



New South Wales

# **State Environmental Planning Policy (State Significant Precincts) Amendment (Sydney Olympic Park) 2017**

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*.

ANTHONY ROBERTS, MP  
Minister for Planning

## **State Environmental Planning Policy (State Significant Precincts) Amendment (Sydney Olympic Park) 2017**

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### **1 Name of Policy**

This Policy is *State Environmental Planning Policy (State Significant Precincts) Amendment (Sydney Olympic Park) 2017*.

### **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) Amendment (Sydney Olympic Park) 2017* 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- (1) This Policy is repealed on the day following the day on which this Policy commences.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**

Omit “Director-General” wherever occurring. Insert instead “Secretary”.

**[2]    Schedule 3, Part 23, clause 2 (1)**

Omit “Major Development” wherever occurring.

Insert instead “State Significant Precincts”.

**[3]    Schedule 3, Part 23, clause 2 (1)**

Omit paragraph (b) of the definition of *heritage conservation area*. Insert instead:

- (b) Newington Armory.

**[4]    Schedule 3, Part 23, clause 2 (1), definition of “heritage item”**

Omit the definition. Insert instead:

*heritage item* means:

- (a) the Olympic Cauldron at Sydney Olympic Park, being a heritage item of State significance listed in the State Heritage Register, and
- (b) a building, work, archaeological site, tree, place or Aboriginal object situated within a heritage conservation area and specified in one of the following documents:
  - (i) *Abattoir Heritage Precinct Sydney Olympic Park: Conservation Management Plan*, dated September 2013, prepared by the Government Architect’s Office, NSW Public Works, Department of Finance and Services, a copy of which is held in the head office of the Authority,
  - (ii) *Newington Armament Depot and Nature Reserve Sydney Olympic Park: Conservation Management Plan*, dated September 2013, prepared by Tanner Architects, a copy of which is held in the head office of the Authority.

**[5]    Schedule 3, Part 23, clause 2 (1)**

Insert in alphabetical order:

*Intensive Urban Development Map* means the State Environmental Planning Policy (State Significant Precincts) 2005 Sydney Olympic Park Intensive Urban Development Map.

**[6]    Schedule 3, Part 23, clause 2 (1), definition of “major event venue”**

Omit the definition. Insert instead:

*major event venue* means a facility or public space designed to be used for, or to support, a major event, including the following:

- (a) the Athletics Centre,
- (b) the Aquatic Centre,
- (c) Bicentennial Park,
- (d) Blaxland Riverside Park,
- (e) the Carnival Site,
- (f) Cathy Freeman Park,

- (g) the Exhibition Halls and Showgrounds,
- (h) the Greater Western Sydney Training Centres and Tom Wills Oval,
- (i) the Hockey Centre,
- (j) the Netball Central,
- (k) Newington Armory,
- (l) Olympic Boulevard,
- (m) the Sports Centre,
- (n) the Sports Halls,
- (o) the Stadium,
- (p) the Superdome,
- (q) the Tennis Centre.

**[7] Schedule 3, Part 23, clause 2 (1), definition of “Millennium Parklands Plan of Management”**

Omit the definition. Insert in alphabetical order:

*Parklands Plan of Management* means the *Parklands Plan of Management 2010*, prepared by the Authority and adopted by the Minister for Western Sydney on 8 November 2010, a copy of which is held in the head office of the Authority.

**[8] Schedule 3, Part 23, clause 14 (1) (c)**

Omit “Millennium”.

**[9] Schedule 3, Part 23, clause 30 (3A)**

Insert after clause 30 (3):

- (3A) Despite clause 19, the consent authority may grant development consent for development that is the erection of a new building or external alterations to an existing building with a floor space that exceeds the maximum floor space permitted by that clause by an additional amount, to be determined by the consent authority, of up to 10%, if:
  - (a) the building is to be erected on land marked as “Design competition sites” in Figure 4.6 (Design Competition Sites Plan) of the *Sydney Olympic Park Master Plan 2030 (2017 Review)*, a copy of which was exhibited in June 2016 and is held in the head office of the Authority, and
  - (b) the design of the building (or the design of an external alteration to the building) is the winner of a design competition and the consent authority is satisfied that the building or alteration exhibits design excellence.

**[10] Schedule 3, Part 23, clause 32**

Omit the clause.

**[11] Schedule 3, Part 23, clause 35**

Insert after clause 34:

**35 Arrangements for designated State public infrastructure**

- (1) The objective of this clause is to require satisfactory arrangements to be made for the provision of designated State public infrastructure before the

development of land for the purposes of residential accommodation to satisfy needs that arise from development on the land, but only if the land is developed intensively for urban purposes.

- (2) Despite any other provision of this Part, development consent must not be granted for development for the purposes of residential accommodation in an intensive urban development area unless the Secretary has certified in writing to the consent authority that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure in relation to the land on which the development is to be carried out.
- (3) This clause does not apply to a development application to carry out development on land in an intensive urban development area if:
  - (a) all or any part of the land to which the application applies is a special contributions area (as defined by section 93C of the Act), or
  - (b) the development will not result in an increase in residential accommodation within the intensive urban development area.
- (4) In this Part:

*designated State public infrastructure* means public facilities or services that are provided or financed by the State (or if provided or financed by the private sector, to the extent of any financial or in-kind contribution by the State) of the following kinds:

  - (a) State and regional roads,
  - (b) bus interchanges and bus lanes,
  - (c) regional open space,
  - (d) social infrastructure and facilities (such as schools, hospitals, emergency services and facilities for justice purposes).

*intensive urban development area* means the area of land identified as “intensive urban development” on the State Environmental Planning Policy (State Significant Precincts) 2005 Sydney Olympic Park Intensive Urban Development Map.
- (5) This clause prevails over any other provision of this Part to the extent of any inconsistency.