



Statement of intended effect

Proposed Amendment to State Environmental Planning Policy (Major Development) 2005 Sydney Olympic Park State significant site

Introduction

In 2009 Sydney Olympic Park was listed as a State significant site in Schedule 3 of the State Environmental Planning Policy (Major Development) 2005 (Major Development SEPP). This established land use zones, permitted and prohibited land uses, and planning controls for this area. The existing zoning map under the Major Development SEPP is at [Attachment 1](#).

Sydney Olympic Park Authority (SOPA) is seeking an amendment to Major Development SEPP to modify the land use table which applies to the RE1 Public Recreation zone at Sydney Olympic Park, including Bicentennial Park, Wentworth Common, Newington Armament Depot (the Armory), Blaxland Riverside Park and Wilson Park. This is to promote a greater range of active uses in public recreation areas, and bring permissible uses generally in line with adjacent council controls.

SOPA is also seeking to expand the available land use options for the Armory, provided they are consistent with the Newington Armament Depot and Nature Reserve Conservation Management Plan 2013 ([Attachment 4](#)).

The Armory consists of over 80 buildings which housed navy armaments until 1998 and forms part of the State heritage listed Newington Armament Depot and Nature Reserve site, as shown at [Attachment 2](#). The Armory site is located on the south side of the Parramatta River and comprises approximately 25 ha of land zoned RE1 Public Recreation.

Proposed amendments to planning controls across the Parklands

It is proposed to make the following uses permissible with consent across the RE1 Public Recreation zone at Sydney Olympic Park.

- *Child care centres*
- *Function centres*
- *Information and education facilities*
- *Markets*
- *Places of public worship*
- *Public administration buildings*
- *Respite day care centres*
- *Restaurants or cafes*

These uses are mainly permissible with consent within the RE1 Public Recreation zones that apply in the adjoining local government areas of Auburn and Canada Bay.






Additional proposed amendments to planning controls within the Armory

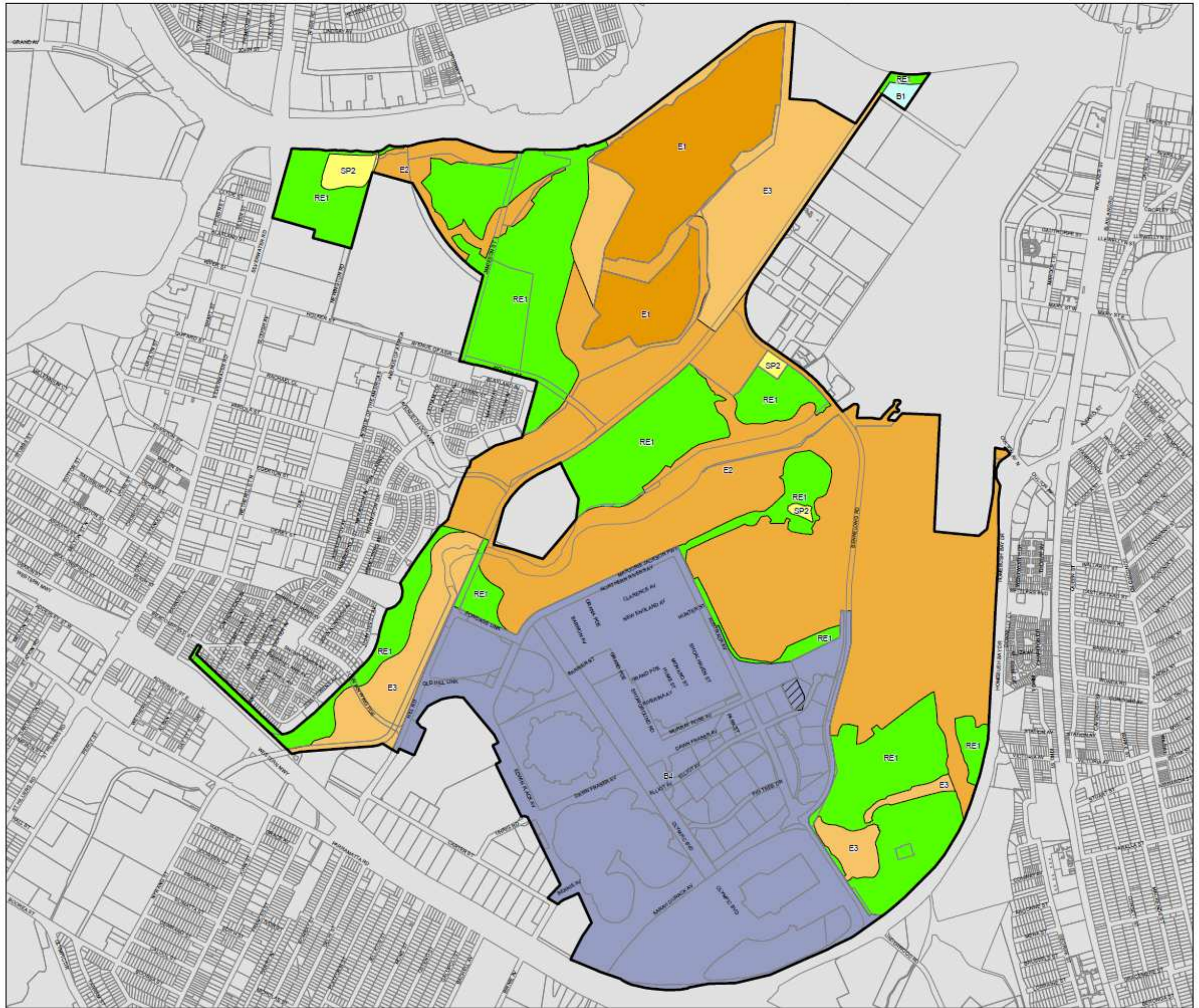
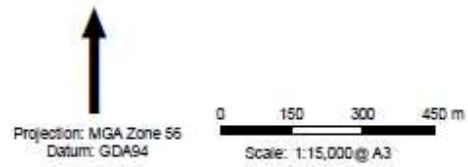
In addition to the changes proposed across the Parklands, it is also proposed to allow *tourist and visitor accommodation* as permissible with consent within the Newington Armory site, as shown hatched on the map at [Attachment 3](#).

