



# **BLACKTOWN CITY COUNCIL**

## **PLANNING PROPOSAL**

**LEP Amendment to Blacktown Local Environmental Plan 2015**

**137 - 141 Newton Road, Blacktown**

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## **PART 1 – Objectives or intended outcomes**

At its Ordinary Meeting on 28 November 2018, Council resolved to prepare and forward a Planning Proposal to the Department of Planning and Environment requesting a Gateway Determination to increase the maximum building height on 137 – 141 Newton Road, Blacktown to 18m over part of the site and 14 m over the balance of the site.

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

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

### **Blacktown Local Planning Panel**

The Planning Proposal was submitted to the Blacktown Local Planning Panel on 26 September 2018

The Panel provided the following advice:

- The Panel is satisfied that the Planning Proposal meets strategic and site merit tests.
- Supports the matter proceeding to Gateway Determination, however careful attention will need to be given at the development application stage to impacts of increased height, particularly the impact of overlooking and overshadowing on the adjoining school grounds.
- The Panel suggests Council officers may wish to consider whether, given the wider footpath alignment on the property, that an upgrade of the area be required as part of the Planning Proposal or future development on the site.

### **Council Resolution**

At its Ordinary Meeting of 28 November 2018, Council resolved to:

1. *Prepare and forward a Planning Proposal to the Department of Planning and Environment requesting a Gateway Determination to increase the maximum building height on 137-141 Newton Road, Blacktown to 18 m over part of the site and 14 m over the balance of the site, in accordance with the plan at attachment 5.*

A copy of the Council report is attached at Appendix 1.

The Planning Proposal applies to land being 137 – 141 Newton Road, Blacktown as shown below.



## 1.2 Current planning controls

The land is zoned B1 Neighbourhood Business. The current height control is 10 metres under Blacktown Local Environmental Plan 2015. The current height controls are shown in Figure2. The complete planning controls are available at [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au).

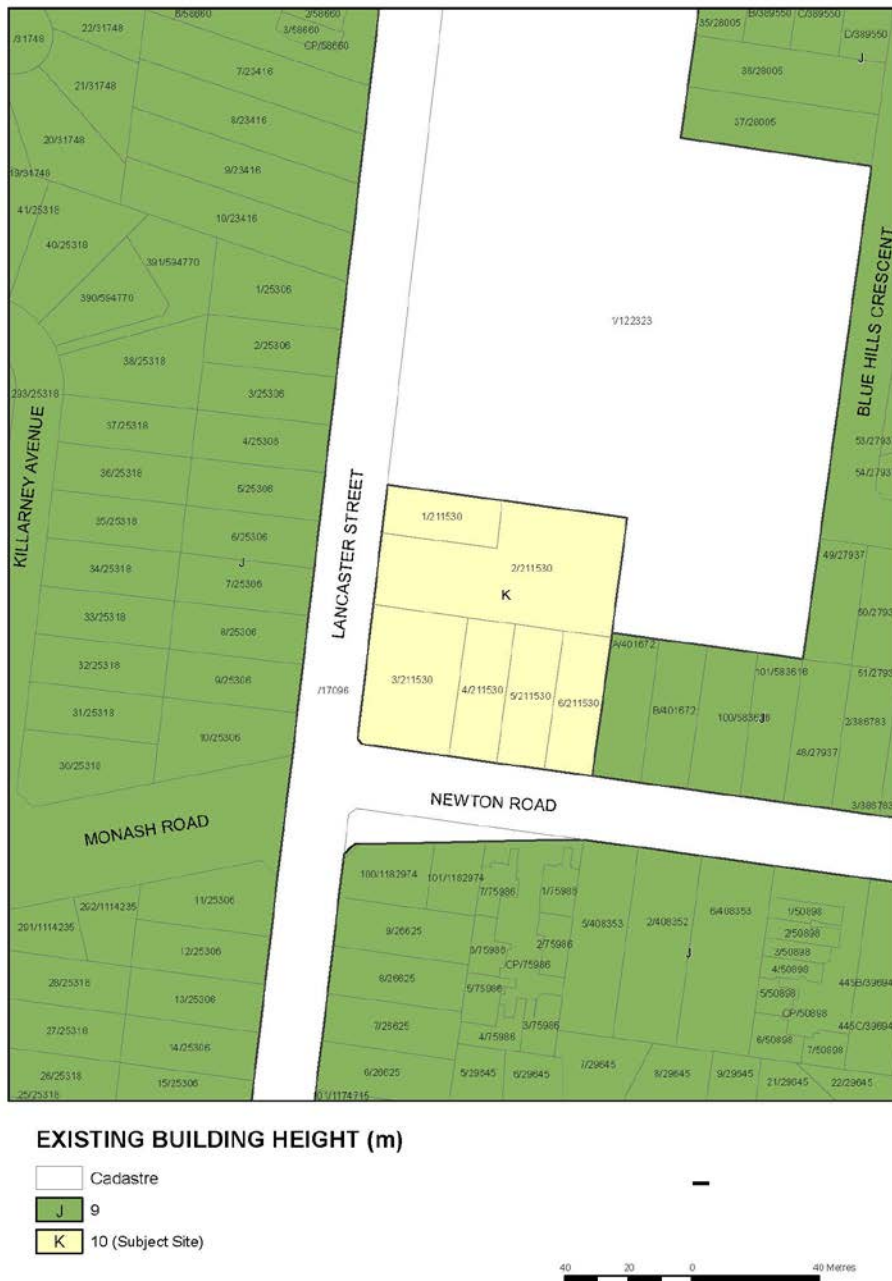


Figure 2: Existing Building Height

## PART 2 – Explanation of provisions

### 2.1 Amendments to the Height of Building maps in Blacktown LEP 2015

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

- Apply a 18m height control height control to lots 3 and 4 DP 211530 and a 14m height control to Lots, 1, 2, 5 and 6 DP 211530.

