



## **Planning Proposal**

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**To amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006 to amend floor space ratio and height of building controls in the Marsden Park Industrial Precinct**

Submitted for Gateway Determination June 2019

Updated April 2020

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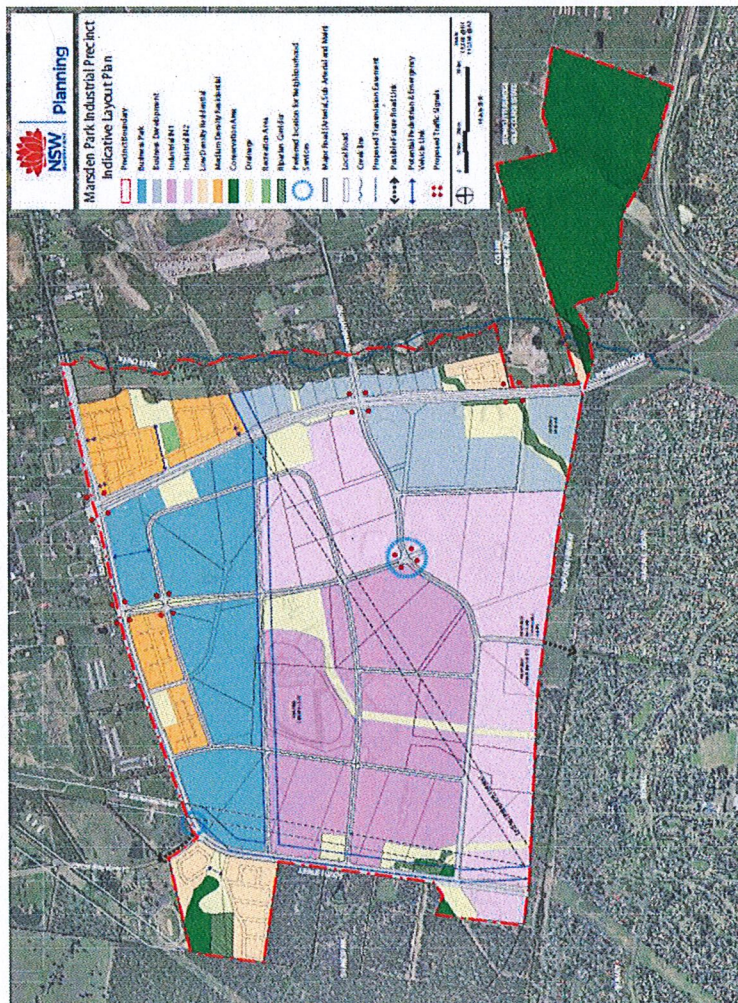
## Part 1 – Objectives or intended outcomes

### 1.1 Introduction

The Planning Proposal seeks to amend the Blacktown Local Environmental Plan 2015 to facilitate an amendment to the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the Growth Centres SEPP). The proposed amendment aims to amend the floor space ratio and height of building controls in the Marsden Park Industrial Precinct within the North West Growth Area (NWGA).

### 1.2 Applicable land

The Planning Proposal applies to land in the Marsden Park Industrial Precinct within the NWGA, established under the Growth Centres SEPP.





### 1.3 Current planning controls

The Marsden Park Industrial Precinct is composed of various industrial, business and residential land use zones under the Growth Centres SEPP.

The existing floor space ratio (FSR) controls across all zones in the Precinct are 1:1 or less. The existing height of building controls across all zones ranges between 8.5 m to 24 m.

These controls under the Growth Centres SEPP are restrictive and inhibit appropriate development and impose constraints on built form which do not facilitate the Central City District Plan Planning Priority C11 of 'Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land'. The proposed amendments to FSR and height of building controls will allow for greater flexibility in built form to enable development which reflects the needs of business and is responsive to emerging technologies.

A detailed description of existing and proposed planning controls is provided at Attachment 1.

### 1.4 Blacktown Local Planning Panel

The request for a Planning Proposal was reported to the Blacktown Local Planning Panel meeting of 7 June 2019 for advice in accordance with the Local Planning Panels Direction – Planning Proposals, issued by the Minister for Planning on 23 February 2018, under Section 9.1 of the Environmental Planning and Assessment Act 1979. The Panel's advice is at Appendix 1.

The Panel provided the following advice for the Planning Proposal:

1. The proposal has strategic merit in regards to the natural environment, existing uses and likely future uses on and surrounding the site, and existing and required services and infrastructure.
2. The proposal is responding to changing circumstances not recognised by current controls such as new infrastructure and changing demographic.
3. Prior to exhibition, further evidence based analysis should occur to identify examples of why the height and floor space ratio controls on the land are 'not working'.
4. Review and ensure the control in the Development Control Plan applicable to the land will be sufficient to allow for satisfactory car parking and landscape provision.
5. Consider investigation of the local contributions applicable to the land use due to the increased density as a consequence of the Planning Proposal.
6. Consider undertaking a comprehensive review of the whole of the Marsden Park Industrial Precinct with the local neighbourhood centre to the north and future rail corridor.



