

22 December 2015

Rachel Cumming
Regional Director
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Madam,

**Gateway Submission of Planning Proposal - Part of Lots 1 and 2 DP 218794,
Junction Road, Riverstone**

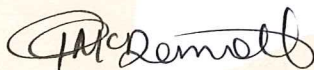
We are submitting herewith a planning proposal for your consideration at the next available LEP Review Panel Meeting for a Gateway Determination.

Council prepared this planning proposal to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006 as it relates to part of Lots 1 and 2 in DP 218794, Junction Road, Riverstone, to remove Blacktown City's acquisition responsibility over the land zoned SP2 Infrastructure (Local Drainage). The subject land has been found to be highly contaminated and not suitable for acquisition for drainage purposes. It is also proposed to rezone the subject land to E2 Environmental Conservation.

The planning proposal document and relevant maps are enclosed. We request that this matter be considered and a Gateway Determination issued to enable the planning proposal to proceed.

If you would like to discuss this matter further, please contact Strategic Planner, Wint KhinZaw on 9839 6424.

Yours faithfully,



Fiona McDermott
Team Leader Release Areas

Encl. Planning Proposal Document

BLACKTOWN CITY COUNCIL

PLANNING PROPOSAL

Junction Road, Riverstone

December 2015

INTRODUCTION

Blacktown City Council proposes to amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the Growth Centres SEPP) to remove Blacktown City's acquisition responsibility over the land zoned SP2 Infrastructure (Local Drainage) in Junction Road, Riverstone which has been found to be highly contaminated and not suitable to be acquired for drainage purposes.

The subject land relates to part of Lots 1 and 2 in DP 218794 Junction Road, located in the north-eastern edge of the Riverstone Precinct in the North West Growth Centre. Both lots bestride partly within the Riverstone Precinct and partly within the Riverstone East Precinct.

Following gazettal of the Riverstone Precinct Plan in April 2010, the portions of the land located in the Riverstone Precinct are zoned part R2 Low Density Residential and part SP2 Drainage under the Growth Centres SEPP. The portions of the land located in the Riverstone East Precinct are currently zoned RU4 Primary Production Small Lots under BLEP 2015. The future zoning of these portions are still unknown as they form part of last stage of the precinct plan (Stage 3) which has yet to be finalised for public exhibition.

Background

The land is significantly contaminated

Council's land acquisition due diligence investigation, which includes contamination assessment, has revealed that the subject land is significantly contaminated. Both lots contain asbestos, hydrocarbons and building rubble. Approximately 50,000 cum of soil is impacted and, if acquired, would require remediation at an estimated cost of up to \$15 million.



Potential impact of contamination

It appears that the asbestos and building rubble has come from off site, and is well over the threshold which triggers involvement from the Environment Protection Authority (EPA) of 1,000 tonnes at any given time, and even over the yearly total of 6,000 tonnes.

We have notified the EPA of the extent of contamination, and once it has reviewed the contamination assessment report we will know who the regulatory authority is to enforce clean-up on the site.

In any case, it is of the utmost importance to ensure that the contamination is not migrating off site, particularly the asbestos which needs to be sealed. It is the legal obligation of the landowner to notify the EPA of the significance of the contamination. If the EPA determines that the level of contamination exceeds the threshold, it has responsibility to enforce remediation of the site. Otherwise we have an enforcement obligation.

Further contamination testing of the residential zoned portions of Lots 1 and 2, DP 218794, as well as neighbouring properties, will need to occur to ensure that future development is not affected by contamination.

Unauthorised filling and our actions

Blacktown City received complaints in 2007 that fill was being imported onto the land and had blocked a watercourse on the land.

We ordered the owner to cease the importation and to have the material removed.

The owner ceased the importation of material and reinstated the watercourse.

The owner of the land was facing financial difficulties and was not able to fund the removal and disposal of the material. The owner moved the material from Lot 2 to Lot 1, so that Lot 2 was clear of unlawful fill and could be sold. The funds from the sale of Lot 2 could then have been used to remediate Lot 1.

However, there was insufficient interest in the land to result in its sale. In the meantime, we understand that the owner of the land is insolvent and therefore does not have the funds to progress any remediation.

Our actions were put on hold as there was no point in pursuing an owner who was unable to comply.

Alternate drainage strategy will negate the need to acquire contaminated land

The SP2 drainage portion of the land comprises a riparian corridor along First Ponds Creek and a stormwater quality treatment basin. The majority of the acquisition area is within the riparian corridor.

As the basin is for stormwater quality treatment and not for detention, its location can be varied to suit the catchments draining to it.

Our engineers have therefore redesigned the drainage infrastructure proposed for this location around the contaminated site.

The alternate layout relocates the treatment area to the adjoining Lot 31, DP 1189527 and a redundant section of the Junction Road reserve. This land has already been acquired by us and would only require acquisition of an easement for drainage and access along Windsor Road. The existing section of Junction Road will ultimately close.

Council's Resolution

The proposal to facilitate an amendment to the Growth Centres SEPP was reported to Council's Ordinary Meeting on 28 October 2015. At the meeting Council resolved that:

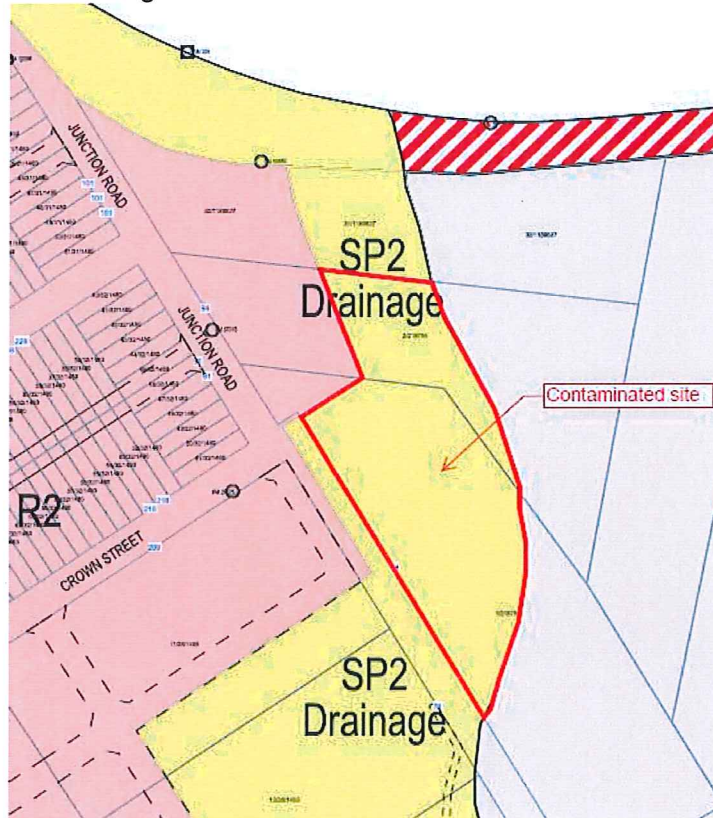
"1. Prepare and forward a Planning Proposal to the Minister for Planning and Environment to seek a Gateway Determination to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006 as it relates to part of Lots 1 and 2 in DP 218794, Junction Road, Riverstone, to remove Blacktown City's acquisition responsibility over the land."

Accordingly, this Planning Proposal has been prepared by Council Officers in accordance with the Department's format for Planning Proposals as outlined in *A guide to preparing planning proposals* dated October 2012.

THE PLANNING PROPOSAL

PART 1 - Objectives and Intended Outcomes

The objective of this Planning Proposal is to facilitate an amendment to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 as it relates to part of Lots 1 and 2 in DP 218794, Junction Road, Riverstone to remove Council's acquisition responsibility over the land and to rezone the land from SP2 Infrastructure (Local Drainage) to the most appropriate zone for the land in consultation with the Department of Planning and Environment.



Current Zoning under the Growth Centres SEPP

Subject Site



PART 2 - Explanation of Provisions

The effect of the Planning Proposal is to amend the Blacktown LEP to facilitate an amendment to the Growth Centres SEPP by revising certain boundaries on the Land Reservation Acquisition Map and changing zones on the Land Zoning Map as follows:

- Remove the subject land from the extent of land to be acquired marked and coded yellow on the Growth Centres SEPP Land Reservation Acquisition Map.
- Replace the zoning and colour code of the subject land from SP2 Drainage to E2 Environmental Conservation zone on Growth Centres SEPP Land Zoning Map.

These changes will not affect the ability of these services and facilities to be provided on the Subject Site.

The following map amendments shown at **Attachment 2** would be required to achieve the objectives and intended outcomes of the Planning Proposal:

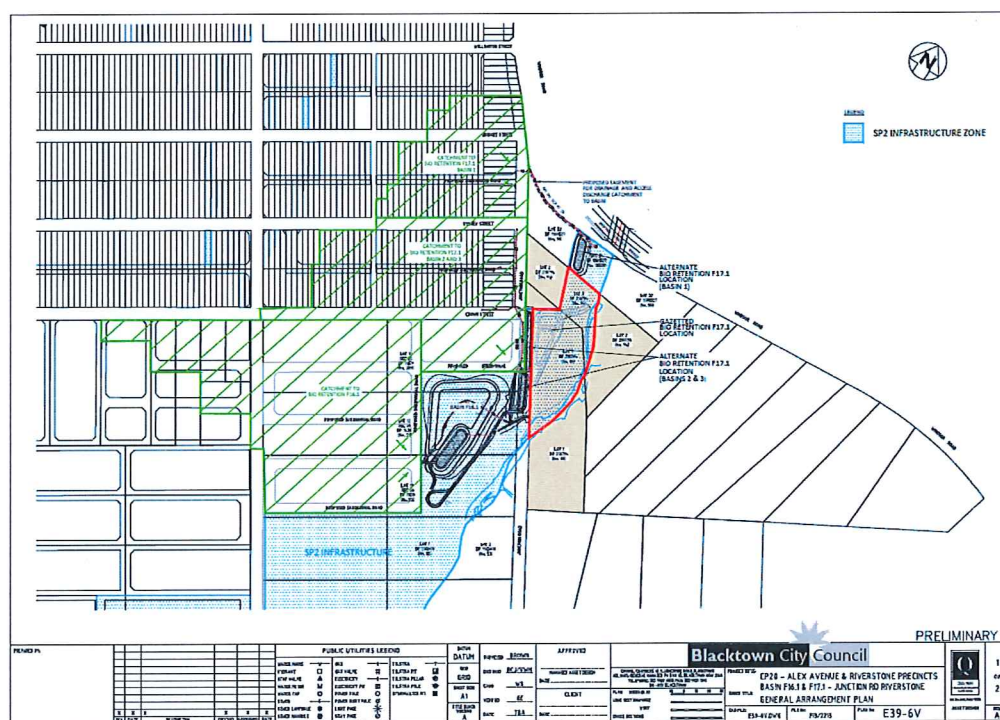
- This will facilitate removal of Council's acquisition responsibility and replacing of unnecessary zone with the appropriate zone.

Section A – Need for the Planning Proposal

No. Strategic work was undertaken during the preparation of the Riverstone Precinct Plan including the Indicative Layout Plan (ILP) and the SEPP Maps. The Planning Proposal is a result of an inability to progress Council's land acquisition process due to its significant contamination on the subject site.

The Planning Proposal is supported by the reconfigured drainage infrastructure design by Council engineers without having to acquire the contaminated subject land. As the basin is for stormwater quality treatment and not for detention, its location can be varied to suit the catchments draining to it.

The alternate layout relocates the treatment area to the adjoining Lot 31, DP 1189527 and a redundant section of the Junction Road reserve. This land has already been acquired by us and would only require acquisition of an easement for drainage and access along Windsor Road. The existing section of Junction Road will ultimately close.



2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. An amendment to the Growth Centres SEPP is required to achieve the objective of the Planning Proposal.