### 2.2 Detailed mapping amendment

BLACKTOWN Local Environmental Plan 2015		Proposed Amendment
Height of Building map	HOB 014	Apply the height of building control P18 metres to : <ul style="list-style-type: none"><li>• Lots 3 and 4 DP 211530</li></ul> Apply the height of building control N14 metres to : <ul style="list-style-type: none"><li>• Lots 1, 2, 5 and 6 DP 211530</li></ul>

**Table 1 Description of map amendment**

## PART 3 – Justification

### 3.1 Section A – Need for the Planning Proposal

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

This Planning Proposal has not been prepared in response to any specific Strategic Studies or Reports prepared by Council or any other Government agencies.

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

A Planning Proposal which seeks to increase the height provisions is the best means to achieve the intended outcomes.

A proposed increase in height is considered appropriate in the subject location as it would create a better designed solution that allows for greater building height on the corner element of the site, emphasising its importance as a gateway to the Blacktown City Centre. The proposed increase to 18 m would apply to the south-western part of the site adjacent to the intersection. The 14 m would apply to the balance of the site, allowing a transition with adjacent residential land to the east and the school to the north.

### 3.2 Section B – Relationship to strategic planning framework

#### Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Greater Sydney Region Plan and the Central City District Plan)?

##### Metropolitan Strategy

*A Greater Sydney – A Metropolis of Three Cities* is the NSW Government's metropolitan strategy for Sydney, published in March 2018. Relevant directions are noted at Table 2 below.

Directions for A Greater Sydney – A Metropolis of Three Cities	Consistency/Response
<b>4. Liveability</b>	
Objective 6 Services and Infrastructure meet communities' changing needs	Yes The rezoning will facilitate the redevelopment of the site for the construction of shop top housing in proximity to public transport and access to the Blacktown CBD strategic centre.
Objective 7 Communities are healthy, resilient and socially connected	Yes The rezoning will facilitate the redevelopment of the site for the construction of shop top housing in proximity to local area of open space, educational facilities, public transport and access to the Blacktown CBD strategic centre.

Objective 10 Greater Housing Supply	Yes The rezoning will facilitate the redevelopment of the site for the construction of shop top housing.
Objective 11 Housing is more diverse and affordable	Yes The rezoning will facilitate the redevelopment of the site for the construction of shop top housing.
<b>5. Productivity</b>	
A Metropolis of Three Cities - integrated land use and transport creates walkable and 30 minute cities	Yes The rezoning will facilitate the redevelopment of the site for the construction of shop top housing in proximity to public transport and access to the Blacktown CBD strategic centre. .

Central City District Plan	Consistency/Response
<b>Infrastructure and collaboration</b>	
Planning Priority N1 Planning for a city supported by infrastructure	Yes The rezoning will facilitate the redevelopment of the site for the construction of shop top housing.
<b>Liveability</b>	
Planning Priority N3 Providing services and social infrastructure to meet people's changing needs	Yes The rezoning will facilitate the redevelopment of the site for the construction of shop top housing.
Planning Priority N4 Fostering healthy, creative, culturally rich and socially connected communities	Yes The rezoning will facilitate the redevelopment of the site for the construction of shop top housing in a location in proximity to open space and educational facilities.
Planning Priority N5 Providing housing supply, choice and affordability with access to jobs, services and public transport	Yes The rezoning will facilitate the redevelopment of the site for the construction of shop top housing in proximity to public transport and access to the Blacktown CBD strategic centre. .
<b>Productivity</b>	
Planning Priority N9 Delivering integrated land use and transport planning and a 30-minute city	Yes The rezoning will facilitate the redevelopment of the site for the construction of shop top housing in proximity to public transport and access to the Blacktown CBD strategic centre.



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

Our *Blacktown 2036* is Council's Community Strategic Plan. It establishes a framework to enable Council to manage the future growth of the City. .

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

Strategic Directions	
A vibrant and inclusive city, and A growing city supported by accessible infrastructure	This Planning Proposal will facilitate mixed use development, that is, shoptop housing in close proximity to public transport, education facilities and local areas of open space

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

State Environmental Planning Policy	Consistency/Response
SEPP 32 – Urban Consolidation (Redevelopment of Land)	Yes This Planning Proposal will promote the orderly and economic development of land by enabling mixed use development.
SEPP 55 – Remediation of Land	Yes Clause 6 of SEPP 55 requires that, in preparing an environmental planning instrument, a planning authority is not to include in a zone any land that would permit a change of use to land that is: <ul style="list-style-type: none"> <li>• in an investigation area; or</li> <li>• land in which a contaminating activity as identified in the contaminated land planning guidelines and is known to have been carried out; or</li> <li>• the proposed use includes residential use, unless there is no knowledge of prior contaminating use on the land, and on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).</li> </ul> <p>There is no knowledge of prior contaminating uses on the land and the shop top housing uses are therefore in compliance with this SEPP.</p>
SEPP 64 - Advertising and Signage	Yes This Planning Proposal will not contradict or hinder the application of this SEPP.

