

memo

To Chief Executive Officer through Director Planning and Development

From Manager Strategic Planning

Date 18 May 2020

Subject Proposed amendment to State Environmental Planning Policy (Sydney Region Growth Centre) 2006, Goshawk Avenue, Marsden Park

File no LEP-20-0001

Topic Confirmation that the Planning Proposal to amend the land use zone, height of buildings, residential density and land acquisition controls for land at Goshawk Avenue, Marsden Park is of a minor nature and does not need to be forwarded to the Blacktown Local Planning Panel (BLPP) for advice.

Analysis The Planning Proposal seeks to rezone land at Goshawk Avenue, Marsden Park from RE1 Public Recreation to R2 Low Density Residential under *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP). The proposal is in response to a recent and proposed subdivision that creates lots partly zoned R2 Low Density Residential and partly RE1 Public Recreation. The proposal seeks to align the zonings with the newly registered and proposed lots.

A Ministerial Direction dated 23 February 2018 requires all Planning Proposals to be referred to the Blacktown Local Planning Panel (BLPP) for advice, unless the GM/CEO determines that the proposal relates to:

“(a) the correction of an obvious error in the LEP

(b) matters that are of a consequential, transitional, machinery or other minor nature, or

(c) matters that will not have any significant adverse impact on the environment or adjoining land.”

It is considered that this proposal satisfies criteria (b) and (c) as outlined above. As such, you are requested to determine that the Planning Proposal does not need to be referred to the BLPP for advice.

Recommendations

1. Resolve that the Planning Proposal to amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* to rezone land in Goshawk Avenue, Marsden Park from RE1 Public Recreation to R2 Low Density Residential does not need referral to the Blacktown Local Planning Panel as it satisfies criteria (b) and (c) of the Minister for Planning's Direction on 23 February 2018.

2. The Director Planning and Development resolve to prepare the Planning Proposal under delegation.




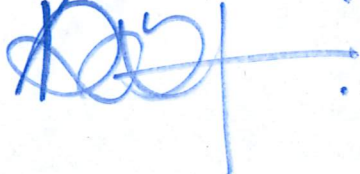
1. Key information

- a. A request was received from the developers of land in Goshawk Avenue, Marsden Park to rezone land from RE1 Public Recreation to R2 Low Density Residential. An anomaly occurred as part of an approved subdivision (DA-16-03800) that created lots zoned part R2 Low Density Residential and part RE1 Public Recreation. The proposal now seeks to align the zoning with the recently registered lot boundaries by removing the RE1 zoning affectation.
- b. A further application to subdivide land (DA-19-00364) has been submitted to follow the alignment of Goshawk Avenue and the approved DA. It will result in further lots being partly zoned R2 and RE1. This DA seeks consent for 56 lots over 3 stages and construction of 2 roads, including the extension of Goshawk Avenue.
- c. The RE1 Public Recreation zoned land to be rezoned affects the front portion of lots on Goshawk Avenue and covers a total area of 0.347 ha. This area is otherwise unusable open space. It also adjoins an 80.97 m wide high voltage electricity transmission easement. The RE1 zone will remain within the easement and form part of a larger of area of open space serving the future population of Marsden Park.
- d. Our Recreational Planning and Design team has no concern with the proposal. However, given the shortage of open space in the North West Growth Area (NWGA), we are requesting that the applicant demonstrate how they can offset this loss elsewhere or provide contributions to provide open space within the NWGA.

2. Supporting Analysis

- a. The Minister for Planning issued a Direction on 23 February 2018 that states the following:
"A council to whom this direction applies is required to refer all planning proposals prepared after 1 June 2018 to the local planning panel for advice, unless the council's general manager determines that the planning proposal relates to:
(a) the correction of an obvious error in a local environmental plan,
(b) matters that are of a consequential, transitional, machinery or other minor nature, or
(c) matters that council's general manager considers will not have any significant adverse impact on the environment or adjoining land".
- b. It is our assessment that this Planning Proposal satisfies the abovementioned criteria (b) and (c), in that it is of a minor nature and that it will not have any significant adverse impact on the environment or adjoining land.
- c. We reached this conclusion on the basis that this Planning Proposal will align the zoning boundaries between the R2 Low Residential and RE1 Public Recreation zones with the newly registered and proposed lot boundaries.

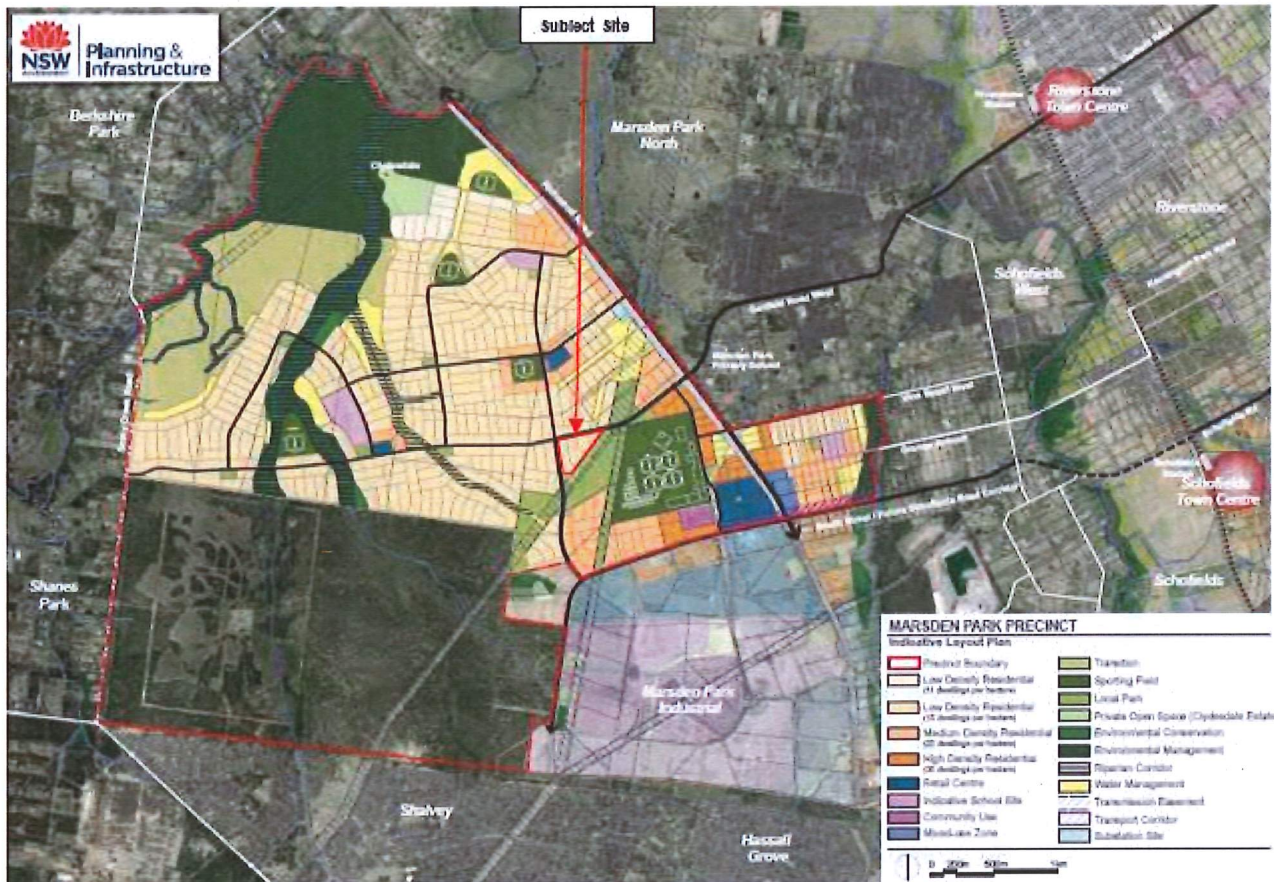
Approval

	Name and position	Signature
Prepared by	Sarah Awada Student Planner	
Checked by	Chris Shannon Manager Strategic Planning	
Approved by	Glennys James Director Planning & Development	
Approved by	Kerry Robinson Chief Executive Officer	

