with (a) above;
- c) Sign the attached Development Consent; and
- d) Authorise the Authority to carry out post-determination notification pursuant to section 4.18 of the EP&A Act 1979.



3 Site and Surrounding Area

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



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

The site is bound by (**Figure 1**):

- 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 and Shirley Strickland Avenue to the south.

The site consists of existing buildings providing offices, 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**).



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

Residential buildings located within close proximity to the site include:

- Boomerang Tower at 3 Olympic Boulevard (shown as '5' in **Figure 1** and **Figure 3**), comprising residential apartments, commercial and retail development.
- The Pavilions at 2 Figtree Drive (shown as '6' in **Figure 1** and **Figure 4**), comprising residential apartments and retail development.
- Opal Tower at 1 Brushbox Street (shown as '7' in **Figure 1** and **Figure 5**), comprising residential apartments, commercial and retail development.



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



Figure 4: The Pavilions (2 Figtree Drive) as viewed from Sarah Durack Avenue (Source: SOPA, December 2024)



Figure 5: Opal Tower (1 Brushbox Street) as viewed from Sarah Durack Avenue (Source: SOPA, December 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, 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**).



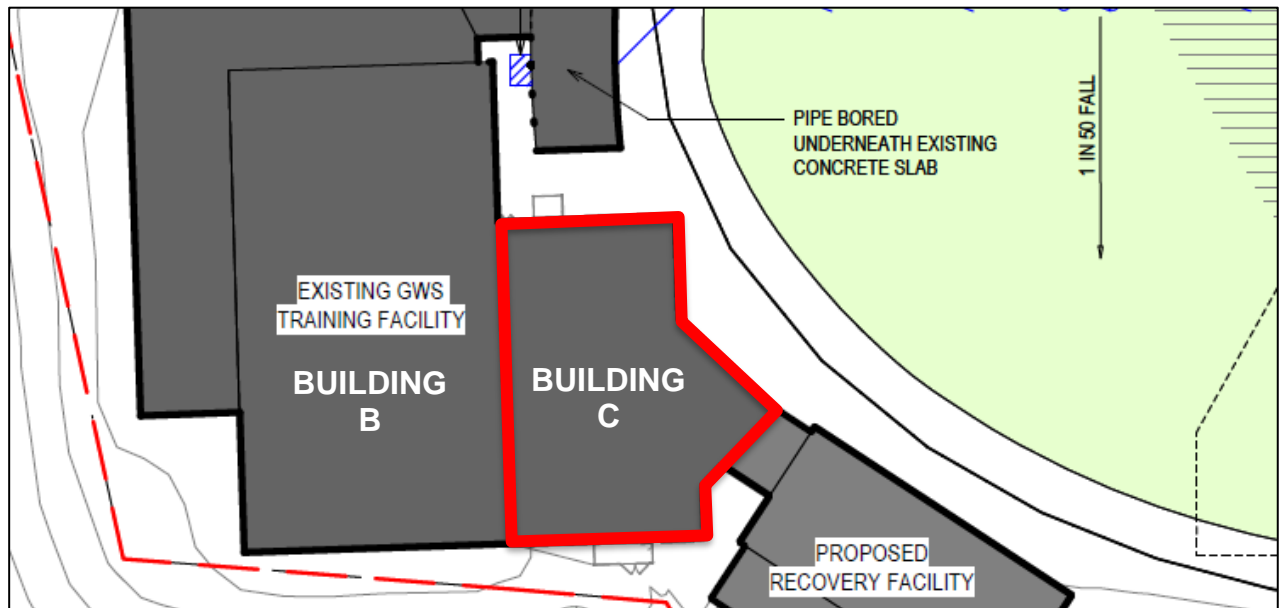
Figure 6: Site Plan as part of DA 01-01-2013 (Source: *Site Plan Training Complex and Fields, Issue F, 19 December 2012*)

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**).



On 28 March 2024, development consent was granted (DA 01-01-2024) for the construction and operation of a pool facility and kiosk substation (**Figure 9** and **Figure 10**). These works are currently under construction.

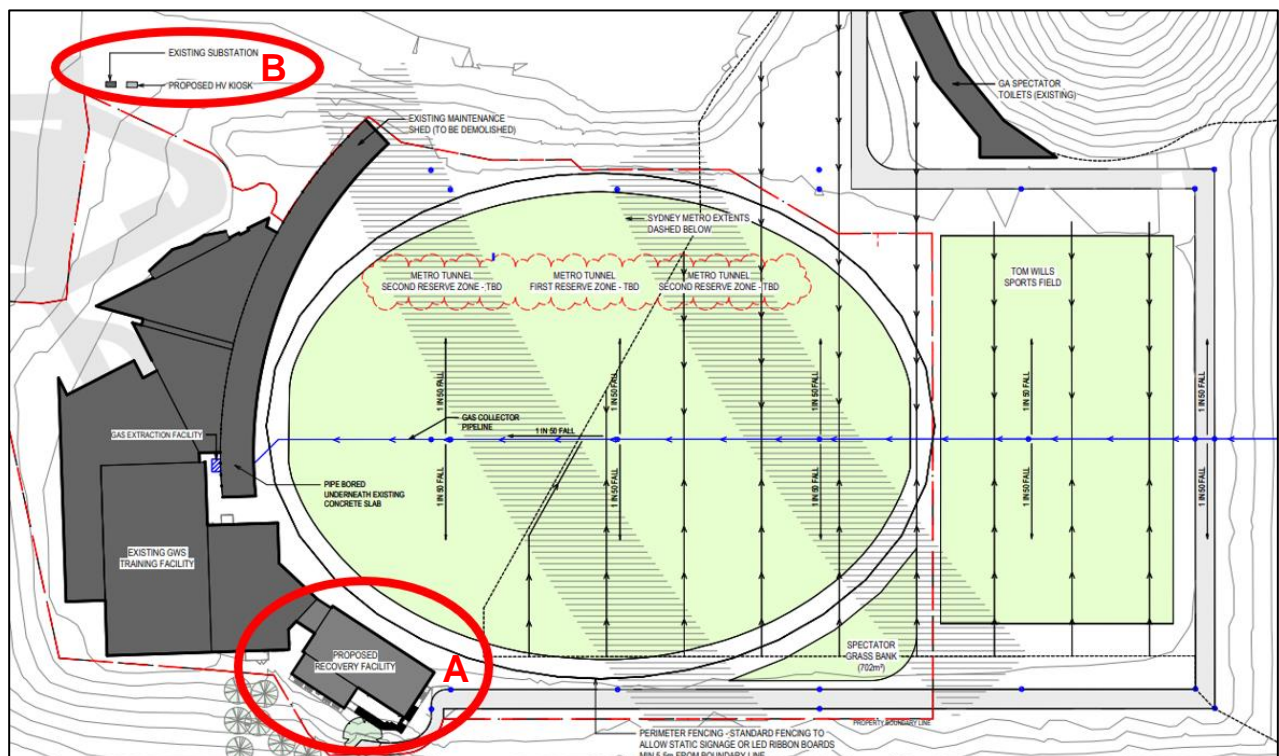


Figure 9: Site plan showing the location of the approved pool facility (A) and kiosk substation (B) circled in red (Source: Proposed Site Plan, prepared by Populous, 15 December 2023)



Figure 10: Photomontage of the approved pool facility (Source: *Statement of Environmental Effects – DA 01-01-2024*, prepared by Ethos Urban, 18 January 2024)

5 The Proposed Development

The proposal seeks development consent for alterations and additions to the existing GWS Centre of Excellence, comprising field lighting, a digital scoreboard, spectator mound, camera pole and perimeter fencing, as described below. The proposal also seeks consent for associated services augmentation, including connections to the kiosk substation approved under DA 01-01-2024 to support the proposed development.

The proposal has an Estimated Development Cost (EDC) of **\$2,274,050**.

5.1 Field Lighting

The proposal seeks consent for four individual field lights located around the existing Tom Wills Oval (**Figure 11**). The proposed field lights are 37m in height (35m plus a 2m spire for a lightning conductor (to protect the structure from lightning strikes)) (**Figure 12**).

Each field light has three crossarms with lights orientated down towards the centre of the field (**Figure 13**). The proposed lights will omit 500 luminance, which is measured in lux.

The Applicant is seeking to operate the field lighting until 10pm everyday with the intensity varying depending on the event. The primary function of the field lighting is evening training sessions. However, the proposal makes provision to increase the luminance for matches and broadcasting.

The footings of the field lights consist of a 2.5m by 2.5m base with a maximum depth of 1.2m. The foundations sit below the footing and have a variable depth.

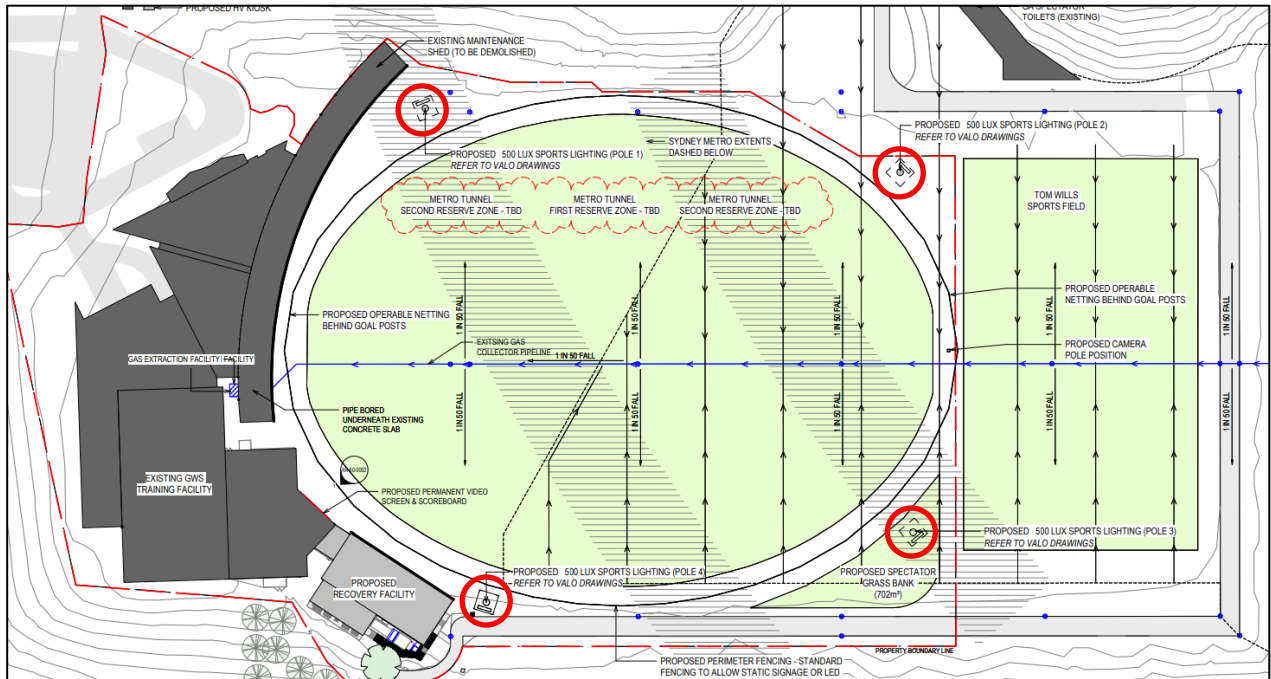


Figure 11: Location of proposed field lights shown in red (Source: Proposed Site Plan, prepared by Populous, dated 31 July 2024)

