



**Planning Proposal                      November 2024**

**122 Cudgegong Road Rouse Hill**

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### Attachments

1. Sydney Water letter dated 28 February 2019
2. Consistency with strategic plans
3. Consistency with State Environmental Planning Policies
4. Consistency with Section 9.1 Directions by the Minister
5. Existing and proposed *State Environmental Planning Policy (Precincts – Central River City) 2021* map amendments

# 1 Objectives and intended outcomes

## 1.1 Introduction

This Planning Proposal relates to Lot 341 DP 1262760, 122 Cudgegong Road, Rouse Hill. The subject site is located on the north-eastern side of Cudgegong Road, between Guntawong Road and Rouse Road. The site has an area of 1.288 hectares, is rectangular in shape and has a frontage of 72.05 metres to Cudgegong Road. The site is occupied by a single storey dwelling.

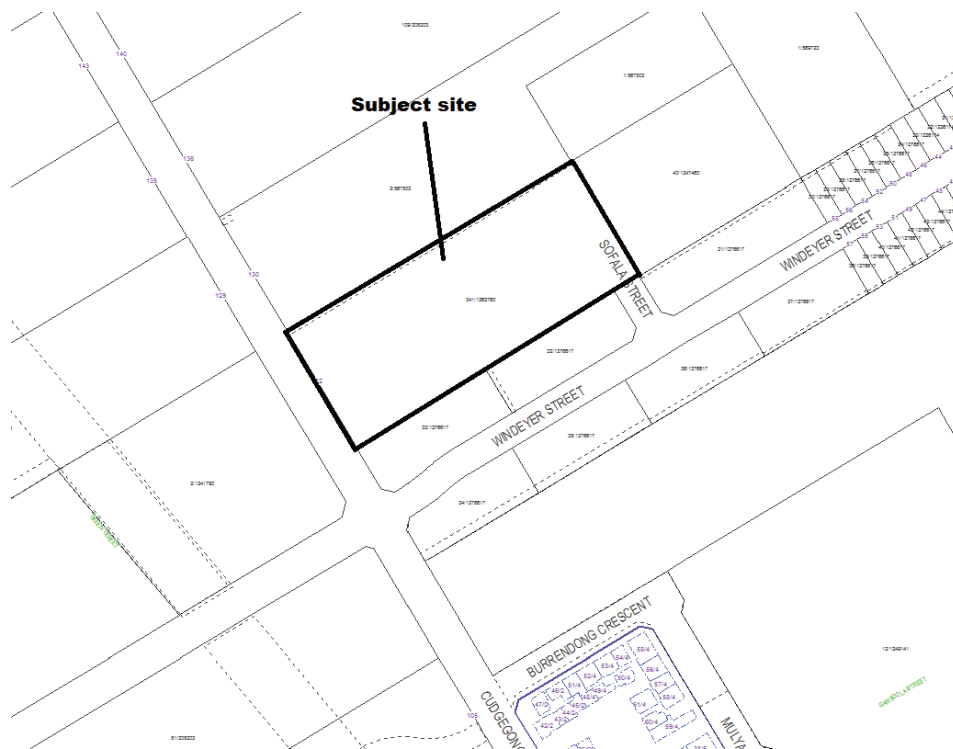


Figure 1: Subject site

This Planning Proposal is minor and machinery in nature and has resulted from a development application.

The site is administered under *the State Environmental Planning Policy (Precincts – Central River City) 2021* (Central River City SEPP) Appendix 8 Area 20 Precinct Plan. There are 2 zones on the site – R2 Low Density Residential and SP2 Water Reservoir.

On 28 February 2019, the Sydney Water Corporation provided a 'Letter of Approval' stating that the strip of land zoned SP2 Water Reservoir was not required for any purpose. Sydney Water Corporation advised the owner that it supported the proposed rezoning (see attachment 1), subject to a 2-metre-wide easement over the land, which is now registered on the title.

On 24 October 2019, Council granted Development Consent DA-2018-01684 for the demolition of the existing dwelling, tree removal, staged construction of a 2-storey Place of public worship for 400 parishioners, car parking for 100 vehicles provided at-ground and in a basement car park, site preparation works and landscaping. The approved development occupies the area zoned R2 Low Density Residential and the development does not extend onto the portion of the site zoned SP2 Water Reservoir.

The SP2 Water Reservoir zone was mentioned in conditions of the Development Consent. Where the land is not required by Sydney Water Corporation, the current zoning of the land is unnecessary and inappropriate. Conditions 2.1.3 and 5.5.1 were imposed to resolve that anomaly as follows:

**Condition 2.1.3:** The applicant shall liaise with Sydney Water regarding the purchase of the SP2 zoned land prior to works commencing on site. Written evidence shall be submitted to Council of Sydney Water's advice to either purchase the land or not. In the event that Sydney Water does not seek to purchase the land, a planning proposal to rezone the land shall be lodged with Council prior to the release of the Construction Certificate.

**Condition 5.5.1:** Prior to the release of the Construction Certificate, written confirmation is to be submitted to Council that a Planning Proposal has been submitted to rezone the SP2 zoned land, in the event that Sydney Water do not seek to purchase the land.

As such, the purpose of the Planning Proposal is to satisfy Conditions 2.1.3 and 5.5.1 of the Development Consent and rezone the subject land from SP2 Water Reservoir to R2 Low Density Residential in to the Central River City SEPP 2021.

The Planning Proposal will trigger an amendment to the Area 20 Indicative Layout Plan under the Schedule 4 of *Blacktown City Council Growth Centres Development Control Plan 2010*. The amendment proposes the removal of the road, which is consistent with the intention of the Planning Proposal.

## 1.2 Applicable land

The Planning Proposal applies to Lot 341 DP 1262760, 122 Cudgegong Road Rouse Hill.



Figure 2: Location Map



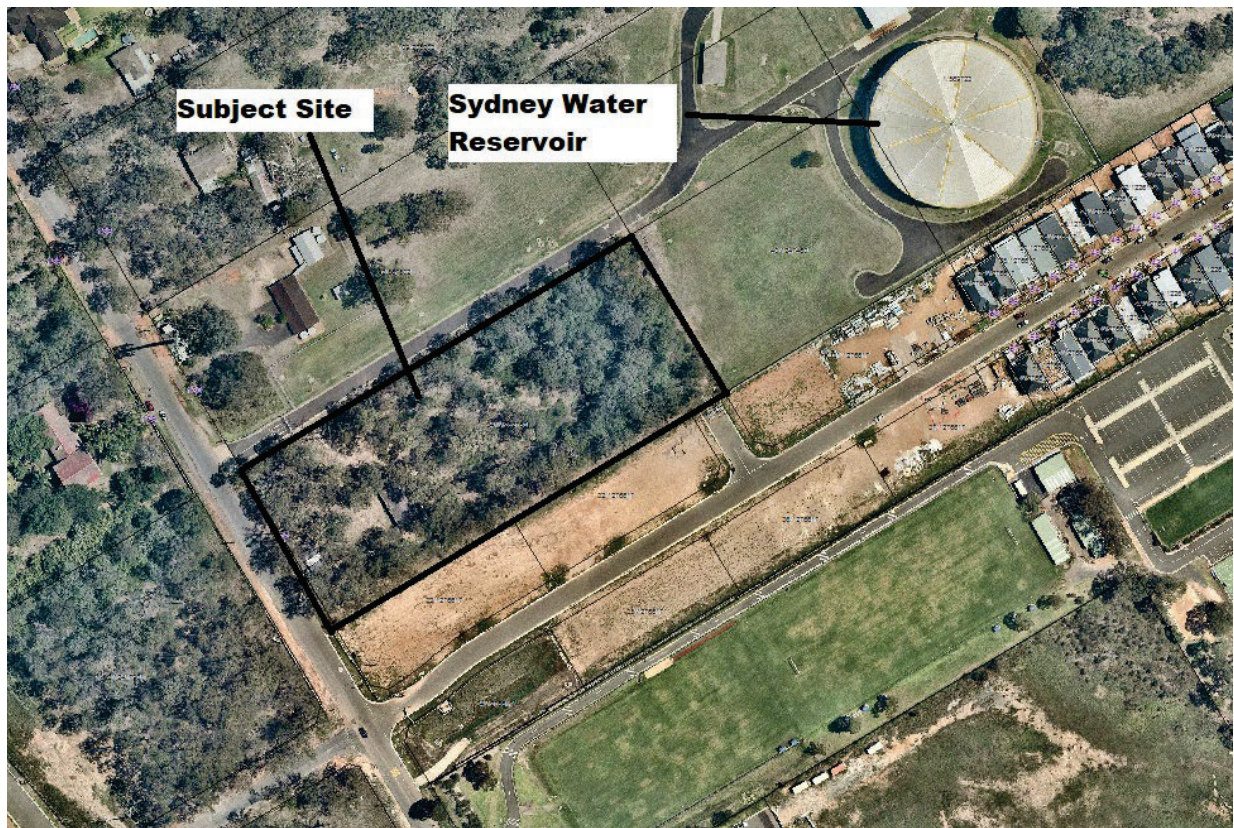


Figure 3: Aerial photo

### 1.3 History of the site

The aerial photo in Figure 3 shows the site as being heavily vegetated. The changes which affect the vegetation are explained by understanding the history of the site.

