



Planning Proposal

April 2022

To amend Blacktown Local Environmental Plan 2015 by rezoning land and planning provisions relating to the Blacktown Health and Education Precinct

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Part 1 – Objectives or intended outcomes

1.1 Introduction

This Planning Proposal seeks to amend Blacktown Local Environmental Plan 2015 (LEP 2015) to rezone land and amend building heights within the Blacktown Health and Education Precinct (the Precinct).

The Precinct is a key Transformational Project for Blacktown City and the Planning Proposal will enable the development of health and educational services to meet the demand of the growing population.

Blacktown City is one of the fastest growing local government areas (LGA) in Australia and we are currently the largest populated LGA in NSW. The NSW Government forecasts that the population of Blacktown City is expected to increase by approximately 264,100 people between 2016 and 2041, from 348,050 to 612,150 people in total. This will be driven by both natural increase and net migration and the growth will be the largest overall projected population growth in Greater Sydney and NSW.

To ensure the City can sustain the predicted population growth, we need to plan for sufficient infrastructure, services, and jobs. Increased economic opportunities within Blacktown, the Western Aerotropolis and Greater Parramatta will promote the attractiveness of residing in our City. We plan to optimise this growth and economic opportunities and use it to provide the people who live and work in Blacktown City with more opportunities, better services and connections, and the right mix of different types of homes, open space and centres.

The NSW Government's investment in Blacktown Hospital is an incentive to reinforce and capitalise on health and education activities in the health and education precinct. It will help manage land around Blacktown Hospital so that future expansion and co-location with tertiary education facilities remain possible. It also allows for ancillary uses that add value to health and education facilities, including residential, aged care facilities, visitor accommodation, health and medical research activities, non-critical patient care, and complementary commercial and business uses.

The proposed outcome will be achieved by amending the following under Blacktown LEP 2015:

- a. rezoning land to B4 Mixed Use, SP1 Special Activities (Health Services Facility and Educational Establishments), RE1 Public Recreation and SP2 Infrastructure (Local Road) to enable a mix of health, education, commercial, retail and higher density residential uses
- b. changing the existing building heights to allow up to 14 metres, 26 metres and 32 metres with a bonus height up to 44 metres on key sites, subject to a design competition and a minimum site area of 2,000 square metres
- c. permitting car parks in the B4 Mixed Use, SP1 Special Activities (Health Services Facility and Educational Establishment) and RE1 Public Recreation zones
- d. identifying land to be acquired by Council for drainage and road purposes.

1.2 Applicable land

The Precinct is nestled between Blacktown CBD and Blacktown Hospital as shown in Figure 1.

The Planning Proposal applies to land shown in Figure 2.

The Precinct is approximately 20ha of urban land generally bounded by the Western Railway Line to the north, Sunnyholt Road and Newton Road to the west, Griffiths Street, Marcel Crescent and Blacktown Hospital to the east and Bungarrabee Road to the south.

The Blacktown CBD is located to the west of the Precinct and is zoned mainly B4 Mixed Use, B3 Commercial Core and RE1 Public Recreation.

Land to the north of the Precinct, across the Western Railway Line, and to the east of the Precinct across Griffiths Street is zoned R4 High Density Residential and RE1 Public Recreation. Land to the south of the Precinct is zoned R2 Low Density Residential.

The Blacktown Hospital immediately adjoins the Precinct to the east and Blacktown CBD adjoining the Precinct to the west.

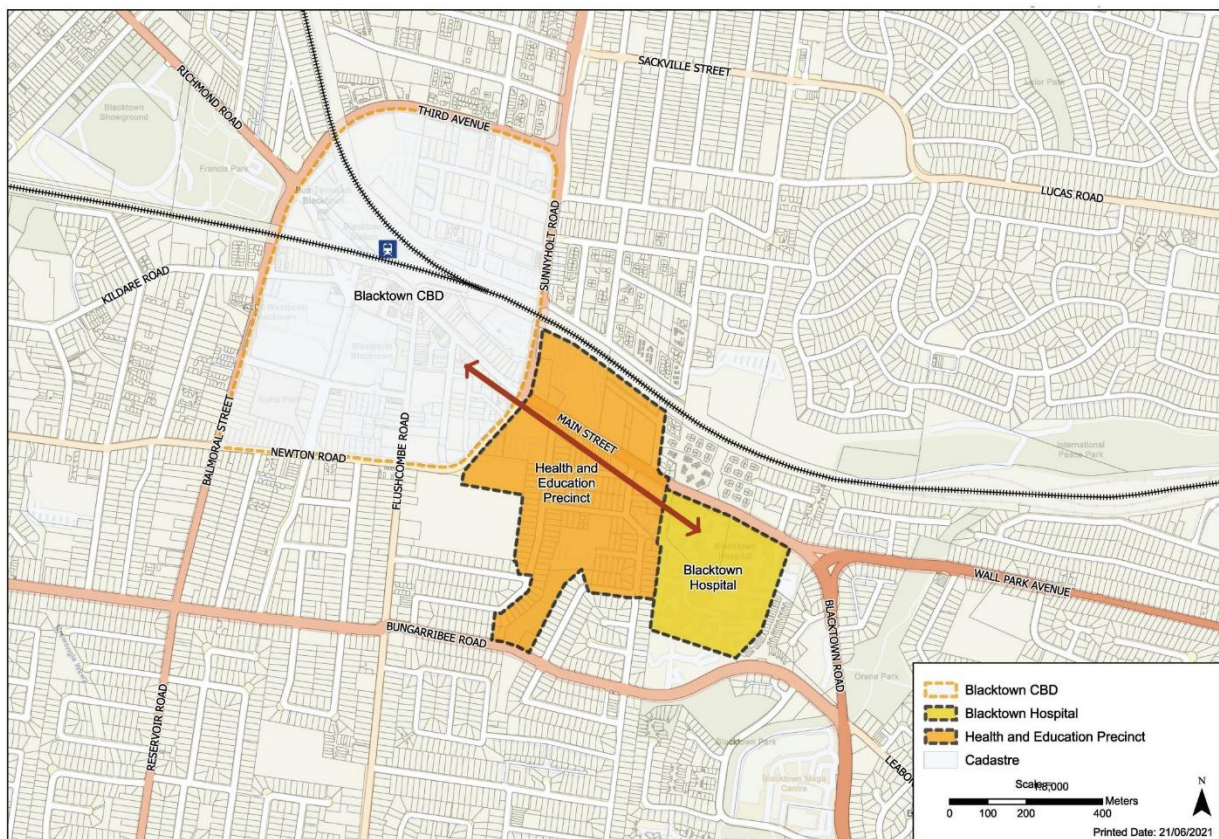


Figure 1 - Context

Blacktown Health and Education Precinct Location Map

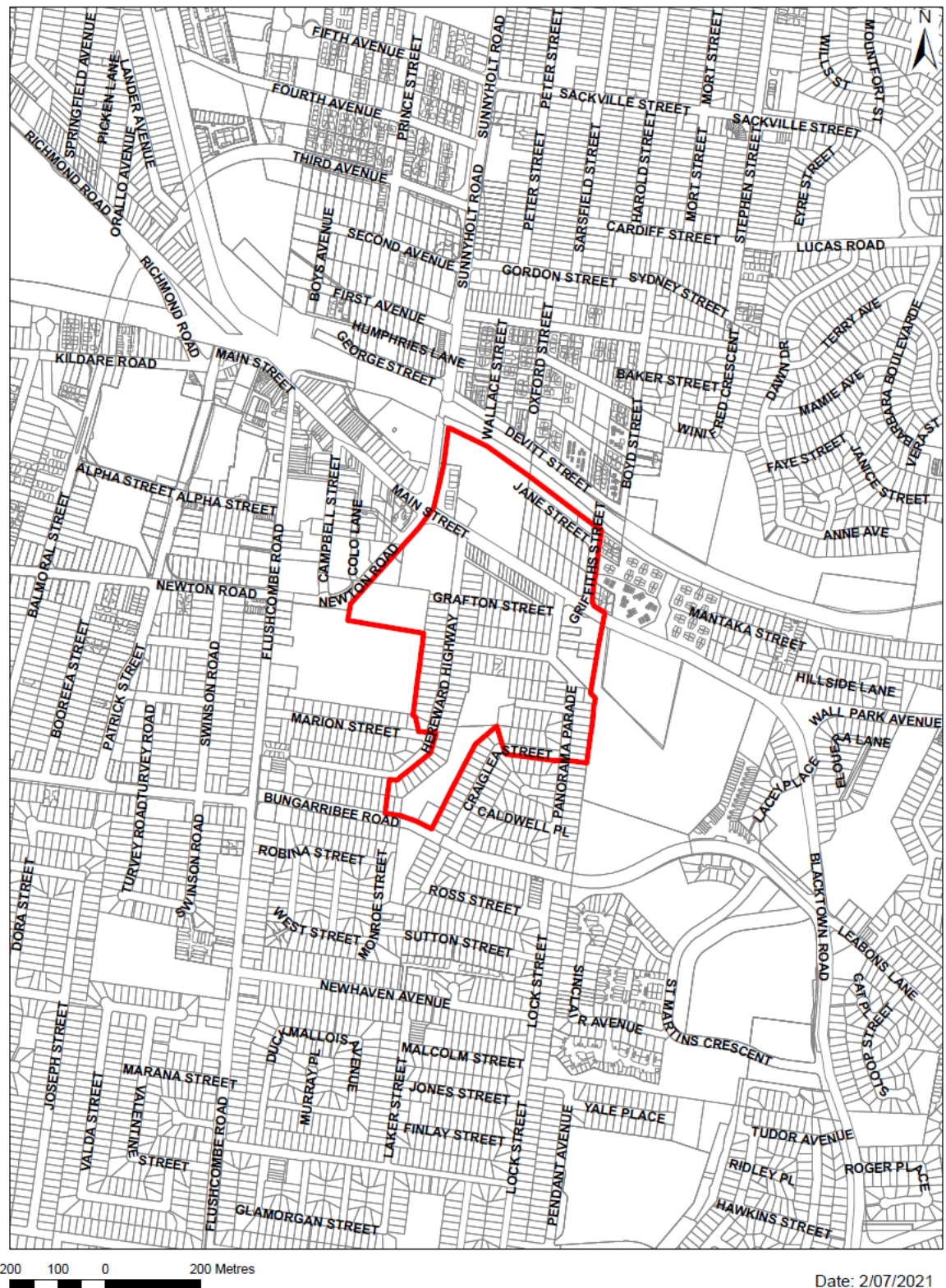


Figure 2 - Applicable land

1.3 Current planning controls

The Precinct is covered by Blacktown LEP 2015.