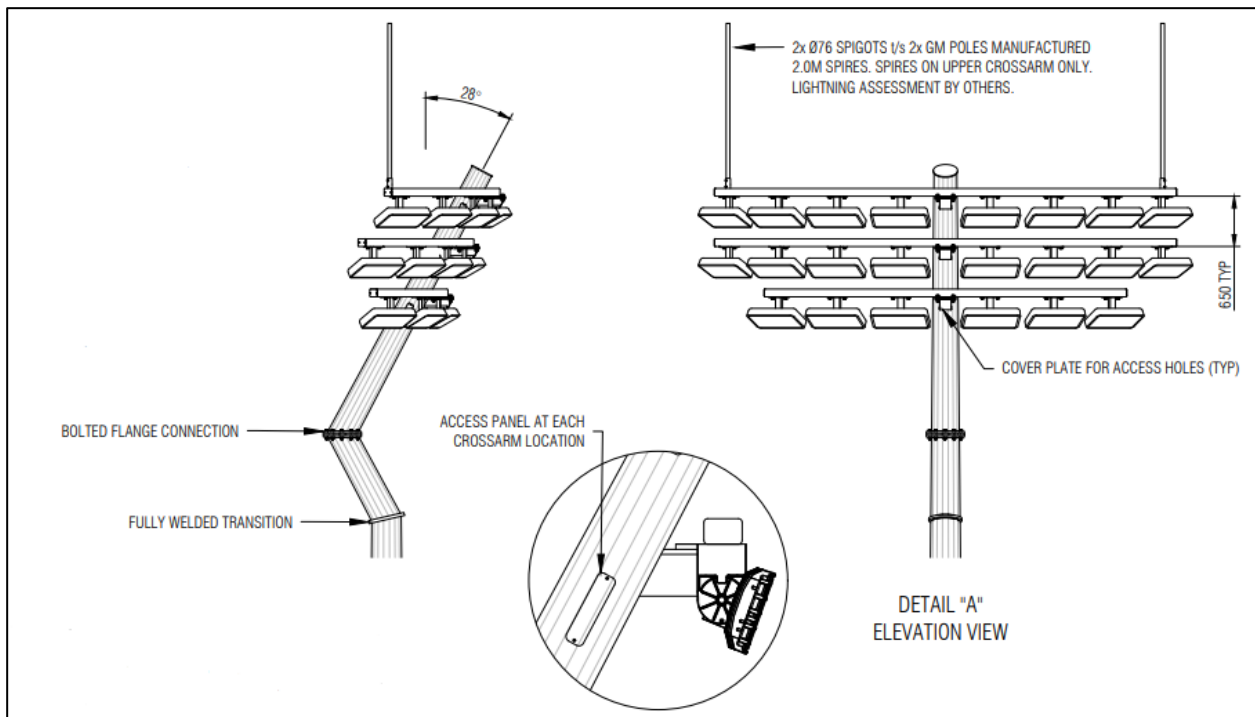


Figure 12: Elevation of proposed field lights (Source: Field Light Drawings, prepared by GM Poles, dated 20 August 2024)

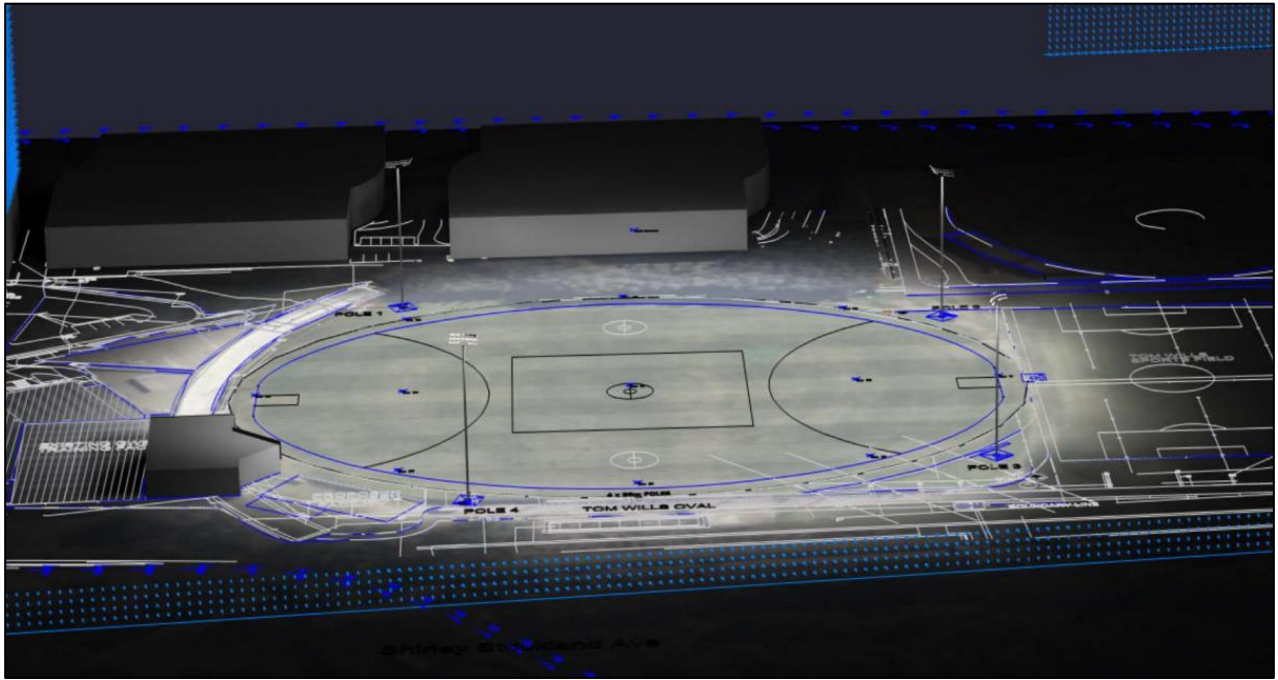


Figure 13: Light Emission Drawing illustrating the scale of the proposed field lights (Source: *Lighting Emission Drawings, prepared by Vailo, dated 29 November 2024*)

5.2 Scoreboard

The proposal seeks consent for two individual digital scoreboards mounted side-by-side on the existing training facility building (**Figure 14**). Each proposed scoreboard has a height of 3.6m and width of 6.4m (totalling a width of 12.8m and area of 46.08m² across the two scoreboards). The scoreboard is proposed to display training-related material, including replays and scores.

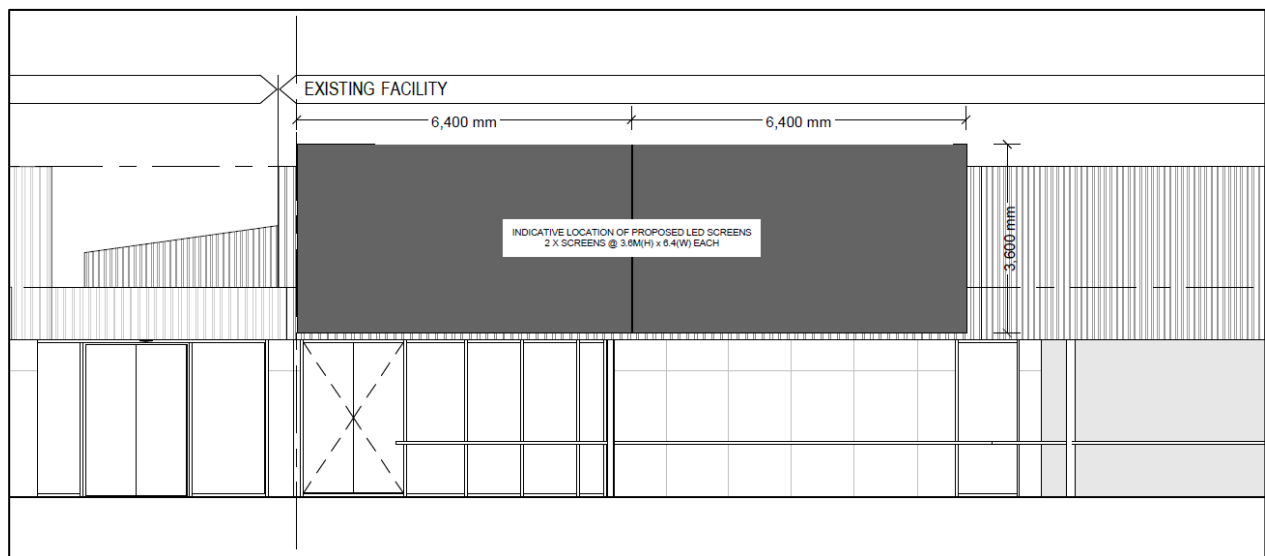


Figure 14: Proposed Scoreboard (Source: *Proposed Scoreboard, prepared by Populous, dated 31 July 2024*)

5.3 Spectator Mound

The proposal seeks consent for a spectator mound to be located on the south-east corner of Tom Wills Oval (**Figure 15**). The proposed spectator mound comprises excavated spoil from the footings of the field light towers (the subject of this application) and the pool facility (approved

under DA 01-01-2024). The mound is approximately 702m² in size with a maximum height of 1.2m above ground level.

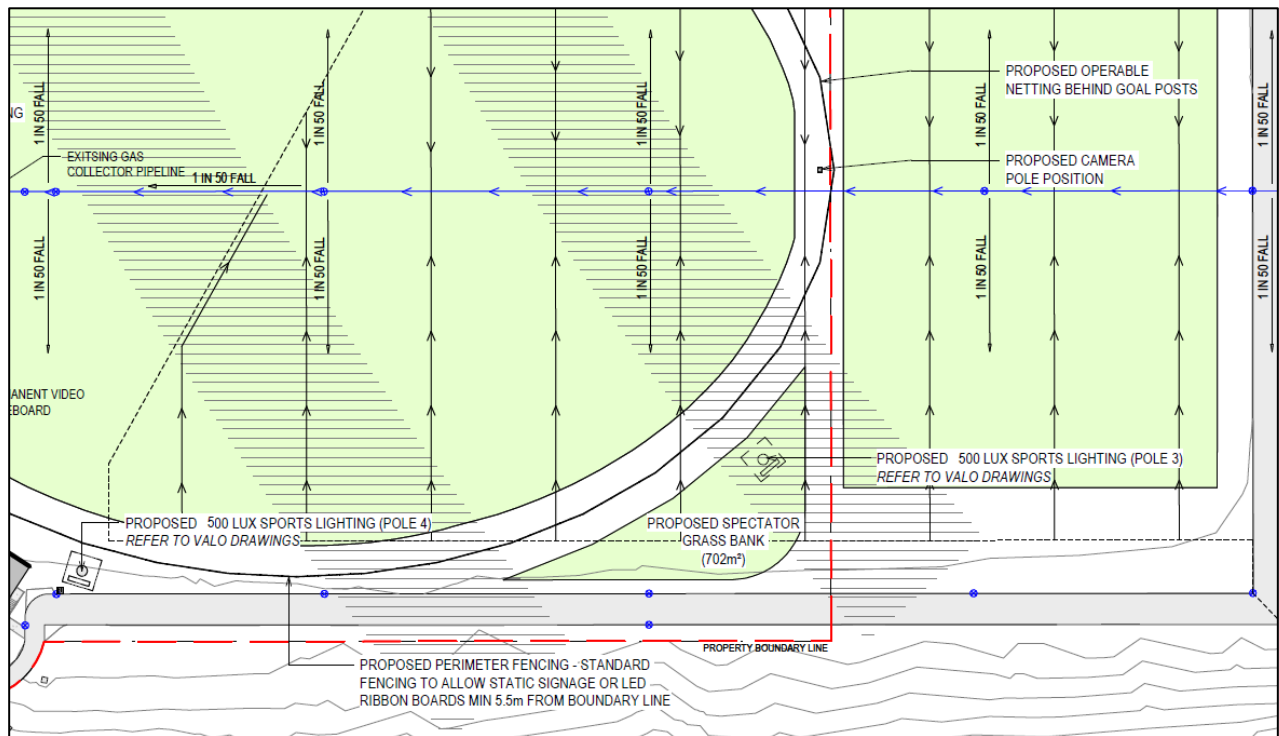


Figure 15: Proposed Spectator Mound shown in the south east corner of the site (Source: Proposed Site Plan, prepared by Populous, dated 31 July 2024)

5.4 Camera Pole

The proposal seeks consent for a camera pole (up to a height of 12m) to be constructed on the eastern end of Tom Wills Oval (**Figure 16**), containing an AXIS Q6315-LE PTZ Network Camera. The camera is intended to record training sessions to support analysis and the footing will be circular with a diameter of 600mm and depth of 1900mm. The pile depth of the pole to bedrock will be approximately 18.5m.