The subject site was zoned 1(a) General Rural under Blacktown Local Environmental Plan 1988, now repealed.

In 2007, the subject site was classified as 'certified land' under the Threatened Species Conservation Act 1995 (repealed) and replaced with the *Biodiversity Conservation Act 2016*. The certification means that a detailed assessment on the removal of vegetation, as per the Act, is not required.

The site is located in the Area 20 Precinct. The biodiversity assessment undertaken to inform the rezoning of the Precinct showed the site as having Shale Plains Woodland Ecological Community, which is in good condition. The Shale Plains Woodland is a form of Cumberland Plain Woodland.

The Precinct Plan was gazetted on 21 October 2011 under State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (now repealed). The environmental planning instrument that now applies is the *State Environmental Planning Policy (Precincts – Central River City) 2021*.

The northern part of the site, which is the subject of this Planning Proposal, is zoned SP2 Water Reservoir. The remainder of the site is zoned R2 Low Density Residential under Appendix 8 Area 20 Precinct Plan in *State Environmental Planning Policy (Precincts – Central River City) 2021*.

DA-18-01684 for demolition of the existing dwelling, tree removal, staged construction of a 2-storey Place of Public Worship for 400 parishioners, approved the reduction on land required for water reservoir purposes. Development consent was issued on 24 October 2019, and will not lapse until 24 October 2026. The time allowed to commence construction is beyond the 5-year period due to provisions made is allowed under Section 4.53 of the *Environmental Planning and Assessment Act 1979*. Construction has not commenced on the site.

The Arborist report submitted with DA-18-01684 identified tree species for removal in the SP2 zone land including *Eucalyptus moluccana* Grey Box, *Eucalyptus eugenioides* Stringybark, *Eucalyptus tereticornis* Forest Red Gum, *Eucalyptus crebra* Narrow-leafed Ironbark, *Eucalyptus sp* Eucalypt, *Eucalyptus moluccana* Grey Box, *Eucalyptus sp* Box Bark and an unknown broad leaf species. The Arborist's report submitted shows approximately 21 trees to be removed even though no development is proposed in the SP2 zone.

#### **1.4 Land use zones and Central River City SEPP Map development controls**

Most of the site is zoned R2 Low Density Residential under Appendix 8 Area 20 Precinct Plan under the Central River City SEPP. The Planning Proposal applies to a 14.13 metre strip of land extending along the north-western boundary of the site that is zoned SP2 Water Reservoir. Other Central River City SEPP development controls that apply to the site are the Height of Building Map and the Lot Size Map.

The minimum lot size for the subject sites and for sites south of the subject site is 2,000 square metres. These lots are part of a landscaped ridgeline. They contribute to important views from Rouse Hill House and Farm. The purpose of the minimum lot sizes of 2,000 square metres is to conserve the landscape ridgeline and views from Rouse Hill House and Farm. Note, the preservation of the landscaped ridgeline and views are supported by maximum height of buildings at 8.5 metres. (See attachment 2 for existing Lot Size Map and Height of Building Map).



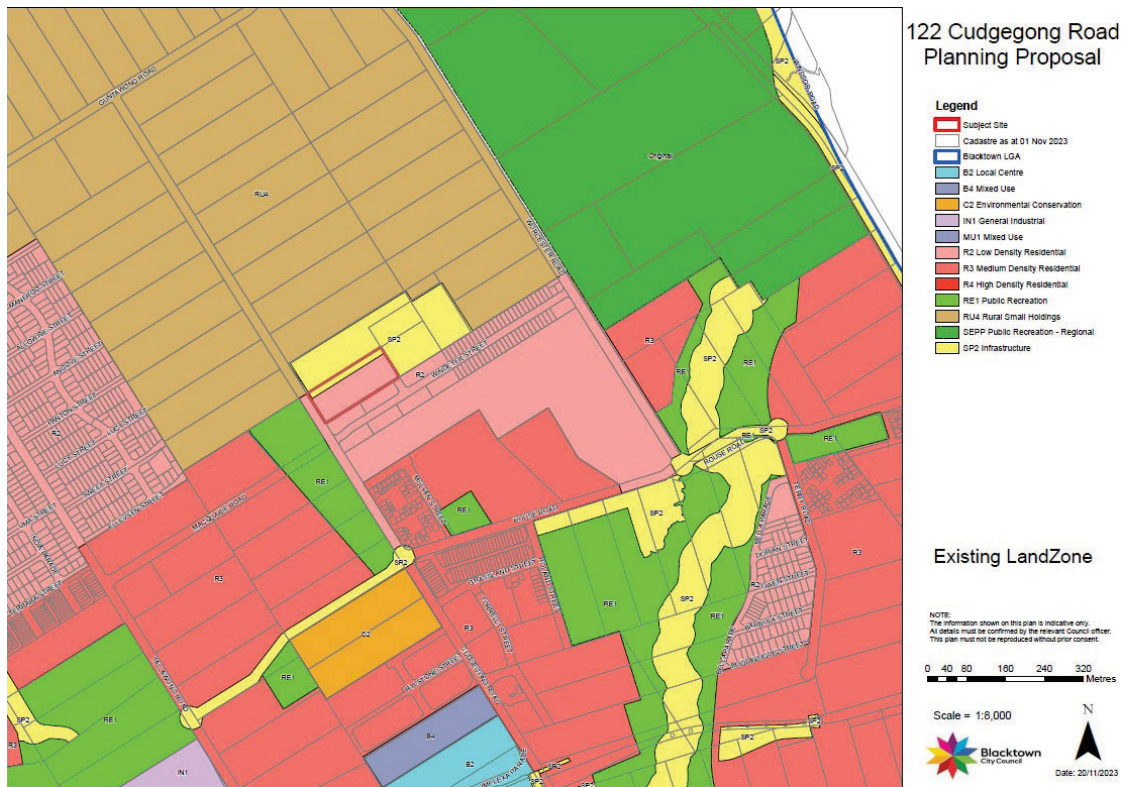


Figure 4: Existing zones

## 2 Part 2 – Explanation of provisions

### 2.1 Amendments to the State Environmental Planning Policy (Precincts - Central River City) 2021

The Planning Proposal seeks to amend Appendix 8 Area 20 Precinct Plan under the *Central River City SEPP 2021* to rezone surplus water reservoir land. It is proposed to rezone this land to R2 Low Density Residential, which is the zone on the rest of the site. The total area to be rezoned is 2,456.2 m<sup>2</sup>. Corresponding changes to the following SEPP Maps will also be required:

- Height of Building Map
- Lot Size Map

### 2.2 Mapping amendments

The proposed mapping amendments are shown in Table 1 below.

The existing and proposed SEPP Maps are at attachment 2.

State Environmental Planning Policy (Precincts - Central river City) 2021		Current controls	Proposed changes
Map title	Map sheet		
Land Zoning Map	SEPP SRGC NW LZN 009	R2 Low Density Residential SP2 Water Reservoir	Remove SP2 Water Reservoir zone from the site.
Height of Building Map	SEPP SRGC NW HOB 009	Height of Buildings Map controls only apply to the land zoned R2 Low Density Residential. The maximum height of building on this site is 8.5 metres.	Extend the maximum height of building controls to the land proposed to be rezoned R2 Low Density Residential
Lot Size Map	SEPP SRGC NW LSZ 009	The minimum lot size 2000 m <sup>2</sup> extends only to the land zoned R2 Low Density Residential	Extend the area of the minimum lot site to the land proposed to be rezoned R2 Low Density Residential

Table 1: Description of map amendments



### 3 Part 3 – Justification of strategic and site-specific merit

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

##### 3.1.1 Is the planning proposal a result of an endorsed LSPS, strategic study or report?

The Planning Proposal is not the result of an endorsed Local Strategic Planning Statement, strategic study or report. Conditions 2.1.3 and 5.5.1 of DA-2018-01684 required the submission of the Planning Proposal to change the zone so that it is no longer zoned SP2 Water Reservoir.