### Evidence-based analysis

Point 3 of the BLPP advice suggests an evidence-based analysis be undertaken to demonstrate that the existing FSR and building height controls are impeding development. We consider this an unnecessary step.

The proposed controls are consistent with planning controls which apply to other land zoned IN1, IN2 or B5 within the Blacktown LGA. There are no building height or FSR controls which apply to industrial zoned land under the *State Environmental Planning Policy (Western Sydney Employment Area) 2009*. *Blacktown Local Environmental Plan 2015* (BLEP 2015) does not apply FSR controls to land industrial or business zoning outside of the Blacktown and Mount Druitt CBDs and we have a current Planning Proposal to remove the FSR controls from the two CBDs. Further, BLEP 2015 does not apply height controls on land B5 Business Development nor are they applied to the majority of industrial zoned land. No height controls are imposed in older industrial areas (Glendenning, Mount Druitt, Arndell Park, Seven Hills, Kings Park) or areas which are suitably buffered from more sensitive land uses (Huntingwood). A height of 32m is applied to IN1 General Industrial zoned land in North Blacktown, however this is considered to be an anomaly related to changes in zoning prior to gazettal of BLEP 2015.

The means by which development yield is achieved is fundamentally different between land zoned for industrial purposes and land zoned for residential purposes. In industrial and B5 zoned land, yield is generated from the site being useable and fit for purpose including access, services and an attractive location. Generally the structure will be purpose-built for the specific business or type of business which will utilise the land. There is no additional yield gained by building a structure which is larger than the needs of the business to be conducted, however, the ability to design a building which can utilise technology to create business efficiencies will impact on yield. This is different to how residential yield is generated, where there is a more direct relationship between the number of dwellings created and yield generated from the site. In residential development building height and FSR affect the number of dwellings which can be constructed.

The NSW Government has already approved two State Significant Development applications on sites within the Marsden Park Industrial Precinct which significantly exceed the current permissible building heights, enabling the respective industries to achieve substantial efficiencies in consumption and performance.

State Significant Development SSD 6799 (modified) is an application for a cold storage facility on Harris Avenue, zoned IN2 Light Industrial. The permissible building height on this site is 16 m, however a modified application has been approved for a building height of over 20 m with a 'highbay' portion of the building approved at 36.5 m. The additional building height enables a design which utilises innovative technologies which result in a reduction in energy consumption of up to 45%, reduced water usage and generates high-skilled jobs.

State Significant Development SSD 6954 is an application for the IKEA warehouse and distribution centre on South Street, zoned IN1 General Industrial. The permissible building height on this site is 18 m. The application was approved with a building height generally under the permissible height but with a 'highbay' component of 34.7 m. The additional height enabled a design for automated racking which allows for larger volumes of goods to be stored



more efficiently in comparison to warehouse developments at standard height. The reduction in floorplate is estimated at approximately 30,000 sqm.

Further, both the Greater Sydney Region Plan and the Central City District Plan emphasise growing investment, business opportunities and jobs focused around strategic centres, creating jobs for our increasing population and delivering a more productive region through transitioning industrial usage at a traditional level to one of advanced manufacturing and innovation. The proposed amendments will make planning controls in the Marsden Park Industrial Precinct more flexible to account for changing technologies, supporting growth in the industrial sector and generating employment opportunities in new and expanded operations.

The existing IN1, IN2 and B5 zoned land within the Blacktown LGA can be seen as evidence that appropriate, innovative and well-designed development can occur in industrial zoned areas in the absence of FSR and building height controls.

#### Growth Centres DCP

Point 4 of the BLPP advice suggests a review of the Growth Centre DCP controls to ensure they allow for satisfactory car parking and landscaping provision.

Landscaping and car parking provisions for Marsden Park Industrial Precinct are required under the Blacktown City Council Growth Centres Precinct DCP. Landscaping controls are based on the site area, therefore the percentage of land which is required to be landscaped is not affected by FSR or building height applied to the site. Car parking requirements are generated by the proposed floor space of a specific development and the type of use proposed. This acts as a limit on the size of the building which can be constructed on a specific site – the larger the building, the more car parking must be provided on site.

The existing DCP controls are sufficient to allow for satisfactory car parking and landscaping provision within the Marsden Park Industrial Precinct.

#### Contributions and increased density

Point 5 of the BLPP advice suggests an investigation of the local contributions applicable to the land due to the increased density as a consequence of the Planning Proposal.

The Planning Proposal will not result in additional density in the Marsden Park Industrial Precinct. As noted above, the proposed amendment to FSR and building height will enable flexibility in design to enable purpose-built facilities. Industrial development has a different relationship to building height and FSR than residential development. For this reason the Planning Proposal does not propose to amend the permissible building height in the R2 Low Density Residential or R3 Medium Density Residential zones. The permissible building height in the B7 Business Park zone, adjacent to the future Marsden Park Strategic Centre, is also proposed to remain unchanged. The appropriate building height for this land should be reviewed as part of a holistic review of the appropriate controls for the future strategic centre.

