



# Planning Proposal

## **To amend State Environmental Planning Policy (Precincts - Central River City) 2021 to:**

- **rezone land previously identified as required for drainage purposes but is now identified as surplus to those needs, to adjust zone boundaries in certain locations**
- **to correct minor anomalies related to property boundaries and to make “recreation areas” permissible with consent in the SP2 Infrastructure (Drainage) zone and “drainage” permissible in the RE1 Recreation areas zone.**

## **To amend Blacktown Local Environmental Plan 2015 in regard to land zoned SP2 Infrastructure (Drainage) to**

- **add “recreation areas” as a use permissible with consent and to include “flood mitigation works” and “drainage” as uses permissible with consent for land zoned RE1 Public Recreation**

Date: September 2023

Prepared by: Zara Tai Strategic Planner

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1. Location Map of basins proposed to be rezoned
2. Site maps showing surplus drainage land to be rezoned for another purpose
3. Existing and Proposed Central River City SEPP Map amendments
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5. Consistency with Greater Sydney Region Plan, Central City Plan, Blacktown Local Strategic Planning Statement, Blacktown Housing Strategy and Blacktown Community Strategic Plan
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# 1. Objectives or intended outcomes

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## 1.1 Introduction

In 2006, the NSW Government announced the new release plan for North West Growth Centres as a key component of the Metropolitan Strategy. In Blacktown, there are 11 precincts. As of 2023, 7 precincts have been rezoned for urban uses. Each precinct has an Indicative Layout Plan (ILP).

The provision of stormwater infrastructure and management was provided for in each precinct. There was no regional approach to the provision of this infrastructure, particularly stormwater drainage and water quality. This has led to inefficiencies in the use of land across the precincts in the North West Growth Area (NWGA).

### Stormwater management reviews

In 2018, GHD issued the North West Growth Centre Stormwater Management Review. The purpose was to assess potential rationalisation of the precinct stormwater management strategies for the North West Growth Area (NWGA), focussing on potentially reducing the numbers of detention basins, identified as part of individual precinct planning

The potential for this rationalisation was identified from the regional hydrologic conditions in Eastern Creek and South Creek. This considered a comparison of flood peaks in Eastern Creek and South Creek rather than in creek tributaries at the boundary of individual precincts. This identified that removal of basins may possibly be feasible with respect to hydrologic conditions.

The GHD Review stated that the provision of detention basins to manage post development flood hydrographs has generally been considered on an individual precinct basis. This study provides the opportunity to assess if rationalisations in numbers of basins are possible, when considering flood hydrographs downstream of the precincts. Table 1 is a summary of the results of the GHD Review.

The Review found that 56 hectares of land could be removed with a preliminary cost saving of \$119,500,000 savings plus savings in ongoing maintenance costs.

Links to the GHD Study in two parts are found here:

<https://s3.ap-southeast-2.amazonaws.com/dpe-files-production/s3fs-public/dpp/288882/Blacktown%20City%20Council%20North%20West%20Growth%20Area%20Stormwater%20Review%20Part%201>

<https://s3.ap-southeast-2.amazonaws.com/dpe-files-production/s3fs-public/dpp/288883/Blacktown%20City%20Council%20North%20West%20Growth%20Area%20Stormwater%20Review%20Part%202>

The GHD Study covered the 15 basins as shown in the table below.

Basin name	Precinct	Street	Result
MS 3.0	Marsden Park Residential	Stoney Creek Road, South Melonba	Detention removed, Water quality (WSUD) to remain.
MS 2.0	Marsden Park Residential	Stoney Creek Road, North Melonba	Detention removed, Water quality (WSUD) to remain
ML 5.0	Marsden Park Residential	Elara (Galah Street) Melonba	Detention removed, Water quality (WSUD) to remain
MS 1.0	Marsden Park Residential		Land area to be retained.
MM 1.0	Marsden Park Residential	Chambers Street Marsden Park	Detention removed, Water quality (WSUD) to remain
MM 3.1	Marsden Park Residential	Excelsior Avenue Marsden Park	Detention removed, Water quality (WSUD) to remain
MM 3.4	Marsden Park Residential	Richmond Road Marsden Park	Detention removed, Water quality (WSUD) to remain
MB 2.0	Marsden Park Residential	Grange Avenue Marsden Park	Detention removed, Water quality (WSUD) to remain
MB 1.0	Marsden Park Residential	Fermoy Road Marsden Park	Detention removed, Water quality (WSUD) to remain
SE 1.4	Schofields Precinct	Grange Avenue Schofields	Detention removed, Water quality (WSUD) to remain
SE 4.2	Schofields Precinct	Veron Road Schofields	Detention removed, Water quality (WSUD) to remain  However, a decision was made to retain Basin 4.2 as detention but remove detention from Basin 5.2.
SE 6.2	Schofields Precinct		Basin was only for water quality. No changes proposed.
SE 7.1	Schofields Precinct		Basin was only for water quality. No changes proposed.
SE 8.1	Schofields Precinct		Retain
SE 9.1	Schofields Precinct		Retain

**Table 1: Summary of the GHD Review**

In 2021, Council released the North West Growth Centre Stormwater Management Review (unexhibited internal document) which was based on the GHD Review. It found that some basins could be consolidated or removed. More basins were identified for potential land area and works reduction in their design. This would result in surplus land which could be rezoned for another use. It is estimated that 11.85 hectares of surplus drainage land can be used for another purpose.

This Review included other basins as shown in Table 2 below:

Basin name	Precinct	Street	Result
F15.1	Alex Avenue and Riverstone	Edmund Street Grantham Farm	Reduction in basin design possible.  Basin design was prepared to exclude the (~6.0m) strip of land to avoid Permission to Enter for construction
E8.1	Alex Avenue and Riverstone	Advance Street Schofields	Error found in SEPP Map modelling. Reduction in detention possible.
F1.23	Alex Avenue and Riverstone	Ladore Street The Ponds	Removal of basin possible  Design for basin F1.10 and drainage culverts/channels (F1.12-F1.22) has capacity for stormwater flows for the catchment serviced by Basin F1.23

**Table 2: Additional Basins considered for reduction or removal**

### North West Growth Area Blacktown Precincts Study

In the NWGA, the amount of community facilities, open space and roads required was based on the Department of Planning and Environment’s residential development yield on minimum residential densities. The estimates were based on 1-2 storey development and not on the maximum development yield which factored in height. Height can multiply the minimum development yield by increasing the number of storeys allowed, more than 10 storeys in some cases.

The North West Growth Area Blacktown Precincts Study (2020) compared the actual residential development activity with the NSW Government’s forecast supply in each rezoned precinct. The Study compared the actual residential development activity against the NSW Government’s forecast supply within each approved precinct. The comparison showed residential development activity is occurring at a far greater density than was originally predicted in the NSW Government’s precinct plans. This has significant implications for the infrastructure needed to service the additional population.



## Future of Surplus Land

Council staff, led by Strategic Planning undertook an extensive, internal investigation on the future of the surplus land. There were two main options: use the surplus land for recreation purposes or to use the land for residential development. This is the purpose of the Planning Proposal.

In addition, for the NWGA, the purpose of the Planning Proposal is to make “recreation areas” permissible with consent in the SP2 Infrastructure (drainage) zone in all precincts in the NWGA in Blacktown LGA. This will encourage dual use of drainage land for open space purposes. The Proposal also makes some minor map changes to property boundaries.

The other purpose of the Planning Proposal is to amend the Blacktown Local Environmental Plan 2015 (Blacktown LEP 2015). In relation to land zoned SP2 Infrastructure (Drainage) the proposal is to add “recreation areas” as a use permissible with consent in the land use table and for land zoned RE1 Public Recreation to include “flood mitigation works” and “drainage” as uses permissible with consent.

### **1.2 Applicable land**

The Planning Proposal applies to land zoned SP2 Infrastructure (Drainage) and RE1 Public Recreation in appendices in the NGWA in State Environmental Planning Policy (Precincts—Central River City) 2021. The Planning Proposal also applies to land zoned SP2 Infrastructure (Drainage) and RE1 Public Recreation under Blacktown LEP 2015.

### **1.3 Current planning controls**

The land in Blacktown’s NWGA the subject of this proposal is zoned SP2 Infrastructure (Drainage) under the Central River City SEPP. Uses currently permitted within that zone with consent are:

The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose; Drainage; Earthworks; Environmental protection works; Flood mitigation works; Roads; Water recycling facilities; Waterbodies (artificial) and in certain areas sewerage systems.