##### 3.1.2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

A Planning Proposal is required to amend the Central River City SEPP zoning and development controls as it applies to surplus land no longer required as a water reservoir. It is also the only way to amend permissible land uses in the Central River City SEPP.

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

The Planning Proposal is consistent with the strategic planning framework as detailed at attachment 3.

##### 3.2.1 Will the Planning Proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

The Planning Proposal is minor and machinery in nature. The Proposal supports the objectives and priorities of the *Greater Sydney Region Plan* and the *Central City District Plan*.

For the *Central City District Plan*, the Planning Proposal complies with the following priorities:

- Planning Priority C1 – Planning for a city supported by infrastructure
- Planning Priority C3 – Providing services and social infrastructure to meet people's changing needs
- Planning Priority C5 - Providing housing supply, choice and affordability, with access to jobs, services and public transport

The Planning Proposal complies with the *Future Transport Strategy* prepared by the NSW Government.

##### 3.2.2 Is the Planning Proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or local strategic plan?

###### **Blacktown Local Strategic Planning Statement**

The *Blacktown Local Strategic Planning Statement 2020* (LSPS) is Council's key strategic land use planning document that will facilitate and manage future growth and development within the City of Blacktown to 2040.

The Planning Proposal supports Planning Priority LPP 1 – Planning for a city supported by infrastructure.

## **Blacktown Housing Strategy**

The Planning proposal supports:

- Housing Strategy Priority 1 - Plan for housing supply to meet population growth
- Housing Strategy Priority 2 - Plan for housing supported by infrastructure

## **Our Blacktown 2041 - Community Strategic Plan**

The Blacktown city Community strategic plan outlines Council's vision and aspirations for the future of the City and facilitates and manages future growth and development within the City to 2041. The Planning Proposal is consistent with this direction and supports the 6 strategic directions of:

- A vibrant, inclusive and resilient community
- A clean, sustainable and climate resilient city
- A smart and prosperous economy
- A growing city supported by accessible infrastructure
- A healthy, sporting and active city
- A leading city.

A detailed assessment is at Attachment 2.

### **3.2.3 Is the planning proposal consistent with any other applicable State and regional studies or strategies?**

This Planning Proposal is consistent and will not contradict or hinder the application of state and regional studies or strategies. These are detailed at Attachment 3.

### **3.2.4 Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?**

The Planning Proposal is consistent with the Ministerial Directions. Further information on Section 9.1 Directions is at Attachment 4.

## **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?**

Ecological considerations were addressed during the planning of the Riverstone East Precinct Stage 1 and 2. There is no need for further ecological assessment to be undertaken.

### **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?**

If the Planning Proposal is approved and the site is used for residential development, then only one residential lot would be allowed. The reason why only one dwelling would be allowed to be built is that lot sizes are restricted to minimum lot size at 2,000 m<sup>2</sup>. The additional land to be rezoned to R2 Low Density residential is 2,456 m<sup>2</sup>. As such, only one lot would be allowed

Additional residential development is unlikely to occur as there is an approved DA on the site for a place of public worship. Any increase in traffic was addressed at the DA stage

for this land use.

The removal of trees from the site was part of the approval of DA-18-1684 for a place of public worship (see section 1.3 History of the site). The proposed removal of the zone of SP2 Water Reservoir will not affect the quantum of trees on the site because road intended as access to the reservoir site was are permissible in the R2 zone for purposes permissible in that zone.

There are no flooding issues. The SP2 zone on the site was to provide access to the adjacent lot.

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

No adverse social or economic impacts of this proposal are foreseen.

## **3.4 Section D – Infrastructure (Local, State and Commonwealth)**

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

The *Land Use and Infrastructure Implementation Plan* (May 2017) recognises the need to upgrade local infrastructure to service the planned development of the North West Priority Growth Area. The Planning Proposal does not generate demand for more infrastructure to service the approved development on the site.

### **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 public authorities will be undertaken in conjunction with the exhibition of the Planning Proposal following the Gateway Determination.

## **3.5 Section E – State and Commonwealth interest**

### **3.5.1 What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?**

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

## **4 Part 4 – Mapping**

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The proposed map amendments to the *State Environmental Planning Policy (Precincts – Central River City) 2021* are at attachment 2. The mapping changes relate to the Land Zoning Map, Height of Buildings Map and Lot Size Map.

## **5 Part 5 – Community consultation**

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Community consultation will be carried out in accordance with the requirements of the Gateway Determination, the *Environmental Planning and Assessment Act 1979* and Blacktown City Council's Community engagement strategy and Community participation plan 2022-2024.

## 6 Part 6 – Project timeline

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

Stage	Estimated date
Consideration by Council	December 2024
Council decision	February 2025
Gateway Determination	March 2025
Commencement and completion of public exhibition period	April 2025
Consider submissions	May 2025
Post-exhibition review and additional studies	May 2025
Submission to the Department for finalisation (where applicable)	July 2025
Gazettal of LEP amendment	June 2025

Table 2: Indicative project timeline

LETTER OF APPROVAL

**SYDNEY WATER CORPORATION (ABN 49 776 225 038) SALE TO THE CHURCHES OF CHRIST PROPERTY TRUST (ABN 73 068 989 953)**

**PREMISES: LOT 12, PART 130 CUDGEGONG ROAD, ROUSE HILL NSW 2155**

By Contract dated 28 August 2018 between Sydney Water Corporation (ABN 49 776 225 038) ("**We**", "**Us**" or "**Our**") and The Churches of Christ Property Trust (ABN 73 068 989 953) ("**Purchaser**"), We sold the property known as Lot 12, Part 130 Cudgegong Road, Rouse Hill NSW 2155 ("**Property**") to the Purchaser. We are the owner of the adjoining land, being the land comprised in certificate of title folio identifier 3/564381 ("**Adjoining Land**"). Pursuant to clause 4.10 of Special Condition of Contract for the sale of Property, it is a condition of the sale that we would give consent to any rezoning of the Property and Adjoining Land including that part currently SP2 zone.

Without prejudice to the rights, privileges and remedies of the Purchaser under the Contract which will remain in full force and effect notwithstanding this letter, We hereby acknowledge and agree that:

- 1 We consent to any proposed rezoning of the Property and Adjoining Land; and
- 2 We will provide the written consent or approval to the Purchaser in all cases where Our consent or approval is required for a rezoning application.

The Purchaser will pay to Us the legal costs and disbursements incurred by Us in relation to the granting of consent or approval envisaged by this letter.

SIGNED: .....  ..... DATE: 28.02.19 .....

Authorised signatory of Sydney Water Corporation



## Consistency with strategic plans

Direction	Objective	Does this objective apply to the Planning Proposal	How does this Planning Proposal implement the Direction and Objective?
<b>Infrastructure and Collaboration</b>			
1. A city supported by infrastructure	<b>Objective 1:</b> Infrastructure supports the 3 cities	No	
	<b>Objective 2:</b> Infrastructure aligns with forecast growth – growth infrastructure compact	Not relevant	
	<b>Objective 3:</b> Infrastructure adapts to meet future needs	Yes	Sydney Water has evaluated its needs and no longer requires the land.
	<b>Objective 4:</b> Infrastructure use is optimised	Not relevant	
2. A collaborative city	<b>Objective 5:</b> Benefits of growth realised by collaboration of governments, community and business	Not relevant	
<b>Liveability</b>			
3. A city for people A city of great places	<b>Objective 6:</b> Services and infrastructure meet communities' changing needs	Yes	Sydney Water has evaluated its needs and no longer requires the land.
	<b>Objective 7:</b> Communities are healthy, resilient and socially connected	Not relevant	
	<b>Objective 8:</b> Greater Sydney's communities are culturally rich with diverse neighbourhoods	Not relevant	
	<b>Objective 9:</b> Greater Sydney celebrates the arts and	Not relevant	

	supports creative industries and innovation		
4. Housing the City	<b>Objective 10:</b> Greater housing supply	Yes	The Planning Proposal proposes to rezone surplus infrastructure land to R2 Low Density Residential. This may result in additional housing.
	<b>Objective 11:</b> Housing is more diverse and affordable	Not relevant	
5. A city of great places	<b>Objective 12:</b> Great places that bring people together	Not relevant	
	<b>Objective 13:</b> Environmental heritage is identified, conserved and enhanced	Not relevant	
Productivity			
6. A well-connected city	<b>Objective 14:</b> A Metropolis of 3 Cities – integrated land use and transport creates walkable and 30- minute cities	Not relevant	
	<b>Objective 15:</b> The Eastern, GOP and Western Economic Corridors are better connected and more competitive	Not relevant	
	<b>Objective 16:</b> Freight and logistics network is competitive and efficient	Not relevant	
	<b>Objective 17:</b> Regional connectivity is enhanced	Not relevant	
7. Jobs and skills for the city	<b>Objective 18:</b> Harbour CBD is stronger and more competitive	Not relevant	
	<b>Objective 19:</b> Greater Parramatta is stronger and better connected	Not relevant	
	<b>Objective 20:</b> Western Sydney Airport and Badgerys Creek Aerotropolis are economic	Not relevant	

