

APPENDIX A

Proposed amendments to BLEP 2015

Item 1	Community Title Subdivision
Proposal	<i>Insert Clause 4.1AA Minimum subdivision lot size for community title schemes</i>
Draft Clause	<p>4.1AA Minimum subdivision lot size for community title schemes</p> <p>(1) The objectives of this clause are as follows:</p> <p class="margin-left: 40px;">(a) To ensure that community title schemes maintain minimum lot sizes in low density residential areas</p> <p class="margin-left: 40px;">(b) To ensure that development is compatible with the density and character of the surrounding area.</p> <p class="margin-left: 40px;">(c) To ensure that lot sizes in community title schemes are appropriate for the capacity of infrastructure and services.</p> <p>(2) This clause applies to a subdivision (being a subdivision that requires development consent) under the Community Land Development Act 1989 of land in any of the following zones:</p> <p class="margin-left: 40px;">(a) Zone R2 Low Density Residential.</p> <p>(3) The size of any lot resulting from a subdivision of land to which this clause applies (other than any lot comprising association property within the meaning of the Community Land Development Act 1989) is not to be less than the minimum size shown on the Lot Size Map in relation to that land.</p> <p>(3A) If a lot is a battle-axe lot or other lot with an access handle, the area of the access handle is not to be included in calculating the lot size.</p>
Comment	The BLEP 2015 currently has no minimum lot size controls for subdivision of community title schemes. The proposed minimum lot size requirement for community title subdivisions will promote orderly development that is consistent with the R2 Low Density Residential Zone objectives: • To provide for the housing needs of the community within a low density residential environment. • To enable other land uses that provide facilities or services to meet the day to day needs of residents. • To enable certain activities to be carried out within the zone that do not adversely affect the amenity of the neighbourhood. The clause will ensure that lots in community title subdivisions are appropriate in size to facilitate high quality residential development that is well serviced, and consistent with the desired character for residential areas in Blacktown City.

Item 2 Subdivision of Dual Occupancies

Proposal *Amend Clause 4.1C Subdivision of dual occupancies prohibited as applies to corner lots to clarify the intent of the provision*

Draft Clause **4.1C Subdivision of dual occupancies prohibited**

- (1) Development consent must not be granted for a subdivision that would create separate titles for each of the two dwellings comprising of a dual occupancy.
- (2) Despite subclause (1), development consent may be granted for a subdivision that would create separate titles for each of the two dwellings comprising of a dual occupancy (detached) if:
 - (a) the frontage of each dwelling comprising the dual occupancy **faces a differently named street and**
 - (b) the size of each lot resulting from the subdivision is not less than 300 square metres.
- (3) Nothing in this plan prevents the subdivision of a detached dual occupancy development if the 2 resultant lots meet the minimum allotment size specified in Clause 4.1.

Comment The gazetted clause is inconsistent with Council's resolution dated 20 November 2013 (SD330097) regarding subdivision of dual occupancies on corner lots.

It is proposed to amend the clause to require that the frontage for each occupancy in a dual occupancy subdivision faces a different street consistent with Council's resolution.

The purpose of this provision is to prevent dual occupancy subdivisions occurring on unsuitable sites, for example sites that are located on road bends or on roundabouts.

Item 3	Site requirements for certain land along the North West Transit Way
Proposal	<i>Replace Clause 7.10 Minimum site requirements for development on certain land</i>
Draft Clause	7.10 Minimum site requirements for development on certain land (1) The objective of this clause is to promote orderly development through the amalgamation of land fronting the North West Transitway adjoining Sunnyholt Road, Blacktown with land fronting Peter Street, Blacktown. (2) This clause applies to the following development: (i) Hotel or motel accommodation (ii) Places of public worship (iii) Residential flat buildings (iv) Seniors housing (v) Serviced apartments (vi) Shop top housing. (3) Development on land identified in as “clause 7.10” on the Key Sites Map that requires development consent and is listed in clause 7.10(2) must not be consented to unless: (a) each lot has a minimum depth of 65 metres when measured from Peter Street, Blacktown, and (b) a minimum landscaped area width of 10m is provided within the development along the North West Transitway frontage adjoining Sunnyholt Road, Blacktown.
Comment	The proposed amendment will replace the existing Clause 7.10 with a new revised clause. The purpose of this amendment is to clarify the intent of the clause and what development it applies to. It is also proposed to delete the 50m frontage requirement as the minimum lot size requirement that it relates to was not included in the final gazetted BLEP 2015.

Item 4 Mixed use development in B4 zone

Proposal **Insert Clause 7.14 Development in the B4 Mixed Use Zone**

Draft Clause **7.14 Development in the B4 Mixed Use Zone**

- (1) The objective of this clause is to enable residential flat buildings on certain land in the B4 Mixed Use Zone.
- (2) Despite any other provisions of this plan, Council may grant consent for a residential flat building in the B4 Mixed Use Zone if, in the opinion of Council, it is unreasonable to develop shop top housing on the land.
- (3) In considering whether to grant consent for a residential flat building, Council must consider:
 - (a) the economic viability of ground floor retail premises or business premises on the land,
 - (b) any adverse impact on employment opportunities within the B4 Mixed Use Zone,
 - (c) the suitability of the land for a residential flat building,
 - (d) the relationship of the proposed residential flat building to other buildings (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form, and
 - (e) pedestrian, cycle, vehicular and service access, and circulation requirements.
- (4) Despite subclause (2), consent must not be granted for a residential flat building within the B4 Mixed Use Zone if:
 - (a) the land is identified as 'Street frontage' on the Active Street Frontages Map under clause 7.1 of this plan, and
 - (b) the ground floor and first floor of the building is not able to be adapted for retail premises or business premises.

Comment The purpose of this clause is to allow greater flexibility in the B4 Mixed Use Zone while encouraging commercial and business development.

The clause was included in the LEP adopted by Council, but as the clause was not publicly exhibited the Department declined to include it when making the plan.

Council encourages development for a wide range of retail, business, office, entertainment, community land uses in our commercial centres. To protect commercial development and employment opportunities, Council is not willing to include residential flat buildings as a permissible use in the Zone B4 Mixed Use land use table.

The clause will permit residential flat buildings within the B4 Mixed Use Zone if a proposed development can meet the set criteria. This is considered the most appropriate method to allow appropriate residential flat development in the B4 Mixed Use Zone without reducing employment opportunities in our commercial centres.

Item 5	Permissible land uses in RU4 Primary Production Small Lots zone
Proposal	Amend the RU4 Primary Production Small Lots land use table to permit 'Crematoriums' and 'Signage'
Draft Land Use Table	Zone RU4 Primary Production Small Lots 1 Objectives of zone - To enable sustainable primary industry and other compatible land uses. - To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature. - To minimise conflict between land uses within this zone and land uses within adjoining zones. - To ensure that development does not prejudice the orderly and economic development of future urban land. - To ensure that development is sympathetic to the ecological attributes of the area. 2 Permitted without consent Home occupations 3 Permitted with consent Agricultural produce industries; Bed and breakfast accommodation; Cemeteries; Community facilities; Crematoria; Dwelling houses; Environmental facilities; Environmental protection works; Extensive agriculture; Farm buildings; Flood mitigation works; Heliports; Home businesses; Home industries; Intensive plant agriculture; Landscaping material supplies; Places of public worship; Plant nurseries; Recreation facilities (outdoor); Roads; Roadside stalls; Signage; Veterinary hospitals; Water reticulation systems 4 Prohibited Agriculture; Any other development not specified in item 2 or 3
Comment	It is proposed to include 'Crematoria' and 'Signage' as permissible land uses in the RU4 Primary Production Small Lots Zone. - It is appropriate to allow 'Crematoria' in given that the related land use 'Cemeteries' is permitted with consent in the zone. - It is reasonable that Council be able to consider applications for 'Signage' associated with existing businesses and approved uses in the zone. These matters were identified during the post-gazettal review of BLEP 2015 undertaken by Council.

Item 6	Signage in R1 General Residential zone
Proposal	Amend the R1 General Residential land use table to permit 'Signage'
Draft Land Use Table	Zone R1 General Residential 1 Objectives of zone - To provide for the housing needs of the community. - To provide for a variety of housing types and densities. - To enable other land uses that provide facilities or services to meet the day to day needs of residents. 2 Permitted without consent Home occupations 3 Permitted with consent Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home-based child care; Home businesses; Hostels; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Signage; Veterinary hospitals 4 Prohibited Any development not specified in item 2 or 3
Comment	It is proposed to include 'Signage' as a permissible land use in the R1 General Residential Zone. Accordingly, for consistency 'Building identification signs' and 'Business identification signs' will be deleted as they are included in the 'Signage' group term. It is reasonable that Council be able to consider applications for 'Signage', including appropriate advertising structures, which are associated with existing businesses and approved uses. This matter was identified during the post-gazettal review of BLEP 2015 undertaken by Council.

Item 7	Signage in R2 Low Density Residential zone
Proposal	Amend the R2 Low Density Residential land use table to permit 'Signage'
Draft Land Use Table	Zone R2 Low Density Residential 1 Objectives of zone - To provide for the housing needs of the community within a low density residential environment. - To enable other land uses that provide facilities or services to meet the day to day needs of residents. - To enable certain activities to be carried out within the zone that do not adversely affect the amenity of the neighbourhood. 2 Permitted without consent Home occupations 3 Permitted with consent Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Places of public worship; Public administration buildings; Recreation areas; Respite day care centres; Roads; Seniors housing; Signage; Veterinary hospitals; Water reticulation systems 4 Prohibited Any development not specified in item 2 or 3
Comment	It is proposed to include 'Signage' as a permissible land use in the R2 Low Density Residential Zone. Accordingly, for consistency 'Building identification signs' and 'Business identification signs' will be deleted as they are included in the 'Signage' group term. It is reasonable that Council be able to consider applications for 'Signage', including appropriate advertising structures, which are associated with existing businesses and approved uses. This matter was identified during the post-gazettal review of BLEP 2015 undertaken by Council.

Item 8	Signage in R3 Medium Density Residential zone
Proposal	Amend the R3 Medium Density Residential land use table to permit 'Signage'
Draft Land Use Table	Zone R3 Medium Density Residential 1 Objectives of zone - To provide for the housing needs of the community within a medium density residential environment. - To provide a variety of housing types within a medium density residential environment. - To enable other land uses that provide facilities or services to meet the day to day needs of residents. - To enable certain activities to be carried out within the zone that do not adversely affect the amenity of the neighbourhood. 2 Permitted without consent Nil 3 Permitted with consent Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home-based child care; Home businesses; Home occupations; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Seniors housing; Shop top housing; Signage; Veterinary hospitals, Water reticulation systems 4 Prohibited Any development not specified in item 2 or 3
Comment	It is proposed to include 'Signage' as a permissible land use in the R3 Medium Density Residential Zone. Accordingly, for consistency 'Building identification signs' and 'Business identification signs' will be deleted as they are included in the 'Signage' group term. It is reasonable that Council be able to consider applications for 'Signage', including appropriate advertising structures, which are associated with existing businesses and approved uses. This matter was identified during the post-gazettal review of BLEP 2015 undertaken by Council.

Item 9	Permissible land uses in R4 High Density Residential zone
Proposal	Amend the R4 High Density Residential land use table to permit 'Signage' and prohibit 'Restaurant or café' and 'Takeaway food and drink premises'
Draft Land Use Table	Zone R4 High Density Residential 1 Objectives of zone - To provide for the housing needs of the community within a high density residential environment. - To provide a variety of housing types within a high density residential environment. - To enable other land uses that provide facilities or services to meet the day to day needs of residents. - To enable certain activities to be carried out within the zone that do not adversely affect the amenity of the neighbourhood. - To permit residential flat buildings in locations close to public transport hubs and centres. 2 Permitted without consent Nil 3 Permitted with consent Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Home occupations; Hotel or motel accommodation; Information and education facilities; Neighbourhood shops; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Residential flat buildings; Respite day care centres; Restaurants or cafes; Roads; Seniors housing; Serviced apartments; Shop top housing; Signage; Takeaway food and drink premises; Water reticulation systems 4 Prohibited Any development not specified in item 2 or 3
Comment	It is proposed to permit 'Signage' in the R4 High Density Residential Zone and prohibit 'Restaurant or café' and 'Takeaway food and drink premises'. - It is considered that 'Restaurant or café' and 'Takeaway food and drink premises' are not suitable in the R4 High Density Residential Zones. Land in Blacktown City zoned R4 High Density Residential is generally located within walking distance of commercially zoned land, which normally offers these land uses. This amendment seeks to support Council's strategic position by discouraging disorderly development that would potentially create undesirable competition with key centres. - It is reasonable that Council be able to consider applications for 'Signage', including appropriate advertising structures, which are associated with existing businesses and approved uses. For consistency 'Building identification signs' and 'Business identification signs' will be deleted as they are included in the 'Signage' group term. These matters were identified during the post-gazettal review of BLEP 2015 undertaken by Council.

Item 10	Permissible land uses in B5 Business Development zone
Proposal	Amend the B5 Business Development land use table to permit 'Freight transport facilities' , Vehicle body repair workshops', 'Vehicle repair stations' and 'Signage'
Draft Land Use Table	Zone B5 Business Development 1 Objectives of zone - To enable a mix of business and warehouse uses, and bulky goods premises that require a large floor area, in locations that are close to, and that support the viability of, centres. - To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area. - To maintain the economic viability of centres by limiting general retailing and commercial activity. - To allow development that is compatible with the scale and form of the surrounding area. 2 Permitted without consent Nil 3 Permitted with consent Building identification signs; Bulky goods premises; Business identification signs; Child care centres; Food and drink premises; Freight transport facilities; Funeral homes; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; Rural supplies; Signage; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Warehouse or distribution centres; Water reticulation systems; Any other development not specified in item 2 or 4 4 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home industries; Home occupations; Home occupations (sex services); Industrial training facilities; Industries; Information and education facilities; Marinas; Mortuaries; Open cut mining; Recreation facilities (major); Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewage treatment plants; Sex services premises; Signage; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities

Comment It is proposed to include 'Freight transport facilities', 'Vehicle body repair workshops', 'Vehicle repair stations' and 'Signage' as permitted land uses.

- 'Freight transport facilities' are currently listed in BLEP 2015 as a prohibited land use. Council officers have previously confirmed with the Department of Planning and Environment that this was a drafting error from the making of the Plan.

This amendment therefore seeks to correct the drafting error by including 'Freight transport facilities' in the list of land uses permitted with consent in the B5 Business Development Zone.

- 'Vehicle body repair workshops' and 'Vehicle repair stations' are currently listed in BLEP 2015 as prohibited land uses. These land uses were made permissible in the B5 Business Development Zone by the post-exhibition amendments to the draft LEP adopted by council at its Extraordinary Meeting of 9 December 2013.

It is considered that both 'Vehicle body repair workshops' and 'Vehicle repair stations' are important urban support services and are generally compatible with the objectives of the B5 Business Development Zone.

- The 'Signage' group term is currently listed in BLEP 2015 as prohibited. The amendment seeks to permit 'Signage' as permitted with consent. For consistency 'Building identification signs' and 'Business identification signs' will be deleted as they are included in the 'Signage' group term.

It is reasonable that Council be able to consider applications for 'Signage', including appropriate advertising structures, which are associated with existing businesses and approved uses.

These matters were identified during the post-gazettal review of BLEP 2015 undertaken by Council.

Item 11	Permissible land uses in IN1 General Industrial zone
Proposal	Amend IN1 General Industrial land use table to permit 'Educational establishments' and 'Signage'
Draft Land Use Table	Zone IN1 General Industrial 1 Objectives of zone - To provide a wide range of industrial and warehouse land uses. - To encourage employment opportunities. - To minimise any adverse effect of industry on other land uses. - To support and protect industrial land for industrial uses. - To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area. - To minimise adverse impacts on the natural environment. 2 Permitted without consent Nil 3 Permitted with consent Aquaculture; Building identification signs; Business identification signs; Depots; Educational establishments; Food and drink premises; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Heliports; Industrial training facilities; Kiosks; Light industries; Neighbourhood shops; Places of public worship; Roads; Signage; Warehouse or distribution centres; Vehicle sales or hire premises; Any other development not specified in item 2 or 4 4 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Business premises; Camping grounds; Caravan parks; Cemeteries; Commercial premises; Correctional centres; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Information and education facilities; Marinas; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Restricted premises; Signage; Tourist and visitor accommodation; Veterinary hospitals; Wharf or boating facilities; Wholesale supplies
Comment	It is proposed to include 'Educational establishments' and 'Signage' as permissible land uses in the IN1 General Industrial Zone. There has been interest in development for 'Educational establishments' in industrial zones for purpose of supporting business and industrial activities. The zone objectives seek to protect industrial land for industrial uses and encourage land uses that meet the needs of workers in the area. It is considered that there is capacity within Blacktown City's employment lands for training facilities to support businesses and workers. It is unlikely that this will alienate the potential for industrial land to be used for industrial activities.

It is reasonable that Council be able to consider applications for 'Educational establishments' in industrial zones that will support employment opportunities and businesses in Blacktown City.

- It is reasonable that Council be able to consider applications for 'Signage', including appropriate advertising structures, which are associated with existing businesses and approved uses. For consistency 'Building identification signs' and 'Business identification signs' will be deleted as they are included in the 'Signage' group term.
-

Item 12	Permissible land uses in IN2 Light Industrial zone
Proposal	Amend IN2 Light Industrial land use table to permit 'Educational establishments' and 'Signage'
Draft Land Use Table	Zone IN2 Light Industrial 1 Objectives of zone - To provide a wide range of light industrial, warehouse and related land uses. - To encourage employment opportunities and to support the viability of centres. - To minimise any adverse effect of industry on other land uses. - To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area. - To support and protect industrial land for industrial uses. - To minimise adverse impacts on the natural environment. 2 Permitted without consent Nil 3 Permitted with consent Aquaculture; Building identification signs; Business identification signs; Depots; Educational establishments; Food and drink premises; Funeral homes; Garden centres; Hardware and building supplies; Heliports; Industrial training facilities; Kiosks; Light industries; Neighbourhood shops; Places of public worship; Roads; Signage; Warehouse or distribution centres; Vehicle sales or hire premises; Any other development not specified in item 2 or 4 4 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industries; Information and education facilities; Marinas; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Restricted premises; Rural industries; Signage; Tourist and visitor accommodation; Veterinary hospitals; Waste or resource management facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies
Comment	It is proposed to include 'Educational establishments' and 'Signage' as permissible land uses in the IN2 Light Industrial Zone. There has been interest in development for 'Educational establishments' in industrial zones for purpose of supporting business and industrial activities. The zone objectives seek to protect industrial land for industrial uses and encourage land uses that meet the needs of workers in the area. It is considered that there is capacity within Blacktown City's employment lands for training facilities to support businesses and workers. It is unlikely that this will alienate the potential for industrial

land to be used for industrial activities.

It is reasonable that Council be able to consider applications for 'Educational establishments' in industrial zones that will support employment opportunities and businesses in Blacktown City.

- It is reasonable that Council be able to consider applications for 'Signage', including appropriate advertising structures, which are associated with existing businesses and approved uses. For consistency 'Building identification signs' and 'Business identification signs' will be deleted as they are included in the 'Signage' group term.
-

Item 13	Signage in SP1 Special Activities zone
Proposal	Amend the SP1 Special Activities land use table to permit 'Signage'
Draft	Zone SP1 Special Activities
Land Use Table	1 Objectives of zone - To provide for special land uses that are not provided for in other zones. - To provide for sites with special natural characteristics that are not provided for in other zones. - To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land. 2 Permitted without consent Environmental protection works; Flood mitigation works 3 Permitted with consent Recreation areas; Roads; Signage; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose 4 Prohibited Any development not specified in item 2 or 3
Comment	It is proposed to include 'Signage' as a permissible land use in the SP1 Special Activities Zone. It is reasonable that Council be able to consider applications for 'Signage', including appropriate advertising structures which are associated with existing businesses and approved uses. This amendment will allow appropriate signage that may not be considered to be ordinarily incidental or ancillary to the development shown on the Land Zoning Map. This matter was identified during the post-gazettal review of BLEP 2015 undertaken by Council.

Item 14	Signage in SP2 Infrastructure zone
Proposal	Amend the SP2 Infrastructure land use table to permit 'Signage'
Draft	Zone SP2 Infrastructure
Land Use Table	1 Objectives of zone - To provide for infrastructure and related uses. - To prevent development that is not compatible with or that may detract from the provision of infrastructure. - To ensure that development does not have an adverse impact on the form and scale of the surrounding neighbourhood. 2 Permitted without consent Environmental protection works; Flood mitigation works 3 Permitted with consent Roads; Signage: The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose 4 Prohibited Any development not specified in item 2 or 3
Comment	It is proposed to include 'Signage' as a permissible land use in the SP2 Infrastructure Zone. It is reasonable that Council be able to consider applications for 'Signage', including appropriate advertising structures which are associated with existing businesses and approved uses. This amendment will allow appropriate signage that may not be considered to be ordinarily incidental or ancillary to the development shown on the Land Zoning Map. This matter was identified during the post-gazettal review of BLEP 2015 undertaken by Council.

Item 15	Permissible land uses in RE1 Public Recreation zone
Proposal	Amend the RE1 Public Recreation land use table to permit 'Signage'
Draft Land Use Table	Zone RE1 Public Recreation 1 Objectives of zone - To enable land to be used for public open space or recreational purposes. - To provide a range of recreational settings and activities and compatible land uses. - To protect and enhance the natural environment for recreational purposes. 2 Permitted without consent Environmental protection works; Roads 3 Permitted with consent Building identification signs; Child care centres; Community facilities; Educational establishments; Environmental facilities; Function centres; Information and education facilities; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Signage; Water reticulation systems 4 Prohibited Any development not specified in item 2 or 3
Comment	It is proposed to include 'Signage' as a permissible land use in the RE1 Public Recreation Zone. For consistency 'Building identification signs' will be deleted as it is included in the 'Signage' group term. It is reasonable that Council be able to consider applications for 'Signage' associated with existing businesses and approved uses. This matter was identified during the post-gazettal review of BLEP 2015 undertaken by Council.

Item 16	Signage in RE2 Private Recreation zone
Proposal	Amend the RE2 Private Recreation land use table to permit 'Signage'
Draft Land Use Table	Zone RE2 Private Recreation 1 Objectives of zone - To enable land to be used for private open space or recreational purposes. - To provide a range of recreational settings and activities and compatible land uses. - To protect and enhance the natural environment for recreational purposes. 2 Permitted without consent Nil 3 Permitted with consent Child care centres; Community facilities; Educational establishments; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Hotel or motel accommodation; Information and education facilities; Kiosks; Pubs; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restaurants or cafes; Roads; Signage; Water reticulation systems 4 Prohibited Any development not specified in item 2 or 3
Comment	It is proposed to include 'Signage' as a permissible land use in the RE2 Private Recreation Zone. It is reasonable that Council be able to consider applications for 'Signage' associated with existing businesses and approved uses. This matter was identified during the post-gazettal review of BLEP 2015 undertaken by Council.