This Planning Proposal seeks to amend Blacktown LEP, to facilitate the amendment to the Growth Centres SEPP. Amendments to the size and shape of the current area for land acquisition and zoning replacement are proposed.

SEPPs and any amendments thereto, are typically proposed and prepared by the Department for the Minister's consideration and ultimate approval by the Governor. Notwithstanding, Section 74 of the *Environmental Planning and Assessment Act 1979* provides that:

An environmental planning instrument may be amended in whole or in part by a subsequent planning instrument whether of the same or a different type.

This clause provides Council with an ability to propose amendments to a SEPP via its LEP.

A Planning Proposal is an established process that will allow consideration of the request for amendment to the SEPP by both Council and the Department through the LEP Gateway. This approach is considered to be appropriate given the manner in which the SEPP, and particularly the zoning and land use table operate in Blacktown is similar to an LEP.

Hence, amending the Growth Centres SEPP via Blacktown LEP through a Planning Proposal is considered to be the best mechanism in this circumstance to make zoning adjustments and removal of Council's acquisition responsibility on the Subject Site.

Section B – Relationship to Strategic Planning Framework

3. Is the Planning Proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft Strategies)?

The Planning Proposal would not be inconsistent with the objectives and aims of the Metropolitan Plan for Sydney 2036 and the draft North West Subregional Strategy.

4. Is the Planning Proposal consistent with a Council's local strategy, or other Local Strategic Plan?

The Planning Proposal is consistent with Council's Community Strategic Plan as demonstrated below.

- Blacktown Community Strategic Plan:
- Blacktown City 2025 – Delivering the Vision Together

The Blacktown Community Strategic Plan aims to identify priority areas for the community and provisions for meeting local needs. It includes the following strategies:

- i. A creative, friendly and inclusive City
- ii. Environmental Sustainability
- iii. Vibrant commercial centres
- iv. A smart economy
- v. Urban living and infrastructure
- vi. Clean green spaces and places
- vii. Getting around

viii. Sporting City.

5. Is the Planning Proposal consistent with the applicable State Environmental Planning Policies?

A review of State Environmental Planning Policies (SEPPs) has been undertaken and the consistency of the Planning Proposal with the applicable SEPPs is summarised in **Attachment 1**.

This Planning Proposal does not contain provisions that will contradict or would hinder the application of these SEPPs. Further assessment against the relevant SEPPs will be undertaken during the DA stage.

The principle planning instrument affecting the Subject Site is the Growth Centres SEPP.

The particular aims of the Riverstone Precinct Plan under the Growth Centres SEPP are:

- (a) to make development controls for land in the Alex Avenue and Riverstone Precincts within the North West Growth Centre that will ensure the creation of quality environments and good design outcomes,*
- (b) to protect and enhance the environmentally sensitive and natural areas and the cultural heritage of those Precincts,*
- (c) to provide for recreational opportunities within those Precincts,*
- (d) to provide for multifunctional and innovative development in those Precincts that encourages employment and economic growth,*
- (e) to promote housing choice and affordability in those Precincts,*
- (f) to provide for the sustainable development of those Precincts,*
- (g) to promote pedestrian and vehicle connectivity with adjoining Precincts and localities and within the Alex Avenue and Riverstone Precincts,*
- (h) to provide transport infrastructure to meet the needs of the community,*
- (i) to provide for the orderly development of the Riverstone Scheduled Lands.*

The Planning Proposal is consistent with the aims of the Riverstone Precinct Plan as it:

- i. removes the contaminated land out of public drainage infrastructure which would help prevent the contamination from migrating off site and downstream. That will benefit the local Riverstone community.
- ii. is compatible with its location within the riparian protection corridor to be zoned E2 Environmental Conservation which would be consistent with the approach taken along riparian creek corridors in Riverstone, Alex Avenue and other Growth Centre precincts.
- iii. enhances the existing conservation area and riparian corridor associated with the creek by an additional conservation area within future stormwater infrastructure which will complement the hydrological value of the area

6. Is the Planning Proposal consistent with applicable Ministerial Directions?

The Section 117 Ministerial Directions (under Section 117(2) of the *Environmental Planning and Assessment Act 1979*) provide local planning directions and are to be considered when rezoning land. The proposed amendment is consistent with Section 117 Directions issued by the Minister for Planning and Infrastructure.

The following table outlines the consistency of the Planning Proposal to relevant Section 117 directions:

Section 117 Direction	Consistency of Planning Proposal
1. Employment and Resources	
1.1 Business and Industrial Zones	Not applicable
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
2. Environment and Heritage	
2.1 Environment Protection Zones (1) The objective of this direction is to protect and conserve environmentally sensitive areas.	It is proposed to rezone the land within the riparian corridor to E2 Environmental Conservation Zone
2.2 Coastal Protection	Not applicable
2.3 Heritage Conservation	Not applicable
2.4 Recreation Vehicle Areas	Not applicable
3. Housing, Infrastructure and Urban Development	
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	Not applicable
3.5 Development Near Licensed Aerodromes	Not applicable
3.6 Shooting Ranges	Not applicable
4. Hazard and Risk	
4.1 Acid Sulphate Soils	Not applicable
4.2 Mine Subsidence and Unstable Land	Not applicable
4.3 Flood Prone Land (1) The objectives of this direction are: (a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and (b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.	The Subject Site is identified as being partly flood prone which restricts development. The removal of subject site from drainage infrastructure and rezoning to Environmental Conservation is consistent with the principles of floodplain management.
4.4 Planning for Bushfire Protection	Not applicable
5. Regional Planning	
5.1 Implementation of Regional Strategies (1) The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies	The Proposal is consistent with the draft North West Subregional Strategy.

