

Blacktown Planning Proposal - Amendment to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 – Schofields Precinct Plan

Proposal Title :	Blacktown Planning Proposal - Amendment to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 – Schofields Precinct Plan		
Proposal Summary :	The planning Proposal seeks to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006 - Schofields Precinct Plan to rezone certain land in the vicinity of Bridge Street and Grange Avenue within the Schofields Precinct to enable additional residential development.		
PP Number :	PP_2013_BLACK_001_00	Dop File No :	13/02135

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions : **2.1 Environment Protection Zones**
 3.1 Residential Zones
 3.4 Integrating Land Use and Transport
 4.3 Flood Prone Land
 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : **It is recommended that the Planning Proposal proceed subject to the following conditions:**

- 1. Exhibited for 28 days;**
- 2. Consultation with Hawkesbury – Nepean Catchment Management Authority, Office of Environment and Heritage, Roads and Maritime Services;**
- 3. The Director General not agree to the s117 Direction inconsistency for 2.1 Environmental Protection Zone until further work is carried out;**
- 4. The Planning Proposal is to be completed within 12 months from the week following the Gateway determination.**

Prior to exhibition, Council should

- 5. engage a suitably qualified consultant to prepare a Biodiversity Certification Audit Report which indicates no net loss (of vegetation subject to certification) will occur and consult with the Department's Land Release team to seek this agreement;**
- 6. prepare a floodplain risk management plan in accordance with s.117 Direction 4.3 - Flood Prone Land and amend the proposal to include an amendment to North West Growth Centre - DCP Map - DVC_005, if required;**
- 7. provide a map and overlay at the same scale indicating the difference between the existing and proposed zonings for the site;**
- 8. amend the 'statement of the objectives' section of the proposal to make it clear to the community what the proposal is trying to achieve as an end result;**
- 9. ensure that a copy of all existing SEPP maps for the Schofields Precinct Release Area and proposed maps are prepared at the same scale.**

- Supporting Reasons :
- 1. The proposal has been supported by Council.**
 - 2. The proposal would enable a higher and better use of the subject site.**

**Blacktown Planning Proposal - Amendment to State Environmental Planning Policy
(Sydney Region Growth Centres) 2006 – Schofields Precinct Plan**

3. The proposal will result into approximately 128 low density residential lots.
4. The proposal will help in achieving the housing targets in the North West Growth Centre.

Panel Recommendation

Recommendation Date : **21-Feb-2013**

Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The Planning Proposal should proceed subject to the following conditions:**

1. Prior to undertaking public exhibition, Council is to amend the 'statement of objectives' within the planning proposals to include a concise statement outlining the intended outcome of the proposal.
2. Prior to undertaking public exhibition, Council is to amend the planning proposal to include sufficient additional information to adequately demonstrate consistency or justify any inconsistency with S117 Direction 2.1 Environmental Protection Zones, including addressing the impacts of reducing land zoned E2 Environmental Conservation and identifying whether areas of existing native vegetation will be cleared as a result of future development. Council is to consult with the Strategies and Land Release Team of the Department of Planning and Infrastructure regarding the above matter. If required, the Office of Environment and Heritage and Commonwealth Department of Sustainability, Environment, Water, Population and Communities should be consulted.
3. To sufficiently demonstrate consistency with S117 Direction 4.3 Flood Prone Land, Council is to consult with the Office of Environment and Heritage and, if required, is to prepare a floodplain risk management plan and amend the planning proposal to include an amendment to the North West Growth Centre Development Control Plan Map Sheet DVC_005.
4. Council is to amend the planning proposal to include an overlay map of the proposed and existing land zonings. All maps should be at an appropriate scale and clearly identify the subject site. Council is to place relevant SEPP (Sydney Region Growth Centres) maps, which relate to the Schofields Precinct, on public exhibition.
5. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal must be made publicly available for 28 days; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs (Department of Planning & Infrastructure 2012).
6. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Hawkesbury – Nepean Catchment Management Authority
 - Office of Environment and Heritage
 - Transport for NSW – Roads and Maritime Services

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

7. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if

**Blacktown Planning Proposal - Amendment to State Environmental Planning Policy
(Sydney Region Growth Centres) 2006 – Schofields Precinct Plan**

reclassifying land).

8. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

STEPHEN MURRAY

Date:

28/2/2013