Item 17 Heritage register

Proposal *Amend Schedule 5 Environmental Heritage to correct listings and property descriptions.*

Draft changes to Schedule

Part 1 Heritage items

Suburb	Item name	Address	Property description	Significance	Item no
Doonside	House—Hill End	84 Hill End Road	Lot 4, DP 418184	Local	I20
Glenwood	House	3 Cavalry Grove	Lot 1, DP 270367	Local	I28
Kellyville Ridge	Place—Battle of Vinegar Hill	712–746 Windsor Road	Lot 1, DP 1160179	Local	I32
Mount Druitt	House—Malmo	1–3 Luxford Road	Part of Lot 1, DP 1208657	Local	I42
Mount Druitt	Church	113-115 Mount Druitt Road	Lot 1, DP 953447	Local	I47
Prospect	House and original school building	441 Blacktown Road (also known as 2 Fox Hills Crescent)	Lot 20, DP 1119077	Local	I62
Prospect	Great Western Highway (former alignment)	Reservoir Road/Tarlington Place/Yallock Place/Honeman Close		State	I60
Riverstone	Cemetery—Riverstone General	Garfield Road West	Lots 7301, DP 1140673	Local	I97

Part 2 Archaeological sites

Suburb	Item name	Address	Property description	Significance	Item no
Marsden Park	Colebee and Nurragingy Land Grant	Richmond Road	Various – see Heritage Map	State	A120

Comment It is proposed to update Schedule 5 to correct drafting error and to reflect the up-to-date property details for the identified Heritage Items and Archaeological Sites.

- The address for Item No. I20 will be amended at the request of the landowner for privacy.
- The amendment to Item No. I28 will correct a drafting error where Cavalry has been spelled incorrectly as 'Calvary'.
- The amendments to Items I32, I42, I62, and I97, will update the property description. With regard to Item No. I42 Council was advised of the change to the property description by the Department of Health advised Council for the heritage site (Malmo).
- The amendment to Item No. 47 will update the address to the correct full address being 113-115 Mount Druitt Road, Mount Druitt.
- The amendment to Item No. I60 will correct a drafting error. The item is a State Heritage item but it is incorrectly noted in the LEP as local. It is necessary to amend the listing to ensure that the correct approval procedure is triggered.
- The amendment to the property description for Item No. A120 is necessary to ensure that the listing includes all affected lots. There are a number of new lots and the amendment will make it clearer which lots are affected. As there are many lots, it is considered reasonable that the description refer directly to the Heritage Map.

These matters were identified during the post-gazettal review of BLEP 2015 undertaken by Council.

Item 18 Rezone land at Lot 1 DP 1001326, Flushcombe Road, Blacktown

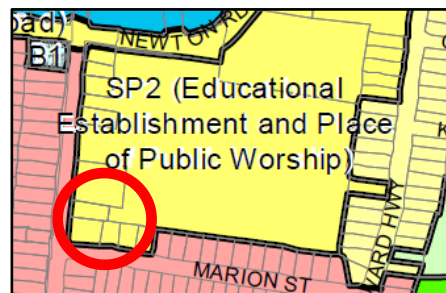
Proposal Rezone land at Lot 1 DP 1001326, Flushcombe Road, Blacktown from 'R2 Low Density Residential' to 'SP2 Infrastructure (Educational Establishment and Place of Public Worship)', and remove corresponding height of building controls and minimum lots size controls.

Map Land Zoning Map - LZN 014
Sheets Height of Building Map - HOB 014
 Lot Size Map - LSZ 014

Changes to maps • **Land Zoning Map (map sheet LZN 014)**

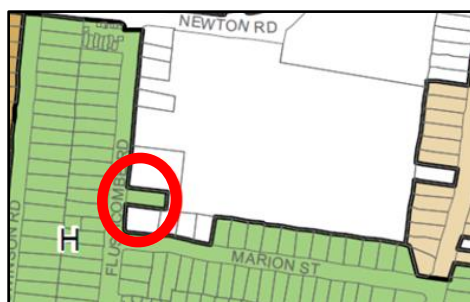


Current zoning – R2 Low Density Residential

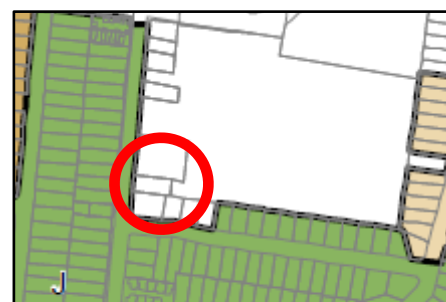


Proposed zoning – SP2 Infrastructure

• **Height of Buildings Map (map sheet HOB 014)**



Current height of buildings – 'H' 7.5m

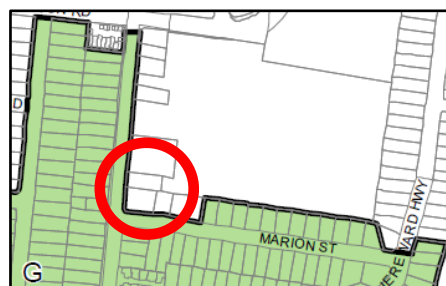


Proposed – No height of building control

• **Lot Size Map (map sheet LSZ 014)**



Current lot size – 'G' 450 sqm



Proposed – No lot size control

Comment It is proposed to rezone land at Lot 1 DP 1001326, Flushcombe Road Blacktown to 'SP2 (Educational Establishment and Place of Public Worship)'. This was the proposed zoning for the site during the preparation of BLEP 2015 but it was changed to R2 Low Density Residential as a result of submissions received during exhibition.

The land has since been acquired by The Trustees Of The Roman Catholic Church who own the surrounding properties that make up Patrician Brothers College. The change in zoning, height of building and lot size controls will reflect the change of ownership and is consistent with the surrounding zoning.

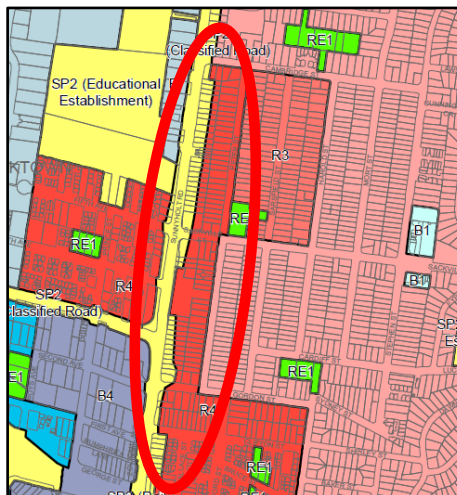
Item 19 Zoning of surplus North West Transit Way land

Proposal It is proposed to amend the existing 'R4 High Density Residential' and 'SP2 Infrastructure (Classified Road)' zone boundary on Sunnyholt Road and remove corresponding height of building controls.

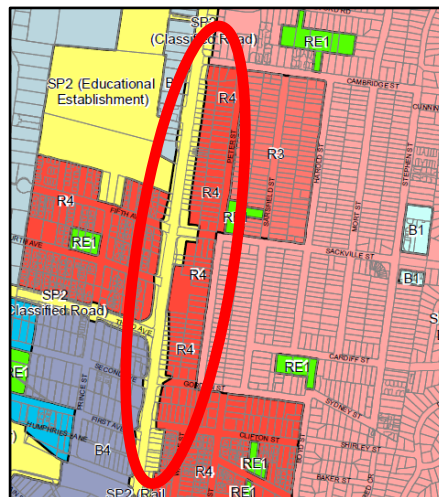
Map Land Zoning Map - LZN 013

Sheets Height of Building Map - HOB 013

Changes to maps • **Land Zoning Map (map sheet LZN 013)**

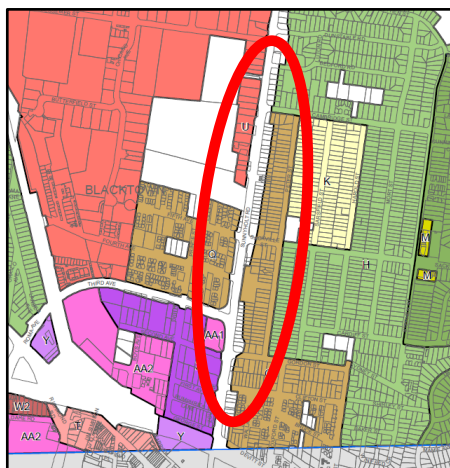


Current zone boundary – Sunnyholt Road

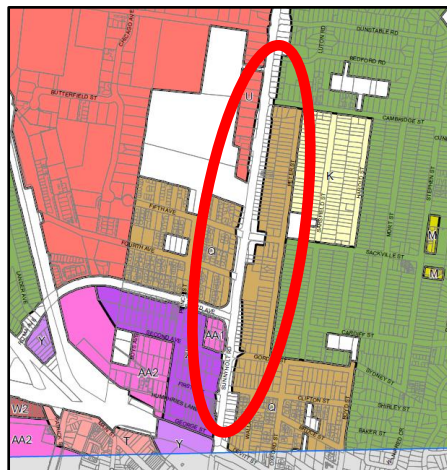


Proposed zone boundary – Sunnyholt Road

• **Height of Buildings Map (map sheet HOB 013)**



Current boundary – Sunnyholt Road



Proposed boundary – Sunnyholt Road

Comment It is proposed to make changes to the Land Zoning Map and Height of Building Map to amend the existing 'R4 High Density Residential' and 'SP2 Infrastructure (Classified Road)' zone boundary on Sunnyholt Road. The changes apply to surplus T-way land on Sunnyholt Road between Gordon Street and Cambridge Street, and will also remove corresponding height of building controls.

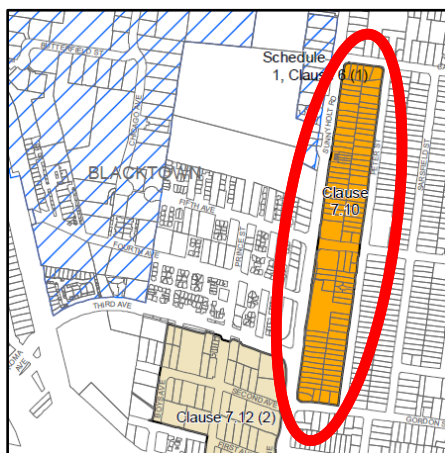
The amendments were requested by the RMS to assist in the preparation of the surplus North West Transit Way (T-way) land for sale. Rezoning the land will also facilitate the redevelopment of this area for higher density development as identified in the 'Blacktown City Centre Masterplan'.

Item 20 Land unsuitable for amalgamation

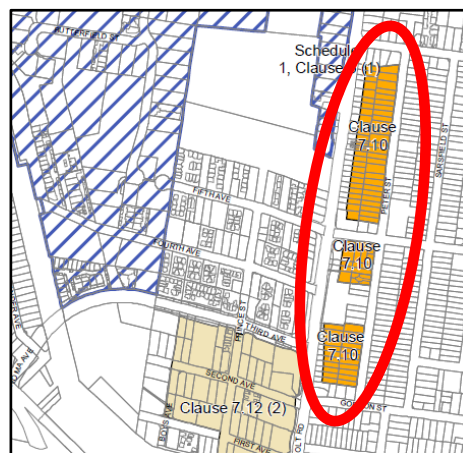
Proposal It is proposed to make changes to the Key Sites Map to remove Clause 7.10 Minimum site requirements for development on certain land from identified sites.

Map Sheets Key Sites Map - KYS 013

Changes to maps • Sunnyholt Road, Blacktown (map sheet KYS 013)



Current Clause 7.10 area



Proposed Clause 7.10 area

• Prospect Highway, Seven Hills (map sheet KYS 014)



Current Clause 7.10 area



Proposed – Clause 7.10 mapping removed

Comment The amendment the Key Sites Map to remove Clause 7.10 mapping from identified sites at:

- Sunnyholt Road, Blacktown
- Prospect highway, Seven Hills.

The purpose of the amendment is to remove the need to utilise *Clause 4.6 Exceptions to development standards* for development on land that was not able to be amalgamated with surplus T-way land owned by the RMS.

Item 21 Height of Building in Urban Renewal Precincts

Proposal It is proposed to make changes to the Height of Building Map to remove Height of Building control 'H = 7.5m' and replace with 'J = 9m' on land in Urban Renewal Precincts.

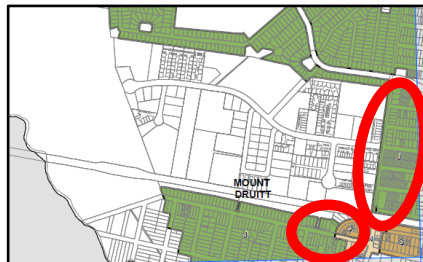
Map Sheets Height of Building Map - HOB 003, HOB 004, HOB 008, HOB 009, HOB 013 and HOB 014

Changes to map

- Mount Druitt URP (map sheet HOB 003)



Current building height – 'H' 7.5m

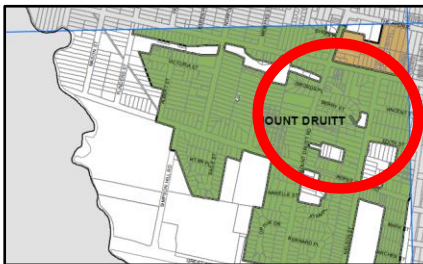


Proposed building height – 'J' 9m

- Mount Druitt URP (map sheet HOB 004)

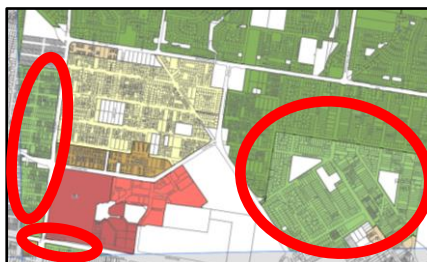


Current building height – 'H' 7.5m



Proposed building height – 'J' 9m

- Mount Druitt URP and Rooty Hill URP (map sheet HOB 008)



Current building height – 'H' 7.5m



Proposed building height – 'J' 9m

- Mount Druitt URP and Rooty Hill URP (map sheet HOB 009)



Current building height – 'H' 7.5m

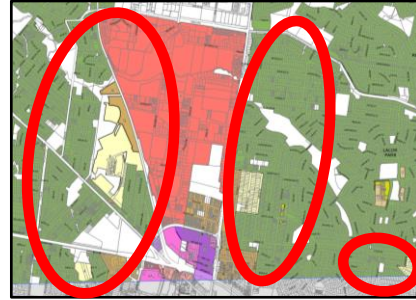


Proposed building height – 'J' 9m

- Blacktown URP and Seven Hills URP (map sheet HOB 013)



Current building height – 'H' 7.5m



Proposed building height – 'J' 9m

- Blacktown URP and Seven Hills URP (map sheet HOB 014)



Current building height – 'H' 7.5m



Proposed building height – 'J' 9m

Comment The amendment will change the maximum building height for land zoned 'R2 Low Density Residential' in the Blacktown, Mount Druitt, Rooty Hill and Seven Hills Urban Renewal Precincts from 7.5 metres to 9 metres.

Under BLEP 2015 land zoned 'R2 Low Density Residential' outside of the urban renewal precincts has a 9 metre height of building control suitable to permit development for 2 storey dwellings.

Applicants for two storey dwellings are generally unable to achieve the 7.5 metre height of building control. As a result, Council has received applications requiring building height variations under *Clause 4.6 Exceptions to development standards*.

It is therefore considered necessary to amend the height of building map to increase the building height to 9 metres for low density residential land in Urban Renewal Precincts.

This matter was identified during the post-gazettal review of BLEP 2015 undertaken by Council.

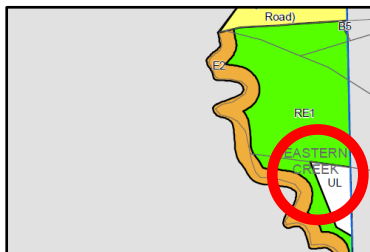
Item 22 SEPP zoning notations

Proposal It is proposed to make changes to the Land Zoning Map to rectify incorrect notations on land zoned under a SEPP.

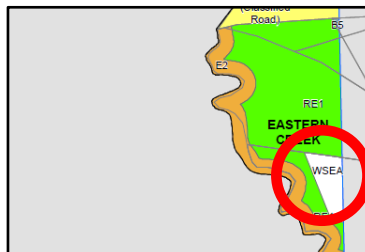
Map Sheets Land Zoning Map - LZN 004; LZN 005; LZN 008; and LZN 009

Changes to maps

- Lot 10 DP 1157491, Old Wallgrove Road, Eastern Creek (map sheet LZN 004)

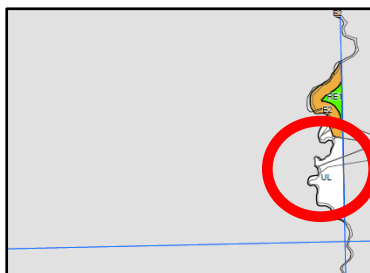


Current notation - error

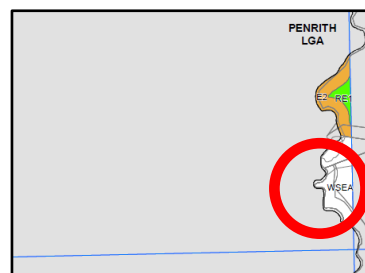


Proposed notation – 'WSEA'

- Lot 54 DP 1215903, Old Wallgrove Road, Eastern Creek (map sheet LZN 004)

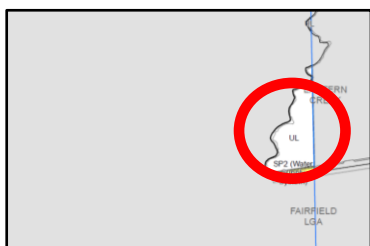


Current notation - error



Proposed notation – 'WSEA'

- Lot 53 DP 1194410, Old Wallgrove Road, Eastern Creek (map sheet LZN 005)



Current notation - error

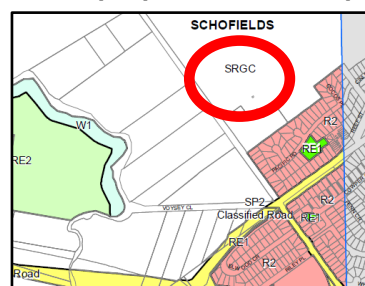


Proposed notation – 'WSEA'

- Lot 3 DP 853847, Eastern Road, Quakers Hill (map sheet LZN 008)

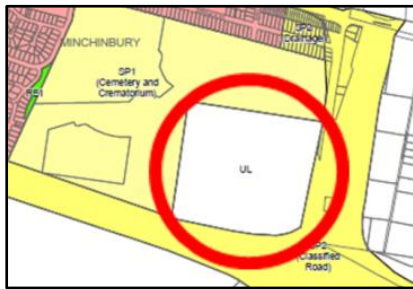


Current notation - error

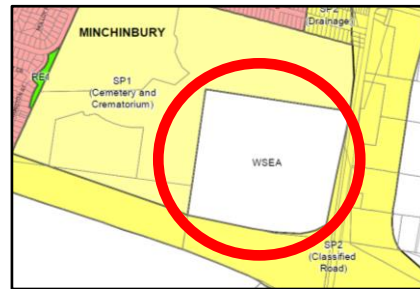


Proposed notation – 'SRGC'

- **Lot 1 DP 1040948, Wallgrove Road, Eastern Creek (map sheet LZN 009)**

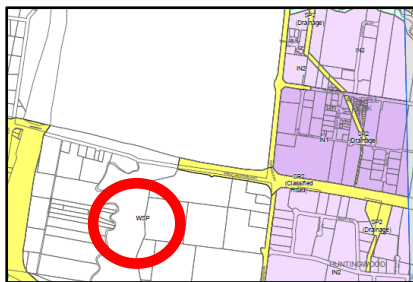


Current notation - error

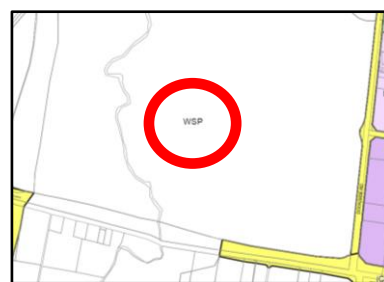


Proposed notation – 'WSEA'

- **Great Western Sydney Highway at Lot 101 DP 1195067 (map sheet LZN 009)**

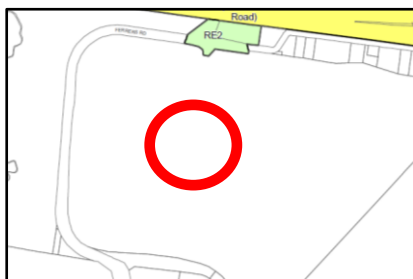


Current notation - error



Proposed notation – 'WSP'

- **Lot 3 DP 1079897, Ferrers Road, Eastern Creek (map sheet LZN 009)**



Current notation - error



Proposed notation – 'WSP'

Comment The amendment will correct a mapping error and clarify that the land is not zoned under BLEP 2015 but under one of the following SEPPs:

- *State Environmental Planning Policy (Western Sydney Employment Area) 2009*
- *State Environmental Planning Policy (Sydney Region Growth Centre) 2006*
- *State Environmental Planning Policy (Western Sydney Parklands) 2009.*

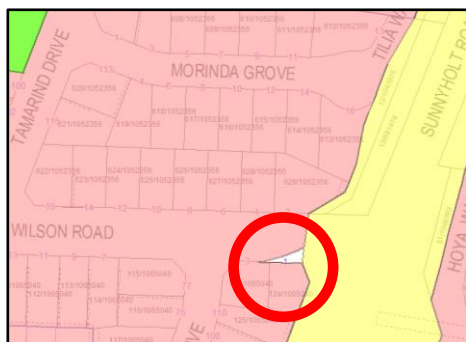
These matters were identified during the post-gazettal review of BLEP 2015 undertaken by Council.

Item 23 Lot 124 DP 1065040 mapping anomaly

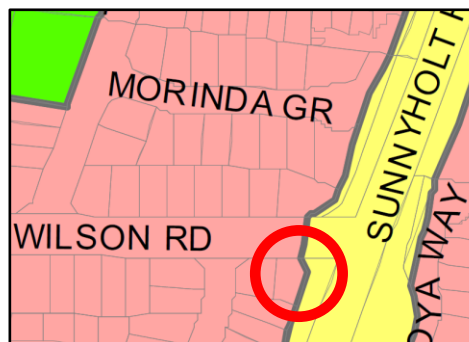
Proposal It is proposed to make changes to the Land Zoning Map to correct a mapping anomaly at Lot 124 DP 1065040 (located above 1 Wilson Road, Acacia Garden on the map).

Map Sheets Land Zoning Map - LZN 013

Changes to maps



Current zoning – Unzoned land



Proposed zoning – R2 Low Density Residential

Comment The amendment will correct a mapping error which has resulted in part of the road being left unzoned on the map. The land is zoned 'R2 Low Density Residential' consistent with the rest of Wilson Road.

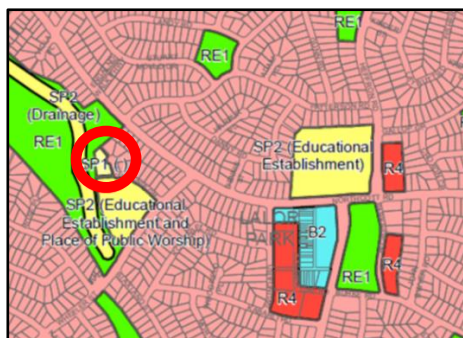
This matter was identified during the post-gazettal review of BLEP 2015 undertaken by Council.

Item 24 Lot 1 DP 634195 mapping anomaly

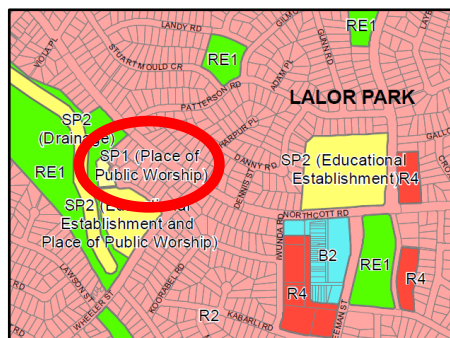
Proposal It is proposed to make changes to the Land Zoning Map to correct the notation to show 'SP1 (Place of Public Worship)' at Lot 1 DP 634195 Gardenia Grove, Lalor Park.

Map Sheets Land Zoning Map - LZN 013

Changes to maps



Current notation error



Proposed notation

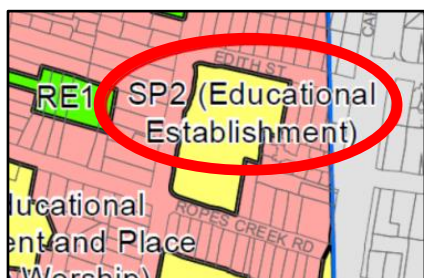
Comment The land is zoned 'SP1 (Place of Public Worship)'. This amendment will correct a mapping error which has resulted in the zoning notation being left incomplete on map sheet LZN 013. This matter was identified during the post-gazettal review of BLEP 2015 undertaken by Council.

Item 25 Zoning notation for religious schools

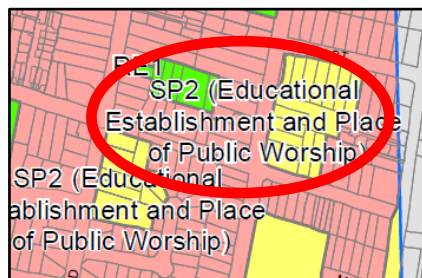
Proposal It is proposed to make changes to the Land Zoning Map to add 'Place of Public Worship' to 'SP2 (Educational Establishment)' notations for identified sites.

Map Sheets Land Zoning Map - LZN 004, LZN 008, and LZN 014

- Changes to maps**
- **Sacred Heart Primary School (map sheet LZN 004)**
Lot 100 DP 876627, 25 Nelson St, Mount Druitt

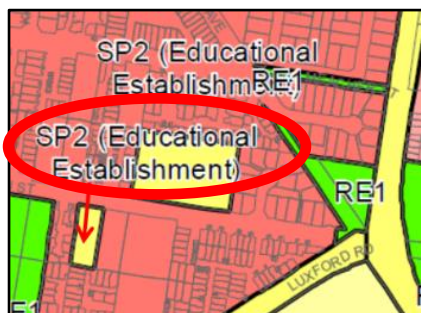


Current notation

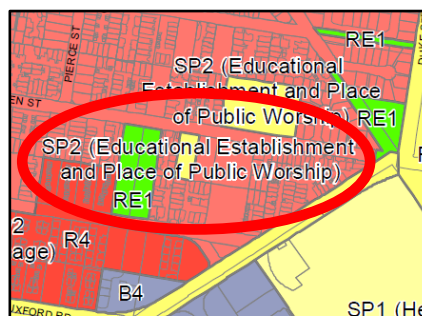


Proposed notation

- **Coptic Orthodox Church (map sheet LZN 008)**
Lot 203 DP 1256, No. 52 Methven Street, Mount Druitt

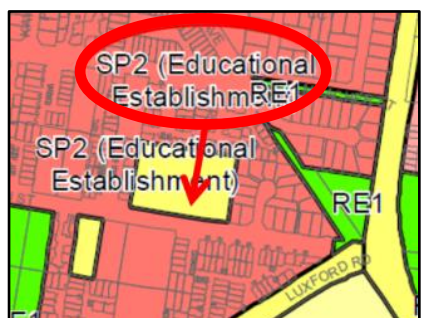


Current notation

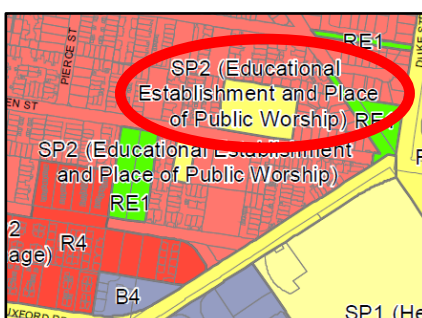


Proposed notation

- **St Bishoy Coptic Orthodox College (map sheet LZN 008)**
Lot 100 DP 1141706, 53 - 59 Methven Street, Mount Druitt



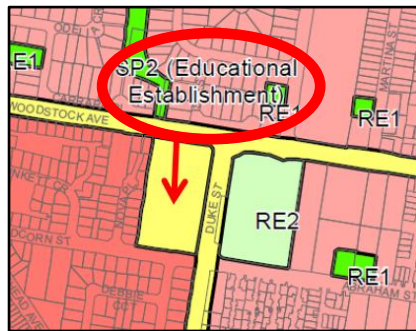
Current notation



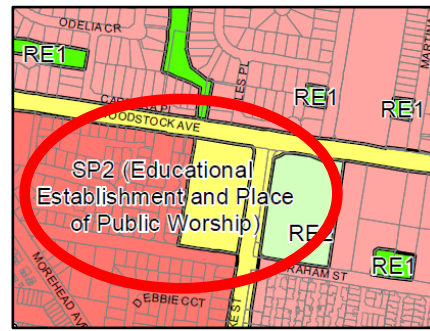
Proposed notation

- **Australian Islamic College of Sydney (map sheet LZN 008)**

Lot 10 DP 1160461, No 400 Woodstock Avenue, Mount Drui



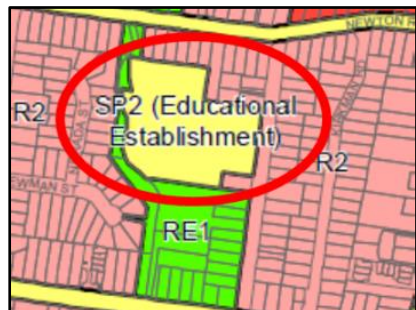
Current notation



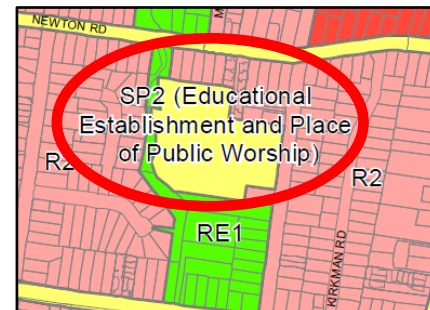
Proposed notation

- **St Patricks Primary School (map sheet LZN 014)**

Lot 112 DP 845777, 51 Allawah Street, Blacktown



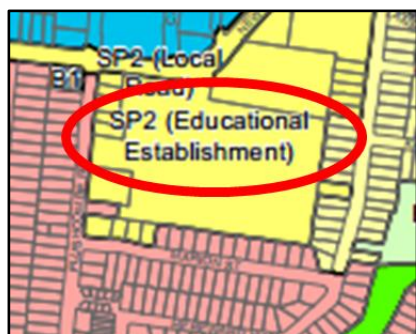
Current notation



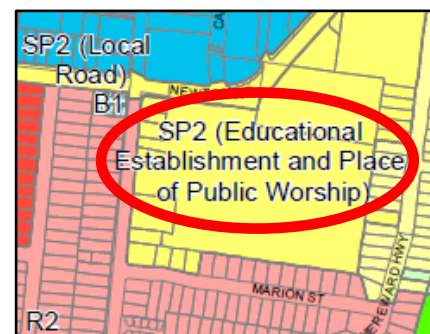
Proposed notation

- **Patrician Brothers College (map sheet LZN 014)**

Lot 1 DP 1001326, Flushcombe Road, Blacktown



Current notation



Proposed notation

Comment The identified religious school sites are used for purpose of 'Educational Establishment' and 'Place of Public Worship'. The amendments will correct mapping errors which have resulted in the zoning notations being left incomplete on the Land Zoning Map.