Section 117 Direction	Consistency of Planning Proposal
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)	Revoked 18 June 2010
5.6 Sydney to Canberra Corridor	Revoked 10 July 2008. See Direction 5.1
5.7 Central Coast	Revoked 10 July 2008. See Direction 5.1
5.8 Second Sydney Airport: Badgerys Creek	Not applicable
5.9 North West Rail Link Corridor Strategy	Not applicable
6. Local Plan Making	
6.1 Approval and Referral Requirements	Capable of consistency
6.2 Reserving Land for Public Purposes	The Planning Proposal would not involve the reservation of land for public purposes. Not applicable.
6.3 Site Specific Provisions (1) The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	This Planning Proposal is site specific proposal but will not form a site specific planning controls or provisions .
7. Metropolitan Planning	
7.1 Implementation of the Metropolitan Strategy	The Proposal is consistent with the Metropolitan Strategy for Sydney 2036.

Section C – Environmental, Social and Economic Impact

7. 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?

As the proposed E2 Environmental Conservation zoning will replace the existing SP2 drainage zone there will be no adverse effects on critical habitat, threatened species populations or ecological communities or their habitats as a result of this Planning Proposal.

8. Are there any other likely Environmental Effects as a result of the planning proposal and how are they proposed to be managed?

As a result of this planning proposal, the contaminated land will no longer be used for public drainage infrastructure and will be retained under private ownership within the riparian protection corridor, to be remediated eventually and proposed to be rezoned as Environmental Conservation Zone.

9. Has the Planning Proposal adequately addressed any social and economic effects?

This planning proposal will not have any social and economic effects on items/places of cultural heritage, schools, hospitals and retail centres.

Section D – State and Commonwealth Interests

10. Is there adequate public infrastructure for the Planning Proposal?

It is understood that the existing infrastructure has the capacity to accommodate development in the vicinity of the subject site and the proposal does not seek any additional development. The subject land is no longer required for the purpose of stormwater quality treatment basin which has been relocated to the adjoining Lot 31, DP 1189527 and a redundant section of the Junction Road reserve (refer Part 3-Section A-1). Hence it is not anticipated that there will be any changes in demand of public infrastructure associated with this planning proposal.

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

Due to the minor nature of this planning proposal it is not considered necessary for consultation with State and Commonwealth public authorities prior to public exhibition.

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

Part 4 – Mapping

The Planning Proposal is accompanied by the following relevant maps:

- Location Plan of the Subject Site
- Aerial Photo of the Subject Site
- Existing Land Zoning Map
- Proposed Land Zoning Map
- Existing Land Reservation Acquisition Map
- Proposed Land Reservation Acquisition Map

These maps are compiled as **Attachment 2** to this Planning Proposal.

Part 5 - Community Consultation

The Gateway Determination will stipulate the nature and extent of required community consultation in accordance with the document 'A guide to preparing local environmental plans'.

The usual exhibition of an LEP is 28 days which is considered to be reasonable in these circumstances.

Public consultation will take place in accordance with the Gateway Determination made by the Minister for Planning and Infrastructure in accordance with Sections 56 & 57 of the *Environmental Planning & Assessment Act 1979*.

Part 6 – Project Timeline

The draft project timeline has been included with the intent to provide a mechanism to monitor the progress of this Planning Proposal. The anticipated timeframes and dates have been assigned to each milestone of the Gateway process.

Mile Stones	Anticipated on the Week Commencing
☐ Forward Planning Proposal to the Department	December 2015
☐ Date of LEP Review Panel Meeting	February 2016
☐ Date of Gateway Determination	March 2016

☐ Completion of required technical information & Government agency consultation (Pre-exhibition)	April 2016
☐ Commencement of public exhibition	4 May 2016
☐ Completion of public exhibition	June 2016
☐ Completion of consideration of submissions & Government agency consultation (Post-exhibition)	June 2016
☐ Report to Council (outcome of exhibition & recommendations)	6 July 2016
☐ Council's consideration & resolution on the report	20 July 2016
☐ Date of submission to the Department to finalise the LEP	27 July 2016
☐ Finalise the LEP by the Department and Parliamentary Council	10 August 2016
☐ Publish the LEP	25 August 2016

ATTACHMENT 1

CONSISTENCY WITH SEPPs

Environmental Planning Instrument	Consistency
SEPP 1 Development Standards	The proposal will not contain provisions that would be inconsistent with or hinder the application of the SEPP.
SEPP 4 Development Without Consent and Miscellaneous Exempt and Complying Development	The proposal will not contain provisions that would be inconsistent with or hinder the application of the SEPP.
SEPP 6 Number of Storeys in a Building Consistent	Not applicable..
SEPP 14 Coastal Wetlands	Not applicable.
SEPP 15 Rural Landsharing Communities	Not applicable.
SEPP 19 Bushland in Urban Areas	The Planning Proposal will not contain provisions that would be inconsistent with or hinder the application of the SEPP.
SEPP 21 Caravan Parks	Not applicable.
SEPP 22 Shops and Commercial Premises	Not applicable.
SEPP 26 Littoral Rainforests	Not applicable.
SEPP 29 Western Sydney Recreation Area	Not applicable.
SEPP 30 Intensive Agriculture	Not applicable .
SEPP 32 Urban Consolidation (Redevelopment of Urban Land)	Not applicable.
SEPP 33 Hazardous and Offensive Development	Not applicable.
SEPP 36 Manufactured Home Estates	Not applicable.
SEPP 39 Spit Island Bird Habitat	Not applicable.
SEPP 41 Casino Entertainment Complex	Not applicable.
SEPP 44 Koala Habitat Protection	Not applicable.
SEPP 47 Moore Park Showground	Not applicable
SEPP 50 Canal Estate Development	Not applicable
SEPP 52 Farm Dams, Drought Relief and Other Works	Not applicable
SEPP 53 Metropolitan Residential Development	Not applicable
SEPP 55 Remediation of Land.	Capable of consistency
SEPP 59 Central Western Sydney Regional Open Space and Residential	Not applicable
SEPP 60 Exempt and Complying Development	The proposal will not contain provisions that would be inconsistent with or hinder the application of the SEPP.
SEPP 62 Sustainable Aquaculture	The proposal will not contain provisions that would be inconsistent with or hinder the application of the SEPP.
SEPP 64 Advertising and Signage	The proposal will not contain provisions that would be inconsistent with or hinder the application of the SEPP.