Attachment 1 – existing zoning map

State Environmental Planning Policy (Major Development) 2005
 Sydney Olympic Park
 Land Zoning Map

sheet LZN 001

-  Subject Land
- Zone**
-  B1 Neighbourhood Centre
-  B4 Mixed Use
-  E1 National Parks and Nature Reserves
-  E2 Environmental Conservation
-  E3 Environmental Management
-  RE1 Public Recreation
-  SP2 Infrastructure
- Additional Permitted Use**
-  Site 62
- Cadastral**
-  Cadastre 12/09/2011 © NSW LPI











Attachment 2 – Newington Armament Depot and Nature Reserve

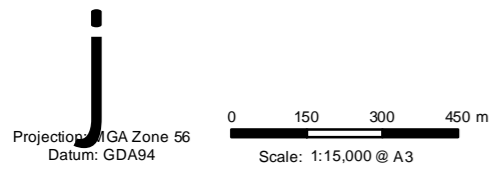
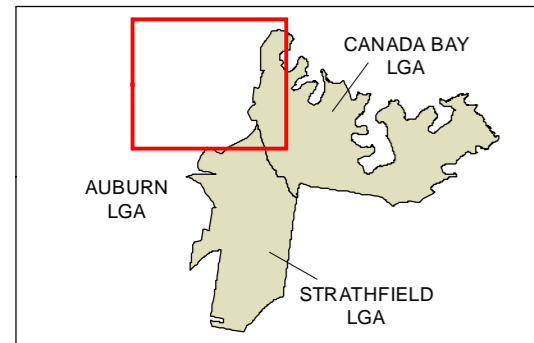


Attachment 3 – Amended zoning map – showing Newington Armory site

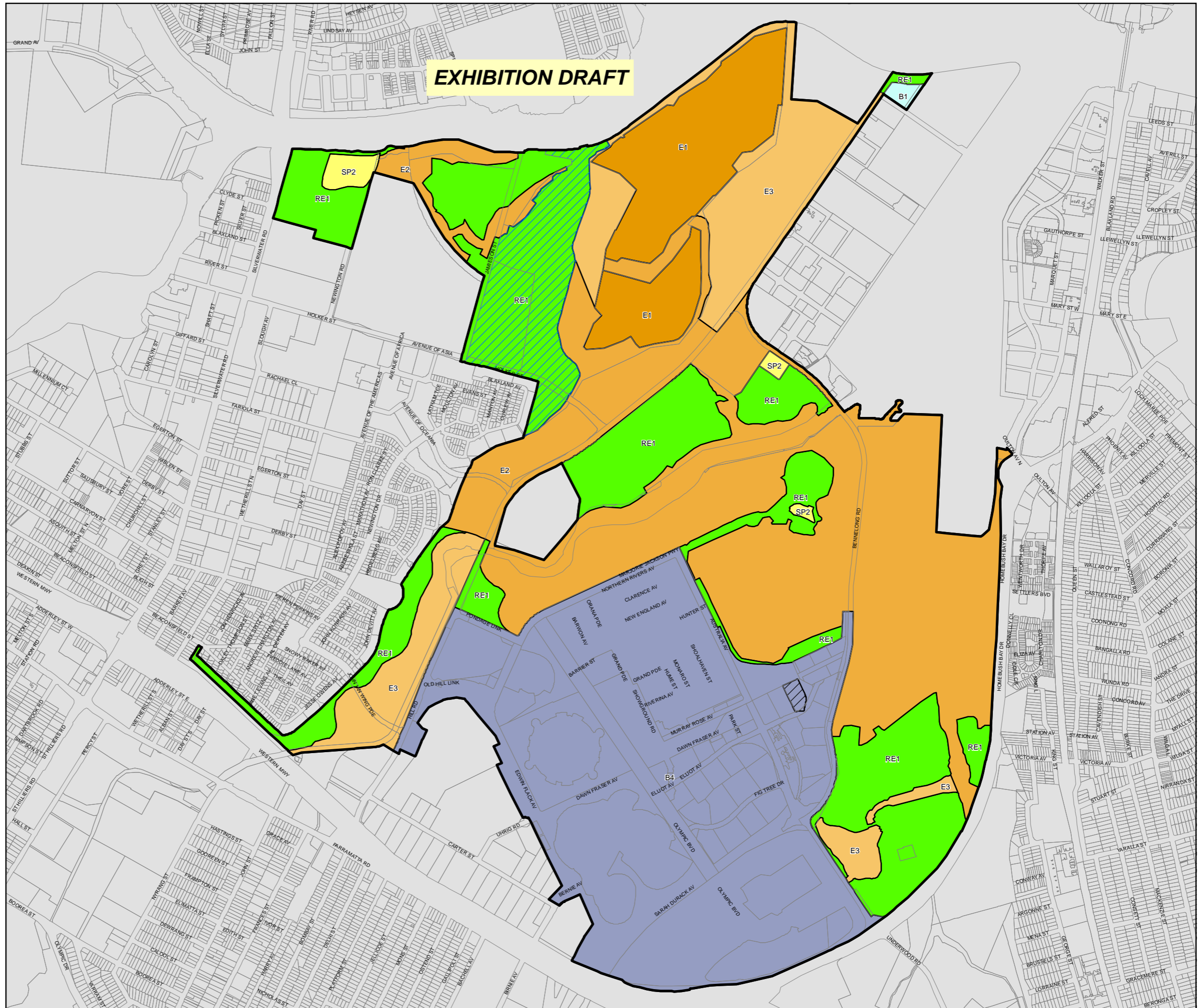
**State Environmental Planning Policy (Major Development) 2005
Sydney Olympic Park
Land Zoning Map**

sheet LZN 001

-  Subject Land
- Zone**
-  B1 Neighbourhood Centre
-  B4 Mixed Use
-  E1 National Parks and Nature Reserves
-  E2 Environmental Conservation
-  E3 Environmental Management
-  RE1 Public Recreation
-  SP2 Infrastructure
- Additional Permitted Use**
-  Site 62
-  Newington Army
- Cadastre**
-  Cadastre 08/01/2015 © NSW LPI



Map Identification Number
Exhibition_SOP_LZN_001_20150115



Attachment 4 – Newington Armory Conservation Management Plan 2013

Available on the publications page of the Sydney Olympic Park Authority website (see heading Planning Documents):

http://www.sopa.nsw.gov.au/resource_centre/publications