



SYDNEY OLYMPIC PARK AUTHORITY

Planning Development Application Assessment Report

Application No:	DA 111-11-2009
Application Site:	Newington Armory, Jameison Street, Sydney Olympic Park
File No:	F09/1161
Proposal:	Newington Armory Camping Ground.
Background/History:	<p>As part of the Easter Show, participants from Country NSW travel to Sydney to host stalls and compete in show activities. Whilst in Sydney, some participants park camper vans on land owned by the Sydney Olympic Park Authority (Lot 1 DP 840154) along Parramatta Road, Strathfield. The site is no longer commercially available for use by Royal Easter Show participants during the Easter Show period however, Sydney Olympic Park Authority has a commercial obligation to provide similar facilities for the Sydney Showground.</p> <p>In 2008, Sydney Olympic Park Authority identified a suitable part of Newington Armory (Lot 2005 DP 878356) for accommodating a camp site (the subject site) for Royal Easter Show participants and for other users during out of Show uses.</p> <p>An Exempt Development application under <i>Sydney Regional Environment Plan No. 24</i> for temporary use and occupancy of the subject site as well as basic camping infrastructure was approved in 2008 for the 2009 Show only (Ref EDA 406). This work consisted of stage 1 works and included base service infrastructure for water and electricity (approved and built), 120 defined camper van areas and general traffic access improvements (approved but not yet built). These infrastructure works were partly completed in March 2009. Infrastructure built includes potable water pipes, electrical lines and fire safety hoses.</p> <p>This application seeks development consent for Stage 2 works, which include bollards providing point based access for camper van electrical and water supply as well as the permanent use of the subject site for camping purposes.</p>

1 Site and surrounds

A site visit was carried out on 24 November 2009.

Newington Armory is located approximately 2 kilometres to the north of Sydney Olympic Park Rail Station. The site is legally described as Lot 2005 DP 878356.

The site is bounded by Holker Street to the south, Jamesion Street and Silverwater Correctional Centre to the west, Newington Nature Reserve to the east and Blaxland Riverside Park to the north.

The camping ground proposal occupies the south western portion of site and is relatively isolated from surrounding land uses. The camping ground area would occupy approximately 21,000m² out of the total 510,000m² Newington Armory area.



Figure 1: The site



Figure 2: Camp ground location showing Stage 1 works

2 The proposed development

This proposal involves works to provide bollards with point based access for camper van electrical and water supply as well as permanent use and occupation of the site for camping purposes. The proposal also includes to make permanent the works approved temporarily in Stage 1, which included base service infrastructure for water and electricity (approved and built), 120 defined camper van areas and general traffic access improvements (approved but not yet built).

Stage 1 works were approved (Ref EDA 406) for the 2009 Royal Easter Show under *Sydney Regional Environment Plan No. 24 – Homebush Bay Area*, which allowed temporary uses without the need to obtain development consent.

The subject proposal would only operate during the Easter Show period or for visiting groups that require temporary accommodation in association with a program endorsed by the Sydney Olympic Park Authority and would not be continuously used for more than 6 weeks at any one time. The camp ground is not intended to be a public camping site.

The proposed development would be carried out in accordance with the plans prepared by Sydney Olympic Park Authority, Shelmerdines Consulting Engineers Pty Ltd and Whipps-Wood Consulting Pty Ltd.

3 Assessment

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

3.1 Environmental Planning Instruments, DCPs and Planning Agreements

3.1.1 State Environmental Planning Policy (Major Development) 2005

The Minister 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 */✓/N/A
(11) Zone RE1 Public Recreation	The development satisfies the objects of the zone as it protects natural areas, provides recreational based activity infrastructure and supports Sydney Olympic Park as a premium major event destination.	✓
(23) Public infrastructure	Public infrastructure requirements have been added into the development for both water and electrical supply. Toilets, showers and other amenity facilities are provided on a as needs basis in the form of an additional overlay. These facility requirements have been conditioned in accordance with the <i>Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005</i> .	✓
(24) Major event capability	The proposed development is for temporary camping associated with the delivery of the Royal Easter Show and is therefore directly contributing to the major event capability of Sydney Olympic Park.	✓
(25) Transport	The proposed development does not involve increase in demands or require works to existing traffic intersections or public roads. Minor private road works were identified in Stage 1 of the works to enable appropriate camper van ingress and egress.	✓
(26) Master Plan	Master Plan 2030 does not apply to the subject site.	✓
(29) Development in environmental conservation area	The subject site is not in an environmental conservation area.	✓
(30) Design excellence	The proposed development does not involve construction of, or alteration and addition to, a new or existing building.	✓
(31) Heritage Conservation	A Heritage Impact Statement has been prepared which advises no significant impacts on heritage items subject to conditions.	✓

Table 1 SEPP Major Development – Planning Provisions

3.1.2 State Environmental Planning Policy No. 21 Caravan Parks

Pursuant to Clause 8 of the SEPP No. 21 Caravan Parks, the proposed development is permissible with consent. The relevant provisions of SEPP No. 21 Caravan Parks are addressed in Table 2.

