

# STATEMENT OF ENVIRONMENTAL EFFECTS

Lot 87 DP 870992

Bennelong Parkway (adjacent 2 Murray Rose Ave),

Sydney Olympic Park NSW 2127

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Development Application for the undertaking of new and remedial civil works upon SOPA land, being (part) Lot 87 DP 870992, adjacent 2 Murray Rose Avenue, including retaining walls, pathways, landscaping, swales and stormwater management measures.

**May 2, 2025**

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# 1 Introduction

## 1.1 Preliminary

This statement of environmental effects is for a proposed Development Application for the undertaking of new and remedial civil works upon '**BENNELONG PARKWAY**', being SOPA land, formally identified as **Lot 87 DP 870992**, (adjacent 2 Murray Rose Avenue), including retaining walls, pathways, landscaping, swales and stormwater management measures.

The applicant is proposing to reinstate the public domain works and landscaping to SOPA's allotment which is part of the Bennelong Parkway and immediately adjacent to 2 Murray Rose Avenue.

This statement of environmental effects is based upon the following information and documentation:

- 1) Development Application civil works plans co-ordinated by DECODE GROUP, provided and prepared by Smart Structures Australia
  - a) Cover Sheet, Locality Plan & Drawing Schedule,
  - b) Civil Works Layout Plan,
  - c) Typical Section Details Sheet 1,
  - d) Typical Section Details Sheet 2
  - e) Cross Sections Sheet 1
  - f) Cross Sections Sheet 2
- 2) Landscape Documentation & Schedule of plants/trees, prepared by RPS a Tetra Tech Company
  - a) Cover Sheet and Drawing Schedule
  - b) Maintenance Schedule
  - c) Material Schedule
  - d) Landscape Plan
  - e) Deep Soil Plan
  - f) Planting Schedule
  - g) Planting Plan
  - h) Sections
  - i) Section and Elevation

j) Details

- 3) Survey Plan (pre-site disturbance), dated 27/012015, prepared by Craig & Rhodes – 258-14G T01 [03] – 1 of 1
- 4) NSW Planning portal information identified for the subject property 'Bennelong Parkway', SYDNEY OLYMPIC PARK, NSW, 2127 otherwise known as Lot 87 DP 870992. Statutory planning information sourced via the NSW legislation website.
- 5) Structural Design statement and certification, prepared by Smart Structures Australia
- 6) Retaining wall details, prepared by Smart Structures Australia

This Statement of Environmental Effects has been prepared based upon the abovementioned information and documentation and the DA project details provided by the applicant/client and the architectural x).

This planning assessment concludes that the development application is able to be made and is acceptable having regard to the provisions of the State Environmental Planning Policy (Precincts – Central River City) 2021.

## 1.2 Project overview

The applicant seeks to obtain approval to undertake a range of new, remedial and rectification works to the subject allotment (part lot 87 DP 870992) which is SOPA land and part of the public domain area alongside Bennelong Parkway. This project is being undertaken on behalf of the developers of 2 Murray Rose Avenue as a result of the lot being (in part) heavily disturbed as a result of its use for the storage of materials & waste.



**Figure 1:** Subject site Location (Local Context) part lot 87 DP 870992

The proposed new, remedial and rectification works seek to return the allotment to an area of high amenity with the landscape and pathways integrated alongside the existing gabion retaining walls which are also being revised and modified. The development addresses amenity and functionality issues for the lot with swales and stormwater measures, retaining walls, landscaping and the pedestrian access pathway. The objective of the development application is to deliver a public domain area that is substantially enhanced whilst delivering functional outcomes the same as that existed prior to the part lot being utilised temporarily during the construction phase of 1 & 2 Murray Rose Avenue. The particulars of the proposed works are detailed further in this report and detailed upon the civil works and landscape plan sets accompanying this application.

