

PD3.1 - PD400028 - 45 Hollinsworth Road, Marsden Park, Planning Proposal LEP-19-0003**MOTION** (Cr Bunting/Cr Collins)

1. Prepare a Planning Proposal to rezone the SP2 Infrastructure (Local Road) zoned access handle to B5 Business Development and to include 'hotel or motel accommodation' as an additional permitted use within Appendix 5, Schedule 1 of State Environmental Planning Policy (Sydney Region Growth Centres) at 45 Hollinsworth Road, Marsden Park.
2. Not support 'office premises' as an additional permitted use at 45 Hollinsworth Road, Marsden Park.
3. Forward the Planning Proposal to the Department of Planning, Industry and Environment to request a Gateway Determination.
4. A further report be presented to Council following public exhibition of the Planning Proposal.

CARRIED**COUNCIL DIVISION:**

Supported: Cr Bleasdale, Cr Benjamin, Cr Griffiths, Cr Singh, Cr Quilkey, Cr Israel, Cr Collins and Cr Quilkey.

Opposed: Cr JG Diaz, Cr JM Diaz, Cr Brillo, Cr Santos and Cr Camilleri.

Absent: Cr Gillies.

REFERRED TO: DPD

FOR: Attention

DATE: 3.11.2020

PD3.1

PD400028 - 45 Hollinsworth Road, Marsden Park, Planning Proposal LEP-19-0003

RECOMMENDATION

1. Prepare a Planning Proposal to rezone the SP2 Infrastructure (Local Road) zoned access handle to B5 Business Development and to include 'hotel or motel accommodation' as an additional permitted use within Appendix 5, Schedule 1 of State Environmental Planning Policy (Sydney Region Growth Centres) at 45 Hollinsworth Road, Marsden Park.
2. Not support 'office premises' as an additional permitted use at 45 Hollinsworth Road, Marsden Park.
3. Forward the Planning Proposal to the Department of Planning, Industry and Environment to request a Gateway Determination.
4. A further report be presented to Council following public exhibition of the Planning Proposal.

COMMITTEE DIVISION:

Supported: Cr Collins, Cr Israel and Cr Griffiths.

Opposed: Cr Camilleri abstained from voting and therefore is considered as voting in the negative.

EXCEPTION

WITHOUT CHANGE



REFERRED TO: DPD

FOR: Attention

DATE: 29.10.2020

3. COMMITTEE REPORTS

PD3.1 PD400028 - 45 Hollinsworth Road, Marsden Park, Planning Proposal

Director: Glennys James, Director Planning & Development
Responsible Manager: Chris Shannon, Manager Strategic Planning
File: LEP-19-0003

Division is required

Previous item Not applicable

Topic Planning Proposal to rezone land from SP2 Infrastructure (Local Road) to B5 Business Development and to include 'hotel or motel accommodation' as an additional permitted use at 45 Hollinsworth Road, Marsden Park (being the site of the Ahmadiyya Muslim Association Australia.Mosque).

Analysis We have received a request from the owners of 45 Hollinsworth Road, Marsden Park (Lot 1 DP 1176437) to rezone an SP2 Infrastructure (Local Road) zoned access handle to B5 Business Development, and to include 'hotel or motel accommodation' and 'office premises' as an additional permitted land use in Appendix 5, Schedule 1 of *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the Growth Centres SEPP).

We are prepared to consider the rezoning and 'hotel or motel accommodation' additional use, but not support 'office premises' as an additional permitted use as it will detrimentally impact on the viability of nearby existing and planned centres and set an undesirable precedent. However, we recognise that office functions could be considered as part of a development application as ancillary to the dominant use on the site as a place of public worship for the Ahmadiyya Muslim Association Australia.

The Blacktown Local Planning Panel advised that the Planning Proposal has strategic merit. However, it recommended that Council should consider allowing a national headquarters and administrative building up to an agreed limited floor space whilst there is a mosque on the site, and in a way that limits and avoids setting a precedent for office premises generally in the B5 zone within the Marsden Park Precinct. We do not support the Panel's advice concerning the permissibility of office premises.

Attachment/s

1. Location map [PD400028.1 - 1 page]
2. Existing and proposed planning controls [PD400028.2 - 4 pages]
3. Planning Proposal - 45 Hollinsworth Road, Marsden Park [PD400028.3 - 24 pages]

Report

Recommendation

1. Prepare a Planning Proposal to rezone the SP2 Infrastructure (Local Road) zoned access handle to B5 Business Development and to include 'hotel or motel accommodation' as an additional permitted use within Appendix 5, Schedule 1 of State Environmental Planning Policy (Sydney Region Growth Centres) at 45 Hollinsworth Road, Marsden Park.
2. Not support 'office premises' as an additional permitted use at 45 Hollinsworth Road, Marsden Park.
3. Forward the Planning Proposal to the Department of Planning, Industry and Environment to request a Gateway Determination.
4. A further report be presented to Council following public exhibition of the Planning Proposal.

Key reasons

1. Hotel and motel accommodation

- a. We are prepared to consider 'hotel or motel accommodation' as an additional permitted use as it will complement the use of the site as a place of public worship and as the national headquarters and administration centre for the Australian Ahmadiyya Muslim Association. We consider it unlikely that the 'hotel or motel accommodation' will be offered to anyone else other than to members of the Association to attend religious festivals, seminars, other educational offers and to visit the headquarters of the Association.
- b. The Growth Centres SEPP defines 'hotel or motel accommodation' as follows:

"hotel or motel accommodation means tourist and visitor accommodation (whether or not licensed premises under the Liquor Act 2007)—

(a) comprising rooms or self-contained suites, and

(b) that may provide meals to guests or the general public and facilities for the parking of guests' vehicles,

but does not include backpackers' accommodation, a boarding house, bed and breakfast accommodation or farm stay accommodation."
- c. Additionally, 'hotel or motel accommodation' is a permissible use in the B5 Business Development zone under Blacktown Local Environmental Plan 2015, but not under the Growth Centres SEPP.
- d. However, the North West Priority Growth Area – Land Use and Infrastructure Implementation Plan (LUIIP) prepared by the Department of Planning, Industry and Environment in May 2017 has a specific Action 5 to align the Growth Centres SEPP with Blacktown LEP 2015. Action 5 states that:

"The Department will transfer planning controls from the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 to local environmental plans through proposed amendments that will make development controls more consistent with the Standard Instrument Local Environmental Plan."
- e. It is likely that the transfer of planning controls will result in 'hotel or motel accommodation' becoming a permissible use within the B5 Business Development.

2. Rezoning the SP2 Infrastructure (Local Road) access handle to B5 Business Development

- a. We are prepared to consider the proposed rezoning of the SP2 Infrastructure (Local Road) zoned access handle to B5 Business Development. The access handle services the site from Hollinsworth Road.
- b. The land is privately owned and there is no acquisition authority in the Growth Centres SEPP to acquire the SP2 zoned access handle. It is also not listed in Contributions Plan 21 - Marsden Park for Council to collect contributions to acquire and construct as a public road. The rezoning of the access driveway to B5 Business Development will not change the volume of traffic accessing the site. The site can still be accessed via the existing driveway, or alternative access can be proposed from Langford Drive, which connects with Richmond Road at a signalised intersection. This would be subject to a separate development application.