SEPP 65 (Design Quality of Residential Apartment Development)	The proposal will be required to comply with SEPP 65 and the ADG. The concept complies with SEPP 65 and the ADG however will require further analysis when a detailed design is prepared at DA stage. The DA will address SEPP 65 and the ADG to ensure building is consistent.
SEPP (Building Sustainability Index: BASIX) 2004	Yes This Planning Proposal will not contradict or hinder the application of this SEPP.
SEPP (Exempt and Complying Development Codes) 2008	Yes This Planning Proposal will not contradict or hinder the application of this SEPP.
SEPP (Infrastructure ) 2007	Yes This Planning Proposal will not contradict or hinder the application of this SEPP.

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

Number	Directions/Objectives	Consistency/Response
1 1.1	<p><b>Employment and Resources Business and Industrial Zones</b></p> <p>4)(c) requires that a Planning Proposal that will affect land within an existing business zone must not reduce the total potential floor space area for employment uses and related services in business zones .</p> <p>(5)(b) permits a Planning Proposal to be inconsistent with this direction where justified by a study (prepared in support of the Planning Proposal) which gives consideration to the objectives of this direction.</p>	<p>Consistent</p> <p>This Planning Proposal will not result in any reduction in the amount of business zoned land in the Blacktown CBD.</p>
3.4	<p><b>Integrating Land Use and Transport</b></p> <p>The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:</p> <ul style="list-style-type: none"> <li>• improving access to housing, jobs and services by walking, cycling and public transport, and</li> <li>• increasing the choice of available transport and reducing dependence on cars, and</li> <li>• reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and</li> <li>• supporting the efficient and viable operation of public transport services, and</li> </ul>	<p>Consistent</p> <p>This Planning Proposal is consistent with the objectives of this direction in that it will enable a shop top housing development, retaining a supermarket on site while also allowing for additional retail space and new residential units. The proposal will increase the access existing dwellings in the surrounding area have to employment opportunities with new jobs generated by the Planning Proposal to include retail and business jobs. For many dwellings in the locality the site will be accessible by walking. Other future employees can gain access to the site via public transport.</p> <p>For those living at the site they will be able to access Blacktown CBD by a 20 minute walk or a 5 minute bus ride. The Blacktown CBD provides a wider range</p>

	providing for the efficient movement of freight.	of employment opportunities and also provides access to the train line, connecting to Penrith and Parramatta.
3.5	<p><b>Development Near Licensed Aerodromes</b></p> <p>(4) In the preparation of a Planning Proposal that sets controls for the development of land in the vicinity of a licensed aerodrome, the relevant planning authority must:</p> <ul style="list-style-type: none"> <li>(a) consult with the Department of the Commonwealth responsible for aerodromes and the lessee of the aerodrome,</li> <li>(b) take into consideration the Obstacle Limitation Surface (OLS) as defined by that Department of the Commonwealth,</li> <li>(c) for land affected by the OLS: <ul style="list-style-type: none"> <li>(i) prepare appropriate development standards, such as height, and</li> <li>ii) allow as permissible with consent development types that are compatible with the operation of an aerodrome</li> </ul> </li> <li>(d) obtain permission from that Department of the Commonwealth, or their delegate, where a Planning Proposal proposes to allow, as permissible with consent, development that encroaches above the OLS. This permission must be obtained prior to undertaking community consultation in satisfaction of section 57 of the Act.</li> </ul>	<p>Consistent</p> <p>The subject site is not in the vicinity of a licensed aerodrome, nor is it in the OLS of Bankstown Aerodrome or the proposed OLS of the Western Sydney Airport</p>
4 4.1	<p><b>Hazard and Risk</b></p> <p><b>Acid Sulfate Soils</b></p> <p>The direction requires that</p> <p>(6) A relevant planning authority must not prepare a Planning Proposal that proposes an intensification of land uses on land identified as having a probability of containing Acid Sulfate Soils on the Acid Sulfate Soils Planning Maps unless the relevant planning authority has considered an acid sulfate soils study assessing the appropriateness of the change of land use given the presence of acid sulfate soils. The relevant planning authority must provide a copy of any such study to the Director-General prior to undertaking community consultation in</p>	<p>Consistent</p> <p>No part of this site is mapped as having Acid Sulfate Soils</p>

	satisfaction of section 57 of the Act.	
<b>4.3</b>	<p><b>Flood Prone Land</b></p> <p>The objectives of this direction are:</p> <p>a) to ensure that development of flood prone is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and</p> <p>b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.</p>	<p>Consistent</p> <p>No part of this site is flood prone land</p>
<b>5.10</b>	<p><b>Implementation of Regional Plans</b></p> <p>(1) The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.</p> <p>(4) Planning Proposals must be consistent with a Regional Plan released by the Minister for Planning.</p>	Consistent
<b>6.1</b>	<p><b>Approval and Referral Requirements</b></p> <p>(1) The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.</p> <p>(4) A Planning Proposal must:</p> <p>(a) minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and</p> <p>(b) not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the relevant planning authority has obtained the approval of:</p> <p>(i) the appropriate Minister or public authority, and</p> <p>(ii) the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), prior to undertaking community consultation in satisfaction of section 57 of the Act and</p> <p>(c) not identify development as designated development unless the relevant planning authority:</p>	<p>Consistent</p> <p>This Planning Proposal does not include any proposed provisions requiring referrals or concurrences, however will require referral to the RMS pursuant to Clause 104 of SEPP (Infrastructure)</p>

