



**P A T C H**

CONNECTING  
PEOPLE, POLICY  
AND PLACE.

Statement of Environmental  
Effects  
10 Herb Elliott Avenue,  
Sydney Olympic Park

On behalf of  
Axiom Workplaces  
March 2026



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## PROJECT

10 Herb Elliott Avenue, Sydney Olympic Park

## CONTACT

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## 1. INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared by Patch Planning on behalf of Axiom Workplaces (the Applicant) to accompany a Development Application (DA) submitted to the Sydney Olympic Park Authority (SOPA).

The application seeks development consent for minor external alterations and additions to the existing commercial building located at 10 Herb Elliott Avenue, Sydney Olympic Park. Specifically, the proposal involves the construction of a new glazed airlock entry system to the ground floor lobby.

The subject site is located within the Sydney Olympic Park precinct. Accordingly, the consent authority for this application is the Minister for Planning. Development within Sydney Olympic Park is assessed by the Sydney Olympic Park Authority and determined by the Minister for Planning in accordance with Section 22 of the Sydney Olympic Park Authority Act 2001, which states:

*22 Consent authority*

*(1) The consent authority for any development carried out by any person on land within Sydney Olympic Park is the Minister for Planning.*

It is important to note that this application is limited strictly to the external works described herein (airlock). Any internal fit-out works associated with the tenancy are subject to separate approval processes and do not form part of this DA.

This SEE should be read in conjunction with the following supporting documentation:

- Appendix 1 – Architectural Plans;
- Appendix 2 – Certificate of Title and Deposited Plan; and
- Appendix 3 – Section 10.7 Planning Certificate.

### 1.1. PRE-LODGEMENT CONSULTATION

The subject site is owned by the SOPA. Land Owner's Consent has been sought and obtained from SOPA to facilitate the lodgement of this Development Application.

The pre-lodgement consultation process and owner's consent were coordinated through:

Fernando Santana Ruiz, Senior Portfolio Asset Manager



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### 2. SITE OVERVIEW

The subject site is located at 10 Herb Elliott Avenue, Sydney Olympic Park, approximately 175 metres walking distance from Olympic Park Train Station. The site is situated within the heart of the Sydney Olympic Park precinct, a high-density mixed-use area characterised by major sporting infrastructure, commercial office buildings, and tourism accommodation.

The immediate locality comprises a mix of commercial and hospitality uses. The site is flanked by the Pullman Hotel to the west and the Ibis Hotel to the east. To the north is the major sporting precinct, including the Sydney Olympic Park Aquatic Centre.

The site benefits from excellent transport connectivity. In addition to the nearby heavy rail connection at Olympic Park Station, the site is serviced by multiple bus routes along Olympic Boulevard, with bus stops located immediately adjacent to the site frontage.

The land is legally described as Lot 1 in Deposited Plan (DP) 1205285, known as 10 Herb Elliott Avenue, Sydney Olympic Park. The site contains an existing seven-storey commercial office building with basement car parking. The building features a contemporary glazed façade and a ground-floor lobby area. Existing on-site car parking provision comprises 76 spaces.



Figure 1: Site Aerial  
Source: Nearmap 2025, annotated by Patch



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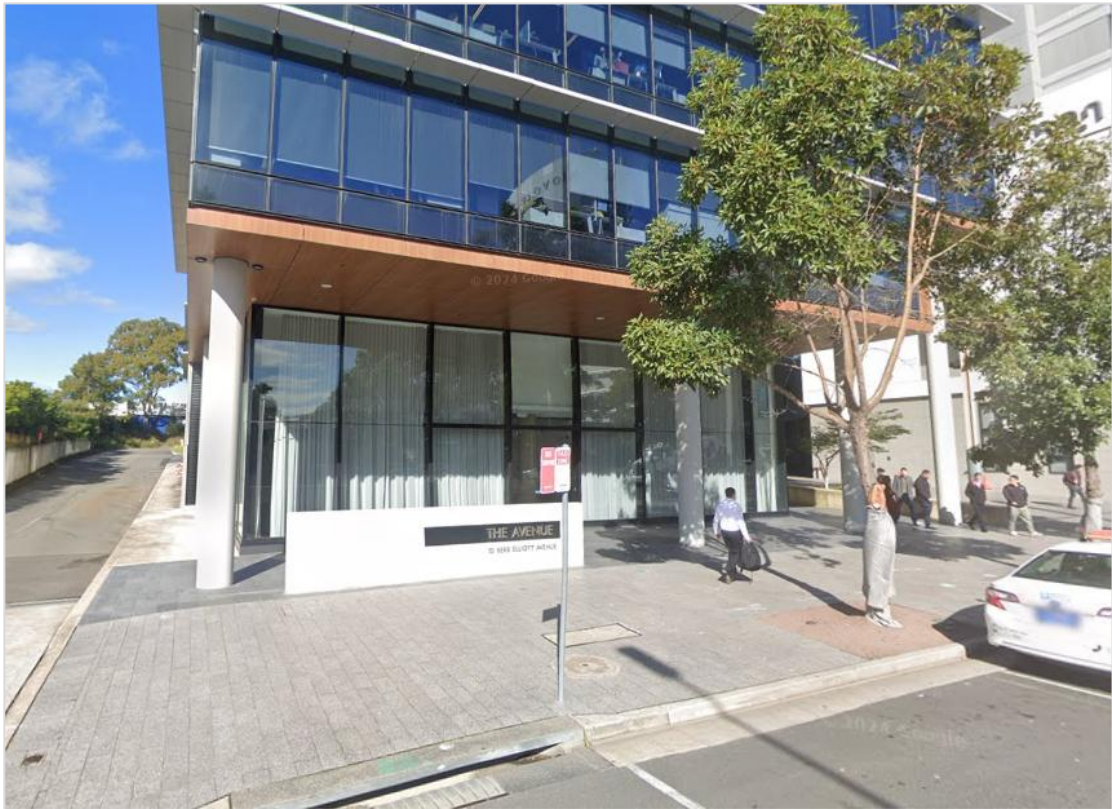


