
URBNSURF Sydney, Sydney Olympic Park

Statement of Environmental Effects for
Subdivision Application



12 November 2024

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Executive Summary

This Statement of Environmental Effects (SEE) has been prepared in support of a Development Application (DA) made to the Sydney Olympic Park Authority (SOPA), seeking consent for the subdivision of land in Sydney Olympic Park, accommodating the URBNSURF Sydney Surf Park Facility, known as part Lot 71 in Deposited Plan (DP) 1191648 ('the site').

The DA and this SEE have been prepared in accordance with the Environmental Planning and Assessment (EP&A) Act 1979 and the Environmental Planning and Assessment (EP&A) Regulation 2021.

This DA seeks approval to subdivide Lot 71 in DP 1191648 into two lots to create a new lease lot for the URBNSURF Sydney Surf Park Facility (the Surf Park) approved under State Significant Development Application SSD-7942 (as modified). The Surf Park will be contained within the new lot known as Lot 202 and the residue land will remain in a separate lot, known as Lot 201.

Lot 71 is currently affected by several easements, which will be maintained within the proposed Lot 201. An additional easement is proposed over Lot 201 to provide a right of access to Lot 202.

This application is for subdivision only. No physical works are proposed.

This SEE addresses the relevant heads of consideration listed under Section 4.15(1) of the EP&A Act 1979 and provides an assessment of the proposed development against the relevant Environmental Planning Instruments (EPIs) and other planning controls applicable to the site and to the proposal.

This Statement demonstrates that the proposal does not result in significant adverse environmental, social, economic or amenity impacts, is a suitable form of the development for the site and is in the public interest.

Based on the assessment undertaken, approval of the DA is sought.

1. Introduction

1.1 Overview

This SEE has been prepared in support of a DA seeking consent for the subdivision of land in Sydney Olympic Park, comprising the URBNSURF Sydney Surf Park Facility.

1.2 Scope and Format of the Statement of Environmental Effects

This provides an assessment consistent with the heads of consideration under Section 4.15(1) of the *EP&A Act 1979*, which are relevant to the consent authority's assessment of the DA.

Accordingly, the SEE is structured into sections as follows:

- Section 1 - provides an overview of the project and of this SEE;
- Section 2 - describes the site, locality and surrounding development;
- Section 3 - describes the proposed development and provides details of all of the proposed works;
- Section 4 - identifies the applicable statutory controls, policies and relevant Guidelines, providing an evaluation of the proposed development against the relevant controls;
- Section 5 - provides an assessment of the proposal and its likely impacts on the environment, and in particular the potential impacts on adjoining properties and the surrounding area; and
- Section 6 - provides a conclusion on the proposal.

1.3 Supporting Plans and Documentation

This Statement is accompanied by a Draft Plan of Subdivision prepared by Project Surveyors.

1.4 Background and Approval History

State Significant Development Application SSD-7942 was approved on 20 December 2017 for the “construction and operation of an open water surf sports lagoon facility.” Since then, several modification applications to SSD-7942 have been granted consent.

The Surf Park commenced operation on the 13 May 2024.

This application satisfies Condition A5 of consent SSD-7942, which requires the submission of a separate application for the subdivision of land.

2. Site Description and Context

2.1 Site Description

The site is located Sydney Olympic Park (SOP), within the Millennium Parklands (the Parklands).

The site is situated on the southern side of Hill Road at the junction of Hill Road and Holker Busway, as shown in Figure 1 below.



Figure 1: Aerial view of site and locality (Source: SIX Maps)

The site is known as Part Lot 71 in DP 1191648 and has an area of 3.19 hectares with a frontage to Hill Road and Holker Busway.

The site adjoins Pod A P5 carpark and Holker Busway to the west and Pod C P5 carpark to the east (refer to Figure 1). Narawang Wetlands and Haslams Creek are located to the north and south respectively.

The site is within close proximity to bus routes, pedestrian and bicycle routes, as well as the future Olympic Park Metro Station and future Parramatta Light Rail.

3. Proposed Development

The proposal includes the subdivision of Lot 71 DP1191648 and creation of two lots within a new DP as outlined below:

- The Lot 202 with an area of 3.19ha, will accommodate the Surf Park approved under SSD-7942 (as modified). This will be a lease lot; and
- Lot 201, which will comprise the residual area of Lot 71.
- A new easement will be created over Lot 201 for a right of carriage way of variable width to Lot 202. This right of carriageway will provide access to the staff parking and service area located within the north-western corner of the Surf Park.
- Existing right of carriageways and easements will be maintained within the proposed Lot 201.