1.3.1 Land use zones

The Precinct is zoned under Blacktown LEP 2015. Most of the Precinct is zoned SP1 Special Activities (Health Services Facility) and SP2 Infrastructure (Education Establishment and Place of Public Worship), reflecting the predominant medical and education uses.

Other land use zones within the Precinct are:

- B3 Commercial Core on the corner of Main Street and Sunnyholt Road and the north eastern corner of the Precinct (existing car dealerships)
- B4 Mixed Use along the southern side of Main Street
- R2 Low Density Residential on land west of Captain Cook Memorial Park
- RE1 Public Recreation on land that forms Captain Cook Memorial Park
- RE2 Private Recreation on land occupied by the Blacktown Bowling Club.

A map showing the existing land use zones is included as Figure 3 (a).

1.3.2 Maximum building heights

Land to the south of Main Street has an existing maximum building height of 14 metres that applies to land zoned SP1 Special Activities (Health Services Facility) and B4 Mixed Use.

Land to the north of Main Street has an existing maximum building height of 32 metres that applies to land zoned B3 Commercial Core.

A map showing the existing maximum building heights is included as Figure 4 (a).

Figure 3 (a) – Existing Land Use Zones

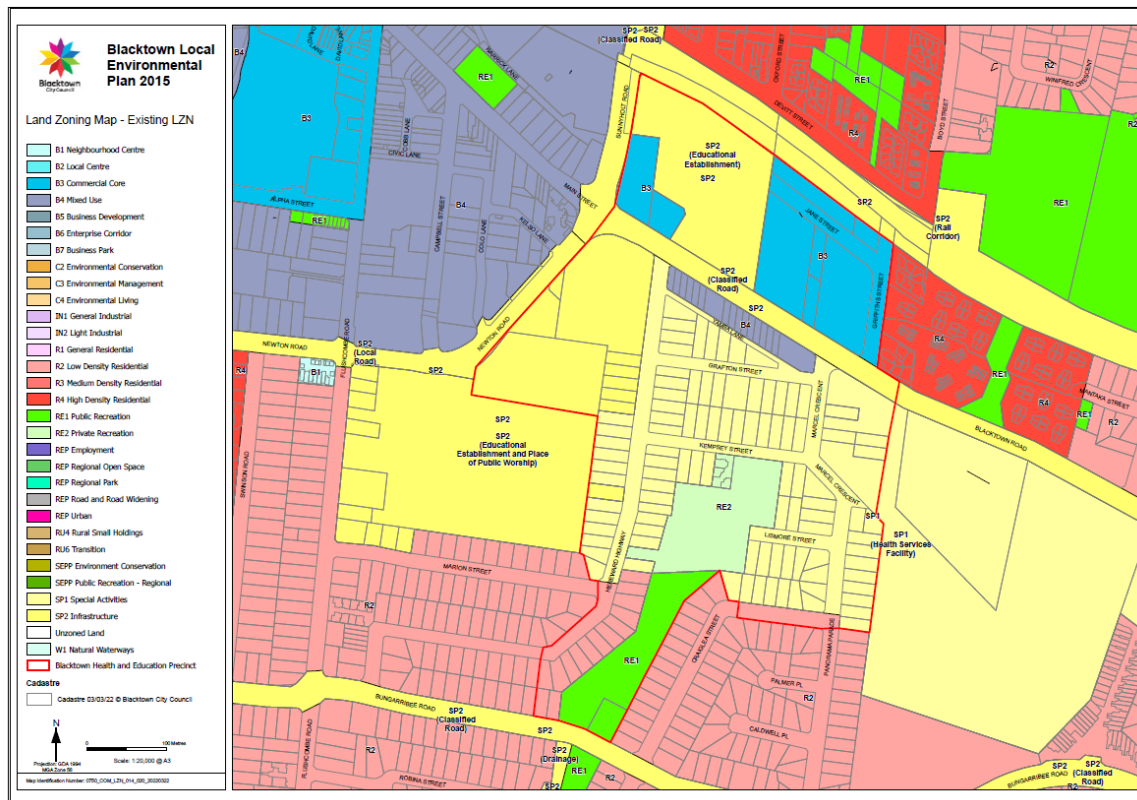


Figure 3 (b) - Proposed Land Use Zones