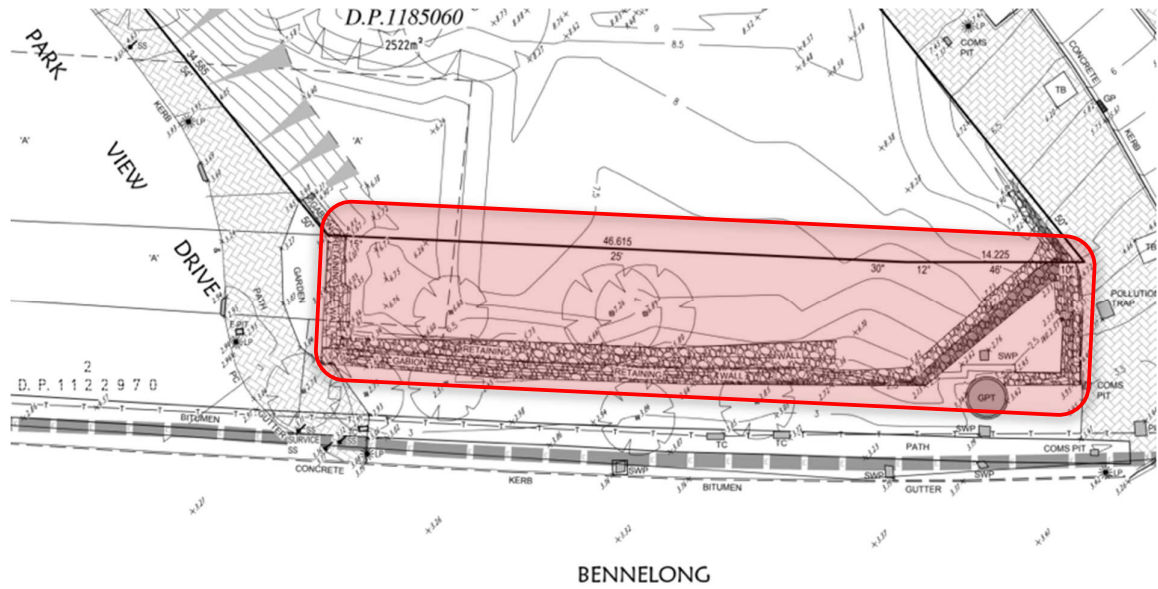
### 1.3 Plans and reports relied upon

1. Survey plan (prepared 2015),
2. Architectural (civil works) plans with new and existing elements identified (coloured/clouded),
3. Landscape package (see Figure 2)
4. Confirmation of owners consent



**Figure 2: Subject part lot – Landscape Plan**





**Figure 3:** Subject part lot identified (encircled in red) – Survey Plan (2015)

## 1.4 Applicant Details

Austino Sydney Olympic Park Pty Ltd

## 2 Strategic Context

The proposed development remains aligned with the State and local strategic plans and policies applying to the site. The Planning NSW state priorities include the promotion of tree planting to enhance tree canopies (*Greening Our City*). The proposal retains its generous deep soil planting and landscaping and it performs a role in the public domain to enhance the locality .

The Greater Sydney Region Plan: A metropolis of Three Cities includes objectives and strategies, and the development is considered to be consistent with the plan.

The proposal, as modified, also remains generally consistent with the objectives of the Our Greater Sydney Plan: Central City District Plan.

The City Plan 2036 - Parramatta Local Strategic Planning Statement (LSPS) provides the strategic planning direction for the City of Parramatta for the next 20 years. The LSPS identifies Sydney Olympic Park's role as a lifestyle precinct and will continue to offer a mix of uses. The proposal, as detailed, will continue to contribute to this vision through the re-establishment of the landscaped public domain residential development within an emerging precinct.

### 2.1 Site details

The subject site is part of lot 87 DP 870992, which adjoins 'BENNELONG PARKWAY' (to the east) and 2 Murray Rose Avenue (to the west). This development site forms part of the public domain area associated with Bennelong Parkway and is sited between Parkview Drive (to the south) and Murray Rose Avenue (to the north).



**Figure 4:** Subject site Location (Local Context) Source : NearMap

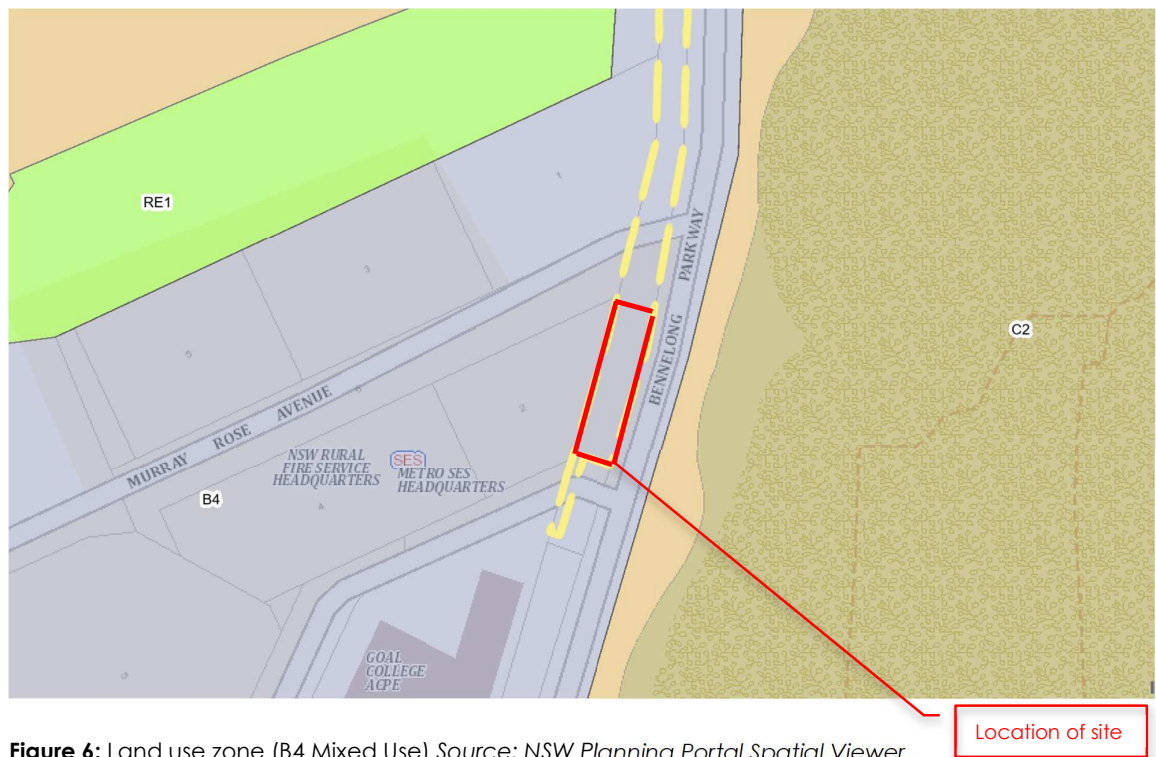
Total Site





**Figure 5:** Subject site aerial photograph Source : NearMap

## 2.2 Land use Permissibility



**Figure 6:** Land use zone (B4 Mixed Use) Source: NSW Planning Portal Spatial Viewer

The subject site is zoned B4 – Mixed Use and the use of the subject site as proposed is permissible with consent. The proposed public domain works do not alter the land use and hence there is no change in the consideration of land use permissibility or site suitability brought about by this application. That is, this proposal is considered to be one that continues to meet the objectives of the zone and remains consistent with the recent and previously issued development consents.

### 3 Proposed Development

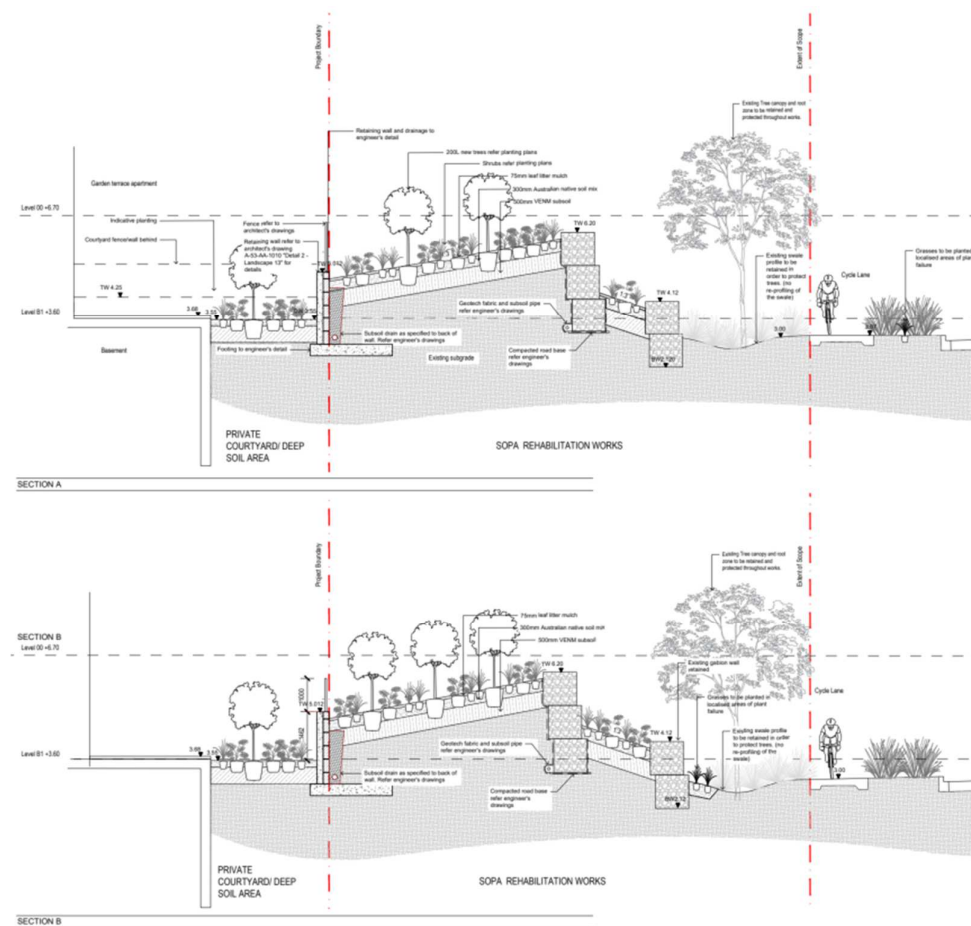
### 3.1 Overview

The objective of the development application is to restore the public domain area along the western side of Bennelong Parkway. To improve upon buildability, enhancing the amenity and public domain.

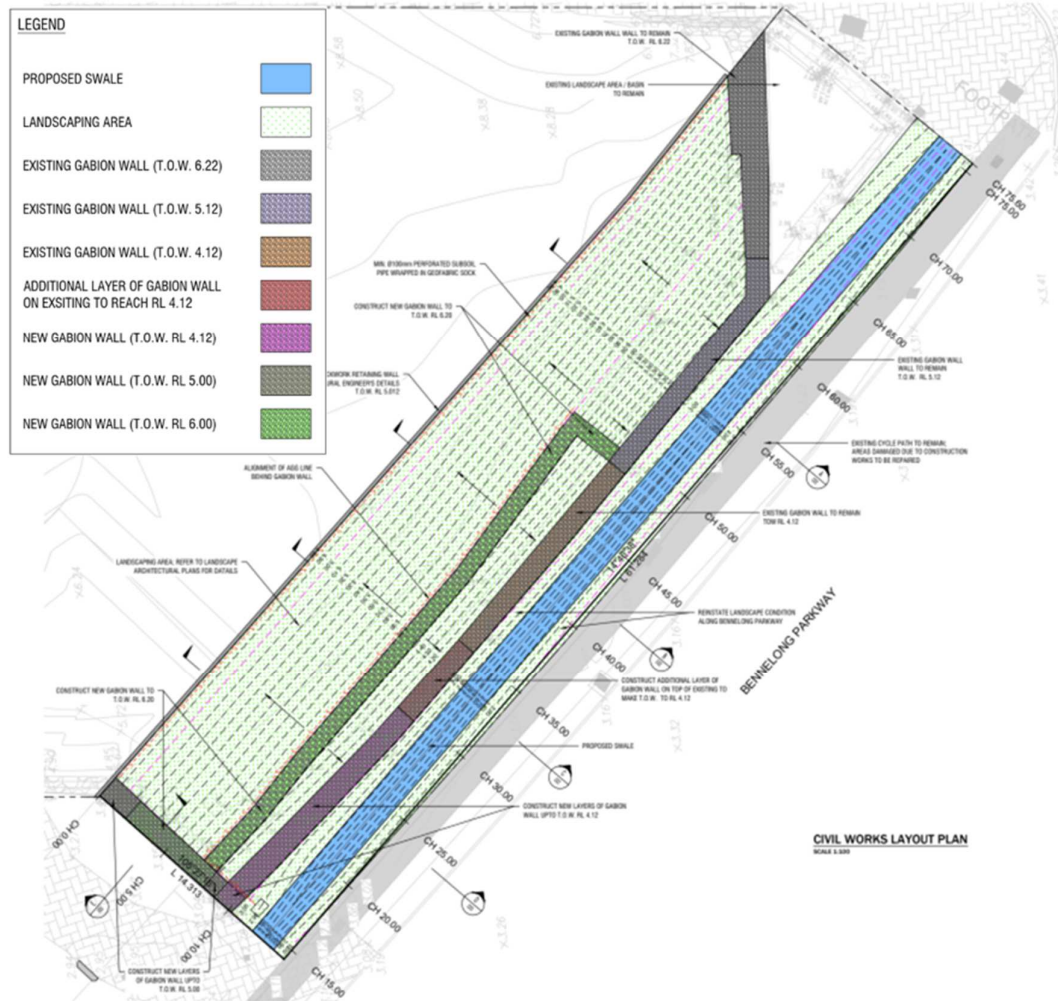
The application will deliver a completed scope of civil works that is substantially the same as that previously installed, and representing the continuance of the design objectives envisaged for the public domain site. It should be noted that the proposed scope of works does not result in any significant enlargement of building form nor cause a change in shadow impact.