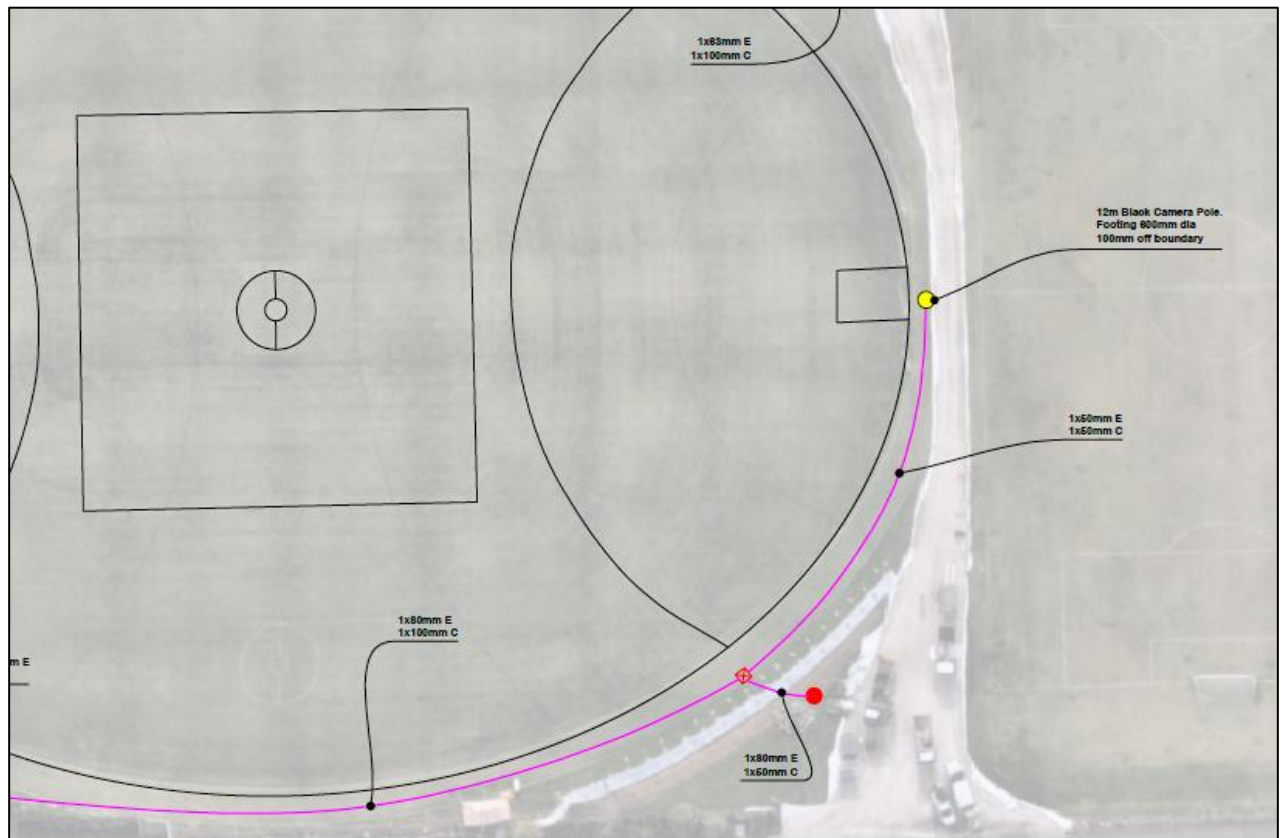


Figure 16: Location of proposed camera pole (Source: REES Electrical 500 Lux Design Drawing, prepared by REES Electrical, dated 14 August 2024)

5.5 Perimeter Fencing

The proposal seeks consent for fencing (with a height of up to 950mm) to be constructed on the existing concrete ring surrounding the perimeter of the GWS Training Oval (**Figure 17**).

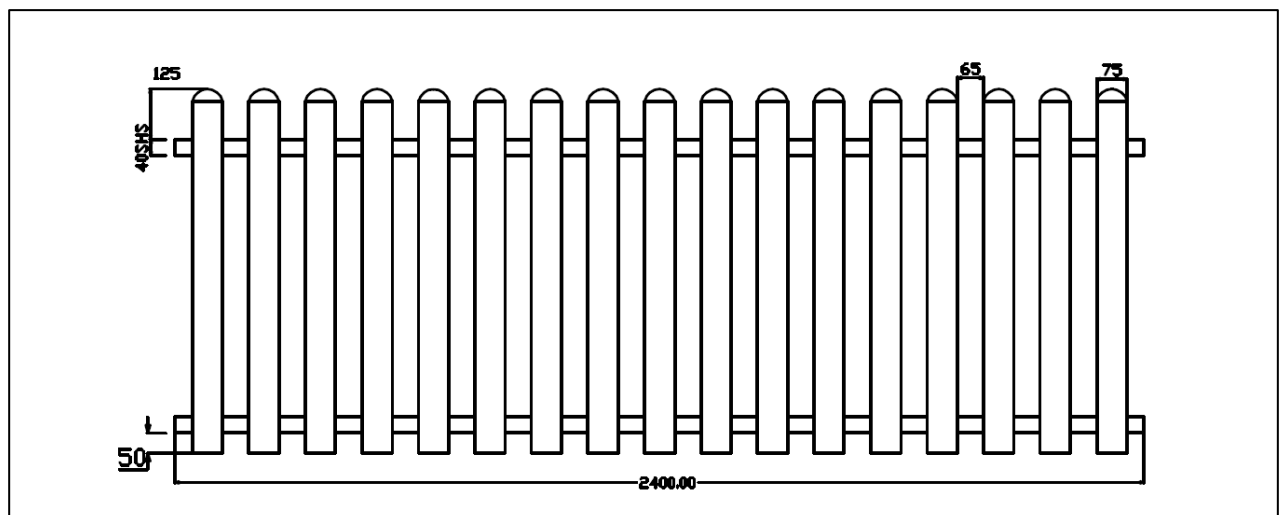


Figure 17: Illustration of proposed perimeter fencing (Source: Cricket Field Fence, prepared by Summit Fencing, dated 12 September 2022)

6 Consultation

6.1 Public exhibition and submissions

The DA was publicly exhibited for a period of 14 days from 25 October 2024 to 8 November 2024, in accordance with the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation 2021).

All documentation was made available on the NSW Planning Portal. Notification letters were placed in the letterboxes of the neighbouring residential tower at 3 Olympic Boulevard (Boomerang Tower). Notification letters were also sent digitally to:

- The residents at 2 Figtree Drive (The Pavilions).
- The residents at 1 Brushbox Street (Opal Tower).
- Netball Central.
- Tennis Centre.

Notification of the DA was also advertised on 25 October 2024 on the Sydney Olympic Park website.

No public submissions were received.

6.2 Agency Submissions

The DA was referred to the NSW Environment Protection Authority (NSW EPA), Ausgrid and Sydney Metro. The Authority received submissions from the NSW EPA, Ausgrid and Sydney Metro, as summarised in **Table 1**. All comments received were considered, and conditions were recommended accordingly and are included in the development consent.

Table 1: Agency Submissions

Agency	Comments
NSW EPA	<p>No objections to the proposal were raised. The following comments and recommendations were provided:</p> <ul style="list-style-type: none">• the proposal does not appear to require an environment protection licence under the <i>Protection of the Environment Operations Act 1997</i>.• the land is subject to order notice no. 28040 under the <i>Contaminated Land Management Act 1997</i> (CLM Act 1997) which requires the Authority to implement a Remediated Lands Management Plan (RLMP) for the ongoing management of the former landfill. The proponent should engage with the Authority to ensure the proposed works are consistent with the requirements of the RLMP.• the proposed works must not impact upon the overall effectiveness of existing landfill management infrastructure, including landfill gas, leachate and capping systems.• excavated waste to be taken offsite must be classified in accordance with the EPA's <i>Waste Classification Guidelines</i> and managed accordingly. It is noted that spoil from excavation works is proposed to be used in the construction of the spectator mound. Any reuse of material onsite must ensure that there are no associated environmental impacts.

Agency	Comments
	<ul style="list-style-type: none"> any approval should address landfill-related impacts (hazardous ground gases, fill material, leachate) during and following the proposed development works to ensure the safety of workers and future site users. consideration should be given to the need for involvement of an EPA-accredited Site Auditor in relation to the proposed development works, and confirming the land will be suitable for the proposed use.
Ausgrid	<p>The proposal was referred under section 2.48 of the <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> (Transport and Infrastructure SEPP 2021). No objections to the proposal were raised and the following comments and recommended conditions were provided:</p> <ul style="list-style-type: none"> Ausgrid underground cables are within the vicinity of the development and special care should be taken to ensure construction activities do not interfere with existing cables. recommended conditions relating to the Ausgrid kiosk substation within the vicinity of the development, including separation from ventilation openings. existing Ausgrid easements, leases and/or right of ways must always be maintained. any proposed driveways shall be located to maintain a minimum clearance of 1.5m from the nearest face of the pole to any part of the driveway, including the layback.
Sydney Metro	<p>The proposal was referred under section 2.99 of the Transport and Infrastructure SEPP 2021. In its letter dated 7 December 2024, Sydney Metro advised it was not in a position to make a decision on the granting of concurrence until the following additional information was provided:</p> <ul style="list-style-type: none"> a detailed survey plan which accurately defines the boundaries between the development, the rail corridor (first and second reserve), rail infrastructure and any Sydney Metro substratum land. cross sectional drawings showing the rail corridor, sub soil profile, proposed basement and/or foundation excavation and structural design of the development's sub-ground support adjacent to the rail corridor. structural design documentation for the development which demonstrates that the foundation design ensures that all loads from the development are transferred and have no adverse impacts on the rail corridor, rail infrastructure or rail easements. a geotechnical investigation report in accordance with Section 7.1 of the <i>Sydney Metro Underground Corridor Protection Guidelines</i>. an engineering impact assessment demonstrating that there will be no adverse impacts on the Sydney Metro – Metro West rail corridor in accordance with the <i>Sydney Metro Underground Corridor Protection Guidelines</i>. an acoustic assessment report which confirms the proposal:

Agency	Comments
	<ul style="list-style-type: none"> complies with the Transport and Infrastructure SEPP 2021, and the <i>Development Near Rail Corridors and Busy Roads – Interim Guideline</i> (DPHI, 2008), and the <i>Sydney Metro Underground Corridor Protection Guidelines</i>. is designed, constructed and maintained to avoid damage or other interference which may result from air-borne noise, ground-borne noise and vibration effects that may emanate from the rail corridor during rail construction and operations. does not have any noise or vibration impacts on the rail corridor or rail infrastructure. <p>On 20 December 2024, the additional information provided by the Applicant was referred to Sydney Metro.</p> <p>On 24 February 2025, Sydney Metro confirmed that all outstanding items were satisfied and granted concurrence under section 2.99 of the Transport and Infrastructure SEPP 2021.</p>

6.3 Internal Referrals

The DA was referred to various internal subject matter experts within SOPA 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	<p>The site is a remediated landfill, therefore any development on the site presents potential regulatory and human health risks.</p> <p>Additional information was requested, which informed the Authority's request (see Section 6.4). The main concerns related to:</p> <ul style="list-style-type: none"> insufficient information to determine whether the construction of the spectator mound and the placement of this material within the mound has the potential for contaminants to migrate off-site. potentially contaminated material identified being used within the spectator mound. the spectator mound's footprint potentially affecting access to the leachate gas extraction pipework. <p>After reviewing the information lodged as part of the RFI, no objections were raised subject to recommended conditions. Further assessment is provided in Section 8.</p>
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</i> (NCC), <i>Building Code of Australia</i> (BCA) and adopted Australian Standards. all works are to be in accordance with the <i>Work Health & Safety Act 2011</i> and Regulations.