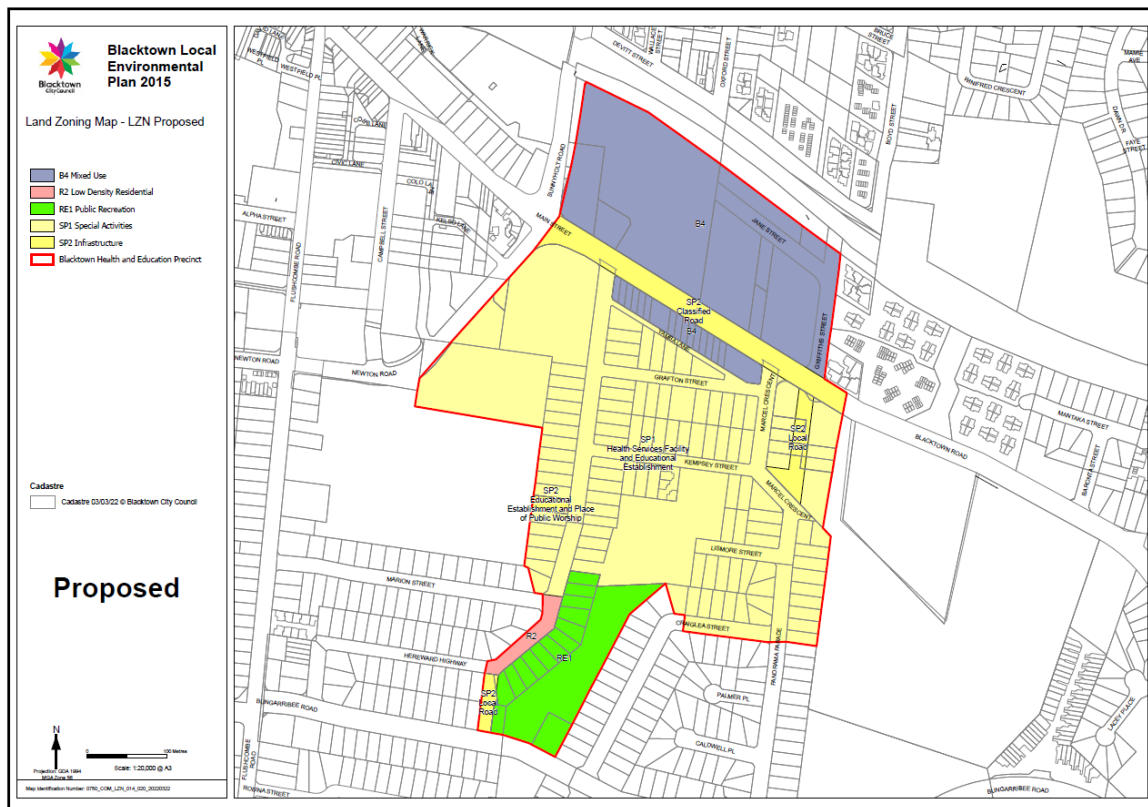


Figure 4 (a) – Existing Height of Buildings

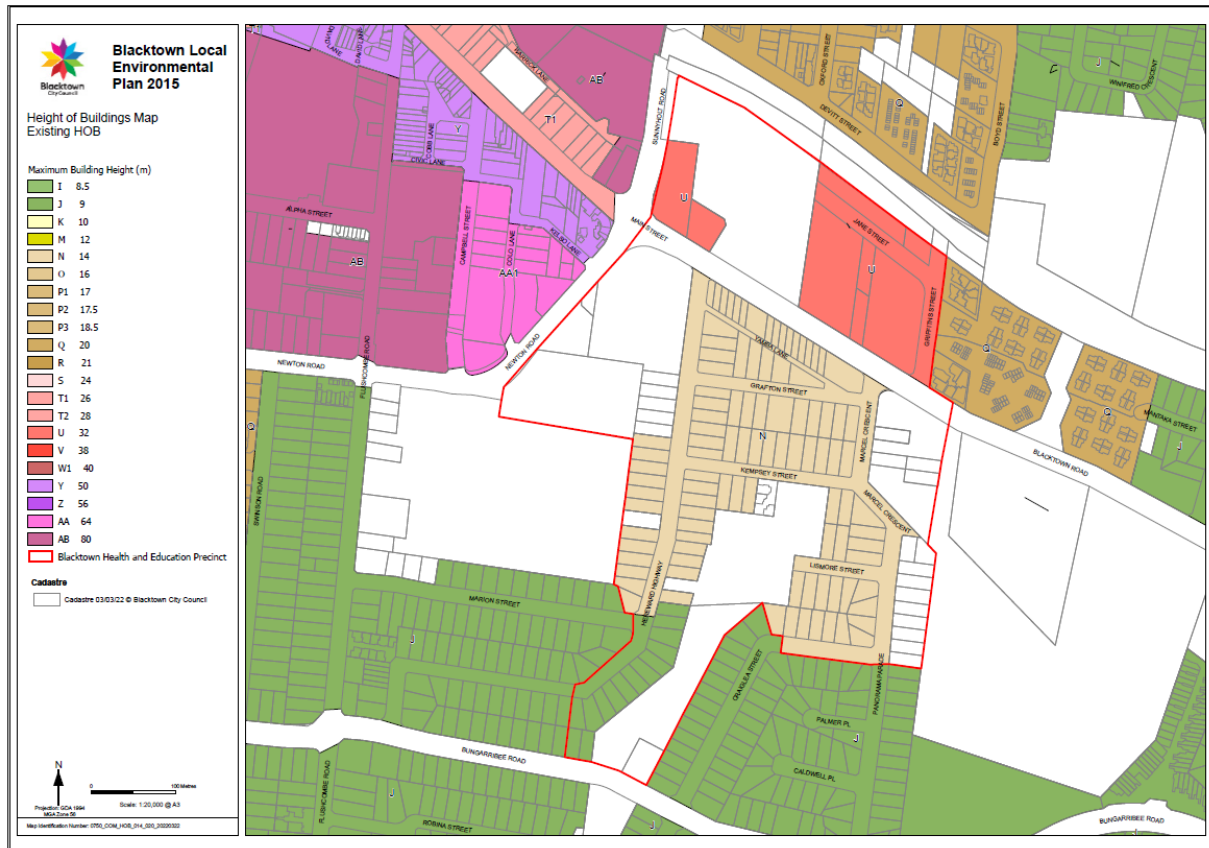


Figure 4 (b) - Proposed Height of Buildings

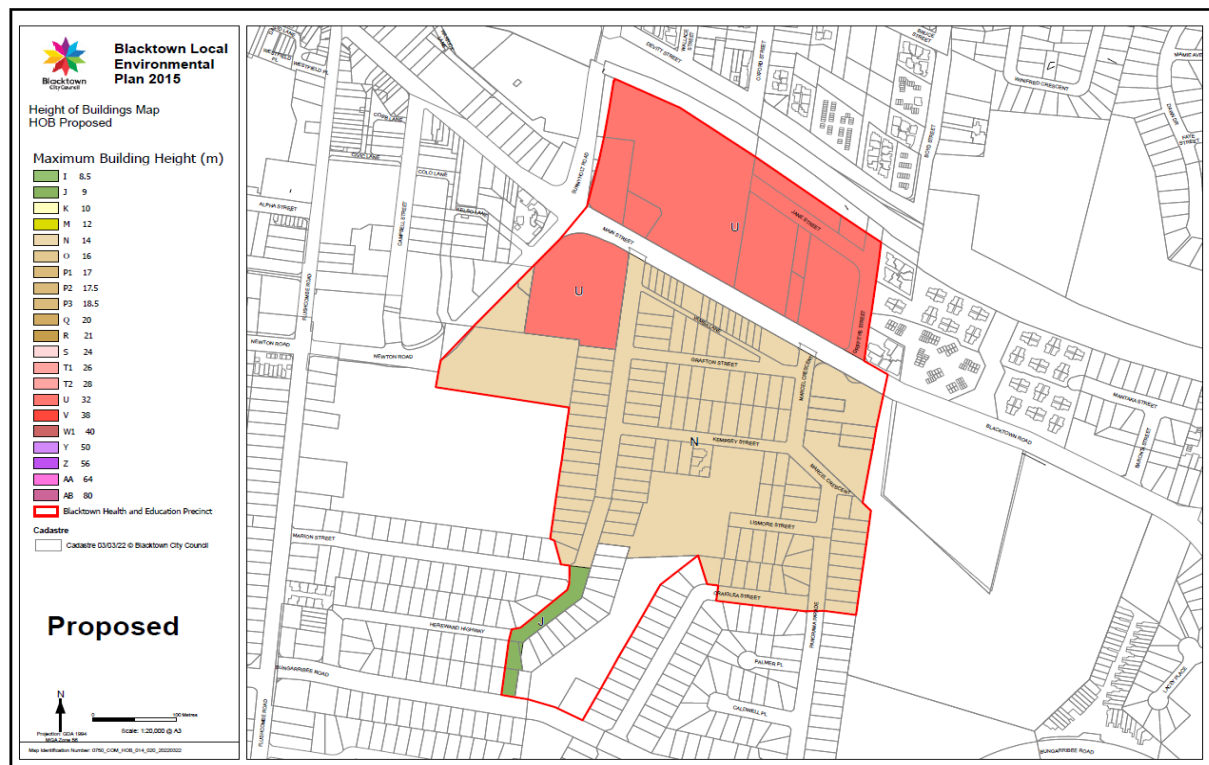


Figure 5 (a) - Existing Incentive Height of Buildings

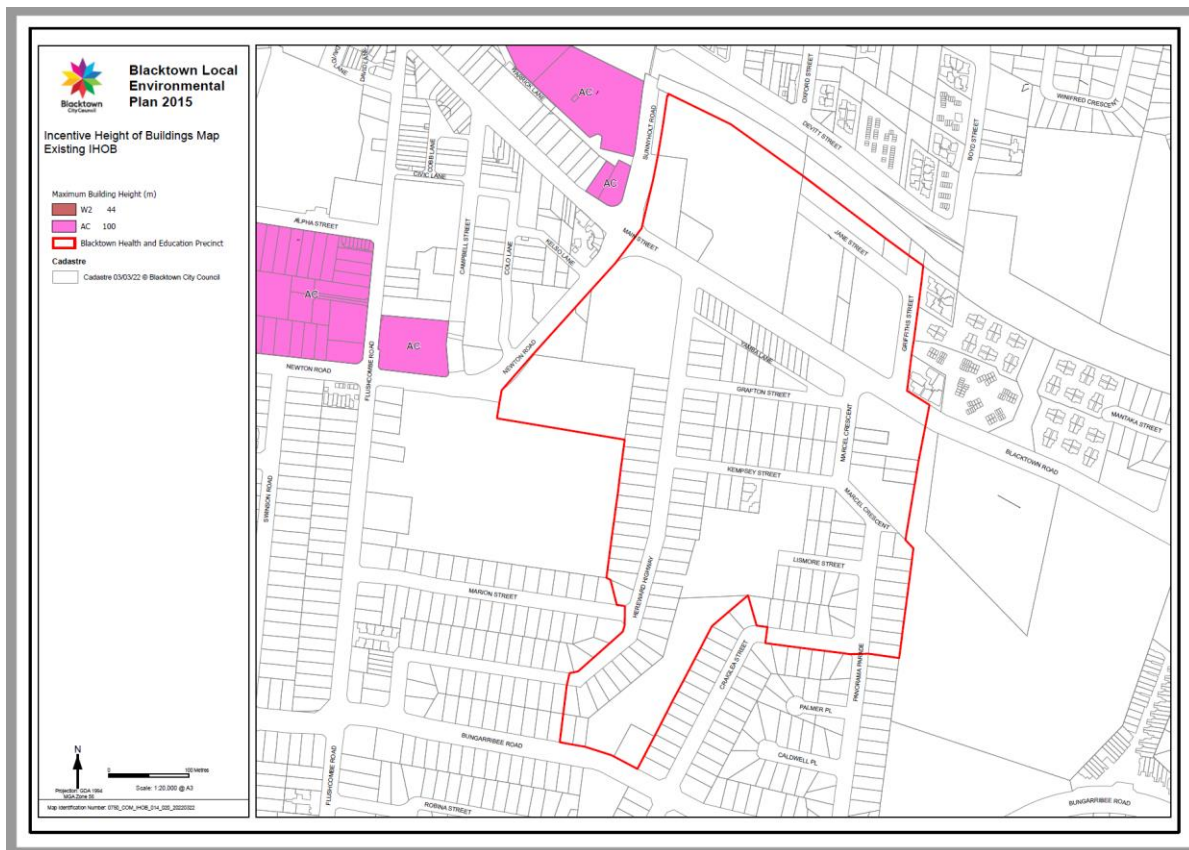


Figure 5 (b) – Proposed Incentive Height of Buildings

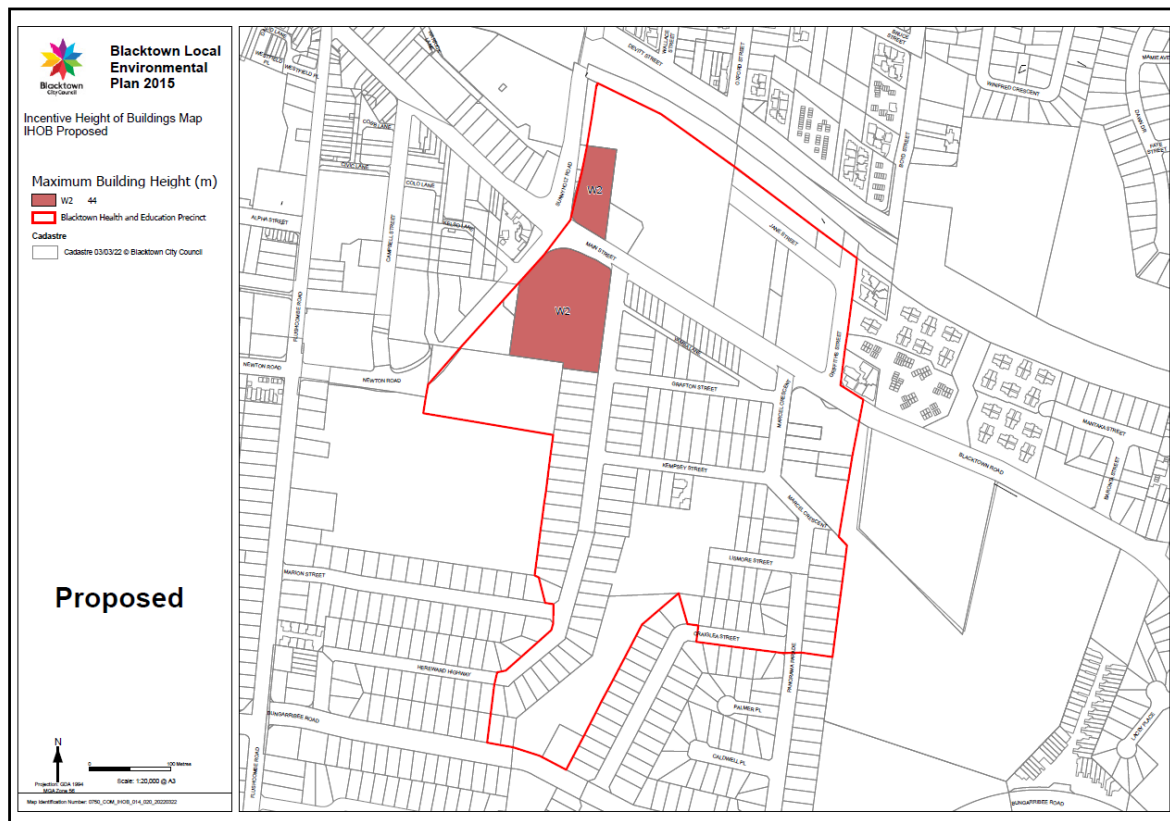


Figure 6 (a) Existing Lot Size

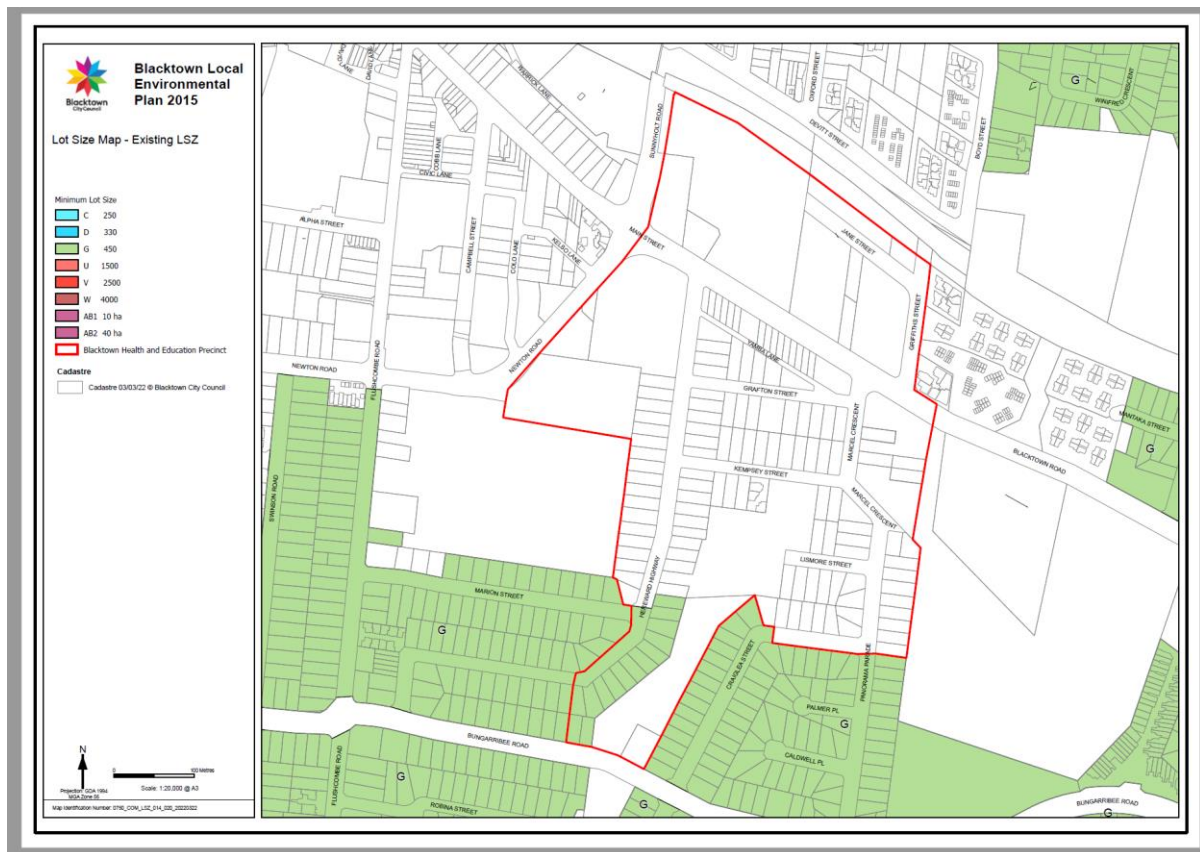
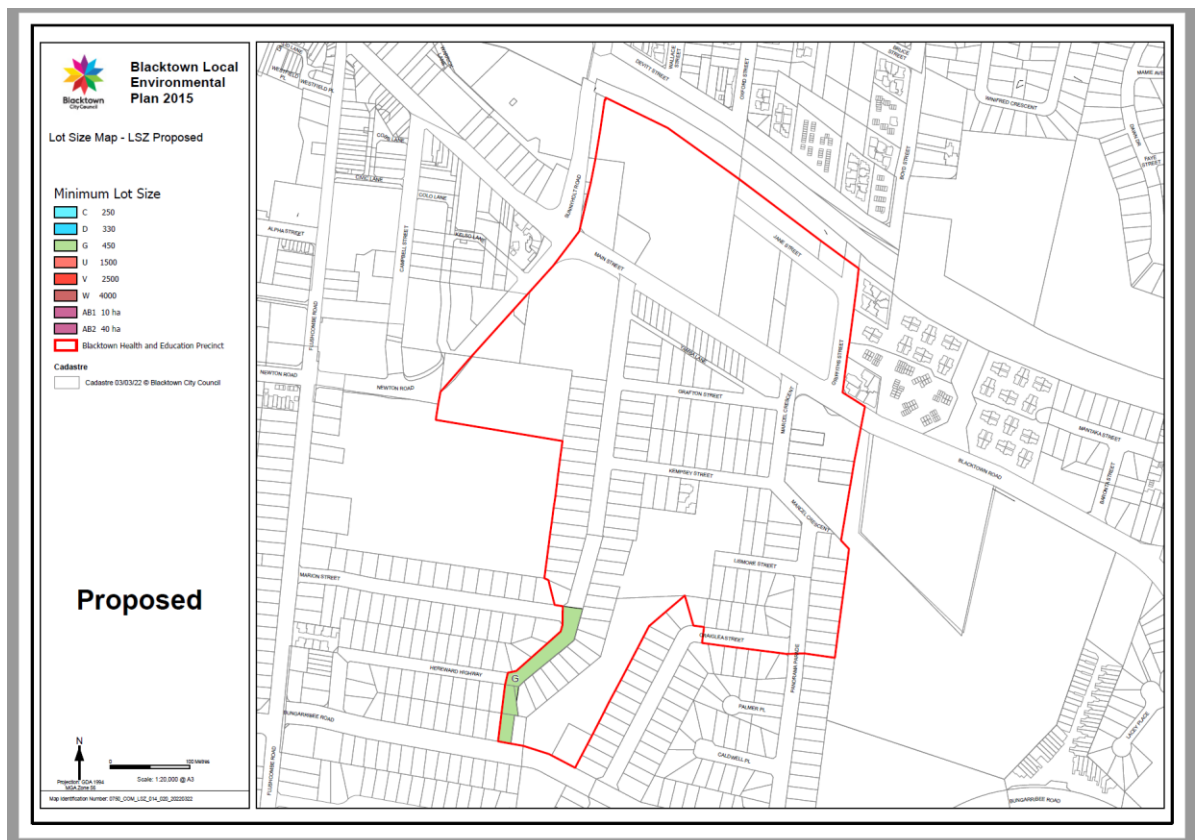


Figure 6 (b) Proposed Lot Size



Blacktown Local Environmental Plan 2015

Building height with a minimum 2,000 sqm lot size

Maximum Building Height (m)

