



File no: LEP-18-0008

13 March 2020

Ms Gina Metcalfe  
Acting Director Western District  
Department of Planning, Industry and Environment  
GPO Box 39  
Sydney NSW 2001

Dear Ms Metcalfe,

**Finalisation of Planning Proposal to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006 on Lots 2355 and 2356 DP 1228369, Sundew Parade, Marsden Park**

I refer to the abovementioned Planning Proposal to rezone land at Sundew Parade, Marsden Park under *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*. We request that the Planning Proposal be made.

Council considered a report on this matter at its Ordinary Meeting on 26 February 2020. At that meeting Council resolved to:

- "1. Adopt the draft amendments to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 as shown at Attachment 2.
2. Forward the adopted Planning Proposal to the Department of Planning, Industry and Environment and request that the Minister make the plan.
3. No longer proceed with the draft amendments to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 as shown at Attachment 3."

A copy of the Council report and final Planning Proposal is attached.

The original Planning Proposal sought to correct zoning anomalies as a result of an approved relocated raingarden on Lots 2355 and 2356 DP 1228369, Sundew Parade, Marsden Park. It also sought to rezone land at Lot 31 DP 1237735, Elara Boulevard, Marsden Park from R2 Low Density Residential to R3 Medium Density Residential.

However, due to various issues raised by public authorities in response to public exhibition of the Planning Proposal, the applicant advised that they do not want to progress the part of the proposal on Elara Boulevard. The final adopted Planning Proposal has removed this aspect.

**Connect - Create - Celebrate**

Council Chambers - 62 Flushcombe Road - Blacktown NSW 2148

Telephone: 02 9839 6000 - DX 8117 Blacktown

Email: [council@blacktown.nsw.gov.au](mailto:council@blacktown.nsw.gov.au) - Website: [www.blacktown.nsw.gov.au](http://www.blacktown.nsw.gov.au)

All correspondence to: The Chief Executive Officer - PO Box 63 - Blacktown NSW 2148



# Planning Proposal

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## Newpark

**Part of Lots 2355 and 2356 DP 1228369, Sundew Parade, Marsden Park**

**March 2020**

## INTRODUCTION

Blacktown City Council received a request from Calibre Professional Services, on behalf of Woorong Park Pty Ltd. The request is to amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP). The proposed amendment is to correct the zoning anomalies as a result of an approved relocation of a rain garden on Lot 2355 and Lot 2356 DP 1228369, Sundew Parade. Corresponding amendments to the HOB, LRA and LSZ SEPP Maps will be required.

The request also included a proposal to rezone part of Lot 31 DP 1237735, now known as Lot 4272 DP 1236022, Elara Boulevard from R2 Low Density Residential to R3 Medium Density Residential and to make corresponding amendments to the HOB and RDN SEPP Maps.

### Planning panel recommendation and Council's resolution

The request for a Planning Proposal was reported to the Blacktown Local Planning Panel meeting of 26 September 2018 for advice in accordance with the Local Planning Panel's Direction - Planning Proposals. The Panel supported the proposal to rezone land for the rain garden in Sundew Parade. It also supported the rezoning of part Lot 4272, Elara Boulevard from R2 to R3, however with a minimum density of 25 dw/ha and not 35 dw/ha as suggested by the proponent. The Panel's advice is at appendix 1.

At the Ordinary Meeting of 28 November 2018, Council supported the proposal in accordance with the Panel's recommendation. The Council's report and resolution is found in appendix 2.

### Public authority consultation

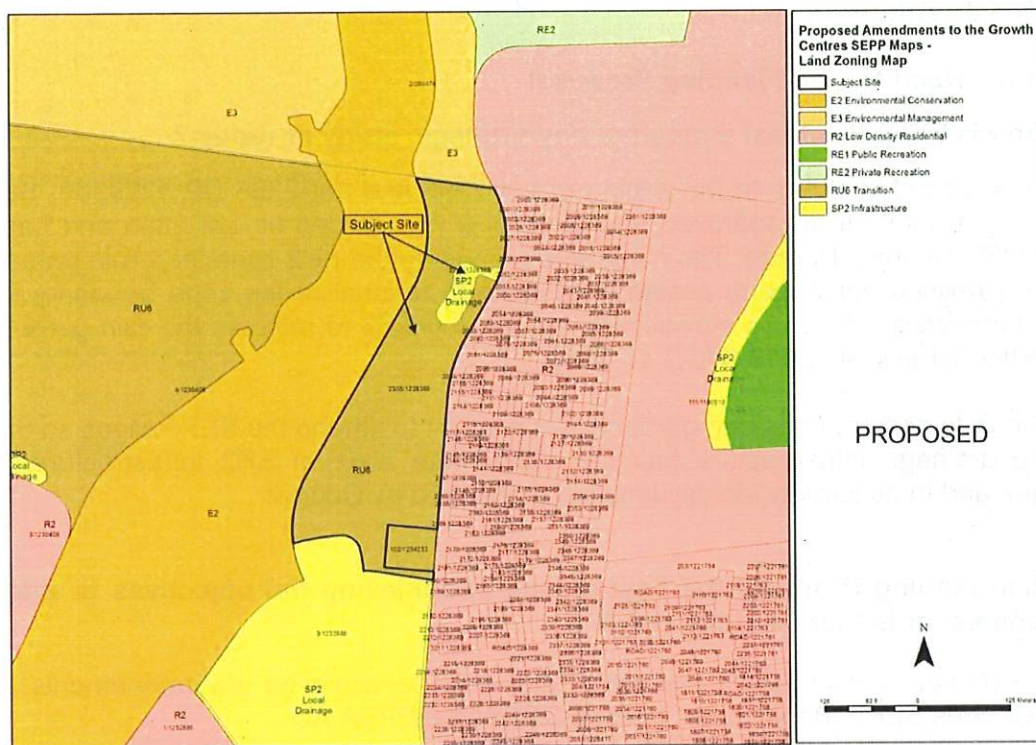
A Gateway Determination was issued on 11 January 2019. The Determination required Council to undertake consultation with various public authorities.

Public authorities including the SES, RMS and OEH – Flood Risk Directorate raised concerns about the proposal to rezone land on Lot 4272 from R2 to R3. They noted the proposal will result in an increase in population on land located between the 1:100 ARI and the PMF. The additional population would have to be evacuated during a flood event. Richmond Road is the designated flood evacuation route. However, it is unclear whether there is capacity in Richmond Road to evacuate the additional population. An assessment of the impact of the proposed additional population arising from rezoning on the cumulative evacuation risk-to-life needed to be undertaken. This is to ensure that the proposal does not result in increased risk-to-life during a flood evacuation.

The proponent was invited to address the issues raised by the public authorities in relation to Lot 4272. However, on 8 August 2019, they advised Council in writing, they wished to withdraw this part of the proposal. Council resolved not to proceed with the proposal at its Ordinary Meeting of 26 February 2020. This report is found in appendix 3.

As such, what follows is a revised planning proposal in accordance with Council's resolution of 26 February 2020. This facilitates the re-zoning of the land in Sundew Parade, Marsden Park only. It includes making SEPP Map amendments associated with the change in zone.





**Figure 2: Proposed Zoning of Lots 2355 and 2356 DP 1228369 Sundew Parade Marsden Park**

## **PART 2 – Explanation of Provisions**

The intended objectives and outcomes would be achieved by amending the following Growth Centres SEPP Maps:

### **1. NWGC Land Zoning Map**

The intention is that all of Lot 2355 DP 1228369 is zoned RU6 and all of Lot 2356 DP 1228369 is zoned SP2 Infrastructure (Local Drainage).

### **2. NWGC Height of Building Map**

The intention is that all of Lot 2355 DP 1228369 has a maximum height of 9 m and no part of Lot 2356 DP 1228369 has a height control.

### **3. NWGC Lot Size Map**

The intention is that all of Lot 2355 DP 1228369 has a minimum lot size of 5 ha and no part of Lot 2356 DP 1228369 has a minimum lot size.

### **4. NWGC Land Reservation Acquisition Map**

The intention is that all of Lot 2356 DP 1228369 be acquired by Council and no part of Lot 2355 DP 1228369 be acquired by Council.

**The SEPP Maps are found in appendix 4.**



## **Section B – Relationships 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)?**

#### **Greater Sydney Region Plan: A Metropolis of Three Cities**

Key actions of the Plan relate to new land use. Key characteristics include the creation of healthy built environments.

Section 6 – Sustainability, Objective 25 aims to protect the health of the waterways. As the purpose of the rain gardens is to protect the nearby creek, the rezoning of the location of the rain garden and the acquisition of the land by Council to maintain the rain garden fulfils this objective.

#### **Central City District Plan**

Blacktown LGA is located in the Central City District. Section 5 Sustainability, Planning Priority N13 aims to protect and improve the health and enjoyment of the waterways in the District. The rezoning of the location of the rain garden and the acquisition of the land by Council to maintain the rain garden fulfils this planning priority.

The Planning Proposal reflects the objectives and actions of the District Plan.

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

The *Blacktown Planning Strategy 2036* is Council's main land use planning document. It facilitates and manages future growth and development within the City of Blacktown to 2036. It states that by 2036, Blacktown LGA will grow to approximately 500,000 people and 180,000 dwellings. A key direction under the strategy is to accommodate population and employment growth within the new release areas in the NWGA.

The strategic directions outlined in the plan include:

1. A vibrant and inclusive community
2. A clean and sustainable environment
3. A smart and prosperous economy
4. A growing city supported by accessible infrastructure
5. A sporting and active city
6. A leading city

The rezoning and acquisition of the rain garden fulfils Objective 2 - A clean and sustainable environment.