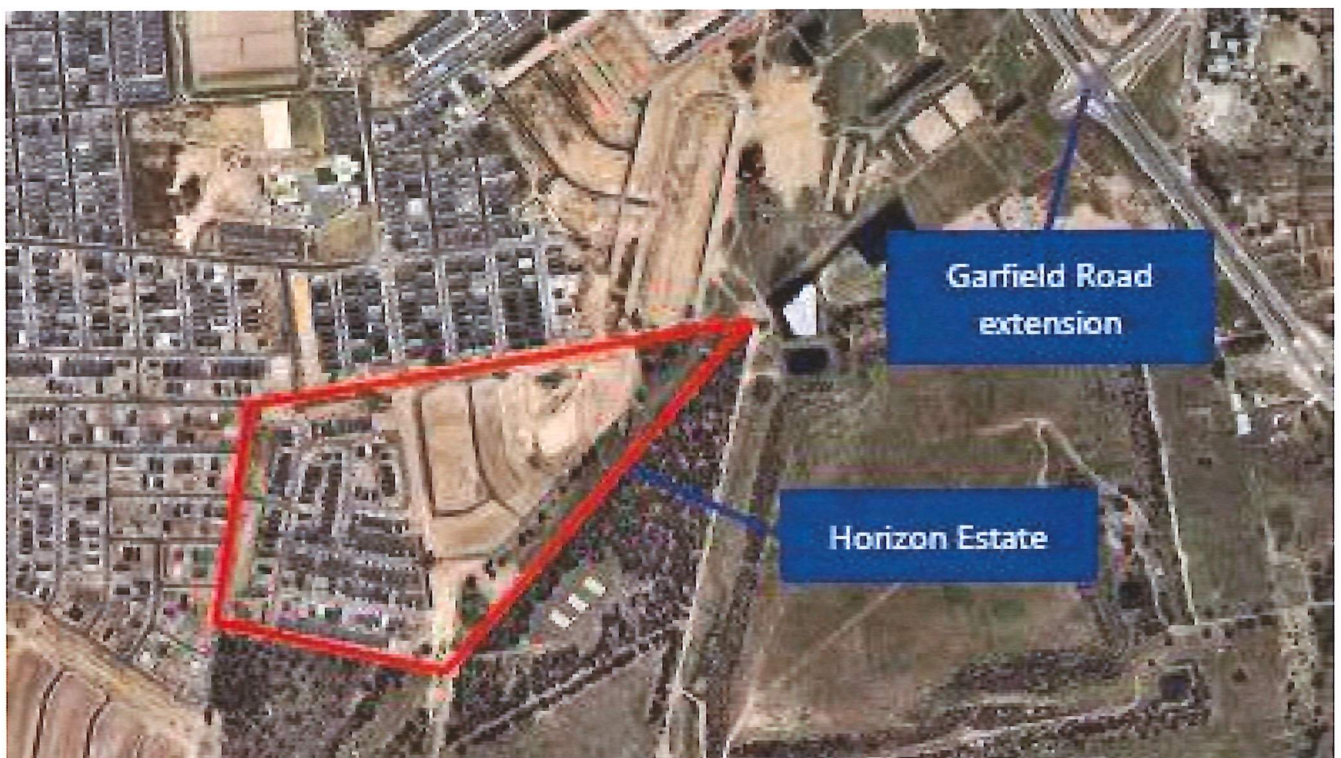
Attachments

- Attachment 1 – General location of the Horizon Estate
- Attachment 2 – Subject Land
- Attachment 3 – Precincts 2 and 4
- Attachment 4 – Amendment to Land Use Zoning Map
- Attachment 5 – Amendment to Height of Buildings Map
- Attachment 6 – Amendment to Residential Density Map
- Attachment 7 – Amendment to Land Reservation Acquisition Map