The proposal is for subdivision only. No physical works are proposed.

An excerpt of the draft plan, showing Lot 202 and the proposed right of carriageway is provided below in Figure 2.

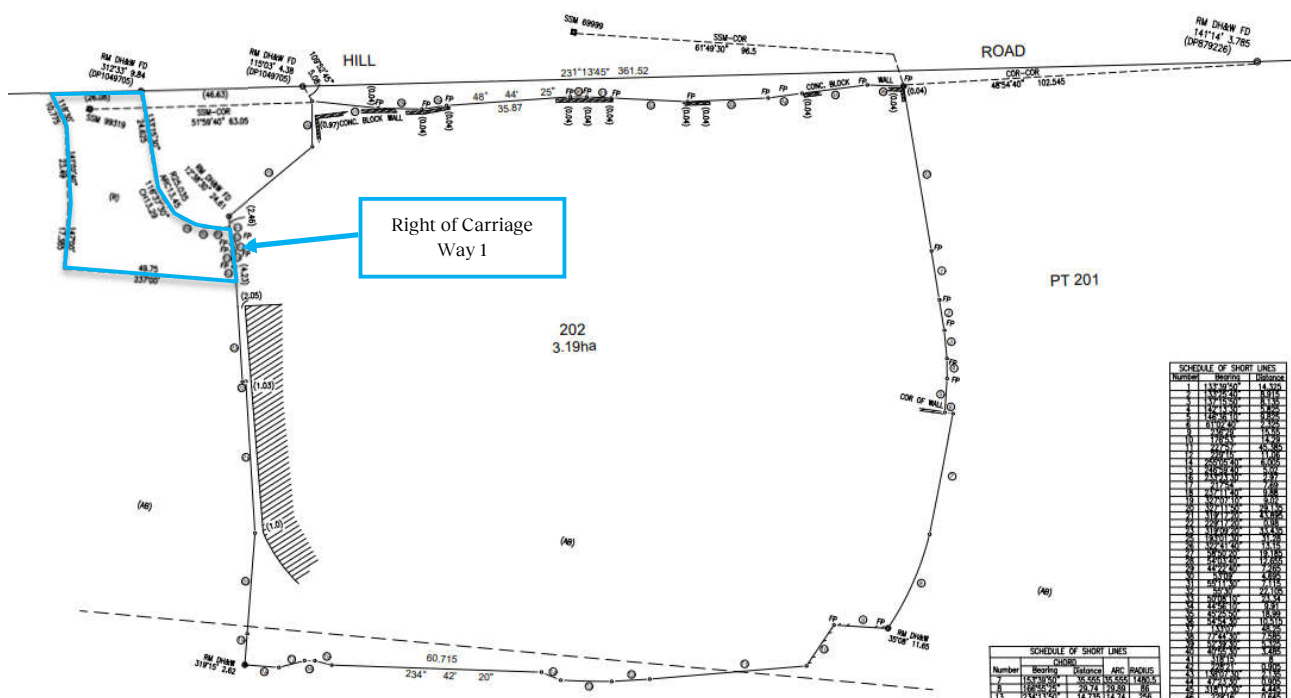


Figure 2 Proposed Subdivision Plan showing a carriageway

A draft plan of subdivision (DP) and draft 88B Instrument is provided with this application.

The following existing right of carriageways and easements are also identified below.