- J 9
- T1 26
- U 32
- Blacktown Health and Education Precinct

Cadastre

- Cadastre 036322 © Blacktown City Council

Proposed

Scale 1:20,000 @ A3

Map identifier number: 0195_C004_H04_001_00000000

Figure 8 (a) Existing Land Reservation Acquisition

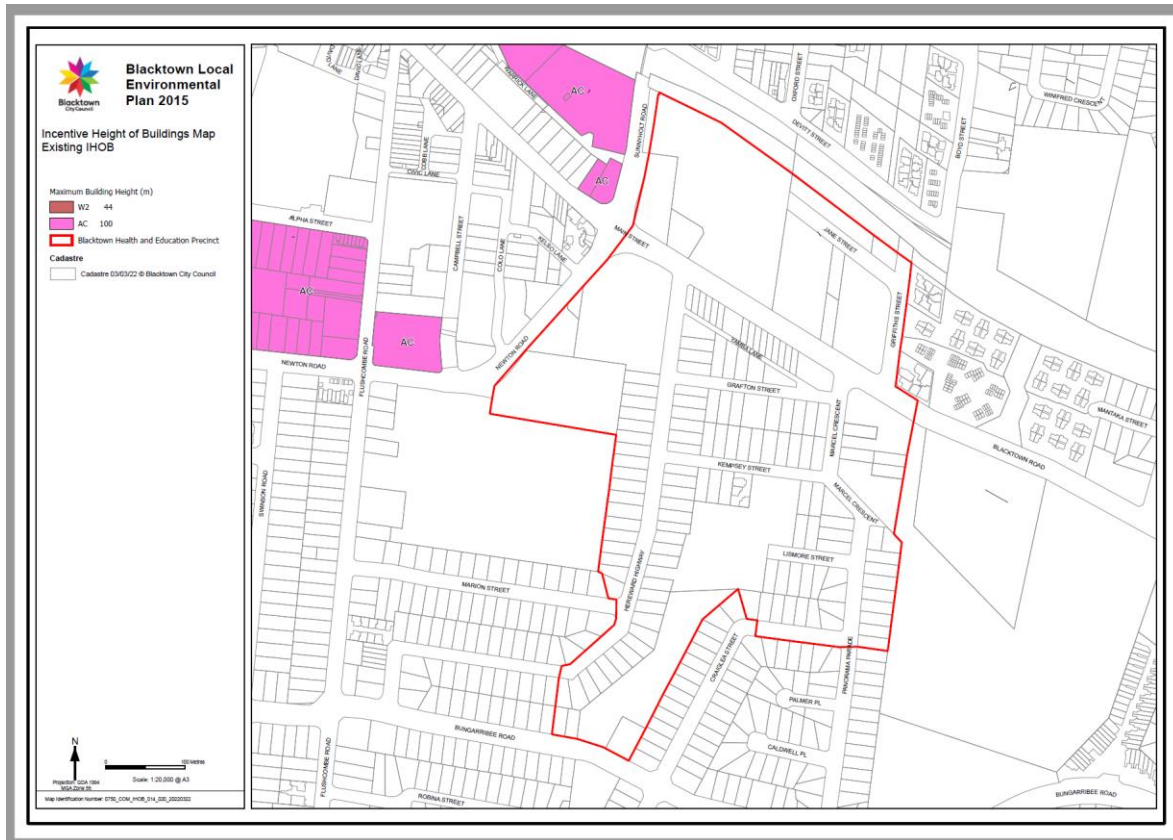
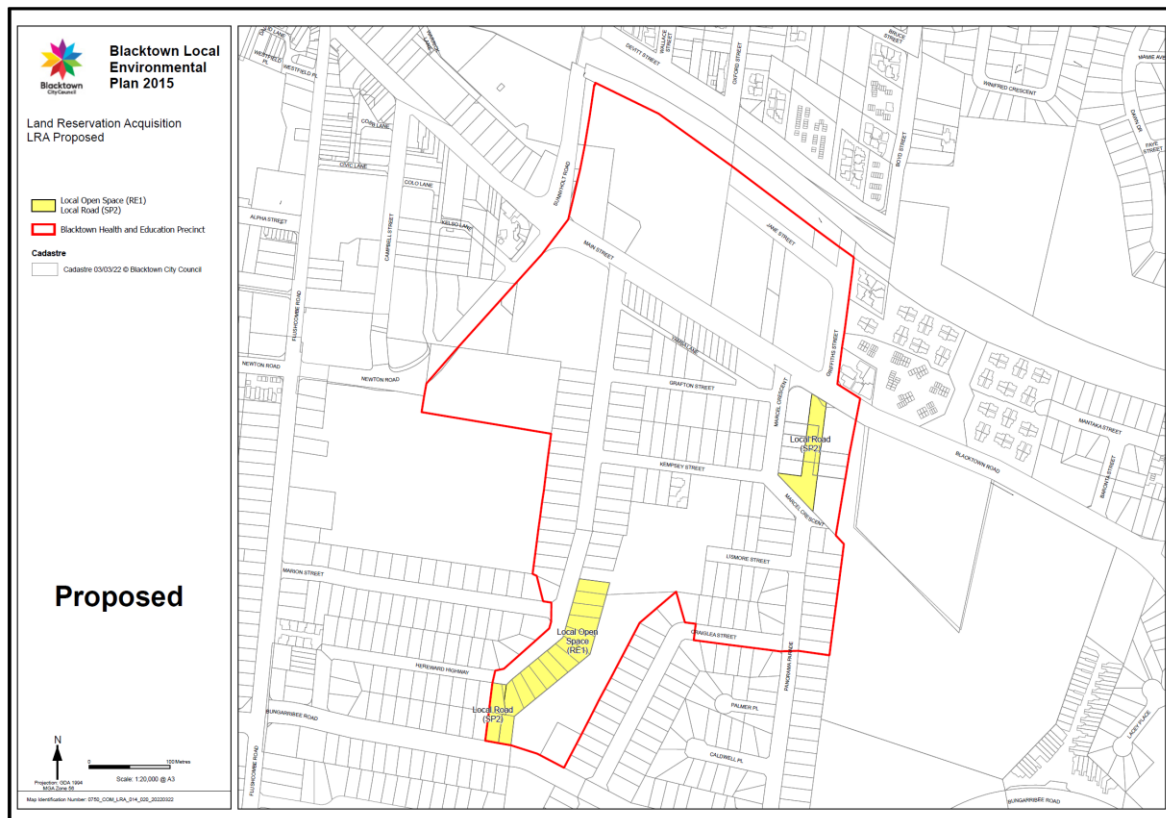


Figure 8 (b) Proposed Land Reservation Acquisition



Part 2 – Explanation of provisions

2.1 Amendments to Blacktown Local Environmental Plan 2015

The proposal seeks the following amendments to Blacktown LEP 2015:

A. Land zoning

- Rezone B3 Commercial Core and SP2 Infrastructure (Educational Establishment) zoned land located north of Main Street to B4 Mixed Use-to enable a mix of commercial, retail and higher density residential uses.
- Rezone SP2 Infrastructure (Educational Establishment and Place of Public Worship) zoned land to the south of Main Street to SP1 Special Activities (Health Services Facility and Educational Establishment) to enable consistent zones across the Precinct that reflects the future intended uses.
- Rezone SP1 (Health Services Facility) zoned land to the south of Main Street to SP1 Special Activities (Health Services Facility and Educational Establishment) to allow a consistent zone across the Precinct that reflects the future intended uses.
- Rezone the Blacktown Bowling Club land from RE2 Private Recreation to SP1 Special Activities (Health Services Facility and Educational Establishment) to provide additional land to support the Precinct's intended education and health uses.
- Rezone land from R2 Low Density Residential to RE1 Public Recreation to expand Captain Cook Memorial Park for open space and drainage purposes.
- Rezone land from R2 Low Density Residential to SP2 Infrastructure (Local Road) for a future road connecting Hereward Highway and Bungarribee Road.
- Rezone land from SP1 Special Activities (Health Services Facility) to SP2 Infrastructure (Local Road) for a future road connecting Main Street to Marcell Crescent and Panorama Crescent.

B. Permitted land use

Permit car parks as development permitted with consent in the following zones:

- B4 Mixed Use
- SP1 Special Activities (Health Services Facility and Educational Establishment)
- RE1 Public Recreation.

C. Height of buildings

- Amend the Height of Buildings map to allow development up to 14 metres, 26 metres and 32 metres shown on the map.

D. Additional local provisions

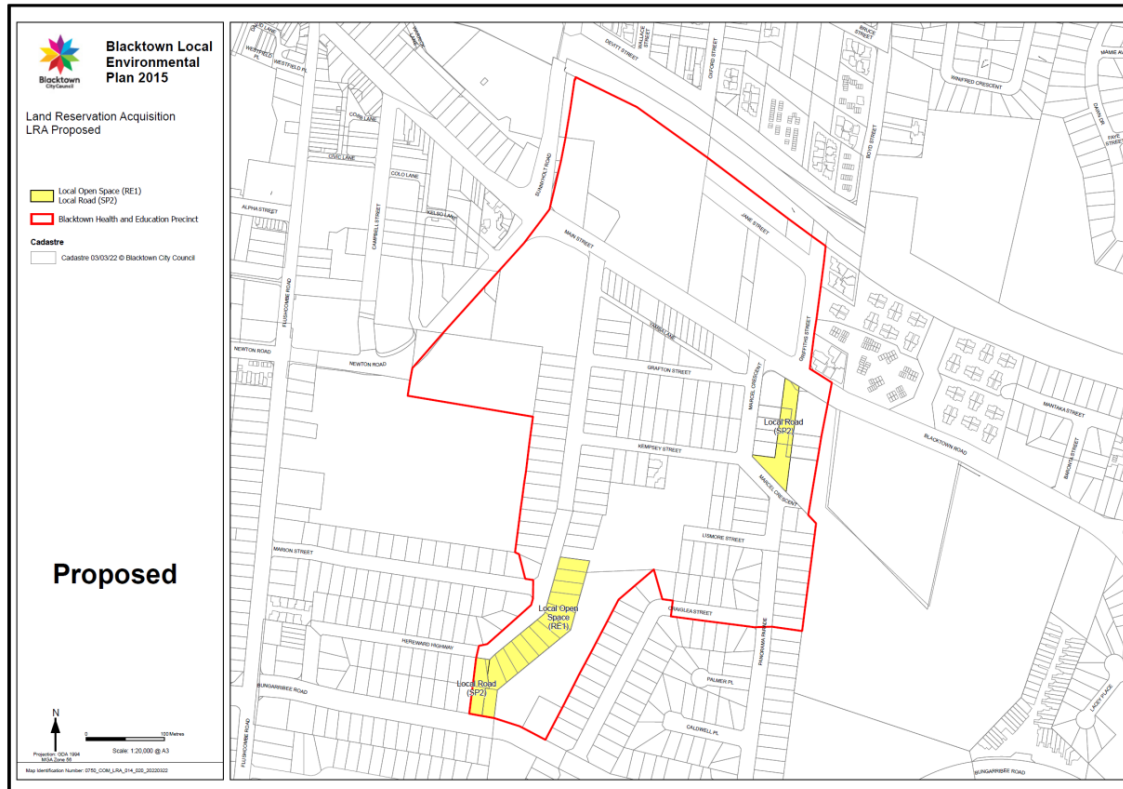
- Include an additional local clause and an amendment to the Incentive Height of Buildings Map (Sheet IHOB_014) to identify land at the corner of Main Street and Sunnyholt Road, and Main Street and Newton Road, as key sites where a bonus maximum building height up to 44 metres will be permitted subject to design excellence being demonstrated through a design competition and subject to buildings having a maximum floor plate of 1,000 square metres.
- Include an additional local clause and an amendment to the Key Sites Map (Sheet KYS_014) to allow the maximum permissible height across the Precinct shown on the Height of Buildings Map to be exceeded to a maximum of 26 metres or 32

metres (as indicated on the map) if a minimum site area of 2,000 square metres is achieved.

