

# SEPP (State Significant Precincts) 2005 – Luna Park Amendment

## Frequently asked questions

December 2018

### What do the changes mean?

- Luna Park will be able to bring in new rides and amusements and replace, move and change existing rides and amusements as exempt and complying development without a development application.
- There should be no additional impacts as the strict noise, lighting, safety and heritage requirements which currently apply to rides and amusements have been kept in place.
- Most new rides and amusements will be restricted to the height of the adjoining clifftops, about 16 metres high and only 3 additional taller rides (over 18 metres) are permitted under the new rules.
- New restrictions about the length of time a ride or amusement can be installed as well as standards designed to maintain the important character and function of the area known as The Midway have also been provided.
- More detail about how the new planning rules will work is provided below.

### Will residents be informed about new rides and amusements planned for Luna Park?

- When undertaking any works authorised by a Complying Development Certificate (e.g. installing new permanent rides or amusements or rides and amusements above 18 metres high), Luna Park must notify neighbours within a 20m radius, 7 days prior to any work commencing.

### What can I do if I think the rules are not being followed?

- The Department takes compliance issues seriously. If you believe a new ride or amusement does not comply with the new rules please contact our [Compliance Team](#).

### What is the Exempt and Complying Development Rides and Amusements Zone

- The Exempt and Complying Development Rides and Amusements Zone is shown on the attached map. It is based on where Luna Park has historically operated rides and amusements. Luna Park may still be able to operate rides and amusements outside the exempt and complying rides and amusements zone but will need to lodge a DA.

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### How does Exempt Development work at Luna Park?

- Temporary rides and amusements of up to 16m can be installed in the *Exempt and Complying Development Rides and Amusements Zone* provided they are not enclosed or partially enclosed in a new building, do not require permanent footings and are not installed for more than 16 weeks in any 26-week period. The 16 weeks will allow rides to be in place for periods of high demand like the Christmas school holidays and provides time for installing and dismantling.

### How does Complying Development work at Luna Park?

- Rides and amusements of up to 36m can be installed in the *Exempt and Complying Development Rides and Amusements Zone* provided they are not enclosed or partially enclosed in a new building, there are no more than six above 18m on site at any time (including the Ferris Wheel, Ranger, and Hair Raiser rides). Effectively, there will only be 3 additional rides over 18m allowed at any one time.

### What restrictions apply to The Midway?

- Temporary rides and amusements less than 10m wide can be installed for up to three months at a time so long as emergency vehicle access is maintained, and the width of the midway is not reduced to less than 8m (no rides are permitted in the area between the existing Carousel and Ferris Wheel rides).

### What restrictions apply to Lavender Green?

- Lavender Green is excluded from the Exempt and Complying Development Rides and Amusements Zone. Any rides or amusements on Lavender Green will require a development application.

### Did the Department listen to residents?

- Yes, the Department received over 1400 submissions during the public exhibition of the changes from 14/10/18 – 9/11/18 with nearly 90 per cent in support of the changes. In response to community feedback, the following additional changes were made.
- We heard your concerns about noise, lighting, safety and heritage, so the requirements already applying to the site will be maintained for all new development.
- We also heard your concern about being notified of changes to Luna Park, so once a complying development certificate has been issued, Luna Park must notify neighbours within a 20m radius, 7 days prior to any work commencing.
- We heard your concerns about Lavender Green, so we changed the boundary of the amusement zone to ensure Lavender Green stays green. Any new rides and amusements on Lavender Green will require a development application.

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- Strobe lighting will not be permitted on rides and amusements installed, modified or relocated as exempt or complying development.

### Why were the changes made?

- Luna Park is an iconic Sydney institution and the Department has responded to its planning needs to ensure its continued operation.
- The provisions cut red tape and save money by removing the need for development applications, helping to ensure Luna Park's financial viability.
- The changes provide a clear planning framework for Luna Park Sydney and allows the site to continue to function as it has since 2004.

### What is Exempt and Complying Development?

- Exempt development has minimal impact and does not require development approval.
- Complying development is a streamlined approval process for development that meets specific criteria. Complying development can be determined by a council or accredited certifier. When a proposed development is not exempt or able to be approved as complying development, a development application is required to be lodged to the appropriate consent authority.

### Where can I find out more?

- Call on 1300 305 695.
- If English isn't your first language, please call 131 450. Ask for an interpreter in your language and then request to be connected to our Information Centre on 1300 305 695.
- Email [information@planning.nsw.gov.au](mailto:information@planning.nsw.gov.au)