3. Office Premises

- a. There is insufficient justification to support the applicant's request to include 'office premises' generally as an additional permitted use. Permitting 'office premises' would allow the site to be developed for office uses completely independent from the site's existing use.
- b. We recognise that ancillary office functions may be required to support the dominant use on the site as a place of public worship. Related office premises are generally considered ancillary to a place of public worship. The scale and use of ancillary office premises would be assessed as part of a future development application.
- c. General office premises should be located in planned centres. Further, 'office premises' are not permitted in the B5 Business Development zone under Blacktown LEP 2015, making it inconsistent with the intent of the LUIP.
- d. We also believe that 'office premises' as an additional permitted use would detrimentally impact on the viability of nearby existing and planned centres and set an undesirable precedent within the B5 Business Development zone. There are existing and planned centres within close proximity to the site that permit office premises, including:
 - a centre directly opposite the site on Richmond Road zoned B1 Neighbourhood Centre
 - the Marsden Park Strategic Centre zoned B2 Local Centre within 2 km of the site
 - large areas of land zoned B7 Business Park within 1 - 2 km of the site.

Supporting analysis

1. Blacktown Local Planning Panel Advice

- a. We submitted the intended Planning Proposal to the Blacktown Local Planning Panel (BLPP) on 2 September 2020.
 - b. Our recommendation to the BLPP was that we support 'hotel or motel accommodation' as an additional permissible use as well as rezoning the SP2 Infrastructure (Local Road) to B5 Business Development. However, we do not support 'office premises' because of the reasons stated in this report, including
-

- that it will set an undesirable precedent within the B5 Business Development zone.
- c. In consideration of the Planning Proposal, the BLPP advised that they support the recommendations to progress the Planning Proposal for Gateway Determination.
 - d. Specifically, the BLPP advised that:
 - i. *"The Proposal has strategic merit and site specific merit in regards to the natural environment, existing uses and likely future uses on and surrounding the site, and existing and required services and infrastructure."*
 - ii. *Council consider allowing a national headquarters and administrative building for the Ahmadiyya Muslim Association Australia up to an agreed limited floor space whilst there is a Mosque on the site, and in a way that limits and avoids setting a precedent for office premises generally in the B5 zone within the Marsden Park Precinct. In this regard the Panel notes that the site has been owned by the Association since before the release of the Marsden Park Precinct and the Association has provided Council with a 20 year Masterplan for development of the site."*

Context

1. The Planning Proposal

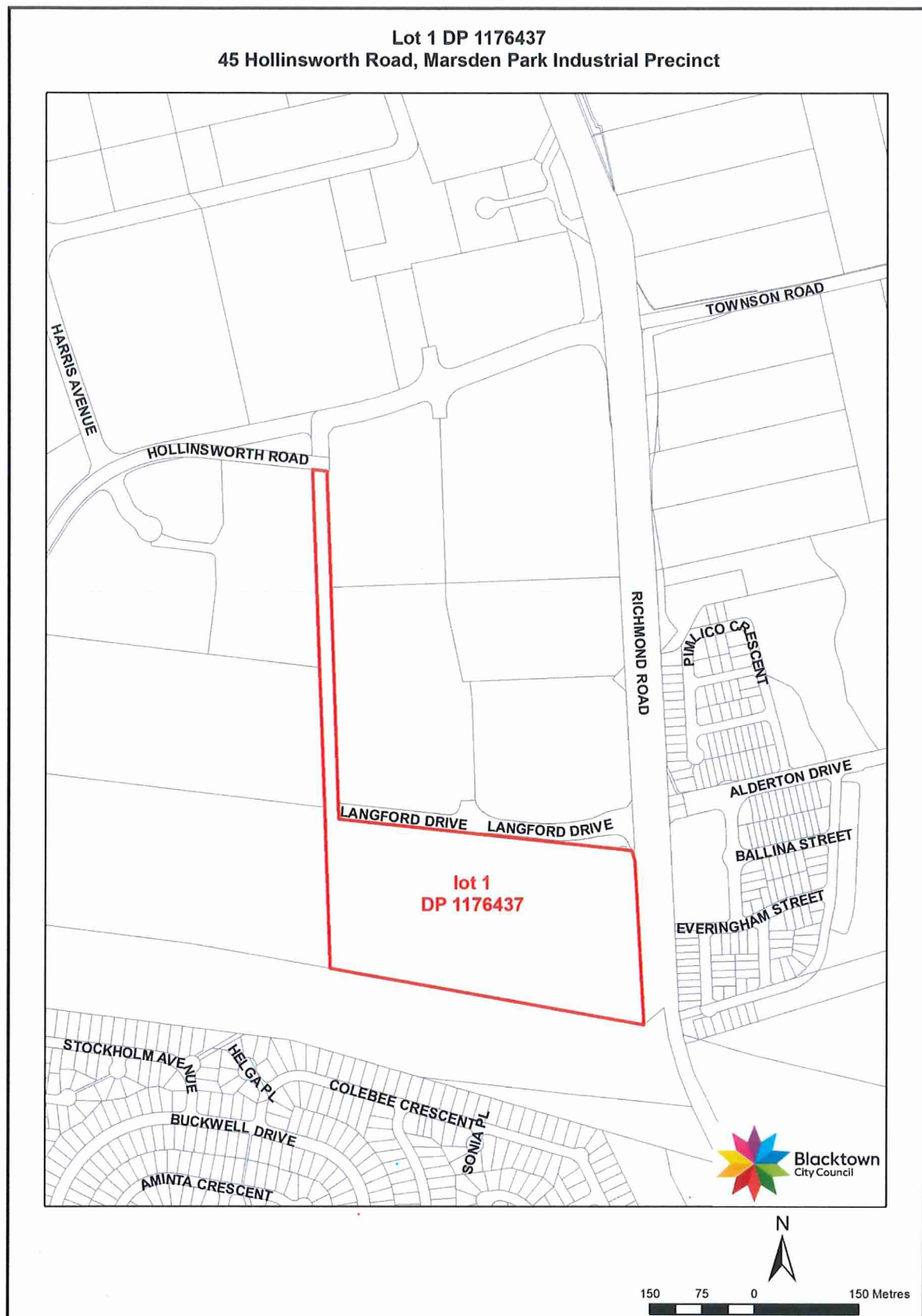
- a. We have received a request to prepare a Planning Proposal from the owners of 45 Hollinsworth Road, Marsden Park (Lot 1 DP 1176437) to rezone the SP2 Infrastructure (Local Road) zoned access handle within the site to B5 Business Development, and to amend Appendix 5, Schedule 1 of the Growth Centres SEPP to include 'hotel or motel accommodation' and 'office premises' as additional permitted land uses.