		<b>Complies</b>
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	The Policy recognises the importance of mining, petroleum production and extractive industries.	Extractive Industries are a prohibited use in the RU6 zones <b>Not applicable.</b>
SEPP (Miscellaneous Consent Provisions) 2007	The aim of this Policy is to provide the erection of temporary structures	Temporary structures are permissible in the RU6 zone. <b>Complies</b>
SEPP (Primary Production and Rural Development) 2019	The Policy facilitates the orderly economic use and development of lands for primary production.	The RU6 zone allows primary production. <b>Complies</b>
SEPP (State and Regional Development) 2011	The aims of this Policy relate to State Significant Development.	The proposal is not state significant development. <b>Not applicable</b>
SEPP (State Significant Precincts) 2005	The Policy relates to State Significant Precincts.	The subject site is not located in State Significant Precincts. <b>Not applicable</b>
SEPP (Sydney Region Growth Centres) 2006	Relevant aims of the Blacktown Growth Centres Precinct Plan under clause 1.2 include to rezone land to allow for development to occur in accordance with the Growth Centre Structure Plan and ILP for the land to which this Precinct Plan applies.	The proposal will regularise the zoning to reflect the land use on the lot where the rain garden is located <b>Complies</b>
SEPP (Urban Renewal) 2010	The Policy establishes the process for assessing and identifying sites as urban renewal precincts	The subject site is not located within a potential precinct. <b>Not applicable</b>
SEPP (Vegetation in Non-Rural Areas) 2017	The Policy protects and preserves the biodiversity values of vegetation in urban areas.	The planning proposal does not hinder the application of the SEPP. <b>Complies</b>
SEPP (Western Sydney Employment Area) 2009		The subject site is not located in the WSEA. <b>Not applicable</b>
SEPP (Western Sydney Parklands) 2009		The subject site is not located in the Western Sydney Parklands. <b>Not applicable</b>
Sydney REP No 9—Extractive Industry (No 2—1995)	This plan facilitates the development of extractive resources close to population in Sydney.	The proposal does not hinder the application of the REP. <b>Not applicable</b>
Sydney REP No 20—Hawkesbury-Nepean River (No 2—1997)	The Plan protects the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.	The rain garden will augment the health of the creek systems. <b>Complies</b>
Sydney REP No 30—St Marys		This REP does not apply to the subject site. <b>Not applicable</b>

**Table 1: Review of relevant EPIs**



## 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?**

No. The subject lots are cleared.

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

OEH - Heritage advised that Lots 2355 and 2356 DP 122836 are located adjacent to the curtilage of the Clydesdale Estate which is on the State Heritage Register. OEH recognises that the Planning Proposal only relates to an adjustment to zone boundaries. As such, there will be no impact, if any, on the Heritage Item.

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

No adverse social or economic impacts are foreseen in relation to the proposal to rezone land for a rain garden.

## Section D – State and Commonwealth interests

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

The proposal to change the zoning as a result of the approved relocation of the rain garden facilitates residential development. As such, there are no adverse implications on public infrastructure.

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

The Gateway Determination issued on 11 January 2019 required various government authorities to be consulted and be given at least 21 days to respond. The letters were issued on 12 March 2019 and a response requested by 12 April 2019 – 31 days.

The only public authority which provided a response on the proposal in Sundew Parade was the OEH - Heritage Branch. Their response is reported in Question 8. The other authorities provided responses in relation to the proposal in Elara Boulevard, which is no longer part of the planning proposal.

## Part 4 – Mapping

- Existing Zoning SEPP Map
- Proposed Zoning SEPP Map
- Existing Height of Building SEPP Map
- Proposed Height of Building SEPP Map
- Existing Lot Size SEPP Map
- Proposed Lot Size SEPP Map
- Existing Land Reservation & Acquisition SEPP Map
- Proposed Land Reservation & Acquisition SEPP Map

These maps are found in Appendix 4.

# **Appendix 1**

## **Blacktown Local Planning Panel Advice**

**26 September 2018**









#### PANEL ADVICE

The Panel considered the assessment report on the matter and the material presented at the Panel meeting.

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

- The Panel is satisfied that the Planning Proposal meets strategic and site merit tests.
- The Panel supports the matter proceeding to Gateway Determination and notes the Applicant's submission to the Panel supporting the staff recommendation of a minimum density of 25 dwellings per hectare and that their documentation may be amended accordingly before being submitted to Council.

PANEL MEMBERS
 Lindsay Fletcher (Chair)
 Milan Marecic (Independent expert)
 Mary-Lynne Taylor (Independent expert)
 Stan Brulinski (Ward 2 community representative)

## **Appendix 2**

### **Council Report of Ordinary Meeting**

**28 November 2018**



**PD071118 3.1. PD380135 Planning Proposal to amend the Growth Centres SEPP in Sundew Parade and Elara Boulevard, Marsden Park**

**Director:** Glennys James, Director Planning & Development

**Author:** Zara Tal

**File:** LEP-18-0008

Division is required

**Topic** Planning Proposal from Calibre Consulting on behalf of Woorong Park to amend the planning controls on land in Sundew Parade and Elara Boulevard, Marsden Park under State Environmental Planning Policy (Sydney Region Growth Centres) 2006.

**Analysis** We have received a request to prepare a Planning Proposal to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the Growth Centres SEPP) as it relates to 2 sites in Marsden Park.

The northern site of the proposal seeks to adjust the zone boundaries between the RU6 Transition and SP2 Infrastructure (Local Drainage) zones to align with an approved raingarden and make associated amendments to the land reservation acquisition map, height of building map and lot size map on Lots 2355 and 2356 DP 1228369 Sundew Parade, Marsden Park. This proposal is consistent with an approved Development Application on the site that relocated drainage infrastructure.

The southern site of the proposal seeks to rezone surplus school land from R2 Low Density Residential to R3 Medium Density Residential, increase the maximum building height from 9 m to 14 m, and apply a minimum density control of 35 dwellings per hectare on Lot 1 DP 1232886, Elara Boulevard, Marsden Park. Whilst we do not support 35 dwellings per hectare, we do support 25 dwellings per hectare. The resultant controls will be consistent with the zoning, building height and density controls that apply on adjoining land.

The proposal was reported to the Blacktown Local Planning Panel meeting on 26 September 2018 for advice in accordance with the Minister for Planning's Local Planning Panels Direction – Planning Proposals. The Panel supported the recommendation of Council officers to proceed with preparing a Planning Proposal.

**Attachment/s**

1. Location Plan [PD380135.1]
2. Existing and proposed planning controls - Sundew Parade [PD380135.2]
3. Existing and proposed planning controls - Elara Boulevard [PD380135.3]
4. Blacktown Local Planning Panel advice [PD380135.4]

- b. The southern site is also in response to a development approval that subdivided the future school site to reduce it in size and in doing so created surplus land that is proposed to be rezoned R3 Medium Density Residential.

## Supporting analysis

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### 1. Approved location of raingarden

- a. The minor amendment to the SP2 Infrastructure (Local Drainage) zone for a raingarden is a result of a revised engineering design and seeks to rationalise the zone boundary for the constructed works.
- b. A section 4.55 modification to DA-16-04553 to relocate the raingarden was approved on 8 February 2018 (MOD 17-00491).
- c. The raingarden was originally approved with an area of 1,730 m<sup>2</sup>. The revised design increased the area of the raingarden to 2,479 m<sup>2</sup> and proposed a new location. With the increased size and location, the raingarden has moved into the RU6 Transition zoned land. Whilst it is noted that the RU6 zone permits raingardens, it is prudent to amend the Growth Centres SEPP so that the approved drainage infrastructure has the appropriate zone of SP2 Infrastructure (Local Drainage), and to accurately identify land to be acquired by Council.

### 2. Consistency with approved subdivisions

- a. The Marsden Park Indicative Layout Plan identifies an indicative school site of 8 ha. This has since been reduced to 6 ha via an approved modification to DA-16-024214 (super-lot subdivision). We will consult with the Department of Education as part of our consideration of the Planning Proposal.
- b. DA-18-01117, lodged on 29 June 2018, proposes to create a new public road on the southern boundary of the reduced area school site, as well as 2 further residue lots, one of which is the subject site of the proposed rezoning from R2 Low Density Residential to R3 Medium Density Residential.
- c. The amendment to the R2 zone is a result of land that is no longer required for school purposes and is better utilised as R3 zone to accommodate medium density development adjacent to the local centre. The proposed density of 25 dwellings per hectare is consistent with other R3 zones around local centres in the Marsden Park Precinct.

### 3. Blacktown Local Planning Panel

- a. The intended Planning Proposal was reported to the Blacktown Local Planning Panel meeting on 26 September 2018 for advice in accordance with the Minister for Planning's Local Planning Panels Direction - Planning Proposals, issued on 27 September 2018 under section 9.1 of the *Environmental Planning and Assessment Act 1979*.
- b. The Panel advised that it is satisfied with Council officers' recommendation, which is reproduced in this report.
- c. The Panel supported the proposal being forwarded to the Department of Planning and Environment for a Gateway Determination.