Figure 2: Street elevation of existing building  
Source: Streetview, Google Images

### 21. EASEMENTS & RESTRICTIONS

The Certificate of Title for Lot 1 DP 1205285 (provided at Appendix 2) identifies a number of easements and restrictions affecting the land, including:

- Right of Carriageway (Variable Width);
- Easement for Services (Variable Width);
- Easement for Support;
- Easement for Access & Maintenance; and
- Right of Access (Variable Width).

The proposed works are located within the ground floor entry lobby of the existing building. The works are wholly contained within the existing building footprint and do not encroach upon, obstruct, or otherwise contravene any registered rights of carriageway, easements, or rights of access affecting the site.

### 22. SITE HISTORY

Prior to the construction of the existing building at 10 Herb Elliot Avenue, the site was a vacant undeveloped lot known as Site 4B (other half of Site 4A) within the Central Precinct of Sydney Olympic Park. The Minister for Planning approved the following development on 19 October 2009:



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*Construction of a 7 storey commercial office building and associated landscaping works. The ground floor will contain a café and a retail/commercial space. 369 car parking spaces over 5 basement levels will be provided.*

This approval was subsequently modified to allow for the staged construction of two buildings, referred to as the North Building and South Building. The North Building has since been fully constructed (now known as 10 Herb Elliott Avenue), while works on the South Building are yet to commence.

Specifically relevant to this advice, the final modified plans approved 9,474m<sup>2</sup> of GFA for the North Building, as illustrated in Figure 3.

GFA SCHEDULE		
LEVEL	GFA NORTH BUILDING(sq.m)	GFA SOUTH BUILDING
GROUND FLOOR	600	1100
FIRST FLOOR	1142	1358
SECOND FLOOR	1314	1825
THIRD FLOOR	1314	1825
FOURTH FLOOR	1296	1825
FIFTH FLOOR	1314	1825
SIXTH FLOOR	1247	1704
SEVENTH FLOOR	1247	1721
EIGHTH FLOOR	-	1721
NINETH FLOOR	-	1721
<b>TOTAL</b>	<b>9474</b>	<b>16625</b>

Figure 3: Approved GFA of Subject Site (in red)  
Source: Leffler Limes Architects



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## 3. THE PROPOSAL

### 3.1. OVERVIEW

The proposal involves minor external alterations and additions to the existing commercial building. Specifically, the works comprise construction of a new glazed airlock entry system to the main ground floor lobby.

The proposed airlock is situated at the main building entry. While the structure projects forward of the primary building facade line, it remains located under the existing building canopy and is contained wholly within the legal boundaries of the site.

### 3.2. BUILT FORM

The proposed airlock measures approximately 2,700mm in width and 2,000mm in depth. The design has been carefully considered to integrate with the existing building aesthetic. Materials and finishes include:

- Glazing: Full-height curtain wall glazing selected to match the existing facade system;
- Flooring: Travertine stone floor tiles to match the existing lobby finishes; and
- Entry Mat: Medium grey entry matting.

The proposal has been designed in accordance with the Building Code of Australia (BCA) / National Construction Code (NCC) 2022. The design ensures compliance with fire resistance levels and maintains required egress widths for safe evacuation.

The proposal is depicted in Figure 4 and Figure 5.