#### Comprehensive review of controls across the Marsden Park Industrial Precinct

Point 6 of the BLPP advice suggests consideration of a comprehensive review of the whole of the Marsden Park Industrial Precinct with the 'local neighbourhood centre' to the north and future rail corridor.



A comprehensive review of the Precinct is unnecessary. Significant development is already underway across much of the Precinct, which will be facilitated by the greater flexibility which the proposed amendments will enable.

As noted above, this Planning Proposal does not propose to amend the permissible building height in the B7 Business Park zone, adjacent to the future Marsden Park Strategic Centre. The appropriate building height for this land is to be reviewed as part of a holistic review of the appropriate controls for the future strategic centre and its relationship to the future rail corridor.



## Part 2 – Explanation of provisions

### 2.1 Amendments to State Environmental Planning Policy (Sydney Region Growth Centres) 2006

Our intended Planning Proposal seeks to remove the floor space ratio (FSR) controls within the Marsden Park Industrial Precinct and to remove height of building controls from land zoned IN1 General Industrial, IN2 Light Industrial and B5 Business Development.

The proposal involves an amendment to the Height of Buildings Map and Floor Space Ratio Map of Appendix 5 – Marsden Park Industrial Precinct of the Growth Centres SEPP.

### 2.2 Mapping amendments

Table 1 Description of map amendments

Table 1 Description of map amendments

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the Growth Centres SEPP).		Proposed Amendment
Map title	Map sheet	Description
Height of Building Map	SEPP_SRGC_NW_HOB_005_020_20181018	Remove the height of buildings control from land in the Marsden Park Industrial Precinct for land zoned IN1 General Industrial, IN2 Light Industrial and B5 Business Development
Floor Space Ratio Map	SEPP_SRGC_NW_FSR_005_020_20181018	Remove the floor space ratio control from all land in the Marsden Park Industrial Precinct



## **Part 3 – Justification**

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### **3.1 Section A – Need for the Planning Proposal**

#### **3.1.1 Is the Planning Proposal a result of any strategic study or report?**

No. This Planning Proposal seeks to align the planning controls in the Growth Centres SEPP with those in the Blacktown LEP 2015.

#### **3.1.2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

Yes. A Planning Proposal is required to amend the Growth Centres SEPP controls to remove the FSR controls from all zones and to remove height of building controls from the IN1 General Industrial, IN2 Light Industrial and B5 Business Development zones.

### **3.2 Section B – Relationship to strategic planning framework**

#### **3.2.1 Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or district plan or strategy (including the Greater Sydney Region Plan)?**

The Planning Proposal supports the objectives and priorities of the Greater Sydney Region Plan and the Central City District Plan, in particular District Plan Planning Priority C11 of 'Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land'. The amendment is intended to facilitate development commensurate with the strategic significance of the Precinct.

A detailed assessment is appended at Attachment 2.

#### **3.2.2 Is the Planning Proposal consistent with Council's local strategy or other local strategic plan?**

##### **a) Blacktown Planning Strategy 2036**

The Blacktown Planning Strategy is Council's key strategic land use planning document that will facilitate and manage future growth and development within the City of Blacktown to 2036. A key direction under the strategy is to promote employment growth in centres and employment areas.

The Planning Proposal is consistent with this direction and supports the role of the Precinct as an employment area.

#### **3.2.3 Is the Planning Proposal consistent with applicable State Environmental Planning Policies?**

This Planning Proposal will not contradict or hinder the application of the applicable SEPPs. These and the relevant REPs are detailed at Attachment 1.



**3.2.4 Is the Planning Proposal consistent with applicable Ministerial Directions (s.9.1 Directions by the Minister)?**

The consistency of the Planning Proposal to relevant Section 117 Directions is detailed in Attachment 4.

**3.3 Section C – Environmental, Social and Economic Impacts**

**3.3.1 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

No. Ecological considerations were addressed during the precinct planning for the Marsden Park Industrial Precinct. There is no need for further ecological assessment to be undertaken as part of this Planning Proposal.

**3.3.2 Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?**

No. Should a development application be lodged, a full assessment of environmental impacts will be undertaken with respect to that particular development site.

**3.3.3 How has the Planning Proposal adequately addressed any social and economic effects?**

The proposed amendment to the Growth Centres SEPP has been prepared to avoid negative economic impacts due to unnecessary planning controls. The removal of FSR and building height controls will enable greater social and economic benefits through improved building design.

**3.4 Section D – State and Commonwealth interests**

**3.4.1 Is there adequate public infrastructure for the Planning Proposal?**

The Planning Proposal relates to land located in the Marsden Park Industrial Precinct under the Growth Centres SEPP. The public infrastructure services were planned for when the precinct planning work was undertaken.

**3.4.2 What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?**

Consultation with relevant State and Commonwealth public authorities can be undertaken in conjunction with the exhibition of the Planning Proposal following the Gateway Determination.