Environmental Planning Instrument	Consistency
SEPP 65 Design Quality of Residential Flat Development	Not applicable
SEPP 70 Affordable Housing (Revised Schemes)	Not applicable.
SEPP 71 Coastal Protection	Not applicable
SEPP (Affordable Rental Housing) 2009	Not applicable
SEPP (Building Sustainability Index: BASIX) 2004	Not applicable
SEPP (Exempt and Complying Development Codes) 2008	The Planning Proposal will not contain provisions that would be inconsistent with or hinder the application of the SEPP.
SEPP (Housing for Seniors or People with a Disability) 2004	Not applicable
SEPP (Infrastructure) 2007	The Planning Proposal will not contain provisions that would be inconsistent with or hinder the application of the SEPP.
SEPP (Kosciuszko National Park-Alpine Resorts) 2007	Not applicable
SEPP (Kurnell Peninsula) 1989	Not applicable
SEPP (Major Development) 2005	The Planning Proposal will not contain provisions that would be inconsistent with or hinder the application of the SEPP.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	The Planning Proposal will not contain provisions that would be inconsistent with or hinder the application of the SEPP.
SEPP (Rural Lands) 2008	Not applicable
SEPP (SEPP 53 Transitional Provisions) 2011	Not applicable
SEPP (State and Regional Development) 2011	Not applicable.
SEPP (Sydney Drinking Water Catchment) 2011	Not applicable
SEPP (Sydney Region Growth Centres) 2006	The Planning Proposal will not contain provisions that would be inconsistent with or hinder the application of the SEPP.
SEPP (Temporary Structures) 2007	The Planning Proposal will not contain provisions that would be inconsistent with or hinder the application of the SEPP.
SEPP (Western Sydney Employment Area) 2009	Not applicable.
SEPP (Western Sydney Parklands) 2009	Not applicable
Sydney REP 9 Extractive Industry (No 2-1995)	Not applicable
Sydney REP 11 Penrith Lakes Scheme	Not applicable
Sydney REP 16 Walsh Bay	Not applicable
Sydney REP 18 – Public Transport Corridors	Not applicable
Sydney REP 19 Rouse Hill Development Area	Not applicable
Sydney REP 20 Hawkesbury–Nepean River (No. 2-1997)	The Planning Proposal will not contain provisions that would be inconsistent with or hinder the application of the SEPP.
Sydney REP 24 Homebush Bay Area	Not applicable
Sydney REP 25 Orchard Hills	Not applicable
Sydney REP 26 City West	Not applicable
Sydney REP 28 Parramatta	Not applicable

Environmental Planning Instrument	Consistency
Sydney REP 30 St Marys	Not applicable
Sydney REP 33 Cooks Cove	Not applicable
Sydney Regional Environmental Plan (Sydney Harbour Catchment)	Not applicable.

ATTACHMENT 2

Relevant Maps

- Location Plan of the Subject Site
- Aerial Photo of the Subject Site
- Existing Land Zoning Map
- Proposed Land Zoning Map
- Existing Land Reservation Acquisition Map
- Proposed Land Reservation Acquisition Map