These matters were identified during the post-gazettal review of BLEP 2015 undertaken by Council.

Item 26 Heritage mapping anomalies

Proposal It is proposed to make changes to the Heritage Map to correct formatting anomalies.

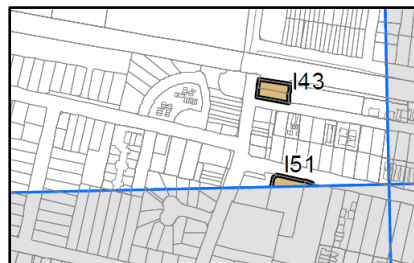
Map Sheets Heritage Map - HER 003, HER 009, and HER 013

Changes to maps

- **Heritage Item No. I43 and Heritage Item No. I151 (map sheet HER 003)**

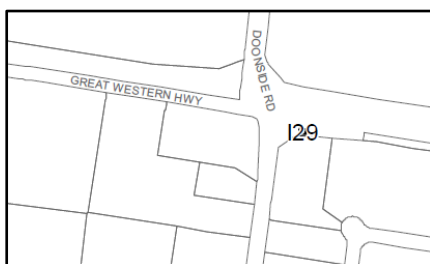


Current notations



Proposed notations

- **Heritage Item No. I29 (7 notations - map sheets HER 009 and HER 014)**

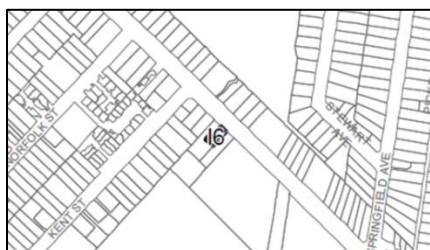


Current notations

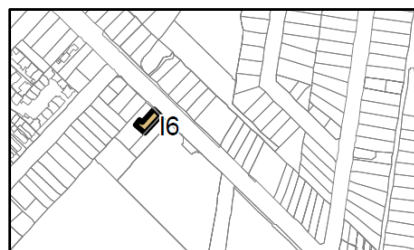


Proposed notations

- **Heritage Item No. I6 (map sheet HER 013)**



Current notation



Proposed notation

Comment The amendments will correct a formatting anomaly on the heritage maps. Heritage Items I6, I29, I43, and I151 are located on small sites and currently the notations on the map make the sites hard to see. The purpose for moving the notations on these properties is to make the sites more easily visible on the map sheet.

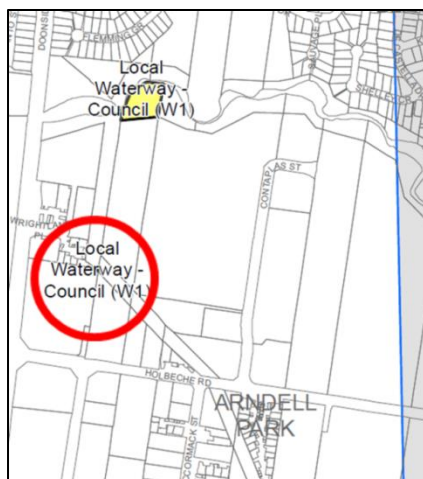
These matters were identified during the post-gazettal review of BLEP 2015 undertaken by Council.

Item 27 Lot 200 DP 854922, No.3, Holbeche Road, Arndell Park

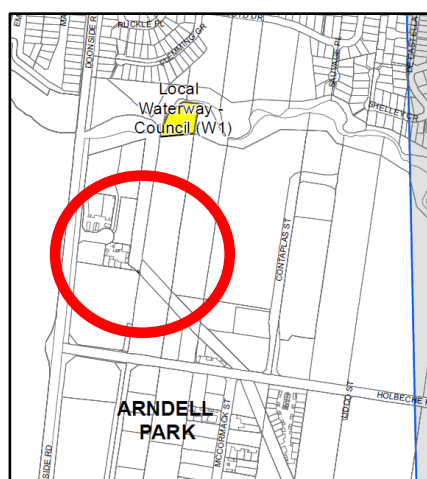
Proposal It is proposed to make changes to the Land Reservation Acquisition Map to delete the incorrect notation for 'Local Waterway – Council (W1)' over the land at Lot 200 DP 854922, No.3 Holbeche Road, Arndell Park.

Map Sheets Land Reservation Acquisition Map - LRA 009

Draft Land Use Table **LRA 009 – Lot 200 DP 854922, No 3 Holbeche Road, Arndell Park**



Current



Proposed

Comment The land is zoned 'IN2 Light Industrial' and 'SP2 Infrastructure (Drainage)' and is not identified for acquisition. The 'W1' notation on the Land Acquisition Map is therefore incorrect. It is necessary to remove the notation to preserve the accuracy of the BLEP 2015 maps and to avoid creating confusion.

This matter was identified during the post-gazettal review of BLEP 2015 undertaken by Council.

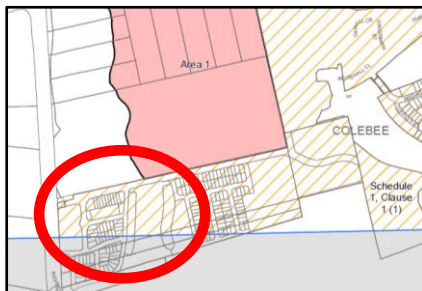
Item 28 Mapping error on Key Sites Map

Proposal It is proposed to amend the Key Sites Map to remove the Schedule 1.1(1) mapping from land that is not zoned R3 High Density Residential.

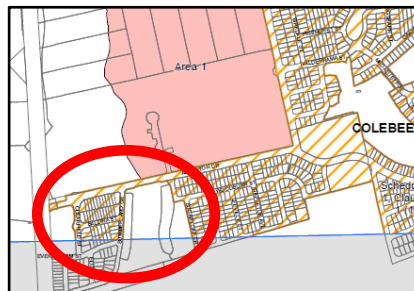
Map Sheets Key Sites Map - KYS 007 and KYS 008

Draft Land Use Table

- Richmond Road/Alderton Drive, Colebee (map sheet KYS 007)

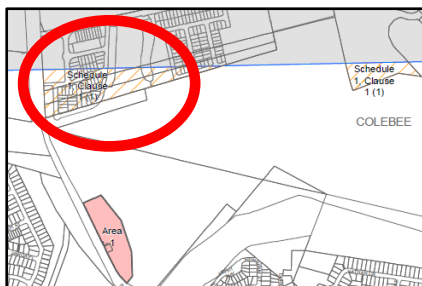


Current mapping error

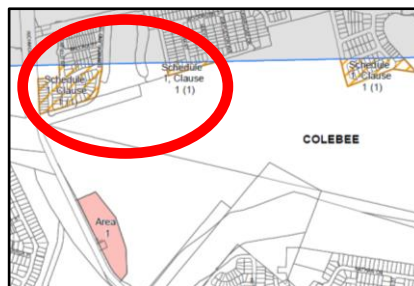


Proposed mapping

- Richmond Road/Alderton Drive, Colebee (map sheet KYS 008)



Current mapping error



Proposed mapping

Comment The amendment seeks to correct a mapping error by removing the Schedule 1, Clause 1(1) mapping from identified sites.

Schedule 1 Clause 1(1) only applies to the R3 High Density Residential Zone. The following sites are not zoned R3 High Density Residential and therefore must have the Schedule 1, Clause 1(1) mapping removed:

- Lot 96 DP 1187631 - Woodburn Street, Colebee
- Lot 97 DP 1187631 - Sugarloaf Crescent, Colebee
- Lot 99 DP 1187631 - Alderton Drive, Colebee
- Lot 166 DP 1187630 - Summerland Crescent, Colebee.

This matter was identified during the post-gazettal review of BLEP 2015 undertaken by Council.