E. Land Reservation Acquisition

- Amend the Land Reservation Acquisition Map to identify land to be acquired by Council for drainage, and local road purposes. The following local road connections are proposed as part of this Planning Proposal:
 - Main Street to Marcell Crescent and Panorama Parade
 - Hereward Highway to Bungaribee Road.

Figure 9 – Land to be acquired



F. Lot size

- Amend the Lot Size Map to remove lot sizes for land to be acquired for drainage purposes.

G. Maps

- The following Blacktown LEP 2015 maps will be amended:
 - Land Zoning - Sheet LZN_014
 - Height of Buildings – Sheet HOB_014
 - Incentive Height of Buildings _ Sheet IHOB_014
 - Lot Size - Sheet LSZ_014
 - Maximum Height of Building with Minimum Lot Size
 - Key Sites Map_Sheet KYS_014
 - Land Reservation and Acquisition - Sheet LRA_014

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 the subject of Council strategic studies and reports.

- a. Council resolved on 14 October 2020 to endorse preparation and lodgement of a Planning Proposal to facilitate the transformation of the Precinct from a single storey, mainly residential area to a higher density, mixed use development that supports allied health services including hospital services, medical practices, assisted living, aged care and secondary support services including cafes, car parking facilities and incidental businesses that are envisaged within the Precinct.
- b. Transformation of the Precinct is being undertaken in phases. Phase 1 investigations included analysis of the demand for a private hospital and allied health businesses, as well as urban design studies that were underpinned by a review of existing land use zones, development heights, traffic, flooding and open space. Phase 2 of the investigations includes refining infrastructure costing and amendments to the planning framework via this Planning Proposal.
- c. The demand for a private hospital, other allied health service facilities as well as supporting commercial activity in the vicinity of the Blacktown Hospital has been outlined in various studies.
- d. The 'Blacktown Private Hospital Independent Market Assessment' (O'Connell Advisory, 2018) (market assessment) and 'Blacktown Health Precinct Potential Market Assessment' (Macro Plan, 2019) identifies the need to expand the range of permissible uses and scale of development to both incentivise and encourage transformative change in the Precinct. Hames Sharley has also tested development site yields to check the ability of the Precinct to accommodate the findings of the O'Connell Advisory and Macro Plan reports and prepared an urban design vision for the Health Precinct.
- e. In late 2019, Hames Sharley prepared a draft urban design concept report for the Health Precinct. This tested out the capacity of the Precinct to accommodate development identified in the O'Connell and MacroPlan reports and tested out options for resolving traffic and flooding issues.
- f. The Hames Sharley report included Council's preliminary assessment and design of drainage and flood mitigation measures within the Precinct and identified key roads and intersections likely to require improvement. Council officers reviewed this work and translated it into a series of diagrams representing traffic engineering, drainage engineering, planning and open space design for the Precinct. More detailed infrastructure design work is being carried out to provide more certainty on infrastructure costs and to prepare a draft contributions plan.
- g. GTA (now Stantec) Consultants have prepared a Transport Assessment report (August 2021) for the Precinct. GTA Consultants have been working with Council and Transport for NSW to develop a base model for traffic conditions surrounding three of Council's Transformational Projects including, Warrick Lane, Blacktown CBD and the Blacktown Health and Education Precinct.

- h. Using the base model, GTA Consultants have reviewed the necessary works for an anticipated yield of approximately 110,000 m² of additional GFA within the Precinct, which translates into the need to accommodate approximately 785-885 traffic movements generated within the Precinct. To address the traffic impacts, the Planning Proposal has identified a number of intersections that may require upgrades including: Marcel Crescent/Griffiths Street/Main Street intersection; Sunnyholt Road/Main Street, and Hereward Highway/Main Street intersection.
- i. Additional connections into and through the Precinct which have been identified include:
 - connections between Newton Road and Grafton Street, with a new intersection, which will be identified as a DCP road
 - Jane Street extension to Main Street, including new intersection which will be identified as a DCP road
 - Griffiths Street through to Panorama Parade and Kempsey Street including new intersections
 - Hereward Highway through to Bungarribee Road including a new intersection.
- j. Council engaged Catchment Simulation Solutions to investigate flooding constraints by mapping the existing and future 1% AEP and Probable Maximum Flood (PMF) flood levels and to assist in devising solutions. This culminated in the development of a drainage strategy that ensures the northern portions of the Precinct and the existing Bowling Club site will largely be above the 1% AEP flood level. This includes the construction of basins in parts of the Captain Cook Memorial Park as well as additional upgrades to associated stormwater infrastructure.
- k. To encourage a high standard of architectural design excellence, we propose the inclusion of an architectural design competition. A bonus additional maximum height is proposed to be applied to new construction on key sites in the Precinct provided the design of the new buildings have been selected through an architectural design competition. This will encourage high standards, diversity and innovation in the design of landmark buildings within the Precinct.

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 Blacktown LEP 2015 is required for the proposed amendments.

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)?

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.

The Planning Proposal is consistent with the:

- Greater Sydney Region Plan: A Metropolis of Three Cities (Region Plan)
- Central City District Plan (District Plan).

The Region Plan emphasises the importance of growth supported by essential services, such as education and health and an integrated planning approach that enables job creation opportunities across Greater Sydney to be maximised. It encourages strategic planning to continue responding to the changing nature of health service delivery providing accessibility for patients, visitors and staff in well-located health facilities. Co-locating health, higher education and related activities such as research, housing for health workers and students, short-term accommodation, and complementary commercial uses supports collaboration, innovation and accessibility outcomes.

The Region Plan, Objective 21 'Internationally competitive health, education and research precincts' discusses that the most successful health and education precincts are international and innovative districts. The Region Plan states that these districts are transit-accessible precincts with an active ecosystem that includes health and education assets, surrounded by a network of medical research institutions, a mix of complementary industry tenants, housing, ancillary facilities and services. Figure 37 under Objective 21 identifies the Blacktown Health and Education Precinct.

The District Plan also identifies the Blacktown Health and Education Precinct as important in delivering productivity outcomes for Blacktown. It recognises that health and education and advanced manufacturing sectors are the biggest contributors to economic growth and jobs creation in the District. Planning Priority C10 acknowledges that the expansion of Blacktown Hospital will make it the third-largest public hospital in NSW, generating more than 5,000 new jobs. It is also a major teaching hospital for medical students at Western Sydney University. The health and education precinct provide opportunities for a private hospital and associated specialist medical services that support practitioners, students and patients. Action 40 requires Council to:

- reinforce and capitalise on the health and education activities located in the Blacktown health and education precinct,
- manage land around the hospital so as not to preclude future expansion of the hospital and/ or co-location of a tertiary education facility, and
- deliver ancillary uses which add value to the health and education facilities, including residential, aged care facilities, visitor accommodation, health and medical research activities, non-critical patient care and commercial uses which will be complementary to and help to revitalise the health precinct.

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 (LSPS) which is the key strategic land use planning document to facilitate and manage future growth and development within the Blacktown City.

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.

The Blacktown LSPS also recognises the need to work with the NSW Government and private sector to expand the health and education precinct in the Blacktown Strategic Centre. Blacktown Strategic Centre is broadly defined by a 2-kilometre radius from Blacktown Station and will accommodate a mix of employment, residential, recreation, health, education, community, cultural and entertainment uses. The aim is to transform Blacktown Strategic Centre to create a diversity of new jobs and housing opportunities with initiatives including the Blacktown health and education precinct associated with the expanded Blacktown Hospital, a university campus in the Blacktown CBD.

Blacktown LSPS Local Planning Priority 10 'Growing targeted industry sectors' identifies health and education precincts emerging around Blacktown as the growing prominence of health and education sectors that will grow new jobs and attract knowledge-based industries and businesses. Given this, we are working with the NSW Government and private sector to co-locate a private hospital facility and allied medical health services within the Health Precinct in the Blacktown Strategic Centre. Private sector investment will also help address deficiencies in health service provision within Blacktown City as well as Western Sydney.

Additionally, Blacktown LSPS Action 34 states that Council will 'Collaborate with the NSW Government and the private sector to promote health, medical research and innovation, and education opportunities in the Blacktown and Mount Druitt Strategic Centres and implement the Health Precinct Transformational Project'.

The Blacktown Housing Strategy 2020 sets the future housing direction for the City to 2036. The housing priorities are to support opportunities to intensify land uses, in particular to increase residential density in appropriate locations such as in Strategic Centres and improve accessibility within our centres to transport, services, facilities, education and jobs. Economic growth in health and education presents significant opportunities in the Blacktown Strategic Centre.

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

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

The Community Strategic Plan outlines Council's vision and aspirations for the future of the City. The Community Strategic Plan facilitates and manages future growth and development within the City to 2036.

The vision is based on 6 Strategic Directions and Transformational Projects for the City. This Planning Proposal, by facilitating economic opportunities, investment and partnerships, implements Strategic Direction 3: A smart and prosperous economy, and Strategic Direction 4: A growing City Supported by Accessible Infrastructure.

Our Blacktown 2036 identifies several Transformational Projects including the Blacktown City Centre Health Precinct with the ultimate goal being to collaborate with Government and private health sector to co-locate a private hospital and allied medical centres.

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 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?

