



New South Wales

## **Blacktown Local Environmental Plan 2015 (Amendment No 7)**

under the

Environmental Planning and Assessment Act 1979

The Greater Sydney Commission makes the following local environmental plan under the  
*Environmental Planning and Assessment Act 1979*.

A handwritten signature in black ink, appearing to read 'Kerry Robinson', with a long horizontal line extending to the right.

Kerry Robinson, General Manager  
Blacktown City Council  
Delegate of Blacktown City Council, the local plan making authority

# **Blacktown Local Environmental Plan 2015 (Amendment No 7) Map Cover Sheet**

**Blacktown City Council**  
P O Box 63  
Blacktown NSW 2148

The following map sheets are revoked:

Map Sheet	Map Identification Number
<b>Land Zoning Map</b>	
LZN_004	0750_COM_LZN_004_020_20170808
LZN_005	0750_COM_LZN_005_020_20150122
LZN_008	0750_COM_LZN_008_020_20150122
LZN_009	0750_COM_LZN_009_020_20150122
LZN_013	0750_COM_LZN_013_020_20160829
LZN_014	0750_COM_LZN_014_020_20170301
<b>Height of Buildings Map</b>	
HOB_003	0750_COM_HOB_003_020_20170808
HOB_004	0750_COM_HOB_004_020_20170808
HOB_008	0750_COM_HOB_008_020_20170808
HOB_009	0750_COM_HOB_009_020_20170808
HOB_013	0750_COM_HOB_013_020_20160829
HOB_014	0750_COM_HOB_014_020_20170301
<b>Lot Size Map</b>	
LSZ_014	0750_COM_LSZ_014_020_20170301
<b>Key Sites Map</b>	
KYS_007	0750_COM_KYS_007_020_20160503
KYS_008	0750_COM_KYS_008_020_20150428
KYS_013	0750_COM_KYS_013_020_20150428
KYS_014	0750_COM_KYS_014_020_20150428
<b>Land Acquisition Map</b>	
LRA_009	0750_COM_LRA_009_020_20150122
<b>Heritage Map</b>	
HER_003	0750_COM_HER_003_020_20150122
HER_009	0750_COM_HER_009_020_20150122
HER_013	0750_COM_HER_013_020_20150122
HER_014	0750_COM_HER_014_020_20150122

The following map sheets are adopted:

Map Sheet	Map Identification Number
<b>Land Zoning Map</b> LZN_004 LZN_005 LZN_008 LZN_009 LZN_013 LZN_014	0750_COM_LZN_004_020_20180306 0750_COM_LZN_005_020_20180306 0750_COM_LZN_008_020_20180306 0750_COM_LZN_009_020_20180306 0750_COM_LZN_013_020_20180306 0750_COM_LZN_014_020_20180306
<b>Height of Buildings Map</b> HOB_003 HOB_004 HOB_008 HOB_009 HOB_013 HOB_014	0750_COM_HOB_003_020_20180306 0750_COM_HOB_004_020_20180306 0750_COM_HOB_008_020_20180306 0750_COM_HOB_009_020_20180306 0750_COM_HOB_013_020_20180306 0750_COM_HOB_014_020_20180306
<b>Lot Size Map</b> LSZ_014	0750_COM_LSZ_014_020_20180306
<b>Key Sites Map</b> KYS_007 KYS_008 KYS_013 KYS_014	0750_COM_KYS_007_020_20180306 0750_COM_KYS_008_020_20180306 0750_COM_KYS_013_020_20180306 0750_COM_KYS_014_020_20180306
<b>Land Acquisition Map</b> LRA_009	0750_COM_LRA_009_020_20180306
<b>Heritage Map</b> HER_003 HER_009 HER_013 HER_014	0750_COM_HER_003_020_20180306 0750_COM_HER_009_020_20180306 0750_COM_HER_013_020_20180306 0750_COM_HER_014_020_20180306

Certified



Kerry Robinson, General Manager

[Minister for Planning]

[Date]

20 July 2018



New South Wales

## PARLIAMENTARY COUNSEL

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### *Opinion*

Environmental Planning and Assessment Act 1979  
Proposed Blacktown Local Environmental Plan 2015 (Amendment No 7)

Your ref: PP\_2016\_BLACK\_005\_00  
Our ref: e2017-251.d09

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In my opinion the attached draft environmental planning instrument may legally be made.

When the environmental planning instrument is made, a map cover sheet that lists the final form of the maps adopted by the instrument should be signed by the person making the instrument.

A handwritten signature in black ink, appearing to read 'D Colagiuri'.

(D COLAGIURI)  
Parliamentary Counsel  
1 February 2018

## **Blacktown Local Environmental Plan 2015 (Amendment No 7)**

under the

Environmental Planning and Assessment Act 1979

### **1 Name of Plan**

This Plan is *Blacktown Local Environmental Plan 2015 (Amendment No 7)*.

### **2 Commencement**

This Plan commences on the day on which it is published on the NSW legislation website.

### **3 Land to which Plan applies**

This Plan applies to the land to which *Blacktown Local Environmental Plan 2015* applies.