This assessment confirms that the proposal remains consistent with the original design intent and site-specific objectives and development controls and will deliver a built form that is appropriate and compliant.

This application is supported by a comprehensive Architectural package, along with a comprehensive landscape package, with all works elements clearly identified.



**Figure 7 : Landscape Plan – Sections A&B**



**Figure 8 & 8A:** Landscape plan and details

### 3.1.1 Traffic and Parking

This proposal has no adverse impact upon traffic generation or satisfaction of car parking requirements in the locality.

### 3.1.2 National Construction Code – (NCC-BCA)

This proposal has no impact on BCA compliance and it is confirmed that this proposal is capable of satisfying the relevant standards and requirements of class 10a 'retaining walls'.

### 3.1.3 Access for all

The proposed development is capable of satisfying the requirements of the Access Code of Disability (Access to Premises-Building) Standards 2010, the Disability Access requirements if the Building Code of



Australia.

### 3.1.4 Waste Management

This proposal has no adverse impact on any waste management system or regime

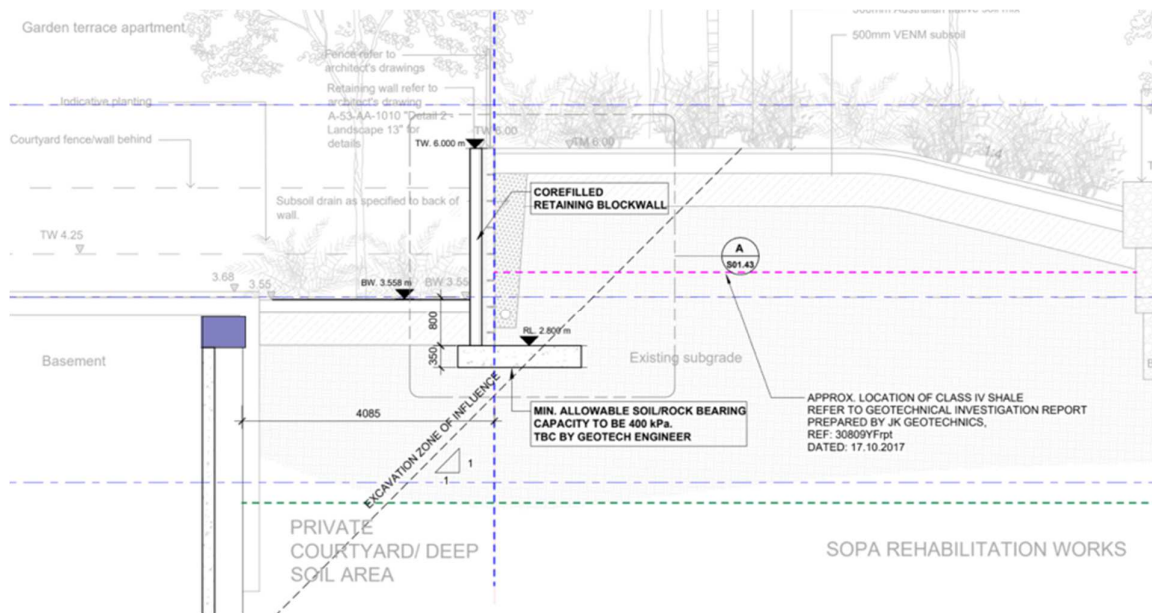


**Figure 9:** Landscape Plan

### 3.1.5 Boundary Works – Structural Requirements

The rehabilitation works will be partially integrated with the adjoining allotment (2 Murray Rose Avenue) having regard to the blockwork retaining wall that performs as the delineation between the public domain and the private courtyard areas of the residential development. Figure 10. below provides a sectional view and details the design of the wall and its structural need for an approximate 2m wide footing to appropriately anchor the wall, given its height reaches in the order of 3m. The depth of the footing for the private courtyard allows the soil depth to remain significant (800mm+) within 2 Murray Rose Avenue. Additionally, the wall and footing design has retained the more significant portion of the footing to be on the SOPA site.

This proposal is accompanied by a structural engineer's design statement and certification which outlines the support of the design and the above comments, with particular regard to the minimum dimensions of the footing (2.20m) for the retaining wall design. The design statement and the structural drawings identify the retaining wall configuration and placement having regard to the allotment boundary.



**Figure 10:** Section (partial) - retaining wall and footing relative to boundary



## 4 Statutory Planning Controls

In determining the environmental effects of a development proposal the consent authority, in this case SOPA (Sydney Olympic Park Authority), is required to consider those matters relevant as listed in section 4.15 of the Environmental Planning and Assessment Act, 1979. These matters are listed below with commentary where required.