## Context

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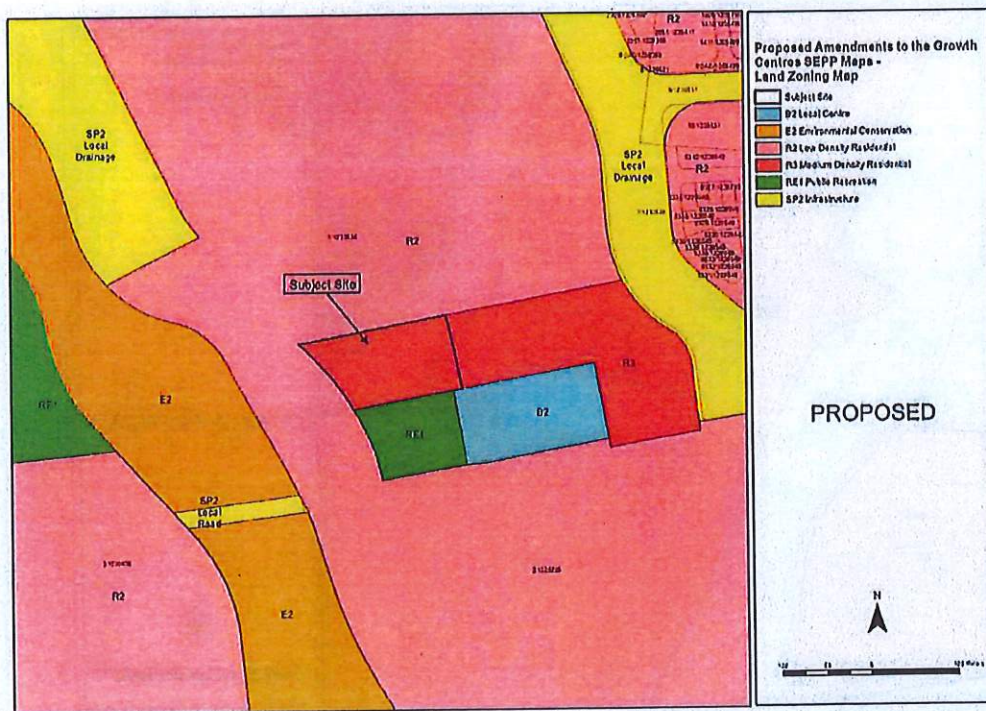
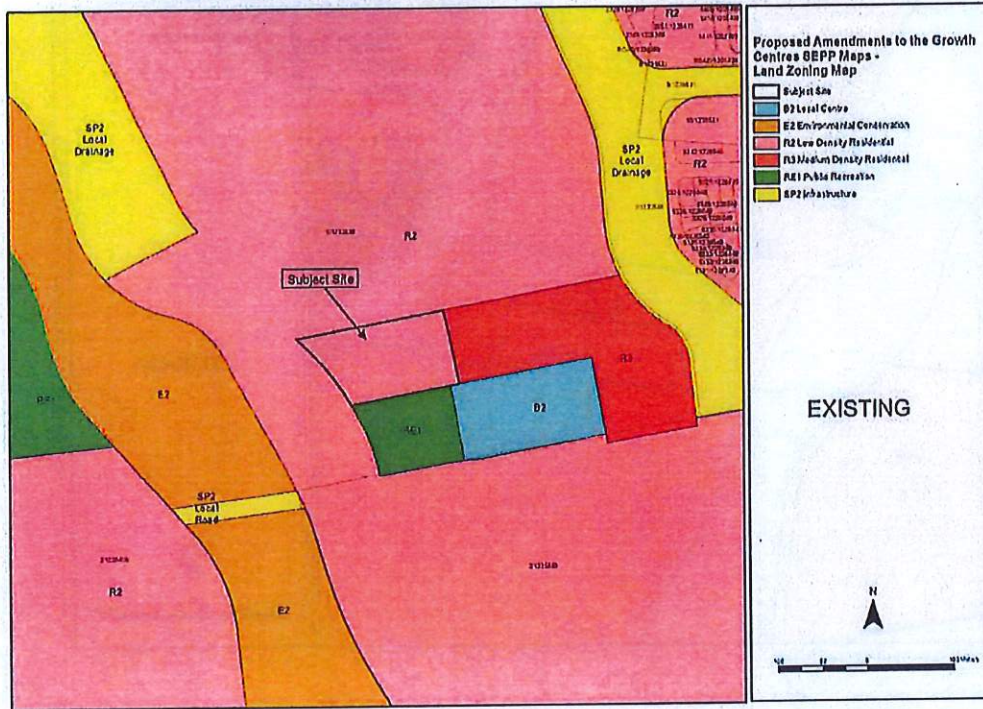
### 1. Location and site description

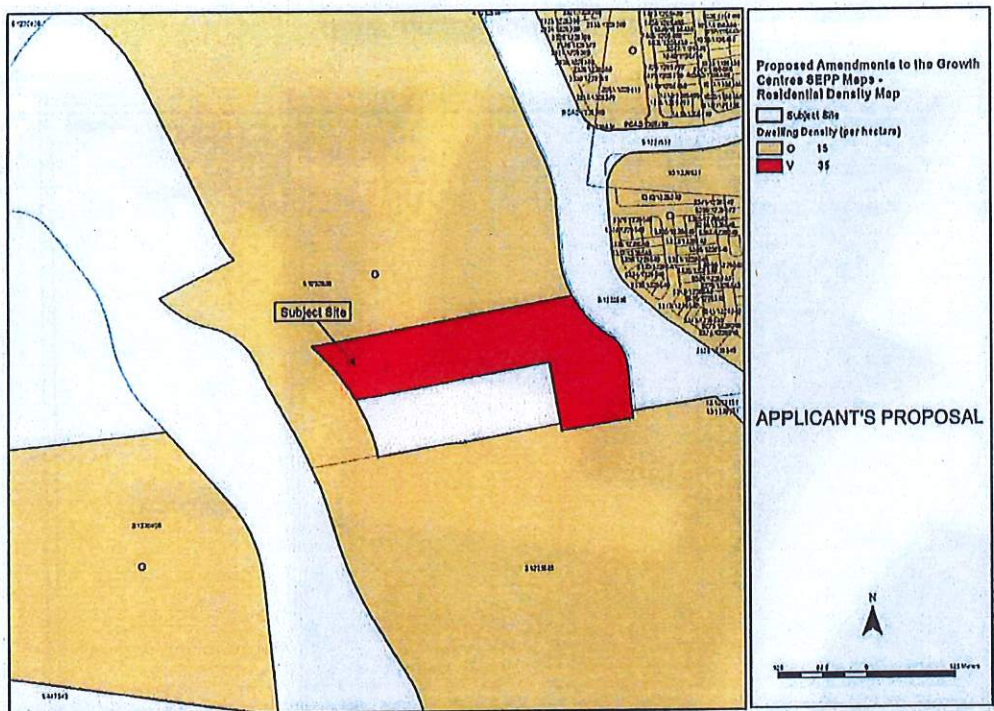
- a. The 2 sites are located within the Marsden Park Precinct in the North West Growth
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# Attachment 3 - Lot 1 DP 1232886

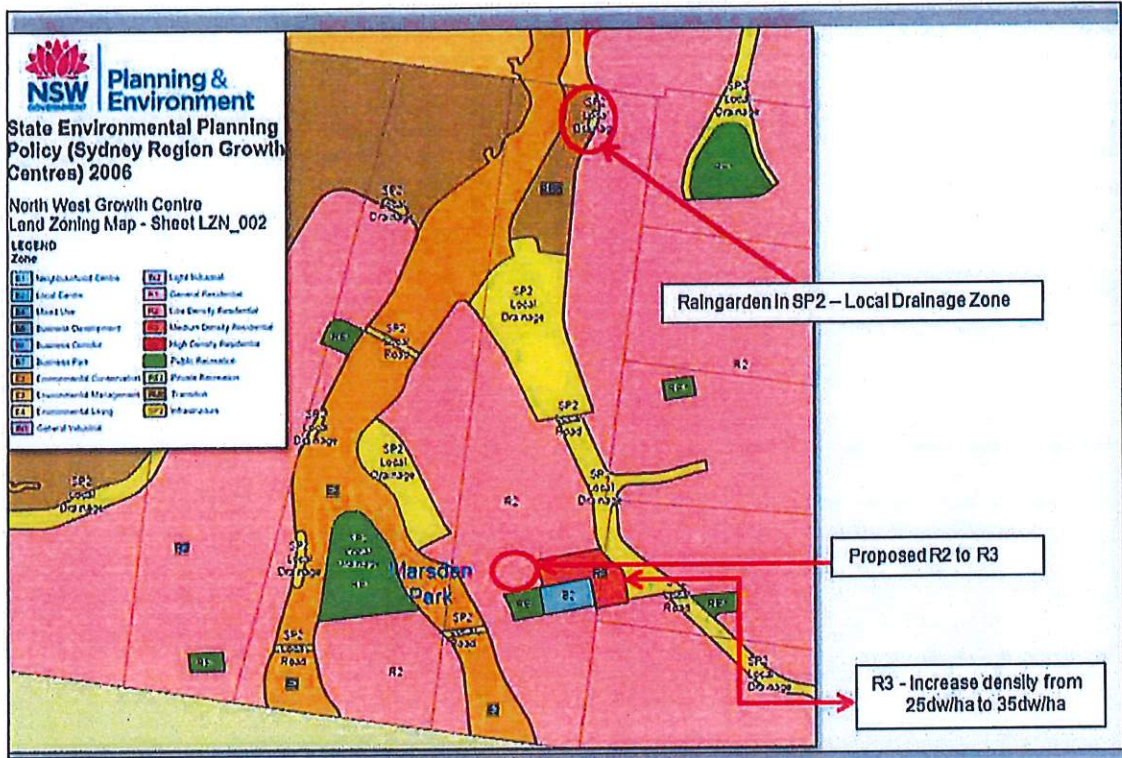
## Land Zoning SEPP Map







## Location map

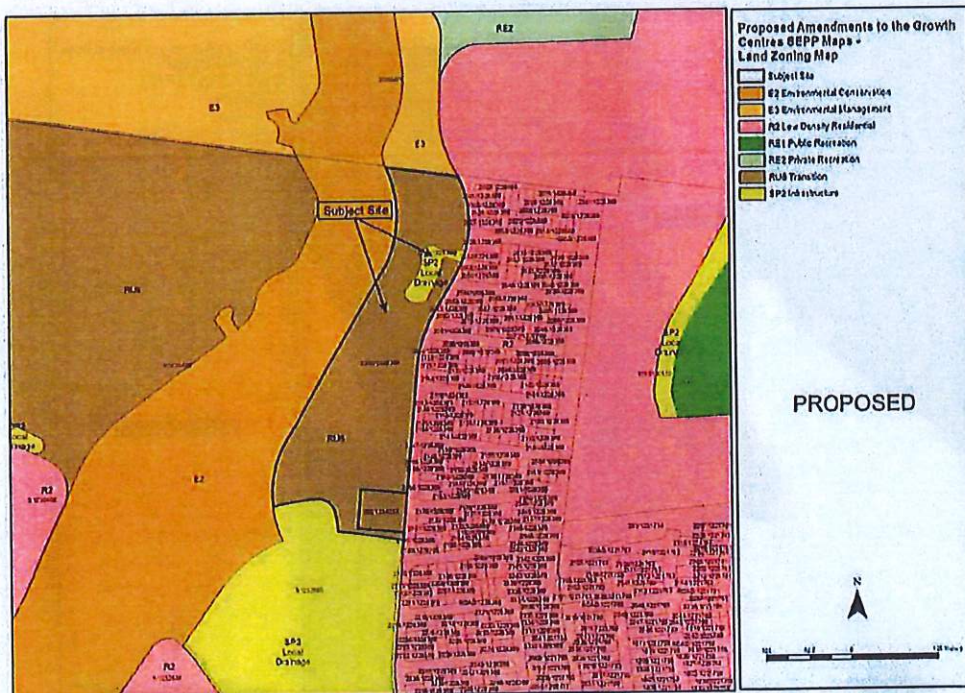
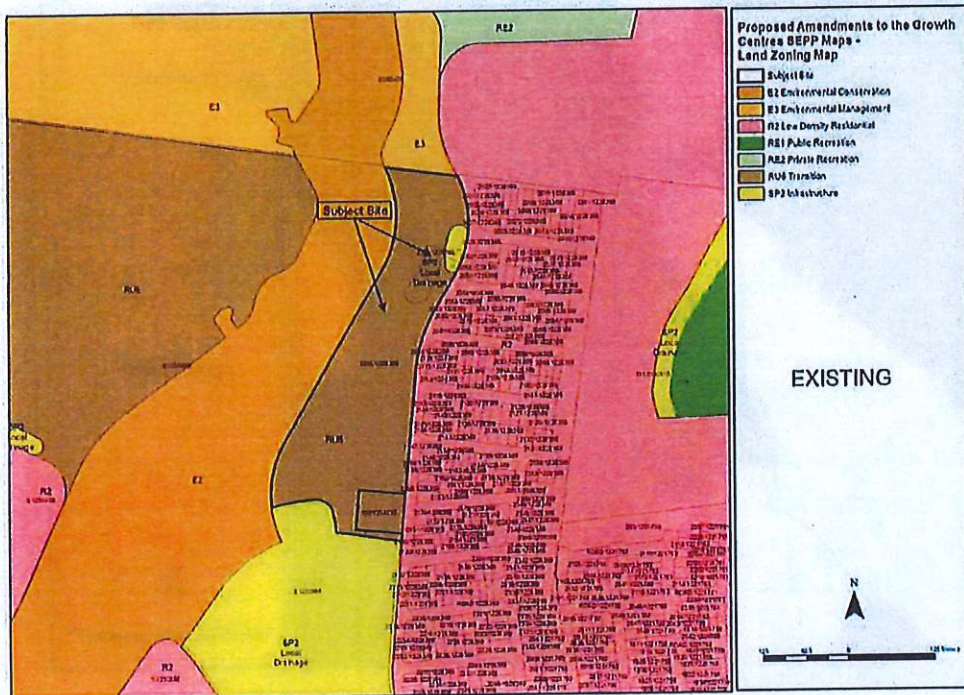


Zoning Map showing location of proposed amendments



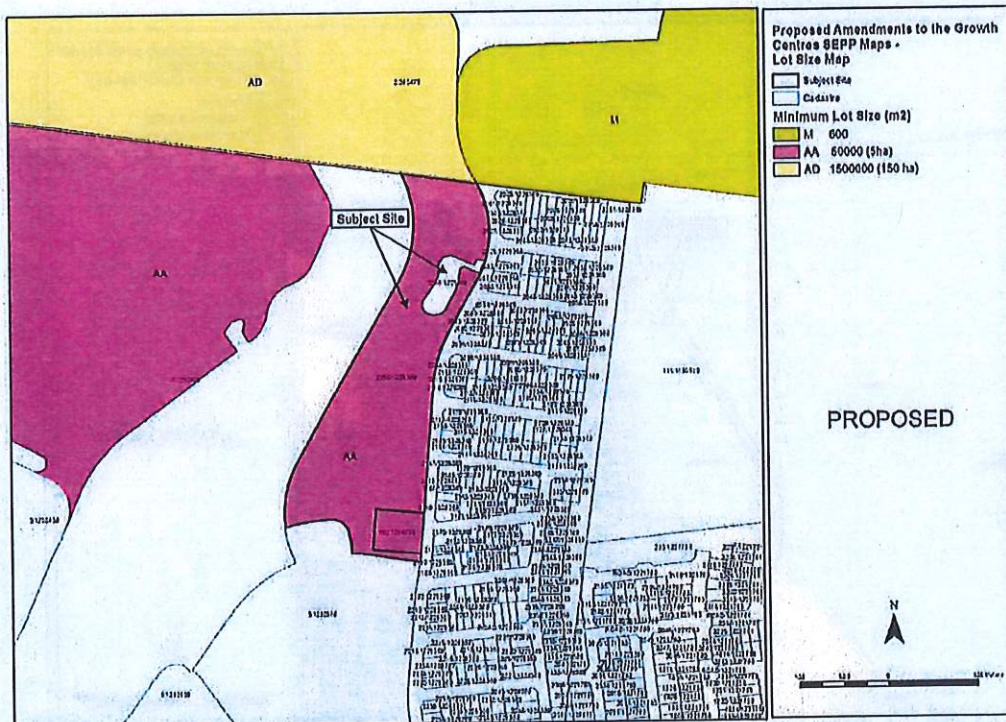
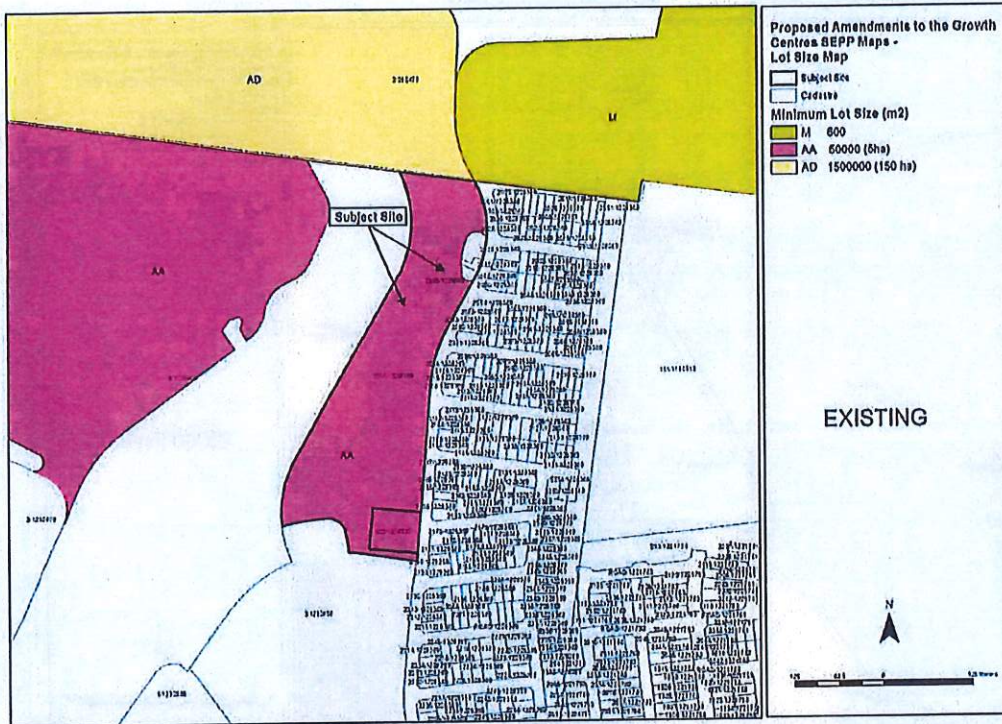
# Attachment 2 - Lots 2355 and 2356 DP 1228369 Sundew Parade

## Land Zoning SEPP Map





## Lot Size SEPP Map





## Blacktown Local Planning Panel

### PLANNING PROPOSAL ADVICE

<b>DATE OF DETERMINATION</b>	26 September 2018
<b>PANEL MEMBERS</b>	Lindsay Fletcher, Chair Milan Marecic, Independent expert Mary-Lynne Taylor, Independent expert Stan Brulinski, Ward 2 community representative
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	Mary-Lynne Taylor declared that the firm, of whom she is an employee, has done work with the applicant, Callbre, but she has had no contact with them on this matter.

Public meeting held at Blacktown City Council, Committee Rooms 2 and 3, on 26 September 2018, opened at 11.03 am and closed at 11.55 am.

