



New South Wales

Sydney Regional Environmental Plan No 31—Regional Parklands (Amendment No 4)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Infrastructure and Planning, make the following regional environmental plan under the *Environmental Planning and Assessment Act 1979*.
(P02/00650/PC)

CRAIG JOHN KNOWLES, M.P.,
Minister for Infrastructure and Planning

Sydney Regional Environmental Plan No 31—Regional Parklands (Amendment No 4)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Sydney Regional Environmental Plan No 31—Regional Parklands (Amendment No 4)*.

2 Aims of plan

The aims of this plan are:

- (a) to allow various additional uses in Blacktown Olympic Park, that are consistent with the aims of *Sydney Regional Environmental Plan No 31—Regional Parklands*, in order to support the financial viability of the site, and
- (b) to provide the opportunity to generate funds to facilitate the achievement of the aims of *Sydney Regional Environmental Plan No 31—Regional Parklands*.

3 Land to which plan applies

This plan applies to the land known as Blacktown Olympic Park, as shown hatched on the map marked “Sydney Regional Environmental Plan No 31—Regional Parklands (Amendment No 4)” deposited in the head office of the Department of Infrastructure, Planning and Natural Resources.

4 Amendment of Sydney Regional Environmental Plan No 31—Regional Parklands

Sydney Regional Environmental Plan No 31—Regional Parklands is amended as set out in Schedule 1.

Schedule 1 Amendments

(Clause 4)

[1] Clause 8 Additional uses of land

Omit “7”. Insert instead “7 (4)”.

[2] Clause 8A

Insert after clause 8:

8A Additional uses in Blacktown Olympic Park

- (1) Development for the purpose of health clubs, registered clubs, motels or sports education facilities may be carried out with consent in Blacktown Olympic Park, despite clause 7 (4), if the consent authority is satisfied that the proposed development will:
 - (a) support the financial viability of the site, and
 - (b) provide an opportunity to generate funds to facilitate the achievement of the aims of this plan as set out in clause 3.
- (2) Development for the purpose of sports related facilities that is otherwise prohibited by this plan may be carried out with consent in Blacktown Olympic Park if:
 - (a) the consent authority is satisfied that the proposed development will not interfere with the amenity of the Regional Parklands or land in the vicinity of the Regional Parklands because of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise, and
 - (b) the proposed development will not contravene any condition of development consent already applying to the land.

Note. It is intended that subclause (2) enable the carrying out of development in Blacktown Olympic Park for the purpose of sports related facilities of a kind not otherwise specifically permitted under this plan.

- (3) In this clause:

Blacktown Olympic Park means the land shown hatched on the map marked “Sydney Regional Environmental Plan No 31—Regional Parklands (Amendment No 4)” deposited in the head office of the Department of Infrastructure, Planning and Natural Resources.

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Schedule 1 Amendments

[3] Clause 10 Restrictions on certain development

Omit “total floor space” wherever occurring in clause 10 (1) (d) and (g).

Insert instead “gross floor area”.

[4] Clause 10 (3)–(6)

Insert after clause 10 (2):

- (3) The gross floor area of a building or buildings to be used for a health club is not to exceed 200 square metres.
- (4) The gross floor area of a building or buildings to be used for a registered club is not to exceed 3,000 square metres.
- (5) The gross floor area of a building or buildings to be used for a motel is not to exceed 1,500 square metres and the building or buildings are not to include more than 100 rooms in total.
- (6) The gross floor area of a building or buildings to be used for a sports education facility is not to exceed 200 square metres.

[5] Clause 14 Concurrence

Insert after clause 14 (1) (a):

- (a1) development allowed to be carried out by clause 8A (Additional uses in Blacktown Olympic Park),

[6] Clause 14 (2)

Omit “clause 8”. Insert instead “clauses 8 or 8A”.

[7] Dictionary

Insert in alphabetical order:

gross floor area has the same meaning as in the *Environmental Planning and Assessment Model Provisions 1980*.

health club means a club, including a gymnasium, used principally for the purpose of enhancing the health of members and visitors to the club.

motel means a building or buildings, other than a hotel, providing serviced overnight accommodation, in single, double or dormitory style rooms, for persons visiting the Regional Parklands for sporting activities, whether or not the building or buildings are used in the provision of meals to those persons, and includes accommodation for the vehicles used by those persons.

registered club has the same meaning as in the *Registered Clubs Act 1976*.

sports education facility means a building or buildings used for educational activities aimed at enhancing the performance of sports participants.

[8] Dictionary, definition of “structured recreation facility”

Insert “, other than a registered club,” after “means a facility”.