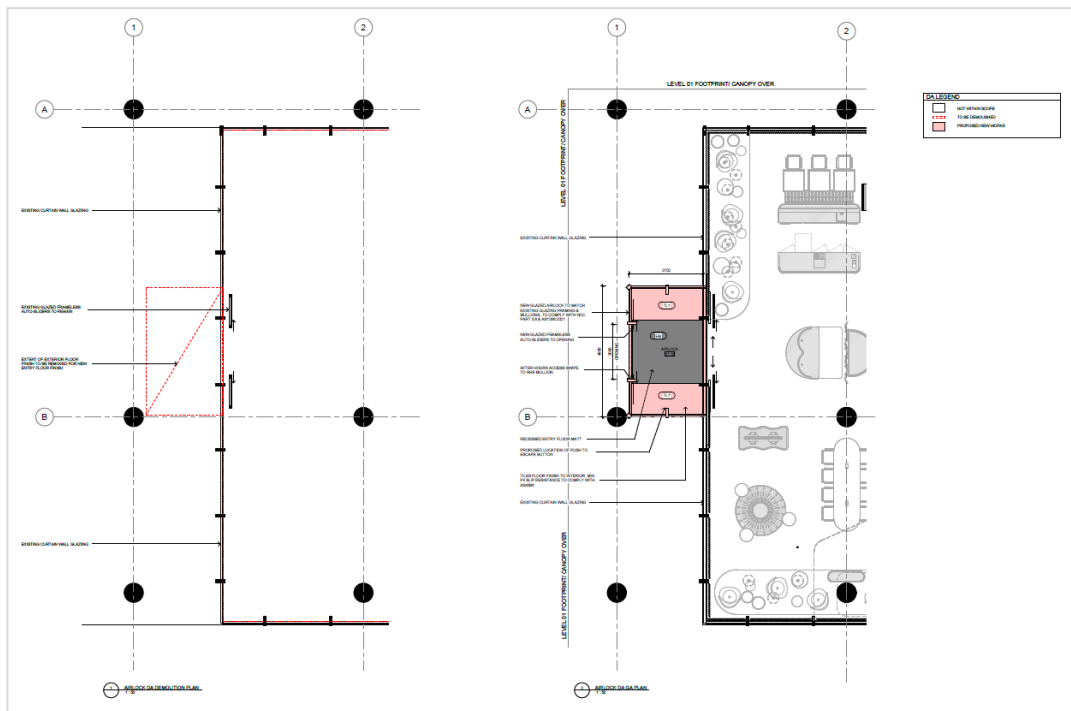


Figure 4: Demolition Plans and Proposed Floor Plan  
Source: Axiom



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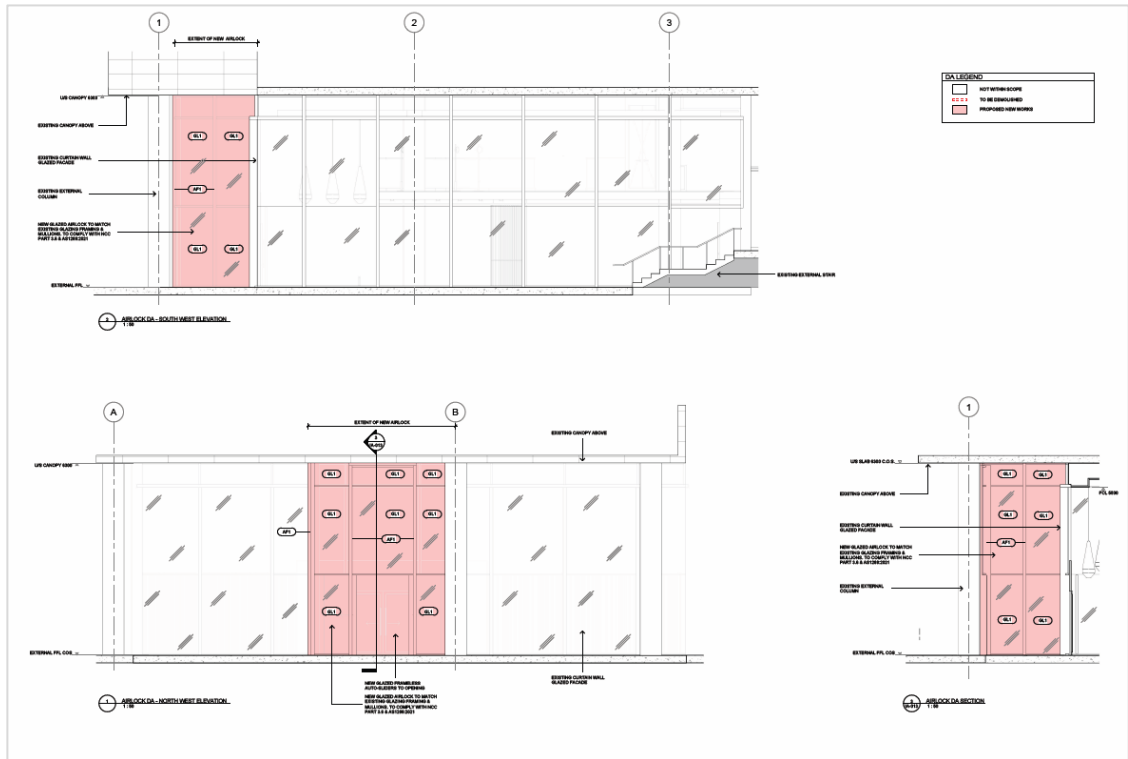


Figure 5: Proposed Elevations  
Source: Axiom

## 3.3. OPERATIONS

The proposal relates to physical building works only. It does not seek to alter the approved hours of operation, staff numbers, or the nature of the existing commercial use.