#### PLANNING PROPOSAL

1. LEP-18-0008: Planning Proposal to amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* to:
  - adjust the zone boundaries between the RU6 Transition and the SP2 Infrastructure (Local Drainage) zone to align with an approved raingarden, and make consequential amendments to the land reservation acquisition map, height of building map, lot size maps on Lot 2355 and Lot 2356 DP 1228369, Sundew Parade, Marsden Park
  - rezone surplus school land from R2 Low Density Residential to R3 Medium Density Residential and increase the maximum building height from 9 m to 14 m on Lot 1 DP 1232886, Elara Boulevard, Marsden Park
  - increase the minimum density from 15 and 25 dwellings per hectare to 35 dwellings per hectare on the current and proposed R3 Medium Density Residential zoned land around the planned local centre on Lot 1 DP 1232886, Elara Boulevard, Marsden Park.



SHORT MINUTES : Ordinary Meeting MEETING DATE: 26.2.2020 ENCL.NO.

**PD3.1 - PD390036 - Post exhibition determination of a Planning Proposal at Sundew Parade and Elara Boulevard, Marden Park LEP-18-0008**

**MOTION (Cr Collins/Cr Griffiths)**

1. Adopt the draft amendments to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 as shown at Attachment 2.
2. Forward the adopted Planning Proposal to the Department of Planning, Industry and Environment and request that the Minister make the plan.
3. No longer proceed with the draft amendments to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 as shown at Attachment 3.
4. Council officers be congratulated on the inclusion of environmentally sensitive raingardens within the Precinct Plan. **CARRIED**

**COUNCIL DIVISION:**

Supported: Cr JG Diaz, Cr Quilkey, Cr Singh, Cr JM Diaz, Cr Gillies, Cr Griffiths,  
Cr Benjamin, Cr Collins, Cr Santos, Cr Bunting, Cr Camilleri and Cr Bleasdale.

Absent: Cr Israel and Cr Brillo.

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REFERRED TO:	DPD	FOR:	Attention	DATE:	4.3.2020
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**Appendix 3**  
**Council Report of Ordinary Meeting**  
**26 February 2020**



COMMITTEE: Planning, Development, Historical & Assets MEETING DATE: 26.02.2020 ENCL.NO.

PD3.1

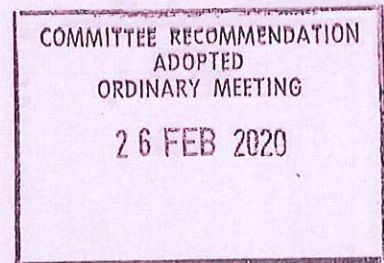
**PD390036 - Post exhibition determination of a Planning Proposal at Sundew Parade and Elara Boulevard, Marden Park LEP-18-0008**

**RECOMMENDATION**

1. Adopt the draft amendments to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 as shown at Attachment 2.
2. Forward the adopted Planning Proposal to the Department of Planning, Industry and Environment and request that the Minister make the plan.
3. No longer proceed with the draft amendments to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 as shown at Attachment 3.
4. Council officers be congratulated on the inclusion of environmentally sensitive raingardens within the Precinct Plan.

COMMITTEE DIVISION:

Supported: Cr Camilleri, Cr Israel, Cr Collins and Cr Griffiths



**EXCEPTION**  
**WITHOUT CHANGE**

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REFERRED TO:      DPD

FOR:      Attention

DATE: 27.02.2020

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### 3. COMMITTEE REPORTS

#### **PD3.1 PD390036 - Post exhibition determination of a Planning Proposal at Sundew Parade and Elara Boulevard, Marden Park**

**Director:** Glennys James, Director Planning & Development  
**Responsible Manager:** Chris Shannon, Manager Strategic Planning  
**File:** LEP-18-0008

**Division is required**

**Previous Item** PD380135

**Topic** Post exhibition determination of a Planning Proposal at part of Lots 2355 and 2356 DP 1228369 Sundew Parade, and part of Lot 4272 DP 1236022 Elara Boulevard, Marsden Park.

**Analysis** The Planning Proposal component at part of Lots 2355 and 2356 DP 1228369 Sundew Parade seeks to realign the boundaries of the RU6 Transition and SP2 Infrastructure (Local Drainage) zones to reflect an approved design for a stormwater raingarden. There were no submissions in objection to this proposal and it is recommended that this component be adopted by Council and proceed to be made law.

The Planning Proposal component at part of Lot 4272 DP 1236022 Elara Boulevard has been withdrawn by the applicant. It sought to rezone land from R2 Low Density Residential to R3 Medium Density Residential over part of a surplus school site. Submissions were received by public authorities raising concern about flood evacuation from the increased residential population. The applicant does not wish to address these issues and has advised that it no longer wishes to proceed with this aspect of the proposal.

**Attachment/s**

1. Location plan [PD390036.1 - 1 page]
2. Existing and proposed planning controls - Sundew Parade [PD390036.2 - 4 pages]
3. Existing and proposed planning controls - Elara Boulevard [PD390036.3 - 3 pages]

**Report Recommendation**

1. Adopt the draft amendments to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 as shown at Attachment 2.
2. Forward the adopted Planning Proposal to the Department of Planning, Industry and Environment and request that the Minister make the plan.
3. No longer proceed with the draft amendments to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 as shown at Attachment 3.



- vi. Transport for NSW.
- b. No issues were raised in the submissions objecting to the proposal to adjust the zone boundaries at Sundew Parade. The main issues raised in the submissions relate to the proposed rezoning of land in Elara Boulevard and are summarised below:
  - i. The land on Elara Boulevard is located between the 1:100 Average Recurrence Interval and the Probable Maximum Flood. Richmond Road is the designated flood evacuation route. It is unknown whether Richmond Road has the capacity to evacuate the additional population resulting from the rezoning and change in density controls.
  - ii. Further assessment of the impact of the proposed additional population arising from the rezoning on the cumulative evacuation risk-to-life needs to be undertaken. This is to ensure that the proposal does not result in increased risk-to-life during a flood evacuation.
  - iii. The cumulative impact of the additional population on the planned and existing open space and riparian corridor may have adverse impacts on Wianamatta Regional Park and the riparian corridor along the tributary to Little Creek.
- c. In response to these issues, the applicant has requested that the proposal to rezone land at Elara Boulevard not be proceeded with as they do not wish to address these issues.

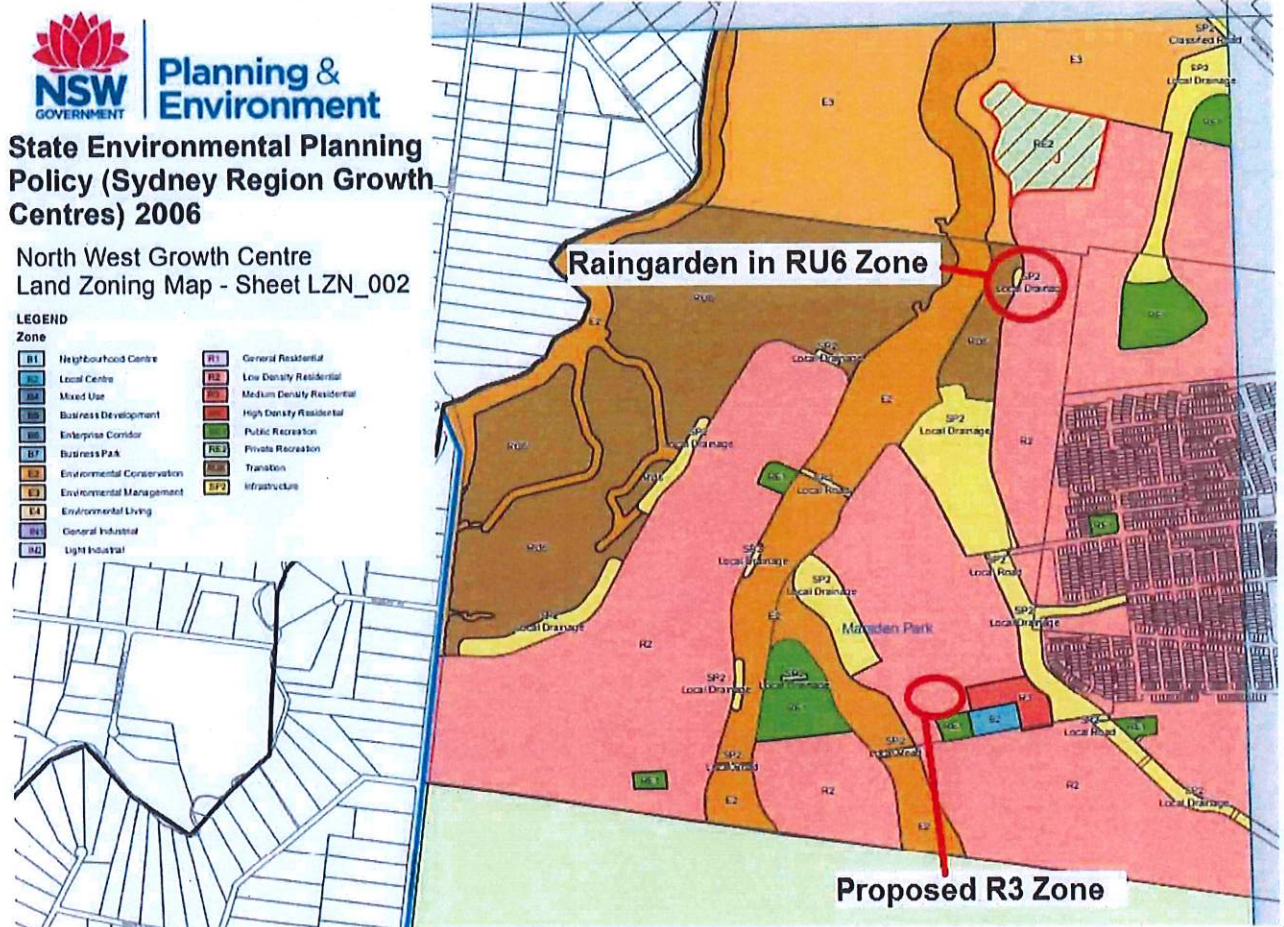
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End of report