## Part 4 – Mapping

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The proposed map amendments to the Growth Centres SEPP are included as Attachments 5 and 6. The mapping changes relate to the Land Use Floor Space Ratio and Height of Buildings maps.

## Part 5 – Community consultation

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It is intended to advertise the proposed amendment to the Growth Centres SEPP in local newspapers and on Council's website. The exhibition material will be on display at Council's Administration Building and also on the website.

The Planning Proposal is considered to be of low impact.

## Part 6 – Timeline

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The following project timeline provides an estimated timeframe for each stage of the Planning Proposal.

Stage	Estimated Date
Resolution to prepare	July 2019
Gateway Determination	April 2020
Public exhibition	May 2020
Consider submissions	July 2020
Council resolution to adopt	August 2020
Forward Planning Proposal to Department of Planning, Industry and Environment for the Minister to make the plan	September 2020



## ATTACHMENT 1 – CURRENT AND PROPOSED PLANNING CONTROLS

Zone	Existing FSR	Proposed FSR	Existing height	Proposed height
IN1 General Industrial	0.7:1	No FSR	18m	No height control
IN2 Light Industrial	0.7:1	No FSR	16m	No height control
B5 Business Development	1:1 west of Richmond Road 0.75:1 east of Richmond Road	No FSR	16m west of Richmond Road 12m east of Richmond Road	No height control
B7 Business Park	1:1	No FSR	16m and 24m	Unchanged
R2 Low Density Residential	0.5:1	No FSR	8.5m	Unchanged
R3 Medium Density Residential	1:1	No FSR	16m	Unchanged



## ATTACHMENT 2 - RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

### Greater Sydney Region Plan – A Metropolis of Three Cities

Direction	Objective	Does this objective apply to the Planning Proposal	How does this planning proposal implement the Direction and Objective?
A city supported by infrastructure	<b>Objective 1:</b> Infrastructure supports the three cities	No	Not applicable
	<b>Objective 2:</b> Infrastructure aligns with forecast growth – growth infrastructure compact	No	Not applicable
	<b>Objective 3:</b> Infrastructure adapts to meet future needs	No	Not applicable
	<b>Objective 4:</b> Infrastructure use is optimised	Yes	This planning proposal will assist in ensuring infrastructure use is optimised by removing restrictive planning controls in an area provided with planned infrastructure
A collaborative city	<b>Objective 5:</b> Benefits of growth realised by collaboration of governments, community and business	No	Not applicable
A city for people	<b>Objective 6:</b> Services and infrastructure to meet communities' changing needs	No	Not applicable
	<b>Objective 7:</b> Communities are healthy, resilient and socially connected	No	Not applicable
	<b>Objective 8:</b> Greater Sydney's communities are culturally rich with diverse neighbourhoods	No	Not applicable.
	<b>Objective 9:</b> Greater Sydney celebrates the arts and supports creative industries and innovation	No	Not applicable



Housing the city	<b>Objective 10:</b> Greater housing supply	Yes	This Planning proposal will remove a restrictive floor space ration control thereby facilitating the supply of housing in the Precinct.
	<b>Objective 11:</b> Housing is more diverse and affordable	Yes	This Planning proposal will remove a restrictive floor space ration control thereby facilitating the supply of housing in the Precinct. applicable
A city of great places	<b>Objective 12:</b> Great places that bring people together	No	Not applicable
	<b>Objective 13 :</b> Environmental heritage is identified, conserved and enhanced	No	Not applicable
A well-connected city	<b>Objective 14:</b> A Metropolis of Three Cities – integrated land use and transport creates walkable and 30- minute cities	No	Not applicable
	<b>Objective 15:</b> The Eastern, GPOP and Western Economic Corridors are better connected and more competitive	No	Not applicable
	<b>Objective 16:</b> Freight and logistics network is competitive and efficient	No	Not applicable
	<b>Objective 17:</b> Regional connectivity is enhanced	No	Not applicable
	<b>Objective 18:</b> Harbour CBD is stronger and more competitive	No	Not applicable
Jobs and skills for the city	<b>Objective 19:</b> Greater Parramatta is stronger and better connected	No	Not applicable
	<b>Objective 20:</b> Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City	No	Not applicable
	<b>Objective 21:</b> Internationally competitive health, education, research and innovation precincts	No	Not applicable
	<b>Objective 22:</b> Investment and business activity in centres	No	Not applicable