	catalysts for Western Parkland City		
	<b>Objective 21:</b> Internationally competitive health, education, research and innovation precincts	Not relevant	
	<b>Objective 22:</b> Investment and business activity in centres	Not relevant	
	<b>Objective 23:</b> Industrial and urban services land is planned, retained and managed	Not relevant	
	<b>Objective 24:</b> Economic sectors are targeted for success	Not relevant	
<b>Sustainability</b>			
8. A city in its landscape	<b>Objective 25:</b> The coast and waterways are protected and healthier	Not relevant	
	<b>Objective 26:</b> A cool and green parkland city in the South Creek corridor	Not relevant	
	<b>Objective 27:</b> Biodiversity is protected, urban bushland and remnant vegetation is enhanced	Not relevant	
	<b>Objective 28:</b> Scenic and cultural landscapes are protected	Not relevant	
	<b>Objective 29:</b> Environmental, social and economic values in rural areas are protected and enhanced	Not relevant	
	<b>Objective 30:</b> Urban tree canopy cover is increased	Not relevant	
	<b>Objective 31:</b> Public open space is accessible, protected and enhanced	Not relevant	
	<b>Objective 32:</b>	Not relevant	

	The Green Grid links parks, open spaces, bushland and walking and cycling paths		
9. An efficient city	<b>Objective 33:</b> A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change	Not relevant	
	<b>Objective 34:</b> Energy and water flows are captured, used and re-used	Not relevant	
	<b>Objective 35:</b> More waste is re-used and recycled to support the development of a circular economy	Not relevant	
10. A resilient city	<b>Objective 36:</b> People and places adapt to climate change and future shocks and stresses	Not relevant	
	<b>Objective 37:</b> Exposure to natural and urban hazards is reduced	Not relevant	
	<b>Objective 38:</b> Heatwaves and extreme heat are managed	Not relevant	
<b>Implementation</b>			
11. Implementation	<b>Objective 39:</b> A collaborative approach to city planning	Not relevant	
	<b>Objective 40:</b> Plans refined by monitoring and reporting	Not relevant	

**A. 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
<b>Infrastructure and Collaboration</b>		
<b>C 1:</b> Planning for a city supported by Infrastructure	Applicable	The Planning Proposal adjusts the location of the required infrastructure
<b>C 2:</b> Working through collaboration	Applicable	The Planning Proposal is an outcome of collaboration
<b>Livability</b>		
<b>C 3:</b> Providing services and social infrastructure to meet people's changing needs	Not relevant	
<b>C 4:</b> Fostering healthy, creative, culturally rich and socially connected communities	Not relevant	
<b>C 5:</b> Providing housing supply, choice and affordability, with access to jobs, services and public transport	Not relevant	
<b>C 6:</b> Creating and renewing great places and local centres, and respecting heritage the District's heritage	Not relevant	
<b>Productivity</b>		
<b>C 7:</b> Growing a stronger and more competitive Greater Parramatta	Not relevant	
<b>C 8:</b> Delivering a more connected and competitive GPOP Economic Corridor	Not relevant	
<b>C 9:</b> Delivering integrated land use and transport planning a 30-minute city	Not relevant	
<b>C 10:</b> Growing investment, business opportunities and jobs in strategic centres	Not relevant	
<b>C 11:</b> Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land	Not relevant	
<b>C 12:</b> Supporting growth of targeted industry sectors	Not relevant	



<b>Sustainability</b>		
<b>C 13:</b> Protecting and improving the health and enjoyment of the District's waterways	Not relevant	
<b>C 14:</b> Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element	Not relevant	
<b>C 15:</b> Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes	Not relevant	
<b>C 16:</b> Increasing urban tree canopy cover and delivering Green Grid connections	Not relevant	
<b>C 17:</b> Delivering high quality open space	Not relevant	
<b>C 18:</b> Better managing rural areas	Not relevant	
<b>C 19:</b> Reducing carbon emissions and managing energy, water and waste efficiently	Not relevant	
<b>C 20:</b> Adapting to the impacts of urban and natural hazards and climate change	Not relevant	
<b>Implementation</b>		
<b>C 21:</b> Preparing local strategic planning statements informed by local strategic planning	Not relevant	
<b>C 22:</b> Monitoring and reporting on the delivery of the plan		

## B. Future Transport Strategy

Connecting our customers' whole lives	
C1 Connectivity is improved across NSW	
C1.1 Enhance 30-minute metropolitan cities	Consistent
C1.2 Connect our regional cities, centres, towns and villages	Not relevant
C1.3 Facilitate digital connectivity and smart city technologies	Not relevant
C1.4 Improve digital connectivity along our transport corridors	Not relevant
C2 Multimodal mobility supports end to-end journeys	
C2.1 Support car-free, active, sustainable transport options	Consistent.
C2.2 Provide customer-centric design for public transport interchanges	Not relevant
C2.3 Integrate emerging mobility choices	Not relevant
C2.4 Facilitate efficient freight connectivity and access	Not relevant
C2.5 Improve our technology-enabled customer service	Not relevant
C3 Equitable, accessible and secure transport for all	
C3.1 Provide transport choices for people no matter where they live	Consistent
C3.2 Develop an inclusive transport system enabling access to services and places for all	Not relevant
C3.3 Make customers feel secure travelling day and night	Not relevant
C4 Our transport networks are safe	
C4.1 Deliver strategies to achieve ambitious safety targets	Not relevant
C4.2 Promote safe behaviours	Not relevant
C4.3 Expand technology and innovation to improve safety	Not relevant
C4.4 Integrate a Safe Systems approach	Not relevant
C4.5 Improve the safety of people walking and cycling	Not relevant
C4.6 Deliver safer speed settings and infrastructure safety treatments on regional roads	Not relevant
C4.7 Improve resilience to human threats and disruption	Not relevant
C4.8 Create safer waterway access and infrastructure	Not relevant
Successful places for communities	
P1 Supporting growth through smarter planning	
P1.1 Transform rail between metropolitan cities	Not relevant
P1.2 Support growth around public transport	Consistent
P1.3 Ensure public transport is available on day one	Not relevant
P1.4 Improve parking provision and management	Not relevant

<b>P2 Transport infrastructure makes a tangible improvement to places</b>	
P2.1 Support thriving and healthy 15-minute neighbourhoods	Consistent
P2.2 Manage street space as public space	Consistent
P2.3 Incorporate green, blue and OCHRE infrastructure	Not relevant
P2.4 Build well-designed transport infrastructure that makes places more liveable and successful	Not relevant
P2.5 Improve the amenity of places along State Roads	Not relevant
<b>P3 Transition to net zero greenhouse gas emission</b>	
P3.1 Achieve net zero emissions from our operations and fleet by 2035	Not relevant
P3.2 Help the transport sector achieve net zero emissions by 2050	Not relevant
<b>P4 Transport minimises environmental impacts</b>	
P4.1 Ensure a net increase in urban trees and no net loss in biodiversity	Not relevant
P4.2 Improve air quality and reduce noise	Not relevant
P4.3 Use space and assets more sustainably	Not relevant
P4.4 Use more sustainable materials	Not relevant
P4.5 Design out waste and keep materials in use	Not relevant
<b>P5 Transport is resilient and adaptable to shocks and stresses</b>	
P5.1 Provide customer journey resilience	Not relevant
P5.2 Plan and monitor for shocks and stresses	Not relevant
P5.3 Build and upgrade for shocks and stresses	Not relevant
P5.4 Consider climate change impacts in all our decisions	Not relevant
<b>Enabling economic activity</b>	
<b>E1 Freight networks and supply chains are efficient and reliable</b>	
E1.1 Improve freight efficiency, access and reliability on roads	Not relevant
E1.2 Increase rail freight capacity and reliability	Not relevant
E1.3 Optimise the capacity and performance of ports and airports	Not relevant
E1.4 Manage and protect employment lands, key freight and logistics lands and corridors	Not relevant
E1.5 Improve the efficiency of freight in centres and neighbourhoods	Not relevant
E1.6 Enhance the freight network interoperability and data capabilities	Not relevant
<b>E2 Existing infrastructure is optimised</b>	
E2.1 Promote travel behaviour change to manage networks	Not relevant
E2.2 Stabilise Greater Sydney's traffic	Not relevant