LOCATION
OF
SUBJECT SITE

RIVERSTONE PRECINCT

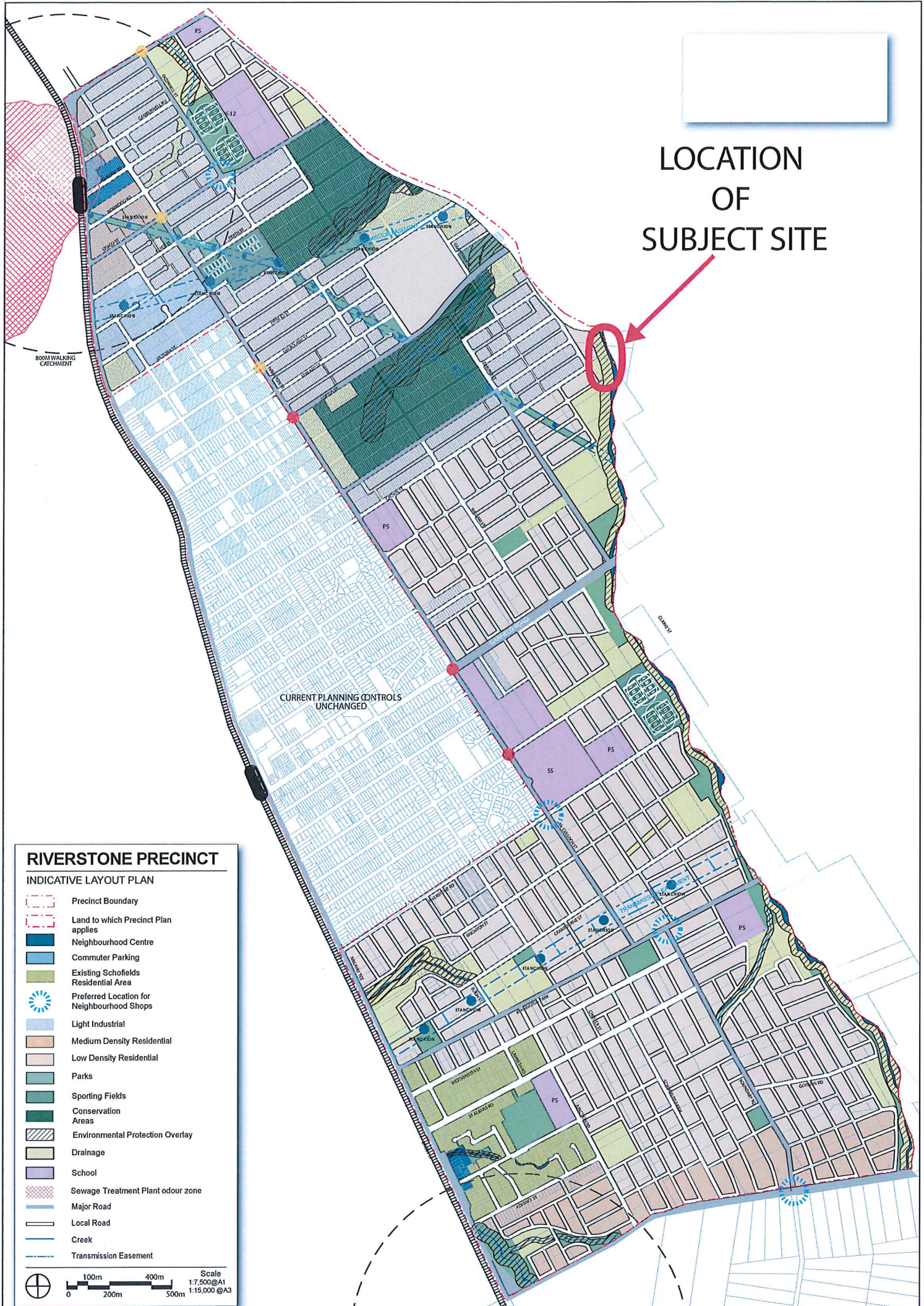
INDICATIVE LAYOUT PLAN

- Precinct Boundary
- Land to which Precinct Plan applies
- Neighbourhood Centre
- Commuter Parking
- Existing Schofields Residential Area
- ⊙ Preferred Location for Neighbourhood Shops
- Light Industrial
- Medium Density Residential
- Low Density Residential
- Parks
- Sporting Fields
- Conservation Areas
- Environmental Protection Overlay
- Drainage
- School
- Sewage Treatment Plant odour zone
- Major Road
- Local Road
- Creek
- Transmission Easement



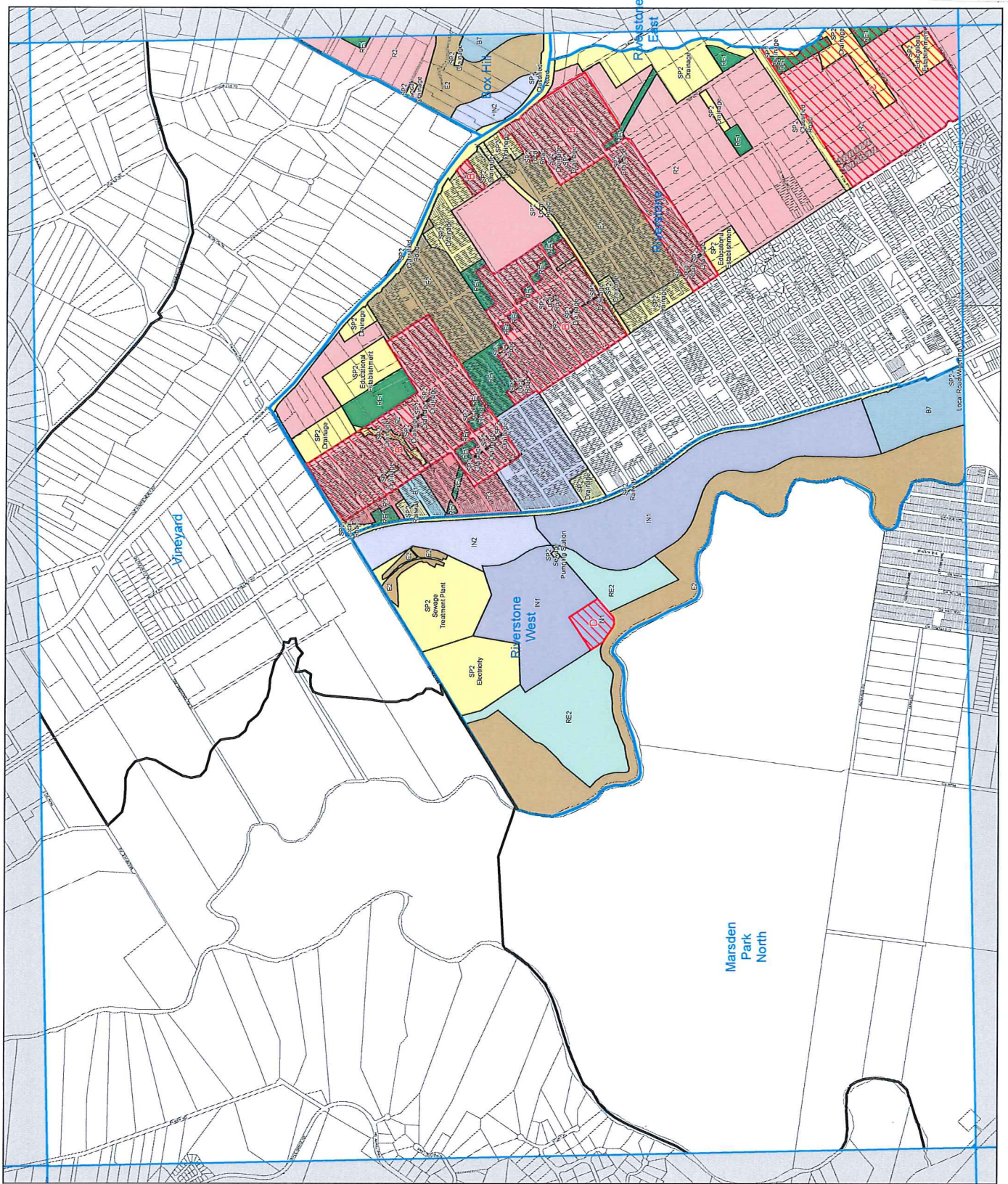
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CURRENT PLANNING CONTROLS
UNCHANGED





Aerial Photo of the Subject Site



**North West Growth Centre
 Land Zoning Map - Sheet LZN_004**

LEGEND

Zone	Light Industrial
IN2	Neighbourhood Centre
RT	General Residential
RD	Low Density Residential
MD	Mixed Use
BD	Business Development
BC	Enterprise Corridor
BP	Business Park
ER	Environmental Conservation
EM	Environmental Management
EL	Environmental Living
IN1	General Industrial
IN2	Light Industrial
RT	General Residential
RD	Low Density Residential
MD	Mixed Use
BD	Business Development
BC	Enterprise Corridor
BP	Business Park
ER	Environmental Conservation
EM	Environmental Management
EL	Environmental Living
IN1	General Industrial