Unit	Comments
	<ul style="list-style-type: none"> where relevant, works are to be designed and certified by a suitably qualified person.
Environment and Ecology	<p>Given potential lighting and noise impacts to nearby ecological receptors in Boundary Creek and Lake Belvedere, additional information was requested, which informed the Authority's request (see Section 6.4).</p> <p>As part of its RFI, the Applicant provided an Ecological Assessment, prepared by Abel Ecology dated 12 December 2024, which assessed the impacts of lighting and noise operations on wildlife.</p> <p>No objections were raised, subject to recommended conditions. Further assessment is provided in Section 8.</p>
Public Domain	Comments were provided relating to scope of works, proposed operation of the field lights, power supply of lights and acoustic impacts.
Engineering	No objections to the proposal were raised.
Operations	No objections to the proposal were raised. Comments provided regarding construction access.

6.4 Request for Additional Information

On 21 November 2024, the Authority wrote to the Applicant requesting additional information under section 36 of the EP&A Regulation 2021. The additional information requested included:

- confirmation of the scope of works, namely whether the proposal seeks consent for a grandstand shown on the northern side of the field and operable netting at the eastern end of the field as shown on the Proposed Site Plan, prepared by Populous dated 31 July 2024.
- assessment against the *Environmental Guidelines for Sydney Olympic Park (updated 2008)* (Environmental Guidelines).
- assessment of the lighting impacts on ecological receptors, including to Boundary Creek and Lake Belvedere and against the *National Light Pollution Guidelines for Wildlife*.
- a Visual Impact Assessment of the field lights.
- assessment of potential contaminants proposed to be included within the spectator mound migrating off-site.
- clarification of the approved and proposed hours of operation of the field.
- an intended program for use of the oval and the lighting intensity associated for each type of use.
- assessment of acoustic impacts to surrounding residents and ecological receptors.
- confirmation from a suitably qualified person that the kiosk substation is capable of servicing the proposed lighting.

The Authority also noted it was seeking an independent review of the lighting impacts associated with the field lighting and scoreboard, which may result in a further request for information prior to determination.

On 4 December 2024, the Authority wrote to the Applicant requesting additional information as requested from the independent review, including:

- providing the original field lighting calculation files.

- clarification on how the maximum night mode setting of the scoreboard will be verified on site and justification for the selection of the Light Loss Factor of 0.91.
- further information on the proposed use of the field, varying lighting intensities required for each activity and how the varying lighting intensities will be achieved.
- confirmation if there is a lighting control system and if there are scene setting available.
- confirmation if any AFL specific guidelines have been considered.

On 9 January 2025, the Authority received the completed RFI from the Applicant.

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 1979 applies. The application has been assessed against the matters for consideration under Section 4.15 of the EP&A Act 1979 (**Appendix 1**).

7.2 Sydney Olympic Park Authority Act 2001

Clause 22(2) of the *Sydney Olympic Park Authority Act 2001* (SOPA Act 2001) requires consideration of the Environmental Guidelines for all proposed developments.

As part of the RFI, the Applicant provided an assessment against the Environmental Guidelines (**Appendix 2**) and the Authority is satisfied the application is consistent with the Environmental Guidelines.

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 1997. An assessment of the proposal on a remediated landfill is provided at **Section 8**.

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.	✓
(18) Height of Buildings	There is no applicable height of buildings control applying to the portion of the site that is subject to the DA. The maximum height of the proposed field lighting is 37m. The Authority considers the proposed height of the field lights to be acceptable (Section 8).	N/A
(19) Floor Space Ratio	There is no applicable FSR control applying to the portion of the site that is subject to the DA. Notwithstanding, the proposal does not generate any additional Gross Floor Area (GFA) on site.	N/A
(23) Public utility infrastructure	Consent must not be granted unless the consent authority is satisfied that any essential public utility infrastructure is available	✓

Clause	Response	Compliance */✓/N/A
	<p>or arrangements have been made to make that infrastructure available when required.</p> <p>The proposal seeks to utilise the kiosk substation approved under DA 01-01-2024.</p> <p>As part of the RFI, the Authority requested the Applicant provide confirmation from a suitably qualified person that the kiosk substation is able to service the proposed field lighting.</p> <p>The Applicant has provided a letter, prepared by Colbros Electrical Contracting dated 11 September 2024, outlining the lights and scoreboard will be supplied via an external main distribution board (MDB) which is supplied via the new kiosk substation approved under DA 01-01-2024.</p> <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 approved under DA 01-01-2024 can adequately service the field lights and camera pole. Conditions have been recommended to address Ausgrid's comments.</p>	
(24) Major event capability	<p>Consent must not be granted if the development impacts on traffic generation, prevents the effective management of crowd movement and transport services, compromises the effective functioning of major event infrastructure and conflicts with emergency management plans.</p> <p>As part of the RFI, the Authority requested the Applicant provide further information relating to the proposed hours of operation of the field and an intended program for use of the oval and the lighting intensity associated for each type of use.</p> <p>The Applicant confirmed the proposed hours of operation for the field lighting is consistent with the existing operating hours of the GWS Giants Centre of Excellence.</p> <p>The Authority is satisfied the proposal will not inhibit the major events capability of Sydney Olympic Park as:</p> <ul style="list-style-type: none"> • the components of the application are not located within the public domain and will not impact pedestrian connections. • the proposal does not restrict access to other major event venues. • the proposal is unlikely to significantly increase traffic generation as the hours of operation are not proposed to change. <p>The Authority has recommended a condition requiring an Operational Management Plan is prepared prior to the issue of any Occupation Certificate, which will address access arrangements for spectators and stakeholder management during events held at the site.</p>	✓

Clause	Response	Compliance */✓/N/A
(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 and Parramatta Light Rail Stage 2.</p>	✓
(26) Master Plan	<p>Consent must not be granted unless the consent authority has considered the master plan (currently <i>Master Plan 2030 (2018 Review)</i>).</p> <p>The site is located within the Boundary Creek Precinct, where the <i>Master Plan 2030 (2018 Review)</i> envisages mixed commercial, residential, hotel and serviced apartments uses, as well as open space developed for community uses with amenities and access to new playing fields. The <i>Master Plan 2030 (2018 Review)</i> also outlines the Precinct includes the GWS training facility and Tennis Centre.</p> <p>While not specifically one of these land uses, the proposal is seeking alterations and additions which are ancillary to its existing dominant land use. No height or floor space controls within the <i>Master Plan 2030 (2018 Review)</i> applies to the portion of the site subject to the DA.</p> <p>The Authority has therefore considered the <i>Master Plan 2030 (2018 Review)</i> and is satisfied the proposal is acceptable.</p>	✓

7.4.2 State Environmental Planning Policy (Resilience and Hazards) 2021

Under clause 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 1997. The Ongoing Maintenance Order requires the Authority to implement a RLMP for the ongoing management of the former landfill. In its submission, the EPA outlined the proponent should engage with the Authority to ensure the proposed works are consistent with the requirements of the RLMP.

The application is accompanied by a Soil Assessment, prepared by ARC Environmental dated 4 December 2024 (updated as part of the RFI), which assessed the soil conditions to determine

suitability for reuse on the site. As noted in **Section 8**, the Authority is satisfied the site is suitable in its contaminated state for the development proposed to be carried out as:

- the Authority's Environmental Infrastructure team and NSW EPA are satisfied the site can be made suitable for the proposed use, subject to recommended conditions.
- no potentially contaminated spoil will be re-used on site.

7.4.3 State Environmental Planning Policy (Transport and Infrastructure) 2021

The Authority gave written notice of the application to Sydney Metro under section 2.99 of the Transport and Infrastructure SEPP 2021 as the application involves the penetration of ground to a depth of at least 2m below ground level (existing) on land within, below or above a rail corridor.

Concurrence was granted by Sydney Metro on 24 February 2025. Further information is provided in **Section 6.2**.

8 Assessment

The Authority's assessment of the key issue associated with proposal, namely contamination, is set out in **Section 8.1**. Contamination is the key issue associated with the spectator mound. Each of the remaining components of the proposal, namely the field lights, score board, camera pole, and perimeter fence, are then assessed individually in **Sections 8.2 – 8.5**.

Other general issues have been assessed in **Section 8.6**.

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 1997. The Notice requires the Authority to manage the site in accordance with the *Sydney Olympic Park Authority Remediated Lands Management Plan* (SOPA RLMP), which was last reviewed and updated in October 2021.

Contamination is an important consideration as the application proposes the use of excavated material from the light tower footings, camera pole footing and the pool facility (approved under DA 01-01-2024) to be re-used within the proposed spectator mound.

The application is accompanied by a Soil Assessment, prepared by ARC Environmental dated 4 December 2024 (updated as part of the RFI), which assesses the suitability of surplus soils from the excavation of the light tower and camera pole footings for re-use within the proposed spectator mound.

The Soil Assessment included collection of soil samples from 13 Soil Bores (SB) at depths of up to 1.2 metres below ground level (mbgl) at each of the four proposed light tower footings and up to 1.9 mbgl at the location of the camera pole footing (Error! Reference source not found.). The soil samples were collected from within the current clay capped layer.



Figure 18: Locations of soil bores shown in yellow (Source: Soil Assessment, prepared by ARC Environmental, dated 4 December 2024)

The Soil Assessment concluded that results for all SBs were below the relevant adopted criteria except for:

- fill soils at SB09 at depths of 0.5 mbgl contained concentrations of Benzo(a)pyrene (TEQ) exceeding adopted human health criteria, which could present a potential risk to users of the site through ingestion or dermal absorption exposure pathways. The Soil Assessment notes that adopted health criteria are calculated for chronic exposure. Considering the spectator mound would be used for shorter time periods and access to the subsurface is restricted by grass cover, the excavated soils are considered suitable for reuse for the spectator mound, subject to the soil being located below a 1m layer of other suitable soil.
- fill soils at SB09 and SB13 at depths of 0.5 mbgl contained concentrations of benzo(a)pyrene exceeding adopted ecological criteria. These criteria are significant for root zones, however the vegetation within the investigation area did not appear distressed. This indicates that the impact to the environment is low and acceptable.