No uses are permissible without consent.

For land zoned SP2 Infrastructure (Drainage) under the Central River City SEPP, it is intended to include a clause in Appendix 6 Riverstone West Precinct Plan, Appendix 7 Alex Avenue and Riverstone Precinct Plan, Appendix 8 Area 20 Precinct Plan, Appendix 9 Schofields Precinct Plan and Appendix 11 Blacktown Growth Centres Precinct Plan to make Recreational areas permissible with consent within this zone.

For land zoned SP2 Infrastructure (Drainage) under Blacktown LEP 2015, Environmental protection works and Flood mitigation works are permitted without consent. Uses permitted with consent are:

Aquaculture; Roads; Signage; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose.

In regard to the land zoned RE1 Public recreation under Blacktown LEP 2015, Environmental protection works and Roads are permitted without consent. Uses permitted with consent are:

Aquaculture; Centre-based child care facilities; Community facilities; Educational establishments; Environmental facilities; Function centres; Information and education facilities; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Signage; Water reticulation systems.

It is proposed to amend land zoned SP2 Infrastructure (Drainage) in Blacktown LEP Plan 2015 by adding “recreation areas” as a use permissible with consent and for land zoned RE1 Public Recreation to include “flood mitigation works” and “drainage” as uses permissible with consent

## 2. Explanation of provisions

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### 2.1 Amendments to State Environmental Planning Policy (Precincts - Central River City) 2021 and Blacktown LEP 2015

Our Planning Proposal seeks to amend State Environmental Planning Policy (Precincts - Central River City) 2021 (Central River City SEPP) to rezone surplus drainage land. It is also proposed adjust zone boundaries in locations to correct minor anomalies related to property boundaries. It also seeks to make an amendment which would make “recreational areas” permissible with consent within SP2 Infrastructure (drainage) zone.

- Appendix 6 Riverstone West Precinct Plan
- Appendix 7 Alex Avenue and Riverstone Precinct Plan
- Appendix 8 Area 20 Precinct Plan
- Appendix 9 Schofields Precinct Plan
- Appendix 11 Blacktown Growth Centres Precinct Plan

The following attachments assists in understanding the proposed changes:

- Attachment 1: Location Map of basins
- Attachment 2: Surplus Drainage Land Maps
- Attachment 3: Existing and Proposed SEPP Maps
- Attachment 4: Summary of proposed changes to zonings

### 2.2 Amendment to Blacktown LEP 2015

Our Planning Proposal also seeks to make “Recreation areas” permissible with consent for land zoned SP2 Infrastructure (drainage) under Blacktown LEP 2015 and to include “flood mitigation works” and “drainage” as uses permissible with consent for land zoned RE1 Public Recreation under Blacktown LEP 2015.

#### **Insert in Schedule 1 after clause 10 new clauses 11 and 12**

11. Use of certain land zoned SP2 Infrastructure (drainage)

(1) This clause applies to land zoned SP2 Infrastructure (drainage)

(2) Development for the purpose of recreation areas is permitted with development consent.

12. Use of certain land zoned RE1 Public Recreation

(1) This clause applies to land zoned RE1 Public Recreation

(2) Development for the purpose of drainage is permitted with development consent.

(3) Development for the purpose of flood mitigation works is permitted with development consent.



## 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 002 SEPP SRGC NW LZN 004 SEPP SRGC NW LZN 005 SEPP SRGC NW LZN 009	Rezone land zoned SP2 Infrastructure and no longer required for drainage purposes and to correct some minor zoning anomalies.
Land Reservation Acquisition Map	SEPP SRGC NW LRA 002 SEPP SRGC NW LRA 0046 SEPP SRGC NW LRA 005 SEPP SRGC NW LRA 009	Remove land no longer required to be acquired for a public purpose
Floor Space Ratio Map	SEPP SRGC NW FSR 005	Amend the Floor Space Ratio Map where it applies to land which allows built development
Height of Buildings Map	SEPP SRGC NW HOB 002 SEPP SRGC NW HOB 004 SEPP SRGC NW HOB 005 SEPP SRGC NW HOB 009	Amend the Height of Buildings Map where it applies to land which allows built development
Lot Size Map	SEPP SRGC NW LSZ 002 SEPP SRGC NW LSZ 005	Amend the Lot Size Map where it applies to land which allows built development
Residential Density Map	SEPP SRGC NW RDN 002 SEPP SRGC NW RDN 004 SEPP SRGC NW RDN 005 SEPP SRGC NW RDN 009	Amend the Residential Density Map where it applies to land to be zoned residential R2 or R3.

**Table 3: Description of map amendments**

The existing and proposed SEPP Maps are found in Attachment 3. A summary of the changes of the various land uses zones is found in Attachment 4.

### **3. Justification**

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#### **3.1 Section A – Need for the Planning Proposal**

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

Yes. This Planning Proposal is the result of the GHD Review 2018 and Council's Reduced Basins Strategy 2021. It seeks to amend the Central River City SEPP to rezone surplus drainage land. It also seeks to adjust zone boundaries to correct minor anomalies related to property boundaries. Some land will need to be removed from the Land Reservation Acquisition map if it is no longer required for acquisition.

In order create more opportunities for open space and drainage uses on Council land, it was appropriate to amend uses permissible with consent on land zoned SP2 Infrastructure (drainage) under the Central River City SEPP. Similar changes are proposed to the Blacktown LEP 2015. These changes include adding "recreation areas" as a use permissible with consent and for land zoned RE1 Public Recreation under the Blacktown LEP 2015 to include "flood mitigation works" and "drainage" as uses permissible with consent. This will provide consistency between the two planning instruments.

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

Yes. A Planning Proposal is required to amend the Central River City SEPP zoning and development controls to rezone surplus drainage land and to also adjust zone boundaries in locations to correct minor anomalies related to property boundaries. In some areas the land will need to be removed from the Land Reservation Acquisition map if it is no longer required for acquisition.

It is also the best means of amending the permissible land uses in the SEPP and Blacktown LEP 2015 for land zoned RE1 Public Recreation and SP2 Infrastructure (drainage).

#### **3.2 Section B – Relationship to strategic planning framework**

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

The Planning Proposal supports the objectives and priorities of the Greater Sydney Region Plan and the Central City District Plan. For the Central City District Plan, the Planning Proposal complies with the following priorities:

- Planning Priority C 1 – Planning for a city supported by infrastructure
- Planning Priority C 3 – Providing services and social infrastructure to meet people's changing needs
- Planning Priority C 15 – Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes
- Planning Priority C 16 – Increasing urban tree canopy cover and delivering Green grid connections

- Planning Priority C17 – Delivering high quality open space; and objective 37 of C20 – Exposure to natural and urban hazards is reduced.

The amendments will facilitate the provision of additional areas of open space in the North West Growth Area where residential development has exceeded forecasts resulting in a deficit of open space. Additionally, including “recreational areas” for land zoned SP2 Infrastructure (drainage) under Blacktown LEP 2015 and “flood mitigation works” and “drainage” as uses permissible with consent in the RE1 Public Recreation zone will increase the flexibility of those zones and assist in reducing exposure to natural and urban hazards.

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

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

The Blacktown Local Strategic Planning Statement 2020 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 Local Strategic Planning Statement priorities, specifically:

- Planning Priority LPP 1 – Planning for a city supported by infrastructure
- Planning Priority LPP 3 – Providing services and social infrastructure to meet people’s changing needs
- Planning Priority LLP 5 – Providing housing supply, choice and affordability, with access to jobs, services and public transport
- Planning Priority LLP 14 – Increasing urban tree canopy cover and delivering Green grid connections
- Planning Priority LLP 15 – Delivering high quality open space.

The Planning Proposal supports the objectives and priorities of the Blacktown Housing Strategy. The Planning proposal supports the Housing Strategy, specifically:

- plan for housing supply to meet population growth
- plan for housing supported by infrastructure
- plan for housing supported by infrastructure.

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

The Planning Proposal is consistent with this direction and supports the Strategic Directions of the Community Strategic Plan in particular:

- a vibrant, inclusive and resilient community
- a clean, sustainable and climate resilient city
- a healthy, sporting and active city
- a leading city.

A detailed assessment is found in Attachment 5.

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

This Planning Proposal will not contradict or hinder the application of the applicable SEPPs. These are detailed at Attachment 6.

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

The consistency of the Planning Proposal to relevant Section 9.1 Directions is detailed in Attachment 7.

## 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?

No. Ecological considerations were originally addressed during the precinct planning for the various Precincts and in the preparation of precincts in the NWGA. Given the nature of the proposed amendments there is no need for further ecological assessment to be undertaken as part of this Planning Proposal.

### 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?

As the land has previously been identified as suitable for drainage purposes and most of land to be rezoned is proposed as RE1 Public Recreation there are likely to be environmental benefits. The adjustment of minor anomalies will not negative environmental effect as they are rationalisation of zoning boundaries with property boundaries.

The table below shows the sites that a proposed to be rezoned and used for residential purposes and the flood issues associated with them. As shown in Table 5, the flooding in most cases is unlikely to affect future residential development. Any residential development which may be affected is expected to be of minor significance.

Basin	Site	Flooding	Comment
MS 3.0	Lot 944 DP 1272576 Stony Creek Road	2.2665 hectares  Low Flood Risk (between the 1% and the PMF)	Flood evacuation issues due to flooding.  However, the proposed zone is RU 6 Transition with a lot yield of 5 dw/ha. The proposal is unlikely to yield any extra dwelling potential.
MS 2.0	Lot 7945 DP 1272576 Stony Creek Road	8286 m <sup>2</sup>  Low Flood Risk (between the 1% and the PMF)	Flood evacuation issues due to flooding.  However, the proposed zone is RU 6 Transition with a lot yield of 5 dw/ha. The proposal is unlikely to yield any extra dwelling potential.

MM 1.1	Lot 2516 DP 1223745 Chambers Street	Low Flood Risk (between the 1% AEP and the PMF)	Flood evacuation may affect dwelling yields due to flooding but only to a small extent as the land is Low Flood Risk.
	Lot 2745 DP 1230905 Blackstone Street	Low Flood Risk (between the 1% AEP and the PMF)	Only a very small part of the lot is affected (12.5 m <sup>2</sup> ). Very minimal impact expected.
MB 2.0	Lot 3,4 and 5 Sec J DP 193074	Site is located between the 1% AEP and PMF	Council engineers advise that the site is not required for flooding, drainage or evacuation functionality.
	Lot 4 DP 1205982	Site is located between the 1% AEP and PMF	Council engineers advise that the site is not required for flooding, drainage or evacuation functionality.
MB 1.0	Lot 16 DP 802880 Fermoy Road	Site is located between the 1% AEP and PMF	Council engineers advise that the site is not required for flooding, drainage or evacuation functionality.
F15.1	Lot 8 Sec 28 DP 1459 Edmund Street	165.25 m <sup>2</sup> Low Flood Risk (between the 1% and the PMF)	This land is proposed to be zoned for RE1 Public Recreation. No issues.
	Lot 13 Sec 28 DP 1459 60 Edmund Street	45 m <sup>2</sup> RE1 and 340.83 as R2  Most of the land is above the Regional PMF	No issues.
E8.1	2 Advance Street  Lot 4 DP 232241	Low Flood Risk (between the 1% AEP and the PMF)	Council drainage engineers advise that the SEPP flood modelling was in error at this location. It was about 1 metre higher than it should be.
	2A Advance Street  Lot 5 DP 232241	536 m <sup>2</sup> (between the 1% AEP and the PMF) and 94 m <sup>2</sup> Medium Flood Risk (below 1%)	There are no flooding issues.
	4 Advance Street  Lot 3 DP 232241	Low Flood Risk (between the 1% AEP and the PMF)	

**Table 4: Summary of potential flood risks in basins identified for residential development**

For land zoned for public recreation or drainage purposes under the Blacktown LEP 2015, the addition of the proposed uses will not have any adverse environmental effect.

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

In the NWGA, the amount of community facilities, open space and roads required was based on the then Department of Planning estimate of minimum densities.

The North West Growth Area Blacktown Precincts Study (2020) compared the actual residential development activity against the NSW Government's forecast supply within each approved precinct. The comparison highlighted that residential development activity is occurring at a far greater density than was originally predicted in the NSW Government's precinct plans, and that this has significant implications for the required infrastructure that is needed to service the unplanned population.

The Study found that the NWGA precincts in Blacktown have the potential to provide dwellings 84,648 dwellings and 256,100 people should current development trends continue. This means that the NWGA Precincts may accommodate 102,484 more people than originally planned for by the NSW Government when the precincts were planned and rezoned. The level of provision of open space, community facilities and road infrastructure which is necessary to support the scale of population will not be provided.

The Study found that there will be significant shortfall of open space of 300 hectares of open space. An additional 300 hectares of open space would cost at least \$941 million.

This Planning Proposal will substantially assist in reducing the open space deficit by providing approximately 5.43 hectares of land for recreation purposes.

The Proposal will also result in an overall reduction in costs to our contributions plans. In summary, the contributions plans will have a change as follows:

- Contributions Plan No 20 Riverstone and Alex Avenue: \$225,210.90 additional cost
- Contributions Plan No 21: Marsden Park \$7,028 million reduction in costs.

Further details are found in Table 6.

### 3.4 Section D – State and Commonwealth interests

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

This Planning Proposal as it relates to land in the Central River City SEPP is the result of a review of drainage infrastructure and has been determined as excess to those needs. The rezoning of surplus drainage land to recreational uses will reduced the shortfall of open space in the area.

In relation to land zoned under Blacktown LEP 2015, the Planning Proposal is only adding uses compatible with and consistent with the objectives of the SP2 Infrastructure (Drainage) and RE1 Public Recreation zones

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

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

## 4. Mapping

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The proposed map amendments to the Central River City SEPP are included as Attachment 3. The mapping changes relate to the Land Zoning Map, Land Reservation Acquisition Map, Floor Space Ratio Map, Height of Buildings Map, Lot Size Maps and Residential Density Map.

## 5. Community consultation

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

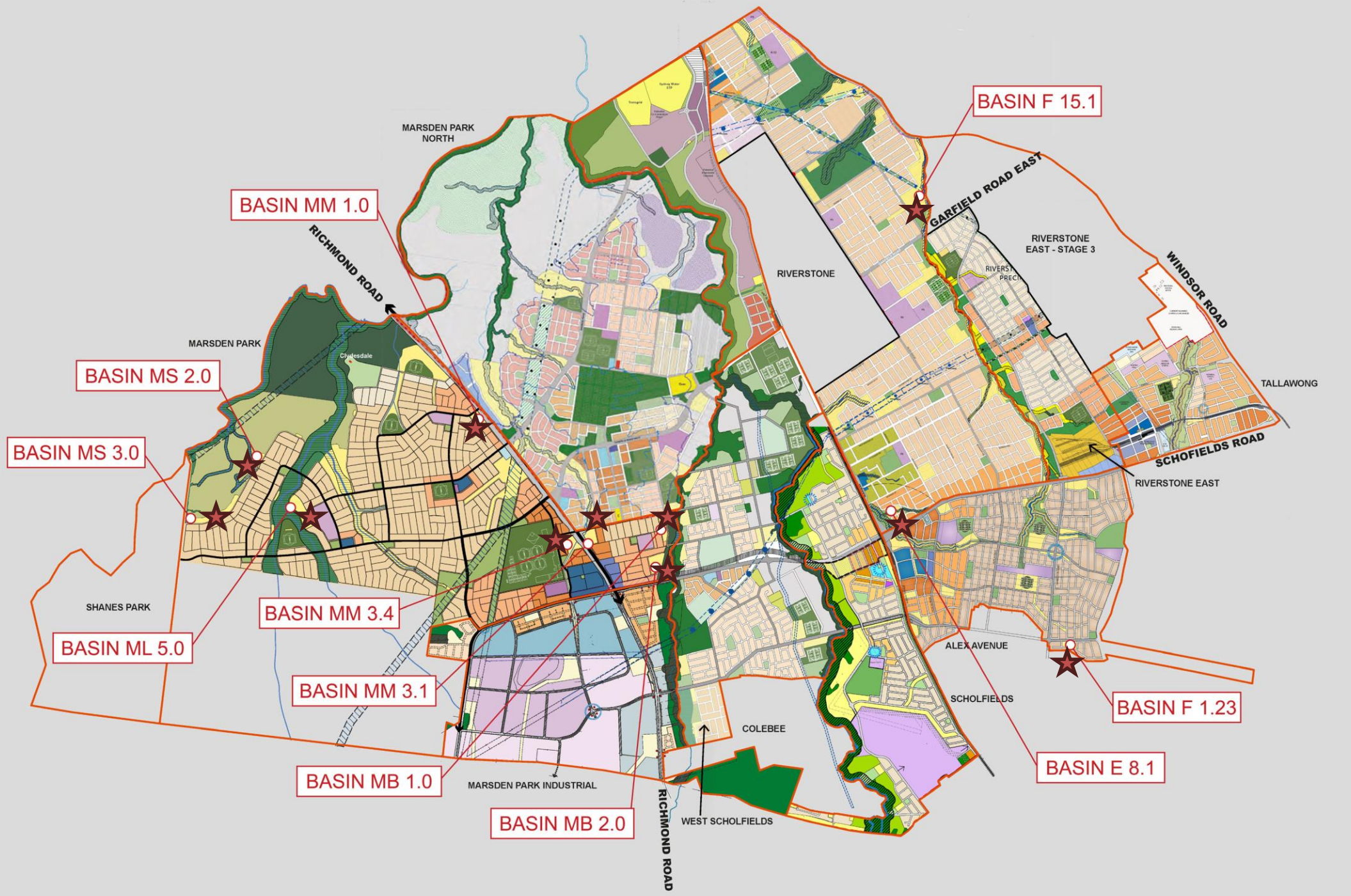
## 6. Part 6 – Timeline

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Stage	Estimated Date
Resolution to prepare	September 2023
Report to Council	October 2023
Gateway Determination	January 2024
Public exhibition	March 2024
Consider submissions	April 2024
Council resolution to adopt	June 2024
Forward Planning Proposal to Department of Planning, Industry and Environment for the Minister to make the plan	September 2024

**Table 5: Estimated timeline for Planning Proposal**

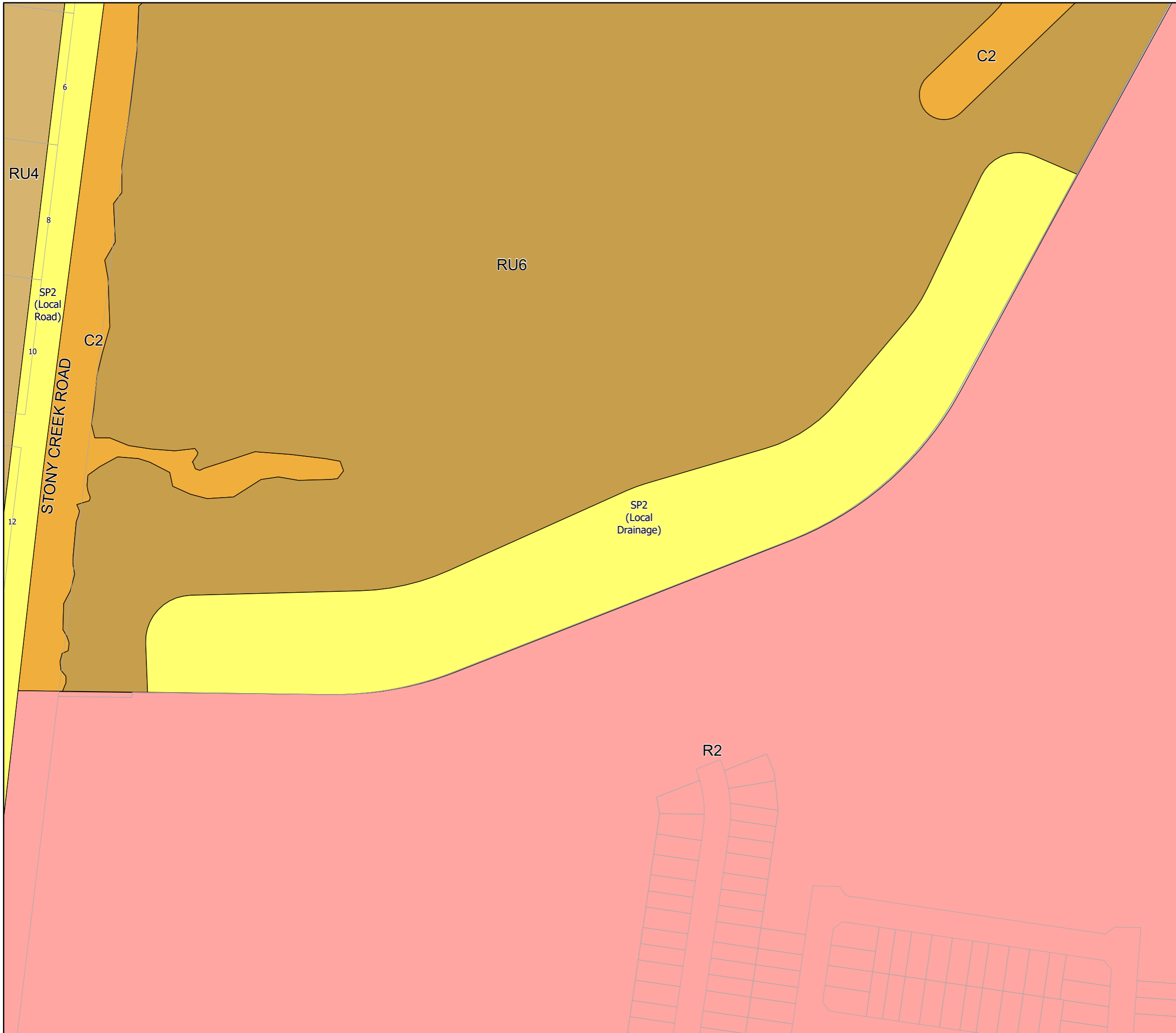
Attachment 1: Location Map of Basins



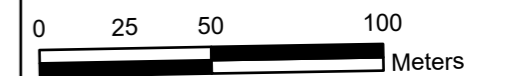


**Stony Creek Road South  
Melonba  
Existing  
Land Zoning Map**

- C2 Environmental Conservation
- R2 Low Density Residential
- RU4 Rural Small Holdings
- RU6 Transition
- SP2 Infrastructure
- Lot Parcels



Scale: 1:2,200 @ A3



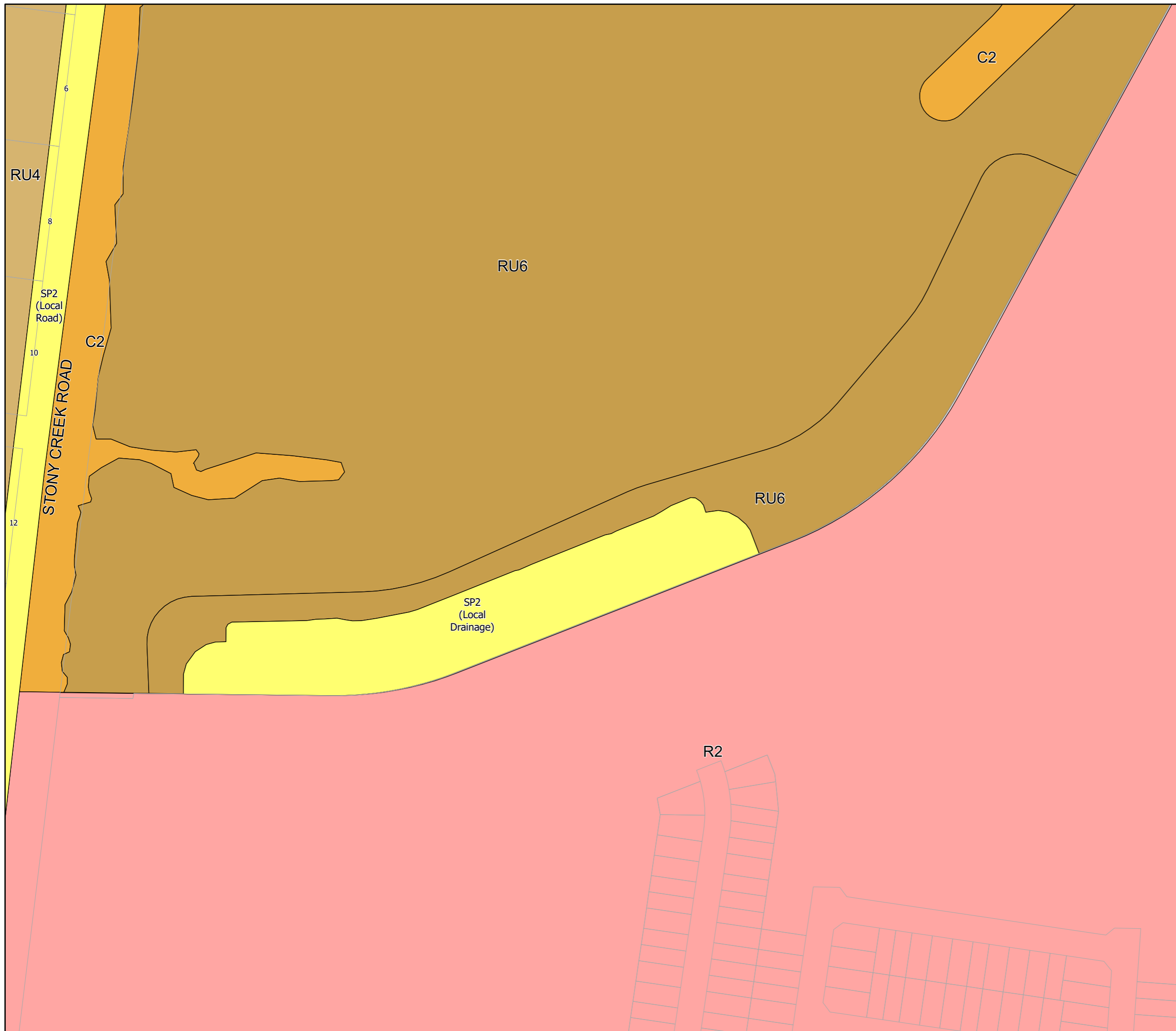
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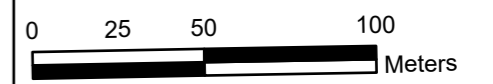
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**Stony Creek Road South  
Melonba  
Proposed  
Land Zoning Map**

- C2 Environmental Conservation
- R2 Low Density Residential
- RU4 Rural Small Holdings
- RU6 Transition
- SP2 Infrastructure
- Lot Parcels



Scale: 1:2,200 @ A3



Date: 3/05/2023


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**Stony Creek Road South  
Melonba  
Existing  
Height of Building Map**

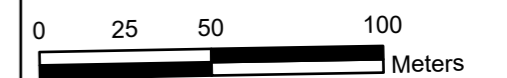
Height of Buildings (m)

 J 9

 Lot Parcels



Scale: 1:2,200 @ A3



Date: 8/05/2023



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**Stony Creek Road South  
Melonba  
Proposed  
Height of Building Map**

Height of Buildings (m)

- J 9
- Lot Parcels



STONY CREEK ROAD

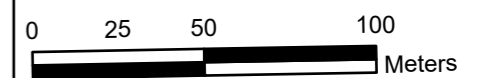
6

8

10

12

Scale: 1:2,200 @ A3



Date: 5/05/2023

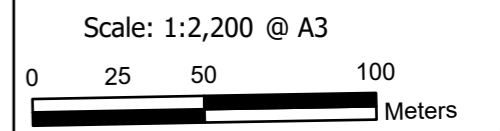
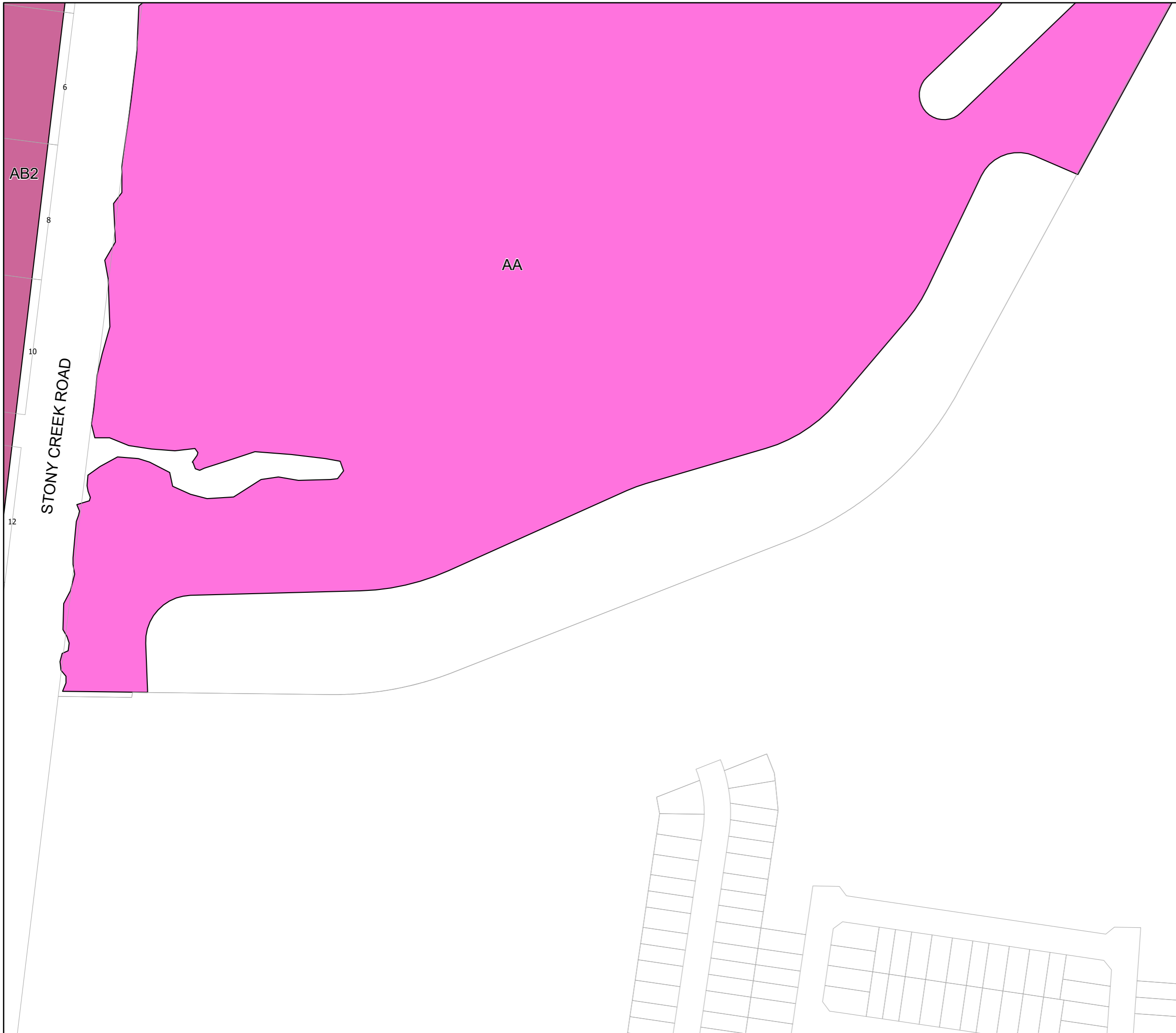
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**Stony Creek Road South  
Melonba  
Existing  
Lot Size Map**