E2.3 Improve the use and efficiency of our roads through road space allocation	Applicable The Planning Proposal removes surplus land previously required for a road to service Sydney Water reservoir.
E2.4 Optimise the use of our motorways and strategic road network	Not relevant
E2.5 Continue to develop, invest in, and deploy operational technologies to improve the transport system	Not relevant
E2.6 Improve network use and efficiency through fairer pricing	Not relevant
E2.7 Optimise maintenance	Not relevant
<b>E3 Transport supports the visitor economy</b>	
E3.1 Improve access and experiences	Not relevant
E3.2 Deliver networks, services and technologies that support visitor access across the whole State	Not relevant
<b>E4 The transport system is financially sustainable</b>	
E4.1 Optimise revenue streams for the long-term viability of the transport system	Not relevant
E4.2 Reduce cost pressures by enhancing spending efficiency	Not relevant
<b>E5 Leverage our procurement power for better outcomes</b>	
E5.1 Promote sustainable and ethical procurement	Not relevant
E5.2 Make procurement easier and more efficient	Not relevant
E5.3 Adopt flexible procurement practices to promote innovative services and solutions	Not relevant
E5.4 Introduce new delivery approaches	Not relevant

**C. Blacktown Community Strategic Plan 2041**

Strategic Direction	Compliance
A vibrant and inclusive City	Consistent. There is nothing in the Planning Proposal which would hinder the Blacktown LGA from being a vibrant inclusive City
A clean, sustainable and healthy environment	Consistent. There is nothing in the Planning Proposal which would hinder the Blacktown LGA from a clean, sustainable and healthy environment
A smart and prosperous economy	Consistent. There is nothing in the Planning Proposal which would prevent the Blacktown LGA from being a smart and prosperous economy.
A growing city supported by accessible infrastructure	Consistent. There is nothing in the Planning Proposal which would prevent the Blacktown LGA from being a growing city supported by accessible infrastructure
A sporting and active city	Consistent. There is nothing in the Planning Proposal which would prevent the Blacktown LGA from being a sporting and active city.
A leading city	There is nothing in the Planning Proposal which would prevent the Blacktown LGA which would prevent the Blacktown LGA from being a leading city.



## D. Blacktown Local Strategic Planning Statement

Local Planning Priority	Action	How does this Planning Proposal implement the Planning Priorities and Action
<b>Infrastructure and Collaboration</b>		
<b>LPP 1:</b> Planning for a City supported by infrastructure	1. Collaborate to identify the full range of infrastructure required to support the City's growth and sustainability as part of a comprehensive, rolling infrastructure delivery program	The Planning Proposal removes surplus land previously set aside for a road to service Sydney Water Reservoir.
	2. Collaborate to prioritise infrastructure planning and investment in the right place, at the right time and for the right cost, to align with forecast growth	Consistent
	3. Work with the NSW Government and agencies to secure, protect and build transport corridors, including the Sydney Metro extension from Tallawong to St Marys, the Outer Sydney Orbital, Bells Line of Road-Castlereagh Connection and the Western Sydney Freight Line	Not relevant
	4. Continue to maintain and upgrade essential community infrastructure in areas in Blacktown City to meet contemporary standards	Consistent
<b>LPP 2:</b> Collaborating, partnering and engaging to implement the LSPS	5. Maintain an updated Community Engagement Strategy and Community Participation Plan	Not relevant
	6. Work with the NSW Government, Central City and Western City District councils, WSROC, the private sector and the community to implement the district plans	Not relevant
	7. Work with the Australian and NSW governments, the private sector and the community to implement the LSPS	Not relevant

Liveability		
<b>LPP 3:</b> Providing services and social infrastructure to meet people's changing needs	8. Collaborate with the NSW Government to improve the funding model for community facilities in the NWGA	Not relevant
	9. Collaborate with the NSW Government to rectify the gap in planning for and provision of infrastructure arising from development occurring at higher densities than forecast in the NWGA, impacting on transport, open space, schools and other community facility needs	Consistent
	10. Review facilities against forecast population growth and monitor the community's changing needs	Not relevant
	11. Collaborate with the NSW Government and other education providers to maximise opportunities for shared and joint use of education facilities	Not relevant
	12. Implement the BISP masterplan and deliver the International Centre of Training Excellence	Not relevant
	13. Construct the Blacktown Animal Rehoming Centre	Not relevant
<b>LPP 4:</b> Respecting heritage and fostering healthy, creative, culturally rich and socially connected communities	14. Maintain an updated heritage strategy	Not relevant
	15. Plan for facilities and spaces that foster healthy, creative, culturally rich, safe and socially connected communities	Not relevant
	16. Plan for arts, culture, health and social interaction opportunities in the master planning for Strategic Centres and Urban Renewal Precincts, supported by equitable funding	Not relevant
	17. Implement the St Bartholomew's Cemetery Transformational Project	Not relevant

<b>LPP 5:</b> Providing housing supply, choice and affordability with access to jobs, services and public transport	18. Maintain an updated Blacktown Local Housing Strategy	Not relevant
	19. Collaborate on housing affordability across Greater Sydney	Not relevant
<b>LPP 6:</b> Creating and renewing great places and centres	20. Undertake place-based planning appropriate to the hierarchy and role of each strategic centre and Urban Renewal Precinct	Not relevant
	21. Maintain an updated strategy for all commercial centres	Not relevant
	22. Collaborate on planning for the Schofields and Seven Hills precincts and planning for the Marsden Park Strategic Centre	Not relevant
	23. Review planning controls to enhance and promote great places in Blacktown City	Not relevant
	24. Collaborate with the NSW Government to plan for and renew social housing, in particular in conjunction with place-based planning for the new Sydney Metro extension between St Marys and Tallawong	Not relevant
<b>Productivity</b>		
<b>LPP 7:</b> Delivering integrated land use and transport planning and a 30-minute city	25. Maintain an updated integrated land use and transport management plan	Consistent
	26. Review planning controls to facilitate integration of land use planning and transport corridors and encourage sustainable transport choices	Consistent
	27. Improve connectivity and accessibility in Strategic Centres and Urban Renewal Precincts	Consistent
	28. Collaborate with the NSW Government to identify, secure and protect transport corridors	Consistent

<b>LPP 8:</b> Growing mixed use, investment, business and job opportunities in Strategic Centres	29. Collaborate with the NSW Government to undertake place-based planning and review planning controls in the Blacktown, Mount Druitt and Marsden Park Strategic Centres	Not relevant
	30. Implement Warrick Lane Transformational Project in the Blacktown Strategic Centre	Not relevant
<b>LPP 9:</b> Maximising opportunities to attract advanced manufacturing to, and innovation in, industrial and urban services land	31. Review planning controls to promote advanced manufacturing and innovation in industrial and urban services land	Not relevant
	32. Review planning controls to manage the interfaces between industrial and urban services land and other uses	Not relevant
<b>LPP 10:</b> Growing targeted industry sector	33. Maintain an updated economic development strategy	Not relevant
	34. 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	Not relevant
	35. Investigate a future health precinct around the planned Rouse Hill Hospital	Not relevant
	36. Implement the Australian Catholic University – Blacktown Transformational Project	Not relevant
<b>Sustainability</b>		
<b>LPP 11:</b> Protecting and improving the health and enjoyment of waterways	37. Maintain an updated Integrated Water Management Strategy	Not relevant
	38. Promote best practice water sensitive urban design to address the impacts of stormwater	Not relevant

	39. Collaborate on a catchment-wide scale to improve waterway health and community access to waterways	Not relevant
	40. Collaborate to deliver projects that rehabilitate waterways to a more natural condition	Not relevant
<b>LPP 12:</b> Creating a Parkland City urban structure and emphasising the importance of South Creek	41. Collaborate as part of a whole-of-catchment approach to managing South Creek	Not relevant
	42. Collaborate with the NSW Government to improve public access to Eastern Creek and South Creek for walking and cycling	Not relevant
<b>LPP 13:</b> Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes	43. Maintain an updated biodiversity strategy for Blacktown City	Not relevant
	44. Identify and protect scenic and cultural landscapes	Not relevant
	45. Maintain updated plans of management for natural areas, parks and areas of cultural significance	Not relevant
<b>LPP 14:</b> Increasing urban tree canopy cover and Green Grid connections	46. Collaborate to increase tree canopy cover, deliver Green Grid connections and cool the urban environment	Not relevant
	47. Collaborate to extend the Western Sydney Parklands north along Eastern Creek to connect with South Creek	Not relevant
<b>LPP 15:</b> Delivering high quality open space	48. Maintain an updated recreation and open space strategy	Not relevant
	49. Collaborate to address the shortfall in open space and recreation facilities in the NWGA	Not relevant
	50. Collaborate to maximise shared and joint use of school facilities to optimise community use of recreation space	Not relevant
	51. Plan for open space and recreation when master planning Strategic	Not relevant