The Authority's Environmental Infrastructure team expressed concerns regarding the excavated spoil from the footing of the south-east light tower (SB07-SB09) being re-used on site within the spectator mound. Further information was requested by the Authority to assess the potential contaminants proposed to be included within the spectator mound migrating off-site and access issues to the leachate gas extraction being covered by the spectator mound.

In its RFI, the Applicant confirmed:

- no potentially contaminated material will be used in constructing the spectator mound.
- all excavated materials from the area surrounding the footing of the south-east light tower will be assessed by a Hygienist and any contaminated material identified will be safely removed from the site and disposed of in compliance with the relevant regulations.
- the spectator mound is proposed to be constructed above the existing ground level with excavation involving the removal of 200mm of topsoil.
- a 6m section of the leachate gas extraction pipework being covered by the spectator mound with a soil depth above the pipework ranging from 100mm to 500mm. The Applicant contends it will have a negligible impact on accessibility due to the small amount of soil to be removed if required.

The Authority considers that given the shallow depth of fill above the gas line (max depth 500mm) and that the footprint of the spectator mound only overlaps a small section of gas line, the proposed footprint of the spectator mound is acceptable subject to recommended conditions.

Consistent with the advice from the Authority's Environmental Infrastructure team and NSW EPA, the Authority is satisfied that, subject to the following recommended conditions, the site can be made suitable for the proposed use:

- the Applicant must engage a Site Auditor, accredited by the NSW EPA under the CLM Act 1997, to provide an independent Site Audit Statement on the suitability of the site for the proposed land uses as well as advice on appropriateness of the proposed engineering and management response to address the landfill risks including landfill gas, leachate and wastes.
- the Applicant must regularly obtain approval to excavate from the NSW EPA in accordance with the Ongoing Maintenance Order (Notice No. 28040) under section 28 of the CLM Act 1997 and SOPA RLMP.
- the Applicant is to update the existing Construction Environmental Management Plan (CEMP) (and relevant sub-plans) approved under DA 01-01-2024, to be submitted to the Site Auditor for approval.
- the Applicant must update the existing Waste Management Plan approved under DA 01-01-2024, to be submitted to the Authority for approval.
- all spoil to be removed from the site must be classified in accordance with the NSW EPA Waste Classification Guidelines.
- all copies of waste classification report and weighbridge docket must be retained and be provided to the Site Auditor and the Authority if requested.
- the Soil Assessment, prepared by ARC Environmental dated 4 December 2024, must be updated in consultation with the Authority to require all spoil containing potential contaminants will not be reused on-site for the spectator mound.
- the location of camera pole and electrical conduit must maintain a minimum 3m offset for all existing gas extraction pipework.

8.2 Field Lighting

The application seeks consent for the construction of four light towers around Tom Wills Oval up to a height of 37m to facilitate evening training sessions and potentially competitive matches. The field lights are proposed to operate until 10pm every day.

8.2.1 Lighting Impacts

Tom Wills Oval is located within close proximity to existing residential towers north of the site and ecological receptors along Boundary Creek and Lake Belvedere. Light spill from the field lights is a key assessment issue associated with the field lights, as it has the potential to create significant impacts to the amenity of nearby residents and ecological receptors.

The application is accompanied by an Obtrusive Light Assessment (OLA), prepared by Rubidium Light dated 7 August 2024 and Lighting Emission Drawings, prepared by Vailo dated 29 November 2024 (updated as part of the RFI).

The OLA quantifies the potential adverse effects of light from the proposed sports lighting system in accordance with the procedures outlined in *AS/NZS 4282:2023 Control of the Obtrusive Effects of Outdoor Lighting* (AS 4282:2023) and *Civil Aviation Safety Authority Part 139 Manual of Standards 2019* (CASA Part 139).

The OLA contends the proposed lighting is located within an A4 Zone (high district brightness), however assesses the proposal under the requirements of an A3 Zone (medium district brightness) within AS 4282:2023 which the standards require lower lux levels than an A4 Zone.

Examples of lighting within the A3 Zone outlined within Australian Standard include suburban areas in town and cities and roadways without streetlighting through suburban, rural or semi-rural areas other than intersections. The proposed lighting system was also evaluated under the requirements of 'non-curfew' under AS 4282:2023.

The Lighting Emission Drawings were updated as part of the RFI (**Section 6.4**), to exclude an initially shown grandstand from the modelling. A letter from Vailo, dated 29 November 2024, provided as part of the RFI outlines the removal of the proposed grandstand has not impacted compliance with AS 4282:2023 within Zone A3.

To inform it's assessment of the application, the Authority engaged a sports lighting specialist to undertake an independent review of the field lighting and scoreboard. Specifically, the sports lighting specialist undertook:

- a review and gap analysis of the documentation submitted.
- an assessment of the suitability of using AS 4282:2023 to measure light spills and impacts.
- an assessment of the modelling of lighting impacts to residential and ecological receptors and advice on whether any lighting impacts are reasonable and/or could be reduced.
- recommendations for the Authority to consider when finalising the assessment of the application, including any recommended conditions of consent.

The sports lighting specialist provided a Sports Lighting Assessment Report (SLAR) which assessed the impact of the 'worst case' scenario for surrounding residential and ecological receptors, being maximum 500 lux. The SLAR noted the relevant design parameters for outdoor sports lighting and the LED digital scoreboards as being AS 2560.2:2021 – Sport Lighting, AS/NZS 4282:2023, CASA Part 139 and the *National Light Pollution Guidelines for Wildlife*, which are consistent with the assessment undertaken by the Applicant.

Table 4 provides a summary of the combined Maximum Value of Light Technical Parameters that apply to Zone A3 within AS 4282:2023, the evaluation undertaken by the Applicant and evaluation of the SLAR.

Table 4: Summary of Technical Parameters, evaluation by Rubidium Light and Vailo, and evaluation within the SLAR of the sports lighting system at Tom Wills Oval

Technical Parameter	Metric/Maximum allowable value for Zone A3		Evaluation by Applicant	Evaluation by SLAR (on behalf of SOPA)
Maximum Vertical illuminance (Ev) lux	(non-curfew)	10	<p>Lux is defined as the luminous flux arriving at a surface divided by the area of the illuminated surface.</p> <p>The updated Lighting Emission Drawings demonstrate the following maximum Ev lux at the nearest residential receivers:</p> <ul style="list-style-type: none"> • 5 lux at 3 Olympic Boulevard (Boomerang Tower) (Figure 19) • 1 lux at 1 Brushbox Avenue (Opal Tower) • 1 lux at 2 Figtree Drive (The Pavilions) 	All calculation points are confirmed to be compliant.
Threshold increment (TI)	Maximum TI %	20%	<p>TI is the measure of disability glare expressed as the percentage increase in contrast required between an object and its background for it to be seen equally well with a source of glare present.</p> <p>The updated Lighting Emission Drawings outline the field lights are compliant.</p>	Confirmed to be compliant.
	Default adaptation level (LaD) cd/m ²	1	The updated Lighting Emission Drawings outline the field lights are compliant.	Confirmed to be compliant.
Upward Light Ratio	Maximum ULRs or ULRI	2%	<p>The updated Light Emission Drawings outline the Upward Waste Light Ratio (UWLR) is calculated at 1.2%.</p> <p>The updated Lighting Emission Drawings outline the field lights are compliant.</p>	The upward waste light ratio is controlled and is compliant.

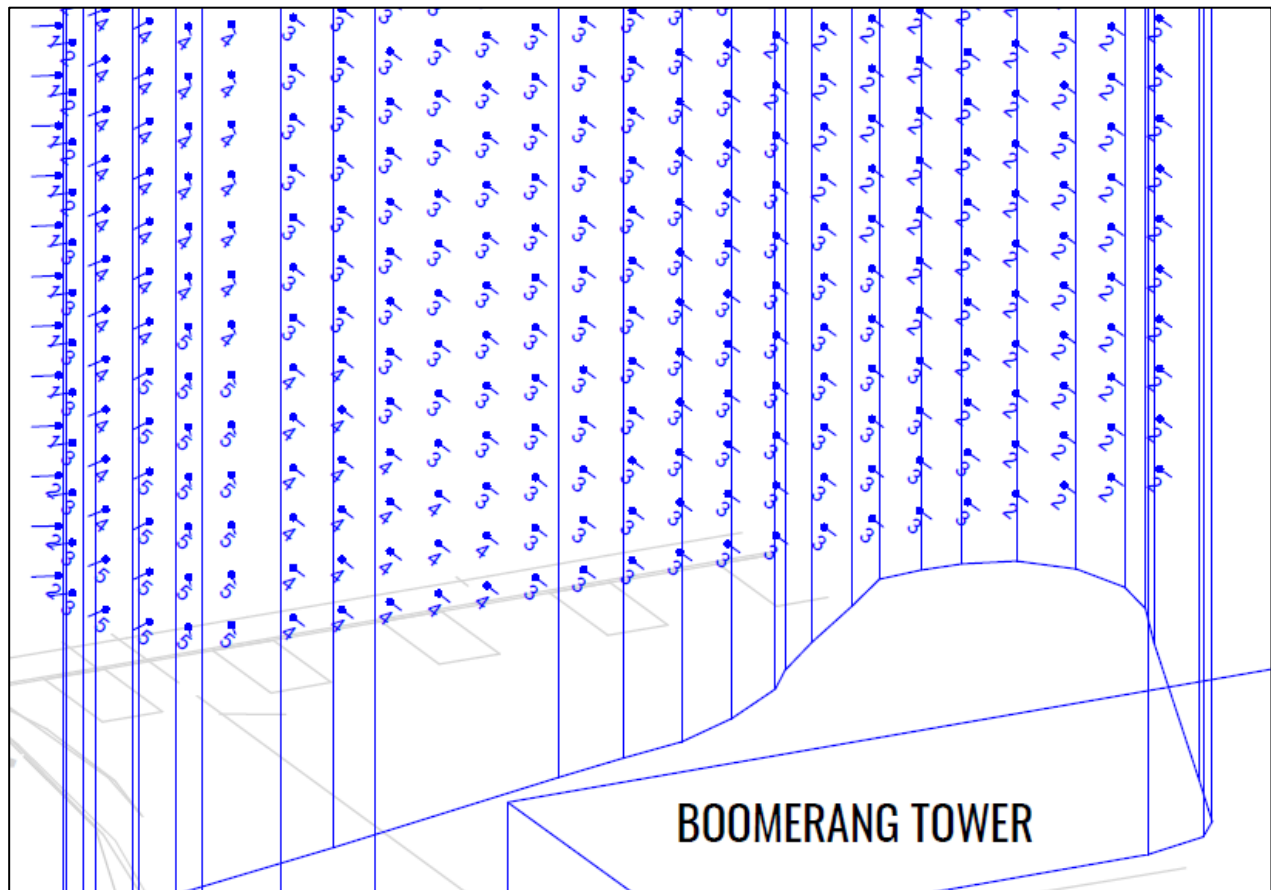


Figure 19: Extract of Lighting Emission Drawings illustrating a maximum of 5 lux at 3 Olympic Boulevard (Boomerang Tower), with some parts of the facades showing 2 and 3 lux (Source: *Lighting Emission Drawings, prepared by Vailo, dated 29 November 2024*)

The SLAR concludes:

- the proposed field lighting is compliant with the various codes and standards for external sports field lighting.
- the maximum vertical illuminance is 5 lux, which is akin to a streetlight nearby a suburban home.
- the pole top lighting solution can achieve the 500 lux required and achieve the technical parameters of obtrusive lighting as outlined in AS/NZS 4282:2023.
- the taller height of the poles assists with obtrusive lighting as higher poles provide a more direct light to the field without the need to tilt or angle luminaires towards neighbouring properties and environmental zones.