	<b>Objective 23:</b> Industrial and urban services land is planned, retained and managed	Yes	The Planning Proposal applies to land already zoned for industrial and business purposes
	<b>Objective 24:</b> Economic sectors are targeted for success	No	Not applicable
A city in its landscape	<b>Objective 25:</b> The coast and waterways are protected and healthier	No	Not applicable
	<b>Objective 26:</b> A cool and green parkland city in the South Creek corridor	No	Not applicable
	<b>Objective 27:</b> Biodiversity is protected, urban bushland and remnant vegetation is enhanced	No	Not applicable
	<b>Objective 28:</b> Scenic and cultural landscapes are protected	No	Not applicable
	<b>Objective 29:</b> Environmental, social and economic values in rural areas are protected and enhanced	No	Not applicable
	<b>Objective 30:</b> Urban tree canopy cover is increased	No	Not applicable
	<b>Objective 31:</b> Public open space is accessible, protected and enhanced	No	Not applicable
	<b>Objective 32:</b> The Green Grid links parks, open spaces, bushland and walking and cycling paths	No	Not applicable
	<b>Objective 33:</b> A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change	No	Not applicable
	<b>Objective 34:</b> Energy and water flows are captured, used and re-used	No	Not applicable
An efficient city	<b>Objective 35:</b> More waste is re-used and recycled to support the development of a circular economy	No	Not applicable
A resilient city	<b>Objective 36:</b> People and places adapt to climate change and future shocks and stresses	No	Not applicable
	<b>Objective 37:</b> Exposure to natural and urban hazards is reduced	No	Not applicable
	<b>Objective 38:</b> Heatwaves and extreme heat are managed	No	Not applicable



## Central City District Plan

Planning Priorities	Relevant Action	How does this Planning Proposal implement the Planning Priority and Action
<b>C 1:</b> Planning for a city supported by Infrastructure	<b>Action 4:</b> Sequence infrastructure provision using a placed based approach.	The Planning Proposal is consistent with this Action.
<b>C 2:</b> Working through collaboration		Not applicable
<b>C 3:</b> Providing services and social infrastructure to meet people's changing needs	<b>Action 8:</b> Deliver social infrastructure that reflects the needs of the community now and in the future.	Not applicable
<b>C 4:</b> Fostering healthy, creative, culturally rich and socially connected communities		Not applicable
<b>C 5:</b> Providing housing supply, choice and affordability, with access to jobs, services and public transport		Not applicable
<b>C 6:</b> Creating and renewing great places and local centres, and respecting heritage the District's heritage		Not applicable
<b>C 8:</b> Delivering a more connected and competitive GPOP Economic Corridor		Not applicable
<b>C 9:</b> Delivering integrated land use and transport planning a 30-minute city		Not applicable
<b>C 10:</b> Growing investment, business opportunities and jobs in strategic centres		This Planning Proposal applies to land adjacent to the Marsden Park Strategic Centre and proposes to remove restrictive controls that inhibit appropriate development and impose constraints on built form.



<b>C 11:</b> Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land	This Planning Proposal proposes to remove restrictive controls that inhibit appropriate development and impose constraints on built form which do not facilitate this Action.
<b>C 12:</b> Supporting growth of targeted industry sectors	Not applicable
<b>C 13:</b> Protecting and improving the health and enjoyment of the District's waterways	Not applicable
<b>C 14:</b> Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element	Not applicable
<b>C 15:</b> Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes	Not applicable
<b>C 16:</b> Increasing urban tree canopy cover and delivering Green Grid connections	Not applicable
<b>C 17:</b> Delivering high quality open space	Not applicable
<b>C 18:</b> Better managing rural Areas	Not applicable
<b>C 19:</b> Reducing carbon emissions and managing energy, water and waste efficiently	Not applicable
<b>C 20:</b> Adapting to the impacts of urban and natural hazards and climate change	Not applicable
<b>C 21:</b> Preparing local strategic planning statements informed by local strategic planning	Not applicable
<b>C 22:</b> Monitoring and reporting on the delivery of the plan	Not applicable



## ATTACHMENT 3 - CONSISTENCY WITH APPLICABLE SEPPs and REPs

State Environmental Planning Policy	Consistency
SEPP No 1-Development Standards	Yes  This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP No 19- Bushland in Urban Areas	Yes  This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP No 21 Caravan Parks	Yes  This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP No 33- Hazardous and Offensive Development	Yes  This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP No 36- Manufactured Home Estates	Yes  This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP No 50-Canal Estate Development	Yes  This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP No 55-Remediation of Land	Yes  This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP No 54-Advertising and Signage	Yes  This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP No 65-Design Quality of Residential Apartment Development	Yes  This Planning Proposal will not contradict or hinder the application of this SEPP



SEPP No 70-Affordable Housing (Revised Schemes)	Yes  This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP (Affordable Rental Housing) 2009	Yes  This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP (Building Sustainability Index: BASIX) 2004	Yes  This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP (Coastal Management) 2018	Yes  This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP (Concurrences) 2018	Yes  This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP (Educational Establishments and Child Care Facilities) 2017	Yes  This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP (Exempt and Complying Development Codes) 2008	Yes  This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP (Housing for Seniors or People with a Disability) 2004	Yes  This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP (Infrastructure) 2007	Yes  This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Yes  This Planning Proposal will not contradict or hinder the application of this SEPP