### **4 Maps**

The maps adopted by *Blacktown Local Environmental Plan 2015* are amended or replaced, as the case requires, by the maps approved by the Greater Sydney Commission on the making of this Plan.

## **Schedule 1      Amendment of Blacktown Local Environmental Plan 2015**

**[1]    Land Use Table**

Insert "Building identification signs;" "Business identification signs;" and "Crematoria;" in appropriate order in item 3 of Zone RU4 Primary Production Small Lots.

**[2]    Land Use Table, Zone R4, item 3**

Omit "Restaurants or cafes;" and "Take away food and drink premises;".

**[3]    Land Use Table, Zone B5, item 4**

Omit "Freight transport facilities;" "Vehicle body repair workshops;" and "Vehicle repair stations;".

**[4]    Land Use Table, Zone B7, item 3**

Insert "Building identification signs;" and "Business identification signs;" in appropriate order.

**[5]    Land Use Table, Zone B7, item 4**

Omit "Advertising structures;". Insert "Signage;" in appropriate order.

**[6]    Land Use Table, Zone SP1, item 3**

Insert "Signage;" in appropriate order.

**[7]    Land Use Table, Zone SP2, item 3**

Insert "Signage;" in appropriate order.

**[8]    Land Use Table, Zone RE1, item 3**

Omit "Building identification signs;". Insert "Signage;" in appropriate order.

**[9]    Land Use Table, Zone RE2, item 3**

Insert "Building identification signs;" and "Business identification signs;" in appropriate order.

**[10]    Clause 4.1AA**

Insert after clause 4.1:

**4.1AA    Minimum subdivision lot size for community title schemes**

- (1) The objectives of this clause are as follows:
  - (a) to ensure that community title schemes maintain minimum lot sizes in low density residential areas,
  - (b) to ensure that development is compatible with the dwelling density and character of the surrounding area,
  - (c) to ensure that lots in community title schemes are appropriate for the capacity of infrastructure and services.
- (2) This clause applies to a subdivision (being a subdivision that requires development consent) under the *Community Land Development Act 1989* of land in Zone R2 Low Density Residential.

- (3) The size of any lot resulting from a subdivision of land to which this clause applies (other than any lot comprising association property within the meaning of the *Community Land Development Act 1989*) is not to be less than the minimum size shown on the Lot Size Map in relation to that land.
- (3A) If a lot is a battle-axe lot or other lot with an access handle, the area of the access handle is not to be included in calculating the lot size.

**[11] Clause 4.1C Subdivision of dual occupancies prohibited**

Omit clause 4.1C (1) (a). Insert instead:

- (a) each of the 2 dwellings has a frontage to a different road, and

**[12] Clause 4.6 Exceptions to development standards**

Insert after clause 4.6 (8) (ca):

- (cb) clause 4.1C,

**[13] Clause 7.10**

Omit the clause. Insert instead:

**7.10 Certain land between North West Transitway and Peter Street, Blacktown**

- (1) This clause applies to development for any of the following purposes on land identified as “Clause 7.10” on the Key Sites Map:
  - (a) hotel or motel accommodation,
  - (b) places of public worship,
  - (c) residential flat buildings,
  - (d) seniors housing,
  - (e) serviced apartments,
  - (f) shop top housing.
- (2) The consent authority must not grant development consent to development to which this clause applies unless it is satisfied that the lot on which it is proposed to carry out the development:
  - (a) has frontage to Peter Street, Blacktown, and
  - (b) has a minimum depth of 65 metres when measured from its frontage to Peter Street, and
  - (c) will have, at the completion of the development, a landscaped area that is at least 10 metres in depth along the entire length of its rear boundary.

**[14] Schedule 5 Environmental heritage**

Omit “84” from the **Address** column of item I20 in Part 1.

**[15] Schedule 5, Part 1, item I28**

Omit “Calvary”. Insert instead “Cavalry”.

**[16] Schedule 5, Part 1, item I32**

Omit “Lot 1, DP 1086553”. Insert instead “Lot 1, DP 1160179”.

**[17] Schedule 5, Part 1, item I42**

Omit “Part of Lot 201, DP 845114”. Insert instead “Part of Lot 1, DP 1208657”.

**[18] Schedule 5, Part 1, item I47**

Omit “113”. Insert instead “113–115”.

**[19] Schedule 5, Part 1, item I62**

Omit “Part of Lot 1, DP 794271”. Insert instead “Lot 20, DP 1119077”.

**[20] Schedule 5, Part 1, item I60**

Omit “Local”. Insert instead “State”.

**[21] Schedule 5, Part 1, item I97**

Omit “Lots 1–9, CLP 509-3000”. Insert instead “Lot 7301, DP 1140673”.

**[22] Schedule 5, Part 2, item A120**

Omit “Lot 30, DP 1076671; Lot 32, DP 1076671; Lot 41, DP 1100854; Part Lot 101, DP 1109052; Lot 86, DP 752030 and Lot 9, DP 976148”.

Insert instead “The lots on Richmond Road shown on the Heritage Map as item A120”.