Clause	Response	Compliance */✓/N/A
8(2) Number of long term and short term sites	There are no sites suitable for long term residential occupancy. All sites are only suitable for short term occupancy. A condition of consent requires that the camping ground must not be occupied continuously for more than a 6 week period.	✓
8(3) Condition of consent for long term occupancy	Not applicable as the site will not be used for long term occupancy.	✓
8(4) short term occupancy requires consent if staying more than 3 months	A condition of consent requires that the camping ground must not be occupied continuously for more than a 6 week period.	✓
10(a) the land concerned is particularly suitable for use as a caravan park for tourists	The proposed development is relatively isolated from sensitive land uses, located on high ground that would not flood and would not result in adverse environmental impacts subject to conditions. The proposed site is considered appropriate for its intended use.	✓
10(b) adequate provision for tourist accommodation in the locality of that land	There is tourist accommodation within Sydney Olympic Park however there are no camper van style accommodation. Existing and potential tourist accommodation will not be displaced by the operation of a camper van style accommodation within Sydney Olympic Park.	✓
10(c) whether there is adequate low-cost housing, or land available for low-cost housing, in that locality	There is no low cost housing in the Sydney Olympic Park and there are no residential land uses. Low cost accommodation within Sydney Olympic Park is provided by the Budget F1 Hotel. Demands experienced during peak event periods indicate that a camper van style accommodation is appropriate for select users.	✓
10(d) necessary community facilities and services	Community amenity facilities and services will be temporarily provided on a needs basis as an additional overlay. This includes toilets, showers and laundry facilities. These temporary facilities will be provided in accordance with the requirements of the <i>Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005</i> .	✓
10(e) any relevant guidelines issued by the Director	The Department of Planning's assessment guideline register and web site does not reveal any assessment guidelines or directions for caravan parks.	✓
10(f) provisions of the <i>Local Government (Caravan Parks and Camping Grounds) Transitional Regulation 1993</i>	The provisions of the <i>Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005</i> have been considered as part of the assessment. Relevant conditions have been incorporated as conditions of consent to comply with the Regulations. A Section 68 Approval will also be issued in accordance with the <i>Local Government Act 1993</i> .	✓

Table 2 SEPP No. 21 Caravan Parks – Planning Provisions

3.2 Impact of the development

The proposed development is relatively minor and will not adversely affect the natural, social or economic environment. Potential impacts include noise and waste generation from camper van users. Appropriate conditions have been identified to limit potential noise and waste impacts.

A Heritage Impact Statement was prepared by Inheritance Pty Ltd and no adverse heritage impacts are likely, subject to conditions of consent.

3.3 The suitability of the site for the development

The proposal is of a nature that is in keeping with the overall objectives and function of the site and zoning provisions of *SEPP Major Development 2005*. The subject site is on high ground and not subject to flooding or land slip, and is located in a relatively isolated surrounding that still enables inspections and compliance checks.

Management plans, including noise management, and complaints register has been conditioned to minimise potential impacts on nearby sensitive receivers in Newington.

3.4 Notification, advertising and submissions received

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

3.5 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 principal environmental planning instrument applying to the land contained with *State Environmental Planning Policy (Major Development) 2005 Sydney Olympic Park*; and
- Would not result in any adverse environmental effects (subject to conditions).

4 Sydney Olympic Park Authority Act 2001

4.1 Clause 22(2) – Consistency with Environmental Guidelines

The proposed development is generally consistent with the *Environmental Guidelines* as the proposed development is minor and routine and does not significantly affect the environment.

5 Consultation

5.1 External referrals

The proposal was not referred externally as the proposal is relatively minor and routine in nature.

5.2 Internal referrals

The application was referred internally to Building Services for Section 68 *Local Government Act 1993* approval requirements. The referral responses did not object to the proposal and conditions have been incorporated where appropriate.

The application was also referred to Parklands and Ecology for comment and no objections were raised and conditions incorporated where relevant.

6 Delegations

The Minister for Planning is the consent authority under Clause 22 of the *Sydney Olympic Park Authority Act 2001* and Schedule 6, Part 1, Clause 3 of *State Environmental Planning Policy (Major Development) 2005 Sydney Olympic Park*.

The Authority is the assessing agency and the NSW Department of Planning determining agency pursuant to the Minister's delegation 4 March 2009.

7 Conclusion and recommendations

7.1 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.

7.2 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

Reviewed by

Endorsed by

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Date:

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