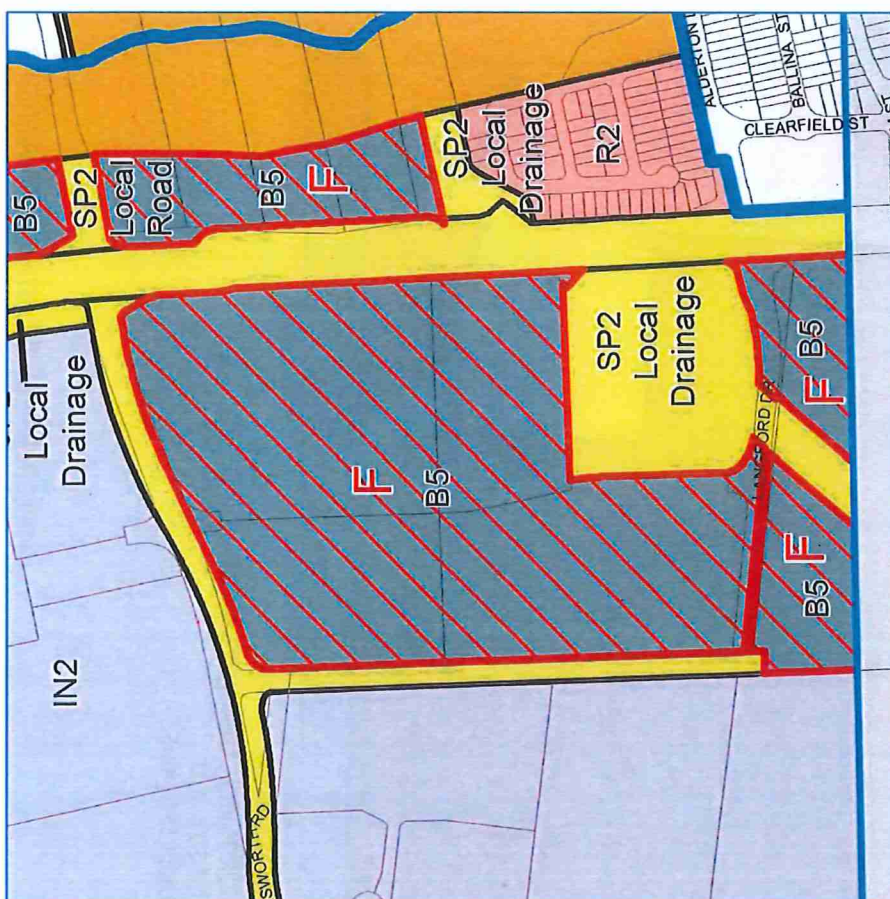
2. Site description and current planning controls

- a. The Planning Proposal applies to 45 Hollinsworth Road, Marsden Park generally bounded by Richmond Road, Langford Drive, Hollinsworth Road and vacant land to the south and west. The site is located within the Marsden Park Industrial Precinct in the North West Growth Area.
- b. The site has an access handle from Hollinsworth Road which is zoned SP2 Infrastructure (Local Road) that services the larger part of the site mainly zoned B5 Business Development. The site does not currently use Langford Drive for access and Richmond Road is access denied.
- c. The site is approximately 11.44 ha in area with the dominant use being a place of public worship which is a mosque that also serves as the headquarters of the Ahmadiyya Muslim Association Australia. Ancillary structures on the site include a residence of a missionary, a community hall, carpark and cemetery.
- d. The site is partially zoned B5 Business Development, SP2 Infrastructure (Local Drainage) and SP2 Infrastructure (Local Road) under the Growth Centres SEPP.
- e. The surrounding land is zoned B5 Business Development and accommodates warehouses, bulky goods and warehouses.

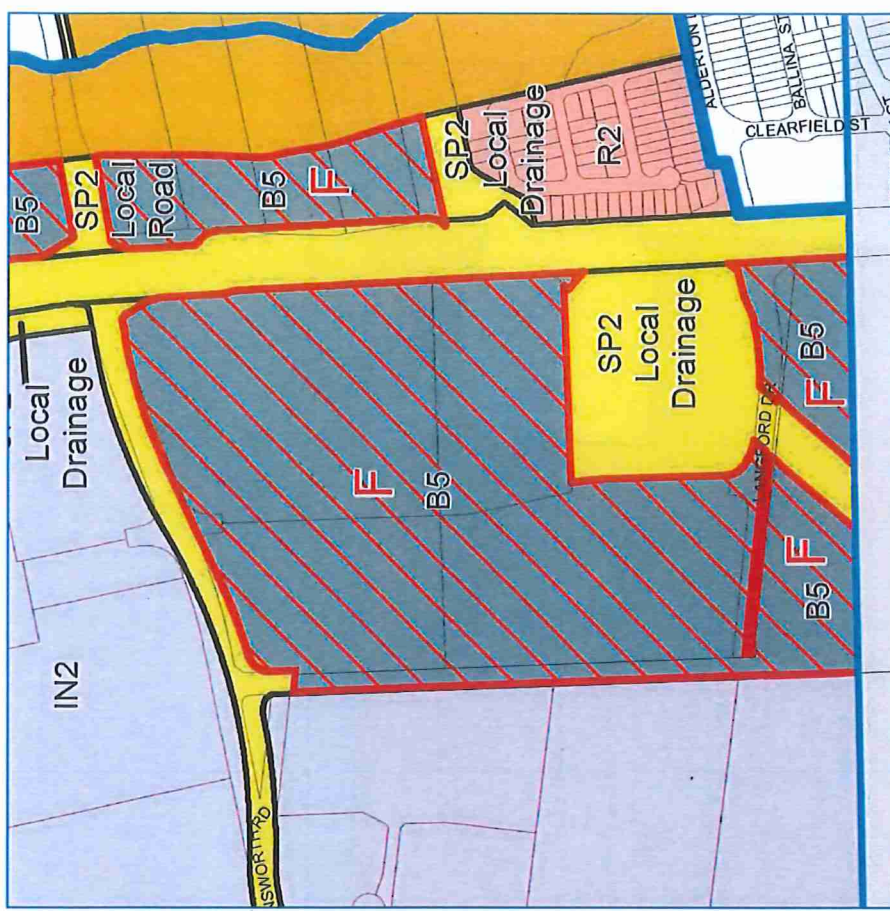
End of report

Location map



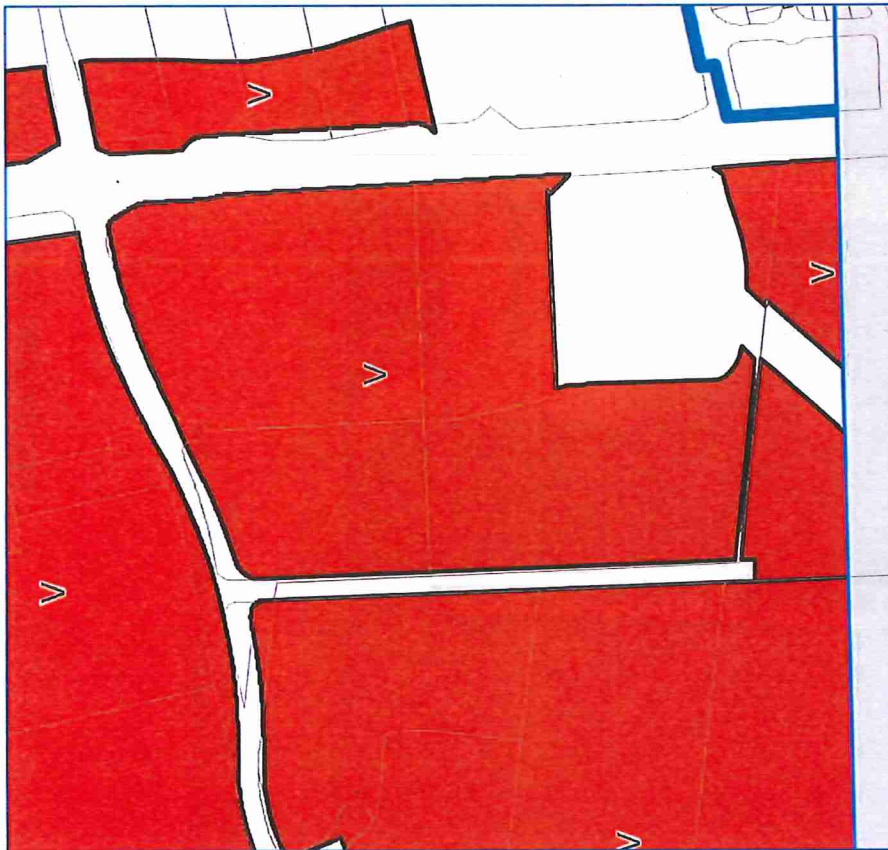


EXISTING
NORTH WEST GROWTH CENTRE
LAND ZONING MAP - SHEET LZN_005



PROPOSED
NORTH WEST GROWTH CENTRE
LAND ZONING MAP - SHEET LZN_005

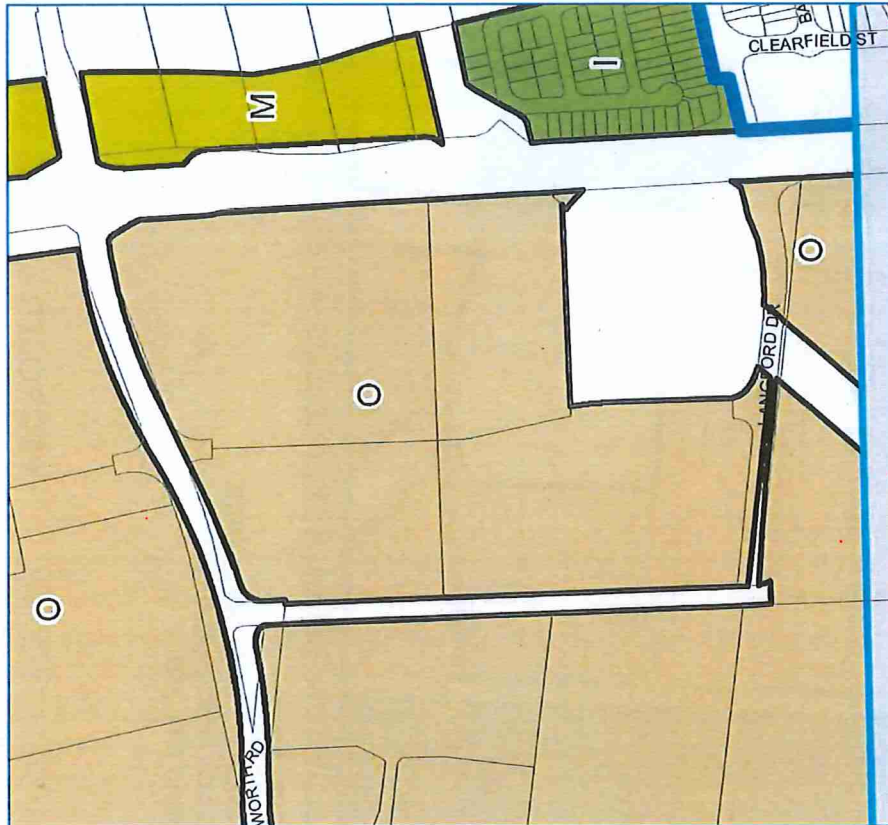
PROPOSED ZONING CHANGES OF
PROPOSED EXTENSION OF DRIVEWAY FROM HOLLINSWORTHYH
BAITUL HUDA MOSQUE
45 HOLLINSWORTH ROAD MARSDEN PARK ROAD TO LANGFORD DRIVE



EXISTING
NORTH WEST GROWTH CENTRE
LOT SIZE MAP
SHEET LSZ _ 005



PROPOSED



EXISTING

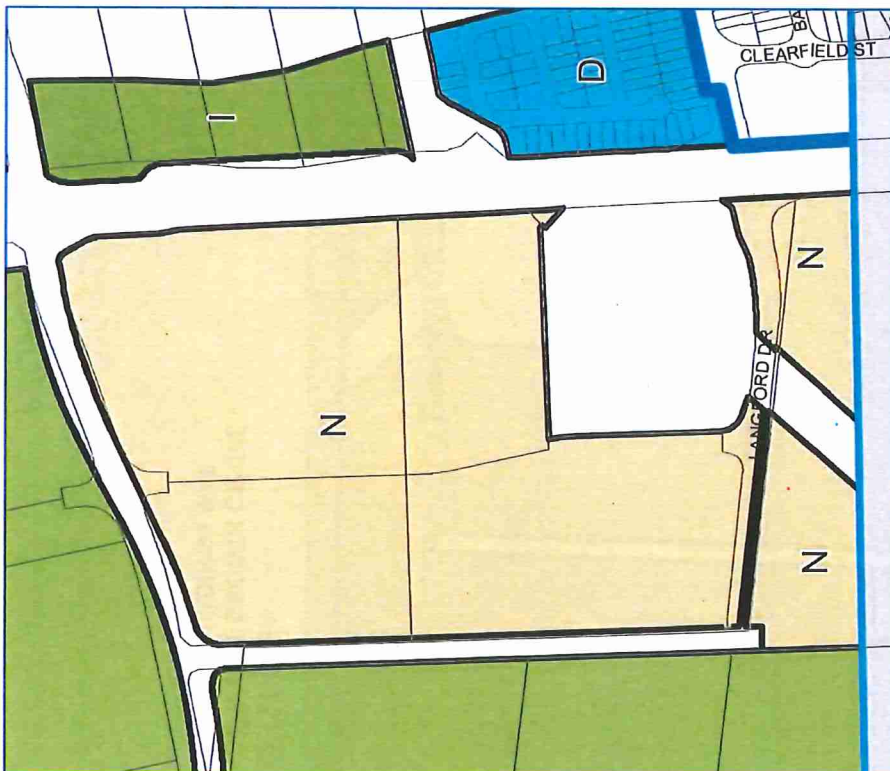
NORTH WEST GROWTH CENTRE
HEIGHT OF BUILDINGS MAP
SHEET HOB _ 005



PROPOSED

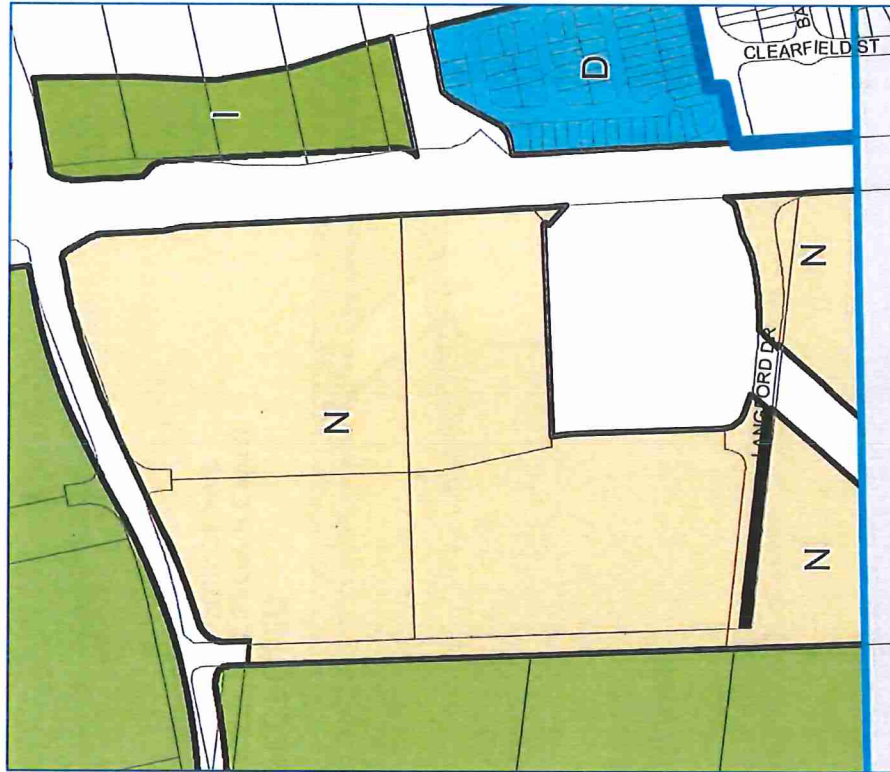
NORTH WEST GROWTH CENTRE
HEIGHT OF BUILDINGS MAP
SHEET HOB _ 005