SEPP (Miscellaneous Consent Provisions) 2007	Yes  This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP (Primary Production and Rural Development) 2019	Yes  This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP (State and Regional Development) 2011	Yes  This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP (State Significant Precincts) 2005	Yes  This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP (Sydney Drinking Water Catchment) 2011	Yes  This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP (Sydney Region Growth Centres) 2006	Yes  This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP (Urban Renewal) 2010	Yes  This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP (Vegetation in Non-Rural Areas) 2017	Yes  This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP (Western Sydney Employment Area) 2009	Yes  This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP (Western Sydney Parklands) 2009	Yes  This Planning Proposal will not contradict or hinder the application of this SEPP



Sydney Regional Environmental Plans	Consistency
Sydney REP No 9-Extractive Industry (No 2-1995)	<p>Yes</p> <p>This Planning Proposal will not contradict or hinder the application of this REP</p>
Sydney REP No 20:-Hawkesbury-Nepean River (No 2-1997)	<p>Yes</p> <p>This Planning Proposal will not contradict or hinder the application of this REP</p>
Sydney REP No 30-St Marys	<p>Yes</p> <p>This Planning Proposal will not contradict or hinder the application of this REP</p>
Sydney REP (Sydney Harbour Catchment) 2005	<p>Yes</p> <p>This Planning Proposal will not contradict or hinder the application of this REP</p>



## ATTACHMENT 4- CONSISTENCY WITH RELEVANT SECTION 9.1 DIRECTIONS.

Direction	Consistency of Planning Proposal
<b>1. Employment and Resources</b>	
1.1 Business and Industrial Zones	The planning proposal retains the areas and locations of existing business and industrial zones and removes the floor space ratio control from all zones and the height control from the IN1, IN2 and B5 zones. Both the floor space ratio and height control in those zones are unnecessarily restrictive .It does not reduce the total potential floor space area for industrial uses in industrial zones.
1.2 Rural Zones	Not applicable
1.3 Mining, Petroleum Production and Extractive Industries	Not applicable
1.4 Oyster Aquaculture	Not applicable
1.5 Rural Lands	Not applicable
<b>2. Environment and Heritage</b>	
2.1 Environment Protection Zones	Not applicable
2.2 Coastal Protection	Not applicable
2.3 Heritage Conservation	Not applicable
2.4 Recreation Vehicle Areas	Not applicable
<b>3. Housing, Infrastructure and Urban Development</b>	
3.1 Residential Zones	Not applicable
3.2 Caravan Parks and Manufactured Home Estates	Not applicable
3.3 Home Occupations	Not applicable