## 4. STATUTORY ASSESSMENT

This section of the report provides an assessment of the proposal against the applicable planning provisions under the relevant legislation, environmental planning instruments and development control plan.

### 4.1. SEPP (EXEMPT AND COMPLYING DEVELOPMENT CODES) 2008


Development of this nature would ordinarily be capable of being carried out as complying development. However, a review of the proposal against the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (Codes SEPP) confirms that a Complying Development Certificate (CDC) cannot be issued for the proposed airlock.

Accordingly, the submission of a DA is therefore required.

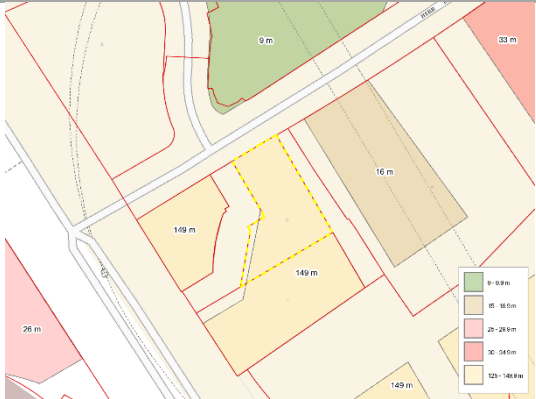
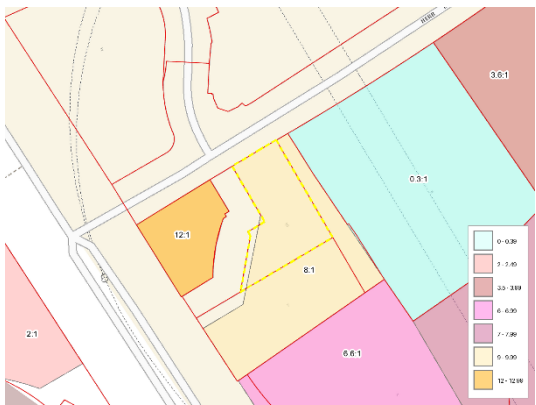
### 4.2. SEPP (PRECINCTS—CENTRAL RIVER CITY) 2021

The site is located within the Sydney Olympic Park area and therefore subject to the provisions of *State Environmental Planning Policy (Precincts—Central River City) 2021* (Central River City SEPP 2021). A summary of the relevant zoning, development standards and provisions relevant to the site is provided in the table below.

Table 1. Compliance Assessment Central River City SEPP 2021

Clause	Description	Assessment
Land Zoning	<p>The site is zoned B4 Mixed Use.</p>  <p>Figure 6: Land Use Map Source: ePlanning Spatial Viewer modified by Patch</p>	<p><b>Complies.</b></p> <p>The site is zoned B4 Mixed Use, which permits a range of commercial, residential and mixed-use development. The proposal involves minor external alterations and additions to the existing commercial building and is consistent with the objectives of the B4 zone. The development is permissible with consent under the applicable planning controls.</p>
Height of Buildings	<p>The site is subject to a Maximum Building Height control of 149m.</p>	<p><b>Not applicable.</b></p> <p>The proposal does not change the existing height of the building and therefore further consideration of this clause is not considered necessary.</p>



	 <p>Figure 7: Height of Buildings Map Source: ePlanning Spatial Viewer modified by Patch</p>	
<p>Floor Space Ratio</p>	<p>The site is subject to a maximum floor space ratio of 8:1.</p>  <p>Figure 8: Floor Space Ratio Map Source: ePlanning Spatial Viewer modified by Patch</p>	<p><b>Complies.</b></p> <p>The existing gross floor area (GFA) of the building is approximately 9,474 m<sup>2</sup>. The proposed airlock, measuring 2.702 m × 4.8 m, has an area of approximately 12.97 m<sup>2</sup>, resulting in a proposed total GFA of approximately 9,487 m<sup>2</sup>. Based on a site area of 1,817 m<sup>2</sup>, the FSR would increase marginally from approximately 5.21:1 to 5.22:1, which remains well within the permitted 8:1 control.</p>

### 4.3. SYDNEY OLYMPIC PARK MASTER PLAN

The subject site forms part of the Sydney Olympic Park and is subject to the Sydney Olympic Park Master Plan 2030 (2022 Review).

