



New South Wales

# **State Environmental Planning Policy (State Significant Precincts) Amendment (Sydney Olympic Park) 2016**

under the

**Environmental Planning and Assessment Act 1979**

His Excellency the Governor, with the advice of the Executive Council, has made the following State environmental planning policy under the *Environmental Planning and Assessment Act 1979*.

ROBERT STOKES, MP  
Minister for Planning

## **State Environmental Planning Policy (State Significant Precincts) Amendment (Sydney Olympic Park) 2016**

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### **1 Name of Policy**

This Policy is *State Environmental Planning Policy (State Significant Precincts) Amendment (Sydney Olympic Park) 2016*.

### **2 Commencement**

This Policy commences on the day on which it is published on the NSW legislation website.

### **3 Maps**

The maps adopted by *State Environmental Planning Policy (State Significant Precincts) 2005* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Policy.

### **4 Repeal of Policy**

- (1) This Policy is repealed on the day following the day on which this Policy commences.
- (2) The repeal of this Policy does not, because of the operation of sections 5 (6) and 30 of the *Interpretation Act 1987*, affect any amendment made by this Policy.

## **Schedule 1      Amendment of State Environmental Planning Policy (State Significant Precincts) 2005**

### **[1]    Schedule 3 State significant precincts**

Insert the following in alphabetical order (with appropriate punctuation) in clause 11 (3) of Part 23:

information and education facilities  
kiosks (but only if the gross floor area is 30m<sup>2</sup> or less)  
markets

### **[2]    Schedule 3, Part 23**

Omit “restaurants;” from clause 11 (4).

### **[3]    Schedule 3, Part 23**

Insert at the end of the Part:

#### **33    Additional permitted uses—Newington Armory site**

- (1) The objective of this clause is to enable the Newington Armory to be adaptively reused for certain purposes, while conserving its heritage and cultural values and features.
- (2) This clause applies to the Newington Armory site within the Sydney Olympic Park site as shown hatched in blue on the Land Zoning Map.
- (3) Despite any other provision of this Part, a person may, with development consent, carry out development for the following purposes on land to which this clause applies:
  - (a) child care centres,
  - (b) eco-tourist facilities,
  - (c) function centres,
  - (d) public administration buildings,
  - (e) respite day care centres,
  - (f) tourist and visitor accommodation.

#### **34    Eco-tourist facilities**

- (1) The objectives of this clause are as follows:
  - (a) to maintain the environmental and cultural values of land on which development for the purposes of eco-tourist facilities is carried out,
  - (b) to provide for sensitively designed and managed eco-tourist facilities that have minimal impact on the environment both on and off-site.
- (2) This clause applies if development for the purposes of an eco-tourist facility is permitted with development consent under this Part.
- (3) The consent authority must not grant consent under this Part to carry out development for the purposes of an eco-tourist facility unless the consent authority is satisfied that:
  - (a) there is a demonstrated connection between the development and the ecological, environmental and cultural values of the site or area, and

- (b) the development will be located, constructed, managed and maintained so as to minimise any impact on, and to conserve, the natural environment, and
- (c) the development will enhance an appreciation of the environmental and cultural values of the site or area, and
- (d) the development will promote positive environmental outcomes and any impact on watercourses, soil quality, heritage and native flora and fauna will be minimal, and
- (e) the site will be maintained (or regenerated where necessary) to ensure the continued protection of natural resources and enhancement of the natural environment, and
- (f) waste generation during construction and operation will be avoided and that any waste will be appropriately removed, and
- (g) the development will be located to avoid visibility above ridgelines and against escarpments and from watercourses and that any visual intrusion will be minimised through the choice of design, colours, materials and landscaping with local native flora, and
- (h) any infrastructure services to the site will be provided without significant modification to the environment, and
- (i) any power and water to the site will, where possible, be provided through the use of passive heating and cooling, renewable energy sources and water efficient design, and
- (j) the development will not adversely affect the agricultural productivity of adjoining land, and
- (k) the following matters are addressed or provided for in a management strategy for minimising any impact on the natural environment:
  - (i) measures to remove any threat of serious or irreversible environmental damage,
  - (ii) the maintenance (or regeneration where necessary) of habitats,
  - (iii) efficient and minimal energy and water use and waste output,
  - (iv) mechanisms for monitoring and reviewing the effect of the development on the natural environment,
  - (v) maintaining improvements on an on-going basis in accordance with relevant ISO 14000 standards relating to management and quality control.