	Centres, Urban Renewal Precincts and the NWGA	
	52. Collaborate to explore new recreational opportunities, including at Prospect Reservoir	Not relevant
<b>LPP 16:</b> Reducing carbon emissions and managing energy, water and waste efficiently	53. Investigate options to improve energy, water and waste efficiency in Urban Renewal Precincts and the NWGA via master planning	Not relevant
	54. Incorporate best practice energy, water and waste management for Council-led projects	Not relevant
	55. Review energy, water and waste efficiency provisions in planning controls	Not relevant
	56. Collaborate on a Greater Sydney-wide response to the management of waste	Not relevant
<b>LPP 17:</b> Adapting to the impacts of urban and natural hazards and climate change	57. Review planning controls to reduce urban heat, particularly in the NWGA	Not relevant
	58. Collaborate to implement Resilient Valley, Resilient Communities as it relates to Blacktown City	Not relevant
	59. Maintain an updated flood risk management plan and planning controls	Not relevant
<b>Implementation</b>		
<b>LPP 18:</b> Delivering, monitoring and reporting on the actions in the LSPS	60. Establish a Blacktown City LSPS Implementation Monitoring Committee to oversee and report on LSPS implementation, chaired by Council and incorporating senior representatives of relevant State agencies	Not relevant
	61. Use the Monitoring Committee to report progress against the LSPS to Council every quarter as part of Council's Integrated Planning and Reporting Framework	Not relevant

**Attachment 2**

	62. Advocate for the fair allocation of funding to Blacktown City in support of our growing community	Not relevant
	63. Review the LSPS within 7 years as required by legislation	Not relevant

**E. Blacktown Housing Strategy 2020**

Local Planning Priority	Action	How does this Planning Proposal implement the Priorities and Action
1. Plan for housing supply to meet population growth	Plan for increased housing supply to meet demand from projected population growth within the City. Short term (0-5 years and ongoing) Stage the supply of housing, in the right locations, to ensure that housing and infrastructure align (0-5 years and ongoing)	There is land which will be rezoned for residential development in this proposal.
2. Plan for housing supported by infrastructure	Collaborate to identify the full range of infrastructure required to support the City's growth and sustainability as part of a comprehensive, rolling infrastructure delivery program (0-5 years and ongoing) Collaborate to prioritise infrastructure planning and investment in the right place, at the right time and for the right cost, to align with forecast growth (0-5 years and ongoing)	The Planning Proposal adjusts the infrastructure required for housing. In this situation it is a reduction of land required.
3. Plan for appropriate housing in suitable locations	Collaborate with the NSW Government to undertake place-based planning and review planning controls in the Strategic Centres and Urban Renewal Precincts (0-5 years)	Not relevant
4. Plan for diversity and choice in housing	Collaborate with the NSW Government to review strategies, planning controls and policies to promote housing diversity and choice, in line with Council's established growth principles and policy (Ongoing).	Not relevant
7. Improve housing resilience and sustainability	Investigate options to improve energy, water and waste efficiency in Urban Renewal Precincts and the NWGA through master-planning. (0-5 years) Review energy, water and waste efficiency provisions in planning and development controls (0-5 years)	Not relevant

## Consistency with applicable State Environmental Planning Policies (SEPPs)

State Environmental Planning Policy	Consistency
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Consistent  The Planning Proposal enables the application of the SEPP.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Consistent  The Planning Proposal enables the application of the SEPP.
State Environmental Planning Policy (Housing) 2021	Consistent  The Planning Proposal enables the application of the SEPP.
State Environmental Planning Policy (Industry and Employment) 2021	Consistent  The Planning Proposal enables the application of the SEPP.
SEPP (Precincts – Central River City) 2021	Consistent  The Planning Proposal enables application of the SEPP:
State Environmental Planning Policy (Precincts – Western Parkland City) 2021	Not applicable.
State Environmental Planning Policy (Planning Systems) 2021	Not applicable.
State Environmental Planning Policy (Resilience and Hazards) 2021	Not applicable
State Environmental Planning Policy (Resources and Energy) 2021	Not applicable
State Environmental Planning Policy (Sustainable Buildings) 2022	Consistent
State Environmental Planning Policy (Transport and Infrastructure) 2021	Consistent

## Consistency with Section 9.1 Directions by the Minister

Direction	Consistency of Planning Proposal
<b>Focus area 1: Planning Systems</b>	
1.1 Implementation of Regional Plans	Consistent
1.2 Development of Aboriginal Land Council Land	Not applicable
1.3 Approval and Referral Requirements	Not applicable
1.4 Site Specific Provisions	Not applicable
1.4A Exclusion of Development Standards from Variation	Not applicable
<b>Focus area 1: Planning Systems – Place-Based</b>	
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	Consistent
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
1.17 Implementation of the Bays West Place Strategy	Not applicable
1.18 Implementation of the Macquarie Park Innovation Precinct	Not applicable
1.19 Implementation of the Westmead Place Strategy	Not applicable
1.20 Implementation of the Camellia-Rosehill Place Strategy	Not applicable
1.21 Implementation of South West Growth Area Structure Plan	Not applicable
1.22 Implementation of the Cherrybrook Station Place Strategy	Not applicable
<b>Focus area 2: Design and Place</b>	
Not applicable	
<b>Focus area 3: Biodiversity and Conservation</b>	
3.1 Conservation zones	Consistent
3.2 Heritage conservation	Not applicable

## Attachment 4

Direction	Consistency of Planning Proposal
3.3 Sydney drinking water catchments	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
3.6 Strategic conservation planning	Not applicable
3.7 Public bushland	Consistent
3.8 Willandra lakes region	Not applicable
3.9 Sydney harbour foreshores and waterways area	Not applicable
3.10 Water catchment protection	Not applicable
<b>Focus area 4: Resilience and Hazards</b>	
4.1 Flooding	Consistent The site is not flood prone.
4.2 Coastal management	Not applicable
4.3 Planning for bushfire protection	Consistent The bushfire threat will reduce as trees will be removed in the process of urbanisation.
4.4 Remediation of contaminated land	Not applicable
4.5 Acid sulphate soils	Not applicable
4.6 Mine subsidence and unstable land	Consistent
<b>Focus area 5: Transport and Infrastructure</b>	
5.1 Integrating land use and transport	Not applicable
5.2 Reserving land for public purposes	Consistent The land is no longer required for a public purpose as advised by Sydney Water.
5.3 Development near regulated airports and defence airfields	Not applicable
5.4 Shooting Ranges	Not applicable
5.5 High pressure dangerous goods pipelines	Not applicable
<b>Focus area 6: Housing</b>	
6.1 Residential zones	Consistent
6.2 Caravan parks and manufactured home estates	Not applicable
<b>Focus area 7: Industry Employment</b>	
7.1 Business and industrial Zones	Not applicable
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
<b>Focus area 8: Resources and Energy</b>	
8.1 Mining, petroleum production and extractive industries	Not applicable

## Attachment 4

Direction	Consistency of Planning Proposal
<b>Focus area 9: Primary Production</b>	
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



### Legend

- |              |                            |               |                 |              |                               |                        |               |                            |                               |                             |                       |                          |                                   |                    |
|--------------|----------------------------|---------------|-----------------|--------------|-------------------------------|------------------------|---------------|----------------------------|-------------------------------|-----------------------------|-----------------------|--------------------------|-----------------------------------|--------------------|
| Subject Site | Cadastre as at 01 Nov 2023 | Blacktown LGA | B2 Local Centre | B4 Mixed Use | C2 Environmental Conservation | IN1 General Industrial | MU1 Mixed Use | R2 Low Density Residential | R3 Medium Density Residential | R4 High Density Residential | RE1 Public Recreation | RU4 Rural Small Holdings | SEPP Public Recreation - Regional | SP2 Infrastructure |
|--------------|----------------------------|---------------|-----------------|--------------|-------------------------------|------------------------|---------------|----------------------------|-------------------------------|-----------------------------|-----------------------|--------------------------|-----------------------------------|--------------------|

## Existing LandZone

**NOTE:**  
The information shown on this plan is indicative only.  
All details must be confirmed by the relevant Council officer.  
This plan must not be reproduced without prior consent.