	<p>(i) can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the class of development is likely to have a significant impact on the environment, and</p> <p>(ii) has obtained the approval of the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) prior to undertaking community consultation in satisfaction of section 57 of the Act.</p>	
<b>6.3</b>	<p><b>Site Specific Provisions</b></p> <p>(1) The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.</p> <p>(4) A Planning Proposal that will amend another environmental planning instrument in order to allow a particular development proposal to be carried out must either:</p> <p>(a) allow that land use to be carried out in the zone the land is situated on, or</p> <p>(b) rezone the site to an existing zone already applying in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or</p> <p>(c) allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.</p> <p>(5) A Planning Proposal must not contain or refer to drawings that show details of the development proposal</p>	<p>Consistent</p> <p>This Planning Proposal does not include any proposed site or development specific provisions</p>
<b>7.1</b>	<p><b>Implementation of A Plan for Growing Sydney</b></p> <p>(1) The objective of this direction is to give legal effect to the planning principals; directions; and priorities for subregions, strategic centres and transport gateways contained in A Plan for Growing Sydney.</p> <p>(4) Planning Proposals shall be consistent with:</p> <p>(a) the NSW Government's A Plan for Growing Sydney published in December 2014.</p>	<p>Consistent</p>

### **3.3 Section C – Environmental, social and economic impact**

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

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

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

This Planning Proposal seeks to facilitate shop top housing by increasing the permissible height of buildings. It has been prepared according to the vision for the Blacktown City precinct, developed by Blacktown Council. The environmental impacts of any specific development facilitated by this Planning Proposal would be considered pursuant to a development application.

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

This Planning Proposal seeks to facilitate shop top housing by increasing the permissible height of buildings.. The increase and transition in building height will provide for an improved design outcome that emphasises the importance of the site as a gateway to the Blacktown CBD. Newton Road provides a direct link to the Blacktown CBD and both road frontages to the site are bus transport corridors. The increase in yield also improves the viability of redeveloping the site.

The transition in height from 18 m to 14 m seeks to reduce the impact of the proposed additional 4 m building height around the eastern and northern perimeters of the site adjoining the school to the north and housing to the east.

### **3.4 Section D – State and Commonwealth interests**

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

The subject site is well serviced by public transport Newton Road provides a direct link to the Blacktown CBD and both road frontages to the site are bus transport corridors.

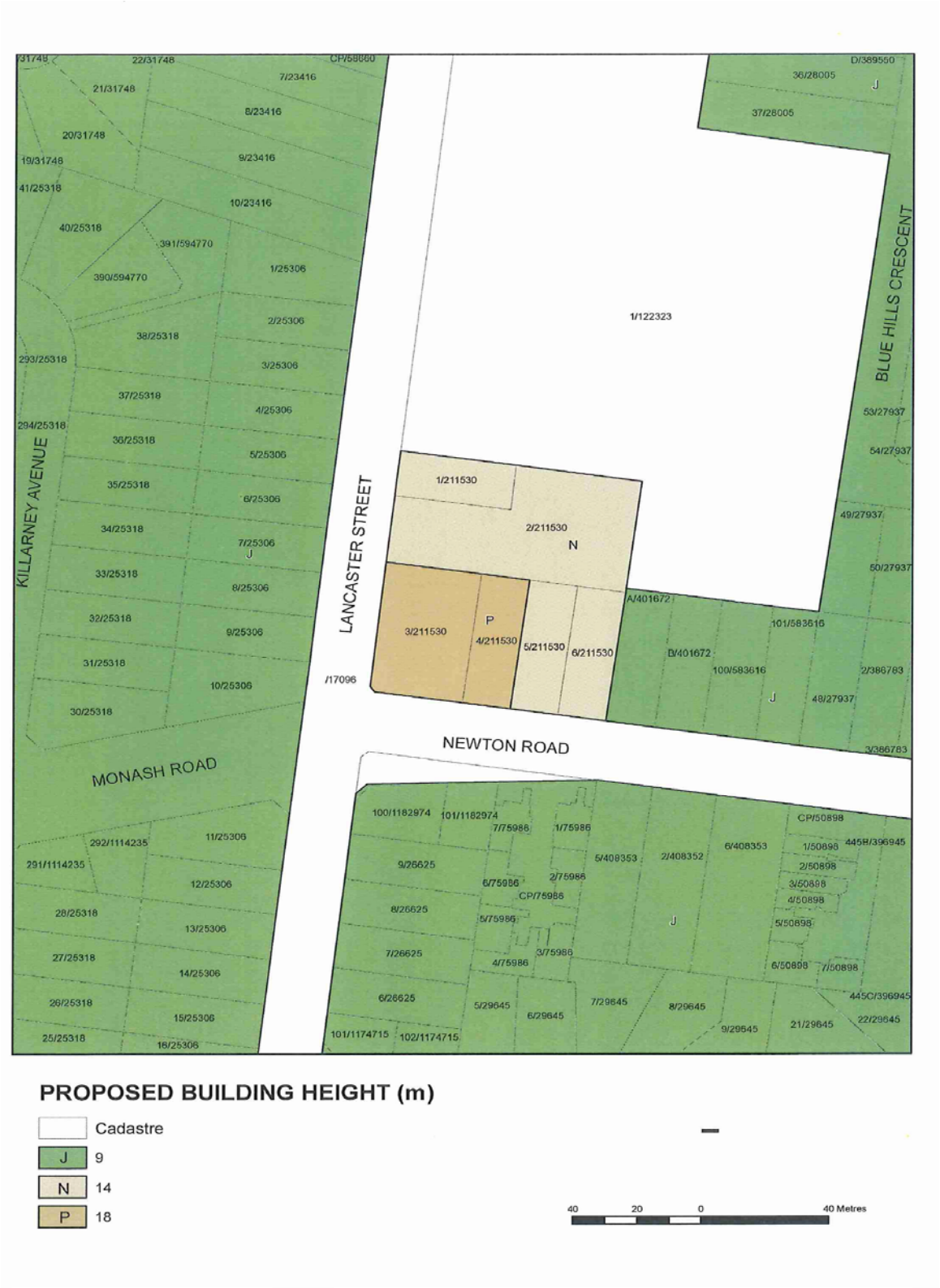
**What are the views of State and Commonwealth Public Authorities consulted in accordance with the gateway determination, and have they resulted in any variations to the Planning Proposal?**