**Minimum Lot Size**

- AA 5 ha
- AB2 40 ha
- Lot Parcels



Date: 3/05/2023

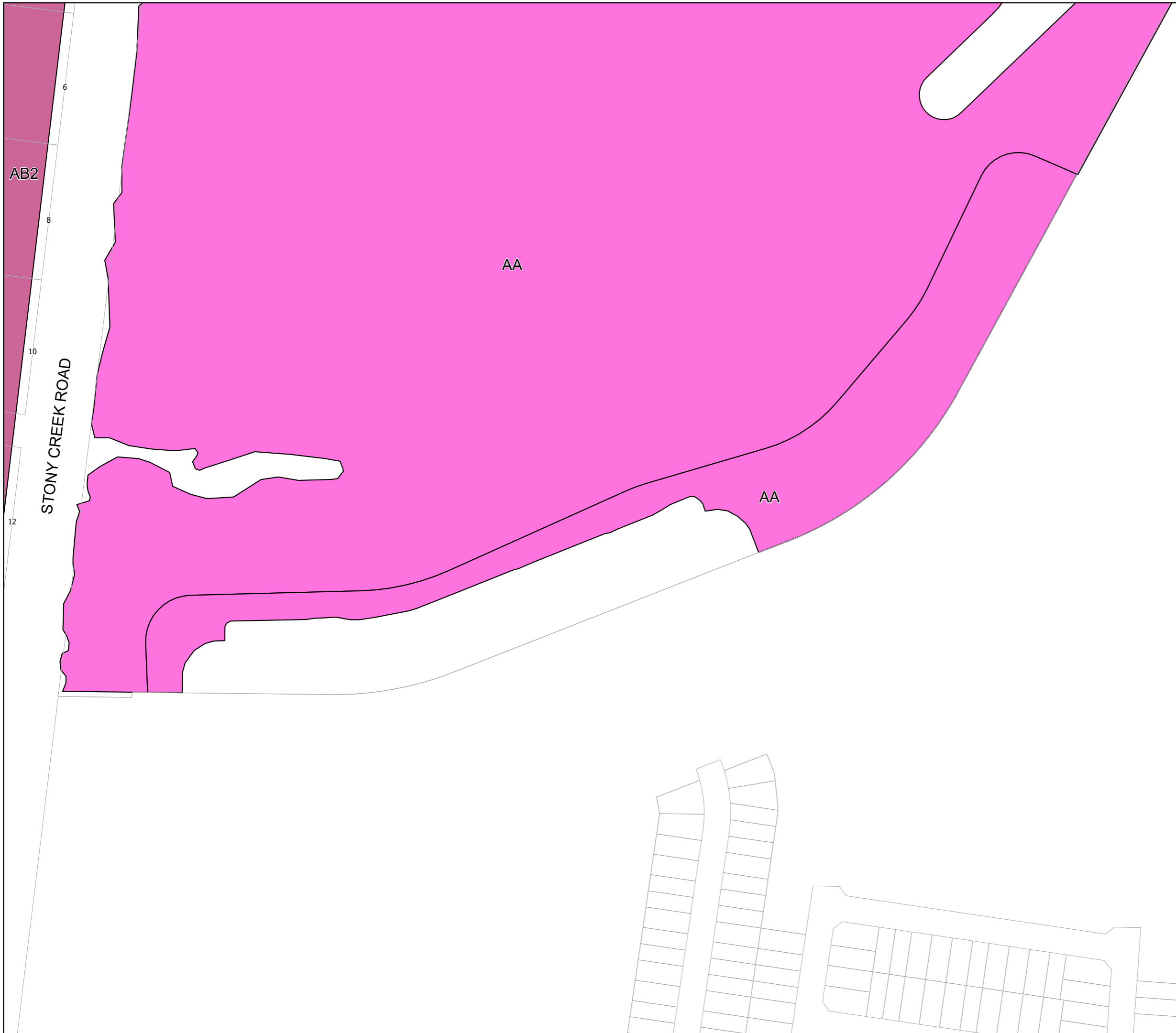
The information shown on this plan is indicative only. All details must be confirmed by the relevant council officer. This plan must not be reproduced without prior consent.



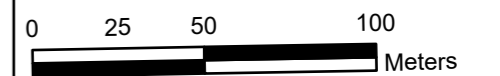
**Stony Creek Road South  
Melonba  
Proposed  
Lot Size Map**

**Minimum Lot Size**

- AA 5 ha
- AB2 40 ha
- Lot Parcels



Scale: 1:2,200 @ A3





Date: 3/05/2023

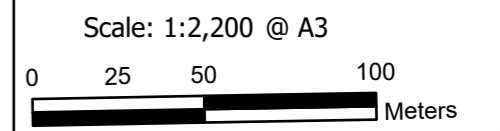
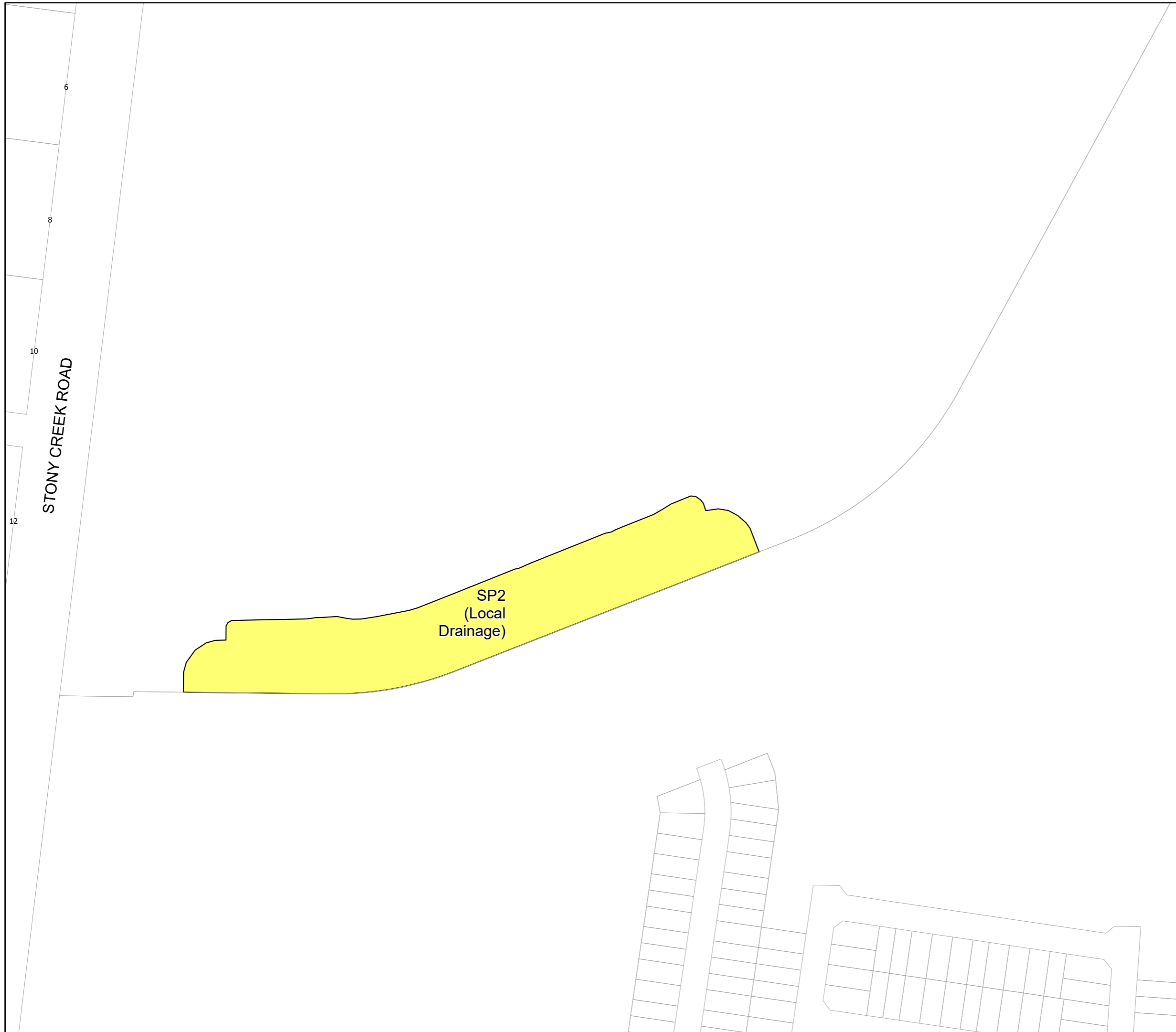


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**Stony Creek Road South  
Melonba  
Proposed Land  
Reservation Acquisition**