### 4.1 State Environmental Planning Policies

#### 4.1.1 State Environmental Planning Policy (Resilience and Hazards) 2021

SEPP (Resilience and Hazards) 2021 requires the Consent Authority to consider whether land is contaminated. The Council's previous DA assessment visited this particular issue and was satisfied with the findings. The site is currently disturbed arising from construction of the adjoining 2 Murray Rose Avenue site. Preliminary visual investigations did not reveal the existence of site contaminants or evidence of prior site activities or usage that would warrant further investigation.

In this regard it is considered that the site, and particularly the proposed civil works, pose no additional risk of contamination and therefore, no further consideration is required under SEPP (Resilience and Hazards) 2021 and the land is considered to be suitable for the proposed and continuing land use.

#### 4.1.2 State Environmental Planning Policy (Transport and infrastructure) 2021

This development application proposing civil works in the public domain does not trigger nor warrant a new or additional traffic report having regard to previous application documentation and approved car parking arrangements associated with the neighbouring residential development at 2 Murray Rose Avenue. This application represents no appreciable changes in terms of car parking and or vehicular access.

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

The relevant provisions of the State Environmental Planning policy (Precincts – Central River City) 2021, and the applicable development standards, are addressed below.

## **Part 2 Provisions relating to development within Sydney Olympic Park site**

The subject site is zoned B4 Mixed Use, pursuant to the State Environmental Planning policy (Precincts – Central River City) 2021. The zone objectives and permissible land uses are detailed below:

### **9 Zone B4 Mixed Use**

(1) *The objectives of Zone B4 Mixed Use are as follows—*

- (a) to protect and promote the major events capability of the Sydney Olympic Park site and to ensure that it becomes a premium destination for major events,*
- (b) to integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling,*
- (c) to ensure that the Sydney Olympic Park site becomes an active and vibrant town centre within metropolitan Sydney,*
- (d) to provide for a mixture of compatible land uses,*
- (e) to encourage diverse employment opportunities,*
- (f) to promote ecologically sustainable development and minimise any adverse effect of land uses on the environment,*
- (g) to encourage the provision and maintenance of affordable housing.*

(2) *Development for any of the following purposes is permitted without consent on land within Zone B4 Mixed Use—*

*environmental protection works; recreation areas.*

(3) *Except as otherwise provided by this Appendix, development for any of the following purposes is permitted with consent on land within Zone B4 Mixed Use—*

*roads; any other development not specified in subsection (2) or (4).*

(4) *Development for any of the following purposes is prohibited on land within Zone B4 Mixed Use—*

*bulky goods premises; caravan parks; industries; moveable dwellings; resource recovery facilities; restricted premises; rural industries; sex services premises; truck depots; warehouse or distribution centres.*

The proposed works are consistent with and achieve the objectives of the B4 zone and are permitted with consent.