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

**Is there a net community benefit?**

The Planning Proposal will result in a net community benefit. The increase and transition in building height will provide for an improved design outcome that emphasises the importance of the site as a gateway to the Blacktown CBD. The increase in yield also improves the viability of redeveloping the site for mixed use development.

# **PART 4 - Mapping** **Figure 3: Proposed amendments HOB 014**



## PART 5 – Community consultation

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

## PART 6 – Project timeline

Tasks	Timeframe
Gateway Determination	January 2019
Public Authority Consultation	February 2019
Community Consultation	February/March 2019
Consideration of Submissions	March 2019
Update Planning Proposal/report to Council	April 2019
Department review of final Planning Proposal	May 2019



**PD071118 3.2. PD380132 Planning Proposal for 137-141 Newton Road, Blacktown****Director:** Glennys James, Director Planning & Development**Author:** Meredith Shipway**File:** LEP-18-0005**Division is required**

<b>Topic</b>	Planning Proposal to amend <i>Blacktown Local Environmental Plan 2015</i> to increase the maximum building height on 137-141 Newton Road, Blacktown to 18 m over part of the site and 14 m over the balance of the site.
<b>Analysis</b>	<p>We have received a request to increase the maximum building height on the site from 10 m (3 storeys) to part 14 m (4 storeys) and part 18 m (5 storeys).</p> <p>The increase and transition in building height will provide for an improved design outcome that emphasises the importance of the site as a gateway to the Blacktown CBD. Newton Road provides a direct link to the Blacktown CBD and both road frontages to the site are bus transport corridors. The increase in yield also improves the viability of redeveloping the site.</p> <p>The proposal was reported to the Blacktown Local Planning Panel 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.</p>
<b>Attachment/s</b>	<ol style="list-style-type: none"> <li>1. Location map <b>[PD380132.1]</b></li> <li>2. Existing land zoning <b>[PD380132.2]</b></li> <li>3. Aerial photo <b>[PD380132.3]</b></li> <li>4. Existing building height control <b>[PD380132.4]</b></li> <li>5. Proposed building height control <b>[PD380132.5]</b></li> <li>6. Blacktown Local Planning Panel advice to Council <b>[PD380132.6]</b></li> </ol>
<b>Report Recommendation</b>	<ol style="list-style-type: none"> <li>1. Prepare and forward a Planning Proposal to the Department of Planning and Environment requesting a Gateway Determination to increase the maximum building height on 137-141 Newton Road, Blacktown to 18 m over part of the site and 14 m over the balance of the site, in accordance with the plan at attachment 5.</li> </ol>

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<b>Committee Recommendation</b>	<ol style="list-style-type: none"> <li>1. Prepare and forward a Planning Proposal to the Department of Planning and Environment requesting a Gateway Determination to increase the maximum building height on 137-141 Newton Road, Blacktown to 18 m over part of the site and 14 m over the balance of the site, in accordance with the plan at attachment 5.</li> </ol>
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2. It be noted that Ms. A. Conlon, on behalf of the applicant, was received by the Planning, Development, Historical & Assets Committee meeting between 6.44 p.m. and 6.52 p.m.

COMMITTEE DIVISION:

Supported: Crs Collins, Cr Bleasdale, Cr Camilleri & Cr Israel  
Absent: Cr Griffiths

## Key reasons

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### 1. Consistency with the Central City District Plan

- a. The Greater Sydney Region Plan Liveability Objectives emphasise the importance of place-based planning. These are reflected in the Central City District Plan Liveability Priorities to provide the right housing in the right place, and to co-ordinate the intensification of land use with the location of centres and key transport, services and facilities infrastructure. This provides essential support for future residents and critical mass to support the viability of centres. The Planning Proposal is consistent with these Priorities.

### 2. Improved design solution on the site

- a. An increase in height is considered appropriate on the site as it would create a better design solution that allows for greater building height on the corner element of the site, emphasising its importance as a gateway to the Blacktown City Centre. The proposed increase to 18 m would apply to the south-western part of the site adjacent to the intersection, minimising any potential overshadowing of adjoining properties. The 14 m component would apply to the balance of the site.
- b. The transition in height from 18 m to 14 m seeks to reduce the impact of the proposed additional 4 m building height around the eastern and northern perimeters of the site, the adjoining school to the north and housing to the east. The site also benefits from a neighbourhood park approximately 250 m to the west and another approximately 450 m to the east.

### 3. Consistency with the Blacktown City Centre Masterplan

- a. The site is located on Lancaster Road, which is the outer ring road that defines the Blacktown City Centre. In 2012 a draft Blacktown City Centre Masterplan was prepared in support of the Blacktown LEP 2015. It identified mixed use development opportunities on the site, and medium density residential development adjoining to the east. The final Blacktown LEP 2015 adopted a staged approach to the upzoning of residential land within the City Centre. The residential land adjoining this site was not upzoned at that time, however was identified as having future capacity for increased density. The proposed increase in height and density on the site reflects the intended future outcomes as envisaged by the draft masterplan.

## Supporting analysis

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### 1. Blacktown Local Planning Panel advice

- 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 that the Planning Proposal meets strategic and site merit tests. The Panel supported the matter proceeding to the Department of Planning and Environment for a Gateway Determination.
- c. It did advise that careful attention will need to be given at the Development Application stage to impacts of increased height, particularly the impact of overlooking and overshadowing on the adjoining school grounds.
- d. Additionally, the Panel suggested Council officers may wish to consider whether, given the wider footpath alignment on the property, that an upgrade of the area be required as part of the Planning Proposal or future development on the site. This is considered a matter that can be addressed at the Development Application stage.

## Context

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### 1. Location and site description

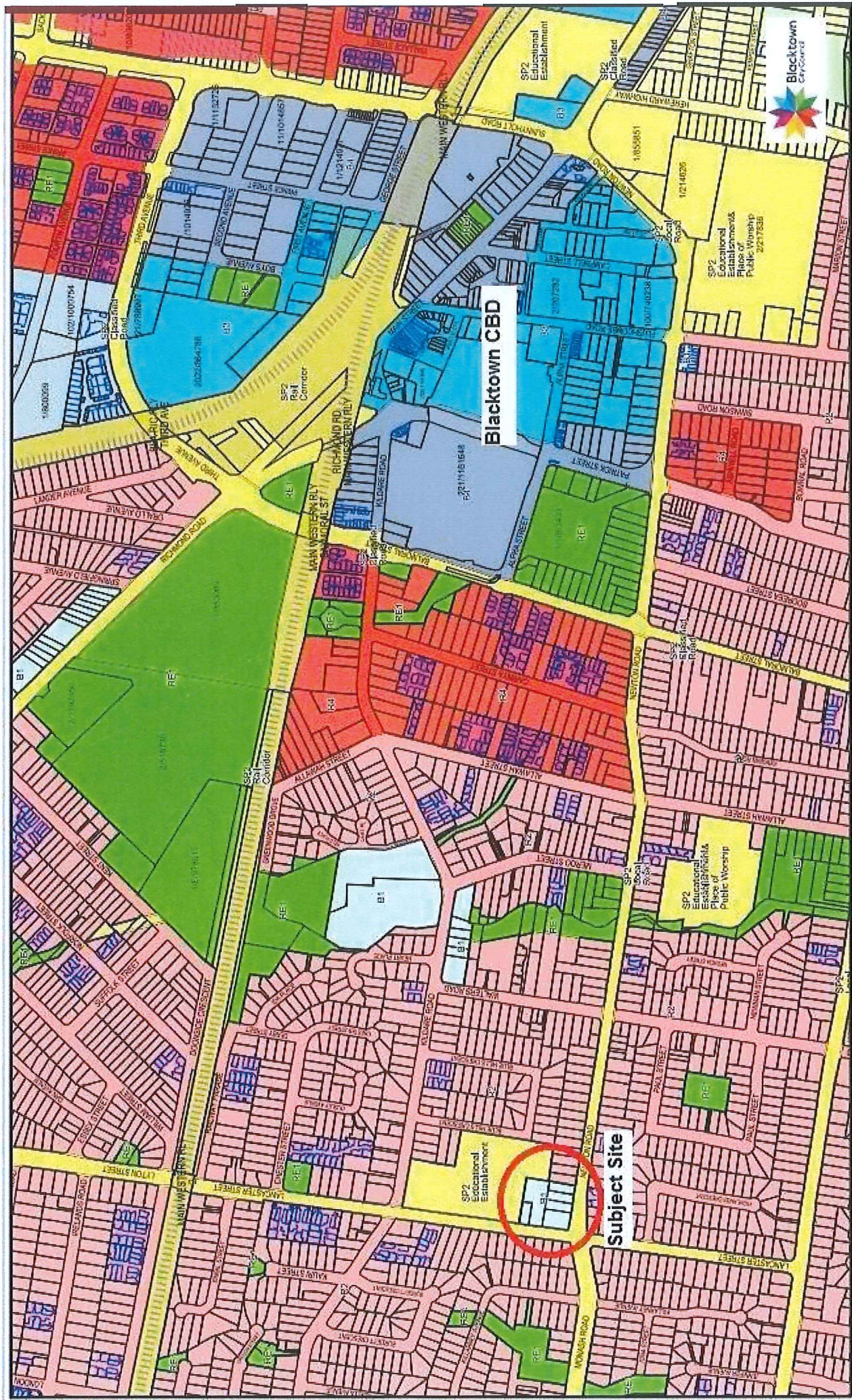
- a. The intended Planning Proposal applies to Lots 1-6 DP 211530, 137-141 Newton Road, Blacktown. The site is located on the north-eastern corner of the intersection of Newton Road and Lancaster Street, Blacktown.
- b. The site is zoned B1 Neighbourhood Centre under Blacktown LEP 2015. It has a current maximum building height control of 10 m. The land to the east, as well as the land on the southern side of Newton Road and the western side of Lancaster Street, is zoned R2 Low Density Residential. The land to the immediate north is zoned SP2 Infrastructure (Educational Establishment) and is the site of the Blacktown West Public School.
- c. The site area of the intended Planning Proposal is 6,216 m<sup>2</sup>. The site on the corner of Newton Road and Lancaster Street is already developed with the Lancaster Street Fruit Market. The 2 adjoining sites in Newton Road, which are under the same ownership and zoned B1, are developed with single storey detached dwellings. The applicant proposes to consolidate the sites for a shop top housing development.

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End of report

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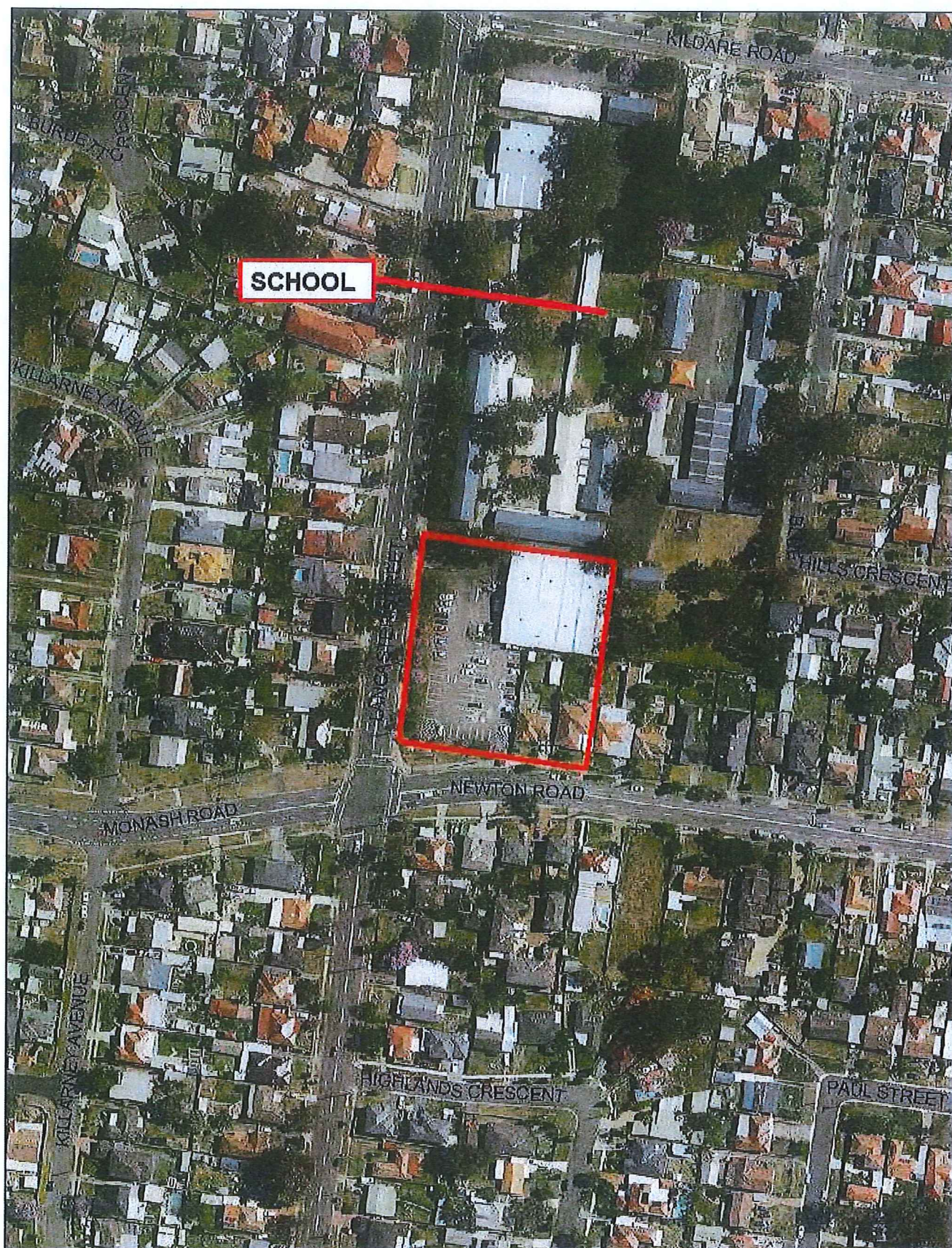
Plot Date: 11/06/2018