Pursuant to Section 26 of Appendix 4 of the Central River City SEPP, development consent must not be granted for development on land within the Sydney Olympic Park site unless a Master Plan has been prepared and approved for the land. This requirement has been satisfied through the approval of the Sydney Olympic Park Master Plan.

The Master Plan establishes detailed design and development controls that perform a role similar to a development control plan. The site is identified within the Central Precinct. A review of the Master Plan has been undertaken by Patch Planning, and it is noted that there are no specific controls or provisions that are directly relevant to, or inconsistent with, the proposed development, which involves minor external alterations and additions within the existing commercial building envelope.



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It is further noted that Sydney Olympic Park’s Master Plan 2050 was publicly exhibited from 28 October 2024 until 29 November 2024. Notwithstanding this, the proposal has been assessed against the currently applicable and approved planning controls, and no exhibited provisions have been identified that would materially affect the assessment or determination of this development application.

## 4.3.1. SUSTAINABILITY

The Sydney Olympic Park Master Plan promotes sustainable design principles that support energy efficiency and occupant comfort.

Airlocks, including revolving doors or dual-entry systems such as that proposed, are encouraged in large building lobbies as a means of maintaining thermal comfort and reducing heating and cooling loads. By minimising uncontrolled air exchange between the interior and exterior environments, the proposed airlock contributes positively to the sustainability objectives of the Master Plan.

## 4.3.2. SETBACKS

The Central Precinct Building Zones and Setbacks Plan identifies setback controls for parts of the precinct; however, the portion of the site fronting Herb Elliott Avenue is not subject to a setback control under the Master Plan. The proposal is contained wholly within the existing building envelope and does not alter the approved setbacks.

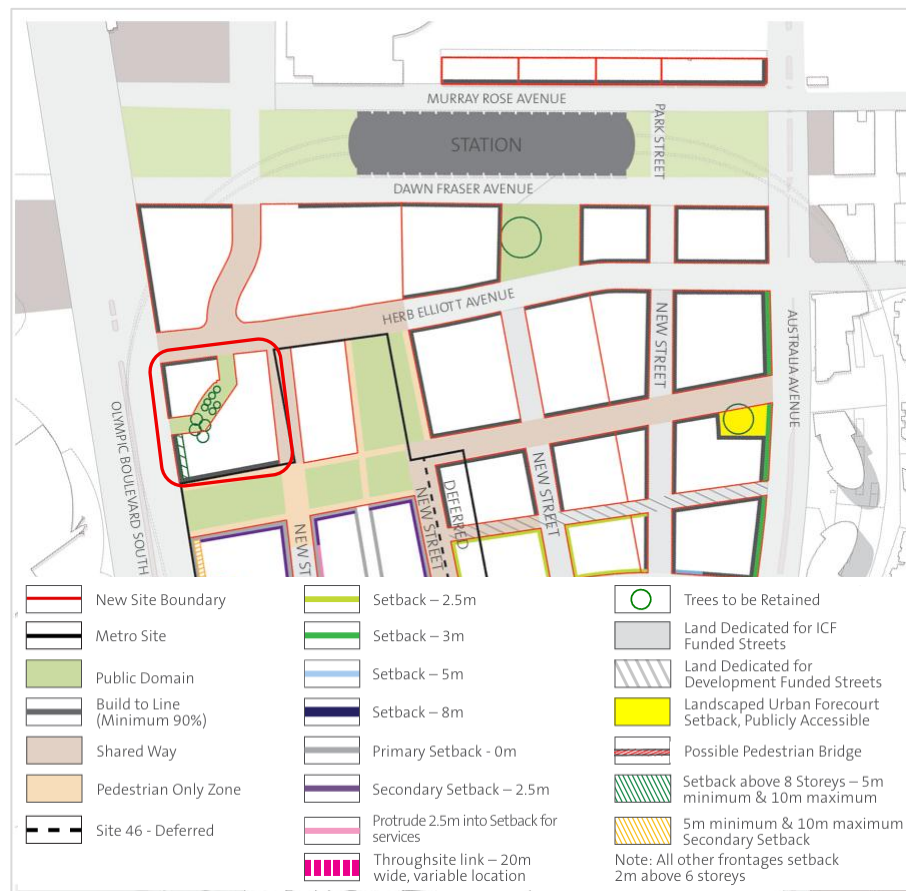


Figure 9: Central Precinct Building Zones and Setbacks Plan (site outlined in red)  
Source: Sydney Olympic Park Master Plan 2030 (2022 Review)





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### 5. ENVIRONMENTAL ASSESSMENT

#### 5.1. SUSTAINABILITY

The proposed development is expected to have a positive impact on sustainability outcomes for the building. The introduction of an airlock will reduce uncontrolled air exchange between the internal and external environments, thereby improving thermal performance and supporting more efficient operation of the building's heating, ventilation and air-conditioning (HVAC) systems. By reducing energy demand associated with heating and cooling, the proposal contributes to improved energy efficiency and reduced operational greenhouse gas emissions. The works are consistent with, and supportive of, the broader sustainability objectives for Sydney Olympic Park, which seek to promote energy-efficient building design and long-term environmental performance.