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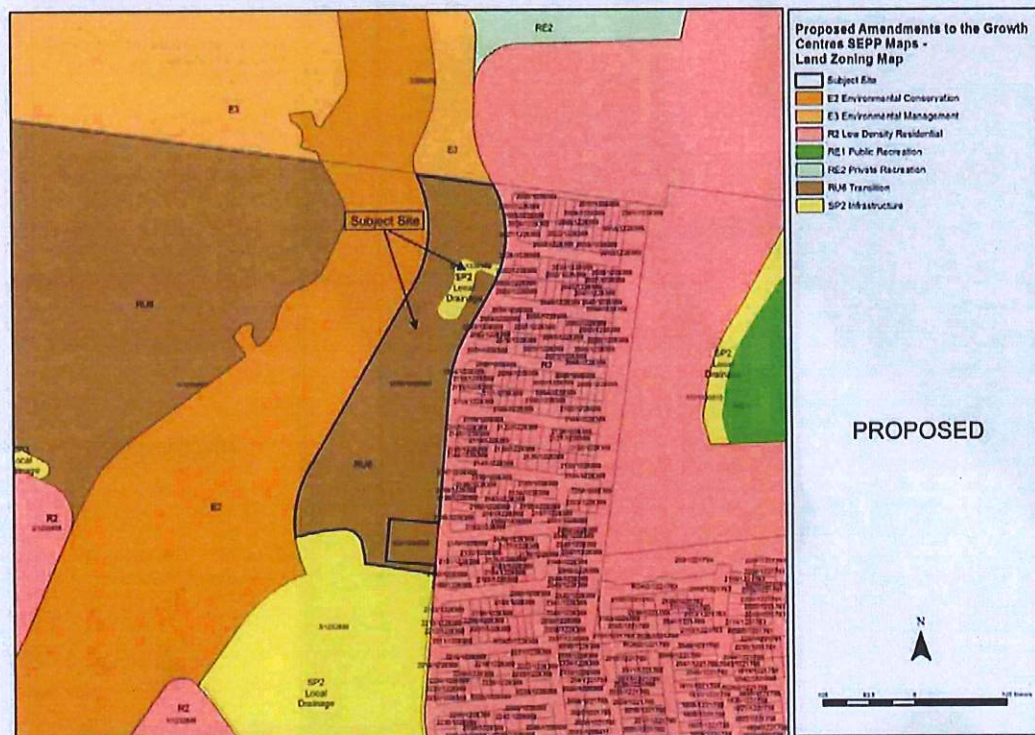
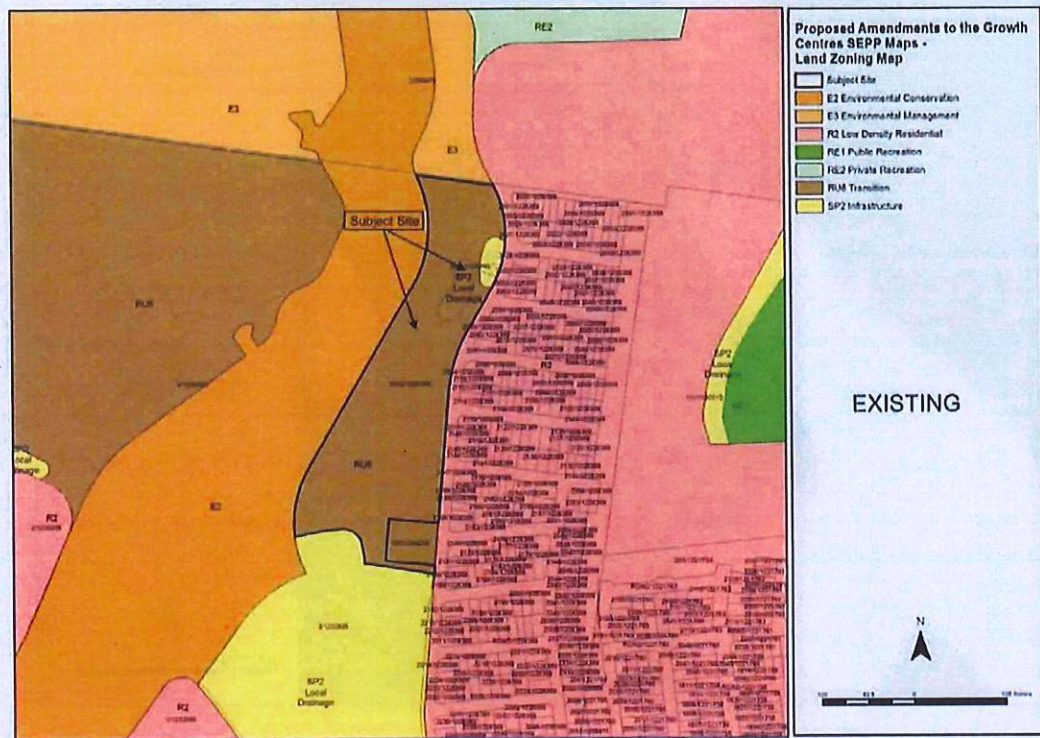
## Location plan





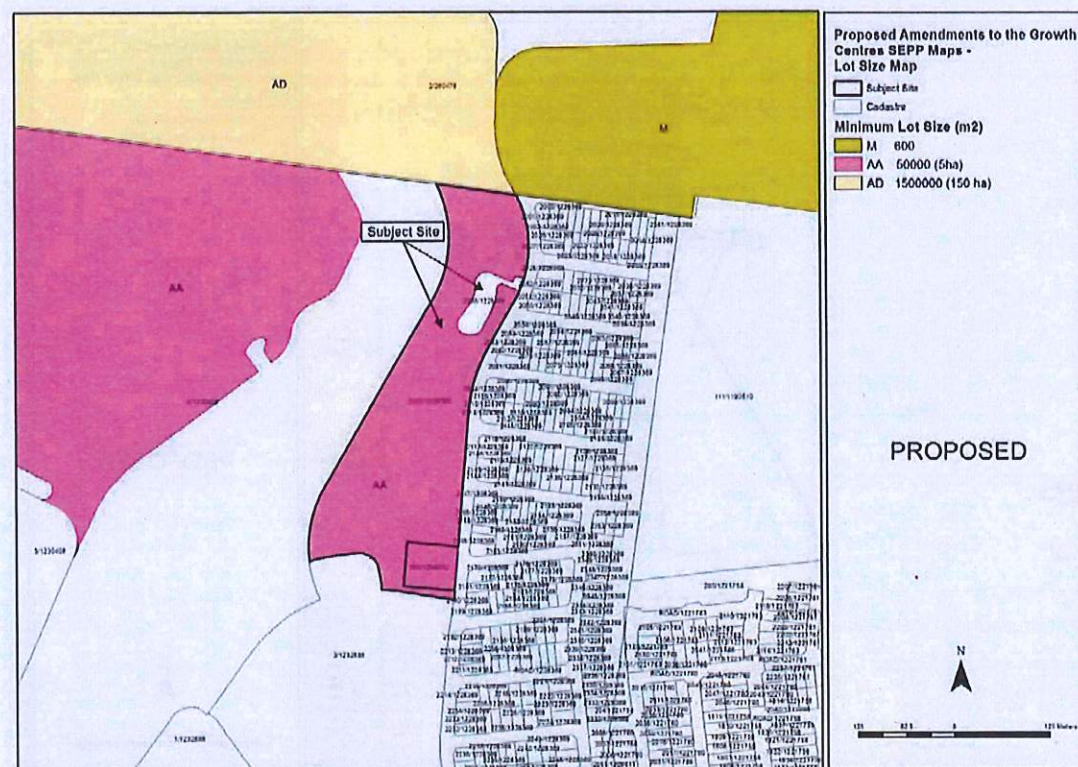
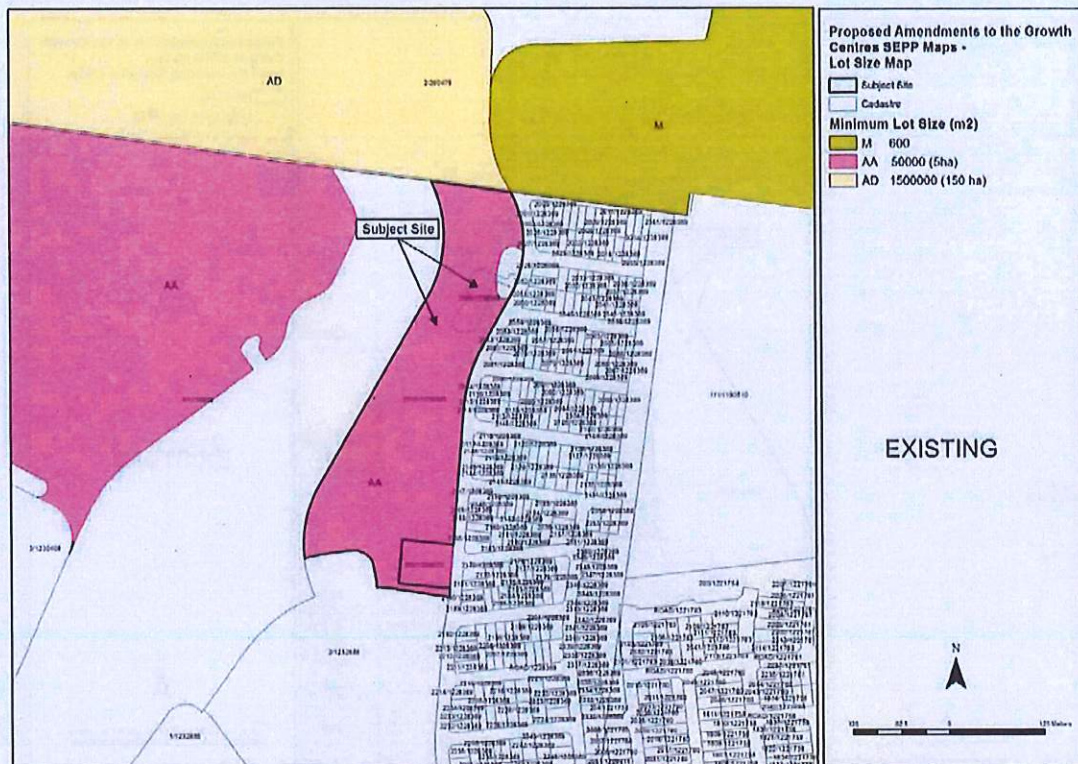
Attachment 2 - Lots 2355 and 2356 DP 1228369 Sundew Parade