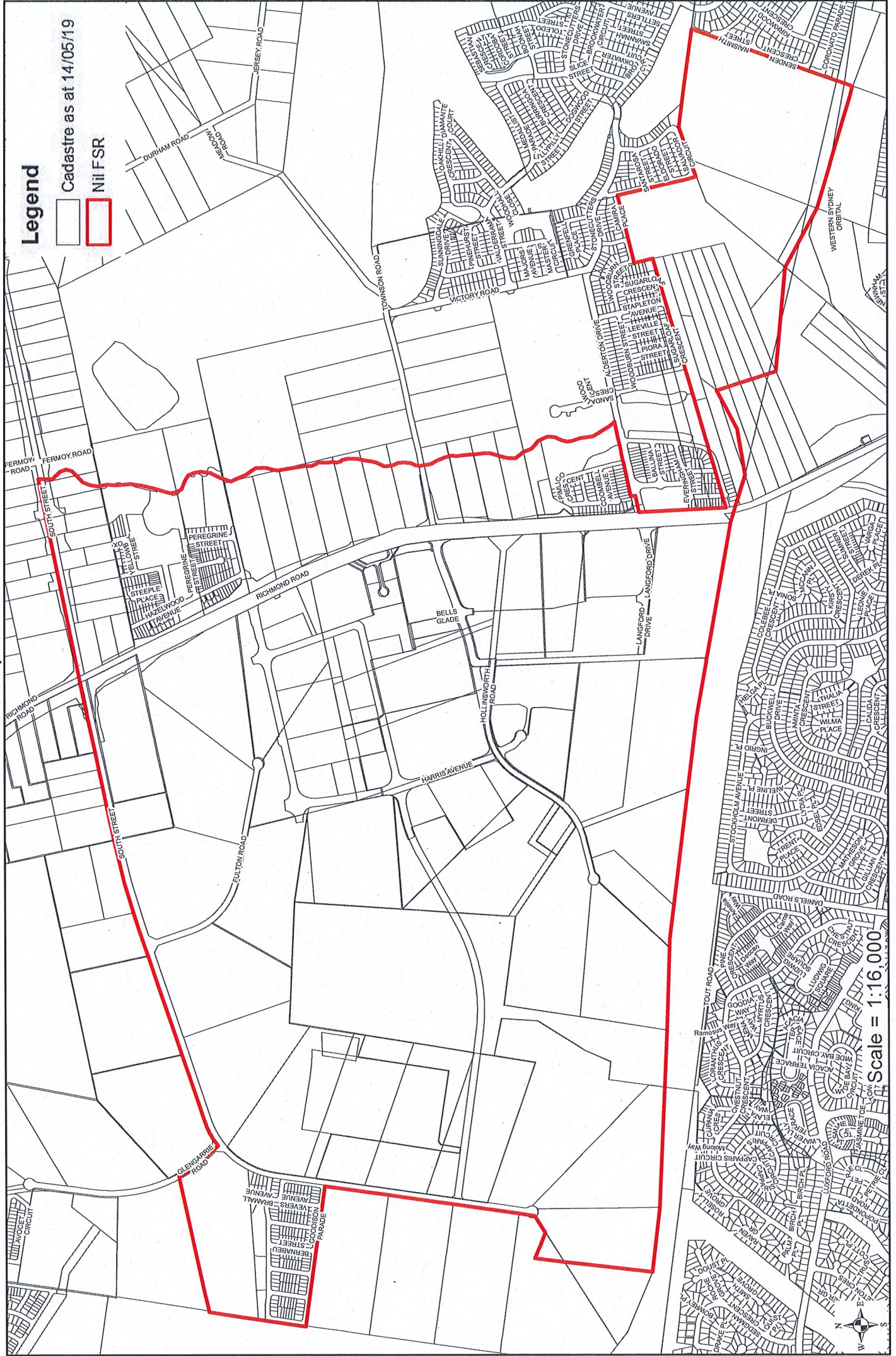
3.4 Integrating Land Use and Transport	The Marsden Park Industrial Precinct is well serviced by public transport including bus and future rail services.
3.5 Development Near Licensed Aerodromes	Not applicable
3.6 Shooting Ranges	Not applicable
<b>4. Hazard and Risk</b>	
4.1 Acid Sulphate Soils	The site is not known to be affected by acid sulphate soils.
4.2 Mine Subsidence and Unstable Land	The site is not known to be affected by unstable land.
4.3 Flood Prone Land	The land is not identified on Council's on-line mapping as flood prone.
4.4 Planning for Bushfire Protection	Any development that may occur in the Marsden Park Industrial Precinct would be subject to the requirements of the NSW Rural Fire Act 1997 and Planning for Bushfire Protection.
<b>5. Regional Planning</b>	
5.1 Implementation of Regional Strategies	There are no Regional Strategies that apply.
5.2 Sydney Drinking Water Catchments	Not applicable
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable
5.4 Commercial and Retail Development along the Pacific Highway ; North Coast	Not applicable
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	Not applicable
5.9 North West rail Link Corridor	The proposal is consistent with this Direction
5.10 implementation of Regional Plans	Not applicable



6. Local Plan Making	
6.1 Approval and Referral Requirements	The planning proposal is consistent with this Direction as it does not identify any development as designated development.
6.2 Reserving Land for Public Purposes	Not applicable
6.3 Site Specific Provisions	The proposal is consistent with this Direction
7. Metropolitan Planning	
7.1 Implementation of A Plan for Growing Sydney	The planning proposal is consistent with this Direction.
7.4 Implementation of North West Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	The planning proposal is consistent with this Direction.
7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	The planning proposal is consistent with this Direction.