As part of its RFI, the Authority requested further assessment of potential ecological impacts and an assessment against the *National Light Pollution Guidelines for Wildlife*.

The Applicant provided an Ecological Assessment, prepared by Abel Ecology dated 12 December 2024, which assessed the proposal against the *National Light Pollution Guidelines for Wildlife* and the impact of lighting and noise from operations on wildlife.

The assessment concluded there are negligible impacts and it is very unlikely the light and noise pollution will impact the wildlife residing in Boundary Creek, Lake Belvedere or sensitive sites at a greater distance.

The Lighting Emission Drawings, provided by the Applicant, illustrate that Lake Belvedere will be subject to 0 lux (**Figure 20**) and Boundary Creek will be subject to approximately 5 lux (**Figure**

21). The Applicant contends the proposed field lights will not generate any new lighting towards these ecological receivers.

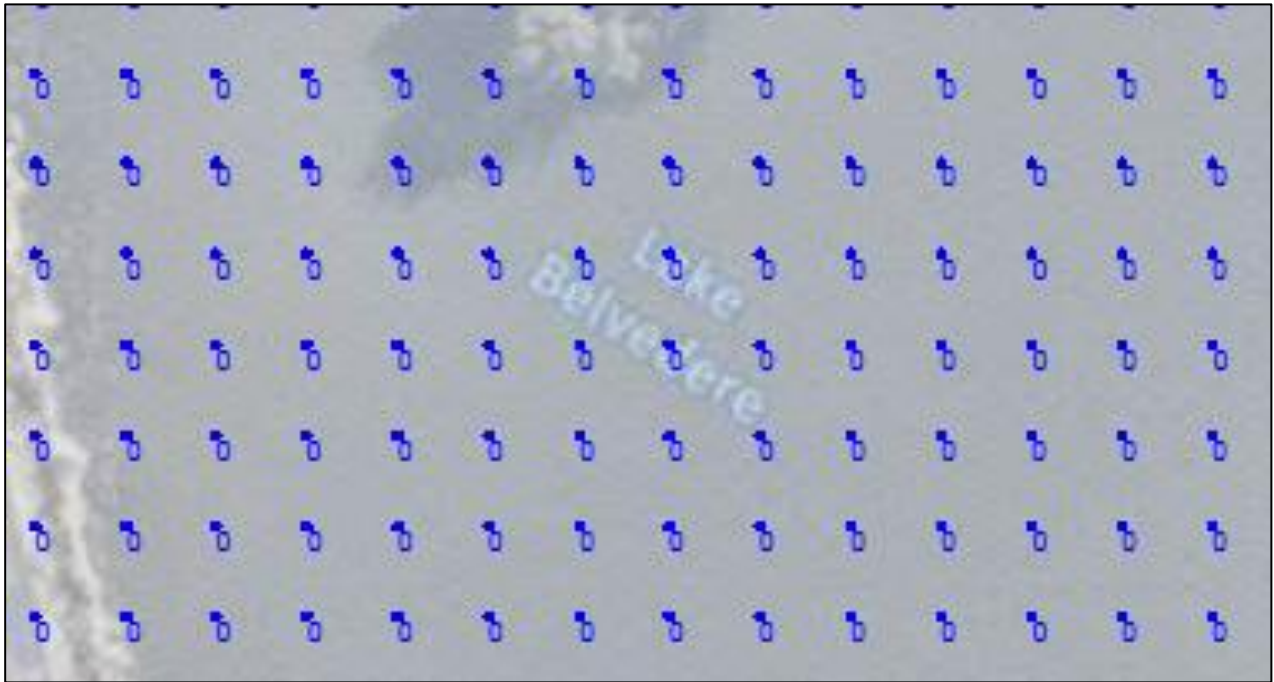


Figure 20: Extract of Lighting Emission Drawings illustrating 0 lux at Lake Belvedere (Source: *Lighting Emission Drawings, prepared by Vailo, dated 29 November 2024*)

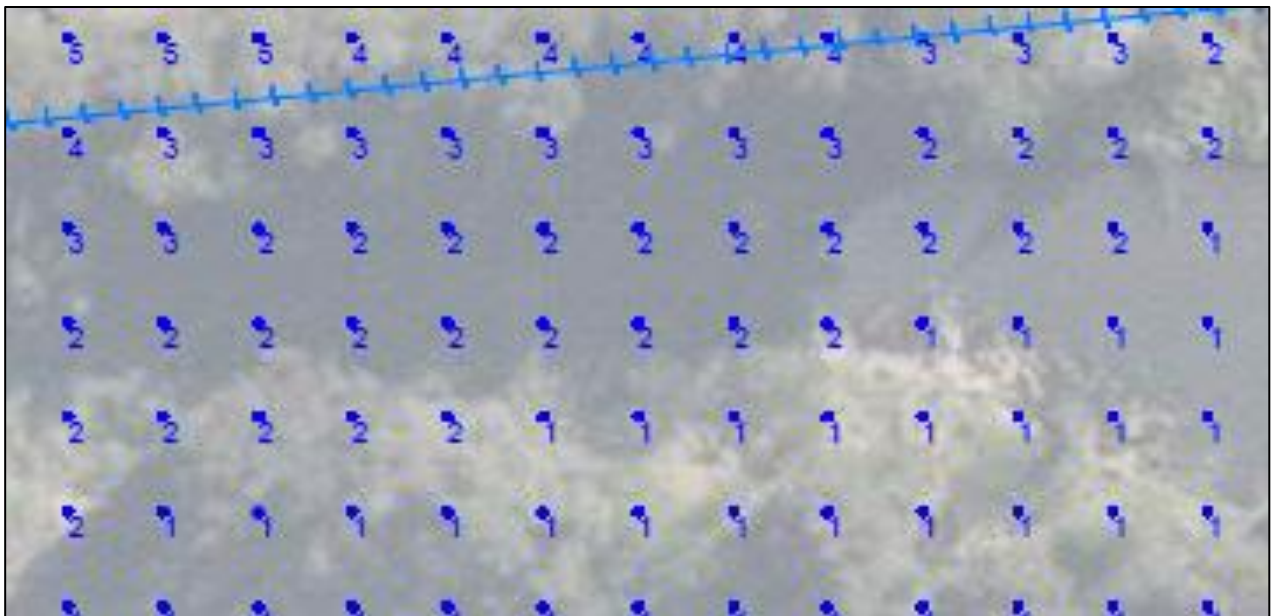


Figure 21: Extract of Lighting Emission Drawings illustrating a maximum of approximately 5 lux at Boundary Creek (Source: *Lighting Emission Drawings, prepared by Vailo, dated 29 November 2024*)

The Ecological Assessment outlined the peak noise pollution at sensitive receiving sites is expected to be approximately 55 dBA at Boundary Creek and 45 dBA at Lake Belvedere. The Ecological Assessment concludes it is unlikely that the noise pollution from the Oval will impact the wildlife in Boundary Creek, Lake Belvedere or sensitive sites at a greater distance than these.

The Authority's Ecology Team are satisfied with the findings of the Ecological Assessment and its impact on the adjoining wildlife subject to the following recommended conditions:

- within four weeks of receiving any Occupation Certificate, the Applicant is to submit a report prepared by a suitably-qualified lighting professional to the Authority assessing lighting impacts to Lake Belvedere and Boundary Creek.
- if it is determined by the Authority significant lighting or noise impacts attributable to the development are occurring to wildlife habitats at Lake Belvedere or Boundary Creek, the intensity and/or configuration of lighting sources and volume of loudspeakers shall be varied to address the impact, whilst maintaining the requirements for sports field lighting and operation.

Based on its independent review, the Authority supports the proposal, especially as modelling demonstrates the maximum lux level to residential receivers at 3 Olympic Boulevard to be 5 lux, which is akin to a streetlight nearby a suburban home. For reference, moonlight is considered to be 1 lux, local roadways being around 10 lux and main or arterial roads being 20 lux or more.

To ensure the proposed field lights operate consistently with the modelling undertaken, the Authority has recommended a condition that should any resident within 3 Olympic Boulevard (and 1 Brushbox Street and 2 Figtree Drive) contend the light pollution is unreasonable during operation, the Applicant is to engage a suitably qualified light expert to determine the actual lux presenting into the residence. If the lux level is over 5 lux, the Applicant is to reconfigure the lighting intensity to ensure compliance.

The Authority considers the lighting pollution impacts to nearby residential and ecological from proposed field lights to be acceptable as:

- it has been demonstrated the lights can achieve compliance with the applicable Australian Standards and guidelines.
- the light pollution impacts have been peer reviewed and are considered negligible.
- the Ecological Assessment has been reviewed by the Authority's Ecology Team and is supported subject to the recommended conditions.
- recommended conditions of consent can further mitigate any potential impacts and maintain amenity to the nearby residential receptors.
- the Authority did not receive objections from residents on the proposal.

8.2.2 Visual Impact Assessment

As part of the RFI, the Authority requested a Visual Impact Assessment (VIA) provided to demonstrate the visual impacts during the day and night, when the lights are operational from the viewpoints outlined in **Figure 22**.

The Authority notes that Sydney Olympic Park is a major event precinct containing venues which are highly utilised and host major events, particularly during the evening which require artificial light to illuminate stages, playing surfaces and fields.

The Applicant contends field lights are an established feature in any sporting ground, and there is precedence in surrounding sporting facilities within Sydney Olympic Park. This includes the Hockey Centre, Athletic Centre, Sydney Showground Stadium and URBNSURF.

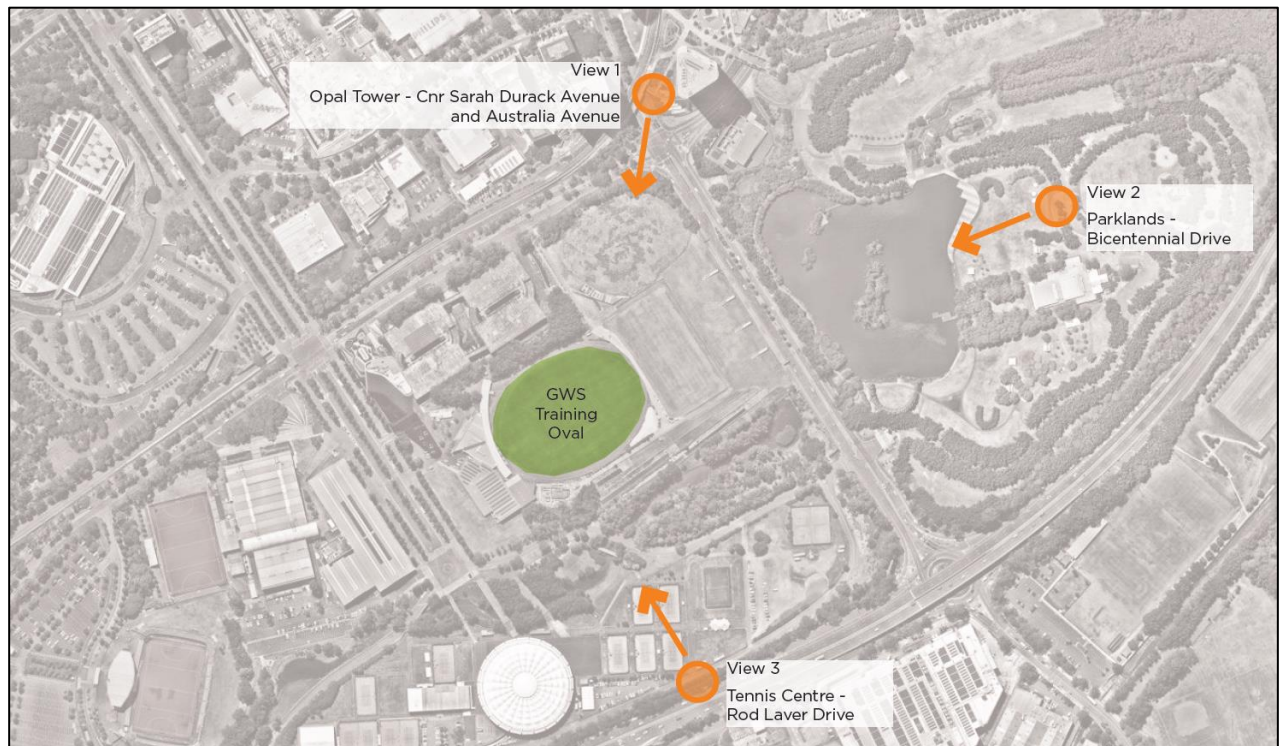


Figure 22: Viewpoints to be assessed as part of the VIA (Source: Visual Impact Assessment, prepared by Populous, dated 5 December 2024)

A VIA, prepared by Populous dated 5 December 2024, has adequately addressed the information requested by the Authority as part of its RFI.

Figure 23 illustrates a photomontage of the proposed lights during the day from the eastern side of Lake Belvedere. **Figures 24** to **29** illustrate the existing views and photomontages of the proposed field lights at night.



Figure 23: Photomontage of proposed field lights from Viewpoint 2 during daylight (Source: Visual Impact Assessment, prepared by Populous, dated 5 December 2024)

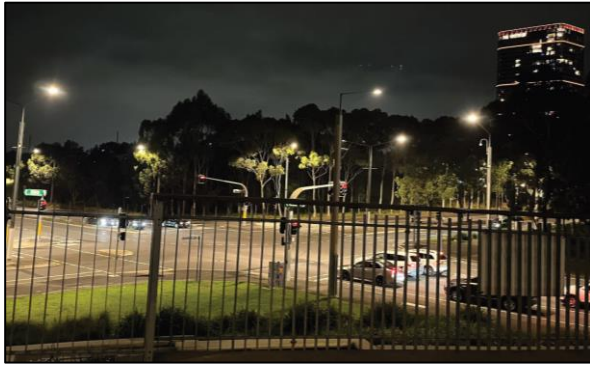


Figure 24: Existing view (left) from viewpoint 1
(Source: *Visual Impact Assessment, prepared by Populous, dated 5 December 2024*)



Figure 25: Photomontage of proposed field lights at night (Source: *Visual Impact Assessment, prepared by Populous, dated 5 December 2024*)



Figure 26: Existing view (left) from viewpoint 2
(Source: *Visual Impact Assessment, prepared by Populous, dated 5 December 2024*)



Figure 27: Photomontage of proposed field lights at night (Source: *Visual Impact Assessment, prepared by Populous, dated 5 December 2024*)

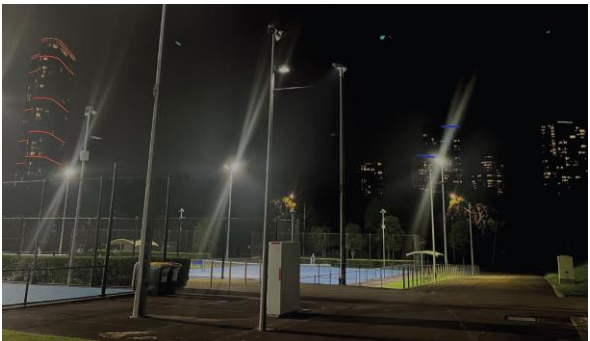


Figure 28: Existing view (left) from viewpoint 3
(Source: *Visual Impact Assessment, prepared by Populous, dated 5 December 2024*)

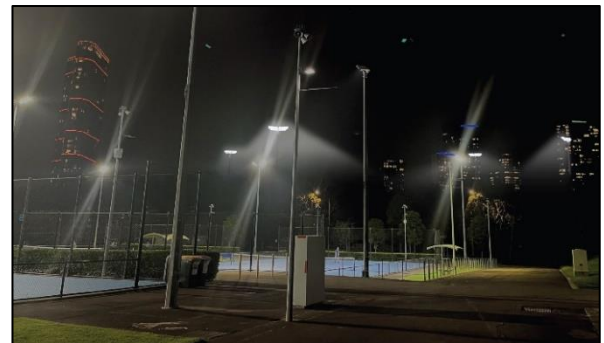


Figure 29: photomontage of proposed field lights at night (Source: *Visual Impact Assessment, prepared by Populous, dated 5 December 2024*)

The Authority considers the visual impact of the field lights to be acceptable as:

- Sydney Olympic Park is a sporting and events precinct consisting of many venues which contain field lights.
- the height of the field lights assists with minimising obtrusive lighting as higher poles provide a more direct light to the field without the need to tilt or angle luminaires towards neighbouring properties and environmental zones.
- while visible in each view, the lights are not visually dominant and do not adversely affect the character and appearance of the precinct.

8.2.3 Operation of Field Lights and Oval

The field lights are proposed to operate until 10pm everyday with the intensity varying depending on the event. The primary function is proposed for training sessions, with lighting increased for trial matches, competitive matches and broadcasting.

As part of its RFI, the Authority requested the Applicant clarify the approved hours of operation of the field, the proposed hours of operation, an intended program for use of the oval and further information on the lighting intensity required for training and matches.

The Applicant outlined it currently has approval to use the facility until 10pm and the lighting schedule will vary based on the training sessions, trial matches, and occasional AFL community events held at the facility.

The Authority is satisfied with the proposal to operate to 10pm is reasonable, as the proposal did not receive any objections, the luminance at the nearest residential building is acceptable (see **Section 8.2.1** above) and this is a reasonable time to expect lighting levels to reduce generally.

The SLAR outlines the lighting intensities should be in accordance with AS 2560.2:2021, which outlines the specific lighting parameters for sports lighting. In addition, given the lighting is compliant with AS 4282:2023 and is not proposed to be used during curfew hours, there is no limit to the number of hours the lighting can be used.

The Authority considers the operation of GWS Training Oval after dusk to be acceptable, subject to the recommended conditions:

- that the lights and operation of the playing fields must not be used after 10pm on any given day.
- the Applicant is to submit an Operational Management Plan prior to the issue of any Occupation Certificate, to address issues which may arise from hosting matches or community events, including a complaints handling protocol with regular reporting to the Authority and lighting intensities proposed in accordance with AS 2560.2:2021.

8.3 Scoreboard

The application seeks consent for the construction of two digital scoreboards attached side by side to the existing building. The scoreboard is proposed to display training-related material, including replays and scores.

8.3.1 Lighting Impacts of Scoreboard

The scoreboard is proposed to be located on the façade of the existing building and faces north towards the residential buildings of Opal Tower (1 Brushbox Street) and the Pavilions (2 Figtree Drive). The scoreboard will not be visible from the apartments within Boomerang Tower (3 Olympic Boulevard).

Assessment of the lighting impacts from the scoreboard is associated with use after dusk.

A Lighting Compliance Letter, prepared by Vailo dated 5 September 2024, notes the closest residence that may be affected by the scoreboard to be over 300 m from the proposed location.

Similar to the proposed field lights, the Applicant has assessed the potential lighting impacts of the digital scoreboard against the requirements for Zone A3 (Medium District Brightness) of AS/NZS 4282:2023. The Applicant contends the operation of the scoreboard meets the requirements under Zone A3 of AS/NZS 4282:2023, being a maximum average luminance of surfaces of 250 cd/m². The specified LED screen has a peak intensity of 10,000 nits and the manufacturer will program a defined “night mode” brightness setting for the scoreboard that will dim the surface to the limit of 250 cd/m².

As outlined in **Section 8.2.1** of this report, the Authority engaged a sports lighting specialist to undertake an independent review of potential lighting impacts associated with the field lighting and scoreboard. The SLAR confirms the maximum average luminance of surfaces (cd/m^2) within AS/NZS 4282:2023 is 250 cd/m^2 .

The SLAR recommends:

- control of the scoreboard luminance, or dimming level, is to be via a PE Cell located in the nearby vicinity to ensure the screen brightness is dimmed at dusk and not through the use of a time-clock controller. This will ensure the screen is always dimmed when there is insufficient daylight which will limit obtrusive lighting to neighbouring properties.
- motion graphics with high intensity changes (including strobing or flashing imagery and the like) should not be used. It is noted this type of imagery is most commonly cited as an obtrusive source when viewed by nearby residents.

The Authority has recommended the following conditions to assist in mitigating light spill impacts associated with the scoreboard:

- the scoreboard must not be operational after 10pm on any given day.
- on site luminance testing is to be carried out prior to the issue of any Occupation Certificate to ensure the luminance levels are correctly lowered at night through the use of a PE Cell located within the vicinity.
- motion graphics with high intensity changes in small time frames is not permitted.

8.3.2 Visual Impact

The scoreboard is proposed to be located on the existing northern façade of the facility (**Figure 30** and **Figure 31**).

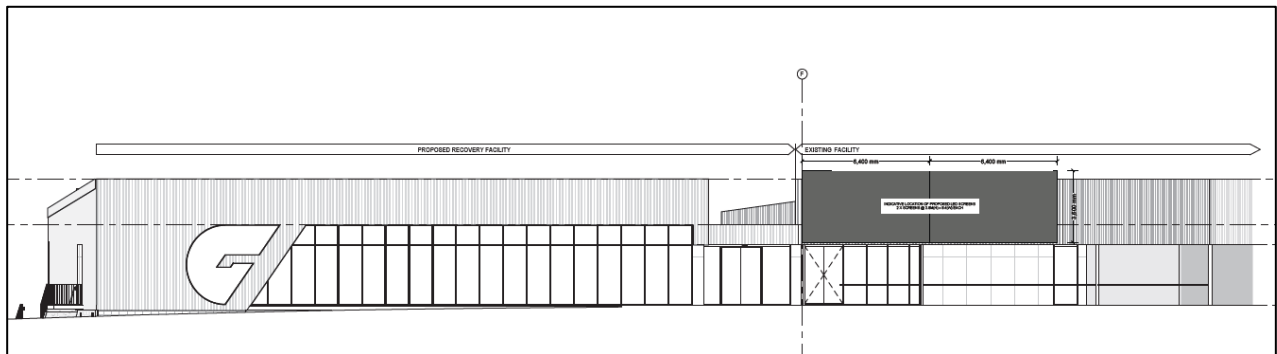


Figure 30: View of northern façade of the facility illustrating the proposed scoreboard (Source: *Proposed Scoreboard, prepared by Populous dated 31 July 2024*)