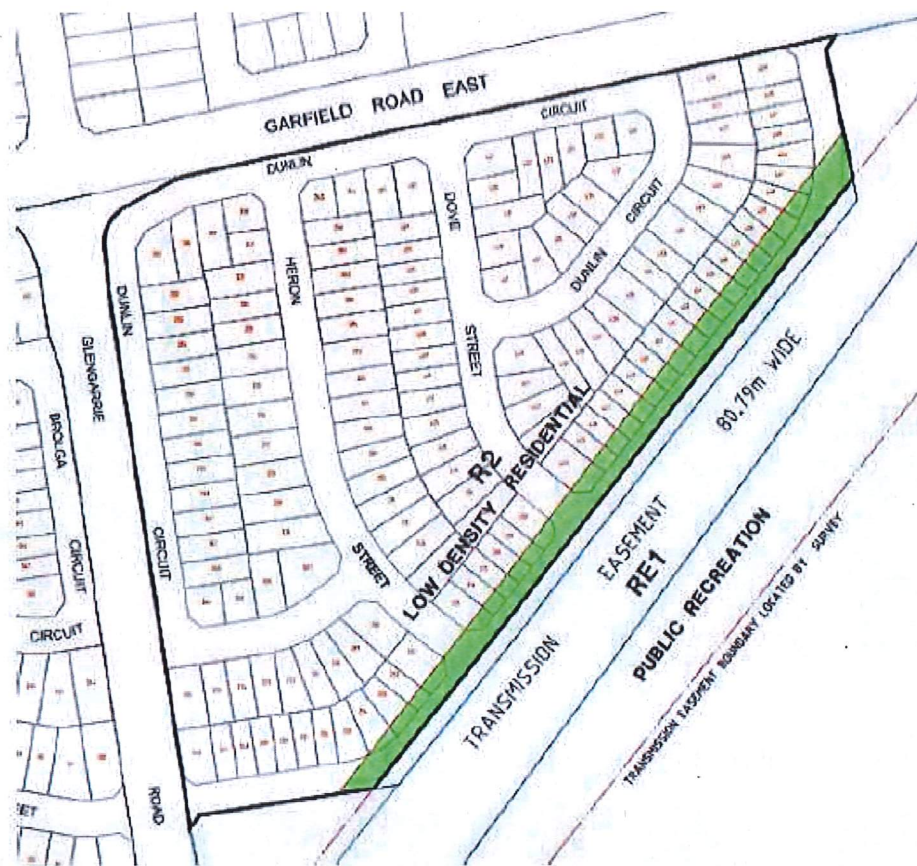
Attachment 1a – General location of the Horizon Estate



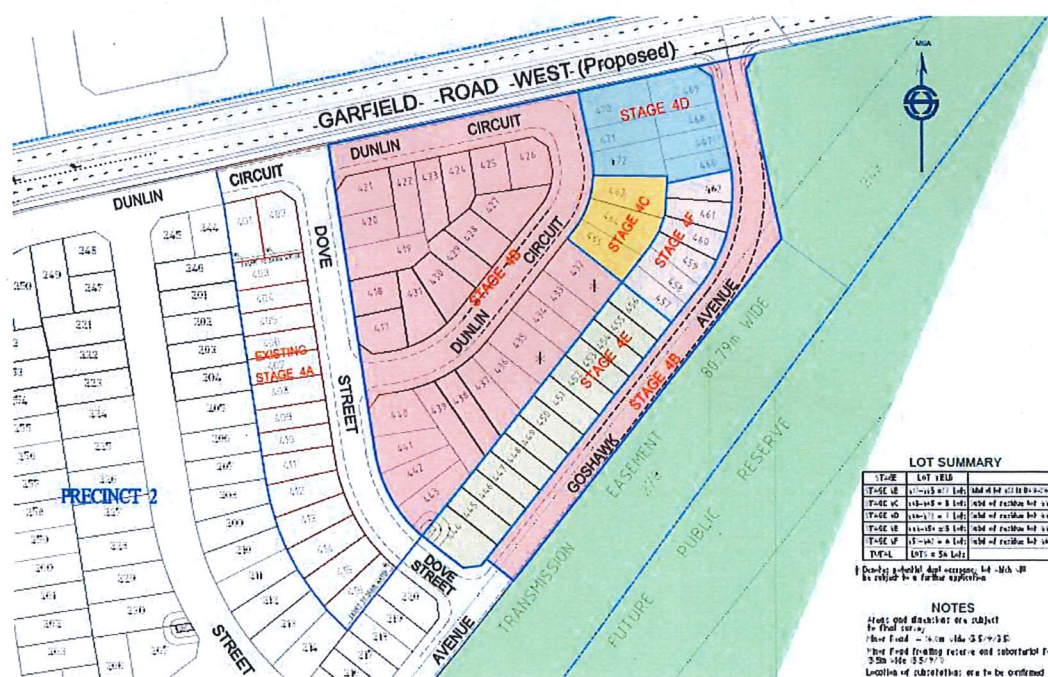
Attachment 1b – Aerial view of the Horizon Estate