# Marsden Park Industrial Precinct FSR - Proposed

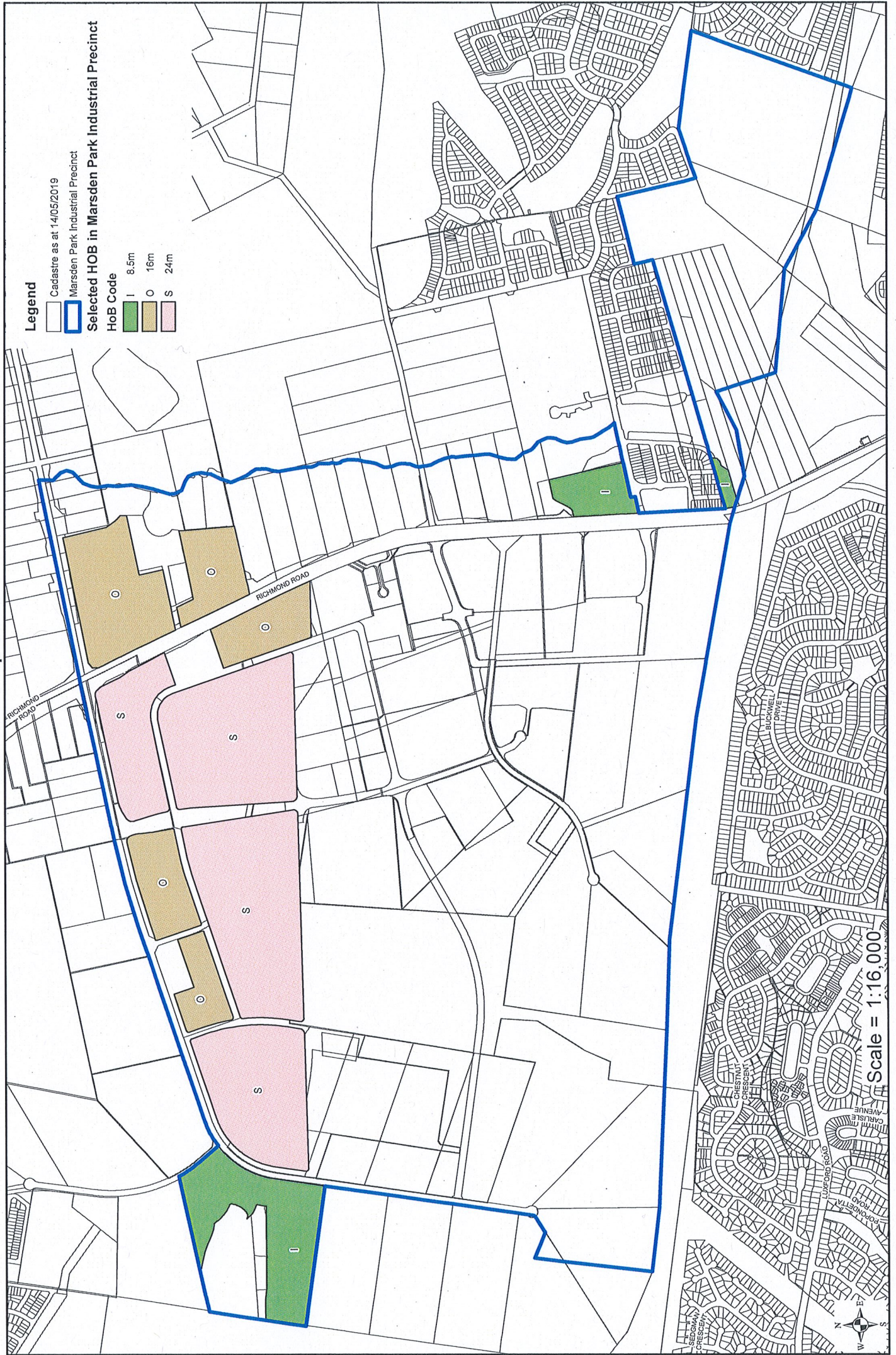


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# Marsden Park Industrial Precinct

## HOB - Proposed







## **Blacktown Local Planning Panel**

### **PLANNING PROPOSAL ADVICE**

<b>DATE</b>	7 June 2019
<b>PANEL MEMBERS</b>	Sue Francis, Chair Jenny Rudolph, Expert Milan Marecic, Expert Jacqueline Donaldson, Community Representative
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	Nil

Confidential Panel consideration held at Blacktown City Council, Committee Room 2 on 7 June 2019, opened at 9.30 am and closed at 10.00 am.

#### **PLANNING PROPOSAL**

1. F19/1113 Planning Proposal to amend to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 in relation to floor space ratio and height of building controls in the Marsden Park Industrial Precinct

#### **PANEL ADVICE**

The Panel considered the assessment report on the matter and the material presented at the Panel meeting and supports the recommendation to progress the Planning Proposal for Gateway Determination on the grounds that the Council officers advised that the current Development Control Plan is sufficient to guide and control development.

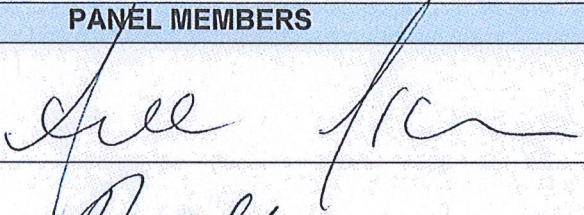
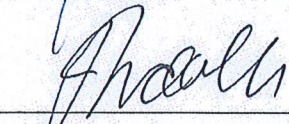
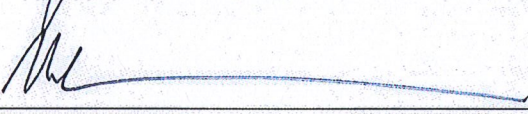
The Panel provided the following advice for the Planning Proposal described above:

- The proposal has strategic merit in regards to the natural environment, existing uses and likely future uses on and surrounding the site, and existing and required services and infrastructure.
- The proposal is responding to changing circumstance not recognised by current controls such as new infrastructure and changing demographic.
- Prior to exhibition, further evidence based analysis should occur to identify examples of why the height and floor space ratio controls on the land are "not working".





- Review and ensure the control in the Development Control Plan applicable to the land will be sufficient to allow for satisfactory car parking and landscaping provision.
- Consider investigation of the local contributions applicable to the land due to the increased density as a consequence of the Planning Proposal.
- Consider undertaking a comprehensive review of the whole of the Marsden Park Industrial Precinct with the local neighbourhood centre to the north and future rail corridor.

PANEL MEMBERS	
Sue Francis, Chair	
Jenny Rudolph, Expert	
Milan Marecic, Expert	
Jacqueline Donaldson, Community Representative	