The 'Blacktown Private Hospital Independent Market Assessment' (O'Connell Advisory, 2018) (O'Connell report) finds that the growth of the catchment is much faster than Sydney metropolitan annual growth rate, with the majority of the growth occurring in Baulkham Hills, Blacktown and Mount Druitt statistical areas. The report also identified a range of Private Hospital scenarios that could be established which include combinations of different speciality groups. The scenarios also assume the private hospital can be established on a site in the vicinity of the existing Blacktown Hospital.

The O'Connell report effectively identifies the feasibility and demand for a private hospital to be established to complement facilities provided in the existing Blacktown Hospital. The report outlines that such a hospital would have significant benefits to the community, including (but not limited to):

- approximately 327 to 376 new skilled jobs by FY32
- a capital project in the range of \$124M to \$142M delivering jobs and economic benefit during construction
- creating greater scale on the health campus to attract clinicians (including allied health professionals) who will deliver more public and private health services for the local community
- Western Sydney Local Health District WSLHD would have potential to gain economies of scale, rental and recruitment benefits
- teaching, training and research opportunities would be boosted.

Of the required next steps identified in the O'Connell report, the two that are relevant to this Planning Proposal include identifying the availability of land co-located with Blacktown Hospital, and development of the Precinct to provide a framework for the development of efficient, effective service delivery.

The Blacktown Health Precinct Potential Market Assessment' (Macro Plan, 2019) (MacroPlan report) considers the existing and potential future provisions of health services and other businesses in the surrounding locality and identifies where business synergies are possible. The assessment has identified future market conditions for specific land and floorspace uses in the Precinct. In providing a review of successful

health precincts it outlines the Precinct will be successful by developing a competitive advantage in:

- a broadly-based strategy that integrates a mix of uses
- globally recognised tenants
- a deep 'industry structure' facilitating the growth of subject matter experts
- anchor infrastructure
- points of difference.

3.4 Section D – State and Commonwealth interests

3.4.1 Is there adequate public infrastructure for the Planning Proposal?

The Planning Proposal identifies land to be acquired for new local roads and for open space and drainage purposes. The acquisition of this land will enable new infrastructure to support development enabled by the Planning Proposal.

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 is being undertaken in conjunction with the exhibition of the Planning Proposal.

Part 4 – Mapping

The proposed amendment to Blacktown LEP 2015 requires amending the following maps:

1. Land Zoning Map - Sheet LZN_014
2. Height of Buildings Map – Sheet HOB_014
3. Incentive Height of Buildings Map _ Sheet IHOB_014
4. Lot Size Map_Sheet LSZ_014
5. Maximum Height of Buildings Map
6. Key Sites Map_Sheet KYS_014
7. Land Reservation and Acquisition Map_ Sheet LRA_014

Part 5 – Community consultation

Community consultation is being carried out in accordance with the requirements of the Gateway determination and the Environmental Planning and Assessment Act 1979.

Part 6 – Timeline

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

Stage	Estimated Date
Resolution to prepare	20 October 2021
Gateway determination	2 March 2022
Agency consultation	April 2022
Public exhibition	May 2022
Consider submissions	June 2022
Council resolution to adopt	December 2023
Finalise the Planning Proposal	March 2023

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 The proposed amendments support the delivery of infrastructure that will enable the growth of Blacktown Hospital and the Health and Education Precinct as well as Blacktown City.
	Objective 2: Infrastructure aligns with forecast growth – growth infrastructure compact	Yes	Consistent. The proposed amendments support the growth of Blacktown Strategic Centre as well as the growing Blacktown community.
	Objective 3: Infrastructure adapts to meet future needs	Yes	Consistent. The proposed amendments are part of the NSW Government's investment into Blacktown Hospital.
	Objective 4: Infrastructure use is optimised	Yes	Consistent. The proposed amendments will support the existing and continuing use of the precinct for health and education.
A collaborative city	Objective 5: Benefits of growth realised by collaboration of governments, community and business	Yes	Consistent. The proposed amendments will support the growth and continued use of the precinct for health and education purposes.

Liveability			
A city for people	Objective 6: Services and infrastructure meet communities' changing needs	Yes	Consistent. The Planning Proposal will enable the community to use the precinct for health and education services.
	Objective 7: Communities are healthy, resilient and socially connected	Yes	Consistent. The growth and delivery of health and education services supports the needs of the growing population.
	Objective 8: Greater Sydney's communities are culturally rich with diverse neighbourhoods	Yes	Consistent. The Health and Education precinct will provide services for the growing culturally diverse population.
	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	Yes	Consistent. The Planning Proposal includes rezoning land to B4 Mixed Use. This would permit shoptop housing development in a mixed commercial/retail setting.
	Objective 11: Housing is more diverse and affordable	Yes	Consistent. The precinct is located close to Blacktown CBD in an urban setting and in a zone that will permit housing that contributes to the diverse and affordable land within Blacktown City.
	Objective 12: Great places that bring people together	Yes	Consistent. The proposed education and health service uses bring together people and communities and create and support community growth.
	Objective 13: Environmental heritage is identified, conserved and enhanced	Yes	9A Kempsey Street, Blacktown, a Russian Orthodox Church, is a listed Heritage Item under Blacktown Local Environmental Plan 2015.

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. The amendment will integrate health, education, commercial, retail and residential uses in close walking distance to Blacktown Railway Station and other public transport services.
	Objective 15: The Eastern, GOP and Western Economic Corridors are better connected and more competitive.	No	Not applicable
	Objective 16: Freight and logistics network is competitive and efficient	No	Not applicable
	Objective 17: Regional connectivity is enhanced	Yes	Consistent. The road linkages proposed as part of this Planning Proposal will enhance connections to other local and road networks.

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	Yes	Consistent. The NSW Government's investment in Blacktown Hospital is an incentive to reinforce and capitalise on health and education activities. It also promote internationally competitive activities of research and innovation associated with these services.
	Objective 22: Investment and business activity in centres	Yes	Consistent. The precinct adjoins Blacktown CBD and Hospital which are located within the Blacktown Strategic Centre. This offers investment and business opportunities within the centre.
	Objective 23: Industrial and urban services land is planned, retained and managed	Yes	Consistent. The precinct consists of approximately 20 hectares of urban services land that is to be renewed and retained.
	Objective 24: Economic sectors are targeted for success	Yes	Consistent. Development of the health and education services and associated uses will increase the economic activities within the precinct leading to the success of the centre.

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. Existing trees are retained. Any building works will have to comply with relevant development controls.
	Objective 31: Public open space is accessible, protected and enhanced	Yes	Captain Cook Memorial Park is located within the Precinct and will be retained as open space.
	Objective 32: The Green Grid links parks, open spaces, bushland and walking and cycling paths	No	Not applicable
An efficient city	Objective 33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change	Yes	Consistent. Existing trees are retained contributing to tree canopy cover. Any building works will have to comply with relevant development controls.
	Objective 34: Energy and water flows are captured, used and re-used	Yes	Consistent. Specific requirements will be addressed during the development application stage.

	Objective 35: More waste is re-used and recycled to support the development of a circular economy	Yes	Consistent. Specific requirements will be addressed during the development application stage.
A resilient city	Objective 36: People and places adapt to climate change and future shocks and stresses	Yes	Consistent. Blacktown development controls and BASIX will apply.
	Objective 37: Exposure to natural and urban hazards is reduced	Yes	Consistent. Council engaged Catchment Simulation Solutions to investigate flooding constraint and the development of a drainage strategy. The findings from this is included as part of the proposal.
	Objective 38: Heatwaves and extreme heat are managed	Yes	Consistent. The existing trees are retained and Blacktown planning controls and BASIX apply.

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. The precinct is supported by infrastructure given it is well located and adjoins Blacktown CBD. The proposed health and education services provide additional services to support the growing community.
C 2: Working through collaboration	Yes	Consistent. The Planning Proposal supports the continued and extended use of the precinct and working collaboratively to support the NSW Government's investment in Blacktown Hospital.
Liveability		
C 3: Providing services and social infrastructure to meet people's changing needs	Yes	Consistent. This Planning Proposal seeks to create a health and education precinct which will provide additional services for the growing community.
C 4: Fostering healthy, creative, culturally rich and socially connected communities	Yes	Consistent. The health and education precinct aims to provide services to foster the health and wellbeing of the community. It also encourages healthy, socially connected communities located in walking distance of local infrastructure and services.
C 5: Providing housing supply, choice and affordability, with access to jobs, services and public transport	Yes	Consistent. The Planning Proposal will enable suitable housing to be provided in the right location close to the Blacktown CBD. It will increase housing choice for residents, workers and visitors.
C 6: Creating and renewing great places and local centres, and respecting heritage the District's heritage	Yes	Consistent. The Planning Proposal will help protect, create and renew land for future delivery of health and education related uses close to Blacktown CBD and Blacktown Hospital. The precinct includes the Blacktown Orthodox Church which is listed as a heritage item under Blacktown Local Environmental Plan 2015. The Planning Proposal respects the District's heritage and it will support the current and future local centres.

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	Yes	Consistent. The proposed land uses will integrate with the existing uses in Blacktown CBD and adjoining centres including Seven Hills Town Centre.
C 10: Growing investment, business opportunities and jobs in strategic centres	Yes	Consistent. The precinct adjoins Blacktown CBD and Hospital which are located within the Blacktown Strategic Centre. This offers investment and business opportunities within the centre.
C 11: Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land	Yes	Consistent. As a health and education precinct it encourages opportunities for innovation in medical services on urban services land.
C 12: Supporting growth of targeted industry sectors	Yes	Consistent. The Planning Proposal supports growing targeted industry sectors and collaborating with the NSW Government and the private sector to promote health, medical research and innovation, and education opportunities in the Blacktown and Mount Druitt Strategic Centres and implement the Health Precinct Transformational Project.
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. Existing trees are retained.