**PROPOSED ZONING CHANGES OF
DRIVEWAY FROM HOLLINSWORTHYH
BAITUL HUDA MOSQUE
45 HOLLINSWORTH ROAD MARSDEN PARK ROAD TO LANGFORD DRIVE**



EXISTING

NORTH WEST GROWTH CENTRE
FLOOR SPACE RATIO MAP
SHEET FSR _ 005



PROPOSED

NORTH WEST GROWTH CENTRE
FLOOR SPACE RATIO MAP
SHEET FSR _ 005



Planning Proposal

To amend State Environmental Planning Policy (Sydney Growth Centres) 2006 by rezoning land and permitting additional uses at 45 Hollinsworth Road, Marsden Park

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Attachments

- Attachment 1: Consistency with Greater Sydney Region Plan, Central City Plan, Blacktown Community Strategic Plan and Blacktown Local Strategic Planning Statement
- Attachment 2: Consistency with Applicable SEPPs and REPs
- Attachment 3: Consistency with Relevant Section 9.1 Directions by the Minister

Part 1 – Objectives or intended outcomes

1.1 Introduction

This Planning Proposal seeks to amend Appendix 5, Schedule 1 of *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the Growth Centres SEPP) to include 'hotel or motel accommodation' as an additional permitted land use at 45 Hollinsworth Road, Marsden Park (Lot 1 DP 1176437) and to rezone a part of the site that is zoned SP2 Infrastructure (Local Road) to B5 Business Development.

Miletic-Mieler Development Consultants on behalf of the Ahmadiyya Muslim Association Australia (AMAA) have requested this Planning Proposal.

1.2 Applicable land

The Planning Proposal applies to land shown in Figure 1.

The site is located within the Marsden Park Industrial Precinct in the North West Growth Area. It is bounded by Richmond Road to the east, Langford Drive to the north and vacant land to the west and south.

There is a place of public worship on the site.

The site is accessed via an access handle from Hollinsworth Road zoned SP2 Infrastructure (Local Road) and is currently fenced and gated with no access to and from the adjoining sites and streets. There is no vehicular access from Richmond Road or Langford Drive to the site.

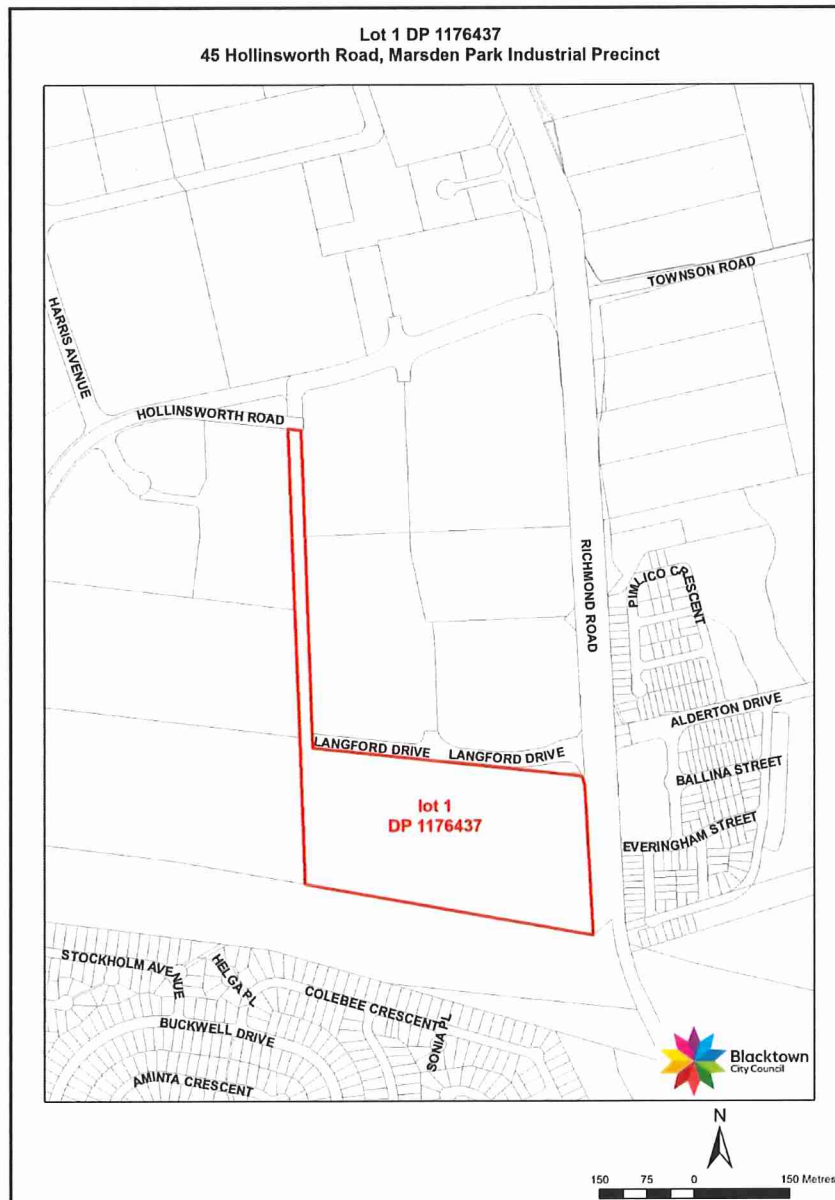


Figure 1 Applicable land

1.3 Current planning controls

Appendix 5 (Marsden Park Industrial Precinct Plan), Schedule 1 of the Growth Centres SEPP applies to the subject land.

The land zoning is shown in Figure 2.

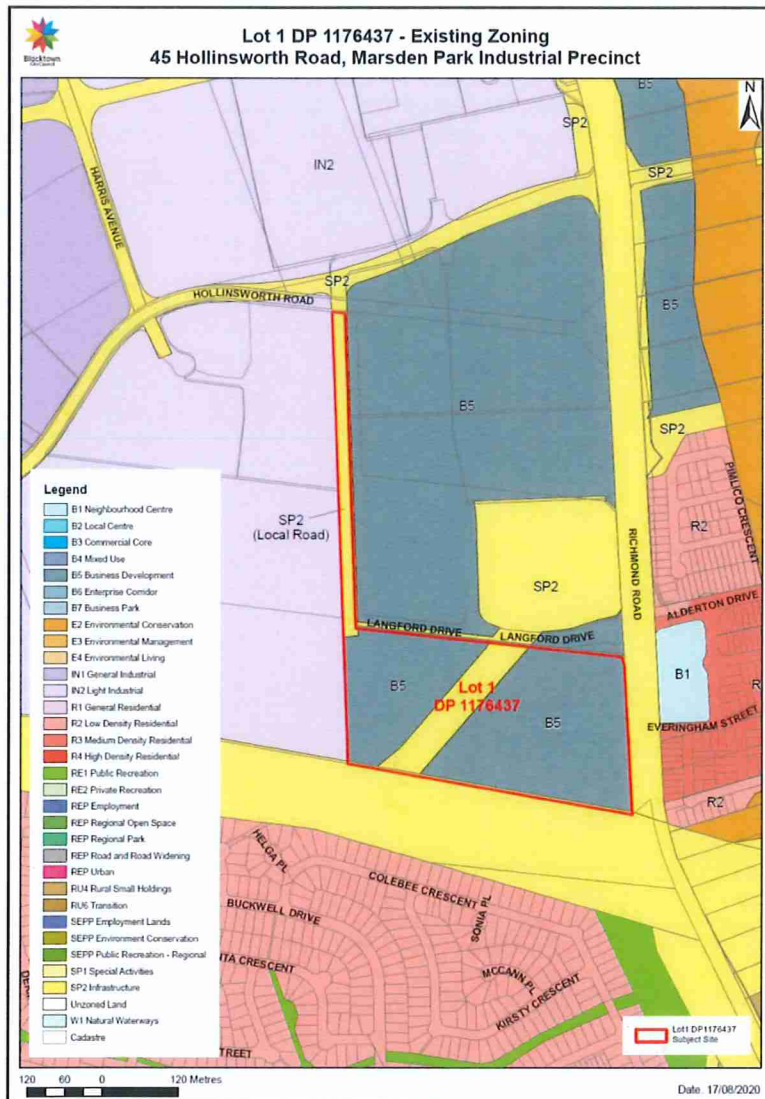


Figure 2- Existing Land zone

The larger part of the site is mainly zoned B5 Business Development with a small area zoned SP2 Infrastructure (Drainage). The site also contains an SP2 Infrastructure (Local Road) zoned access handle from Hollinsworth Road.

The objectives of the B5 Business Development zone are to:

- enable a mix of business and warehouse uses in locations that are close to, and

that support the viability of, centres.

- allow development that is compatible with the scale, form and character of existing buildings and the surrounding area.

'Hotel and motel accommodation' and 'office premises' are prohibited land use in the B5 Business zone.

The 'access handle', zoned SP2 Infrastructure (Local Road) is not identified for acquisition on the Land Reservation Acquisition map and is not included in Council's Contributions Plan 21 Marsden Park.

Part 2 – Explanation of provisions

2.1 Amendments to State Environmental Planning Policy

The proposed outcome will be achieved by amending the following:

- a. Schedule 1 'Additional Permitted Uses' to add 'Hotel and motel accommodation'.
- b. Maps: North West Growth Centre:
 - Land Zoning Map - Sheet LZN_005
 - Height of Building Map – Sheet HOB_005
 - Floor Space Ratio – Sheet FSR_005

2.2 Mapping amendments

It is proposed to rezone the SP2 Infrastructure (Local Road) to B5 Business development as shown in Figure 3.

The following Growth Centres SEPP Maps will be amended:

- Land Zoning Map - Sheet LZN_005
- Height of Building Map – Sheet HOB_005
- Floor Space Ratio – Sheet FSR_005

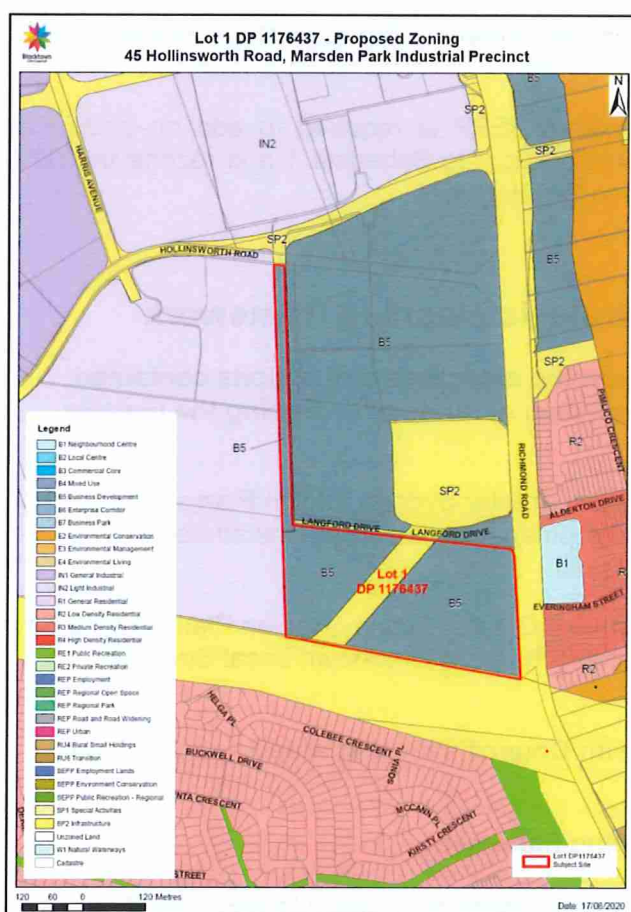


Figure 3 – Proposed land zone

Part 3 – Justification

3.1 Section A – Need for the Planning Proposal

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

The Planning Proposal is not the subject of a Council strategic study or report.

The Applicant has advised Council that AMAA have prepared a 20-year strategic overview and masterplan which has identified the need for the Planning Proposal by seeking to add additional permissible uses for 'hotel or motel accommodation' and 'office premises' to Appendix 5, Schedule 1 of the Growth Centres SEPP.

Council does not support the inclusion of 'office premises' as an additional permitted use as that would set an undesirable precedent within the B5 Business Development zone and is not consistent as a standalone land use without the nature of the B5 zone.

Council supports the proposed rezoning of the SP2 Infrastructure (Local Road) zoned access handle to B5 Business Development. The access handle serves as a privately used driveway off Hollinsworth Road to the larger part of the site. The land was originally zoned to provide a future public road to service the site. However, following recent development, the site has frontage to Langford Drive, which connects to Richmond Road at a signalised intersection. This improved access negates the need for the SP2 Infrastructure (Local Road) zone.

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

Yes. An amendment to the Growth Centres SEPP is required to add an additional permitted use of 'Hotel and motel accommodation' to Schedule 1 and rezone the SP2 Infrastructure (Local Road) to B5 Business Development.

3.2 Section B – Relationship to strategic planning framework

3.2.1 Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or district plan or strategy (including the Greater Sydney Region Plan)?

The Planning Proposal is consistent with the Greater Sydney Region Plan and the Central City District Plan, to facilitate development consistent with the strategic significance of Blacktown City and the District.

A detailed assessment of consistency with the Greater Sydney Region Plan, Central City District Plan, Blacktown Community Strategic Plan and Blacktown Local Strategic Planning Statement is at Attachment 1.

3.2.2 Is the Planning Proposal consistent with Council's local strategy or other local strategic plan?

a) Blacktown Local Strategic Planning Statement

The Planning Proposal is consistent with the Blacktown Local Strategic Planning Statement which is Council's key strategic land use planning document to facilitate and manage future growth and development within the Blacktown City to 2036.

It is consistent with the vision, land use planning, the environment, liveability, productivity and infrastructure delivery in Blacktown City, to sustainably manage the significant growth forecasts for our City.

b) Our Blacktown 2036 - Community Strategic Plan (CSP)

The Community Strategic Plan outlines Council's vision and aspirations for the future of the City. The vision is based on 6 Strategic Directions and Transformational Projects for the City.

The Planning Proposal is consistent with the Community Strategic Plan as detailed in Attachment 1.

3.2.3 Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

This Planning Proposal will not contradict or hinder the application of any relevant SEPPs. Consistency with the relevant SEPPs and REPs is detailed in Attachment 2.

3.2.4 Is the Planning Proposal consistent with applicable Ministerial Directions (s.9.1 Directions by the Minister)?

The Planning Proposal is consistent with the relevant s. 9.1 Directions as detailed in Attachment 3.

3.3 Section C – Environmental, Social and Economic Impacts

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

The Planning Proposal will not affect critical habitat or threatened species, populations or ecological communities, or their habitats.

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

We do not expect any other likely environmental effects as a result of the Planning Proposal.

When a Development Application is lodged, a full assessment of environmental impacts will be undertaken with respect to the development site.

3.3.3 How has the Planning Proposal adequately addressed any social and economic effects?

We support the request to add 'hotel or motel accommodation' as an additional permissible use as it would support the unique use of the site as a place of public worship and as the national headquarters and administration centre for the Australian Ahmadiyya Muslim Association.

It is unlikely that the hotel or motel accommodation will be offered to anyone else other than to members of the Association to attend religious festivals, seminars, other educational offers and to visit the headquarters of the Association.

Additionally, 'hotel or motel accommodation' is a permissible land use in the B5 Business Development zone under Blacktown Local Environmental Plan 2015. The alignment of the Growth Centres SEPP with Blacktown LEP 2015 is an action in the North West Priority Growth Area – draft Land Use and Infrastructure Implementation Plan (LUIIP) prepared by the then Department of Planning and Environment in May 2017. Specifically, Action 5 of that Plan states that:

“The Department will transfer planning controls from the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 to local environmental plans through proposed amendments that will make development controls more consistent with the Standard Instrument Local Environmental Plan.”

In relation to the proposed 'office premises', we recognise that ancillary office functions may be required to support the dominant use on the site as a place of public worship. Related office premises are generally considered ancillary to a place of public worship.

The scale and use of ancillary office premises would be assessed as part of a future Development Application. However, we do not believe there is sufficient justification to permit 'office premises' generally as an additional permitted use. To do so would allow the site to be developed for office uses completely independent from the site's existing use.

General office premises should be located in planned centres. Further, 'office premises' are not permitted in the B5 Business Development zone under Blacktown LEP 2015, making it inconsistent with the intent of the LUIIP.

It is considered that permitting 'office premises' as an additional permitted use would detrimentally impact on the viability of nearby existing and planned centres, and set an undesirable precedent within the B5 Business Development zone. There are existing and planned centres within close proximity to the subject land that permit office premises, including:

- a centre directly opposite the site on Richmond Road zoned B1 Neighbourhood Centre,
- the Marsden Park Strategic Centre zoned B2 Local Centre within 2 km of the site, and
- large areas of land zoned B7 Business Park within 1 - 2 km of the site.

3.4 Section D – State and Commonwealth interests

3.4.1 Is there adequate public infrastructure for the Planning Proposal?

There is adequate existing and planned public infrastructure in the Marsden Park Industrial Precinct to support the Planning Proposal. The Planning Proposal will not detrimentally impact on traffic volumes or movements in the Precinct. The site benefits from direct access to Langford Drive, which connects to Richmond Road at a signalised intersection.

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

Consultation with relevant State and Commonwealth authorities will be undertaken in conjunction with the exhibition of the Planning Proposal following the Gateway Determination, if required.

Part 4 – Mapping

The proposed amendment to the Growth Centres SEPP requires amending the following maps:

- Land Zoning Map - Sheet LZN_005
- Height of Building Map – Sheet HOB_005
- Floor Space Ratio – Sheet FSR_005

Part 5 – Community consultation

Community consultation will be carried out in accordance with the requirements of any Gateway Determination and the Environmental Planning and Assessment Act.

Part 6 – Timeline

The following project timeline provides an estimated timeframe for each stage of the Planning Proposal.

Stage	Estimated Date
Resolution to prepare	September 2020
Gateway Determination	November 2020
Public exhibition	January/February 2021
Consider submissions	March 2021
Council resolution to adopt	April 2021
Forward Planning Proposal to Department of Planning, Industry and Environment for the Minister to make the plan	May 2021

Consistency with Greater Sydney Region Plan, Central City District Plan, Blacktown Community Strategic Plan and Blacktown Local Strategic Planning Statement

A. Greater Sydney Region Plan – A Metropolis of 3 Cities

Direction	Objective	Does this objective apply to the Planning Proposal	How does this Planning Proposal implement the Direction and Objective?
Infrastructure and Collaboration			
A city supported by infrastructure	Objective 1: Infrastructure supports the three cities	Yes	Consistent
	Objective 2: Infrastructure aligns with forecast growth – growth infrastructure compact	Yes	Consistent
	Objective 3: Infrastructure adapts to meet future needs	Yes	Consistent
	Objective 4: Infrastructure use is optimised	Yes	Consistent
A collaborative city	Objective 5: Benefits of growth realised by collaboration of governments, community and business	Yes	Consistent
Liveability			
A city for people	Objective 6: Services and infrastructure meet communities' changing	Yes	Consistent
	Objective 7: Communities are healthy, resilient and socially connected	Yes	Consistent

	Objective 8: Greater Sydney's communities are culturally rich with diverse neighbourhoods	Yes	Consistent
	Objective 9: Greater Sydney celebrates the arts and supports creative industries and innovation	No	Not Applicable
A city of great places	Objective 10: Greater housing supply	No	Not Applicable
	Objective 11: Housing is more diverse and affordable	Yes	Consistent
	Objective 12: Great places that bring people together	Yes	Consistent
	Objective 13: Environmental heritage is identified, conserved and enhanced	No	Consistent
Productivity			
A well-connected city	Objective 14: A Metropolis of 3 Cities – integrated land use and transport creates walkable and 30- minute cities	Yes	Consistent
	Objective 15: The Eastern, GOP and Western Economic Corridors are better connected and more	No	Not applicable
	Objective 16: Freight and logistics network is competitive and efficient	No	Not Applicable
	Objective 17: Regional connectivity is enhanced	No	Consistent

Jobs and skills for the city	Objective 18: Harbour CBD is stronger and more competitive	No	Not applicable
	Objective 19: Greater Parramatta is stronger and better connected	No	Not applicable
	Objective 20: Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City	No	Not Applicable
	Objective 21: Internationally competitive health, education, research and innovation precincts	No	Not Applicable
	Objective 22: Investment and business activity in centres	Yes	Consistent
	Objective 23: Industrial and urban services land is planned, retained and managed	Yes	Consistent
	Objective 24: Economic sectors are targeted for success	Yes	Consistent
Sustainability			
A city in its landscape	Objective 25: The coast and waterways are protected and healthier	No	Not Applicable
	Objective 26: A cool and green parkland city in the South Creek corridor	No	Not Applicable
	Objective 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced	No	Not Applicable
	Objective 28: Scenic and cultural landscapes are protected	No	Not Applicable

	Objective 29: Environmental, social and economic values in rural areas are protected and enhanced	No	Not Applicable.
	Objective 30: Urban tree canopy cover is increased	Yes	Consistent
	Objective 31: Public open space is accessible, protected and enhanced	No	Not Applicable
	Objective 32: The Green Grid links parks, open spaces, bushland and walking and cycling paths	Yes	Consistent
An efficient city	Objective 33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change	Yes	Consistent
	Objective 34: Energy and water flows are captured, used and re-used	Yes	Consistent
	Objective 35: More waste is re-used and recycled to support the development of a circular economy	Yes	Consistent
A resilient city	Objective 36: People and places adapt to climate change and future shocks and stresses	Yes	Consistent
	Objective 37: Exposure to natural and urban hazards is reduced	Yes	Consistent
	Objective 38: Heatwaves and extreme heat are managed	Yes	Consistent

Implementation			
Implementation	Objective 39: A collaborative approach to city planning	No	Not Applicable
	Objective 40: Plans refined by monitoring and reporting	No	Not Applicable

B. Central City District Plan

Planning Priorities	Does this priority apply to the Planning Proposal	How does this Planning Proposal implement the Planning Priority and Action
Infrastructure and Collaboration		
C 1: Planning for a city supported by Infrastructure	Yes	Consistent
C 2: Working through collaboration	Yes	Consistent
Liveability		
C 3: Providing services and social infrastructure to meet people's changing needs	Yes	Consistent
C 4: Fostering healthy, creative, culturally rich and socially connected communities	Yes	Consistent
C 5: Providing housing supply, choice and affordability, with access to jobs, services and public transport	No	Not Applicable
C 6: Creating and renewing great places and local centres, and respecting heritage the District's heritage	Yes	Consistent

Productivity		
C 7: Growing a stronger and more competitive Greater Parramatta	No	Not Applicable
C 8: Delivering a more connected and competitive GPOP Economic Corridor	No	Not Applicable
C 9: Delivering integrated land use and transport planning a 30-minute city	No	Not Applicable
C 10: Growing investment, business opportunities and jobs in strategic centres	Yes	Consistent
C 11: Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land	No	Not Applicable
C 12: Supporting growth of targeted industry sectors	No	Not Applicable
Sustainability		
C 13: Protecting and improving the health and enjoyment of the District's waterways	No	Not Applicable
C 14: Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element	No	Not Applicable
C 15: Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes	Yes	Consistent
C 16: Increasing urban tree canopy cover and delivering Green Grid connections	Yes	Consistent
C 17: Delivering high quality open space	No	Not Applicable

Sustainability		
C 18: Better managing rural Areas	No	Not applicable
C 19: Reducing carbon emissions and managing energy, water and waste efficiently	Yes	Consistent
C 20: Adapting to the impacts of urban and natural hazards and climate change	Yes	Consistent
Implementation		
C 21: Preparing local strategic planning statements informed by local strategic planning	No	Not Applicable
C 22: Monitoring and reporting on the delivery of the plan	No	Not Applicable

C. Blacktown Community Strategic Plan

Strategic Direction	Compliance
A vibrant and inclusive City	Consistent
A clean, sustainable and healthy environment	Consistent
A smart and prosperous economy	Consistent
A growing city supported by accessible infrastructure	Consistent
A sporting and active city	Consistent
A leading city	Consistent

D. Blacktown Local Strategic Planning Statement

Blacktown Local Strategic Planning Statement outlines a vision for the next 20 years and beyond for land use planning, the environment, liveability, productivity and infrastructure delivery in Blacktown City, to sustainably manage the significant growth forecasts for our City.

The Planning Proposal is consistent with the Blacktown Local Strategic Planning Statement.

Consistency with Applicable SEPPs and REPs

State Environmental Planning Policy	Consistency
SEPP No 19 - Bushland in Urban Areas	Yes This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP No 21 Caravan Parks	Yes This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP No 33 - Hazardous and Offensive Development	Yes This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP No 36 - Manufactured Home Estates	Yes This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP No 50 - Canal Estate Development	Yes This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP No 55 - Remediation of Land	Yes This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP No 64 - Advertising and Signage	Yes This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP No 65 - Design Quality of Residential Apartment Development	Yes This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP No 70 - Affordable Housing (Revised Schemes)	Yes This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP (Affordable Rental Housing) 2009	Yes This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP (Building Sustainability Index: BASIX) 2004	Yes This Planning Proposal will not contradict or hinder the application of this SEPP

State Environmental Planning Policy	Consistency
SEPP (Concurrences) 2018	Yes This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP (Educational Establishments and Child Care Facilities) 2017	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 (Housing for Seniors or People with a Disability) 2004	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
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Yes This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP (Miscellaneous Consent Provisions) 2007	Yes This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP (Primary Production and Rural Development) 2019	Yes This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP (State and Regional Development) 2011	Yes This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP (State Significant Precincts) 2005	Yes This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP (Sydney Drinking Water Catchment) 2011	Yes This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP (Sydney Region Growth Centres) 2006	Yes This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP (Urban Renewal) 2010	Yes This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP (Vegetation in Non-Rural Areas) 2017	Yes This Planning Proposal will not contradict or hinder the application of this SEPP
SEPP (Western Sydney Employment Area) 2009	Yes This Planning Proposal will not contradict or hinder the application of this SEPP

State Environmental Planning Policy	Consistency
SEPP (Western Sydney Parklands) 2009	Yes This Planning Proposal will not contradict or hinder the application of this SEPP
Sydney Regional Environmental Plans	Consistency
Sydney REP No 9 - Extractive Industry (No 2 - 1995)	Yes This Planning Proposal will not contradict or hinder the application of this REP
Sydney REP No 20 - Hawkesbury-Nepean River (No 2 - 1997)	Yes This Planning Proposal will not contradict or hinder the application of this REP
Sydney REP No 30 - St Marys	Yes This Planning Proposal will not contradict or hinder the application of this REP
Sydney REP (Sydney Harbour Catchment) 2005	Yes This Planning Proposal will not contradict or hinder the application of this REP

Consistency with relevant Section 9.1 Directions by the Minister

Direction	Consistency of Planning Proposal
1. Employment and Resources	
1.1 Business and Industrial Zones	The Planning Proposal applies to land in the Marsden Park Industrial Precinct and is consistent with this Direction
1.2 Rural Zones	Not applicable
1.3 Mining, Petroleum Production and Extractive Industries	Not applicable
1.4 Oyster Aquaculture	Not applicable
1.5 Rural Lands	Not applicable
2. Environment and Heritage	
2.1 Environment Protection Zones	Not Applicable
2.2 Coastal Management	Not applicable
2.3 Heritage Conservation	Not Applicable
2.4 Recreation Vehicle Areas	Not applicable
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable
3. Housing, Infrastructure and Urban development	
3.1 Residential Zones	Not Applicable
3.2 Caravan Parks and Manufactured Home Estates	Not Applicable
3.3 Home Occupations	Not applicable
3.4 Integrating Land Use and Transport	The Marsden Park Industrial Precinct is well serviced by public transport including bus and future rail services.
3.5 Development Near Regulated Airports and Defence Airfields	Not applicable
3.6 Shooting Ranges	Not applicable
3.7 Reduction in non-hosted short term rental accommodation period	Not applicable
4. Hazard and Risk	
4.1 Acid Sulphate Soils	Not Applicable
4.2 Mine Subsidence and Unstable Land	Not Applicable
4.3 Flood Prone Land	Not Applicable
4.4 Planning for Bushfire Protection	Not Applicable
5. Regional Planning	
5.1 [Revoked]	-

Direction	Consistency of Planning Proposal
5.2 Sydney Drinking Water Catchments	Not applicable
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable
5.5 [Revoked]	-
5.6 [Revoked]	-
5.7 [Revoked]	-
5.8 [Revoked]	-
5.9 North West Rail Link Corridor Strategy	Not Applicable
5.10 Implementation of Regional Plans	The Planning Proposal is consistent with this Direction.
5.11 Development of Aboriginal Land Council land	Not applicable
6. Local Plan Making	
6.1 Approval and Referral Requirements	The Planning Proposal is consistent with this Direction.
6.2 Reserving Land for Public Purposes	The Planning Proposal is consistent with this Direction.
6.3 Site Specific Provisions	The Planning Proposal is consistent with this Direction.
7. Metropolitan Planning	
7.1 Implementation of A Plan for Growing Sydney	The Planning Proposal is consistent with this Direction.
7.2 Implementation of Greater Macarthur Land Release Investigation	Not applicable
7.3 Parramatta Road Corridor Urban Transformation Strategy	Not applicable
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	The Planning Proposal is consistent with this Direction.
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable
7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	The Planning Proposal is consistent with this Direction.
7.9 Implementation of Bayside West Precincts 2036 Plan	Not applicable
7.10 Implementation of Planning Proposals for the Cooks Cove Precinct	Not applicable