BLACKTOWN CITY COUNCIL

PLANNING PROPOSAL

LEP Amendment to Blacktown Local Environmental Plan 2015 Alpha Park

Contents

PART 1	1 – Objectives or intended outcomes	3
1.1	Applicable land	4
1.2	Current planning controls	5
PART	2 – Explanation of provisions	7
2.1	Amendments to the Land Use Zoning and the Height of Building maps in Blacktown LEP 2015	7
2.2	Detailed mapping amendments	7
PART 3	3 – Justification	8
3.1	Section A – Need for the Planning Proposal	8
3.2	Section B – Relationship to strategic planning framework	9
3.3	Section C – Environmental, social and economic impact	15
3.4	Section D – State and Commonwealth interests	
PART 4	4 – Mapping	16
PART !	5 – Solar Access and Shadow Diagrams	19
PART	6 – Community consultation	25
PART	7 - Project timeline	25
APPE	NDIX 1 INFORMATION TO RECLASSIFY PUBLIC LAND THROUGH AN LEP	26
APPE	NDIX 2 DWELLING AND EMPLOYMENT ESTIMATES	27

PART 1 – Objectives or intended outcomes

At its Ordinary Meeting on 21 October 2015, Council resolved to support the creation of the Blacktown and Mount Druitt CBDs as strong mixed use centres that are activated by their own substantial residential populations.

Bates Smart and Jones Lang LaSalle (JLL) were engaged to prepare reports that reviewed our existing land use zones, height of building and floor space ratio controls in the two CBDs, to ensure they align with current market expectations and support opportunities for growth.

The urban design analysis undertaken by Bates Smart discussed the potential that additional land uses could be located on a small portion of Alpha Park to screen the WestPoint car park and provide additional activation of the Park. Bates Smart's recommendation was to rezone the northern part of Alpha Park to B4 mixed use and to assign 26 metre height of building control to promote activation of Alpha Park through ground floor community uses or retail/commercial uses, with residential development providing passive surveillance after hours.

To implement their recommendation, this Planning Proposal seeks to:

- rezone the northern part of Alpha Park from RE1 Public Recreation to B4 Mixed Use, to allow additional land uses to activate the park and screen the unsightly WestPoint carpark.
- assign a 26 m building height control

As the northern part of Alpha Park land is currently in Council ownership and classified as community land, the reclassification of this land to operational will also be undertaken as part of this Planning Proposal. Details of the land to be reclassified are contained in Appendix 1.

This Planning Proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* (the Act) and guidelines for preparing Planning Proposals published by the Department of Planning and Environment (DP & E).

This Planning Proposal relates only to matters to be amended in the Blacktown LEP 2015.

1.1 Applicable land

The Planning Proposal applies to land known as Alpha Park. Alpha Park is located on the south western corner of the Blacktown CBD and is bounded by Alpha Street, Patrick Street, Newton Road and Balmoral Street as shown below.

Figure 1 Blacktown CBD



1.2 Current planning controls

Alpha Park is currently zoned RE1 Public Recreation in the Blacktown Local Environmental Plan 2015. The current planning controls are shown in Figure 2. The complete planning controls are available at www.legislation.nsw.gov.au. The complete planning controls are available at www.legislation.nsw.gov.au.

Figure 3 Existing land zonings for Alpha Park





PART 2 – Explanation of provisions

2.1 Amendments to the Land Use Zoning and the Height of Building maps in Blacktown LEP 2015

This Planning Proposal seeks the following amendments to maps in Blacktown LEP 2015:

- remove the RE1 Public Recreation zone that applies to land to the northern part of Alpha Park and rezone that land to B4 Mixed Use
- Apply a 26m building height control for land rezoned to B4 Mixed Use.

2.2 Detailed mapping amendments

Blacktown Local En	vironmental Plan 2015	Proposed Amendment
Land Zoning	LZN 014	 Replace the RE1 zone with the B4 zone to lots on the northern edge of Alpha Park including lots: 11 and 12 DP 1060490 4 DP 613991 105 and 106 DP 1059635 Part 1 DP 1063433
Height of Building map	HOB 014	 Apply the height of building control T 26 metres to lots on the northern edge of Alpha Park including lots: 11 and 12 DP 1060490 4 DP 613991 105 and 106 DP 1059635 Part 1 DP 1063433

Table 1 Description of map amendments

PART 3 – Justification

3.1 Section A – Need for the Planning Proposal

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

Yes, the urban design analysis undertaken by Bates Smart discussed the potential that additional land uses could be located on a small portion of Alpha Park to screen the WestPoint car park and provide additional activation of the Park. Bates Smart's recommendation was to rezone the northern part of Alpha Park to B4 mixed use and to assign 26 metre height of building control to promote activation of Alpha Park through ground floor community uses or retail/commercial uses, with residential development providing passive surveillance after hours.

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

A Planning Proposal which seeks to rezone the northern part of Alpha Park from RE1 Public Recreation to B4 Mixed Use is the best means to achieve Council's vision. The B4 Mixed Use Zone will facilitate the activation of Alpha Park through permitting a variety of land uses that attract people to the park. Residential development above ground floor community activities will be integral activating the park after hours.

The reclassification of the northern part of Alpha Park from community to operational is required to facilitate the redevelopment of this part of Alpha Park to achieve Council's vision. Without the reclassification, Council would not be able to redevelop the land to allow for mixed use development to occur. It is this mixed use development that will provide activation of the park and screen the WestPoint car park.

3.2 Section B – Relationship to strategic planning framework

Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

Metropolitan Strategy

A Plan for Growing Sydney is the NSW Government's metropolitan strategy for Sydney, published in December 2014. Relevant directions from *A Plan for Growing Sydney* are noted at Table 2 below.

A Plan for Growing Sydney Strategic Directions and Policy Settings	Consistency / Response	
Goal 2: A city of housing choice, with homes that meet	our needs and lifestyles	
 Direction 2.1: Accelerate housing supply across Sydney An additional 664,000 dwellings required across Sydney over the next 20 years Action 2.1.1 Accelerate housing supply in and around strategic centres. 	Yes The rezoning will release additional land in the Blacktown CBD for mixed use development which will permit the construction of shop-top housing.	
 Direction 2.2: Accelerate urban renewal across Sydney – providing homes closer to jobs The government will support Council-led urban infill and local efforts to lift housing production around centres New housing for centres that have public transport able to carry large numbers New housing in strategic centres 	Yes The rezoning will release additional land in the Blacktown CBD for mixed use development which will permit the construction of shop-top housing.	
 Direction 2.3: Improve housing choice to suit different needs and lifestyles Research indicates a shortage of apartments in outer Sydney 	Yes The rezoning will release land for mixed use development which will permit the development of shop top housing in a range of different forms.	
Goal 4: A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources		
Direction 4.1: Protect our natural environment and biodiversity	Yes The proposal applies to part of an area or open space in the Blacktown CBD that has no biodiversity value and that has been previously disturbed by human activity. The planning proposal is not inconsistent with this direction	

Draft District Plan

The Draft West Central District Plan is the district strategy that applies to the Blacktown LGA. It was released in November 2016. Relevant priorities from the Draft District Plan that relate to this Planning Proposal are noted at Table 3 below.

Draft West Central District Plan Directions and Policy Settings	Consistency / Response
Relevant priorities for 'A Productive City'	
Productivity Priority 3 Manage growth and change in strategic and district centres and, as relevant local centres.	The Planning Proposal is consistent with this Priority.
Productivity Priority 6: Grow economic activities in Blacktown Strategic Centre	The Planning Proposal is consistent with this Priority. The Planning Proposal will provide additional
	opportunities for community, retail and recreational and residential activities in the Blacktown CBD.
Relevant priorities for 'A Liveable City'	
Liveability Priority 1:Deliver West Central District's five-year housing supply target	The Planning Proposal is consistent with this Priority.
	The Planning proposal increases the capacity of residential development in the Blacktown CBD by increasing the area of land where shoptop housing is permissible.
Livability Priority 2: Deliver housing diversity	The Planning Proposal is consistent with this Priority.
	Providing increased capacity for residential development in the Blacktown CBD should promote greater housing diversity through the provision of an increased supply of apartments.
Liveability Priority 3: Implement the Affordable Rental Housing Target	There is no current local or District housing strategy that has identified current or future need for affordable rental housing in the Blacktown CBD.
	There are also no guidelines developed by the Greater Sydney Commission or Department of Planning on how the affordable rental housing target will be implemented at the rezoning stage.

Is the Planning Proposal consistent with the local council's Community Strategic Plan or other local strategic plan?

Blacktown City 2030 – City of Excellence is Council's Community Strategic Plan. It establishes a framework to enable Council to manage the future growth of the City. This Plan was released in 2013, before Council's decision to not pursue Regional City Status for Blacktown.

The relevant Strategic Directions and trigger projects are responded to in the Table below.

Blacktown City 2030 – City of Excellence Strategic Directions	Consistency / Response
A vibrant and Inclusive City	
Ensure that our local communities continue to be welcoming, vibrant and inclusive, individuals and groups achieve their potential and the City prospers as a centre of culture, art and learning.	This Planning Proposal will facilitate mixed use development, including shop top housing adjacent to a significant area of open space in the Blacktown CBD. This development will promote activation of the open space and improve pedestrian access to and natural surveillance of Alpha Park.
A Growing City Supported by Infrastructure	
Provide well-planned and liveable neighbourhoods with housing that meets the diverse needs for our growing community and is supported by transport and infrastructure that serves our current and future needs.	This Planning Proposal will increase the number of dwellings created in the Blacktown CBD and regard for the public domain will provide an attractive and liveable urban environment.
Blacktown City 2030 – City of Excellence Trigger Projects	Consistency / Response
Blacktown City Centre	
To provide a mix of business, employment, recreation, health, cultural, entertainment and education uses that promote a vibrant City Centre.	This Planning Proposal will permit an increase in the number of dwellings which will support businesses, and health, cultural, entertainment and education uses. The B4 Mixed Use zone will also create an active city, with ground floor commercial uses, providing space for support offices, health services and hospitality.

Is the Planning Proposal consistent with the applicable state environmental planning policies?

State Environmental Planning Policy	Consistency/Response
SEPP 32 – Urban Consolidation (Redevelopment of Land)	Yes This Planning Proposal will promote the orderly and economic development of land by enabling mixed use development.
SEPP 55 – Remediation of Land	Yes Clause 6 of SEPP 55 requires that, in preparing an environmental planning instrument, a planning authority is not to include in a zone any land that would permit a change of use to land that is: • in an investigation area; or • land in which a contaminating activity as identified in the contaminated land planning guidelines and is known to have been carried out; or

State Environmental Planning Policy	Consistency/Response
	 the proposed use includes residential use, unless there is no knowledge of prior contaminating use on the land, and on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).
	There is no knowledge of prior contaminating uses on
	the land and the shop top housing uses are therefore in compliance with this SEPP.
SEPP 64 - Advertising and Signage	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 (Exempt and Complying Development Codes) 2008	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.

Is this Planning Proposal consistent with applicable Ministerial Directions (s. 117 directions)?

Number Directions/Objectives	Consistency/Response
1 Employment and Resources	Consistent
1.1 Business and Industrial Zones	Yes
(4)(c) requires that a Planning Proposal that will affect land within an existing business zone must not reduce the total potential floor space area for employment uses and related services in business zones.	This Planning Proposal will not result in any reduction in the amount of business zoned land in the Blacktown CBD.
(5)(b) permits a Planning Proposal to be inconsistent with this direction where justified by a study (prepared in support of the Planning Proposal) which gives consideration to the objectives of this direction.	
2. Environment and Heritage	Yes
2.3 Heritage Conservation	
 A Planning Proposal must contain provisions that facilitate the conservation of: (4)(a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area. 	The Planning Proposal does not seek to change the existing Standard Instrument clause contained in Blacktown LEP 2015, Clause 5.10 Heritage Conservation and does not remove any listed heritage items in the two CBDs.
(5) A Planning Proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the	

Number Directions/Objectives Department nominated by the Director-General) that:	Consistency/Response
(a) the environmental or indigenous heritage	
significance of the item, area, object or place is	
conserved by existing or draft environmental planning	
instruments, legislation, or regulations that apply to	
the land .	
3. Housing, Infrastructure and Urban Development	Yes
3.1 Residential Zones	
	The proposed B4 Mixed Use zone will increase the
(4) A Planning Proposal must include provisions that	supply of land for shop top housing.
encourage the provision of housing that will:	
(a) broaden the choice of building types and locations	
available in the housing market, and	
(b) make more efficient use of existing infrastructure	
and services, and	
(c) reduce the consumption of land for housing and	
associated urban development on the	
urban fringe, and	
(d) be of good design.	
(5) A Planning Proposal must, in relation to land to	
which this direction applies:	
(a) contain a requirement that residential	
development is not permitted until land is adequately	
serviced (or arrangements satisfactory to the council,	
or other appropriate authority, have	
been made to service it), and	
(b) not contain provisions which will reduce the	
permissible residential density of land.	Vee
3.4 Integrating Land Use and Transport	Yes
The objectives of this direction are:	This Planning Proposal is consistent with the
(a) improving access to housing, jobs and services by	objectives of this direction in that it will permit
walking, cycling and public transport, and	additional land for mixed use development in the
(b) increasing the choice of available transport and	Blacktown CBD, which is highly central and well
reducing dependence on cars, and	serviced, close to essential services, amenities and
(c) reducing travel demand including the number of	public transport.
trips generated by development and the	
distances travelled, especially by car, and	
(d) supporting the efficient and viable operation of	
public transport services, and	
(e) providing for the efficient movement of freight.	
3.5 Development Near Licensed Aerodromes	Yes
(4) In the preparation of a Planning Proposal that sets	Alpha Park is not the vicinity of a licensed aerodrome.
controls for the development of land in the vicinity of	Additionally, Alpha Park is not in the OLS of
a licensed aerodrome, the relevant	Bankstown Aerodrome or the proposed OLS of the
planning authority must:	Western Sydney Airport.
(a) consult with the Department of the	
Commonwealth responsible for aerodromes and the	
lessee of the aerodrome,	
(b) take into consideration the Obstacle Limitation	
Surface (OLS) as defined by that Department of the	
Commonwealth,	
(c) for land affected by the OLS:	
(i) prepare appropriate development standards, such	
as height, and	