C 16: Increasing urban tree canopy cover and delivering Green Grid connections	Yes	Consistent. Existing trees are retained, an increase in canopy cover can be achieved through Development Application conditions.
C 17: Delivering high quality open space	No	Consistent. Land bounded by Blacktown Bowling Club, Captain Cook Memorial Park, Bungarribee Road and the Hereward Highway is proposed to be rezoned public recreation and Local Road. This will enable the expansion of Captain Cook Memorial Park.
C 18: Better managing rural Areas	No	Not applicable
C 19: Reducing carbon emissions and managing energy, water and waste efficiently	Yes	Consistent. Development applications will have to comply with the relevant Council development controls and BASIX.
C 20: Adapting to the impacts of urban and natural hazards and climate change	Yes	Consistent. Development applications will have to comply with the relevant Council development controls and BASIX.
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. The renewal of the precinct for health and education services and associated uses, aligns with the Government's investment in Blacktown Hospital will encourage vibrancy of the precinct and Blacktown Strategic Centre.
A clean, sustainable and healthy environment	Consistent. Existing trees are retained. The activities on site do not have a negative impact on the environment.
A smart and prosperous economy	Consistent. The health and education services contribute to a smart and prosperous economy.
A growing city supported by accessible infrastructure	Consistent. The location of the Precinct, close to Blacktown CBD and Blacktown Hospital enhances access to transport infrastructure.
A sporting and active city	Consistent. Sport activities are part of the general education services which contribute to an active city.
A leading city	Consistent. Expansion of the health and education services within the Precinct contributes to developing Blacktown as a leading city that is diverse, dynamic and progressive.

D. Blacktown Local Strategic Planning Statement

Blacktown Local Strategic Planning Statement (LSPS) 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 LSPS. This Planning Proposal facilitates a Transformational Project to promote health, medical research, innovation and education within Blacktown City. Additionally, the Planning Proposal:

- encourages a high standard of architectural excellence by implementing a height bonus for certain sites where an architectural design competition is undertaken
- has involved collaborating, partnering and engaging to implement the LSPS (Local Planning Priority 2) by involving major stakeholders in planning the transformation of the Precinct
- supports providing housing supply, choice and affordability with access to jobs, services and public transport (Local Planning Priority 5) by rezoning part of the Precinct to a B4 Mixed Use zone
- supports creating and renewing great places and centres (Local Planning Priority 6) including a master planning and design work which has informed the Planning Proposal
- supports growing targeted industry sectors consistent (Local Planning Priority 10) consistent with action 34 which is to “collaborate with the NSW Government and the private sector to promote health, medical research and innovation, and education opportunities in the Blacktown and Mount Druitt Strategic Centres and implement the Health Precinct Transformational Project.

Consistency with Applicable SEPPs

State Environmental Planning Policy	Consistency
State Environmental Planning Policy (Biodiversity and Conservation) 2021	This Planning Proposal will not contradict or hinder the application of this SEPP.
SEPP (Building Sustainability Index: BASIX) 2004	This Planning Proposal will allow shop top housing development under the proposed B4 Mixed Use zone.
SEPP (Exempt and Complying Development Codes) 2008	This Planning Proposal will not contradict or hinder the application of this SEPP.
State Environmental Planning Policy (Housing) 2021	This Planning Proposal will not contradict or hinder the application of this SEPP.
State Environmental Planning Policy (Industry and Employment) 2021	This Planning Proposal will not contradict or hinder the application of this SEPP.
State Environmental Planning Policy (Planning Systems) 2021	This Planning Proposal will not contradict or hinder the application of this SEPP.
State Environmental Planning Policy (Resilience and Hazards) 2021	This Planning Proposal will not contradict or hinder the application of this SEPP. The proposal largely maintains the existing zoning across the sites and facilitates the growth of health and education facilities. The proposed B4 Mixed Use Zone will apply to land north of Main Street. Regarding contamination and remediation, while no contaminating uses have been known to be carried out on that land will apply to any future development application.
State Environmental Planning Policy (Resources and Energy) 2021	This Planning Proposal will not contradict or hinder the application of this SEPP.
SEPP No 65 - Design Quality of Residential Apartment Development	This Planning Proposal will not contradict or hinder the application of this SEPP. Shop top housing is permissible as part of a mixed use development in the B4 Mixed Use zone and will be assessed during the development application process.
State Environmental Planning Policy (Transport and Infrastructure) 2021	This Planning Proposal will not contradict or hinder the application of this SEPP.
State Environmental Planning Policy Amendment (Repeal of Operational SEPPs) 2019	This Planning Proposal will not contradict or hinder the application of this SEPP.
State Environmental Planning Policy (Precincts—Central River City) 2021	This Planning Proposal will not contradict or hinder the application of this SEPP. This Planning Proposal does not relate to land within the North West Growth Area.
State Environmental Planning Policy (Precincts—Western Parkland City) 2021	Not applicable. This Planning Proposal will not contradict or hinder the application of this SEPP. This Planning Proposal does not relate to land within the North West Growth Area, the Western

State Environmental Planning Policy	Consistency
	Sydney Employment Area or the Western Sydney Parklands.
State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021	This Planning Proposal will not contradict or hinder the application of this SEPP..
State Environmental Planning Policy (Primary Production) 2021	This Planning Proposal will not contradict or hinder the application of this SEPP. The site is in an urban area not in a rural area and no primary production takes place in Precinct.

Consistency with relevant Section 9.1 Directions by the Minister

Direction	Consistency of Planning Proposal
Focus area 1: Planning Systems	
1.1 Implementation of Regional Plans	This proposal achieves the intent of the Greater Sydney Region Plan including Objective 21 to facilitate internationally competitive health, education, research and innovation precincts such as Blacktown Hospital precinct.
1.2 Development of Aboriginal Land Council land	Not applicable
1.3 Approval and Referral Requirements	The Planning Proposal is consistent with this Direction.
1.4 Site Specific Provisions	The Planning Proposal is consistent with this Direction.
Focus area 1: Planning Systems - Place-based	
1.5 Parramatta Road Corridor Urban Transformation Strategy	Not applicable
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implantation Plan	Not applicable
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable
1.10 Implementation of the Western Sydney Aerotropolis Plan	Not applicable
1.11 Implementation of Bayside West Precincts 2036 Plan	Not applicable
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable
1.14 Implementation of Greater Macarthur 2040	Not applicable
1.15 Implementation of the Pyrmont Peninsula Place Strategy	Not applicable
1.16 North West Rail Link Corridor Strategy	Not applicable
Focus area 2: Design and Place	
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Direction	Consistency of Planning Proposal
Focus area 3: Biodiversity and conservation	
3.1 Conservation zones	The Planning Proposal is consistent with this Direction.
3.2 Heritage Conservation	<p>The Planning Proposal is consistent with this Direction.</p> <p>The Precinct contains a locally listed heritage item, Russian Orthodox Church. Future development will consider the heritage aspects of the item.</p>
3.3 Sydney Drinking Water Catchment	Not applicable
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable
3.5 Recreation Vehicle Areas	Not applicable
Focus area 4: Resilience and Hazards	
4.1 Flooding	<p>The Planning Proposal rezones flood affected land that is currently zoned for recreation purposes (Blacktown Bowling Club). In accordance with the Direction, additional infrastructure is proposed to mitigate the flood affects on this land, including additional drainage basins and underground services. The cost of these works and acquisitions have been considered and will be included as an input to the development of a Contributions Plan.</p> <p>Any issues with the flood affectation in the Precinct will be considered during the development application stage.</p>
4.2 Coastal Management	Not applicable
4.3 Planning for Bushfire Protection	The Planning Proposal is consistent with this Direction and not affect bushfire prone area.
4.4 Remediation of Contaminated Land	<p>The proposal largely maintains the existing zoning across the sites and facilitates the growth of health and education facilities.</p> <p>The proposed B4 Mixed Use Zone will apply to land north of Main Street. While no contaminating uses have been known to be carried out on that land, the application of SEPP 55 will apply to any future development application."</p>
4.5 Acid Sulphate Soils	Not applicable
4.6 Mine Subsidence and Unstable Land	Not applicable
Focus area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	The Planning Proposal is consistent with this Direction.

Direction	Consistency of Planning Proposal
	<p>The Precinct adjoins Blacktown CBD and the Planning Proposal would support additional health, education and employment uses near public transport given it is close walking distance to Blacktown Railway Station. The proposed land uses will integrate well and take advantage of the transport facilities close to it.</p> <p>A Traffic Study was undertaken which forms part of this Planning Proposal. Council will continue to consult with Transport for NSW to ensure that this Direction is satisfied.</p>
5.2 Reserving Land for Public Purposes	The Planning Proposal is consistent with this Direction. The Planning Proposal would reserve additional land for public purposes, including additional public recreation land and land for new local road connections.
5.3 Development Near Regulated Airports and Defence Airfields	Not applicable
5.4 Shooting Ranges	Not applicable
Focus area 6: Housing	
6.1 Residential Zones	Not applicable
6.2 Caravan Parks and Manufactured Home Estates	Not applicable
Focus area 7: Industry and Employment	
7.1 Business and Industrial Zones	<p>The Planning Proposal applies to land directly adjoining the Blacktown CBD. The Planning Proposal seeks to rezone land from B3 Commercial Core at the corner of Sunnyholt Road, Main Street, Griffith Street and Jane Street to B4 Mixed Use.</p> <p>The Planning Proposal is consistent with the recent rezoning of land in the Blacktown CBD (Blacktown LEP Amendment No 26) that rezoned land from B3 Commercial Core to B4 Mixed Use to reflect the commercial reality and market expectations for office development in the CBD.</p>
7.2 Reduction in non-hosted short-term rental accommodation period	Not applicable
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable
Focus area 8: Resources and Energy	
8.1 Mining, Petroleum Production and Extractive industries	Not applicable

Direction	Consistency of Planning Proposal
Focus area 9: Primary Production	
9.1 Rural Zones	Not applicable
9.2 Rural Lands	Not applicable
9.3 Oyster Aquaculture	Not applicable
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable