

3.4. PD440033 - Planning Proposal - Hobart Street, Riverstone

Director: Peter Conroy, Director City Planning & Development
Responsible Manager: Jaime Hogan, Manager Strategic Planning & Economic Development
File: LEP-23-0007

Division is required

Previous item PD270032 and SD300083

Topic We have prepared a Planning Proposal to rezone a road reserve on Hobart Street, from R2 Low Density Residential to E4 General Industrial under the *Blacktown Local Environmental Plan 2015* (refer Attachment 1).

Analysis The Planning Proposal applies to a vacant 1,100 m² parcel of road reserve located on the North-eastern corner of Hobart Street and Riverstone Parade, Riverstone.

The road reserve is not required for road widening and is surplus to Council's needs. The rezoning will align with the zoning of land to the north and will enable the subject land to be developed with the adjoining parcel to facilitate future employment land uses.

The Planning Proposal will also amend associated development controls under *Blacktown Local Environmental Plan 2015* for lot size and height of buildings consistent with the E4 General Industrial zone.

The Planning Proposal has been reviewed and is supported by the Blacktown Local Planning Panel.

Attachment/s

1. Planning Proposal [**PD440033.1** - 28 pages]
2. Location Map [**PD440033.2** - 1 page]
3. Aerial Map [**PD440033.3** - 1 page]
4. Land Zoning [**PD440033.4** - 1 page]

Report Recommendation

1. Forward the Planning Proposal to the Department of Planning, Housing and Infrastructure to request a Gateway Determination.
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. The subject land (refer Attachments 2 and 3) was dedicated to Blacktown City Council in 1993 for the purposes of road widening. The land on the northern side of Hobart Street, between Riverstone Parade and Hamilton Street, was designated with a road widening reservation under *Blacktown Local Environmental Plan 1988*.
- b. At its 22 March 2006 Ordinary meeting, Council considered a report on the need, or otherwise, for the ongoing acquisition of land for the proposed widening. Council resolved to support the removal of the road widening notation pending confirmation from the former Growth Centres Commission on the intended future status of Hobart Street under the Northwest Growth Centre Structure Plan.
- c. Subsequent planning for the Riverstone Precinct by the former Growth Centres Commission confirmed the local road status of Hobart Street. This work identified that the subject land was no longer required for the road widening purpose and therefore considered to be surplus to Council's requirements. In May 2010, the NSW Government gazetted the Riverstone Precinct Plan, and this also confirmed the local road status of Hobart Street.
- d. Council subsequently resolved to:
 - i. support the removal of the road widening notation in recognition of Hobart Street's confirmed role as a local road.
 - ii. take appropriate action to remove the existing road widening notation affecting Hobart Street, between Riverstone Parade and Hamilton Street, from its Local Environmental Plan maps.
 - iii. commence the necessary road closure procedure under the *Roads Act 1993* and *Local Government Act 1993*.
- e. A road closure plan has been prepared for the relevant area of Hobart Street and is the subject of a Subdivision Certificate application (SC-24-00021). The next steps following approval of the road closure plan is to lodge the plan with the NSW Land Registry Services for registration, publish the road closure in the Gazette and allow 60 days for any objections.

2. Rezoning of the land will ensure it can be developed with adjoining parcels

- a. The request received from our Property team on 27 October 2023 was for a Planning Proposal to rezone the subject land from R2 Low Density Residential to E4 General Industrial (refer Attachment 4). This is because the land directly adjoining the site to the north is zoned E4 General Industrial.
- b. The rezoning of the subject land is therefore the only means available for the land to be developed for employment land use, like the adjacent land parcel and other lands in that employment lands area.

- c. The Planning Proposal (refer Attachment 1) will ensure the subject land is consistent with the adjacent employment zoned land to the north. The intended outcome is to facilitate the future employment development of the subject land.
- d. The effect of the Planning Proposal on the Blacktown Local Environmental Plan 2015 will be to:
 - i. amend the Land Zoning Map (LZN_006) by rezoning the site from R2 Low Density Residential to E4 General Industrial.
 - ii. amend the Lot Size Map (LSZ_006) to change the lot size for subdivision provision from 450 m² to 1,500 m² on the E4 General Industrial zone.
 - iii. amend the Height of Buildings Map (HOB_006) to remove the current 9 metre maximum height of building provisions, consistent with the E4 General Industrial zone.
- e. The Planning Proposal is consistent with the objectives and priorities of the *Greater Sydney Region Plan – A Metropolis of Three Cities*, the *Central City District Plan* and the *Blacktown Local Strategic Planning Statement* – refer Supporting analysis.

3. The proposal has been reviewed and is support by the Local Planning Panel

- a. The Local Planning Panel considered the proposal at its 24 June 2024 meeting as required by the Local Planning Panels Direction – Planning Proposals, issued by the Minister for Planning on 27 September 2018 under section 9.1 of the *Environmental Planning and Assessment Act 1979*.
- b. The Local Planning Panel supports the recommendation to progress the Planning Proposal for Gateway Determination. The advice is as follows:
 - The Proposal has strategic merit in regard to the natural environment, existing uses and likely future uses on and surrounding the site, and existing and required services and infrastructure.
 - The proposal is responding to changing circumstance not recognised by current controls such as new infrastructure and changing demography.

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. It 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:
 - Objective 23: Industrial and urban services land is planned, retained and managed. There is a need to grow and diversify local employment opportunities so this will help support the activities of the local population and businesses.

- Objective 24: Economic sectors are targeted for success. This will help deliver practical initiatives to attract and drive sector growth that contribute to growing the City.

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:
 - Planning Priority C10 - Growing investment, business opportunities and jobs in strategic centres. This Planning Proposal supports developing industrial uses that provides additional jobs and contributes to growth and innovation in the area.
 - Planning Priority C11 - Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land. Industrial activity and urban services are important for the growing economy. This rezoning gives opportunities for additional industrial and urban services uses in Blacktown City.
 - Planning Priority C12 - Supporting growth of targeted industry sectors. Developing sector specific industry helps foster innovation for highly skilled jobs and drive productivity and competitiveness. This Planning Proposal gives the opportunity to develop land uses that support targeted industry sectors.

3. Blacktown Local Strategic Planning Statement

- a. The *Blacktown Local Strategic Planning Statement 2020* outlines a vision for the next 20 years and beyond for land use planning, the environment, liveability, productivity and infrastructure delivery in Blacktown City, to sustainably manage the significant growth forecasts for our City.
- b. The Hobart Street road reserve is in the Riverstone Precinct of our City, with industrial zoned land to the north and low-density residential area to the south.
- c. The Local Strategic Planning Statement sets out opportunities for the Riverstone Precinct over the next 20 years. The vision includes creating opportunities for population-serving jobs in centres including Riverstone to support new and existing businesses and connect more businesses with a wider and skilled labour force.
- d. This will enable new residents and workers to benefit from walkable access to public transport and associated jobs, education, shops and services. This will contribute towards establishing vibrant, inclusive and safe local centres for residents.

e. The Local Strategic Planning Statement includes actions to deliver the 18 planning priorities. This Planning Proposal supports the following local planning priorities:

- Local Planning Priority 9: Maximising opportunities, to attract advanced manufacturing to, and innovation in, industrial and urban services land
- Local Planning Priority 10: Growing targeted industry sectors.

End of report



Planning Proposal

May 2024

**Rezoning of Land from R2 Low Density Residential to E4 General Industrial under
Blacktown Local Environmental Plan 2015**

Table of Contents

Table of Contents	0
Part 1 – Objectives and intended outcomes.....	1
1.1 Introduction	1
1.2 Applicable land.....	1
1.3 Current planning controls	3
Part 2 – Explanation of provisions	5
2.1 Amendments to Local Environmental Plan 2015	5
Part 3 – Justification of strategic and site-specific merit.....	7
Section A – Need for the Planning Proposal.....	7
Section B – Relationship to the Strategic Planning Framework.....	7
Section C – Environmental, Social and Economic Impact.....	9
Section D – Infrastructure (Local, State and Commonwealth).....	10
Section E – State and Commonwealth Interests	10
Part 4 – Maps	11
Part 5 – Community consultation	11
Part 6 – Project timeline.....	11
Attachments	
Attachment 1:	Consistency with the Greater Sydney Region Plan, Central City Plan, Blacktown Community Strategic Plan and Blacktown Local Strategic Planning Statement
Attachment 2:	Consistency with Applicable SEPPs
Attachment 3:	Consistency with Relevant Section 9.1 Directions by the Minister

Part 1 – Objectives and intended outcomes.

1.1 Introduction

Council is requesting to rezone land from R2 Low Density Residential to E4 General Industrial under the *Environmental Planning and Assessment Act 1979*.

The subject land – Section of Road Reserve, Hobart Street, Riverstone - was dedicated to Blacktown City Council in 1993 for the purposes of road widening. Historically, the entire strip of land on the northern side of Hobart Street, between Riverstone Parade and Hamilton Street, was designated with a road widening reservation under Blacktown LEP 1988.

At its ordinary meeting of 22 March 2006, Council considered a report on the need, or otherwise, for the ongoing acquisition of the land for the proposed widening. Council resolved to support the removal of the road widening notation as shown on Council's Local Environmental Plan (LEP) maps, pending confirmation from the (then) Growth Centres Commission (GCC) on the intended future status of Hobart Street under the North West Growth Centre Structure Plan.

Subsequent structure planning for the Riverstone Precinct by the GCC confirmed the status of Hobart Street as a local road under the traffic hierarchy for the Riverstone Precinct and North West Growth Centre. This meant that the subject land was no longer required for the road widening purpose.

This Planning Proposal seeks to rezone the subject land from R2 Low Density Residential to E4 General Industrial. This is because the directly adjoining land and area to the north of the subject land is zoned E4 General Industrial, which will enable land uses permissible on the adjoining parcel and broader precinct to apply to the subject land.

1.2 Applicable land

The Planning Proposal applies to the subject land as shown in Figure 1 with an aerial image provided at Figure 2.

It is a vacant parcel of Road Reserve (approx. 1100m²) located on the North Eastern corner of Hobart Street and Riverstone Parade, Riverstone. The Deposited Plan identifying its current status is shown at Figure 3.

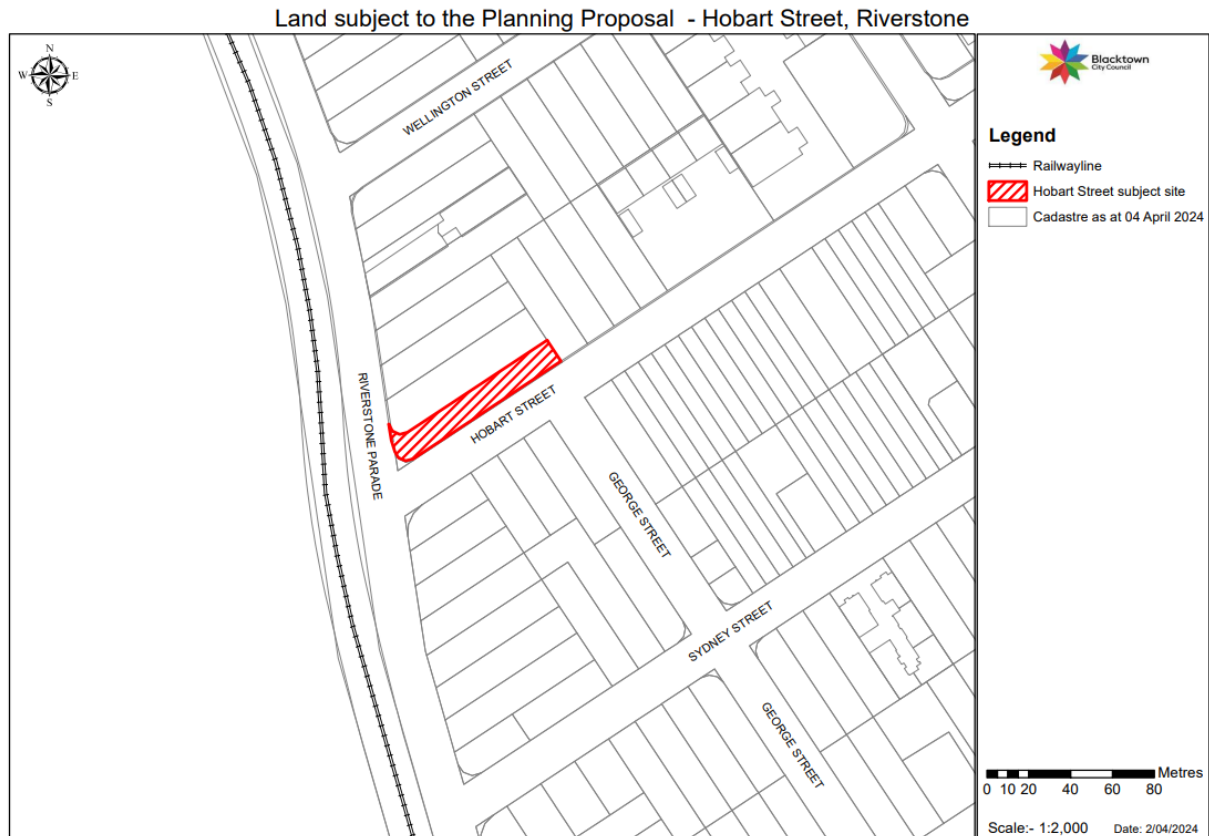


Figure 1: Subject land to be rezoned marked in red



Figure 2: Aerial view of the subject land highlighted in blue.

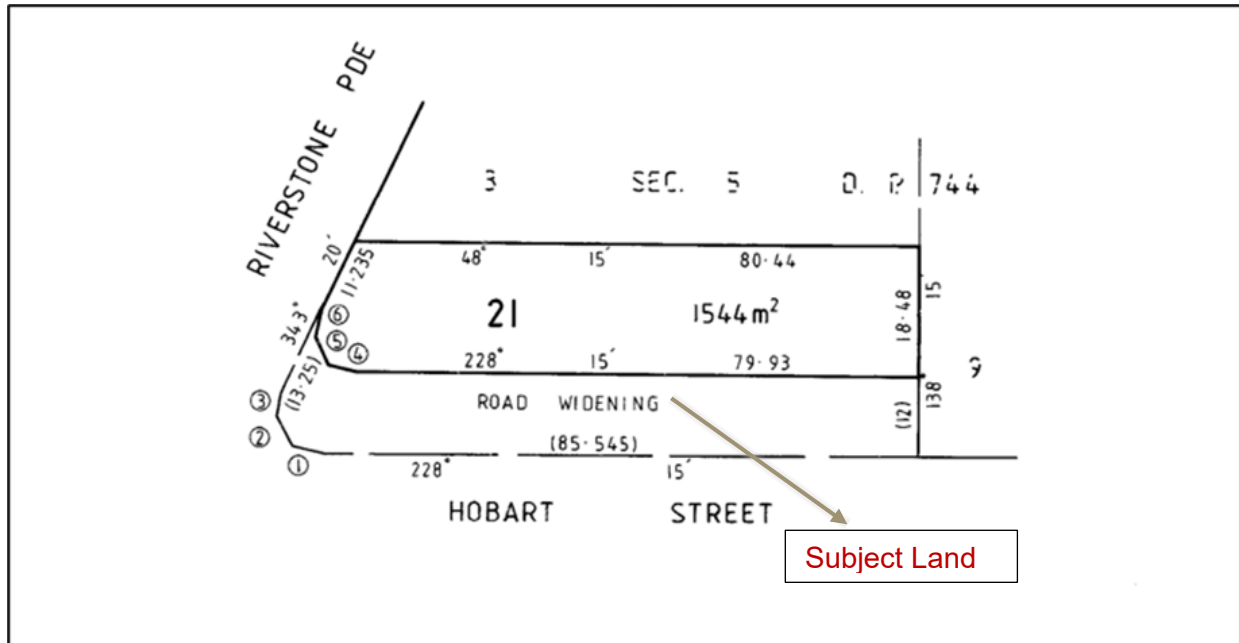


Figure 3: Cadastral Arrangements of the Subject Land

The Planning Proposal is required because the subject land is identified as surplus for the 'road widening' purposes for which it was originally dedicated. To enable the subject land to be developed in conjunction with the adjoining parcel and broader precinct, and facilitate future employment land development, the intended Planning Proposal seeks to rezone the land from R2 Low Density Residential to E4 General Industrial under the Blacktown Local Environmental Plan 2015. The rezoning of the subject land is the only means available for the land to be rezoned to allow for permissible land uses under the general industrial zone.

1.3 Current planning controls

Blacktown LEP 2015 applies to the subject land.

1.3.1 Land use zones

The subject land is zoned R2 Low Density Residential under the Blacktown LEP 2015.

The map showing the existing land use zone is included as Figure 4.

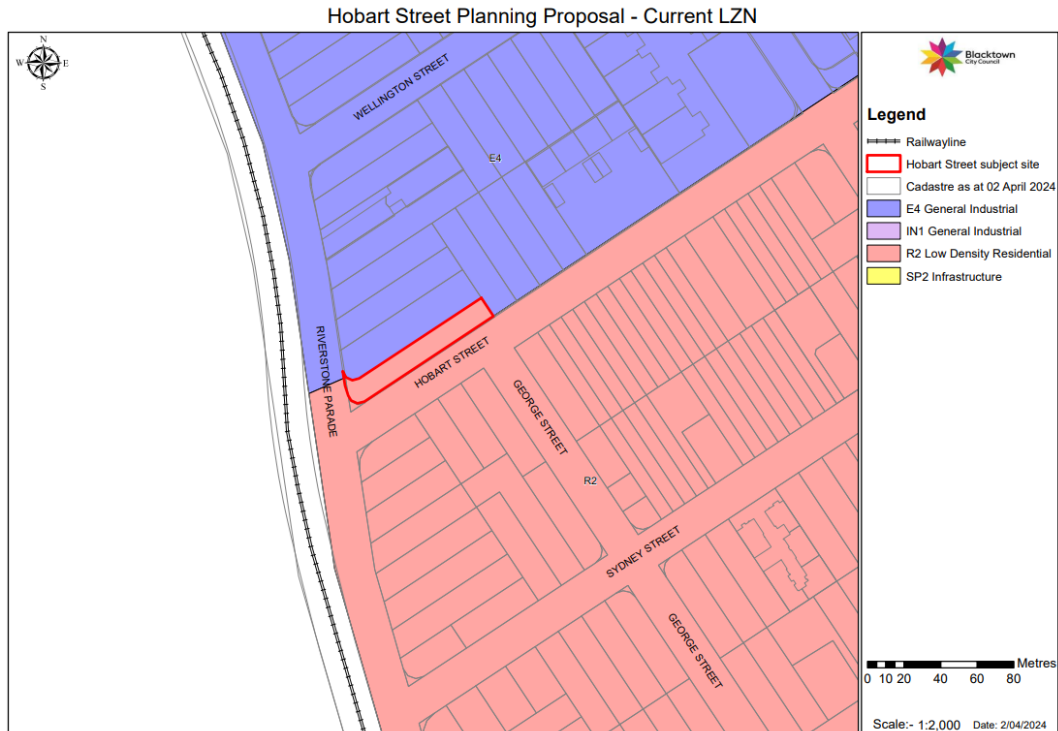


Figure 4: Existing Land use zone applicable to the subject land

1.3.2 Lot Size

The minimum lot size for subdivision provision for the subject land is 450m².

The map showing the existing minimum lot sizes is at Figure 6.

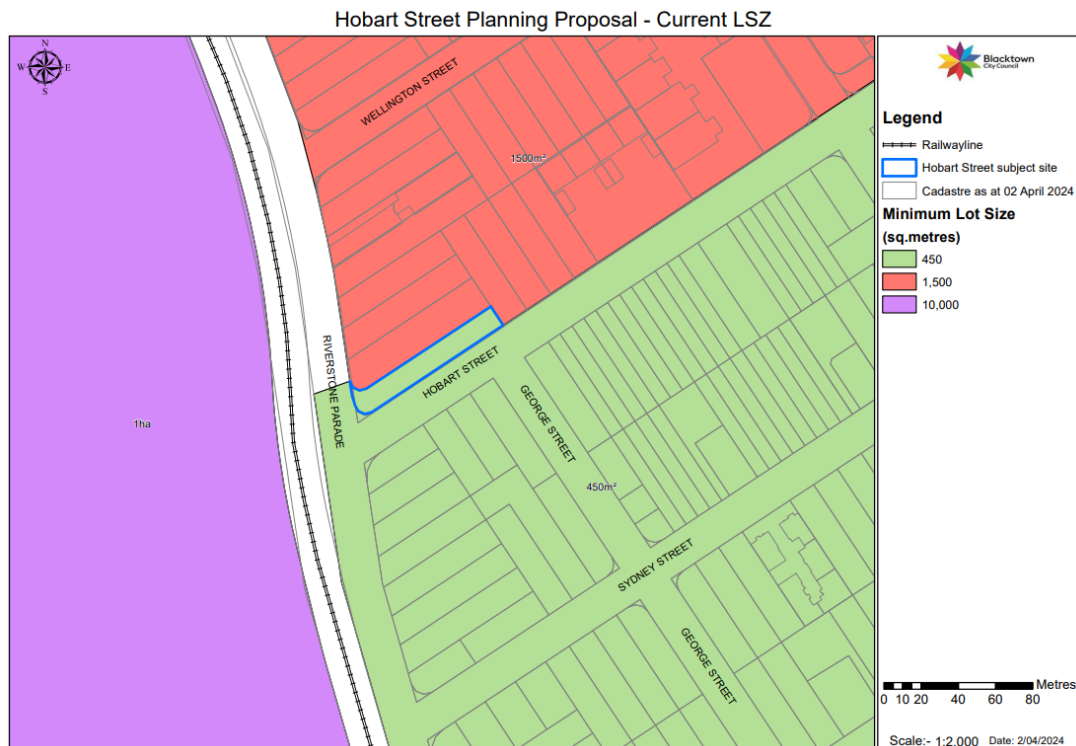


Figure 5: Existing lot size applicable to the subject land.

1.3.3 Height of Buildings

The map showing the existing height of buildings is at Figure 6.

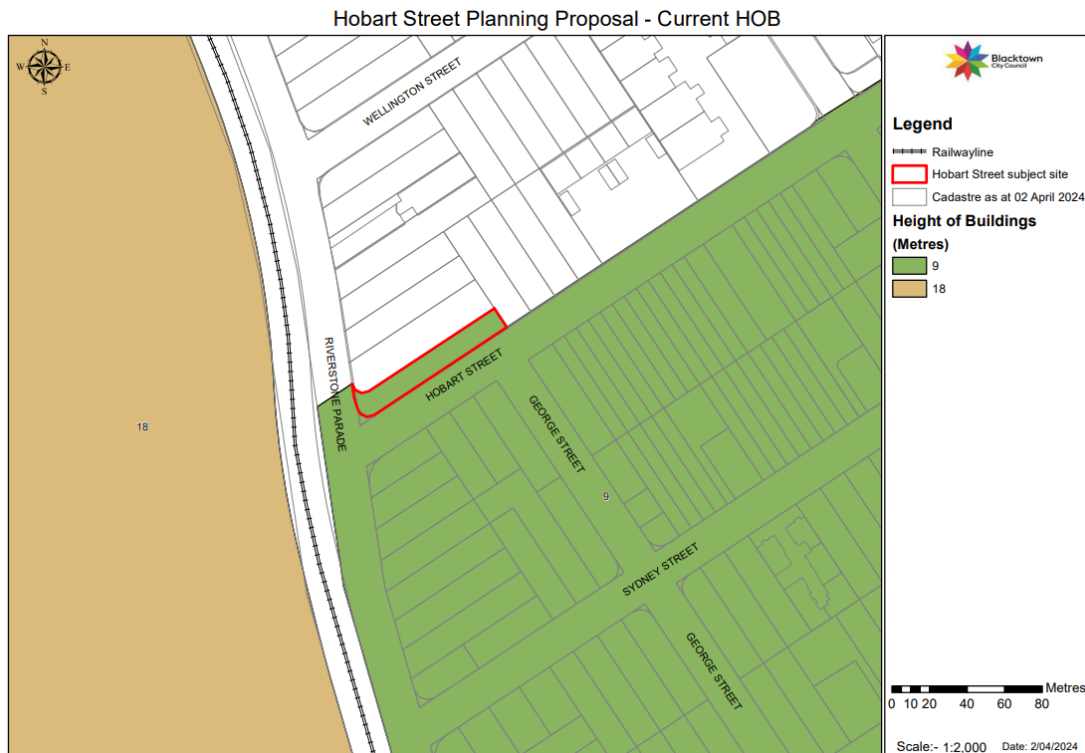


Figure 6: Existing height of building applicable to the subject land.

Part 2 – Explanation of provisions

2.1 Amendments to Local Environmental Plan 2015

The Planning Proposal seeks to amend the Blacktown Local Environmental Plan 2015 by amending the:

- Land Zoning Map (LZN_006) - rezone the site from R2 Low Density Residential to E4 General Industrial.

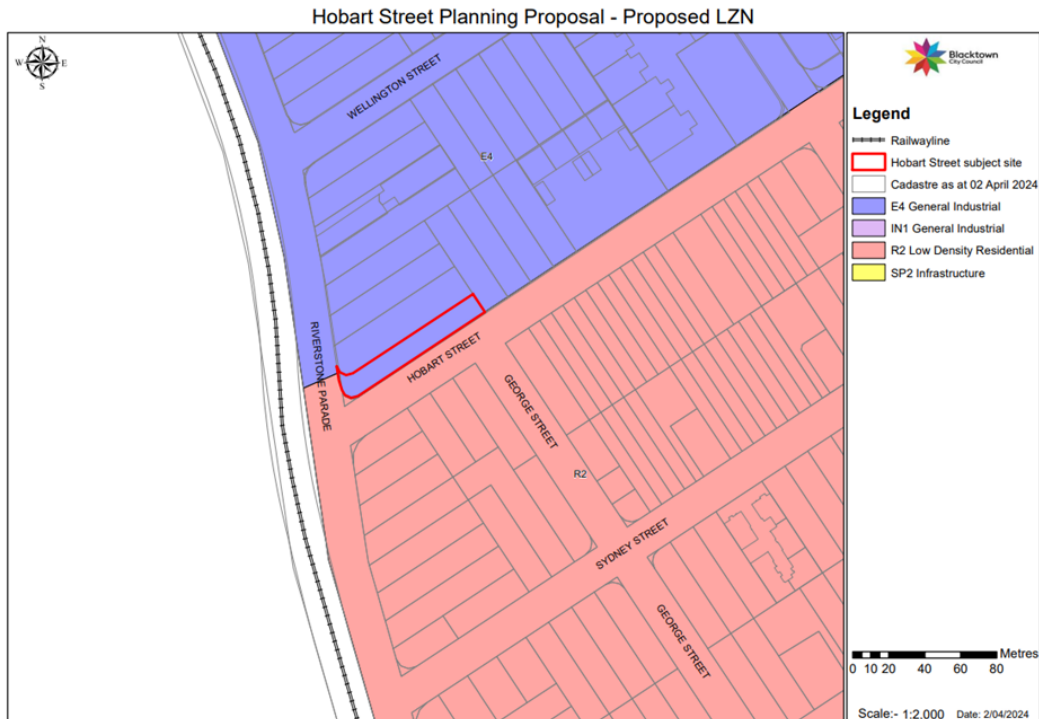


Figure 7: Proposed land use zone to apply to the subject land.

- Lot Size Map (LSZ_006) - to change the minimum lot size for subdivision provision from 450m² to 1500m² on that part of the site to be zoned E4 General Industrial.

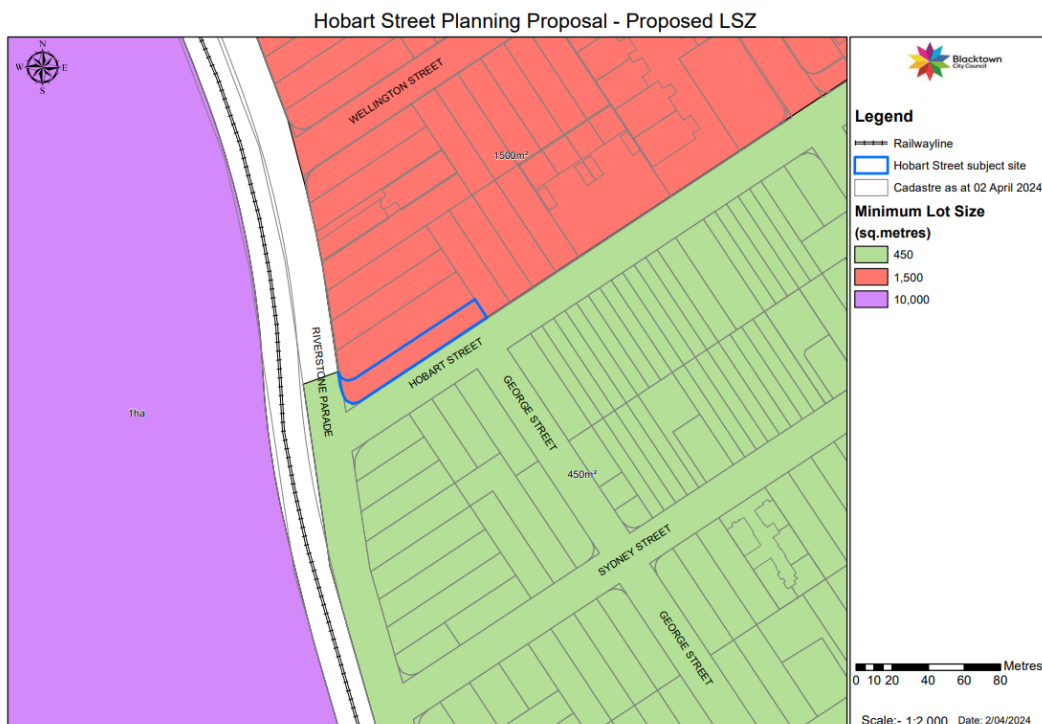


Figure 8: Proposed lot size to apply to the subject land.

- Height of Buildings Map (HOB_006) - remove the maximum height of building provisions on that part of the site to be zoned E4 General Industrial.

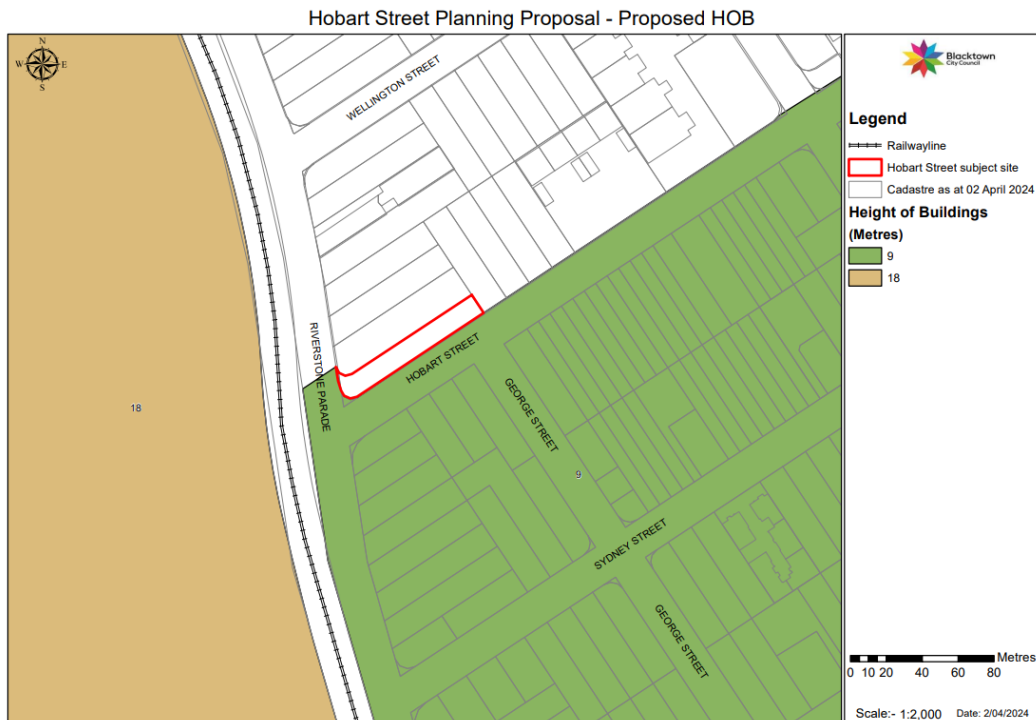


Figure 9: Proposed height of building to apply to the subject land.

Part 3 – Justification of strategic and site-specific merit

Section A – Need for the Planning Proposal

1. Is the Planning Proposal a result of an endorsed LSPS, strategic study or report?

The Planning Proposal is not the result of any specific strategy or study. The need for the Planning Proposal has arisen from the subject land being surplus to the need for the 'road widening' purposes for which it was originally dedicated.

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

An amendment to the BLEP 2015 is required under the EPA Act to achieve the intended outcome of the Planning Proposal.

The rezoning of the subject land is the only means available for the land to be developed for general industrial type land uses.

Section B – Relationship to the Strategic Planning Framework

3. 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 consistent with the objectives and actions of the regional and district strategic planning framework as represented by the following relevant plans:

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

a) Greater Sydney Region Plan: A Metropolis of Three Cities

The Planning Proposal is consistent with the following objectives in the Region Plan as detailed in attachment 1:

- Objective 22: Investment and business activity in centres
- Objective 23: Industrial and urban services land is planned, retained and managed.
- Objective 24: Economic sectors are targeted for success.

b) Central City District Plan

This Planning Proposal deals with planning matters at the neighbourhood scale that are of a limited local planning significance. The Planning Proposal is consistent with the following objectives in the District Plan:

- Planning Priority C10 - Growing investment, business opportunities and jobs in strategic centres.
- Planning Priority C11 - Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land.
- Planning Priority C12 - Supporting growth of targeted industry sectors.

The proposal will add to the employment lands type development of the broader precinct and facilitate the future employment land development of the subject land as detailed in attachment 1.

4. 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 strategic plan?

The Planning Proposal is consistent with Blacktown LSPS which is the key strategic land use planning document to facilitate and manage future growth and development within the Blacktown City. The Blacktown LSPS builds on the community engagement and outcomes of Council's Community Strategic Plan and Our Blacktown 2041. The Blacktown LSPS outlines how Council will manage growth sustainably over a 20-year period.

The subject site is in close proximity to Riverstone Town Centre. The Planning Proposal is consistent with the vision and land use planning for Local Centres and supports Council's endorsed LSPS (Local Planning Priority 9) by "maximising opportunities, to attract advanced manufacturing to, and innovation in, industrial and urban services land" as detailed in attachment 1.

a) Blacktown Local Strategic Planning Statement 2020 (Blacktown LSPS)

The Planning Proposal aligns with the Blacktown LSPS which is the Key Strategic land use planning document to facilitate and manage future growth and development within Blacktown City, following the below objectives:

- Local Planning Priority 9: Maximising opportunities, to attract advanced manufacturing to, and innovation in, industrial and urban services land
- Local Planning Priority 10: Growing targeted industry sectors.

The proposed rezoning of land supports these planning priorities by maximising opportunities to achieve a smart and prosperous economy within an existing suburban area and in close proximity to the Riverstone railway station with good accessibility to regional transport linkages.

b) Our Blacktown 2041 - Community Strategic Plan

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

The Community Strategic Plan outlines Council's vision and aspirations for the future of the city and facilitates and manages future growth and development within the City to 2041.

Our Blacktown 2041 - Community Strategic Plan identifies 6 Strategic Directions:

- 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.

5. 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 any relevant state and regional studies or strategies as detailed in attachment 2.

6. Is the Planning Proposal consistent with applicable SEPPs?

The Planning Proposal is consistent with applicable state environmental planning policies (SEPPs) as detailed in attachment 2.

7. Is the Planning Proposal consistent with applicable Ministerial Directions (s.9.1 Directions) or key government priority?

The Proposal is consistent with applicable Section 9.1 Ministerial Directions as detailed in attachment 3.

Section C – Environmental, Social and Economic Impact

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

The Planning Proposal will not affect critical habitat or threatened species, populations or ecological communities, or their habitats. The site is within an urbanised area that does not contain flora or fauna that is of significance to the ecological community.

9. Are there any other likely environmental effects of the Planning Proposal and how are they proposed to be managed?

There are no other likely environmental effects as a result of the Planning Proposal. When a Development Application is lodged, a full assessment of environmental impacts will be undertaken with respect to the development.

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

The site is considered suitable for the proposed use. The Planning Proposal is not of scale type that can be expected to result in any significant negative economic or social impacts within the neighbourhood or Blacktown LGA.

Section D – Infrastructure (Local, State and Commonwealth)

11. Is there adequate public infrastructure for the Planning Proposal?

The site is located within an established suburban area with existing access to existing of urban infrastructure and services including, water, energy utilities, telecommunication and regional transport linkages. It is not expected that the scale of development likely to be generated by the Planning Proposal would result in demand on that infrastructure which is beyond their existing carrying capacities.

Section E – State and Commonwealth Interests

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

Relevant State and Commonwealth public authorities will be consulted during the exhibition of the Planning Proposal in accordance with the Gateway determination directions.

Part 4 – Maps

The proposed amendment seeks to amend the following maps of the Blacktown LEP 2015:

- Land Zoning Map (LZN_006) by rezoning the site from R2 Low Density Residential to E4 General Industrial.
- Lot Size Map (LSZ_006) to change the minimum lot size for subdivision provision from 450m² to 1500m² on that part of the site to be zoned E4 General Industrial.
- Height of Buildings Map (HOB_006) to remove the maximum height of buildings provisions on that part of the site to be zoned E4 General Industrial.

Part 5 – Community consultation

Community consultation will be carried out in accordance with the requirements of any Gateway determination, the *Environmental Planning and Assessment Act 1979*.

Part 6 – Project timeline

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

Table 1 – Indicative project timeline

Stage	Timeframe and/or date
Consideration by Local Planning Panel	June 2024
Consideration by Council at Council Meeting	July 2024
Council decision	July 2024
Gateway determination	September 2024
Pre-Exhibition	November 2024
Commencement and completion of public exhibition period	February – March 2025
Consideration of submissions	April 2025
Post-exhibition review	April 2025
Public Hearing	NA
Submission to Council for adoption	May - June 2025
Submission to the Department for finalisation (where applicable)	July 2025
Gazettal of LEP amendment	September 2025

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

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

Direction	Objective	Does this objective apply to the Planning Proposal	How does this Planning Proposal implement the Direction and Objective?
Infrastructure and Collaboration			
A city supported by infrastructure	Objective 1: Infrastructure supports the three cities	Yes	Consistent. The site is located within an established urban area with existing access to infrastructure.
	Objective 2: Infrastructure aligns with forecast growth – growth infrastructure compact	Yes	Not applicable.
	Objective 3: Infrastructure adapts to meet future needs	Yes	Not applicable.
	Objective 4: Infrastructure use is optimised	Yes	Consistent. The proposed amendment will enable the existing and continuing use of existing road infrastructure.
A collaborative city	Objective 5: Benefits of growth realised by collaboration of governments, community and business	Yes	This Planning Proposal will be submitted to the Department for Gateway Determination and publicly exhibited for feedback.
Liveability			
A city for people	Objective 6: Services and infrastructure meet communities' changing needs	Yes	Consistent.

	Objective 7: Communities are healthy, resilient and socially connected	No	Not applicable.
	Objective 8: Greater Sydney's communities are culturally rich with diverse neighbourhoods	No	Not applicable.
	Objective 9: Greater Sydney celebrates the arts and supports creative industries and innovation	No	Not applicable.
Giving people housing choices	Objective 10: Greater housing supply	No	Not applicable.
	Objective 11: Housing is more diverse and affordable	No	Not applicable.
A city of great places	Objective 12: Great places that bring people together	No	Not applicable.
	Objective 13: Environmental heritage is identified, conserved and enhanced	No	Not applicable. The site is not identified as a heritage item under Blacktown LEP 2015.
Productivity			
A well-connected city	Objective 14: A Metropolis of 3 Cities – integrated land use and transport creates walkable and 30- minute cities	Yes	Consistent. The site is in close walking distance to educational, commercial and residential uses as well as public transport services.

Objective 15: The Eastern, GOP and Western Economic Corridors are better connected and more competitive.	No	Not applicable.
Objective 16: Freight and logistics network is competitive and efficient	No	Not applicable.
Objective 17: Regional connectivity is enhanced	Yes	Consistent. The site is within proximity to the Riverstone rail station.

Jobs and skills for the city	Objective 18: Harbour CBD is stronger and more competitive.	No	Not applicable.
	Objective 19: Greater Parramatta is stronger and better connected	No	Not applicable.
	Objective 20: Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City	No	Not applicable.
	Objective 21: Internationally competitive health, education, research and innovation precincts	No	Not applicable.
	Objective 22: Investment and business activity in centres	Yes	Consistent. The subject land is in proximity to retail and commercial activity.
	Objective 23: Industrial and urban services land is planned, retained and managed	Yes	Consistent. The Planning Proposal is on urban services land.
	Objective 24: Economic sectors are targeted for success	Yes	Consistent. Development of the site will enable continued use of economic centres located within proximity to the land.
Sustainability			
A city in its landscape	Objective 25: The coast and waterways are protected and healthier	No	Not applicable.
	Objective 26: A cool and green parkland city in the South Creek corridor	No	Not applicable.

	Objective 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced	No	Not applicable.
	Objective 28: Scenic and cultural landscapes are protected	No	Not applicable.
	Objective 29: Environmental, social and economic values in rural areas are protected and enhanced	No	Not applicable.
	Objective 30: Urban tree canopy cover is increased	No	Not applicable. The subject site is a vacant parcel of land.
	Objective 31: Public open space is accessible, protected and enhanced	Yes	Consistent. The subject site is close to native vegetation retention area.
	Objective 32: The Green Grid links parks, open spaces, bushland and walking and cycling paths	No	Not applicable.
An efficient city	Objective 33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change	Yes	Consistent. Any building works will have to comply with relevant development controls.
	Objective 34: Energy and water flows are captured, used and re-used	Yes	Consistent. Specific requirements will be addressed during the development application stage.
	Objective 35: More waste is re-used and recycled to support the development of a circular economy	Yes	Consistent. Specific requirements will be addressed during the development application stage.

A resilient city	Objective 36: People and places adapt to climate change and future shocks and stresses	Yes	Consistent. Blacktown development controls and BASIX will apply and addressed when assessing development applications.
	Objective 37: Exposure to natural and urban hazards is reduced	Yes	Consistent. This will be addressed when assessing development applications.
	Objective 38: Heatwaves and extreme heat are managed	Yes	Consistent. This will be addressed when assessing development applications.
Implementation			
Implementation	Objective 39: A collaborative approach to city planning	No	Not applicable
	Objective 40: Plans refined by monitoring and reporting	No	Not applicable

B. Central City District Plan

Planning Priorities	Does this priority apply to the Planning Proposal	How does this Planning Proposal implement the Planning Priority and Action
Infrastructure and Collaboration		
C 1: Planning for a city supported by Infrastructure	Yes	Consistent. The site is supported by infrastructure given it is located within an established suburban area with existing access to urban infrastructure.
C 2: Working through collaboration	Yes	Consistent. This proposal will be in collaboration with the Department of Planning, Housing and Infrastructure land use strategy when it is submitted for Gateway Determination.
Liveability		
C 3: Providing services and social infrastructure to meet people's changing needs	No	Not applicable.
C 4: Fostering healthy, creative, culturally rich and socially connected communities	No	Not applicable.
C 5: Providing housing supply, choice and affordability, with access to jobs, services and public transport	No	Not applicable.
C 6: Creating and renewing great places and local centres, and respecting heritage the District's heritage	Yes	Consistent. The proposal will contribute to the existing local area and community.
Productivity		
C 7: Growing a stronger and more competitive Greater Parramatta	No	Not applicable.
C 8: Delivering a more connected and competitive GPOP Economic Corridor	No	Not applicable.

C 9: Delivering integrated land use and transport planning a 30-minute city	Yes	Consistent. The site is in close walking distance to education, commercial and residential uses as well as public transport services.
C 10: Growing investment, business opportunities and jobs in strategic centres	Yes	Consistent. The subject site is in proximity to retail and commercial activity which will encourage growth in local business opportunities.
C 11: Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land	Yes	Consistent. The Planning Proposal is on urban services land.
C 12: Supporting growth of targeted industry sectors	No	Not applicable.
Sustainability		
C 13: Protecting and improving the health and enjoyment of the District's waterways	No	Not applicable.
C 14: Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element	No	Not applicable.
C 15: Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes	Yes	Consistent. The proposal does not impact on the ecological landscape of the area.
C 16: Increasing urban tree canopy cover and delivering Green Grid connections	No	Not applicable.
C 17: Delivering high quality open space	No	Not applicable.
C 18: Better managing rural Areas	No	Not applicable.
C 19: Reducing carbon emissions and managing energy, water and waste efficiently	Yes	Consistent. Development will have to comply with the relevant Council development controls and BASIX.

C 20: Adapting to the impacts of urban and natural hazards and climate change	Yes	Consistent. Development will have to comply with the relevant Council development controls and BASIX.
Implementation		
C 21: Preparing local strategic planning statements informed by local strategic planning	No	Not applicable.
C 22: Monitoring and reporting on the delivery of the plan	No	Not applicable.

C. Our Blacktown 2041 - Community Strategic Plan

Strategic Direction	Compliance
A vibrant, inclusive and resilient community	Not applicable.
A clean, sustainable and climate resilient city	Not applicable.
A smart and prosperous economy	Consistent. The additional provision of industrial opportunity will increase prosperity of the local economy.
A growing city supported by accessible infrastructure	Consistent. The site is located in walking distance to Riverstone Station, and nearby bus stops with access to multiple bus routes provide sufficient transport infrastructure.
A healthy, sporting and active city	Not applicable.
A leading city	Not applicable.

D. Blacktown Local Strategic Planning Statement 2020

Planning Priorities	Does this priority apply to the Planning Proposal	How does this Planning Proposal implement the Planning Priority and Action
Infrastructure and Collaboration		
LPP 1: Planning for a city supported by Infrastructure	Yes	Consistent. The site is supported by infrastructure given it is located within an established suburban area with existing access to urban infrastructure.
LPP 2: Collaborating, partnering and engaging to implement the LSPS	Yes	Consistent. This proposal will be in collaboration with the Department of Planning Housing and Infrastructure and submitted for Gateway determination.
Liveability		

LPP 3: Providing services and social infrastructure to meet people's changing needs	No	Not applicable.
LPP 4: Respecting heritage and fostering healthy, creative, culturally rich and socially connected communities	No	Not applicable.
LPP 5: Providing housing supply, choice and affordability, with access to jobs, services and public transport	No	Not applicable.
LPP 6: Creating and renewing great places and centres	Yes	Consistent. The proposal enables provision of in-fill industrial supply in an existing urban area.
Productivity		
LPP 7: Growing a stronger and more competitive Greater Parramatta	No	Not applicable.
LPP 8: Growing mixed use, investment, business and job opportunities in Strategic Centres	Yes	Consistent. The increase in industrial activity within the area may contribute to the growing economy in Riverstone.
LPP 9: Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land	Yes	Consistent. The proposal is for a site located on urban services land.
LPP 10: Growing targeted industry sectors	No	Not applicable.
Sustainability		
LPP 11: Protecting and improving the health and enjoyment of waterways	No	Not applicable.

LPP 12: Creating a Parkland City urban structure and emphasising the importance of South Creek	No	Not applicable.
LPP 13: Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes	No	Not applicable.
LPP 14: Increasing urban tree canopy cover and Green Grid connections	No	Consistent. The proposal does not affect the existing ecological landscape of the area.
LPP 15: Delivering high quality open space	No	Not applicable.
LPP 16: Reducing carbon emissions and managing energy, water and waste efficiently	Yes	Not applicable.
LPP 17: Adapting to the impacts of urban and natural hazards and climate change	Yes	Consistent. Development applications will have to comply with the relevant Council development controls and BASIX.
Implementation		
LPP 18: Delivering, monitoring and reporting on the actions in the LSPS	No	Not applicable.

Consistency with Applicable SEPPs

State Environmental Planning Policy	Consistency
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Yes. The Planning Proposal does not include provisions that impede this SEPP
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Yes. This Planning Proposal will not contradict or hinder the application of this SEPP.
State Environmental Planning Policy (Housing) 2021	Not applicable as the Planning Proposal will not facilitate the development of any housing development outcomes.
State Environmental Planning Policy (Industry and Employment) 2021	Yes. This Planning Proposal will not contradict or hinder the application of this SEPP.
State Environmental Planning Policy (Planning Systems) 2021	Yes. This Planning Proposal will not contradict or hinder the application of this SEPP.
State Environmental Planning Policy (Precincts—Central River City) 2021	Yes. The site is within an area identified as being part of the Sydney Region North West Growth Centre and the Planning Proposal will not contradict or hinder the application of this SEPP.
State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021	Not applicable.
State Environmental Planning Policy (Precincts—Regional) 2021	Not applicable.
State Environmental Planning Policy (Precincts—Western Parkland City) 2021	Not applicable.
State Environmental Planning Policy (Primary Production) 2021	Not applicable as the site is not identified as being within lands to which this SEPP applies.
State Environmental Planning Policy (Resilience and Hazards) 2021	Yes. The application of this SEPP will apply to any future development application.
State Environmental Planning Policy (Resources and Energy) 2021	Not applicable. This Planning Proposal will not contradict or hinder the application of this SEPP. The site is not involved in mining, petroleum, or extractive industries.
State Environmental Planning Policy (Sustainable Buildings) 2022	Yes. This Planning Proposal will not contradict or hinder the application of this SEPP.
State Environmental Planning Policy (Transport and Infrastructure) 2021	Yes. This Planning Proposal will not contradict or hinder the application of this SEPP. The site does not interfere with any transport and infrastructure projects.

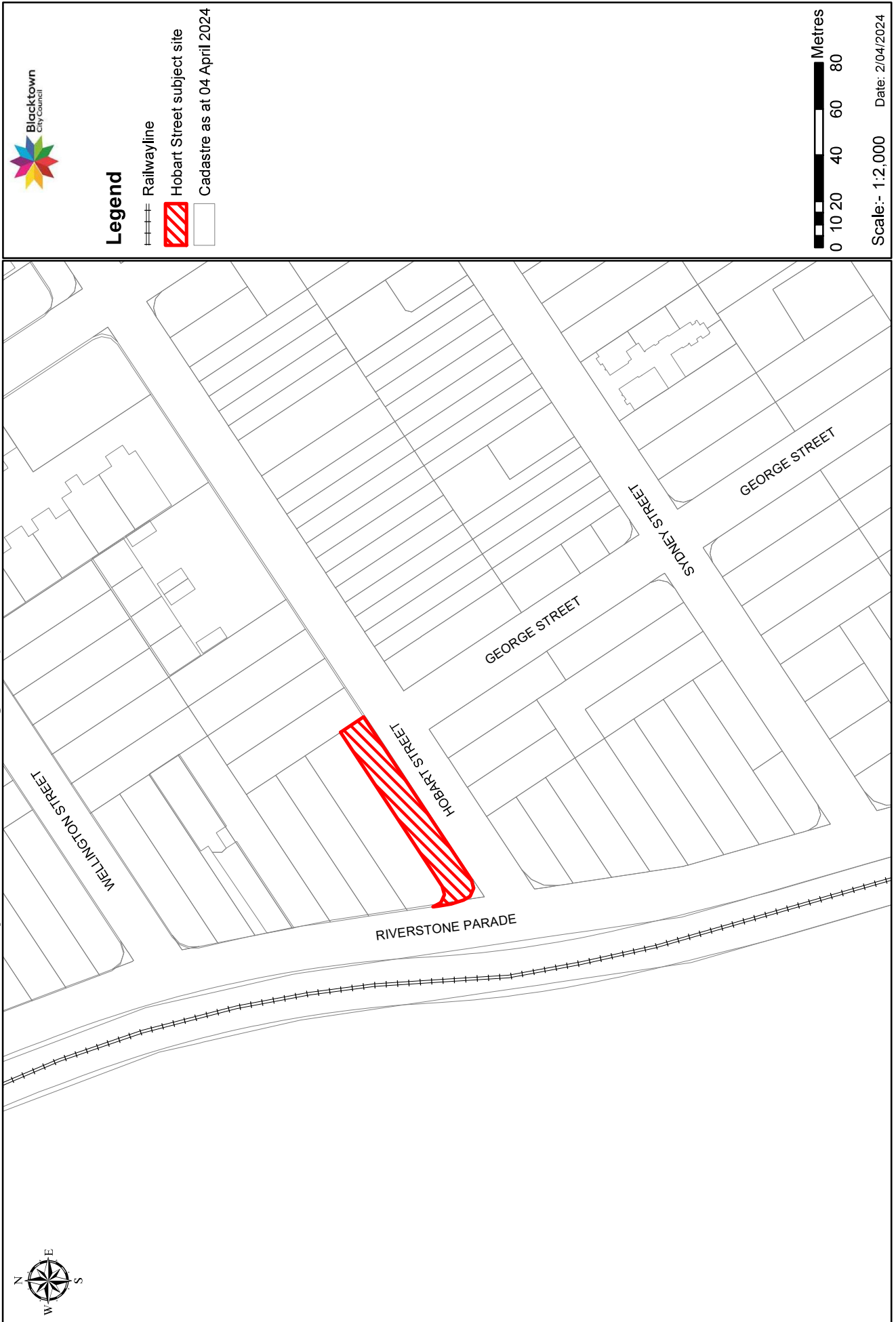
Consistency with relevant Section 9.1 Directions by the Minister

Direction	Consistency of Planning Proposal
Focus area 1: Planning Systems	
1.1 Implementation of Regional Plans	The Planning Proposal is consistent with this Direction.
1.2 Development of Aboriginal Land Council land	Not applicable.
1.3 Approval and Referral Requirements	The Planning Proposal is consistent with this Direction.
1.4 Site Specific Provisions	The Planning Proposal is consistent with this Direction.
1.4A Exclusion of Development Standards from Variation	The Planning Proposal is consistent with this Direction.
Focus area 1: Planning Systems – Place-based	
1.5 Parramatta Road Corridor Urban Transformation Strategy	Not applicable.
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable.
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable.
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable.
1.10 Implementation of 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.

Direction	Consistency of Planning Proposal
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.
Focus area 2: Design and Place	
Focus area 3: Biodiversity and Conservation	
3.1 Conservation Zones	The Planning Proposal is consistent with this Direction.
3.2 Heritage Conservation	The Planning Proposal is consistent with this Direction.
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	The Planning Proposal is consistent with this Direction.
3.8 Wilandra 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	Not applicable.
4.2 Coastal Management	Not applicable.
4.3 Planning for Bushfire Protection	Not applicable.
4.4 Remediation of Contaminated Land	The Planning Proposal is consistent with this Direction. A Preliminary Site Investigation has been undertaken as part of the applicant's proposal and demonstrates the subject site is suitable for use as employment lands.
4.5 Acid Sulfate Soils	Not applicable.
4.6 Mine Subsidence and Unstable Land	Not applicable.
Focus area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	The Planning Proposal is consistent with this Direction as it will facilitate the delivery of new employment lands. Although the subject land

Direction	Consistency of Planning Proposal
	is rezoned, the currently built road remains open for access. The site is also located in a well-established suburban area with good access to regional transport linkages including Riverstone Rail Station.
5.2 Reserving Land for Public Purposes	The Planning Proposal is justifiably inconsistent with this Direction as the public purpose for which it was initially dedicated (i.e., Road Widening) is no longer required. This is demonstrated by the accompanying Traffic Impact Assessment report.
5.3 Development Near Regulated Airports and Defence Airfields	Not applicable.
5.4 Shooting Ranges	Not applicable.
Focus area 6: Housing	
6.1 Residential Zones	The Planning Proposal will remove a residential zoning on lands that would provide only very limited opportunity to deliver new housing. It is therefore of a minor significance and is justifiably inconsistent with this Direction.
6.2 Caravan Parks and Manufactured Home Estates	Not applicable.
Focus area 7: Industry and Employment	
7.1 Employment 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.
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.

Land subject to the Planning Proposal - Hobart Street, Riverstone



Land subject to the Planning Proposal - Hobart Street, Riverstone



Hobart Street Planning Proposal - Current LZN