-  SP2 Local Drainage
-  Lot Parcels





Date: 3/05/2023

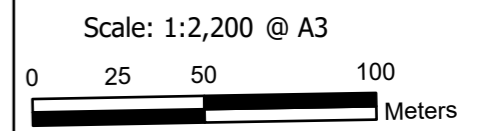
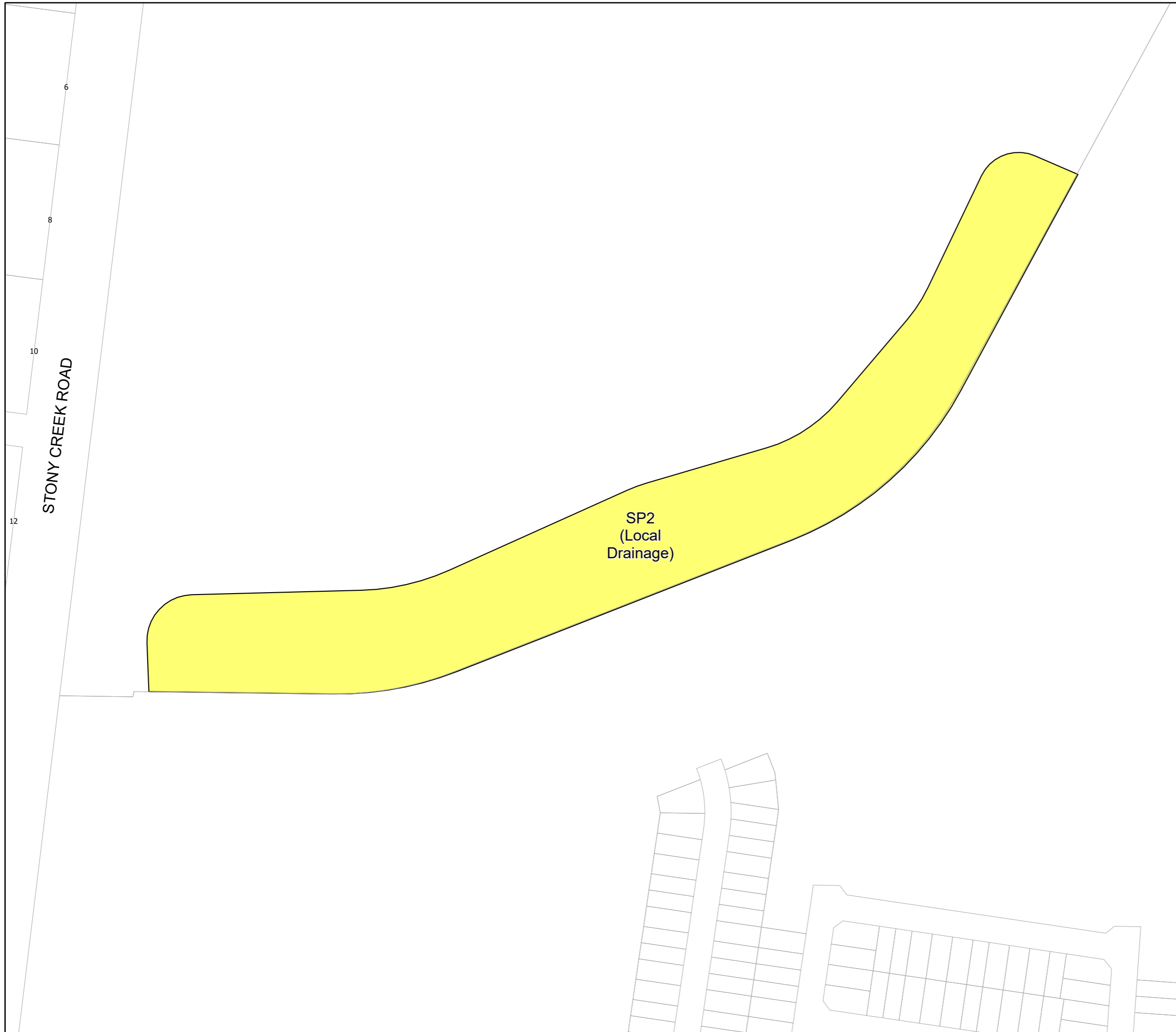


The information shown on this plan is indicative only. All details must be confirmed by the relevant council officer. This plan must not be reproduced without prior consent.



**Stony Creek Road South  
Melonba  
Existing Land  
Reservation Acquisition**

-  SP2 Local Drainage
-  Lot Parcels









Date: 3/05/2023

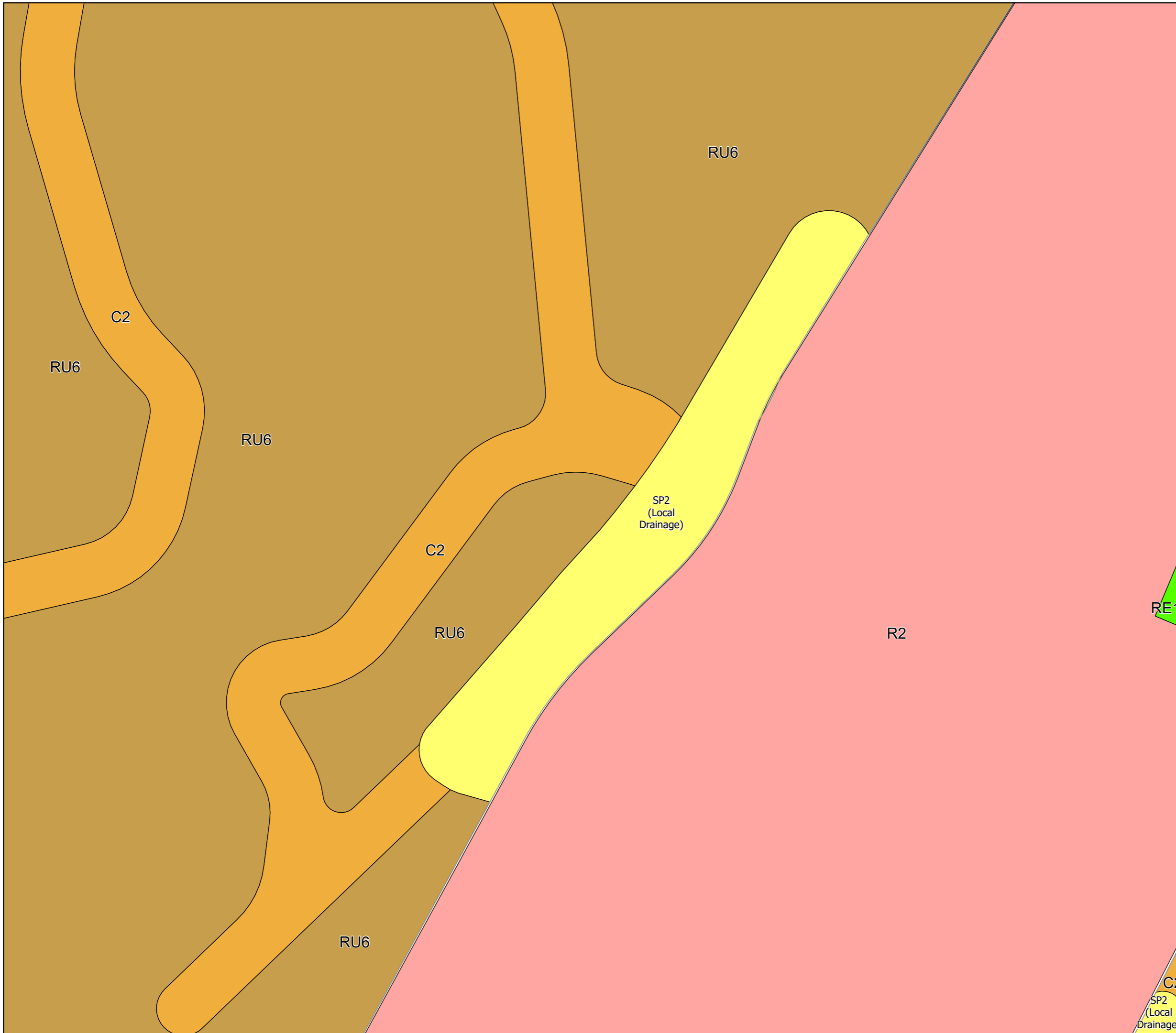


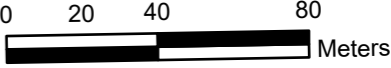
The information shown on this plan is indicative only. All details must be confirmed by the relevant council officer. This plan must not be reproduced without prior consent.