#### 5.2. BUILT FORM

The proposed development comprises minor external alterations to an existing 7-storey commercial office building in the form of a new glazed airlock entry to the ground floor lobby. The airlock measures approximately 2,700mm in width and 2,000mm in depth and is located at the primary building entry, beneath the existing building canopy.

While the airlock projects marginally forward of the existing façade line, it remains fully contained within the site boundary and does not extend beyond the existing canopy structure. The design has been deliberately developed to integrate with the existing architectural character of the building and surrounding streetscape. Materials and finishes include full-height curtain wall glazing to match the existing façade system, travertine stone flooring consistent with the existing lobby finishes, and neutral-toned entry matting.

Given the modest scale of the proposal and its location within an established entry area, the development will not alter the overall bulk, scale, height, or massing of the building. The proposal maintains the contemporary architectural quality of the building and is consistent with the built form outcomes anticipated within the Sydney Olympic Park precinct.



Figure 10: Proposed material and finishes

Source: Axiom

#### 5.3. WASTE MANAGEMENT

The proposed development is not expected to alter or adversely impact the existing operational waste management arrangements currently in place at the site.



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## 5.4. ACCESSIBILITY AND PEDESTRIAN AMENITY

The proposed development is expected to result in minor, short-term impacts to pedestrian amenity during construction, associated with temporary works in the building entry area. These impacts will be limited in duration and managed to ensure that pedestrian access to and within the site is maintained at all times. No permanent obstruction of pedestrian routes will occur, and the proposal will not adversely affect the surrounding pedestrian network.

Upon completion, the works will result in an improved lobby entry experience, enhancing functionality and comfort for building occupants and visitors.

At the construction stage, it is anticipated that compliance will be demonstrated with the relevant provisions of the National Construction Code (NCC) and applicable accessibility standards. The proposed airlock will not result in any reduction in equitable access for people with disability.

In accordance with the SOPA access guidelines, a minimum clear width of 1.8m is required to allow for safe and convenient movement of pedestrians, including wheelchair and mobility scooter users. As demonstrated on the submitted plans (and in Figure 11 below), the available clearance exceeds 1.8m, ensuring ongoing compliance with accessibility and pedestrian amenity requirements.