Scale = 1:8,000



Date: 20/11/2023

# 122 Cudgegong Road Planning Proposal

## Legend

- Subject Site
- Cadastre as at 01 Nov 2023
- Blacktown LGA
- B2 Local Centre
- B4 Mixed Use
- C2 Environmental Conservation
- IN1 General Industrial
- MU1 Mixed Use
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- RE1 Public Recreation
- RU4 Rural Small Holdings
- SEPP Public Recreation - Regional
- SP2 Infrastructure

## Proposed LandZone

**Attachment 5**

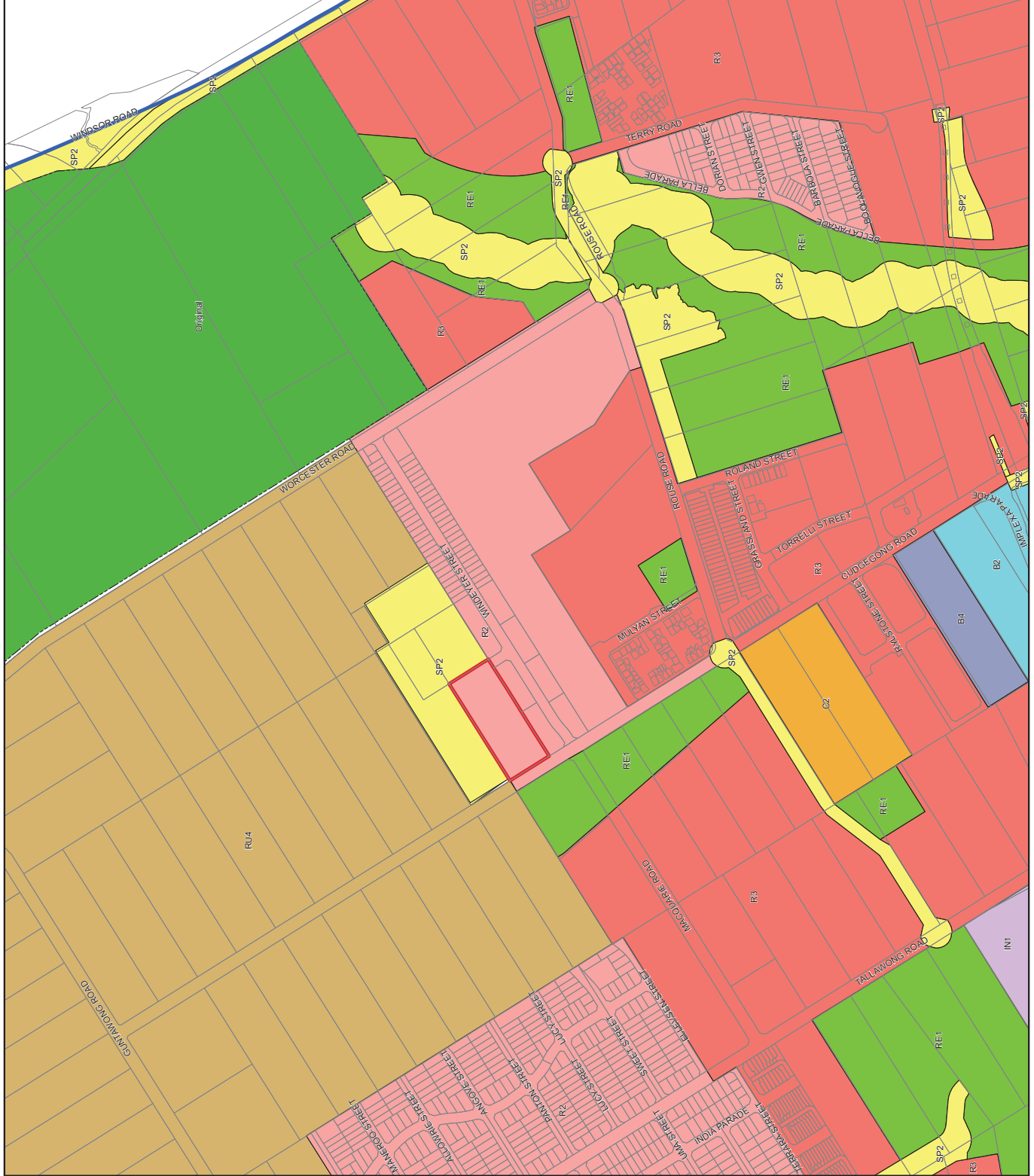
NOTE:  
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All details must be confirmed by the relevant Council officer.  
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Scale = 1:8,000



Date: 17/11/2023



# 122 Cudgong Road Planning Proposal

**Legend**

- Subject Site
- Cadastral as at 01 Nov 2023
- Blacktown LGA
- Max HOB (metres)

8.5
9.0
12
16
26

## Existing Height of Building

### Attachment 5

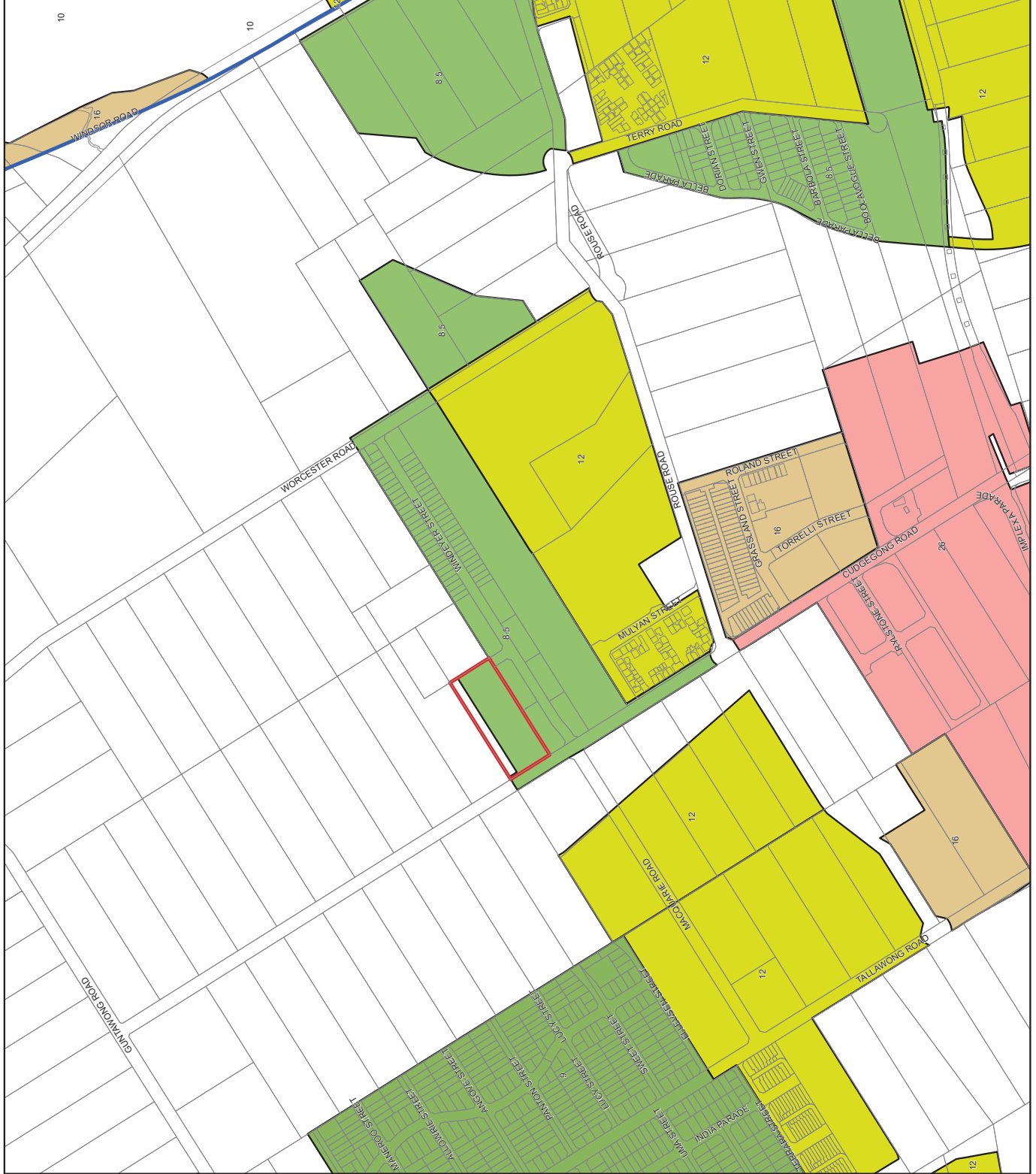
NOTE:  
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Scale = 1:8,000



Date: 20/11/2023



# 122 Cudgong Road Planning Proposal

## Legend

- Subject Site
- Cadastre as at 01 Nov 2023
- Blacktown LGA
- Max HOB (metres)**
  - 8.5
  - 9.0
  - 12
  - 16
  - 26

