

# Planning Assessment Report

Development Application 09-09-2014

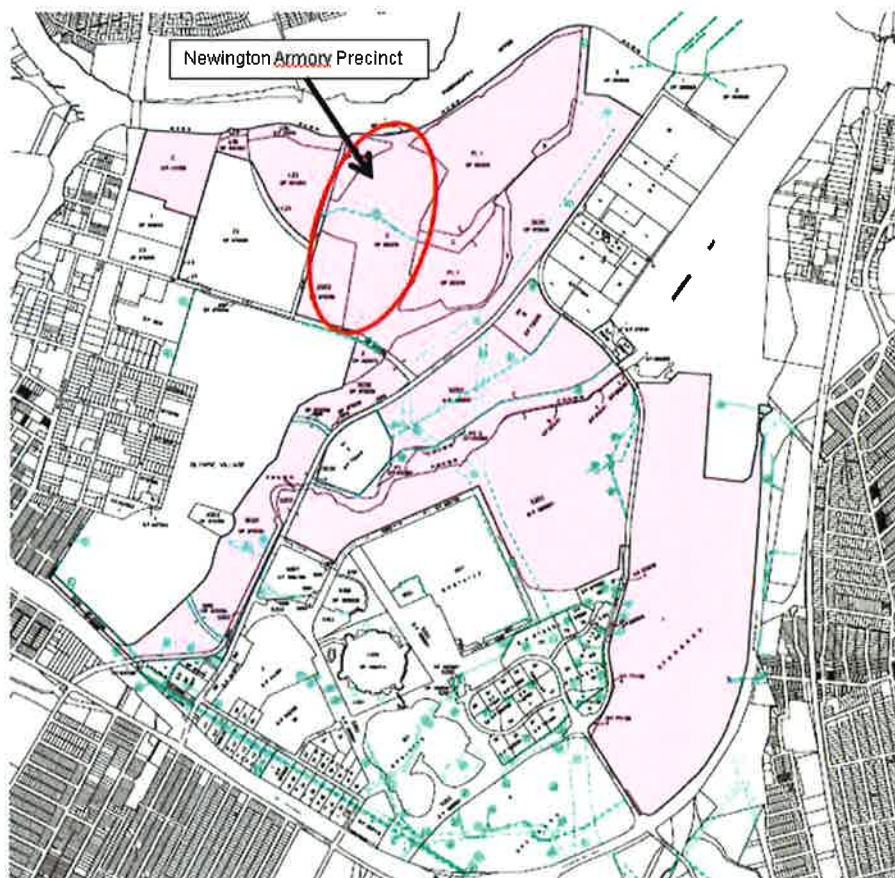
## Adaptive re-use of Building 28 within Newington Armory as an Community Facility & Office

### 1 Introduction

#### 1.1 Location and Context

Sydney Olympic Park (SOP) is located approximately 14 km west of the Sydney CBD, and 8 km to the east of the Parramatta CBD.

SOP includes 430 hectares of parklands comprising open space, recreation areas, wetlands and waterways. The parklands contain protected remnant woodlands, rare saltmarshes, water bird refuges and mangroves stand alongside places of heritage significance to create a unique parkland setting. Figure 1 below illustrates the context of the Newington Armory Precinct (the site) within the wider Parklands at SOP and surrounding development.



**Figure 1** – General location of Newington Armory Precinct (whole of SOP Parklands in pink)

The site continues to evolve as part of the developing Parklands and attracts visitors from local and regional communities, enjoying a diversity of leisure activities, educational and interpretation programs.

## 2 Site History

The site is part of the former Royal Australian Navy Armament Depot (RANAD), which operated at the site until December 1999. The site of the former Newington Armament Depot occupies approximately 100 hectares. The southern part of the original Depot was developed as the athletes' village for the 2000 Olympic Games and is now the suburb of Newington.

The remainder of the Armory formed part of the concept for the Millennium Parklands, associated with the development and remediation of the Olympic site. The Silverwater Nature Reserve, subsequently known as the Newington Nature Reserve, was dedicated in 2000. The Sydney Olympic Park Authority (SOPA) was established on 1 July 2001 to manage the public assets of the 640 hectare Sydney Olympic Park, which included the Newington Armament Depot and Nature Reserve.

The site is listed in the State Heritage Register as the Newington Armament Depot & Nature Reserve (Item No. 5054828).

Building 28 is one of many buildings within the Newington Armory precinct that originally formed part of the former Royal Australian Armament Depot Newington. Building 28 was originally constructed as an office and has been used on an adhoc basis for community related activities such as "Kids in the Park" programs.

Several buildings within Newington Armory have been fitted out for adaptive re-use in the past seven years, including as Artist in Residence facilities, student accommodation, Judo, an art gallery and theatre etc.

## 3 The proposed development

### 3.1 General Description

This application seeks approval for the adaptive re-use of Building 28 at Newington Armory as a community facility and ancillary office with occasional small group training by Conservation Volunteers (CV), and will operate Monday to Sunday 6.30am – 5.00pm.

The scope of works includes installation of one (1) Fire Extinguisher – Type (ABE), and installation of non-Illuminated Exit Sign over the existing exit door (these are to be fixed with tape only and not screw fixed to protect the existing building fabric).

## 4 Delegated Authority

The Minister is the consent authority pursuant to Schedule 6, Part 1, Clause 3 of the *SEPP Major Development 2005* and Clause 22 of the *Sydney Olympic Park Authority Act 2001*.

On 14 September 2011, the Minister delegated his powers and functions under Section 80 of the *Environmental Planning and Assessment Act 1979 (the Act)*, effective from 1 October 2011, for all development at Sydney Olympic Park which have a Capital Investment Value of less than \$10 Million. These delegations have been provided to the Executive Manager, Urban Planning and Design, and the Chief Executive Officer of Sydney Olympic Park Authority.

The proposed development is consistent with these delegations as it:

- Has a CIV less than \$10 million
- SOPA is not the applicant; and
- SOPA will not derive a commercial benefit in excess of \$250,000 per year from the development.

Therefore it is appropriate for SOPA to exercise its delegations in determining this development application.

## 5 Assessment

The application has been assessed pursuant to Section 79C of the *Environmental Planning and Assessment Act 1979*, including consideration of the following matters:

### 5.1 Environmental Planning Instruments, DCPs and Planning Agreements

#### 5.1.1 State Environmental Planning Policy (Major Development) 2005

The Minister for Planning is the consent authority pursuant to Schedule 6, Part 1, Clause 3 of the SEPP Major Development 2005. The proposed development is permissible with consent pursuant to Schedule 3, Part 23 of SEPP Major Development 2005 and the relevant provisions are addressed in Table 1.

Clause	Response	Compliance x/✓/N/A
(11) Zone RE1 Public Recreation	<p>The proposal can be defined as a 'community facility' and is permissible with consent.</p> <p><b>community facility</b> means a building or place:</p> <p>(a) owned or controlled by a public authority or non-profit community organisation, and</p> <p>(b) used for the physical, social, cultural or intellectual development or welfare of the community,</p> <p>but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.</p> <p>Conservation Volunteers (CV) is a not-for-profit environmental organisation that recruits volunteers to conduct environmental and wildlife conservation projects, and generally meets the definition of "community facility".</p> <p>One of the objects of the zone is satisfied in that the research work of CV will protect and further enhance the natural environment.</p>	✓
(23) Public Utility Infrastructure	The proposed development does not require additional public utility infrastructure.	✓
(24) Major event capability	The proposed development will not adversely impact on major events.	✓

Clause	Response	Compliance */✓/N/A
(25) Transport	The proposal will not result in adverse transport/ parking impacts.	✓
(26) Master Plan (Note: Master Plan 2030 is a deemed DCP and is also considered here for the purpose of S79C(1)(a)(iii)).	<p>Whilst the site falls within the land covered by the Master Plan (Figure 1.5 Master Plan 2030), the primary controls for development within the Parklands are embodied in the Parklands Plan of Management (PPOM), which are adopted for the purposes of the Master Plan.</p> <p>The Parklands Plan of Management (2010) classifies Newington Armory as a 'leisure &amp; play area', and establishes objectives and planning principles for the precinct. Plan 5 of the PoM identifies Newington Armory as having heritage values.</p> <p>Entering into a Licence is a "restricted SOPA activity", for which a Parklands Approval Permit (PAP) is required. A PAP has been granted.</p>	✓
(29) Development within an environmental conservation area	The subject site is located within an environmental conservation area. However, it is considered that the development would not significantly reduce the ecological value of the area.	✓
(31) Heritage Conservation	<p>The subject site is a heritage item; however the proposed development is a standard exemption in the Conservation Management Plan (CMP) and will not impact on heritage conservation.</p> <p>Refer to "Consultation" section below regarding heritage issues.</p>	✓

**Table 1 SEPP Major Development – Planning Provisions**

## 5.2 Prescribed Matters EPAR 2000

The proposed development is able to comply with prescribed matters of the *Environmental Planning and Assessment Regulations 2000* subject to fulfilment of conditions of consent.

## 5.3 Impact of the development

The proposal is unlikely to have adverse impacts, subject to the imposition of appropriate conditions of consent.

## 5.4 The suitability of the site for the development

The proposal is of a nature that is in keeping with the overall objectives and functions of the site and permissible land use, and is consistent with the guidelines and policies set out in the *Newington Armory CMP* and will not result in any impact on the heritage significance of the Newington Armory. The proposed use will also activate the building and improve casual surveillance.

## 5.5 Notification, advertising and submissions received

No submissions were received as the proposal did not require advertising or notification.



## 5.6 The public interest

The proposal is considered to be in the wider public interest as it:

- Is consistent with the in-force provisions and controls of the principle environmental planning instrument applying to the land contained with *State Environmental Planning Policy (Major Development) 2005*; and
- is consistent with the *Sydney Olympic Park Master Plan 2030*; and
- would not result in any adverse environmental and/or heritage impacts, subject to compliance with appropriate conditions of consent.

## 6 Sydney Olympic Park Authority Act 2001

### 6.1 Clause 22(2) – Consistency with Environmental Guidelines

The proposed development is minor and routine and will not result in a significant impact on any critical habitat, threatened species, population or endangered ecological community or their habitats, and is generally consistent with the *Environmental Guidelines*.

## 7 Consultation

### 7.1 External referrals

The application was forwarded to the Office of Environment & Heritage (OEH) on the 12 September 2014 pursuant to the provisions of 'Standard Exemption No. 9 – Change of Use' of the "Millennium Parklands Heritage Precinct Conservation Management Plan", seeking confirmation that the subject application meets the criteria of 'Standard Exemption No. 9', and does not require approval under Section 57(1) of the Heritage Act.

The OEH confirmed via correspondence on 21 October 2014 that subject application does not require approval under Section 57(1) of the Heritage Act, and is exempt under the Standard Exemptions and the relevant criteria have been satisfied. The Council provided approval, subject to general conditions, by letter dated 21 October 2014.

### 7.2 Internal referrals

The application was referred to the following internal Sydney Olympic Park Authority units for review and comment on 22 September 2014:

INTERNAL DEPARTMENT	RESPONSE
BUILDING SERVICES	No objections subject to conditions
ENVIRONMENT & ECOLOGY	No objections subject to conditions
PARKLANDS & ENVIRONMENT	No comments
COMMERCIAL SERVICES	No comments

All conditions recommended by the relevant Units have been incorporated into the recommended Conditions of Consent where appropriate and necessary.

## 8 Conclusion and recommendations

### 8.1 Conclusions

The application has been considered with regard to the matters raised in section 79C of the EP&A Act. The proposed development is considered to be acceptable, in the public interest and is recommended for approval subject to Conditions of Consent.

### 8.2 Recommendation

- A) Consider all relevant matters prescribed under Section 79C of the EP&A Act, as contained in the findings and recommendations of this report;
- B) Determine that the development application be **approved subject to conditions** pursuant to Section 80(1) and 80(A) of the EP&A Act, having considered the relevant matters in accordance with (A) above;
- C) Authorise Sydney Olympic Park Authority to carry out post-determination notification pursuant to Section 81 of the EP&A Act

Prepared by



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Planner

Date: 20 October 2014

Reviewed & Endorsed by

Alan Marsh  
Chief Executive Officer



Date: 3.11.14 2014