# Location map









Source: Airphoto 2016

## AIR PHOTO MAP

 Subject Site

60 25 0 60 Metres



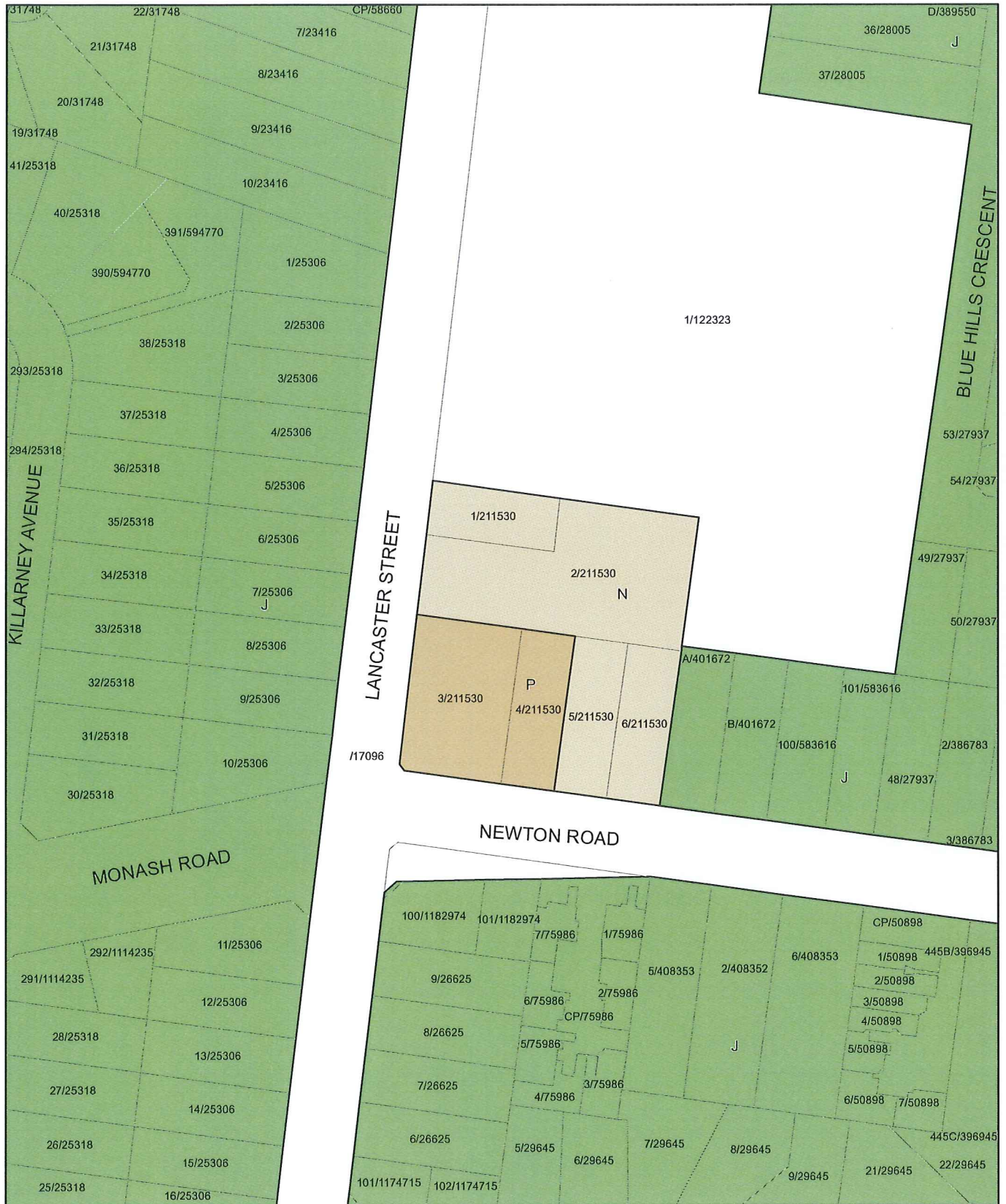


## EXISTING BUILDING HEIGHT (m)

- Cadastre
- J 9
- K 10 (Subject Site)

40 20 0 40 Metres









## Blacktown Local Planning Panel

### PLANNING PROPOSAL ADVICE

DATE OF DETERMINATION	26 September 2018
PANEL MEMBERS	Lindsay Fletcher, Chair Milan Marecic, Independent expert Mary-Lynne Taylor, Independent expert Stan Brulinski, Ward 2 community representative
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

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-18-0005: Planning Proposal to amend *Blacktown Local Environmental Plan 2015* to increase the maximum building height to 18 m over part of the site and 14 m over the balance of the site at 137 – 141 Newton Road, Blacktown.



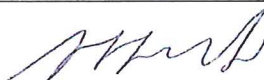
#### PANEL ADVICE

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.
- Supports the matter proceeding to Gateway Determination, however careful attention will need to be given at the development application stage to impacts of increased height, particularly the impact of overlooking and overshadowing on the adjoining school grounds.
- The Panel suggests Council officers may wish to consider whether, given the wider footpath alignment on the property, that an upgrade of the area be required as part of the Planning Proposal or future development on the site.



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