 ii) allow as permissible with consent development types that are compatible with the operation of an eredorome i) obtain permission from that Department of the commonwealth, or their delegate, where a Planning Proposal proposes to allow, as permissible with consent, development that encroaches above the DSL. This permission must be obtained prior to undertaking community consultation in satisfaction of exciton 57 of the Act. i. Acard and Risk (S) i. A relevant planning authority must not prepare a Planning Proposal that proposes an intensification of and uses on land identified as having a probability of annaing Maps unless the relevant planning authority must propase an acid sulphate soils study assessing he appropriateness of the change of land use given the presence of acid sulphate soils. The relevant planning authority must provide a copy of any such tudy to the Director-General prior to undertaking community consultation in satisfaction of section 57 of the Act. i. J. Affood Prone Land (S) i. J. Saffood Prone Land (S) i. Coal Plan Making (S) i. Coal Plan Making	Number Directions (Objectives	Consistency/Posponso
ypes that are compatible with the operation of an ierodrome (a) botain permission from that Department of the Commonwealth, or their delegate, where a Planning roposes to allow, as permissible with consent, development that encroaches above the DLS. This permission must be obtained prior to indertaking community consultation in satisfaction of and uses on land identified as having a probability of containing Ard Suffate Soils on the Acid Suffate Soils. No part of Alpha Park is mapped as having Acid Suffate Soils. No part of Alpha Park is mapped as having Acid Suffate Soils. No part of Alpha Park is mapped as having Acid Suffate Soils. No part of Alpha Park is mapped as having Acid Suffate Soils. No part of Alpha Park is mapped as having Acid Suffate Soils. No part of Alpha Park is mapped as having Acid Suffate Soils. No part of Alpha Park is mapped as having Acid Suffate Soils. No part of Alpha Park is mapped as having Acid Suffate Soils. No part of Alpha Park, as no part of Alpha Park, as no part of Alpha Park is flood prone land. The Act. A long Prone Land Yes This does not apply to Alpha Park, as no part of Alpha Park is flood prone land. The bact. A long Prone Land Yes The objectives of this direction are: () to resure that the volucions of an LEP on flood prone land commensure with flood hazard and ncludes consideration of the potential flood impacts or the back towing CED from RE1 Public Recreation to B4 Mixed Use. The mixed use rezoning will apply to alpha the ark in Blacktown CED from RE1 Public Recreation to B4 Mixed Use. The mixed use rezoning will apply to accusition. Puer Solution Planning Yes Netropolita Planning Yes	Number Directions/Objectives	Consistency/Response
 Protorme (a) obtain permission from that Department of the domain permission from that Department of the domain development that encroaches above the DLS. This permission must be obtained prior to undertaking community consultation in satisfaction of exciton 57 of the Act. (b) A relevant planning authority must not prepare a lanning Proposal that proposes an intensification of and uses on land identified as having a probability of containing Acid Sulfate Soils on the Acid Sulfate Soils. The relevant planning authority must consultation in satisfaction of section 57 of the Act. (b) A relevant planning authority must not prepare a lanning Proposal that proposes an intensification of and uses on land identified as having a probability of containing Acid Sulfate soils. The relevant planning authority must consultation in satisfaction of section 57 of the Act. (c) A relevant planning authority must not prepare a macing ulphate soils study as sessing he appropriateness of the change of land use given he presence of acid sulfate soils. The relevant planning authority must propose and acid sulphate soils study assessing in appropriateness of the change of land use given he presence of acid sulfate soils. The relevant planning authority must propose and acid sulphate soils study assessing in appropriateness of the Subjectives of this direction are: (c) to ensure that the provisions of an LEP on flood irpone land. (c) to call plan Making (c) tocal Plan Making (c) tocal Plan Making (c) tocal plan Making (c) tocal plan top public purposes, and holide provision, of public services and active vision of public services and for public purposes, and public purposes where the land is no longer required or acquisition. (Metropolitan Planning (Metropolitan Planning (Metropolitan Planning (A relevant planning Proposal shall be consistent with A Plan for (Yes 		
(t) obtain permission from that Department of the commowealth, or their delegate, where a Planning Proposal proposes to allow, as permissible with honsent, development that encroaches above the DSL. This permission must be obtained prior to undertaking community consultation in satisfaction of extins 57 of the Act. 1. Hoard and Risk Yes 1. Acid Sulfate Soils No part of Alpha Park is mapped as having Acid Sulfate Soils. The elevant planning authority must not prepare a having Acid Sulfate Soils on the Acid Sulfate Soils. No part of Alpha Park is mapped as having Acid Sulfate Soils. Panning Proposal that proposes an intensification of and uses on land identified as having a probability of onotaining Acid Sulfate Soils. The relevant planning authority must provide a copy of any such tay the Director-General prior to undertaking community consultation in satisfaction of section 57 of the Act. Yes 1. Beford Prone Land Yes The objectives of this direction are: 10 to ensure that development of flood prone and is consistent with floOd hazard and neduces consideration of the potential flood impacts or and which well periodible services and and includes consideration of the potential flood impacts or acquisition. Justifiably inconsistent The objectives of this direction are: 10 to facilitate the provisions of an LEP on flood impacts or acquisition. Justifiably inconsistent <td></td> <td></td>		
Commonwealth, or their delegate, where a Planning Proposal proposes to allow, as permissible with Somome, development that encroaches above the JS. This permission must be obtained prior to Indertaking community consultation in satisfaction of I. Acid Sulfate Soils The deficient equires that: (b) A relevant planning authority must not prepare a No part of Alpha Park is mapped as having Acid Sulfate Soils The drives on land identified as having a probability of containing Acid Sulfate Soils on the Acid Sulfate Soils Nanning Proposal that proposes an intensification of and uses on land identified as having a probability of containing Acid Sulfate Soils on the Acid Sulfate Soils Panning Maps unless the relevant planning authority must provide a copy of any such tudy to the Director-General prior to undertaking free Act. 13 Flood Frone Land No parte that development of flood prone and is consistent with the NSW Government's Flood rone land is consistent with flood hazard and netules consideration of the potential flood impacts Di to ensure that the provisions of an LEP on flood Di to facilitate the provision of public services and actilities by reserv		
Proposel proposes to allow, as permissible with consent, development that encroaches above the DS. This permission must be obtained prior to indertaking community consultation in satisfaction of eaction 57 of the Act. Yes A relevant planning authority must not prepare a Janning Proposal that proposes an intensification of adouses on land identified as having a probability of torotaining Acid Sulfate Soils on the Acid Sulfate Soils the direction requires that: No part of Alpha Park is mapped as having Acid Sulfate Soils. No part of Alpha Park is mapped as having Acid Sulfate Soils. Sulfate Soils. Prevent planning authority must not prepare a Anning Proposal that proposals an itensing authority as considered an acid sulphate soils study assessing he appropriateness of the change of land use given he presence of acid sulfate soils. The relevant Jalfeod Prone Land Yes The objectives of this direction are: 10 to ensure that the provisions of an LEP on flood rone land is commensurate with flood hazard and netube consideration of the subject and. Yes Suber Planning Proposal seeks to rezone part of Alpha Park is flood prome land. Subritiably inconsistent Di to ansure that the provisions of an LEP on flood rocapuisition. Justifiably inconsistent Di to facilitate the provision of public ser		
consent, development that encreaches above the DLS. This permission must be obtained prior to DLS. This permission must be obtained prior to Indertaking community consultation in satisfaction of I. Hazard and Risk I. Acid Sulfate Soils The direction requires that: (a) A relevant planning authority must not prepare a Planning Arps unless the relevant planning authority must provide a scapy of any such tady to the Director-General prior to undertaking community consultation in satisfaction of section 57 If the Act. I. 3 Flood Prone Land Yes The objectives of this direction are: This does not apply to Alpha Park, as no part of Alpha Park is flood prone and is consistent with the NSW Government's Flood rone and is consistent with the NSW Government's Flood Prone Land Yes The objectives of this direction are: This does not apply to Alpha Park, as no part of Alpha Park is flood prone land. No part of the subject land. Yes Cotal Plan Making Justifiably inconsistent 1.2 Reserving Land for Public Purposes Justifiably inconsistent The objectives of this direction are: No to facilitate the provision of public services and citiked the provision of public services and citike divergences, and or to bublic purposes, and is no longer required or acquisition.		
DLS. This permission must be obtained prior to indertaking community consultation in satisfaction of exciton 57 of the Act. Yes I.1 Acid Sulfate Soils Yes The direction requires that: No part of Alpha Park is mapped as having Acid Sulfate Soils. Of A relevant planning authority must not prepare a Planning Proposal that proposes an intensification of and uses on land identified as having a probability of containing Acid Sulfate Soils on the Acid Sulfate Soils. No part of Alpha Park is mapped as having Acid Sulfate Soils. Planning Proposal that proposes an intensification of and uses on land identified as having a probability of containing Acid Sulfate Soils. Sulfate Soils. Planning Maps unless the relevant planning authority must provide a copy of any such tudy to the Director-General prior to undertaking community consultation in satisfaction of section 57 of the Act. Yes The objectives of this direction are: This does not apply to Alpha Park, as no part of Alpha Park is flood prone land. No part that development of flood prone and is consistent with the NSW Government's Flood Prone Land Yes Steoer Plan Making Justifiably inconsistent 10 to acilitate the provisions of an LEP on flood prone land of the subject land. Justifiably inconsistent 5. Local Plan Making Justifiably inconsistent 5.2 Reserving Land for Public Purposes A Mixed Use. The mixed use rezoning will apply to the northerm part of the park which will increase the level of pre		
Indertaking community consultation in satisfaction of exciton 57 of the Act. I, Hazard and Risk Yes I, Acid Sulfate Soils Yes Ih Acid Sulfate Soils No part of Alpha Park is mapped as having Acid Sulfate Soils. Planning Proposal that proposes an intensification of and uses on land identified as having a probability of toontaining Acid Sulfate Soils on the Acid Sulfate Soils on the Acid Sulfate Soils on the Acid Sulfate Soils. No part of Alpha Park is mapped as having Acid Sulfate Soils. Planning Maps unless the relevant planning authority must provide a copy of any such tainning authority must provide a copy of any such tainning authority must provide a copy of any such study assessing the appropriateness of the change of land use given the presence of acid sulfate soils. The relevant planning authority must provide a copy of any such tainning the Vertice Soils of the Acid. Yes The objectives of this direction are: I) to ensure that development of flood prone and is consistent with the NSW Government's Flood Prone Land Yes The objectives of this direction are: I) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and childes consideration of the potential flood impacts Justifiably inconsistent The Abig Park in Blacktown CBD from RE1 Public Purposes The Planning Proposal seeks to rezone part of Alpha Park in Blacktown CBD from RE1 Public Recreation to Park in Blacktown CBD from RE1 Public Recreation to Park in Blacktown CBD from RE1 Public Recreation to Park in Blacktown CBD from RE1 Public Recreation to Park in Blacktown CBD		
election 57 of the Act. Yes I Acid Sulfate Soils Yes The direction requires that: No part of Alpha Park is mapped as having Acid Sulfate Soils. Solar elevant planning authority must not prepare a lanning proposal that proposes an intensification of and uses on land identified as having a probability of fontaining Acid Sulfate Soils on the Acid Sulfate Soils. No part of Alpha Park is mapped as having Acid Sulfate Soils. Solar elevant planning authority must not prepare as considered an acid Sulfate Soils. Sulfate Soils. Sulfate Soils on the Acid Sulfate Soils to the Acid Sulfate Soils is the relevant planning authority must provide a copy of any such study to the Director-General prior to undertaking community consultation in satisfaction of section 57 of the Act. Yes The objectives of this direction are: No to ansure that development of flood prone and. Yes The objectives of this direction are: No to acidite the provisions of an LEP on flood prone land. Justifiably inconsistent No to acidite the provisions of an LEP on flood prone land is commensurate with flood hazard and acidites by reserving land for public Purposes, and acidities by reserving land for acid reservations of land for acidities the remaining portion of the park for public purposes. Yes Metrop		
I. Hazard and Risk Yes 1.1 Acid Sulfate Soils Yes the direction requires that: No part of Alpha Park is mapped as having Acid 6) A relevant planning authority must not prepare a Janning Proposal that proposes an intensification of and uses on land identified as having a probability of containing Acid Sulfate Soils on the Acid Sulfate Soils Janning Proposal that proposes an intensification of and use given the presence of acid sulphate soils study assessing the appropriateness of the change of land use given the presence of acid sulfate soils. The relevant Janning authority must provide a copy of any such tudy to the Director-General prior to undertaking community consultation in satisfaction of section 57 of the Act. Yes 1.3 Flood Prone Land Yes The objectives of this direction are: This does not apply to Alpha Park, as no part of Alpha Park is flood prone land. No part of Alpha Park is flood prone land be provisions of an LEP on flood prone land bevelopment dwanual 2005, and Yes Annual Subject land. Justifiably inconsistent 2. Local Plan Making Justifiably inconsistent 2. Reserving Land for Public Purposes The Planning Proposal seeks to rezone part of Alpha Park in Blacktown CBD from RE1 Public Recreation to B4 Mixed Use. The mixed use rezoning will apply to the orther part of the park which will increase the level of pedestrian activity in the area, in turn activating the remaining portion of the park for public purposes. The Planning Proposals shall be consistent		
1.1 Acid Sulfate Soils No part of Alpha Park is mapped as having Acid Sulfate Soils. 1.4 Acid Sulfate Soils and use of idea shaving a probability of for antaining Acid Sulfate Soils on the Acid Sulfate Soils and identified as having a probability of for antaining Maps unless the relevant planning unbority must provide a copy of any such tages considered an acid sulfate soils. The relevant planning authority must provide a copy of any such tages considered an acid sulfate soils. The relevant planning authority must provide a copy of any such tages of the Change of land use given he presence of acid sulfate soils. The relevant planning authority must provide a copy of any such tages of the Director-General prior to undertaking community consultation in satisfaction of section 57 of the Act. Yes 1.3 Flood Prone Land Yes The objectives of this direction are: This does not apply to Alpha Park, as no part of Alpha Park is flood prone land. No part of flood prone land bis commensurate with flood hazard and neludes consideration of the potential flood impacts both on and off the subject land. The Planning Proposal seeks to rezone part of Alpha Park is flood prone land is commensurate with flood hazard and neludes consideration of public purposes, and to proposal seeks to rezone part of Alpha Park is flood from RE1 Public Recreation to B4 Mixed Use. The mixed use rezoning will apply to the orther park which will increase the level of preserving land for public purposes, and or acquisition. Park in Blacktown CBD from RE1 Public Recreation to aduities by reserving land for public services and a distube the removal of reservations of and proves. The Planning proposal seeks to rezone part of Alpha Park in Blacktown CBD from RE1 Public wil		Vec
The direction requires that: No part of Alpha Park is mapped as having Acid 6) A relevant planning authority must not prepare a Sulfate Soils. Planning Proposal that proposes an intensification of Sulfate Soils. Planning Proposal that proposes an intensification of Sulfate Soils. Planning Maps unless the relevant planning authority Sulfate Soils. Planning Maps unless the relevant planning authority Sulfate Soils. Planning authority must provide a copy of any such The relevant tudy to the Director-General prior to undertaking This does not apply to Alpha Park, as no part of Alpha Park is flood Prone Land Yes The objectives of this direction are: This does not apply to Alpha Park, as no part of Alpha Park is flood prone and is consistent with the NSW Government's Flood Yone land b is commensurate with flood hazard and The objectives of this direction are: No to facilitate the provision of public services and acilities by reserving Land for Public Purposes Justifiably inconsistent The objectives of this direction are: No facilitate the provision of public services and acilities by reserving Land for public purposes, and Justifiably inconsistent 10 to facilitate the provision of public services and acilities by reserving Land for public purposes, and Justifiably inconsistent		
6) A relevant planning authority must not prepare a Sulfate Soils. Planning Proposal that proposes an intensification of Sulfate Soils. and uses on land identified as having a probability of intensification of sconsidered an acid sulphate soils study assessing he appropriateness of the change of land use given he appropriateness of the change of land use given he presence of acid sulfate soils. The relevant blanning authority must provide a copy of any such treated at acid sulfate soils. The relevant blanning authority must provide a copy of any such treated at acid sulfate soils. The relevant blanning authority must provide a copy of any such treated at acid sulfate soils. The relevant blanning authority must provide a copy of any such treated at acid sulfate soils. The relevant blanning authority must provide a copy of any such treated at acid sulfate soils. The relevant blanning authority must provide a copy of any such treated at acid sulfate soils. The relevant blanning authority must provide a copy of any such treated at acid sulfate soils. The relevant blanning broposal shall be consistent with A Plan for Yes This does not apply to Alpha Park, as no part of Alpha park in Blacktown CBD from RE1 Public Recreation to B4 Mixed Use. The mixed use rezoning will apply to the northern part of the park which will increase th		
6) A relevant planning authority must not prepare a Sulfate Soils. Planning Proposal that proposes an intensification of Sulfate Soils. and uses on land identified as having a probability for the propose of and sulfate soils on the Acid Sulfate Soils. Planning Maps unless the relevant planning authority must provide a copy of any such the appropriateness of the change of land use given he presence of acid sulfate soils. The relevant planning authority must provide a copy of any such to must provide a copy of any such tudy to the Director-General prior to undertaking to must provide a copy of any such tudy to the Director-General prior to undertaking the objectives of this direction are: tudy to the Director-General prior to undertaking the objectives of this direction are: tudy to the provisions of an LEP on flood prex is flood prone land. to consume that the provisions of an LEP on flood prex is flood prome land. subjectives of this direction are: justifiably inconsistent tudy to the bigect land. the objectives of this direction are: tudy to a public Purposes the Planning Proposal seeks to rezone part of Alpha tudy tudy to the provision of public services and justifiably inconsistent tudy tudy tudy tudy tudy to the prowal of reservations of land for reservice	The direction requires that:	No part of Alpha Park is mapped as having Acid
Nanning Proposal that proposes an intensification of and uses on land identified as having a probability of containing Acid Sulfate Soils on the Acid Sulfate Soils on the Acid Sulfate Soils study assessing he appropriateness of the cleange of land use given he presence of acid sulfate soils. The relevant planning authority must provide a copy of any such tudy to the Director-General prior to undertaking community consultation in satisfaction of section 577 fthe Act.Yes 1.3 Flood Prone Land YesThe objectives of this direction are: to consistent with the NSW Government's Flood rone Land Policy and the principles of the Floodplain Development Manual 2005, and 0) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and ncludes consideration of the potential flood impacts 52 Reserving Land for Public PurposesJustifiably inconsistent8. Local Plan Making 0.10 to facilitate the provision of public services and acilities by reserving land for public purposes, where the land is no longer required or acquisition.Justifiably inconsistent8. Mixed Use. The mixed use rezoning will apply to the northern part of the park which will increase the loy for fultient the removal of reservations of land for public purposes, where the land is no longer required or acquisition.Yes8. Mixed Dise. The mixed use rezoning will apply to the northern part of the park which will increase the level of pedestrian activity in the area, in turn activating the remaining portion of the park for public purposes.9. In Application Planning Planning Proposals shall be consistent with A Plan for Crowing SydneyYes		
and uses on land identified as having a probability of containing Acid Sulfate Soils on the Acid Sulfate Soils solution to the Acid Sulfate Soils Planning Maps unless the relevant planning authority has considered an acid sulphate soils. The relevant he presence of acid sulfate soils. The relevant planning authority must provide a copy of any such study to the Director-General prior to undertaking community consultation in satisfaction of section 57 of the Act. Yes 1.3 Flood Prone Land Yes The objectives of this direction are: This does not apply to Alpha Park, as no part of Alpha Park is flood prone land. and is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Vanual 2005, and This does not apply to Alpha Park, as no part of Alpha Park is flood prone land. b. to ensure that the provisions of an LEP on flood prone land is consideration of the potential flood impacts both on and off the subject land. Justifiably inconsistent 5. Decal Plan Making Justifiably inconsistent The Planning Proposal seeks to rezone part of Alpha Park in Blacktown CBD from RE1 Public Recreation to B4 Mixed Use. The mixed use rezoning will apply to the park which will increase the level of pedestrian activity in the area, in turn activating the remaining portion of the park for public purposes. remeduation of <i>A Plan for Growing Sydney</i> Yes	Planning Proposal that proposes an intensification of	
containing Acid Sulfate SoilsAcid Sulfate SoilsVanning Maps unless the relevant planning authorityaas considered an acid sulphate soils study assessinghe appropriateness of the change of land use givenhe presence of acid sulfate soils. The relevantplanning authority must provide a copy of any suchtudy to the Director-General prior to undertakingcommunity consultation in satisfaction of section 57of the Act. 1.3 Flood Prone Land YesThe objectives of this direction are:(a) to ensure that development of flood proneand is consistent with the NSW Government's FloodProne Land Policy and the principles of the FloodplainDevelopmentWanual 2005, and(b) to ensure that the provisions of an LEP on floodporone land off the subject land. 5. Local Plan Making (b) to facilitate the provision of public services and(b) to facilitate the provision of public services and(b) to facilitate the provision of public services and(b) to facilitate the removal of reservations of land for(b) to facilitate the removal of reservations of land for(b) to facilitate the removal of reservations of land for(b) to facilitate the removal of reservations of land for(b) to facilitate the removal of reservations of land for(c) taquistion.(c) taquistion.(c) taquistion.(c) taquistion.(c) taquistion.(c) taguistion.(c) taguistion.(c) taguistion.(c) taguistion.(c) taguistion. <td>• • • •</td> <td></td>	• • • •	
Planning Maps unless the relevant planning authority has considered an acid sulphate soils study assessing he appropriateness of the change of land use given he presence of acid sulfate soils. The relevant planning authority must provide a copy of any such tudy to the Director-General prior to undertaking community consultation in satisfaction of section 57 of the Act. 1.3 Flood Prone Land Yes 1.4 Flood Prone Land YesThe objectives of this direction are: to to ensure that development of flood prone and is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and 0) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and ncludes consideration of the potential flood impacts to on and off the subject land.This flood prone land. 5. Local Plan Making b) to facilitate the provision of public services and to to facilitate the removal of reservations of land for public purposes where the land is no longer required or acquisition.Justifiably inconsistent the objectives of this direction are: B4 Mixed Use. The mixed use rezoning will apply to the northern part of the park which will increase the level of pedestrian activity in the area, in turn activating the remaining portion of the park for public purposes. 7 Metropolitan Planning P1.1 Implementation of A Plan for Growing SydneyYes	containing Acid Sulfate Soils on the Acid Sulfate Soils	
has considered an acid sulphate soils study assessing he appropriateness of the change of land use given he presence of acid sulfate soils. The relevant alaning authority must provide a copy of any such trudy to the Director-General prior to undertaking community consultation in satisfaction of section 57 of the Act. 1.3 Flood Prone Land The objectives of this direction are: a) to ensure that development of flood prone and 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 orone land is commensurate with flood hazard and ncludes consideration of the potential flood impacts 5. Local Plan Making 5. Making Use . The mixed use rezoning will apply to the northern part of the park which will increase the level of pedestrian activity in the area, in turn activating the remaining portion of the park for public purposes. PMetropolitan Planning Planning Proposals shall be consistent with A Plan for Planning Proposals sha	Planning Maps unless the relevant planning authority	
he appropriateness of the change of land use given he presence of acid sulfate soils. The relevant blanning authority must provide a copy of any such tudy to the Director-General prior to undertaking community consultation in satisfaction of section 57 of the Act.L3 Flood Prone LandYesThis does not apply to Alpha Park, as no part of Alpha Park is flood prone land.Pone Land Policy and the principles of the Floodplain Development Vanual 2005, and o) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and ncludes consideration of the potential flood impacts both on and off the subject land.Justifiably inconsistentDe objectives of this direction are: (a) to facilitate the provision of public services and acilities by reserving land for public purposes, and oubic purposes where the land is no longer required or acquisition.Justifiably inconsistentMetropoltan Planning P.1 Implementation of A Plan for Growing SydneyYesPlanning Proposals shall be consistent with A Plan forYes	has considered an acid sulphate soils study assessing	
he presence of acid sulfate soils. The relevant planning authority must provide a copy of any such tudy to the Director-General prior to undertaking sommunity consultation in satisfaction of section 57 of the Act.Yes 1.3 Flood Prone Land Yes 1.3 Flood Prone Land YesThe objectives of this direction are: (a) to ensure that development of flood prone and is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Wanual 2005, and (b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and ncludes consideration of the potential flood impacts both on and off the subject land.This flood prone land. 5. Local Plan Making (b) to facilitate the provision of public services and acilities by reserving land for public purposes, and (b) to facilitate the removal of reservations of land for public purposes where the land is no longer required (b) to facilitate the removal of reservations of land for public purposes where the land is no longer required (b) to facilitate the removal of reservations of land for public purposes where the land is no longer required (b) to facilitate the removal of reservations of land for public purposes where the land is no longer required (b) to facilitate the removal of reservations of land for public purposes where the land is no longer required (b) the purposes where the land is no longer required (b) the area, in turn activating the remaining portion of the park for public purposes.Yes Metropolitan Planning Panning Proposals shall be consistent with A Plan forYes	the appropriateness of the change of land use given	
tudy to the Director-General prior to undertaking community consultation in satisfaction of section 57Yes 1.3 Flood Prone Land Yes 1.4 Flood Prone Land YesThe objectives of this direction are: (a) to ensure that development of flood prone and is consistent with the NSW Government's Flood Development Wanual 2005, and (b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and ncludes consideration of the potential flood impacts both on and off the subject land.This does not apply to Alpha Park, as no part of Alpha Park is flood prone land. 5. Local Plan Making (b) to facilitate the provision of public services and acilities by reserving land for Public purposes, acilitate the removal of reservations of land for public purposes where the land is no longer required or acquisition.Justifiably inconsistent 7. Metropolitan Planning 7. 1 Implementation of <i>A Plan for Growing Sydney</i> Yes	the presence of acid sulfate soils. The relevant	
community consultation in satisfaction of section 57 of the Act.Yes 1.3 Flood Prone Land YesThe objectives of this direction are: (a) to ensure that development of flood prone and 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 ncludes consideration of the potential flood impacts both on and off the subject land.This does not apply to Alpha Park, as no part of Alpha Park is flood prone land. 5. Local Plan Making (acilitate the provision of public services and acilitiate the provision of public services and acilitate the removal of reservations of land for public purposes, where the land is no longer required or acquisition.Justifiably inconsistent 7. Metropolitan Planning Panning Proposals shall be consistent with A Plan forYes	planning authority must provide a copy of any such	
As Flood Prone LandYes 1.3 Flood Prone Land YesThe objectives of this direction are: (a) to ensure that development of flood prone and 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 ncludes consideration of the potential flood impacts sotth on and off the subject land.This does not apply to Alpha Park, as no part of Alpha Park is flood prone land. 5. Local Plan Making (b) to facilitate the provision of public services and (b) to facilitate the provision of public services and (b) to facilitate the removal of reservations of land for public purposes where the land is no longer required (b) to facilitate the removal of reservations of land for public purposes where the land is no longer required (c) racquisition.Justifiably inconsistent 7 Metropolitan Planning 7.1 Implementation of <i>A Plan for Growing Sydney</i> Yes	study to the Director-General prior to undertaking	
1.3 Flood Prone Land YesThe objectives of this direction are: (a) to ensure that development of flood prone and is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Wanual 2005, and (b) to ensure that the provisions of an LEP on flood or one land is commensurate with flood hazard and ncludes consideration of the potential flood impacts obto n and off the subject land.This does not apply to Alpha Park, as no part of Alpha Park is flood prone land. 5. Local Plan Making (a) to facilitate the provision of public services and (b) to facilitate the provision of public services and (b) to facilitate the removal of reservations of land for public purposes, and (b) to facilitate the removal of reservations of land for public purposes where the land is no longer required or acquisition.Justifiably inconsistent The Planning Proposal seeks to rezone part of Alpha Park in Blacktown CBD from RE1 Public Recreation to B4 Mixed Use. The mixed use rezoning will apply to the northern part of the park which will increase the level of pedestrian activity in the area, in turn activating the remaining portion of the park for public purposes. 7 Metropolitan Planning Proposals shall be consistent with A Plan forYes	community consultation in satisfaction of section 57	
The objectives of this direction are: a) to ensure that development of flood prone and is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and)) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and ncludes consideration of the potential flood impacts poth on and off the subject land. 5. Local Plan Making 5. 2 Reserving Land for Public Purposes The Planning Proposal seeks to rezone part of Alpha Park in Blacktown CBD from RE1 Public Recreation to B4 Mixed Use. The mixed use rezoning will apply to the northern part of the park which will increase the level of pedestrian activity in the area, in turn activating the remaining portion of the park for public purposes. 7 Metropolitan Planning 7.1 Implementation of A Plan for Growing Sydney Planning Proposals shall be consistent with A Plan for	of the Act.	
a) to ensure that development of flood prone and is consistent with the NSW Government's Flood Drone Land Policy and the principles of the Floodplain Development Wanual 2005, and b) to ensure that the provisions of an LEP on flood oprone land is commensurate with flood hazard and ncludes consideration of the potential flood impacts south on and off the subject land.Park is flood prone land.5. Local Plan Making 5. Local Plan Making (a) to facilitate the provision of public services and acilities by reserving land for public purposes, and o) to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.Justifiably inconsistent7. Metropolitan Planning 7.1 Implementation of A Plan for Growing SydneyYes	4.3 Flood Prone Land	Yes
a) to ensure that development of flood prone and is consistent with the NSW Government's Flood Drone Land Policy and the principles of the Floodplain Development Wanual 2005, and b) to ensure that the provisions of an LEP on flood oprone land is commensurate with flood hazard and ncludes consideration of the potential flood impacts south on and off the subject land.Park is flood prone land.5. Local Plan Making 5. Local Plan Making (a) to facilitate the provision of public services and acilities by reserving land for public purposes, and o) to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.Justifiably inconsistent7. Metropolitan Planning 7.1 Implementation of A Plan for Growing SydneyYes	The objectives of this direction are:	This does not apply to Alpha Park, as no part of Alpha
and is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and o) to ensure that the provisions of an LEP on flood orone land is commensurate with flood hazard and ncludes consideration of the potential flood impacts south on and off the subject land.Justifiably inconsistent5. Local Plan Making 5.2 Reserving Land for Public PurposesJustifiably inconsistentJustifiably inconsistent6.2 Reserving Land for Public PurposesThe Planning Proposal seeks to rezone part of Alpha Park in Blacktown CBD from RE1 Public Recreation to B4 Mixed Use. The mixed use rezoning will apply to the northern part of the park which will increase the level of pedestrian activity in the area, in turn activating the remaining portion of the park for public purposes.7 Metropolitan Planning 7.1 Implementation of A Plan for Growing SydneyYes	-	
Prone Land Policy and the principles of the Floodplain Development Manual 2005, and b) to ensure that the provisions of an LEP on flood borone land is commensurate with flood hazard and ncludes consideration of the potential flood impacts south on and off the subject land.Justifiably inconsistent5. Local Plan Making 5.2 Reserving Land for Public PurposesJustifiably inconsistentJustifiably inconsistent6. Local Plan Making 5.2 Reserving Land for Public PurposesJustifiably inconsistentThe Planning Proposal seeks to rezone part of Alpha Park in Blacktown CBD from RE1 Public Recreation to B4 Mixed Use. The mixed use rezoning will apply to the northern part of the park which will increase the level of pedestrian activity in the area, in turn activating the remaining portion of the park for public purposes.7 Metropolitan Planning 7.1 Implementation of A Plan for Growing SydneyYes		
Development Manual 2005, and b) to ensure that the provisions of an LEP on flood borone land is commensurate with flood hazard and ncludes consideration of the potential flood impacts both on and off the subject land.Justifiably inconsistent5. Local Plan Making 5.2 Reserving Land for Public PurposesJustifiably inconsistentThe Planning Proposal seeks to rezone part of Alpha Park in Blacktown CBD from RE1 Public Recreation to B4 Mixed Use. The mixed use rezoning will apply to the northern part of the park which will increase the level of pedestrian activity in the area, in turn activating the remaining portion of the park for public purposes.7 Metropolitan Planning 7.1 Implementation of A Plan for Growing SydneyYes		
Manual 2005, and b) to ensure that the provisions of an LEP on flood borone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land. 5. Local Plan Making 5.2 Reserving Land for Public Purposes The objectives of this direction are: a) to facilitate the provision of public services and acilities by reserving land for public purposes, and b) to facilitate the removal of reservations of land for public purposes where the land is no longer required or acquisition. Metropolitan Planning 7.1 Implementation of <i>A Plan for Growing Sydney</i> Planning Proposals shall be consistent with <i>A Plan for</i>		
 b) to ensure that the provisions of an LEP on flood brone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land. c) Local Plan Making c) Local Plan for public Purposes c) to facilitate the provision of public services and acilities by reserving land for public purposes, and bo to facilitate the removal of reservations of land for public purposes where the land is no longer required for pedestrian activity in the area, in turn activating the remaining portion of the park for public purposes. c) Metropolitan Planning c) Planning Proposals shall be consistent with A Plan for 	-	
DescriptionSection <td></td> <td></td>		
Includes consideration of the potential flood impacts both on and off the subject land. 5. Local Plan Making 5. Local Plan for public purposes, and 5. Local Plan for Growing Sydney 5. Planning Proposals shall be consistent with A Plan for		
both on and off the subject land.5. Local Plan MakingJustifiably inconsistent5.2 Reserving Land for Public PurposesJustifiably inconsistentThe objectives of this direction are:Justifiably inconsistenta) to facilitate the provision of public services and acilities by reserving land for public purposes, and o) to facilitate the removal of reservations of land for public purposes where the land is no longer required or acquisition.The Planning Proposals shall be consistent with A Plan forY Metropolitan Planning Planning Proposals shall be consistent with A Plan forYes		
5. Local Plan MakingJustifiably inconsistent5.2 Reserving Land for Public PurposesJustifiably inconsistent5.2 Reserving Land for Public PurposesThe Planning Proposal seeks to rezone part of Alpha Park in Blacktown CBD from RE1 Public Recreation to B4 Mixed Use. The mixed use rezoning will apply to the northern part of the park which will increase the level of pedestrian activity in the area, in turn activating the remaining portion of the park for public purposes.7 Metropolitan Planning Planning Proposals shall be consistent with A Plan forYes		
5.2 Reserving Land for Public Purposes The objectives of this direction are: a) to facilitate the provision of public services and acilities by reserving land for public purposes, and b) to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition. 7 Metropolitan Planning 7.1 Implementation of <i>A Plan for Growing Sydney</i> Planning Proposals shall be consistent with <i>A Plan for</i> The Planning Proposal seeks to rezone part of Alpha Park in Blacktown CBD from RE1 Public Recreation to B4 Mixed Use. The mixed use rezoning will apply to the northern part of the park which will increase the level of pedestrian activity in the area, in turn activating the remaining portion of the park for public purposes. Yes	6. Local Plan Making	Justifiably inconsistent
The objectives of this direction are:Park in Blacktown CBD from RE1 Public Recreation toa) to facilitate the provision of public services and acilities by reserving land for public purposes, and b) to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.Park in Blacktown CBD from RE1 Public Recreation to B4 Mixed Use. The mixed use rezoning will apply to the northern part of the park which will increase the level of pedestrian activity in the area, in turn activating the remaining portion of the park for public purposes.7 Metropolitan Planning Planning Proposals shall be consistent with A Plan forYes	6.2 Reserving Land for Public Purposes	
a) to facilitate the provision of public services and facilities by reserving land for public purposes, and b) to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.B4 Mixed Use. The mixed use rezoning will apply to the northern part of the park which will increase the level of pedestrian activity in the area, in turn activating the remaining portion of the park for public purposes.7 Metropolitan Planning Planning Proposals shall be consistent with A Plan forYes		The Planning Proposal seeks to rezone part of Alpha
 acilities by reserving land for public purposes, and b) to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition. Wetropolitan Planning Yes Planning Proposals shall be consistent with A Plan for 	The objectives of this direction are:	
b) to facilitate the removal of reservations of land for bublic purposes where the land is no longer required for acquisition.level of pedestrian activity in the area, in turn activating the remaining portion of the park for public purposes.7 Metropolitan Planning 7.1 Implementation of A Plan for Growing SydneyYesPlanning Proposals shall be consistent with A Plan for	a) to facilitate the provision of public services and	e ,
Dublic purposes where the land is no longer required for acquisition.activating the remaining portion of the park for public purposes.7 Metropolitan Planning 7.1 Implementation of A Plan for Growing SydneyYesPlanning Proposals shall be consistent with A Plan forFor public purposes	facilities by reserving land for public purposes, and	
For acquisition. purposes. 7 Metropolitan Planning Yes 7.1 Implementation of A Plan for Growing Sydney Yes Planning Proposals shall be consistent with A Plan for	b) to facilitate the removal of reservations of land for	level of pedestrian activity in the area, in turn
7 Metropolitan Planning Yes 7.1 Implementation of A Plan for Growing Sydney Planning Proposals shall be consistent with A Plan for	public purposes where the land is no longer required	activating the remaining portion of the park for public
7.1 Implementation of A Plan for Growing Sydney Planning Proposals shall be consistent with A Plan for	for acquisition.	purposes.
7.1 Implementation of A Plan for Growing Sydney Planning Proposals shall be consistent with A Plan for	7 Metropolitan Planning	Yes
	7.1 Implementation of A Plan for Growing Sydney	
	Planning Proposals shall be consistent with Δ Plan for	
- grant gr		Consistency with A Plan for Growing Sydney is
demonstrated above.		
Practice Note PN-001 The matters raised in the Practice Note are	Practice Note PN-001	The matters raised in the Practice Note are
addressed in Appendix 1.		addressed in Appendix 1.

3.3 Section C – Environmental, social and economic impact

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

No impacts envisaged. The subject site is located in the built-up area of the Blacktown CBD.

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

This Planning Proposal seeks to facilitate Mixed Use development in the Blacktown CBD. It has been prepared according to the vision for the CBD, developed by Blacktown Council. The environmental impacts of any specific development facilitated by this Planning Proposal would be considered pursuant to a development application.

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

An architectural and urban design study was undertaken by Bates Smart Architects. It included and assessment of the impact of a proposed mixed use development on the northern fringe of Alpha Park. It was considered that a 6-8 storey residential development in that location fronting Alpha Street would facilitate in activation of the part. WestPoint turns its back on the park with car parking facilities and ground level community facilities with residential development above in this location would increase pedestrian connectivity, provide direct access to the Park from community facilities, and provide passive surveillance of the park and screen the WestPoint Car park. The urban design study is attached to this document at **Attachment 1**.

How Council may benefit financially, and how the funds will be used

As this is a long term plan Council has not, at this stage formally identified how the funds from any sale of the land will be used.

How council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal;

This will occur once Council formally considers the rezoning and reclassification after public exhibition.

3.4 Section D – State and Commonwealth interests Is there adequate public infrastructure for the Planning Proposal?

Blacktown CBD is serviced by the Richmond Railway Line and the Main Western Railway Line and the Northwest transit way. A local bus interchange is located adjoining the Blacktown Station.

What are the views of State and Commonwealth Public Authorities consulted in accordance with the gateway determination, and have they resulted in any variations to the Planning Proposal?

Relevant State and Commonwealth Public Authorities will be consulted in accordance with any Gateway Determination that may be issued by the Department of Planning and Environment.

Is there a net community benefit?

The Planning Proposal will result in a net community benefit as it will encourage mixed use development, servicing the growing population and will promote the activation of a significant area of open space within the Blacktown CBD.









Figure 13: Proposed Land Reclassification (Part Lots) Map RPL 014

PART 5 Solar access and shadow diagrams



Figure 14: Blacktown CBD shadows 9am



Figure 15: Blacktown CBD shadows 9am with incentive building heights

Figure 16: Blacktown CBD shadows 12pm





Figure 17: Blacktown CBD shadows 12pm with incentive building heights

Figure 18: Blacktown CBD shadows 3pm





Figure 19: Blacktown CBD shadows 3pm with incentive building heights

PART 6 – Community consultation

Public consultation is to be consistent with Clause 57 of the Environmental Planning and Assessment Act 1979. The scope of public consultation required would be detailed in the Gateway Determination.

PART 7 – Project timeline

Tasks	Timeframe
Gateway Determination	March 2017
Public Authority Consultation	April 2017
Community Consultation/ Public Hearing	April 2017
Update Planning Proposal/report to Council	June 2017
Department review of final Planning Proposal	July 2017

APPENDIX 1

1a.Address Section 117 Direction 6.2 Reserving Land for Public

Places

The objective of Section 117 Direction 6.2 Reserving Land for Public Purposes are:

a) to facilitate the provision of public services and facilities by reserving land for public purposes, and

b) to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition

This Planning Proposal is justifiably inconsistent with this Direction. It seeks to rezone part of Alpha Park in Blacktown CBD from RE1 Public Recreation to B4 Mixed Use. The mixed use rezoning will apply to the northern part of the park which will increase the level of pedestrian activity in the area, in turn activating the remaining portion of the park for public purposes

1b. Address the checklist in Practice Note PN 16-001

- The current and proposed classification of the land The land is currently classified "community". The Planning Proposal proposes to reclassify it "operational."
- Whether the land is a 'public reserve' (defined in the LG Act) The land is a "public reserve" as defined in the Local Government Act
- The strategic and site specific merits of the reclassification and evidence to support this

The Planning Proposal seeks to rezone part of Alpha Park in Blacktown CBD from RE1 Public Recreation to B4 Mixed Use. The mixed use rezoning will apply to the northern part of the park which will increase the level of pedestrian activity in the area, in turn activating the remaining portion of the park for public purposes The reclassification of the northern part of Alpha Park from community to operational is required to facilitate the redevelopment of this part of Alpha Park to achieve Council's vision. Without the reclassification, Council would not be able to redevelop the land to allow for mixed use development to occur. It is this mixed use development that will provide activation of the park and screen the WestPoint car park

• Whether the planning proposal is the result of a strategic study or report Yes, the urban design analysis undertaken by Bates Smart discussed the potential that additional land uses could be located on a small portion of Alpha Park to screen the Westpoint car park and provide additional activation of the Park. Bates Smart's recommendation was to rezone the northern part of Alpha Park to B4 Mixed Use and to assign a 26 metre height of building control to promote activation of Alpha Park through ground floor community uses or retail/commercial uses, with residential development providing passive surveillance after hours.

Whether the planning proposal is consistent with council's community plan

or other local strategic plan

Blacktown City 2030 – City of Excellence is Council's Community Strategic Plan. It establishes a framework to enable Council to manage the future growth of the City. This Plan was released in 2013, before Council's decision to not pursue Regional City Status for Blacktown.

The relevant Strategic Directions and trigger projects are:

A vibrant and Inclusive City

Ensure that our local communities continue to be welcoming, vibrant and inclusive, individuals and groups achieve their potential and the City prospers as a centre of culture, art and learning

Response:

This Planning Proposal will facilitate mixed use development, including shop top housing adjacent to a significant area of open space in the Blacktown CBD. This development will promote activation of the open space and improve pedestrian access to and natural surveillance of Alpha Park.

A Growing City Supported by Infrastructure

Provide well-planned and liveable neighbourhoods with housing that meets the diverse needs for our growing community and is supported by transport and infrastructure that serves our current and future needs.

Response

This Planning Proposal will increase the number of dwellings created in the Blacktown CBD and regard for the public domain will provide an attractive and liveable urban environment.

Blacktown City Centre

To provide a mix of business, employment, recreation, health, cultural, entertainment and education uses that promote a vibrant City Centre.

This Planning Proposal will permit an increase in the number of dwellings which will support businesses, and health, cultural, entertainment and education uses. The B4 Mixed Use zone will also create an active city, with ground floor commercial uses, providing space for support offices, health services and hospitality.

- a summary of council's interests in the land, including
 - how and when the land was first acquired (e.g. was it dedicated, donated, provided as part of a subdivision for public open space or other purpose, or a developer contribution)
 - $\circ~$ if council does not own the land, the land owner's consent;
 - the nature of any trusts, dedications etc;

This information is summarized in the following table.

• Whether an interest in land is proposed to be discharged, and if so, an explanation of the reasons why

At this stage, Council has not resolved to discharge its interest in the land.

• The effect of the reclassification (including, the loss of public open space, the land ceases to be a public reserve or particular interests will be discharged)

The reclassification of the northern part of Alpha Park from community to operational is required to facilitate the redevelopment of this part of Alpha Park to achieve Council's vision. Without the reclassification, Council would not be able to develop the land to allow for mixed use development to occur. It is this mixed use development that will provide activation of the park and screen the WestPoint car park.

- Evidence of public reserve status or relevant interests, or lack thereof applying to the land (e.g. electronic title searches, notice in a Government Gazette, trust documents)
- This information is summarized in the table at Appendix 1 to the Planning Proposal.
- Current use(s) of the land, and whether uses are authorised or unauthorised; All current uses are authorized. This information is summarized in the table at Appendix 1 to the Planning Proposal.
- Current or proposed lease or agreements applying to the land, together with their duration, terms and controls;

This information is summarized in the table at Appendix 1 to the Planning Proposal.

• Current or proposed business dealings (e.g. agreement for the sale or lease of the land, the basic details of any such agreement and if relevant, when council intends to realise its asset, either immediately after rezoning/reclassification or at a later time);

The only current business dealings are as indicated in Appendix 1

 Any rezoning associated with the reclassification (if yes, need to demonstrate consistency with an endorsed Plan of Management or strategy); A Planning Proposal which seeks to rezone the northern part of Alpha Park from RE1 Public Recreation to B4 Mixed Use is the best means to achieve Council's vision. The B4 Mixed Use zone will facilitate the activation of Alpha Park through permitting a variety of land uses that attract people to the park. Residential development above ground floor community activities will be integral activating the park after hours.

The reclassification of the northern part of Alpha Park from community to operational is required to facilitate the redevelopment of this part of Alpha Park to achieve Council's vision. Without the reclassification, Council would not be able to redevelop the land to allow for mixed use development to occur. It is this mixed use development that will provide activation of the park and screen the Westpoint car park.

As indicated above this is consistent with Council's Community Strategic Plan.

How council may or will benefit financially, and how these funds will be used;

As this is a long term plan Council has not, at this stage formally identified how the funds from any sale of the land will be used.

 How council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal;

This will occur once Council formally considers the rezoning and reclassification after public exhibition.

 A Land Reclassification (part lots) Map, in accordance with any standard technical requirements for spatial datasets and maps, if land to be reclassified does not apply to the whole lot;

The map is included at Figure 13 of the Planning Proposal.

Preliminary comments by a relevant government agency, including an agency that dedicated the land to council, if applicable.
 None applicable.

Trusts/Interests:	Lease: AK941653	Lease: AK941653	RATU: DP 594823 & 613991	Notation: AA137159 - Previous Title	Notation: AA137159 - Previous Title		Caveat by RG: B405786	Notation: AA541949 - Previous Title	
LD No.:	LD-05-103	LD-4190		LD-3979	LD-6927				
<u>Transfer:</u>	7742948	N/A		N/A	T13874		B405785		
How Land Acquired:	Negotiations with owner	Dedicated as public reserve on registration of plan		Dedicated as public reserve on registration of plan	Negotiations with owner				
<u>Date of</u> <u>Acquisition:</u>	29/06/2001	8/01/1981		13/11/1979	2/08/1991		8/09/1926		
<u>Lot/DP When</u> <u>Acquired:</u>	5/613991	4/613991		2/605289	36/12443		69/12443		
Zoning:	RE1	RE1		RE1	RE1		RE1		
Landuse:	Open Carpark	Open Carpark		Future Public Use	Landscaped	Garden Area	L Garden Area	Tennis/Squash Courts	Private Child CC
Lot/DP:	11/1060490	4/613991		105/1059635	106/1059635		Part of 1/1063433		

Lease AK941653

Duration: Terminating: Lessees Responsibilities:

5 years 31-May-21

Payment of Outgoings; Payment of Rent; Keep premises in a good state; Environmental Compliance; WH&S systems; Maintenance;

APPENDIX 2 DWELLING AND EMPLOYMENT ESTIMATES

Estimated Number of dwellings: 133

This figure is based on:

- the area of land to be rezoned from RE1 to B4 being around 9500sq.m.
- the height of building control of 26 metres should allow for the development of an 8 storey mixed use retail/community/residential development with a potential for 7 floors of residential development.
- Our current RFB's are producing a yield of around 20 dwellings per floor per hectare.

Estimated Number of Employees: 285

This number is based on:

- 1 employee per 30sq.m of GLA. This figure is an average of employment densities of retail/café/restaurant activities.
- The assumption that 90% of the ground floor will be available for lease.