Land Zoning SEPP Map





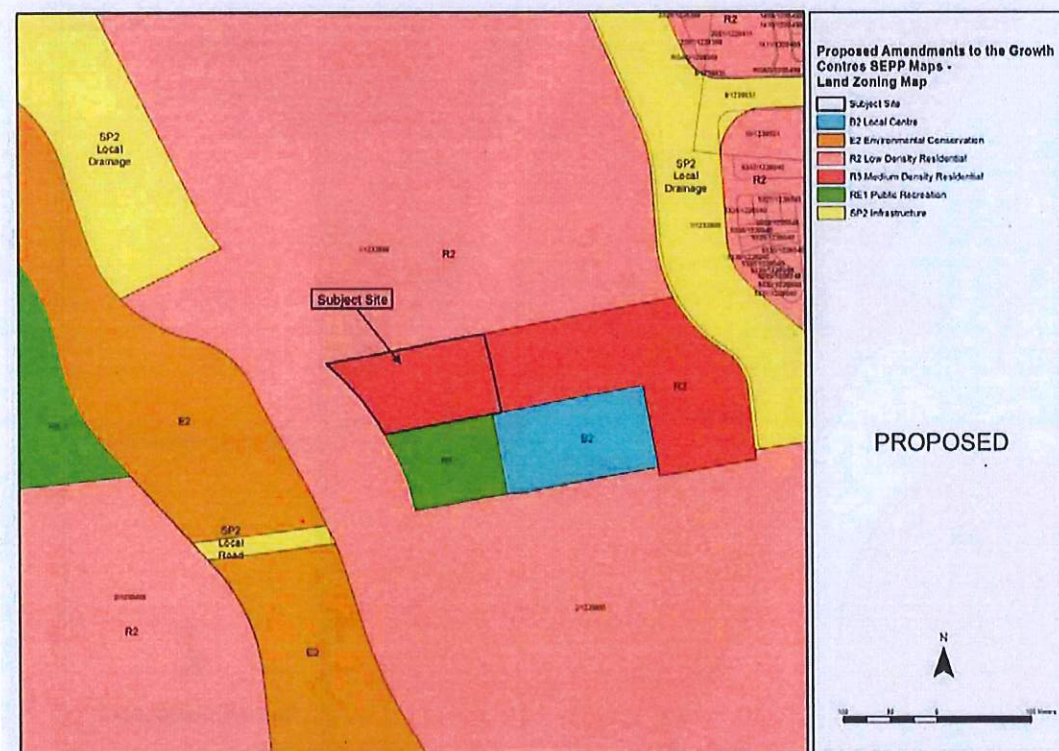
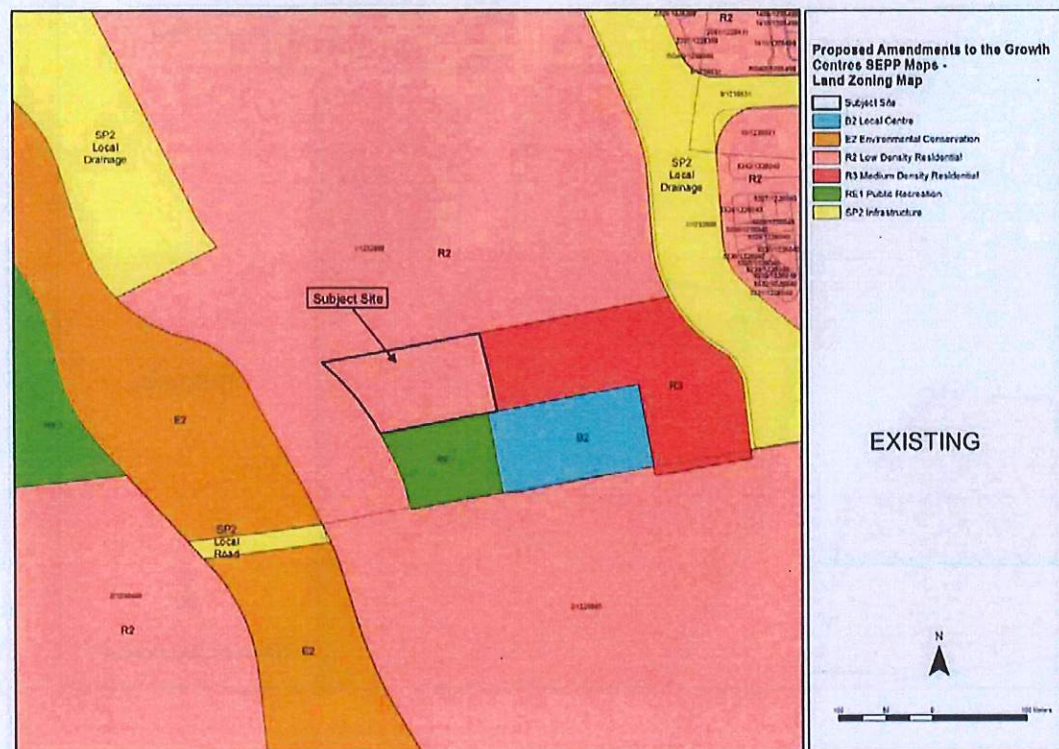
# Lot Size SEPP Map





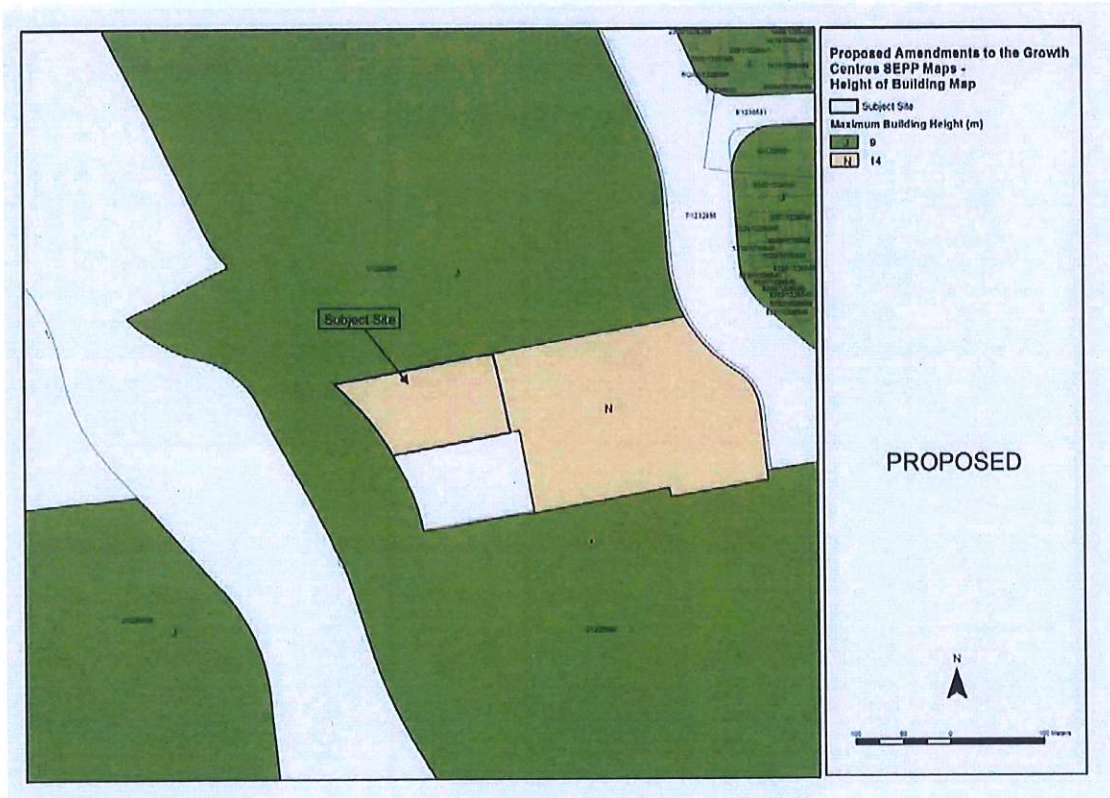
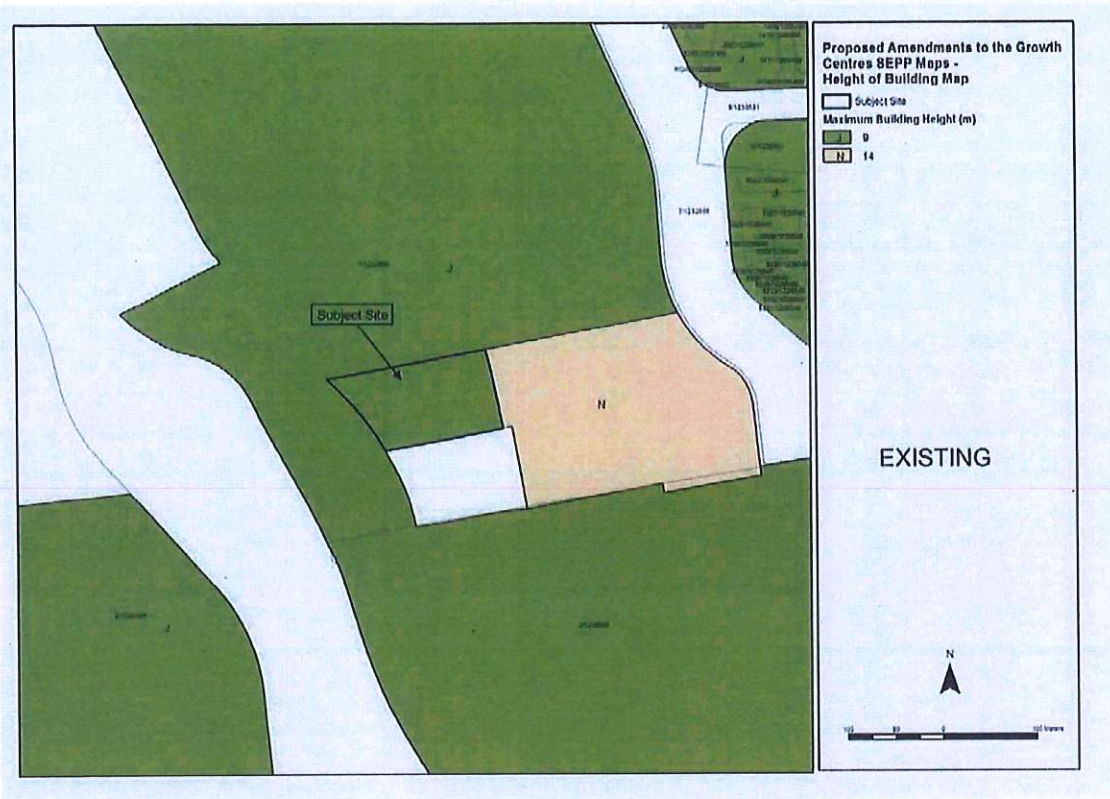
Attachment 3 - Lot 4272 DP 1236022, Elara Boulevard

