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## SYDNEY OLYMPIC PARK AUTHORITY

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### Planning Development Application Assessment Report

<b>Application No:</b>	DA 116-11-2009
<b>Application Site:</b>	Building 25, Newington Armory Sydney Olympic Park
<b>File No:</b>	F09/1188
<b>Proposal:</b>	Segway Tours Australia, Building 25 Newington Armory, Sydney Olympic Park.
<b>Background/History:</b>	<p>Segway Tours Australia operates personal transporter tours within the Newington Armory. Segway Tours are proposing to use Building 25 in the Newington Armory to store the personal transporters and as a staff office area.</p> <p>The development application seeks consent to undertake minor building upgrade, including replacement of kitchen facility, relocation of stove, painting, replacement of light fittings, replacement of shelving and replacement of door.</p> <p>Occupation and use of Building 25 and personal transporters in the Newington Armory is also part of the development application.</p>

## 1 Site and surrounds

A site visit was carried out on 3 December 2009.

Building 25 is located in the Newington Armory, approximately 2 km to the north of Sydney Olympic Park Rail Station and is within the area currently known as the Parklands. The site is legally described as Lot 3 DP 883215.

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.

Newington Armory is 510,000m<sup>2</sup> in size and 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. Building 25 is situated in a relatively central location of the Newington Armory.



Figure 1: Building 25

## 2 The proposed development

The proposed works involve minor building upgrades to Building 25 including, replacement of kitchen facility, relocation of stove, painting, replacement of light fittings, replacement of shelving and replacement of door. These works are required to make the internals of the building more presentable and serviceable.

The proposed development also includes the occupation and use of Building 25 as a location for Segway Tours Australia to operate personal transporter tours in the Newington Armory.

The works would be carried out in accordance with the plans and information prepared by Segway Tours Australia 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
(23) Public infrastructure	This application does not require additional public infrastructure to that already available.	✓
(24) Major event capability	The proposed development is minor and as such will not impact on major events.	✓
(25) Transport	The proposed development minor and as such will not impact on transport infrastructure.	✓
(26) Master Plan	MP 2030 does not apply to the Parklands	✓
(29) Development in conservation area	The subject site is not in a conservation area.	✓

Clause	Response	Compliance */✓/N/A
(30) Design excellence	The proposed development does not involve external alterations or additions to Building 25.	✓
(31) Heritage Conservation	The subject site is within a heritage conservation area. The works to physical works to Building 25 are minor in nature and in accordance with Clause 31(4) do not require a Heritage Impact Statement. In accordance with Clause 31(3) the effect of works on Building 25 will have a negligible effect on the heritage significance.	✓

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

### **3.2 Impact of the development**

The proposed development is minor and will not adversely affect the natural, social or economic environment subject to relevant 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 functions of the Newington Armory and provides an appropriate setting to operate personal transporters.

### **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*; 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 Parklands and Ecology. No response was received from Parklands or Ecology.

## 6 Delegations

The Minister for Planning is the consent authority under Clause 22 of the *Sydney Olympic Park Authority Act 2001*. 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 and endorsed by

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Executive Manager,  
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Date:

Date: