

3.2. PD440042 - Planning Proposal - Astoria Street and Harris Avenue, Marsden Park

Director: Peter Conroy, Director City Planning & Development
Responsible Manager: Jaime Hogan, Manager Strategic Planning & Economic Development
File: LEP-23-0005

Division is required

Previous item Nil

Topic We have prepared a Planning Proposal to rezone drainage land in Astoria Street and Harris Avenue, Marsden Park. The Planning Proposal resulted from a series of development approvals, relating to the subject site. The intention is to rezone land from SP2 Infrastructure (Local Drainage) to IN1 General Industrial by realigning boundaries under the *State Environmental Planning Policy (Precincts – Central River City) 2021*, Appendix 13 Marsden Park Industrial Precinct.

Analysis The reduction in land required for drainage was initiated in DA-20-0743 for earthworks and drainage works to modify an existing detention basin and Channel. A further application DA-22-01698 for subdivision of land into 3 development lots and 2 residue lots and the construction of a warehouse and distribution factory confirmed that the land in question was no longer required for drainage purposes.

A deferred commencement condition of DA-22-01698 requires the applicant to submit a Planning Proposal in accordance with the changes to land required for drainage. The applicant has submitted this Planning Proposal in accordance with the development application condition.

The Planning Proposal is consistent with regional, district and local planning strategies. The proposal may result in a minor increase in traffic due to the additional land available for industrial uses.

The Blacktown Local Planning Panel has considered the Planning Proposal and supports it.

Attachment/s 1. Location Map [PD440042.1 - 1 page]
2. Planning Proposal [PD440042.2 - 36 pages]

Report 1. Forward the Planning Proposal to the Department of Planning, Housing and Infrastructure to request a Gateway Determination.

Recommendation 2. Publicly exhibit the Planning Proposal in line with the Gateway Determination.
3. Note a further report will be presented to Council following public exhibition of the Planning Proposal.

Key reasons

1. The land is surplus to Council's needs

- a. We have received a request to prepare a planning proposal.
- b. The subject land is currently vacant, with earthworks in progress. (Refer attachment 1).
- c. DA-20-00743 (for Lots 6 and 7 DP1271323 Astoria Street, Marsden Park and Lot 313 DP 1213756, 25 Harris Street Marsden Park) approved earthworks and modifications to Basin E and TC06 Channel resulting in a reduction of land required for drainage. This enables approximately 1.1 hectares of surplus drainage land to be used for industrial purposes.
 - For Lot 313 DP 1213756, 25 Harris Avenue, Marsden Park, there will be an additional 7,259 m² of land that will be rezoned to IN1 General Industrial.
 - For Lot 3008 DP 1272401 Astoria Street, Marsden Park, there will be an additional 3,763 m² of land that will be rezoned to IN1 General Industrial.

2. Development consent requires a Planning Proposal to be lodged with Council

- a. DA-22-01698 for Lots 4 and 5 DP 1271323 and Lot 313 DP 1213756, 25 Harris Street, Marsden Park approved the subdivision of land into 3 development lots and 2 residue lots and the construction of a warehouse and distribution factory with an ancillary office. The consent included the following deferred commencement condition:

'The applicant must lodge a Planning Proposal to amend the existing zone boundaries to align with the approved property boundaries in this consent and submit evidence of its submission to Council.'
- b. The applicant has lodged documentation requesting that Council prepare the Planning Proposal in accordance with the development approval for the subject land. Council has prepared the Planning Proposal at attachment 2.

3. The proposed rezoning is expected to only have a minor impact on traffic in the precinct

- a. The surplus land will increase the amount of land that can be used for industrial purposes by 1.1 hectares. Given the typically low employment densities on industrial sites, if the land was developed to the fullest capacity, the increase in traffic is expected to be minor.
- b. Recent traffic assessments found that the intersection in Marsden Park Industrial Precinct will continue to operate efficiently.

4. Proposed changes to State Environmental Planning Policy (Precincts – Central River City) 2021

- a. The proposed changes relate to Appendix 13 Marsden Park Industrial Precinct Plan and include:
 - i. amending the Land Zoning Map (LZN_005) by rezoning the surplus drainage land from SP2 Infrastructure (Local Drainage) to IN1 General Industrial
 - ii. amending the Lot Size Map (LSZ_005) to change the lot size for subdivision provision from no controls to 2,000 m² consistent with the controls in the IN1 General Industrial zone
 - iii. amending the Land Reservation Acquisition Map (LRA_5) to remove Council as the acquisition authority of the surplus drainage land.
- b. A copy of the current and amended maps are in attachment 2.

5. The Blacktown Local Planning Panel has considered and supports the Planning Proposal

- a. The Blacktown Local Planning panel considered the proposal at its 19 August 2024 meeting as required by the Local Planning Panels Direction – Planning Proposals, issued by the Minister of Planning on 27 September 2018 under section 9.1 of the *Environmental Planning and Assessment Act 1979*.
- b. The Blacktown Local Planning Panel supports the recommendation to progress the Planning Proposal for Gateway Determination. The advice is as follows:
 - The Planning Proposal should proceed to the gateway determination stage subject to including a land balance table outlining the area of IN1 General Industrial zoned land to be rezoned to SP2 Infrastructure and the amount of SP2 Infrastructure zoned land to be rezoned to IN1 General Industrial.
 - The alignment with ministerial direction under 9.1 to reflect the proposed rezoning.
- c. The request from the Blacktown Local Planning Panel to outline the land balance in a table is included in section 2.1 of the Planning Proposal.

Supporting analysis

1. Greater Sydney Region Plan – A Metropolis of Three Cities

- a. The *Greater Sydney Region Plan* (Region Plan) is built on a vision of 3 cities, where most residents live within 30 minutes of their jobs, education and health facilities, services and great places. The Region Plan sets a 40-year vision to 2056 and establishes a 20-year plan to manage growth and change for Greater Sydney in the context of social, economic and environmental matters.

- b. The Planning Proposal is consistent with the following objectives in the Region Plan:
 - i. Objective 3: Infrastructure adapts to meet future needs
 - ii. Objective 6: Services and infrastructure meet communities' changing needs
 - iii. Objective 23: Industrial and urban services land is planned, retained and managed.

2. **Central City District Plan**

- a. The *Central City District Plan* (District Plan) provides a 20-year plan to manage growth and achieve the 40-year vision towards enhancing Greater Sydney's liveability, productivity and sustainability into the future.
- b. The District Plan informs local strategic planning statements and local environmental plans, the assessment of Planning Proposals as well as community strategic plans and policies. It acts as a bridge between the regional planning (set out in the Region Plan) and local planning.
- c. This Planning Proposal deals with planning matters at the local scale and is consistent with the following priorities of the District Plan:
 - i. Planning Priority C1– A city supported by infrastructure
 - ii. Planning Priority C3 – Providing services and social infrastructure to meet peoples' changing needs
 - iii. Planning Priority C11– Providing services and social infrastructure to meet peoples' changing needs
 - iv. Planning Priority C12– Supporting growth of targeted industry sectors.

3. **Blacktown Local Strategic Planning Statement (LSPS)**

- a. 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.
- b. The Planning Proposal supports the LSPS priorities, specifically:
 - i. Planning Priority LPP 1 – Planning for a city supported by infrastructure
 - ii. Planning Priority LPP 9 – Maximising opportunities to attract advanced manufacturing to, and innovation in, industrial and urban services land.





4. Section 7.11 Contributions Plan No.21 – Marsden Park

Council's Section 7.11 Contributions Plan No.21 – Marsden Park currently collects contributions from developers to acquire land and to construct Basin E and the TC06 channel. Modifications to Basin E and TC06 Channel resulting in a reduction of land mean that our acquisition liability is reduced by around 1 hectare, and the risk of not collecting sufficient contributions for the acquisition is reduced. Additionally, increasing the IN1 zoned land means that we will collect contributions when the industrial land is developed. These matters will be accounted for in a subsequent amendment to the contribution plan number 21. Therefore, from a financial perspective, the planning proposal is supported.

End of report

Astoria Street Planning Proposal

Legend

-  Proposed SP2 Zone
-  Subject Land
-  Metro Corridor
-  Cadastre as at 04 March 2024

Location Map

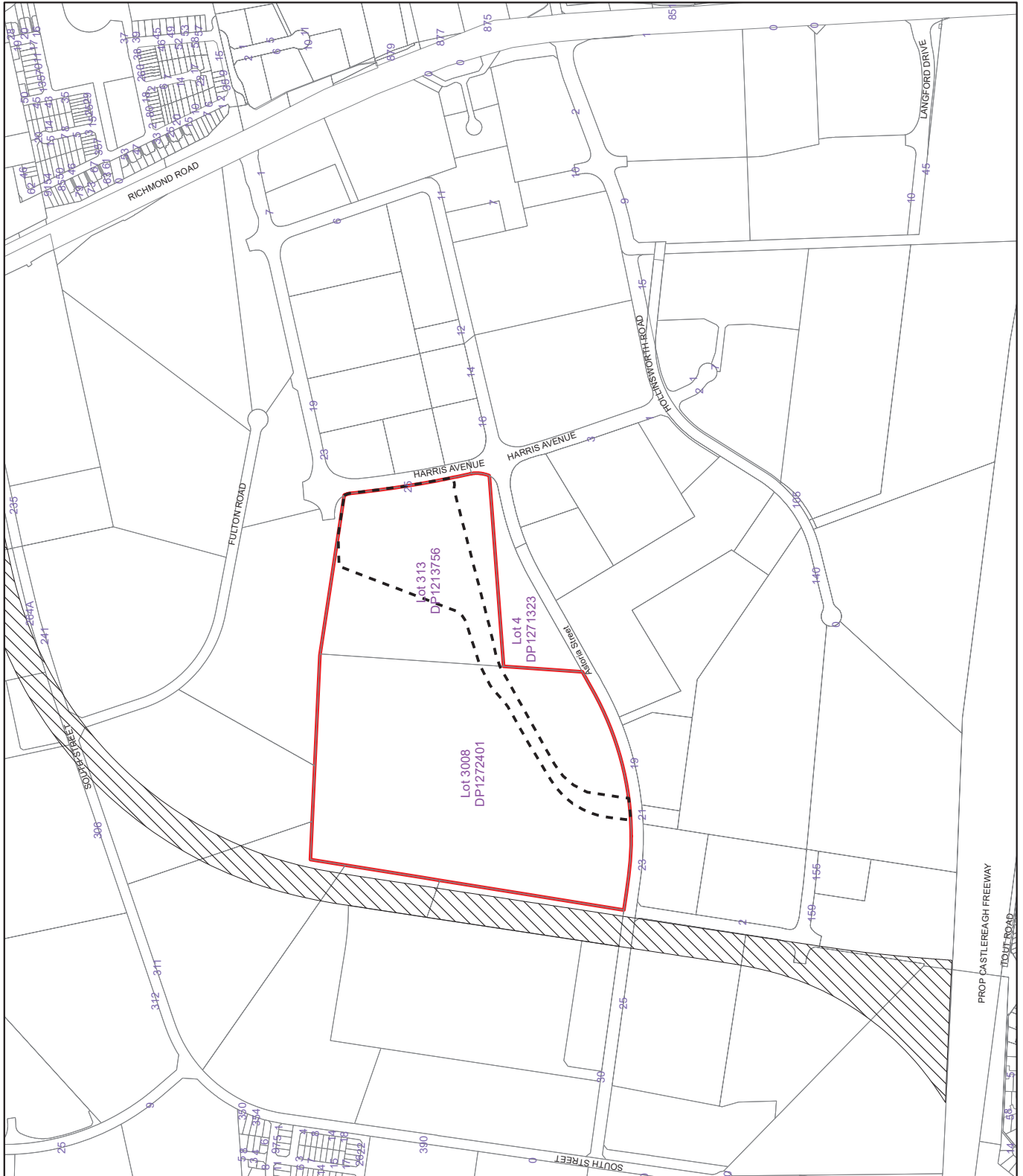
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Date: 19/03/2024





Planning Proposal

October 2024

**Zoning amendments to land in Sydney Business Park;
Astoria Street and Harris Avenue, Marsden Park**

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3. Consistency with State Environmental Planning Policies
4. Consistency with Section 9.1 Directions by the Minister



1 Objectives or intended outcomes

1.1 Introduction

Marsden Park Developments Pty Ltd (trading as Sydney Business Park) is proposing minor adjustments to the land zoning in the Sydney Business Park estate located in the Marsden Park Industrial Precinct.

DA-20-00743 which applies to Lots 6 and 7 DP 1210172 Astoria Street, Marsden Park, Lot 50 DP 1265695 and Lot 313 DP 1213756, 25 Harris Avenue, Marsden Park, approved an adjustment to Detention Basin E which is zoned SP2 Infrastructure (Local Drainage) under *State Environmental Planning Policy (Precincts - Central River City) 2021* (Central River City SEPP).

The adjustment resulted in 1.1 hectares of surplus drainage land. It is proposed to rezone this 'applicable land' to IN1 General Industrial under the Central River City SEPP.

1.2 Applicable land

The site, shown at Figure 1, is located in the employment estate known as the Sydney Business Park in Marsden Park.

The subject lots that are affected by this Planning Proposal are:

- Lot 313 DP 1213756, 25 Harris Avenue Marsden Park
- Lot 3008 DP 1272401, Astoria Street Marsden Park

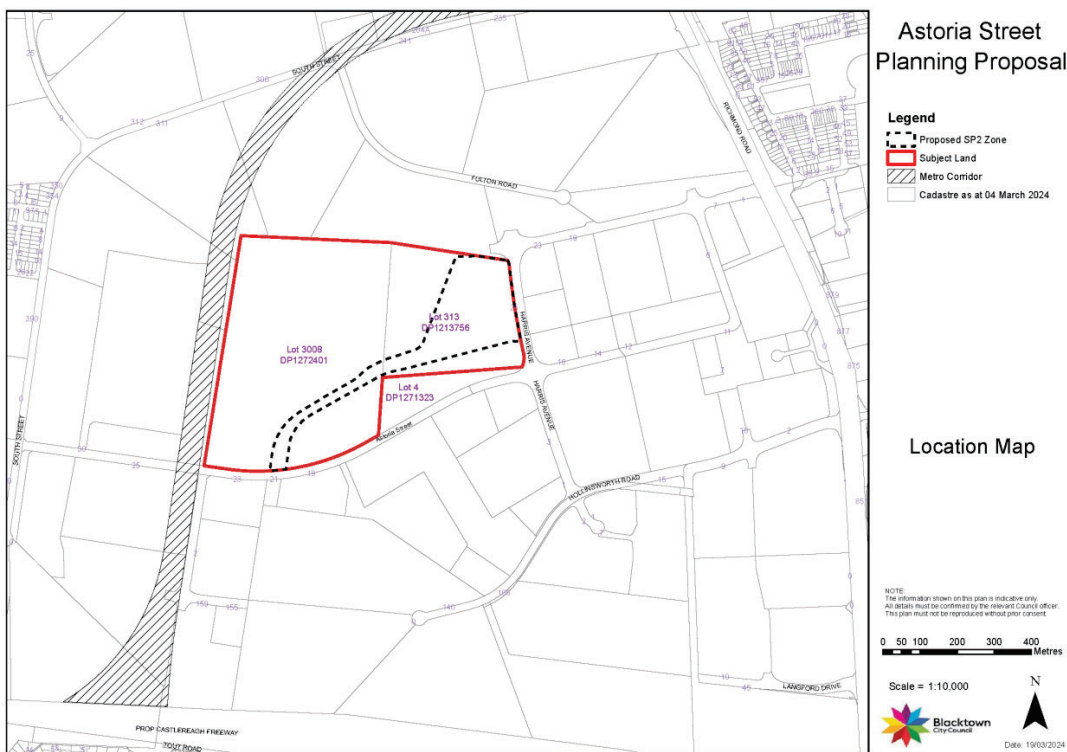


Figure 1: Location map

1.3 Sydney Business Park Development

Sydney Business Park comprises an area of 256 hectares, which is a large part of the 551-hectare Marsden Park Industrial Precinct.

Sydney Business Park is being developed via a development services agreement with the landowner, Galian Pty Ltd. The Sydney Business Park masterplan and approved developments close to Basin E and drainage channel are shown at Figure 2. They include:

- Bucher Municipal Facility on Lot 1 DP 1254181, to the south-west of the basin
- Cameron Interstate Facility on Lot 1 DP 1271323, to the south of the basin
- IKEA warehouse facility on Lot 1 DP 1208554, to the west of the basin
- the 'Lot 3' warehouse facilities on Lot 101 DP1272037, to the south-west of the basin
- Axalta Coating Systems Facility on Lot 123 DP 1194052
- Approved warehouse and distribution facility on Lot 301 DP 1213756 to the east
- Blacktown Waste Services landfill to the north of the drainage channel and to the west of Basin E.

MASTER PLAN

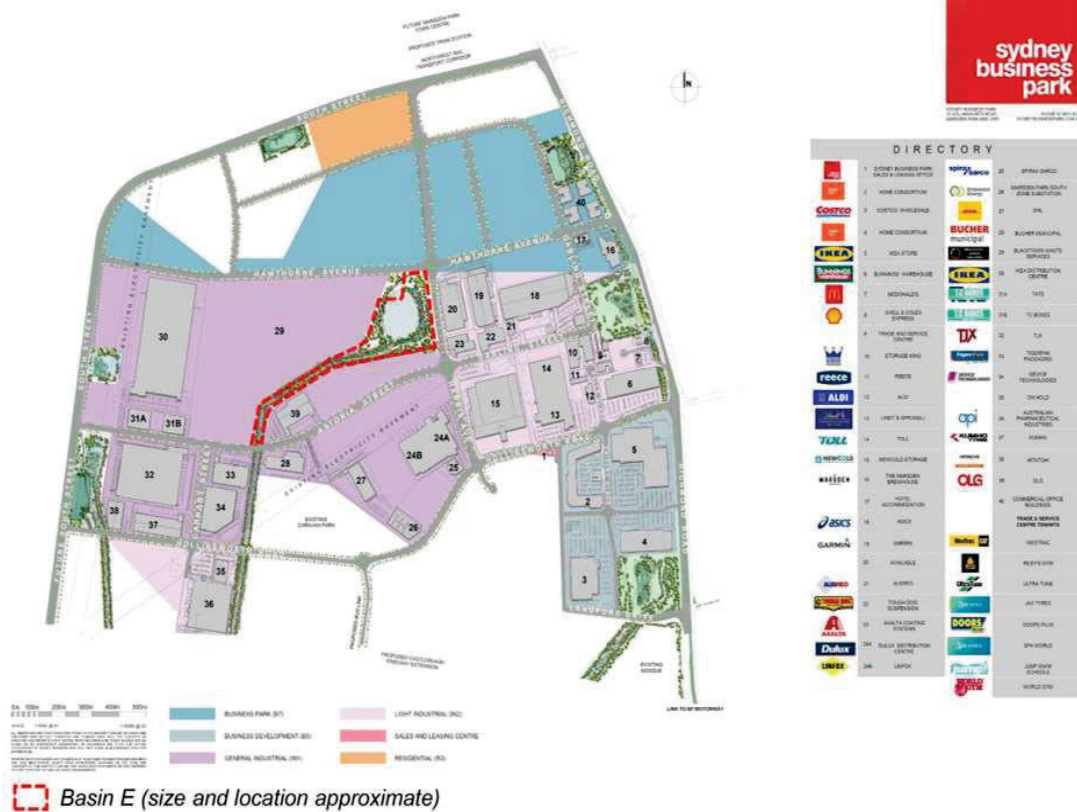


Figure 2:

Sydney Business Park Master Plan (Source: Sydney Business Park)

1.4 Relevant development applications

There are 2 development applications relevant to this Planning Proposal:

1.4.1 DA-20-00743 – approved 18 December 2020

DA-20-00743 applies to:

- lots 6 and 7 DP 1210172 Astoria Street, Marsden Park
- Lot 50 DP 1265695 and Lot 313 DP 1213756, 25 Harris Avenue, Marsden Park.

The approved development modifies the existing detention basin (known as Basin E) and TC06 Channel, with associated bulk earthworks, retaining walls, maintenance access tracks and stormwater drainage infrastructure.

The approved engineering works in the DA resulted in a modification of the land take for Basin E.

1.4.2 DA-22-01698 – approved 23 June 2023

DA-22-01698 applies to:

- Lots 4 and 5 DP 1271323 (now superseded)
- Lot 313 DP 1213756, 25 Harris Avenue, Marsden Park.

The approved development is for a subdivision of land into 3 development lots and 2 residue lots, and the construction of a warehouse and distribution factory with ancillary offices and associated earthworks, car parking, landscaping and signage on 1 of the development lots.

This Planning Proposal seeks to address condition 1.1 of the consent:

- 1.1 The applicant must lodge a Planning Proposal to amend the existing zone boundaries to align with the approved property boundaries in this consent and submit evidence of its submission to Council.

1.5 Current planning controls

The *State Environmental Planning Policy (Precincts - Central River City) 2021* applies to the land as follows:

Land zone	The land is zoned IN1 General Industrial and SP2 Infrastructure (Local Drainage). These zones are shown on the Land Zoning Map. See attachment 1.
Lot size	The Lot Size Map only applies to the land zoned IN1 General Industrial and not land currently zoned SP2 Infrastructure (Local Drainage). See attachment 1.
Land Reservation Acquisition	The SP2 Infrastructure (Local Drainage) land is shown in the Land Reservation Acquisition Map. See attachment 1.
Height of Buildings	There is no height of building controls which apply on the land.
Floor space	There are no floor space ratio controls which apply on the land.

Table 1: Current planning controls

2 Explanation of provisions

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

The Planning Proposal seeks to amend Appendix 13 Marsden Park Industrial Precinct in the *State Environmental Planning Policy (Precincts – Central River City) 2021*.

The purpose is to rezone 1.1 hectares of surplus drainage land from SP2 Infrastructure (Local Drainage) to IN1 General Industrial.

The tables below show the difference in areas of each lot and zone.

	Area under current SEPP controls	Area under proposed SEPP controls	Difference
IN1 General Industrial	43,536 m ²	50,797 m ²	7,259 m ²
SP2 Infrastructure (Local Drainage)	68,434 m ²	61,175 m ²	7,259 m ²

Table: 2 Proposed change to area of zones on Lot 313 DP 1213756, 25 Harris Avenue Marsden Park

	Area under current SEPP controls	Area under proposed SEPP controls	Difference
IN1 General Industrial	216,160 m ²	219,923 m ²	3,763 m ²
SP2 Infrastructure (Local Drainage)	32,752 m ²	28,989 m ²	3,763 m ²

Table 3: Proposed change to areas of zones on Lot 3008 DP 1272401 Astoria Street, Marsden Park

2.2 Mapping amendments

State Environmental Planning Policy (Precincts - Central River City) 2021		Proposed amendment
Map title	Map sheet	Description
Land Zoning Map	SEPP SRGC NW LZN 005	Rezone land zoned SP2 Infrastructure (Local Drainage) to IN1 General Industrial
Land Reservation Acquisition Map	SEPP SRGC NW LRA 005	Remove land no longer required to be acquired by Council
Lot Size Map	SEPP SRGC NW LSZ 005	Amend the Lot Size Map to reflect the change in zones

Table 4: Description of map amendments

The existing and proposed SEPP maps are at attachment 1.

3 Justification

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. This Planning Proposal was required to satisfy Condition 1.1 as part of the consent for DA 22-01698, issued on 23 June 2023.

This condition of consent is as follows:

- 1.1 The applicant must lodge a Planning Proposal to amend the existing zone boundaries to align with the approved property boundaries in this consent and submit evidence of its submission to Council.

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 zoning and lot size map of the *State Environmental Planning Policy (Precincts – Central River City) 2021*.

3.2 Section B – Relationship to strategic planning framework

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 supports the objectives and priorities of the *Greater Sydney Region Plan* and the *Central City District Plan*.

For the Greater Sydney Region Plan, the Planning Proposal complies with the following objectives:

- Objective 3: Infrastructure adapts to meet future needs
- Objective 6: Services and infrastructure meet communities' changing needs
- Objective 23: Industrial and urban services land is planned, retained and managed

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

- C1– A city supported by infrastructure
- C3 – Providing services and social infrastructure to meet peoples' changing needs
- C11 – Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land.,
- C12– Supporting growth of targeted industry sectors

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 the LSPS priorities, specifically:

- Planning Priority LPP 1 – Planning for a city supported by infrastructure
- Planning Priority LPP 9 – Maximising opportunities to attract advanced manufacturing to, and innovation in, industrial and urban services land.

Community strategic plan

Our *Blacktown 2041*, our community strategic plan, states 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 all the strategic directions of the community strategic plan as follows:

- 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.

These are detailed at attachment 2.

3.2.3 Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?

This Planning Proposal will not contradict or hinder the application of the other relevant State environmental planning policies. The details are at attachment 3.

3.2.4 Is the Planning Proposal consistent with applicable SEPPs?

The Planning Proposal is consistent with applicable SEPPs as indicated in attachment 4.

3.2.5 Is the Planning Proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?

The consistency of the Planning Proposal to relevant Section 9.1 Directions is detailed 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 Marsden Park Industrial Precinct. Any other additional ecological issues were addressed in the relevant development applications for the site.

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?

The impact of traffic was assessed in DA-22-0168. The proposed adjustment of the zoning boundaries reflects the details on the stamped approved plans. There are no further increases in traffic because of this Planning Proposal. The subject land is surplus drainage land. The reduction in land required for drainage was approved in DA-20-0743 Earthworks and drainage works to modify an existing detention basin (known as Basin E) and TC06 Channel and DA-22-01698 Subdivision of land into 3 development lots and 2 residue lots and the construction of a warehouse and distribution factory.

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

There are no adverse economic or social effects foreseen as a result of this proposal. There may be beneficial economic effects due to the increase in net developable area available for industrial development.

3.4 Section D – State and Commonwealth interests**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. This Planning Proposal is the result of a review of infrastructure, which identified land not required for drainage.

3.5 Section E – State and Commonwealth interests**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 federal public authorities will be undertaken in conjunction with the exhibition of the Planning Proposal following the Gateway Determination.

4 Mapping

The proposed map amendments to the *State Environmental Planning Policy (Precincts – Central River City) 2021* are included at attachment 1. The mapping changes relate to the Land Zoning Map, Land Reservation Acquisition Map and Lot Size Map.



5 Community consultation

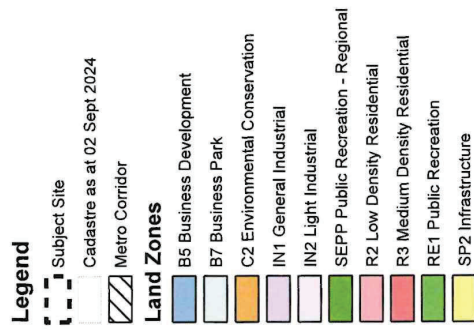
Community consultation will be undertaken as per the requirements of the Gateway determination and the *Environmental Planning and Assessment Act 1979*.

6 Timeline

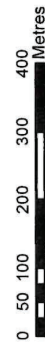
Stage	Estimated date
Consideration by Council	November 2024
Council decision	November 2024
Gateway Determination	January 2025
Pre-exhibition	February 2025
Commencement and completion of public exhibition period	March 2025
Consider submissions	April 2025
Post-exhibition review and additional studies	April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

Table 5: Indicative project timeline

Existing Land Zones (LZN)



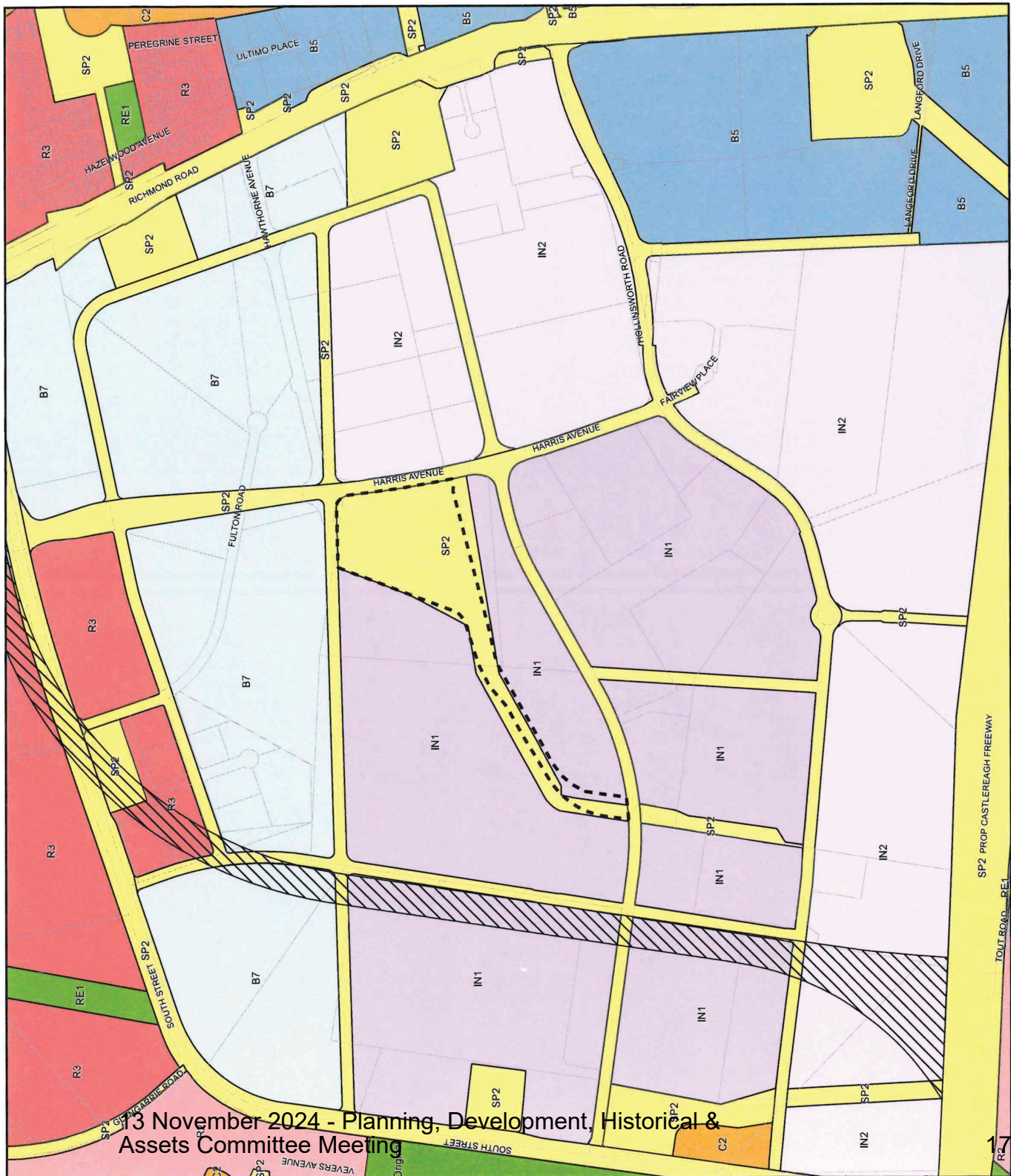
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Date: 24/09/2024



Astoria Street
Planning Proposal
Proposed Land Zones
(LZN)

Legend

- Subject Site
- Cadastral as at 02 Sept 2024
- Metro Corridor
- B5 Business Development
- B7 Business Park
- C2 Environmental Conservation
- IN1 General Industrial
- IN2 Light Industrial
- R2 Low Density Residential
- R3 Medium Density Residential
- RE1 Public Recreation
- RU4 Rural Small Holdings
- SEPP Public Recreation - Regional
- SP2 Infrastructure