Attachment 2 - Subject land (shown in green)



Attachment 3 - Precincts 2 and 4



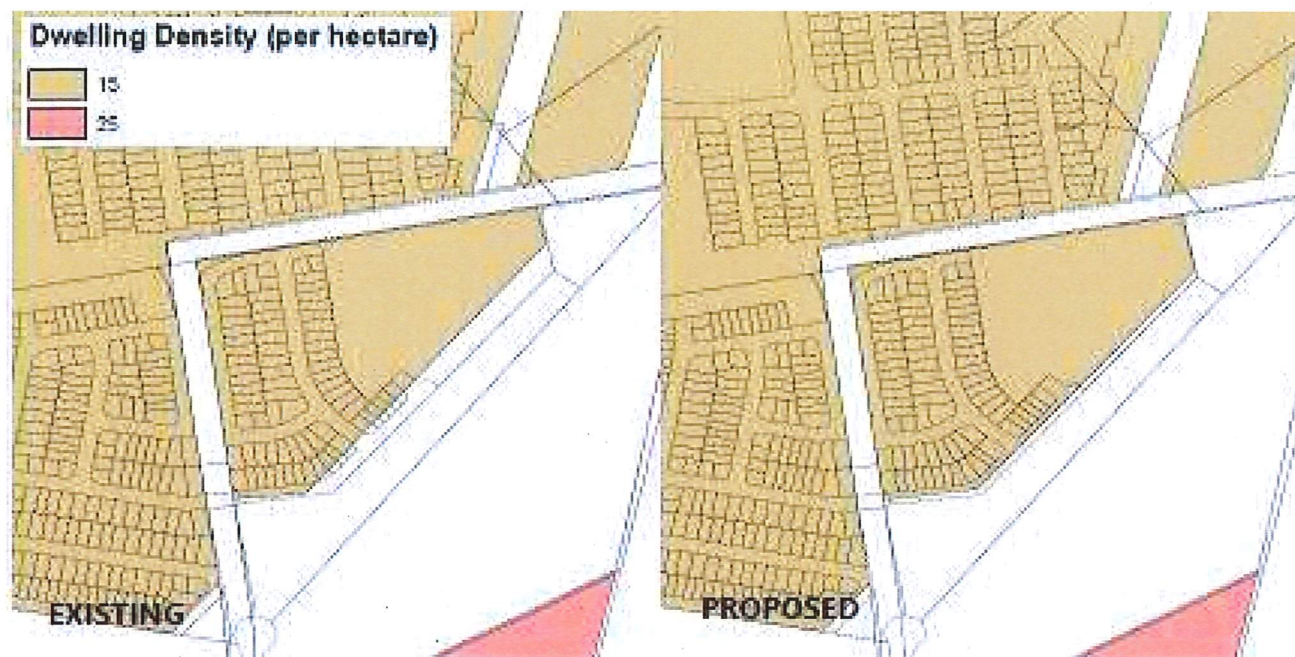
Attachment 4 – Amendment to Land Use Zoning Map



Attachment 5 – Amendment to Height of Buildings Map



Attachment 6 – Amendment to Residential Density Map



Attachment 7 – Amendment to Land Reservation Acquisition Map