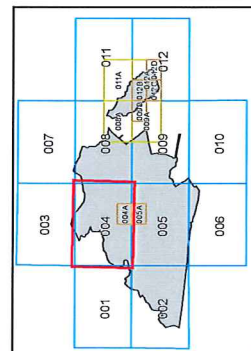
Special Provisions

	Low Density Residential (multi-dwelling housing) - Appendix 4, Clause 2.5
	Riverstone Scheduled Lands - Appendix 4, Clause 6.8
	Green and Golden Bell Frog Habitat - Appendix 4, Clause 6.9
	Additional uses - Appendix 4, Clause 6.5
	Additional permitted uses (Clause 13)
	Take-Away Food and Drink Premises permitted with consent - Appendix 5, (Schedule 1, Clause 1)
	Low Density Residential (multi-dwelling housing) - Appendix 7, Clause 2.5
	Transport Corridor Investigation Area - Appendix 7, Clause 6.10
	Food and drink premises - Appendix 12 (Schedule 1, Clause 1)
	Landfill works - Appendix 12 (Schedule 1, Clause 2)
	Gas processing system and associated plant and equipment - Appendix 12 (Schedule 1, Clause 3)

Original SEPP Zones

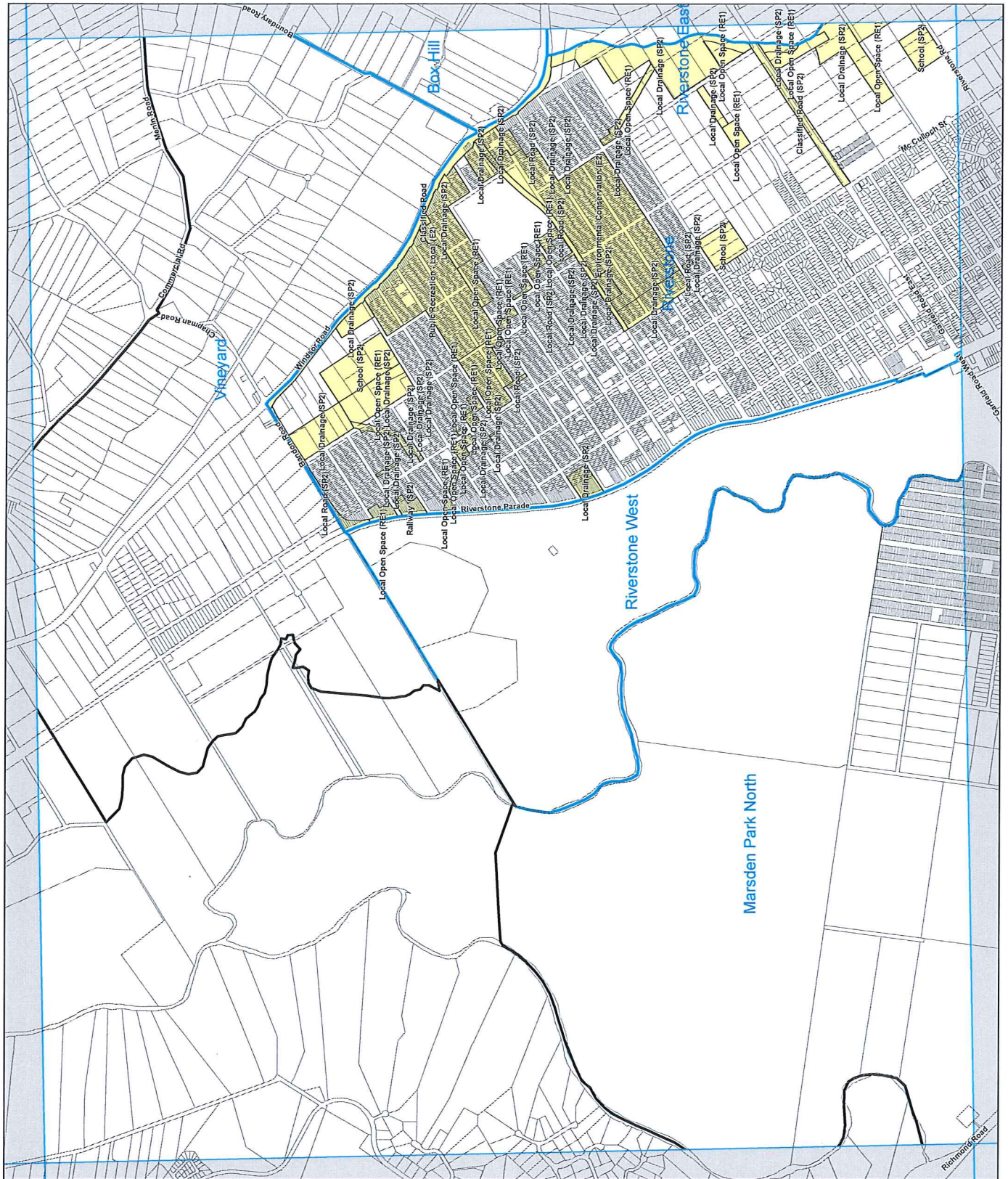
	Environmental Conservation
	Public Recreation-Local
	Public Recreation-Regional
	Growth Centre Boundaries
	North West Growth Centre Present Boundary
	North West Growth Centre Proposed Boundary

Cadastral © 9072014 NSW LPI



0 0.1 0.2 0.3 0.4 0.5 km
 Projection: GDA 1984
 Zone 56
 Scale: 1:20,000 @ A3

Map Identification Number: SEPP_SPPG_NW_LZN_004_20140709



State Environmental Planning Policy (Sydney Region Growth Centres) 2006

North West Growth Centre Land Reservation Acquisition Map sheet LRA_004

LEGEND

Land Reservation Acquisition Area

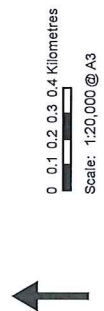
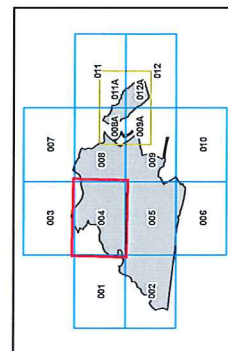
- Local Open Space (RE1)
- Local Road Widening (SP2)
- Classified Road (SP2)
- Trunk Drainage (SP2)
- School (SP2)
- Railway (SP2)
- Environmental Conservation (E2)
- Public Recreation-Local (E2)