## Proposed Height of Building

## Attachment 5

NOTE:  
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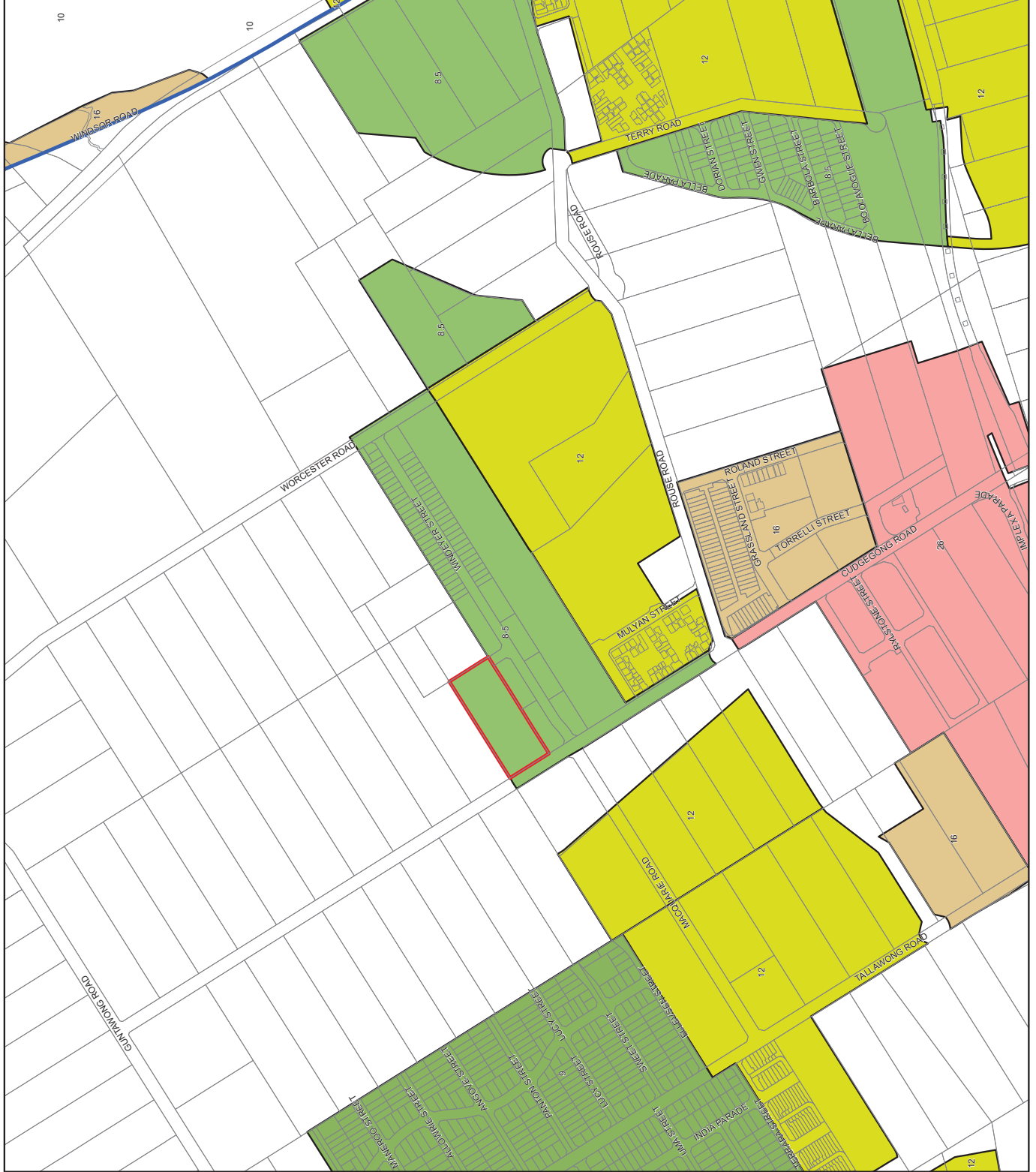


Scale = 1:8,000

N



Date: 20/11/2023





# 122 Cudgegong Road Planning Proposal

**Legend**

- Blacktown LGA
- Cadastral as at 01 Nov 2023
- Subject Site

**Minimum Lot Size  
(Sq.M)**

- 450
- 2,000
- 8,000
- 400,000

## Existing Lot Size

**Attachment 5**

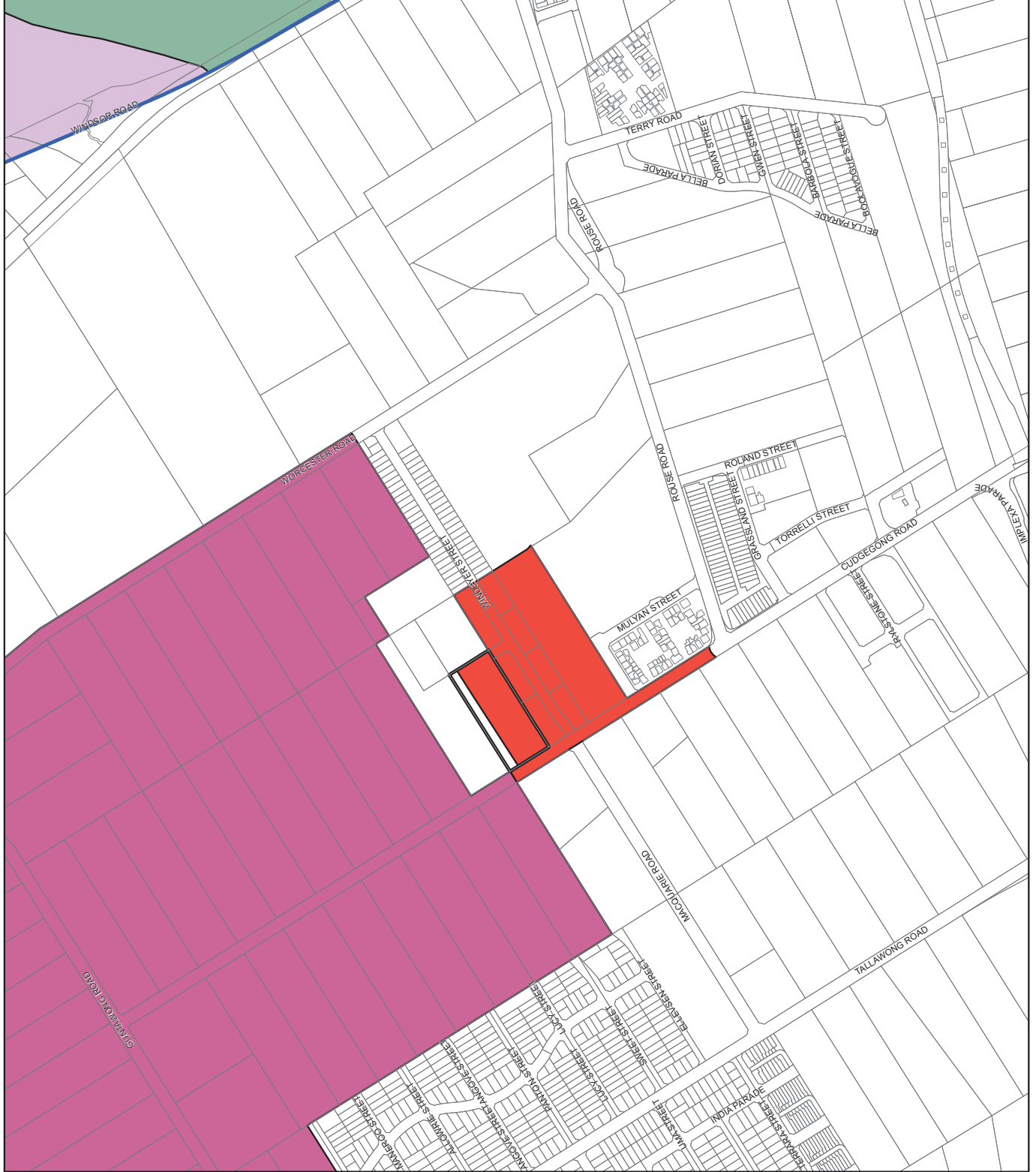
NOTE:  
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0 40 80 160 240 320 Metres

Scale = 1:8,000

**Blacktown City Council**

Date: 23/11/2023



# 122 Cudgegong Road Planning Proposal

**Legend**

- Blacktown LGA
- Cadastral as at 01 Nov 2023
- Subject Site

**Minimum Lot Size  
(Sq.M)**

- 450
- 2,000
- 8,000
- 400,000

## Proposed Lot Size

NOTE:  
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Scale = 1:8,000

N



Date: 23/11/2023