Land Zoning SEPP Map





# Height of Building SEPP Map



# **Appendix 4**

## **Draft SEPP Maps**







- Land Reservation Acquisition**
- Classified Road (SP2)
  - Classified Road Widening (SP2)
  - Community Centre (SP2)
  - Environmental Conservation (E2)
  - Footpath (SP2)
  - Local Drainage (SP2)
  - Local Open Space (RE1)
  - Local Road (SP2)
  - Local Road Widening (SP2)
  - Public Creation - Local (E2)
  - Pumping Station (SP2)
  - Railway (SP2)
  - School (SP2)
  - Trunk Drainage (SP2)

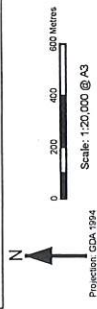
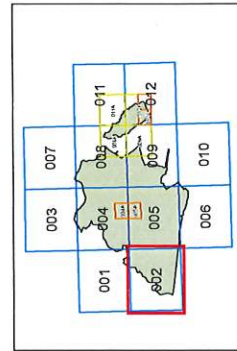
**Growth Centre Boundaries**

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

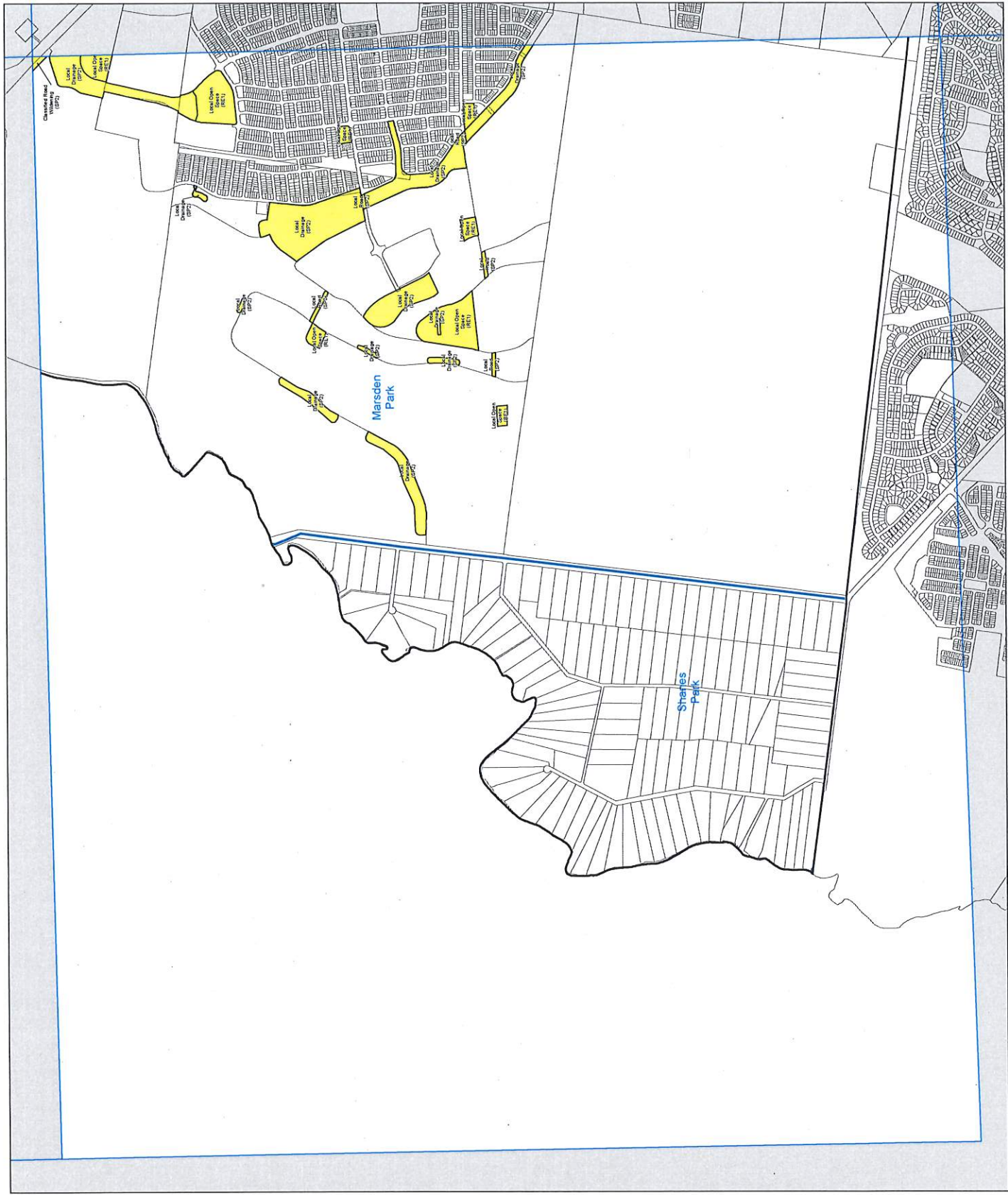
**Cadastral**

- Cadastre 06/08/19 © Blacktown City Council

**PROPOSED**



Proposed EPP 1994  
Map Identification Number SEPP\_NWL\_RA\_002\_2019/09/09











# Planning & Environment

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

### North West Growth Centre Land Zoning Map- Sheet LZN\_002

Zone

B1	Neighbourhood Centre	N2	Light Industrial
B2	Local Centre	R1	General Residential
B3	Mixed Use	R2	Low Density Residential
B4	Business Development	R3	Medium Density Residential
B5	Enterprise Corridor	R4	High Density Residential
B6	Business Park	R5	Public Recreation
B7	Business Park	R6	Private Recreation
B8	Environmental Conservation	R7	Transition
B9	Environmental Management	R8	Infrastructure
B10	Environmental Living	R9	General Industrial
B11	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 Gold Bell Frog Habitat - Appendix 4, Clause 6.9
- Additional Uses - Appendix 3, Clause 6.5
- Additional permitted uses (Clause 13)
- Take away food & 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
- Transport Corridor - Appendix 12, 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)
- Residential flat building - Appendix 4 (Schedule 1, Clause 2)
- Transport Corridor Investigation Area - Appendix 4, Clause 6.10

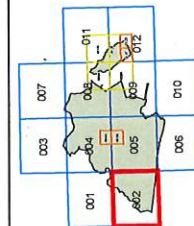
#### Original SEPP Zones

- Environment Conservation
- Public Recreation-Local
- Public Recreation - Regional
- Growth Centre Boundaries
- North West Growth Centre Boundary
- North West Growth Centre Precinct Boundary

#### Cadastre

- Cadastre 06/08/19 © Blacktown City Council

### PROPOSED



0 200 400 600 Metres  
Scale: 1:20,000 @ A3  
Project: SPP 1924  
Map Identification Number: SEPP\_SPPC\_NW\_LZN\_002\_20190809