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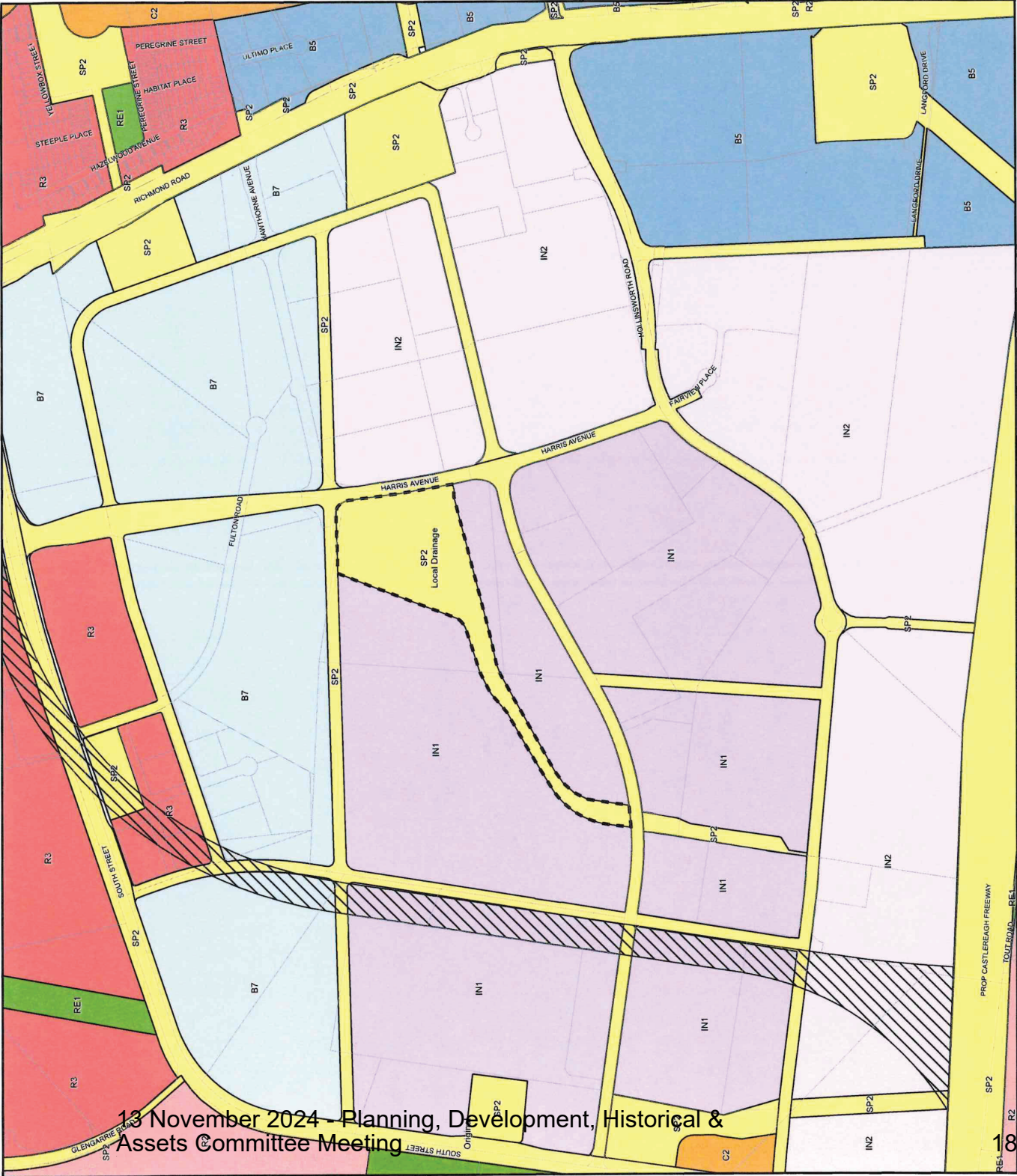
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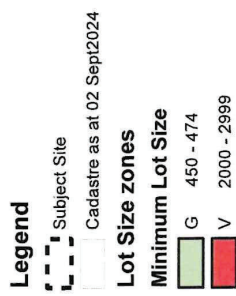
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Blacktown
City Council

Date: 24/09/2024





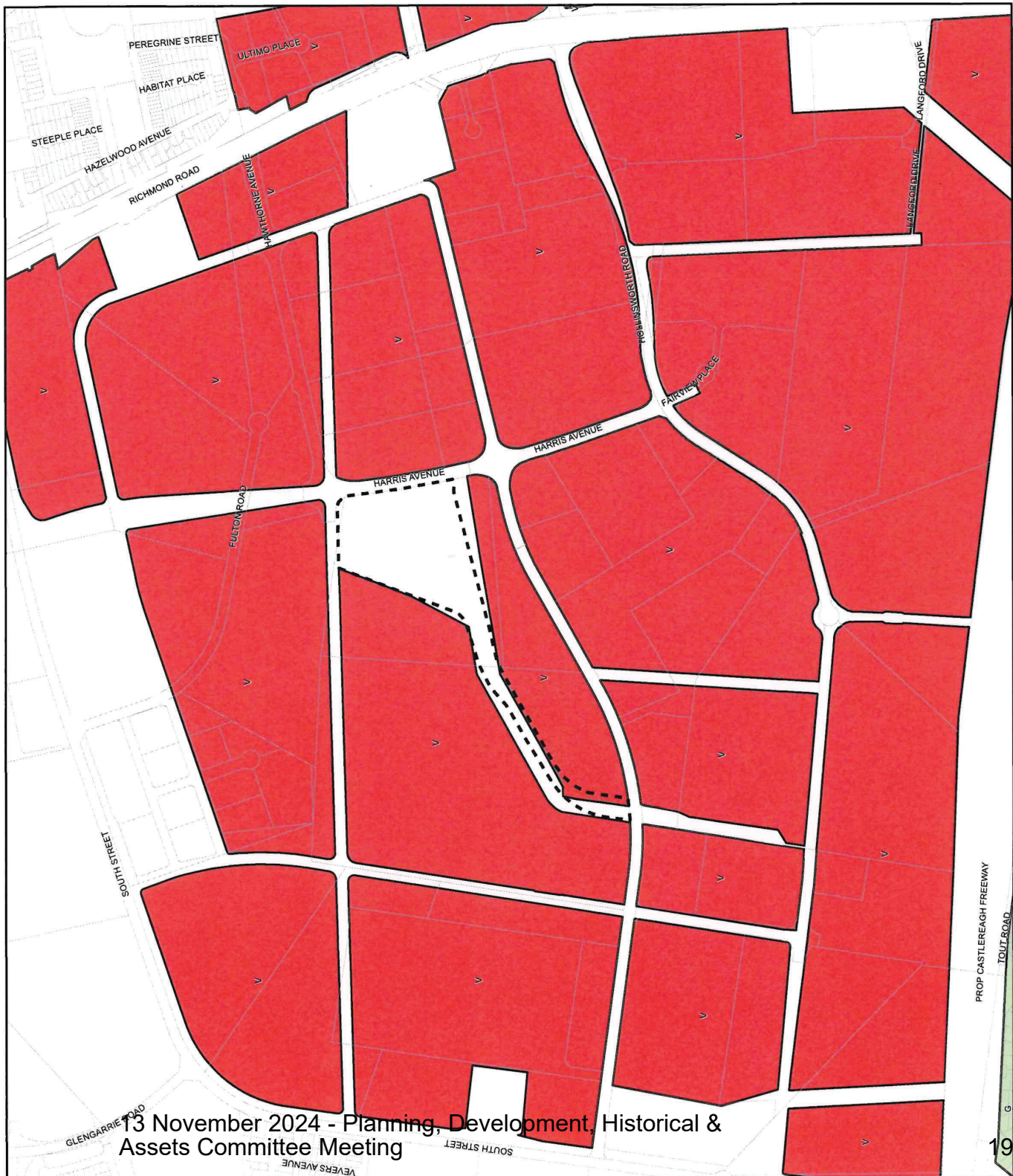
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Astoria Street
Planning Proposal
Proposed Lot Size (LSZ)

Legend

Subject Site

Cadastre as at 02 Sept 2024

Lot Size zones

Minimum Lot Size

G 450 - 474

V 2000 - 2999

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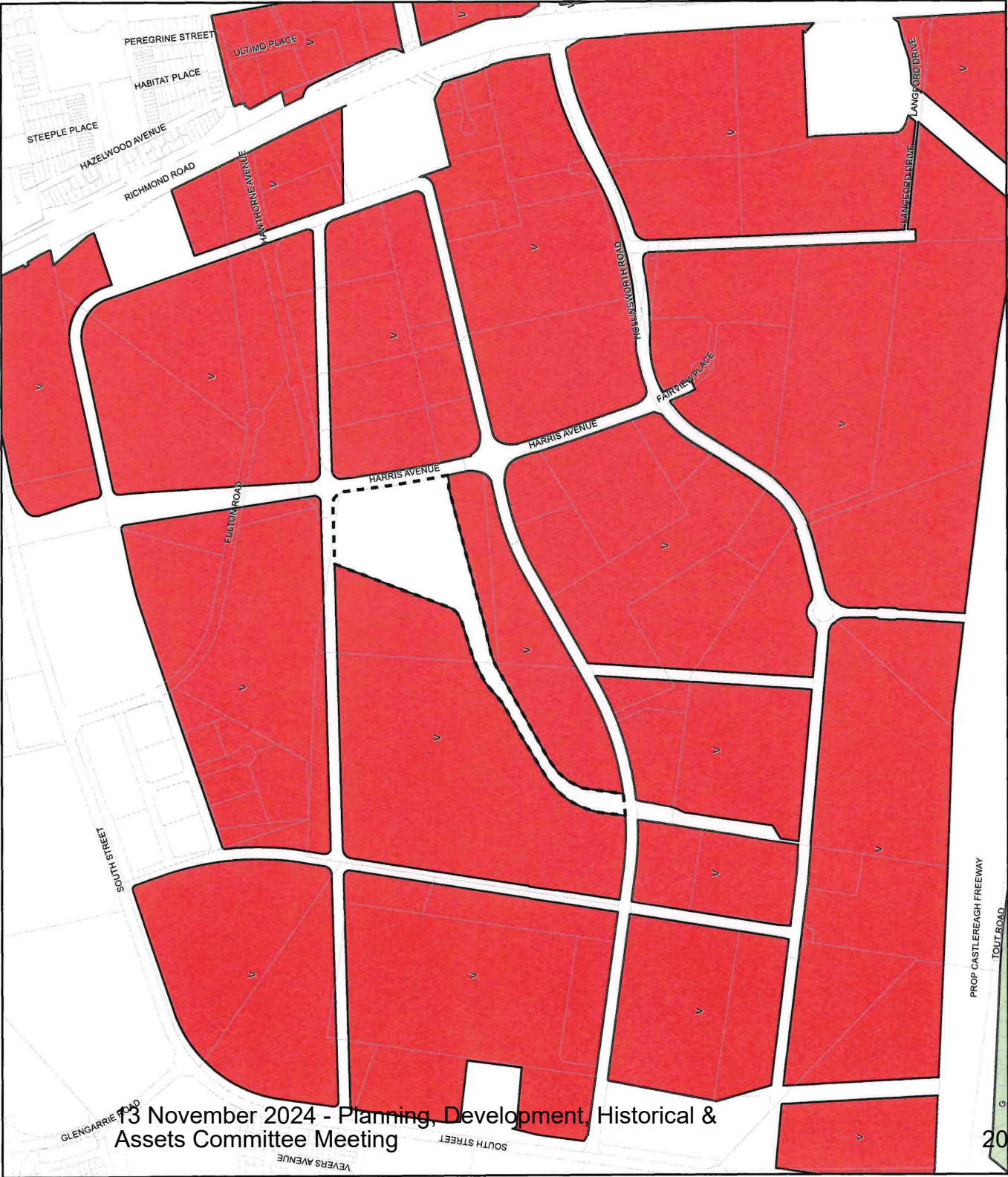
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Blacktown City Council

Date: 24/09/2024



Astoria Street Planning Proposal

Existing Land Reservation Acquisition (LRA)

- Legend**
-  Subject Site
 -  Cadastre as at 02 Sept 2024
 -  Land Reservation Acquisition

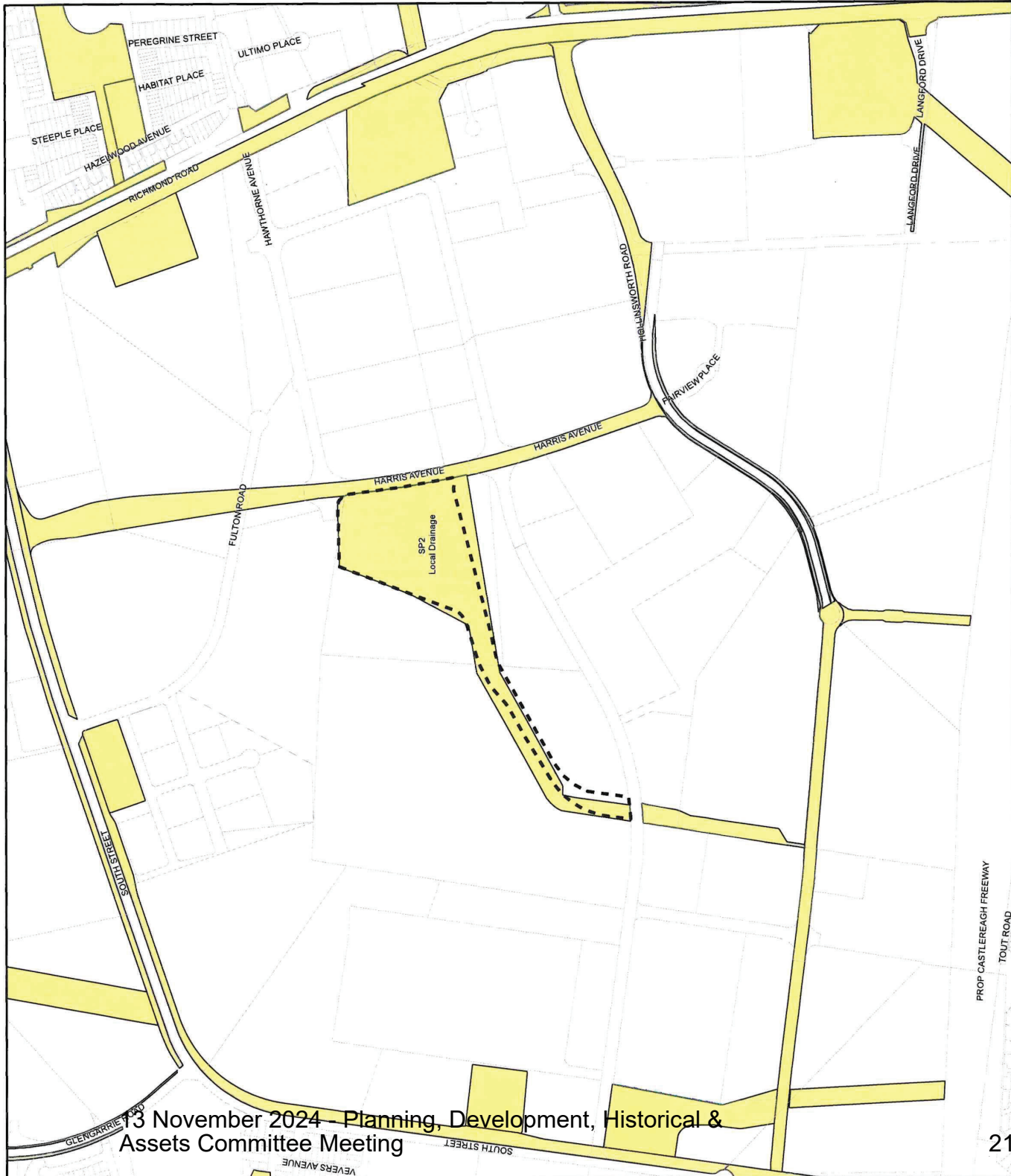
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Astoria Street
Planning Proposal

Proposed Land
Reservation Acquisition
(LRA)

Legend

 Subject Site


 Cadastre as at 02 Sept 2024

 Land Reservation Acquisition

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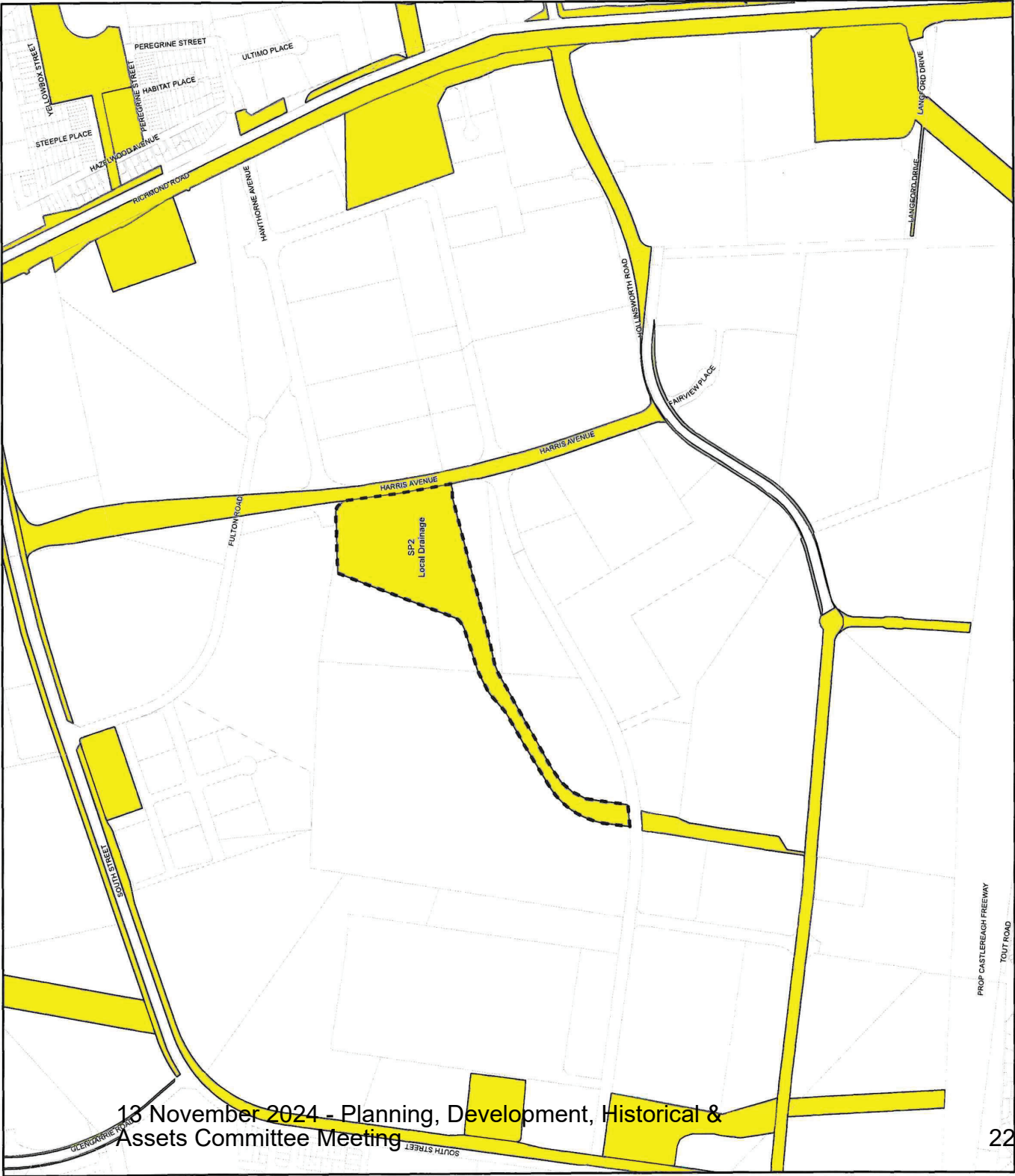


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Consistency with strategic plans

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			
1. A city supported by infrastructure	Objective 1: Infrastructure supports the 3 cities	No	
	Objective 2: Infrastructure aligns with forecast growth – growth infrastructure compact	No	
	Objective 3: Infrastructure adapts to meet future needs	Yes	A revision of drainage land requirements in a DA has resulted in identifying surplus land. This land will be used for industrial purpose. The Deferred commencement condition required this Planning Proposal.
	Objective 4: Infrastructure use is optimised	No	
2. A collaborative city	Objective 5: Benefits of growth realised by collaboration of governments, community and business	No	
Liveability			
3. A city for people A city of great places	Objective 6: Services and infrastructure meet communities' changing needs	Yes	The redesign of Basin E will result in efficiencies in drainage design.
	Objective 7: Communities are healthy, resilient and socially connected	No	
	Objective 8: Greater Sydney's communities are culturally	No	

	rich with diverse neighbourhoods		
	Objective 9: Greater Sydney celebrates the arts and supports creative industries and innovation	No	
4. Housing the City	Objective 10: Greater housing supply	No	
	Objective 11: Housing is more diverse and affordable	No	
5. A city of great places	Objective 12: Great places that bring people together	No	
	Objective 13: Environmental heritage is identified, conserved and enhanced	No	
Productivity			
6. A well-connected city	Objective 14: A Metropolis of 3 Cities – integrated land use and transport creates walkable and 30- minute cities	No	
	Objective 15: The Eastern, GOP and Western Economic Corridors are better connected and more competitive	No	
	Objective 16: Freight and logistics network is competitive and efficient	No	
	Objective 17: Regional connectivity is enhanced	No	
7. Jobs and skills for the city	Objective 18: Harbour CBD is stronger and more competitive	No	
	Objective 19: Greater Parramatta is stronger and better connected	No	
	Objective 20:	No	

	Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City		
	Objective 21: Internationally competitive health, education, research and innovation precincts	No	
	Objective 22: Investment and business activity in centres	No	
	Objective 23: Industrial and urban services land is planned, retained and managed	Yes	The Planning Proposal results in an increase in industrial land which will be planned and managed appropriately.
	Objective 24: Economic sectors are targeted for success	No	
Sustainability			
8. A city in its landscape	Objective 25: The coast and waterways are protected and healthier	No	
	Objective 26: A cool and green parkland city in the South Creek corridor	Yes	
	Objective 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced	No	
	Objective 28: Scenic and cultural landscapes are protected	No	
	Objective 29: Environmental, social and economic values in rural areas are protected and enhanced	No	
	Objective 30: Urban tree canopy cover is increased	No	
	Objective 31:	No	

	Public open space is accessible, protected and enhanced		
	Objective 32: The Green Grid links parks, open spaces, bushland and walking and cycling paths	No	
9. An efficient city	Objective 33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change	No	
	Objective 34: Energy and water flows are captured, used and re-used	No	
	Objective 35: More waste is re-used and recycled to support the development of a circular economy	No	
10. A resilient city	Objective 36: People and places adapt to climate change and future shocks and stresses	No	
	Objective 37: Exposure to natural and urban hazards is reduced	No	
	Objective 38: Heatwaves and extreme heat are managed	No	
Implementation			
11. Implementation	Objective 39: A collaborative approach to city planning	No	
	Objective 40: Plans refined by monitoring and reporting	No	

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 A revision of drainage land requirements in a DA has resulted in land which will be used for industrial purpose.
C 2: Working through collaboration	No	No
Livability		
C 3: Providing services and social infrastructure to meet people's changing needs	Yes	A revision of drainage land requirements in a DA has resulted in land which will be used for industrial purpose.
C 4: Fostering healthy, creative, culturally rich and socially connected communities	No	No
C 5: Providing housing supply, choice and affordability, with access to jobs, services and public transport	No	No
C 6: Creating and renewing great places and local centres, and respecting heritage the District's heritage	No	No
Productivity		
C 7: Growing a stronger and more competitive Greater Parramatta	No	No
C 8: Delivering a more connected and competitive GPOP Economic Corridor	No	No
C 9: Delivering integrated land use and transport planning a 30-minute city	No	No
C 10: Growing investment, business opportunities and jobs in strategic centres	No	No
C 11: Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land	Yes	Consistent. The additional land for industrial purposes will enable greater business investment.
C 12: Supporting growth of targeted industry sectors	Yes	The additional land for industrial purposes will enable greater business investment.
Sustainability		

C 13: Protecting and improving the health and enjoyment of the District's waterways	No	No
C 14: Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element	No	No
C 15: Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes	No	No
C 16: Increasing urban tree canopy cover and delivering Green Grid connections	No	No
C 17: Delivering high quality open space	No	No
C 18: Better managing rural areas	No	No
C 19: Reducing carbon emissions and managing energy, water and waste efficiently	No	No
C 20: Adapting to the impacts of urban and natural hazards and climate change	No	No
Implementation		
C 21: Preparing local strategic planning statements informed by local strategic planning	No	No
C 22: Monitoring and reporting on the delivery of the plan	No	No

C. Future Transport Strategy 2022

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 applicable
C1.3 Facilitate digital connectivity and smart city technologies	Not applicable
C1.4 Improve digital connectivity along our transport corridors	Not applicable
C2 Multimodal mobility supports end to-end journeys	
C2.1 Support car-free, active, sustainable transport options	Not applicable
C2.2 Provide customer-centric design for public transport interchanges	Not applicable
C2.3 Integrate emerging mobility choices	Not applicable
C2.4 Facilitate efficient freight connectivity and access	Not applicable
C2.5 Improve our technology-enabled customer service	Not applicable
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 applicable
C3.3 Make customers feel secure travelling day and night	Not applicable
C4 Our transport networks are safe	
C4.1 Deliver strategies to achieve ambitious safety targets	Not applicable
C4.2 Promote safe behaviours	Not applicable
C4.3 Expand technology and innovation to improve safety	Not applicable
C4.4 Integrate a Safe Systems approach	Not applicable
C4.5 Improve the safety of people walking and cycling	Not applicable
C4.6 Deliver safer speed settings and infrastructure safety treatments on regional roads	Not applicable
C4.7 Improve resilience to human threats and disruption	Not applicable
C4.8 Create safer waterway access and infrastructure	Not applicable
Successful places for communities	
P1 Supporting growth through smarter planning	
P1.1 Transform rail between metropolitan cities	Not applicable
P1.2 Support growth around public transport	Consistent
P1.3 Ensure public transport is available on day one	Not applicable
P1.4 Improve parking provision and management	Not applicable
P2 Transport infrastructure makes a tangible improvement to places	

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 applicable
P2.4 Build well-designed transport infrastructure that makes places more liveable and successful	Not applicable
P2.5 Improve the amenity of places along State Roads	Not applicable
P3 Transition to net zero greenhouse gas emission	
P3.1 Achieve net zero emissions from our operations and fleet by 2035	Not applicable
P3.2 Help the transport sector achieve net zero emissions by 2050	Not applicable
P4 Transport minimises environmental impacts	
P4.1 Ensure a net increase in urban trees and no net loss in biodiversity	Not applicable
P4.2 Improve air quality and reduce noise	Not applicable
P4.3 Use space and assets more sustainably	Not applicable
P4.4 Use more sustainable materials	Not applicable
P4.5 Design out waste and keep materials in use	Not applicable
P5 Transport is resilient and adaptable to shocks and stresses	
P5.1 Provide customer journey resilience	Not applicable
P5.2 Plan and monitor for shocks and stresses	Not applicable
P5.3 Build and upgrade for shocks and stresses	Not applicable
P5.4 Consider climate change impacts in all our decisions	Not applicable

D. Blacktown Community Strategic Plan 2041

Strategic Direction	Compliance
A vibrant and inclusive City	Consistent. The Planning Proposal does not prevent Blacktown LGA from being a vibrant inclusive City
A clean, sustainable and healthy environment	Consistent. The Planning Proposal does not prevent Blacktown LGA from a clean, sustainable and healthy environment
A smart and prosperous economy	Consistent. The Planning Proposal does not prevent the Blacktown LGA from being a smart and prosperous economy.
A growing city supported by accessible infrastructure	Consistent. The Planning Proposal does not prevent the Blacktown LGA from being a growing city supported by accessible infrastructure
A sporting and active city	Consistent. The Planning Proposal does not prevent the Blacktown LGA from being a sporting and active city.
A leading city	The Planning Proposal does not prevent the Blacktown LGA from being a leading city.

E. Blacktown Local Strategic Planning Statement

Local Planning Priority	Action	How does this Planning Proposal implement the Planning Priorities and Action
Infrastructure and Collaboration		
LPP 1: 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	A revised design of drainage facilities reduces the land required for Basin E and associated channels.
	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	Consistent
	4. Continue to maintain and upgrade essential community infrastructure in areas in Blacktown City to meet contemporary standards	Consistent
LPP 2: Collaborating, partnering and engaging to implement the LSPS	5. Maintain an updated Community Engagement Strategy and Community Participation Plan	Consistent
	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	Consistent
	7. Work with the Australian and NSW governments, the private sector and the community to implement the LSPS	Consistent
Liveability		

LPP 3: 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	Consistent
	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	Consistent
	11. Collaborate with the NSW Government and other education providers to maximise opportunities for shared and joint use of education facilities	Consistent
	12. Implement the BISP masterplan and deliver the International Centre of Training Excellence	Consistent
	13. Construct the Blacktown Animal Rehoming Centre	Consistent
LPP 4: Respecting heritage and fostering healthy, creative, culturally rich and socially connected communities	14. Maintain an updated heritage strategy	Consistent
	15. Plan for facilities and spaces that foster healthy, creative, culturally rich, safe and socially connected communities	Consistent
	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	Consistent
	17. Implement the St Bartholomew's Cemetery Transformational Project	Consistent

LPP 5: Providing housing supply, choice and affordability with access to jobs, services and public transport	18. Maintain an updated Blacktown Local Housing Strategy	Consistent
	19. Collaborate on housing affordability across Greater Sydney	Consistent
LPP 6: 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	Consistent
	21. Maintain an updated strategy for all commercial centres	Consistent
	22. Collaborate on planning for the Schofields and Seven Hills precincts and planning for the Marsden Park Strategic Centre	Consistent
	23. Review planning controls to enhance and promote great places in Blacktown City	Consistent
	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 applicable
Productivity		
LPP 7: 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

LPP 8: 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	Consistent
	30. Implement Warrick Lane Transformational Project in the Blacktown Strategic Centre	Consistent
LPP 9: 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	Consistent
	32. Review planning controls to manage the interfaces between industrial and urban services land and other uses	Consistent
LPP 10: Growing targeted industry sector	33. Maintain an updated economic development strategy	Consistent
	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	Consistent
	35. Investigate a future health precinct around the planned Rouse Hill Hospital	Consistent
	36. Implement the Australian Catholic University – Blacktown Transformational Project	Consistent
Sustainability		
LPP 11: Protecting and improving the health and enjoyment of waterways	37. Maintain an updated Integrated Water Management Strategy	Consistent
	38. Promote best practice water sensitive urban design to address the impacts of stormwater	Consistent

	39. Collaborate on a catchment-wide scale to improve waterway health and community access to waterways	Consistent
	40. Collaborate to deliver projects that rehabilitate waterways to a more natural condition	Consistent
LPP 12: 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	Consistent
	42. Collaborate with the NSW Government to improve public access to Eastern Creek and South Creek for walking and cycling	Consistent
LPP 13: Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes	43. Maintain an updated biodiversity strategy for Blacktown City	Consistent
	44. Identify and protect scenic and cultural landscapes	Consistent
	45. Maintain updated plans of management for natural areas, parks and areas of cultural significance	Consistent
LPP 14: 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	Consistent
	47. Collaborate to extend the Western Sydney Parklands north along Eastern Creek to connect with South Creek	Consistent
LPP 15: Delivering high quality open space	48. Maintain an updated recreation and open space strategy	Consistent
	49. Collaborate to address the shortfall in open space and recreation facilities in the NWGA	Consistent
	50. Collaborate to maximise shared and joint use of school facilities to optimise community use of recreation space	Consistent
	51. Plan for open space and recreation when master planning Strategic	Consistent

	Centres, Urban Renewal Precincts and the NWGA	
	52. Collaborate to explore new recreational opportunities, including at Prospect Reservoir	Consistent
LPP 16: 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	Consistent
	54. Incorporate best practice energy, water and waste management for Council-led projects	Consistent
	55. Review energy, water and waste efficiency provisions in planning controls	Consistent
	56. Collaborate on a Greater Sydney-wide response to the management of waste	Consistent
LPP 17: Adapting to the impacts of urban and natural hazards and climate change	57. Review planning controls to reduce urban heat, particularly in the NWGA	Consistent
	58. Collaborate to implement Resilient Valley, Resilient Communities as it relates to Blacktown City	Consistent
	59. Maintain an updated flood risk management plan and planning controls	Consistent
Implementation		
LPP 18: 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	Consistent
	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	Consistent

	62. Advocate for the fair allocation of funding to Blacktown City in support of our growing community	Consistent
	63. Review the LSPS within 7 years as required by legislation	Consistent

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 (Primary Production) 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 The Planning Proposal enables application of the SEPP.
State Environmental Planning Policy (Transport and Infrastructure) 2021	The Planning Proposal enables the application of the SEPP. It is consistent with the SEPP.

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	Consistent. The proposed land use zones will align with approved Development Applications.
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
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	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	Consistent. The Planning Proposal does not affect the Corridor.
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

Direction	Consistency of Planning Proposal
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
Focus area 2: Design and Place	Not Applicable
Focus area 3: Biodiversity and Conservation	
3.1 Conservation Zones	Not Applicable
3.2 Heritage Conservation	Not Applicable
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
Focus area 4: Resilience and Hazards	
4.1 Flooding	Consistent. The site is not flood prone. DA 20-00743 modified Basin E. This resulted in less land required for infrastructure purposes.
4.2 Coastal Management	Not Applicable
4.3 Planning for Bushfire Protection	Consistent. The area is quickly changing from a rural area to an urban area. Bushfire issues will decrease over time.
4.4 Remediation of Contaminated Land	Not Applicable
4.5 Acid Sulphate Soils	Not Applicable
4.6 Mine Subsidence and Unstable Land	Consistent.
Focus area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	Not Applicable
5.2 Reserving Land for Public Purposes	Consistent. The revision of drainage designs has resulted in a reduction in land take. This has been approved in DAs. The Planning Proposal is consistent with the DAs.
5.3 Development Near Regulated Airports and Defence Airfields	Not Applicable

Direction	Consistency of Planning Proposal
5.4 Shooting Ranges	Not Applicable
5.5 High Pressure Dangerous Goods Pipelines	Consistent.
Focus area 6: Housing	
6.1 Residential Zones	Consistent.
6.2 Caravan Parks and Manufactured Home Estates	Not Applicable
Focus area 7 Industry Employment	
7.1 Employment Zones	Consistent. The Planning Proposal results in more industrial land.
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
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