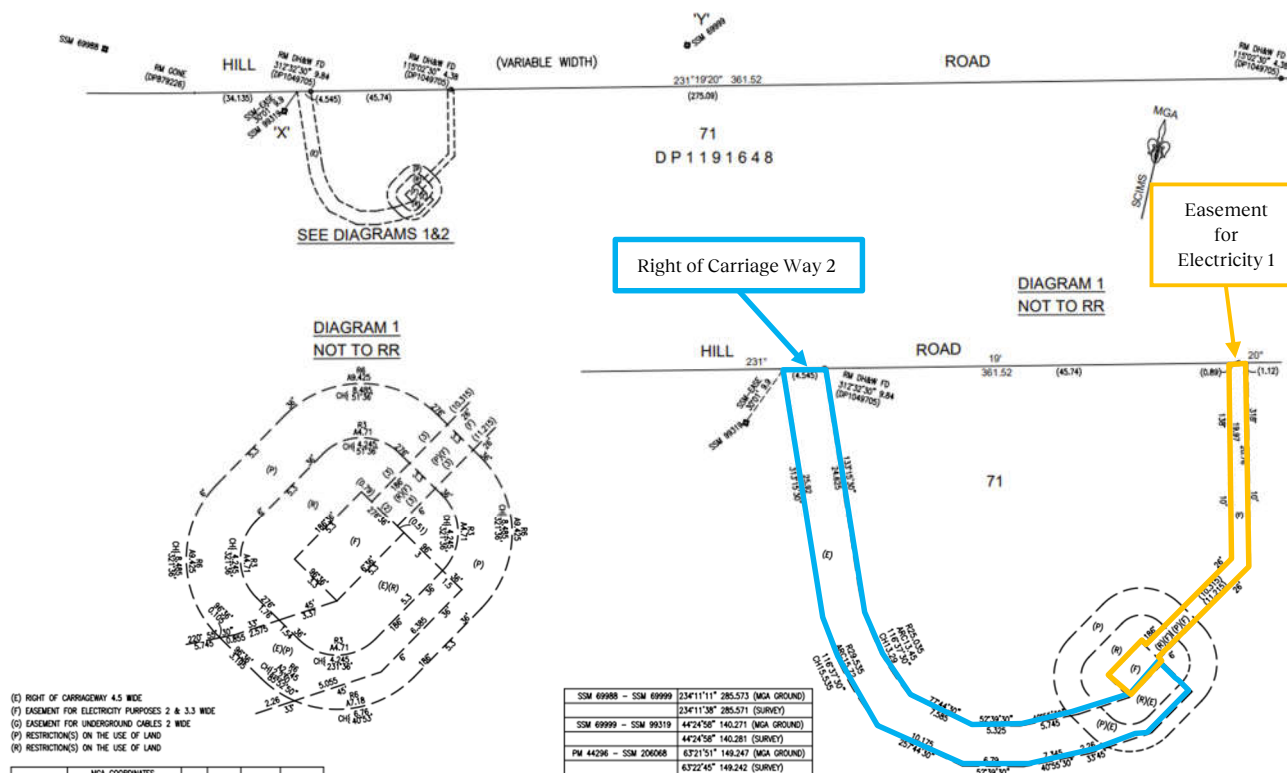


Figure 3: Plan showing existing carriageway and easement

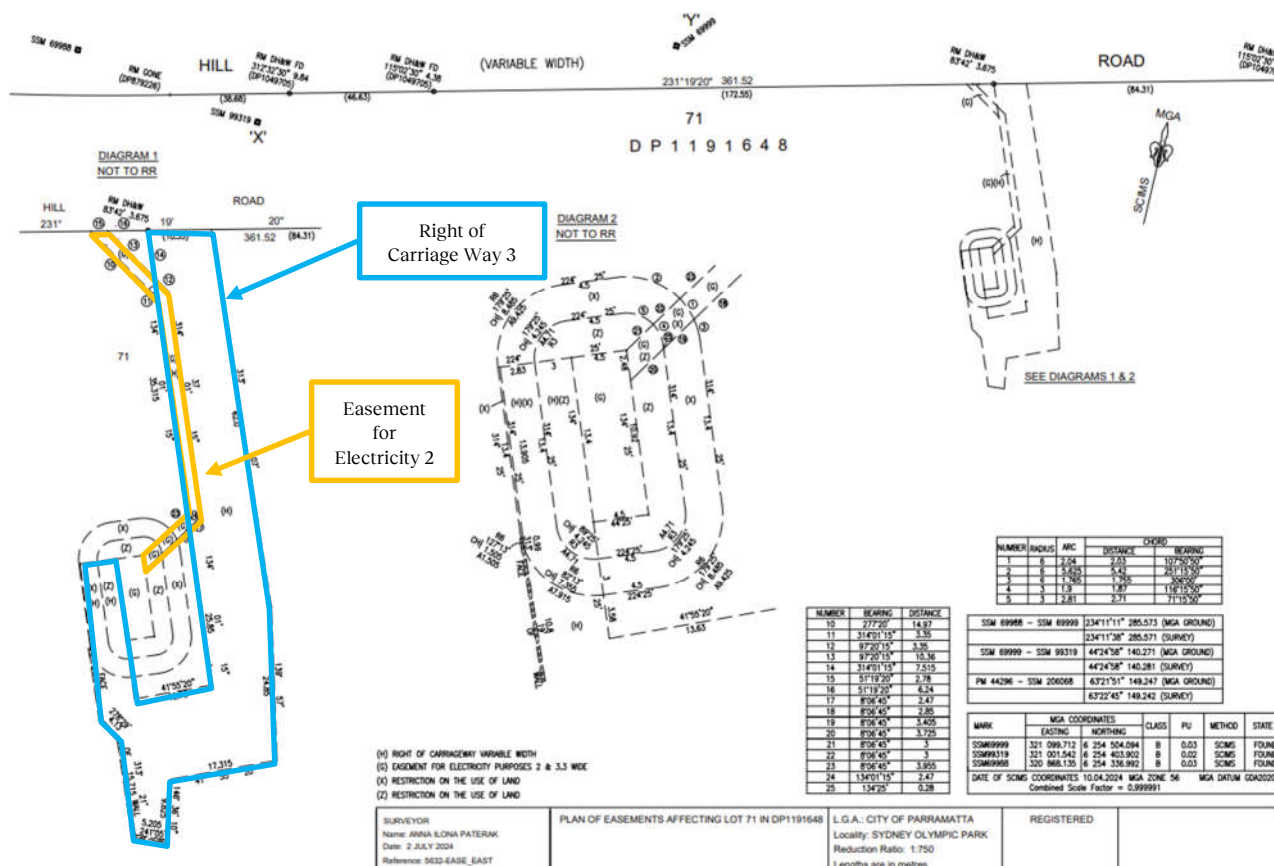


Figure 4: Plan showing existing carriageway and easement

4. Statutory Assessment

4.1 Section 4.15

Section 4.15 of the *EP&A Act 1979* sets out the statutory matters for consideration against which the proposed development is to be evaluated. The matters for consideration under Section 4.15 are as follows:

“(1) Matter 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*
- (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 Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
- (iii) any development control plan, and*
- (iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and*
- (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and*
- (vi) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979),*

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

- (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,*
- (c) the suitability of the site for the development,*
- (d) any submissions made in accordance with this Act or the regulations,*
- (e) the public interest.”*

The matters for consideration identified in S4.15(1)(a) of the *EP&A Act 1979* are addressed in the following section. Subsections (b) to (e) of S4.15(1) of the *EP&A Act 1979* are addressed in Section 5 of this SEE.

4.2 Overview of Statutory and Policy Controls

The EPIs and other statutory planning documents and policies which are relevant to the assessment of the proposed development pursuant to S4.15(1)(a) are identified below.

- State Environmental Planning Policy (Precincts – Central River City) 2021;
- State Environmental Planning Policy (Biodiversity and Conservation) 2021;
- Sydney Olympic Park Authority Act 2001;
- Environmental Guidelines Sydney Olympic Park 2008; and
- Parklands Plan of Management 2010.

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

Chapter 2 of the *State Environmental Planning Policy (Precincts – Central River City) 2021* (CRC SEPP) applies to State Significant Precincts within the Central River City. SOP is identified as a State Significant Precinct in accordance with Part 2.7 of the CRC SEPP, and the provisions contained in Appendix 4 ‘Sydney Olympic Park site’ apply.

An assessment of the proposed development against the relevant provisions within Appendix 4 of the CRC SEPP is provided in Table 1 below.

Compliance with Appendix 4 – CRC SEPP	
Control	Comment
Clause 7 – Land Use Zones	The site is zoned RE1 – Public Recreation under the CRC SEPP. The proposed subdivision is permissible with consent in RE1 zone and is consistent with the zone objectives in that it will continue to enable the land to be used for recreational purposes and will not alter the potential for future public open space.
Clause 16 – Subdivision	Consent is sought for the subdivision in accordance with this clause.
Clause 23 – Public Utility Infrastructure	The development site is serviced by all the necessary public utility infrastructure.
Clause 24 – Major Events Capability	No physical works are proposed that would affect the capability of SOP to effectively host and manage major events.
Clause 25 – Transport	The proposal is for subdivision only and as such does not impact on transport infrastructure.
Clause 26 – Master Plan	Not applicable. Masterplan 2030 (2018 Review) applies to the town centre of Sydney Olympic Park. The site is located within the Parklands area of Sydney Olympic Park, which the Master Plan does not apply to.
Clause 29 – Development within an Environmental Conservation Area	The site is partly located within an Environmental Conservation area, and each site boundary adjoins an Environmental Conservation area. As the proposed development seeks consent for a subdivision only with no physical works it is unlikely that any environmental conservation areas within the site and SOP surrounds will be affected.
Clause 30 – Design Excellence	No physical works are proposed that would affect the design excellence of the approved development.
Clause 31 – Heritage Conservation	The site is not an identified heritage item, nor is it located within a heritage conservation area. As the proposed subdivision does not involve physical works it will not impact any heritage item nor will the significance of any heritage conservation area be impacted as a result of the proposal.

Table 1: Assessment against criteria in Appendix 4 of the CRC SEPP

4.4 State Environmental Planning Policy (Biodiversity and Conservation) 2021

4.4.1 Water Catchments

The site is identified as being within the Sydney Harbour Catchment, and as such, is subject to assessment under Chapter 6 of the Biodiversity and Conservation SEPP.

The approved facility was deemed to be consistent with the relevant Planning Principles of SREP Sydney Harbour, having incorporated the necessary stormwater quality and construction management measures.

The proposed subdivision does not involve any physical works and therefore development on the site will continue to comply with the planning principles set out under the Biodiversity and Conservation SEPP, having incorporated the necessary stormwater quality and construction management measures.

4.5 Sydney Olympic Park Authority Act 2001

4.5.1 Environmental Guidelines Sydney Olympic Park 2008

Clause 20 of the Sydney Olympic Park Authority Act 2001 requires that development is consistent with the Environmental Guidelines.

An assessment of the proposed development against Environmental Guidelines within Environmental Guidelines Sydney Olympic Park 2008 is provided in Table 2 below.

Sustainability Issues and Objectives of the Environmental Guidelines	
Objective	Comment
Water Conservation (4.1)	<p>As the proposed subdivision does not involve physical works, the water conservation program and public domain water use will not be affected.</p> <p>The proposal does not involve new development, as such, water collection and recycling systems are not required.</p>
Energy Conservation (4.2)	<p>The public domain energy and peak load demand levels at SOP will not be affected as a result of the proposed subdivision.</p> <p>As such, energy-efficient: heating and cooling systems, building management systems, lighting, and energy consuming appliances are not required as new building works are not proposed.</p>
Material Selection (4.3)	<p>Not applicable, as the proposal does not involve the erection of a building.</p>
Waste Management (4.4)	<p>The proposed subdivision does not propose any physical works, as such waste will not be generated, nor require management.</p>
Transport (4.5)	<p>No physical works are proposed. The subdivision will not generate any transport impacts that would affect the capability of SOP to provide effective means of transport management.</p>
Pollution Control (4.6)	<p>Pollution will not be generated from the proposed subdivision.</p>

Biodiversity (4.7)	The natural heritage and ecological integrity of SOP will not be affected as a result of the proposed subdivision. Additionally, the biodiversity values of the SOP will not be affected as physical works are not proposed on the site.
Public Open Space (4.8)	The proposed subdivision will not preclude the use, benefit and enjoyment of the SOP Parklands to the public, and the approved use of the site is not subject to change.

Table 2: Assessment against criteria against the Environmental Guidelines.

Therefore, the proposal is consistent with the Guidelines set out under the Environmental Guidelines Sydney Olympic Park 2008.

4.5.2 Parklands Plan of Management 2010

The Parklands Plan of Management 2010 ('PPOM') categorises parcels of land in SOP with objectives that support the use, conservation and overall management of the Parklands.

The PPOM identifies the site as being categorised as 'Sports and Recreation Parks' as outlined in the *Local Government Act* s36(3A)(a). The PPOM identifies that this category of land is located on remediated land, is adjacent to wetlands and waterways and has the potential to provide for a broad range of sporting activities.

An assessment of the proposed development against Parkland Management Principles and Guidelines within the PPOM is provided in Table 3 below.

Parkland Management Principles and Guidelines	
Principle	Comment
Visitation Management Principle:	The proposal will not affect the needs and expectations of visitors, the quality of visitor experience or quantity of visitor use of the park, as physical works are not proposed.
Land Occupation Management Principle:	Whilst the subdivision will facilitate the long-term occupation of the site, for the approved and completed Surf Park, which was previously considered to satisfy this principle of the PPOM.
Access Management Principle:	The proposed subdivision does not require physical works, as such, access to the site and to the surrounding Parklands will not change or be restricted.
Safety and Security Management Principle:	The safety and security of the Parklands and the site will not be affected as a result of the proposed subdivision.
Landscape Management Principle:	The subdivision proposal does not involve the renewal, replacement or removal of landscaping.
Water & Energy Management Principle:	The existing water and energy supply in the Parklands will not be affected by the proposed subdivision.
Biodiversity Management Principle:	The proposal will not cause any direct, indirect or cumulative impacts as physical works are not proposed.

	Additionally, as the proposed subdivision does not involve the erection of a new development, an ecological impact assessment is not required.
Buildings & Infrastructure Management Principle:	The subdivision does not involve new building/infrastructure works and will not result in consequential impacts to environment and surrounding landscape.
Lighting Management Principle:	Not applicable. Lighting is not proposed as part of the subdivision.
Fire Management Principle:	The fire management of the site and Parklands will continue to be maintained and are not affected by the proposed subdivision.

Table 3: Assessment against criteria in the PPOM 2010.

The proposal is not inconsistent with the Parkland Management Principles and Guidelines set out under the Parklands Plan of Management 2010.

5. Impacts of the Development

This section of the SEE identifies potential impacts which may occur as a result of the proposed development and are relevant matters for the consideration of the DA under S4.15(1)(b) to (e) of the *EP&A Act 1979*.

5.1 Likely Impacts of the Development

The proposed development is for subdivision for the purpose of creating a lease lot only and will not give rise to any adverse social, economic or amenity impacts. No physical works are proposed that would generate any environmental impacts.

5.2 The Suitability of the Site for the Development

The preceding sections of this report demonstrate that the site is suitable for the proposed development. The proposed subdivision is consistent with the aims and objectives of the CRC SEPP and the RE1 Zone, complies with the Biodiversity and Conservation SEPP and accords with the Sydney Olympic Park Masterplan 2030. The proposal compliments the Environmental Guidelines Sydney Olympic Park 2008 and will facilitate the orderly operation and management of the site.

5.3 Consultation and Submissions

The proposal will be notified in accordance with the relevant notification policy. Any submissions received as a result of this public engagement process can be assessed at that time and responded to as required.

5.4 The Public Interest

The development of land in an orderly and economic way is in the public interest. The proposed subdivision for the purpose of creating a lease lot will facilitate the orderly operation and management of the site by excising the lease lot for the Surf Park from the remainder of the lot that will continue to be administered by SOPA.

The proposed subdivision will not compromise the facilities' principal function and is consistent with the conditions of Consent to SSD-7942, for the construction and operation of the Surf Park.

6. Conclusion

The DA seeks consent for the subdivision of the URBNSURF Sydney site legally known Lot 71 in DP 1191648 to create a new lease lot for the URBNSURF Sydney Surf Park Facility (the Surf Park) approved under State Significant Development Application SSD-7942 (as modified).

The Surf Park will be contained with the new lot known as to as Lot 202 and the residue land will remain in a separate lot, known as Lot 201.

The proposed changes comprise the following works:

- The Lot 202 with an area of 3.19ha, will accommodate the Surf Park approved under SSD-7942 (as modified). This will be a lease lot; and
- Lot 201, which will comprise the residual area of Lot 71.
- A new easement will be created over Lot 201 for a right of carriage way of variable width to Lot 202. This right of carriageway will provide access to the staff parking and service area located within the north-western corner of the Surf Park.
- Existing right of carriageways and easements will be maintained within the proposed Lot 201.

The application seeks development consent under Section 4.12 of the *EP&A Act 1979* and has been assessed against the provisions of Section 4.15 of the *EP&A Act 1979*.

The proposed works are permissible with consent in the RE1 zone and are consistent with the broad objectives of the zone. The proposal complies with the relevant planning instruments, is consistent with the Sydney Olympic Park Masterplan 2030, Environmental Guidelines Sydney Olympic Park 2008 and Parklands Plan of Management 2010. The proposal accords with the Conditions of Consent SSD-7942, for the construction and operation of the URBNSURF Sydney Surf Park.

No physical works are proposed that would generate any adverse social, economic or environmental impacts. The proposed development will facilitate the orderly operation and management of the site by separating the URBNSURF Sydney lease area from the remainder of the site that will continue to be administered by SOPA. The proposed subdivision is both suitable for the site and is in the public interest.

Based on the assessment undertaken, approval of this application is sought.