## Heritage

The subject property is not and does not contain an item of heritage (or a draft heritage item) and it is not located within a heritage conservation area (or draft heritage conservation area), nor within proximity of any known heritage items.

## 4.2 Draft Environmental Planning Instruments - Section 4.15(1)(A)(li)

At the time of preparing this application there were no identified draft planning instruments which would affect this site.

## 4.3 Any Planning Agreement - Section 4.15(1)(A)(liia)

No planning agreement is proposed.

## 4.4 The Regulations (To the Extent That They Prescribe Matters For the Purposes of This Paragraph) - Section 4.15(1)(A)(lv)

Clause 92 of the Environmental Planning and Assessment Regulation 2000 requires that in the case of development involving demolition of a building the provisions of *Australian Standard AS 2601 – 2001*: This development application relates to the civil works in the public domain and does not involve the need for further demolition having regard to structural elements existing on the allotment.

## 4.5 Environmental And Social Impacts - Section 4.15(1)(B)

Section 4.15(1)(b) requires the consent authority to consider:-

"(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."

This application relates to the civil works and landscaping of the public domain that do not result in significant changes to the site and it is considered that the proposed works is minor and will not have any adverse environmental or social impact on the surrounding area.

#### **4.5.1 Impacts on The Natural Environment**

The site is located within an B4 Mixed Use zone and the proposed development application for the civil works will not result in any significant adverse impact upon the natural environment.

### **4.6 The Suitability of the Site - Section 4.15(c)**

Section 4.15(c) requires the consent authority to consider:

"(c) the suitability of the site for the development."

The existing subject site and the adjacent sites do not provide any constraints which would render the site unsuitable for the civil works as proposed. In this regard the minor extent of civil works would result in the proposed outcomes for the public domain to be both reasonable and appropriate.

### **4.7 Submissions - Section 4.15(d)**

Section 4.15(d) requires the consent authority to consider:

"(d) any submissions made in accordance with this Act or the regulations".

Any relevant submissions will require consideration by the consent authority in the determination of this proposal. The applicant will also seek the opportunity to respond to submissions if received after exhibition of this proposed amended development.

### **4.8 Public Interest - Section 4.15(e)**

Section 4.15(e) requires the consent authority to consider:

"(e) the public interest".

The public interest is best achieved by the orderly and economic use of land for permissible purposes that do not impact unreasonably on development and/or enjoyment of surrounding land. In this case, it is considered that this proposal represents an appropriate outcome for the civil works on the public domain site.

The proposal is in the public interest as it will:

- Provide a public domain site with compliant building code outcomes and safety provisions consistent with the applicable building standards and requirements.
- The development will return the public domain site design to achieve BCA requirements without introducing adverse impacts upon neighbouring and adjoining properties.

In summary the proposed amendments are in keeping with the public interest for orderly and economic use of land.



**Figure 11:** Landscape Plan – Deep Soil Areas Plan

## 5 Conclusion

It is considered that the proposed civil works have no impact upon the satisfaction of the relevant zone objectives and land use permissibility.

There will be no measurable adverse environmental impact from the proposed development, as proposed, which substantially complies with all the relevant requirements and underlying objectives of the relevant State and Local Environmental Planning Instruments.

The civil works are intended to facilitate buildability and assurance of compliance with relevant and applicable construction and building code and standards along with providing significant amenity enhancements. The objective of the application is to deliver a public domain space that is substantially the same as that previously installed, with minimal changes to the external appearance of the public space.

This report has given due consideration and determination of the development and has demonstrated that the development is both reasonable and appropriate.

The development resulting from the proposed civil works is substantially the same development as that which previously occupied the site. The following facts are presented to support this conclusion:

- The approved use will not be different than the original approved works.
- The site layout matches that which was approved previously.
- The civil works proposal is qualitatively an appropriate development – consistent with the desired public domain outcomes and objectives.
- The development will remain quantitatively and substantially the same as existed on the lot previously with no significant change in general built form or land use.

The proposed development will deliver a well-designed, high-quality, scope of civil works to the locality and is deserving a positive determination from the consent authority.