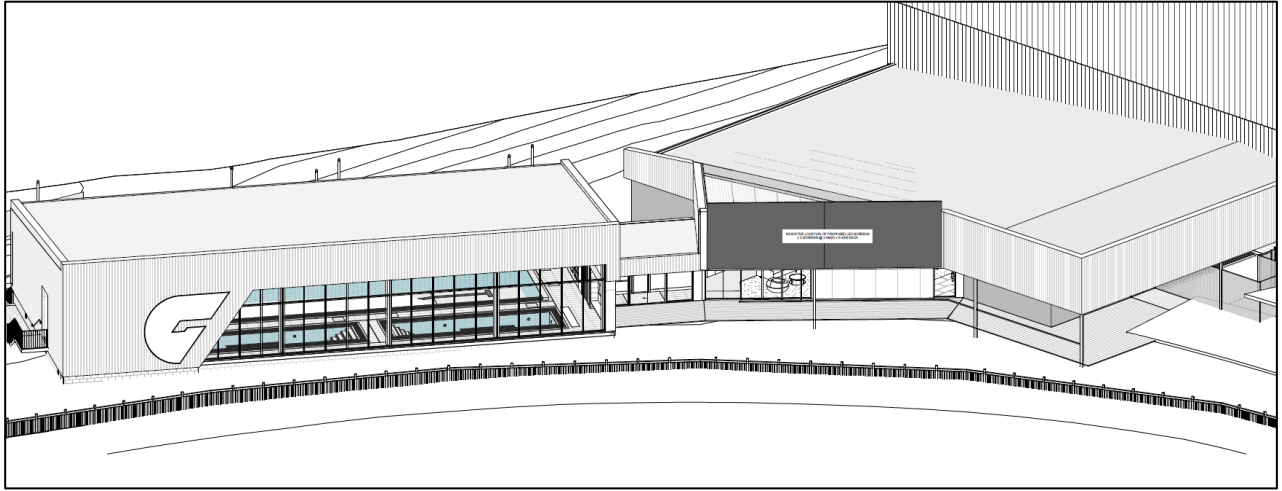


Figure 31: View of northern façade of the facility illustrating the proposed scoreboard (Source: *Proposed Scoreboard, prepared by Populous dated 31 July 2024*)

The Applicant contends:

- the scoreboard has been designed to be visually read in conjunction with the building to minimise any visual impact.
- the height of the scoreboard and roof parapet remain generally consistent.
- the visual impact of the scoreboard from the residents in 1 Brushbox Avenue (Opal Tower) will be softened by the existing row of mature north of the site.

The Authority agrees with the Applicant regarding the visual impact of the scoreboard and considers the scoreboard to be acceptable, as it is integrated into the design of the building.

8.3.3 Structural Assessment of Scoreboard

The application is accompanied by a Scoreboard Structural Certificate, prepared by Northrop dated 11 September 2024, which notes that the existing facade is suitable to support the proposed scoreboard.

The Authority has recommended conditions requiring the works be certified by a competent structural engineer upon completion.

8.4 Camera Pole

The application proposes installation a 12m camera pole at the eastern end of the field behind the goal posts. **Figure 16** illustrates the location of the pole and **Figure 32** shows the camera proposed to be installed on top of the pole.



Figure 32: Camera proposed to be installed at the eastern end of the field (Source: Axis Communications)

The Authority considers the camera pole and camera to be acceptable as:

- it is slender in nature and has a negligible visual impact.
- it is capable of being adequately serviced through the kiosk substation approved under DA 01-01-2024.

The Authority has recommended a condition requiring a plan showing the exact location of the camera pole footing and electrical conduits offset a minimum of 3m from the existing leachate gas vents and depth of the piling be prepared in consultation with the Authority and Sydney Metro and submitted to the Authority, prior to construction of the camera pole.

8.5 Perimeter Fencing

The proposal seeks consent for fencing (with a height of up to 950mm) to be constructed around the perimeter of the GWS Training Oval. The fence is proposed to be erected on the existing concrete ring surrounding the Oval.

The Authority considers the fencing to be acceptable as:

- the fencing will contribute to the visual impact of a sporting field.
- there is sufficient clearance between the fence and the Tom Wills Community Oval.
- the picket style fence design is commensurate to sporting ovals within Australia.

The Authority has recommended a condition requiring the perimeter fencing to be erected wholly within the site and not encroach on the Tom Wills Community Oval.

8.6 Secondary Assessment Issues

Table 5: Secondary Assessment Issues

Issue	Assessment
Waste Management	<p>The application is accompanied by a Waste Management Plan, prepared by FDC Construction dated 2 December 2024 (WMP) provided as part of the Applicant's response to the Authority's RFI.</p> <p>A WMP was prepared prior to the commencement of construction of the pool facility on site (approved under DA 01-01-2024).</p> <p>The Authority is satisfied that any waste management impacts can be mitigated through conditions of consent and</p>

Issue	Assessment
	has recommended a condition the existing WMP approved under DA 01-01-2024 be updated.
Construction Management	<p>At the time of writing, the pool facility and kiosk substation approved under DA 01-01-2024 are under construction. A CEMP and Traffic and Pedestrian Management Plan (TPMP) has been prepared and endorsed under conditions of development consent for DA 01-01-2024.</p> <p>The Authority is satisfied that construction impacts can be appropriately mitigated through conditions of consent, and has recommended the following conditions:</p> <ul style="list-style-type: none"> the CEMP approved under DA 01-01-2024 be updated and approved by the Site Auditor. the TPMP approved under DA 01-01-2024 be updated and submitted to the Authority for approval.
Infrastructure Contributions	<p>The <i>Sydney Olympic Park Local Infrastructure Contributions Framework</i>, October 2017, (ICF) applies to the site.</p> <p>There is no contribution payable under the ICF or the Housing and Productivity Contribution as the proposal does not result in any additional GFA.</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 the 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 and 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 the 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

- iii. provisions of relevant environmental planning instruments (EPIs), including the CRC SEPP 2021
- iv. submissions and other potential impacts associated with the proposal.

The proposed development is considered acceptable as:

- the field lighting will allow training and matches outside of business or school hours.
- it contributes to the character of the Sydney Olympic Park sporting precinct.
- appropriate mitigation measures and conditions have been recommended to maintain residential and ecological amenity.

Assessed and recommended by:



Luke Thorburn
Senior Urban Planner

Reviewed:



Brendon Roberts
Manager, Planning and Design

Approved:



Vivienne Albin
Director, Urban Renewal and Environment
26 March 2025

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 Training Oval. all components of the application are ancillary to the dominant use of the site. all potential impacts of the proposal on the site have been assessed and are acceptable, and in particular, contamination impacts. 	✓
(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 forms part 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:	✓

Clause	Response	Compliance */✓/N/A
	<ul style="list-style-type: none"> the field lighting will allow training and matches outside of business or school hours. it contributes to the character of the Sydney Olympic Park sporting precinct. appropriate mitigation measures and conditions have been recommended to maintain residential and ecological amenity. 	

Appendix 2: Assessment against Environmental Guidelines

Table 7: Applicants assessment against applicable objectives of the Environmental Guidelines

Clause	Applicant Response	Compliance x/✓/N/A
4.1 Water Conservation Objectives		
c) Avoiding adverse impacts on water quality or quantity in local streams, wetlands and groundwater from operations, developments, and major event activities at Sydney Olympic Park	The proposed development will not impact on ongoing water quality or quantity in nearby local streams, wetlands or ground water in the site surrounds. Any construction impacts on runoff (whilst minor) can be managed through conditions of consent.	✓
4.2 Energy Conservation Objectives		
a) Minimising overall public domain energy and peak load demand levels at Sydney Olympic Park	The proposed development will not impact on the public domain energy. The development will utilise the approved kiosk facility with the GWS leasehold.	✓
d) Adapting and applying best available environmental design principles, technology, demand management, and procurement practices to progressively and significantly reduce greenhouse gas emissions	The proposed additions to the facility including the new lighting poles and scoreboard display modern, best practices for energy consumption which will contribute towards the reduction of greenhouse gas emissions	✓
4.3 Material Selection Objectives		
a) Considering whole-of-life impacts on the environment when selecting materials for development and operations	Materials to be used as part of the proposed works have a long life span.	✓
b) Prioritising the selection of natural non-toxic materials such as natural fibre insulation, and nontoxic paints, glues, varnishes, polishes, solvents and cleaning products	The proposed development has prioritised the involvement of non-toxic materials.	✓
g) Minimising the use of known environmentally damaging or unhealthy products such as chlorine based products including poly-vinyl chloride (PVC) and chlorine bleached paper, and completely avoiding products that include toxic substances such as a Copper Chromium Arsenate (CCA) treated timber products	The proposal will not use any of known environmentally damaging or unhealthy products.	✓
h) Prioritising the use of low impact timber products including low emission composite timber in construction and major event overlay activities, and timber from managed sustainable sources (verifiable where possible via a chain of custody process) - ensuring no imported or local rainforest timber is used in developments or other activities.	N/A. The proposal is not likely to use timber.	✓
4.4 Waste Management Objectives		
a) Maximising appropriate opportunities to increase the proportion of recycling for waste produced in the public domain	This application does not involve works within the public domain. The development will seek to maximise the recycling of waste generated during construction and demolition. This includes the reuse	✓

Clause	Applicant Response	Compliance */✓/N/A
including green waste collection, re-use, and composting	of fill from the approved pool facility for the proposed spectator mound.	
b) Requiring waste management performance and recycling targets for all developments throughout design, construction and operational activities, with a minimum of 80 percent of construction and demolition waste to be recycled or re-used for each development	Capable of complying subject to standard mitigation measures.	✓
4.6 Pollution Control Objectives		
a) Complying with all relevant statutes and regulatory requirements	The proposed works involving the installation of additional field light and scoreboard and is capable of complying with all relevant statutes and regulatory requirements relating to pollution control.	✓
b) Minimising light pollution by limiting use of lights at inappropriate times, locations, and intensities; and avoiding loss of habitat values or natural ambience for open spaces	The proposed works which involve lighting will be managed accordingly to ensure any lighting pollution is minimised and acceptable. Refer to ecological report for assessment of lighting on terrestrial biodiversity.	✓
d) Managing remediated landfills and leachate systems to ensure their integrity is maintained, human health and the environment is protected, and statutory compliance is achieved	Remediated landfill will be managed appropriately in accordance with the Soil Assessment undertaken.	✓
e) Ensuring development, operations, and event activities do not adversely impact on the water quality of wetlands and watercourses	The proposal is not expected to impact on the water quality of wetlands and watercourses. Any construction impacts can be managed through standard conditions of consent.	✓
f) Validating all soils and 'fill' materials proposed to be imported into Sydney Olympic Park and reject those that are not free from contamination.	The proposal will utilise existing soil on site. While some soil have been contaminated due to past uses of Sydney Olympic Park, they will be treated and managed appropriately.	✓
4.7 Biodiversity Objectives		
a) Protecting and enhancing the natural heritage and ecological integrity of Sydney Olympic Park – targeting priority species and communities, places of high biodiversity value, and biodiversity generally	The proposal will not impact the existing heritage and ecological integrity of Sydney Olympic Park. All impacts such as lighting impacts can be managed appropriately.	✓
b) Applying an adaptive management approach to stewardship of Sydney Olympic Park's biodiversity assets	The proposed works seeks to minimise impacts on biodiversity assets.	✓
c) Ensuring conservation of biological diversity and ecological integrity is a fundamental consideration for new developments, activities, levels or types of use, or management practices that affect the ecosystems of Sydney Olympic Park	The proposed works is not expected to impact the biological diversity and ecological integrity of Sydney Olympic Park. The proposed works have been deemed acceptable and will not cause adverse impacts to the biodiversity of Sydney Olympic Park. Refer to ecological assessment.	✓
4.8 Public Open Space Objectives		

Clause	Applicant Response	Compliance */✓/N/A
a) Promoting and increasing the recreational, historical, scientific, educational and cultural values of the parklands, while recognising the intrinsic values of public open space in addition to its utility services values	Compliant. The proposed works involve the promotion of recreational activities within Sydney Olympic Park.	✓