Growth Centres Boundaries

- North West Growth Centre Boundary
- North West Growth Centre Precinct Boundary

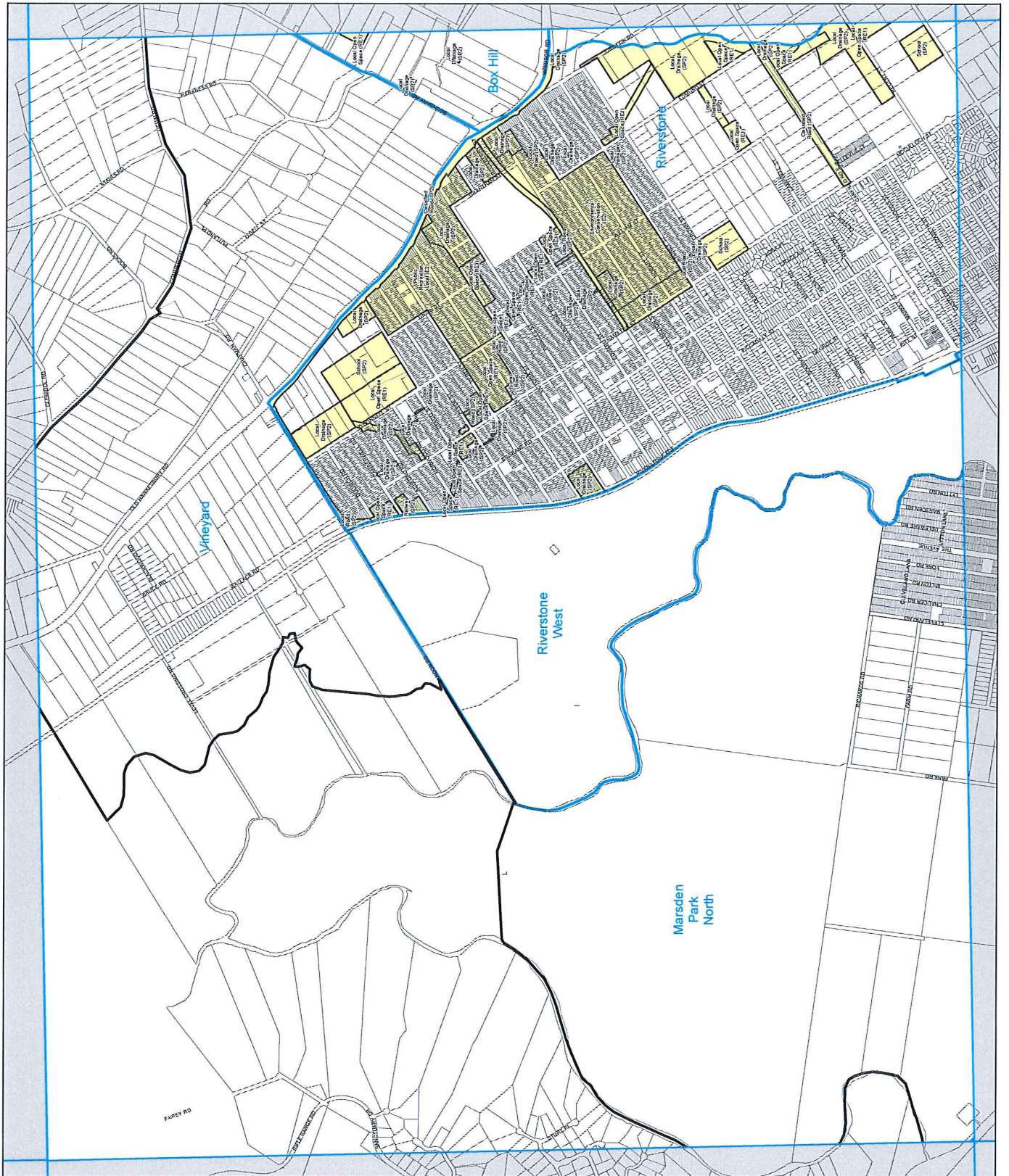
Cadastre

- Cadastre 30/03/10 © Dept of Lands



Projection: GDA 1994
Zone 56

Map Identification Number
SEPP-SPR-002-NW-LRA_004_002-2010030



North West Growth Centre
Draft Land Reservation Acquisition
Map - Sheet LRA_004

LEGEND

Land Reservation Acquisition

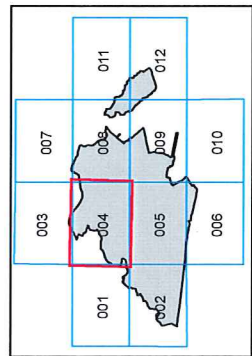
- Classified Road (SP2)
- Classified Road Widening (SP2)
- Community Centres (SP2)
- Community Facilities (E2)
- Community Facilities (SP2)
- Environmental Conservation (E2)
- Footpath (SP2)
- Local Drainage (SP2)
- Local Open Space (RE1)
- Local Road (SP2)
- Local Road Widening (SP2)
- Public Recreation - Local (E2)
- Pumping Station (SP2)
- Railway (SP2)
- School (SP2)
- Trunk Drainage (SP2)

Growth Centre Boundaries

- North West Growth Centre Boundary
- North West Growth Centre Precinct Boundary

Cadastral

- Cadastral



0 0.1 0.2 0.3 0.4 0.5 km

Projection: GDA 1994

Scale: 1:20,000 @ A3

Zone 56

Map Identification Number: SEPP_SFRC_JNV_LZN_005_00000000_20101216