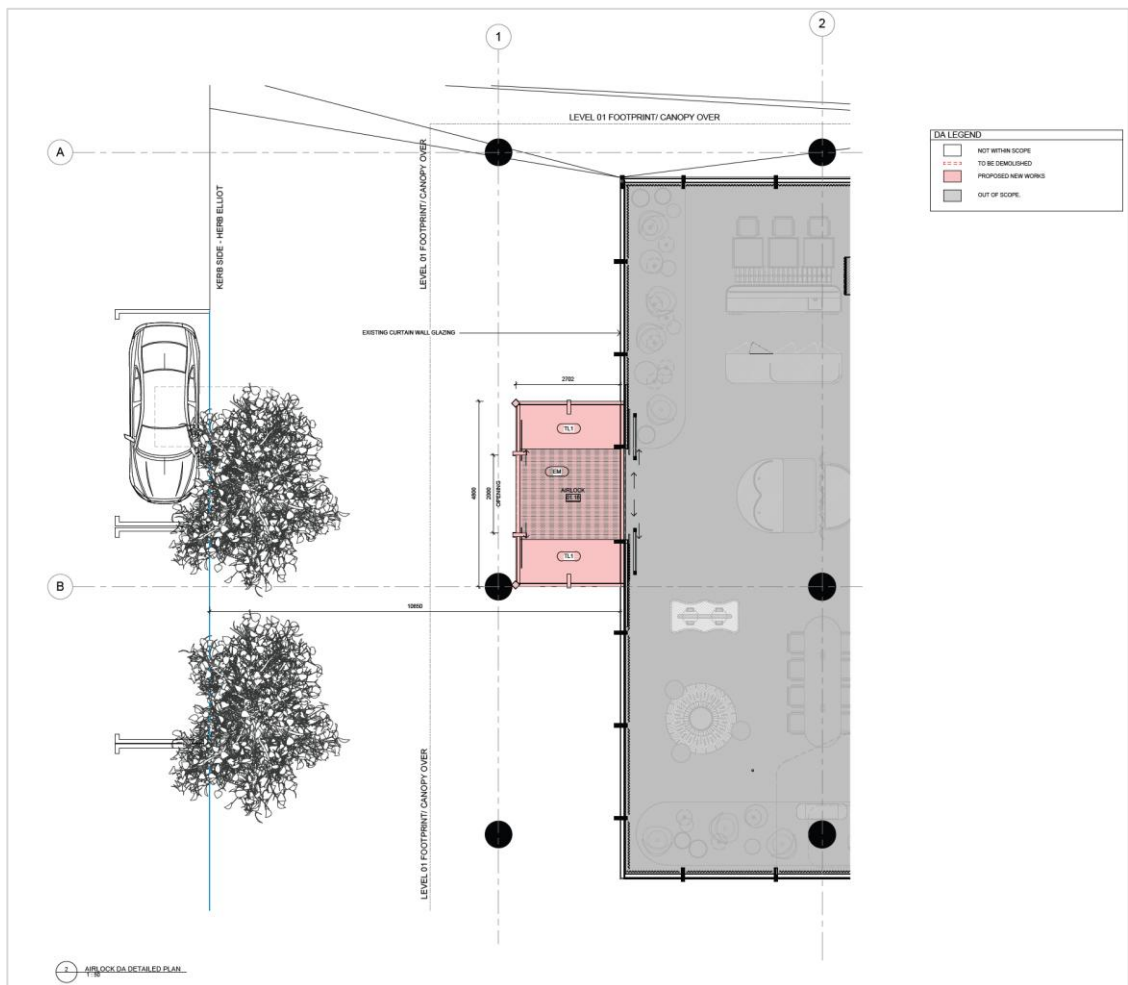


Figure 11: Proposed floor plans  
Source: Axiom



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### 5.5. ECONOMIC IMPACTS

The proposed development is expected to result in minor positive economic impacts. During construction, the works will generate short-term, localised economic benefits through the use of construction labour and associated services. These impacts will be limited in scale and duration.

Ongoing, the proposal will support the efficient operation of the existing building by improving internal environmental performance and tenant comfort. The works do not result in any loss of floor space, reduction in operational capacity, or disruption to existing commercial activities. Accordingly, the proposal will not give rise to any adverse economic impacts.

### 5.6. CONSTRUCTION IMPACTS

#### 5.6.1. CONSTRUCTION WORKS

The proposed works will be able to be undertaken wholly within the parameters of the site and are not anticipated to impact on nearby development or the operation of Herb Elliott Avenue which provides vehicular access to the site. In addition, all materials and equipment required in association with the works proposed will be stored wholly within the work site unless an approval to store them elsewhere is held.

#### 5.6.2. CONSTRUCTION HOURS

It is recommended that construction activities be carried out in accordance with SOPA standard construction hours.

It is acknowledged that compliance with nominated construction hours may be imposed as a condition of consent by the consent authority to minimise potential amenity impacts on surrounding uses.

#### 5.6.3. CONSTRUCTION WASTE

Waste generated during demolition and construction, including surplus materials, will be managed on site and disposed of at an appropriately licensed waste management facility, unless materials are able to be reused or recycled. Waste management measures will be implemented in accordance with a Waste Management Plan (WMP), which is anticipated to be prepared and submitted at the Construction Certificate (CC) stage of development.

It is acknowledged that the consent authority may consider it appropriate to impose a condition of consent requiring the preparation and implementation of a WMP prior to the commencement of construction works.

### 5.7. THE PUBLIC INTEREST AND SUITABILITY OF THE SITE

It is considered that the proposal is in the public interest and suitable for the site for the following reasons:

- The proposed development is permissible with consent within the applicable zone and is consistent with, and supportive of, the zone objectives; and
- The proposal complies with the relevant provisions of the Central River City SEPP 2021 and the Sydney Olympic Park Master Plan 2030 (2022 Review), ensuring consistency with the applicable statutory and regulatory framework.



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Overall, the proposed development will not result in any unacceptable environmental, social or economic impacts. The works are minor in scale, consistent with the existing built form and approved planning framework for Sydney Olympic Park, and are considered to be in the public interest.





## 6. 4.15(1) MATTERS FOR CONSIDERATION

The consent authority must take into consideration the matters referred to in section 4.15(1) as are of relevance to the development the subject of the application. As such, these are addressed in the following table:

Table 2. Section 4.15(1) Summary		
#	Clause	Assessment
(1)	<i>Matters for consideration—general</i> <i>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:</i>	
(a)	<i>The provision of:</i>	
(i)	<i>Any environmental planning instrument, and</i>	The proposal has been assessed against all applicable environmental planning instruments, including the Central River City SEPP 2021.  Compliance with these instruments is demonstrated throughout Section 4 of this SEE.
(ii)	<i>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 Director- General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and</i>	The Climate Change and Natural Hazards SEPP is currently proposed and has been publicly exhibited through an Explanation of Intended Effect (EIE) from 17 February 2026 to 16 March 2026.  Based on a review of the EIE, it is considered that the proposed provisions would not be relevant to, nor have any material impact on, the determination of this development application.
(iii)	<i>Any development control plan, and</i>	The proposal has been assessed against the applicable Sydney Olympic Park Master Plan, which performs a similar role to a development control plan. The proposed development is generally consistent with the relevant provisions of the Master Plan, as discussed in Section 4.3 of this SEE.
(iiia)	<i>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</i>	There is no relevant planning agreement in place or proposed for this development.
(iv)	<i>The regulations (to the extent that they prescribe matters for the purposes of this paragraph), and</i>	The application has been prepared in accordance with the <i>Environmental Planning and Assessment Regulation 2021</i> , including the submission of required plans and supporting documentation.





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Table 2. Section 4.15(1) Summary

#	Clause	Assessment
(v)	<i>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,</i>	Not applicable. The site is not located within a coastal zone.
(b)	<i>The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,</i>	The likely environmental, social and economic impacts of the proposed development, including impacts on both the natural and built environments, have been assessed in Section 5 of this SEE.
(c)	<i>The suitability of the site for the development,</i>	The site is considered suitable for the proposed development. Site suitability is addressed in Section 5.7 of this SEE.
(d)	<i>Any submissions made in accordance with this Act or the regulations,</i>	Any submission made on the development application will be addressed subsequent to the lodgement of the application.
(e)	<i>The public interest.</i>	The proposed development is considered to be in the public interest. This is further addressed in Section 5.7 of this SEE.





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### 7. CONCLUSION

This SEE has been prepared to support a DA for minor external alterations to the existing commercial building located at 10 Herb Elliott Avenue, Sydney Olympic Park, specifically for the construction of a new glazed airlock entry system to the ground floor lobby..

This SEE describes the proposed development in the context of relevant planning controls and policies applicable to the form of development proposed. In addition, the SEE provides an assessment of the relevant heads of consideration pursuant to Section 4.15 of the EP&A Act.

The proposal as submitted, should be supported on the following grounds:

- The proposed development is permissible with consent and is consistent with the applicable planning framework for Sydney Olympic Park;
- The proposal is generally consistent with the provisions of the Central River City SEPP 2021 and the Sydney Olympic Park Master Plan 2030 (2022 Review);
- The works are minor in scale, contained within the existing building envelope, and do not result in any unacceptable environmental, social or economic impacts; and
- The proposal supports improved building performance, accessibility and sustainability outcomes, and is compatible with the existing and approved built form of the site.

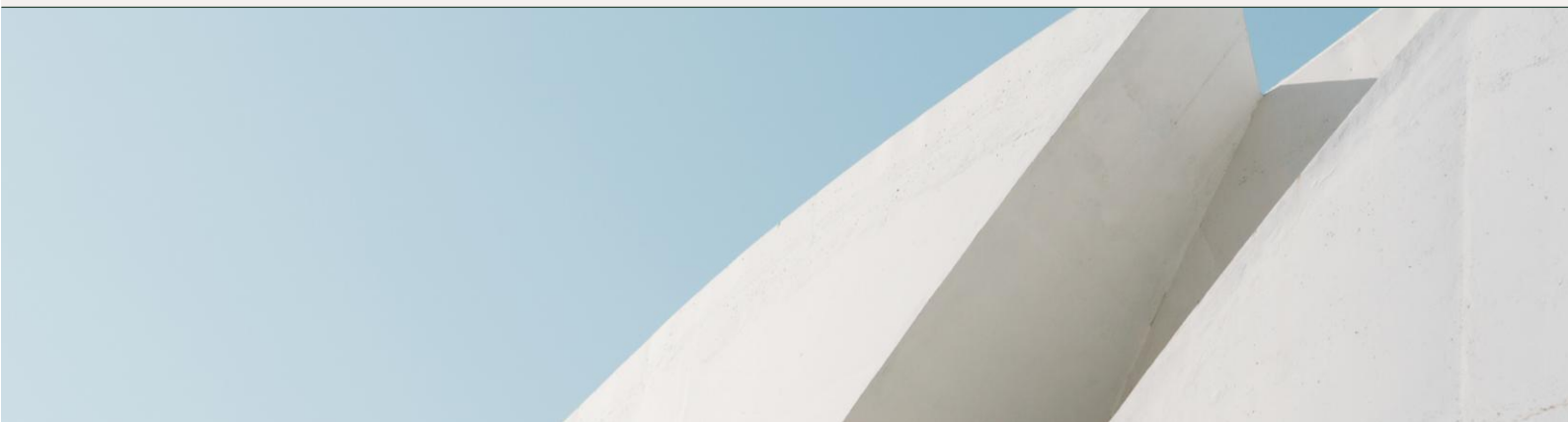
Having regard to the matters for consideration under Section 4.15 of the EP&A Act, it is respectfully requested that the Sydney Olympic Park Authority, acting on behalf of the Minister for Planning, support the proposal and grant development consent.





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