**Stony Creek Road North  
Melonba  
Existing  
Land Zoning Map**

-  C2 Environmental Conservation
-  R2 Low Density Residential
-  RE1 Public Recreation
-  RU6 Transition
-  SP2 Infrastructure
-  Lot Parcels



Scale: 1:2,000 @ A3  
 Meters



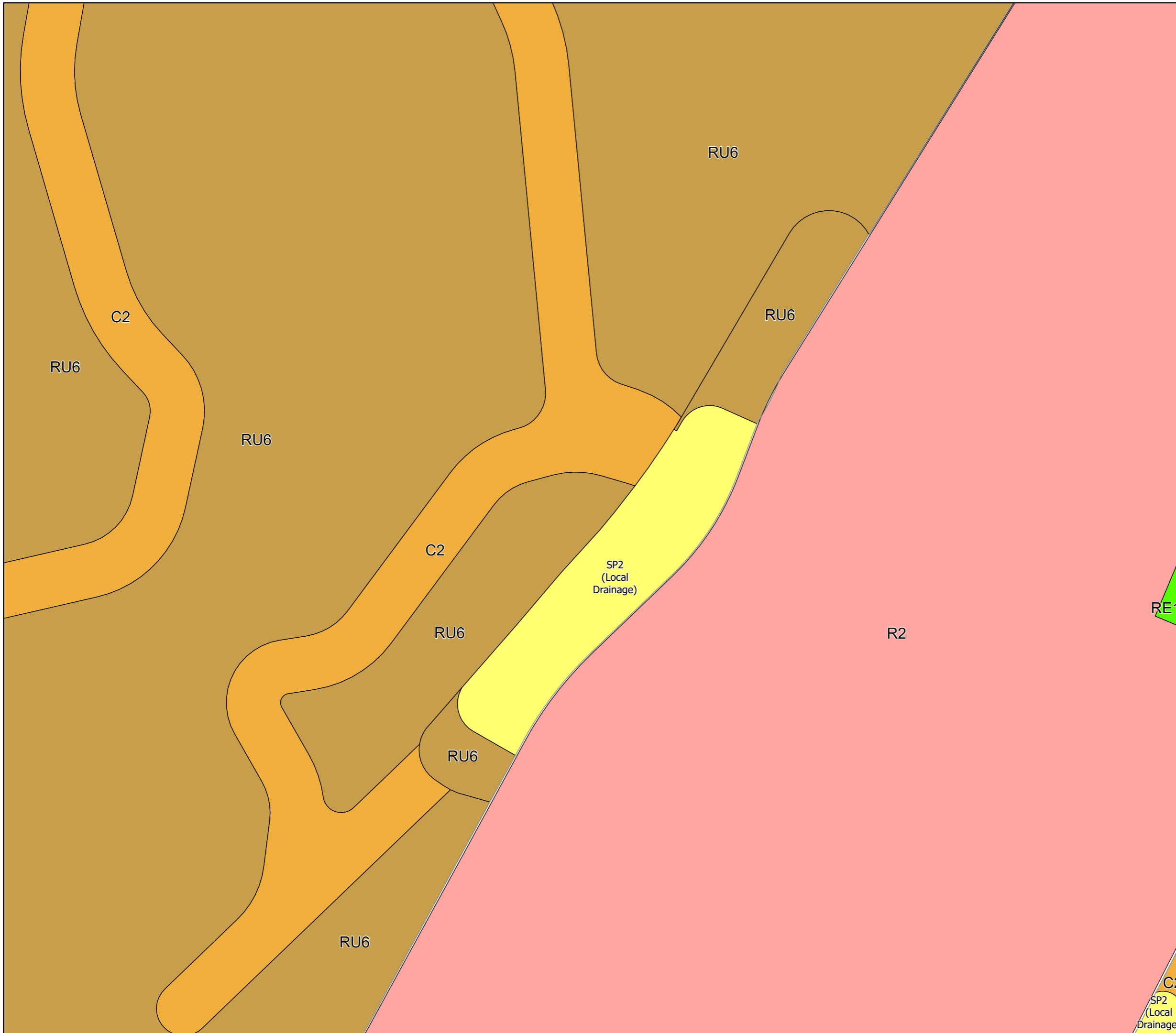
Date: 3/05/2023

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

C2  
 SP2 (Local Drainage)

**Stony Creek Road North  
Melonba  
Proposed  
Land Zoning Map**

- C2 Environmental Conservation
- R2 Low Density Residential
- RE1 Public Recreation
- RU6 Transition
- SP2 Infrastructure
- Lot Parcels



Scale: 1:2,000 @ A3  
 0 20 40 80  
 Meters





Date: 3/05/2023

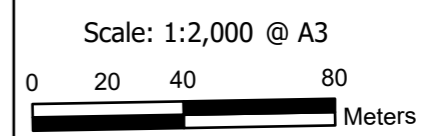
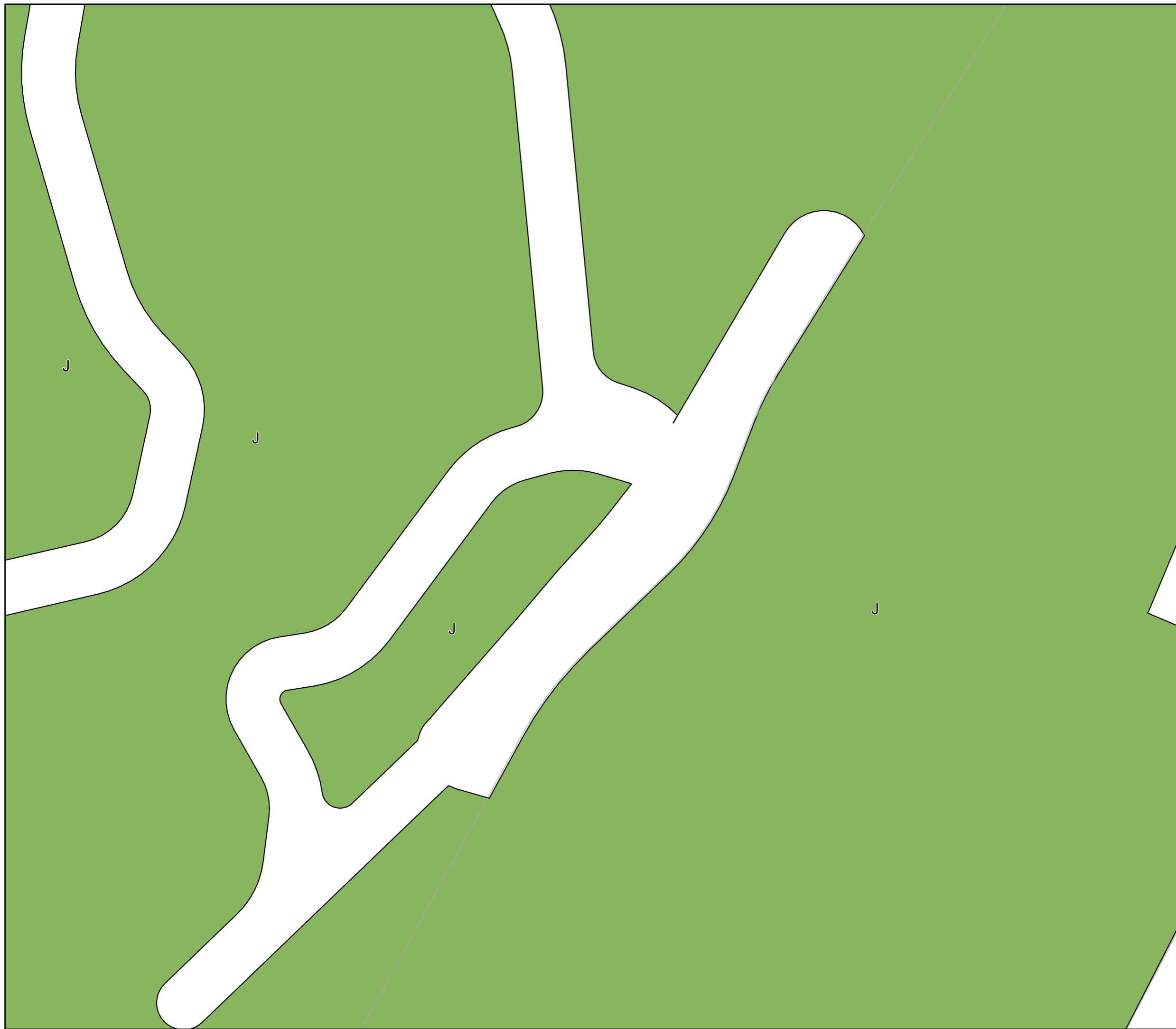
The information shown on this plan is indicative only. All details must be confirmed by the relevant council officer. This plan must not be reproduced without prior consent.

C2  
 SP2  
 (Local  
 Drainage)

**Stony Creek Road North  
Melonba  
Existing  
Height of Building Map**

Height of Buildings (m)

-  J 9
-  Lot Parcels





Date: 5/05/2023

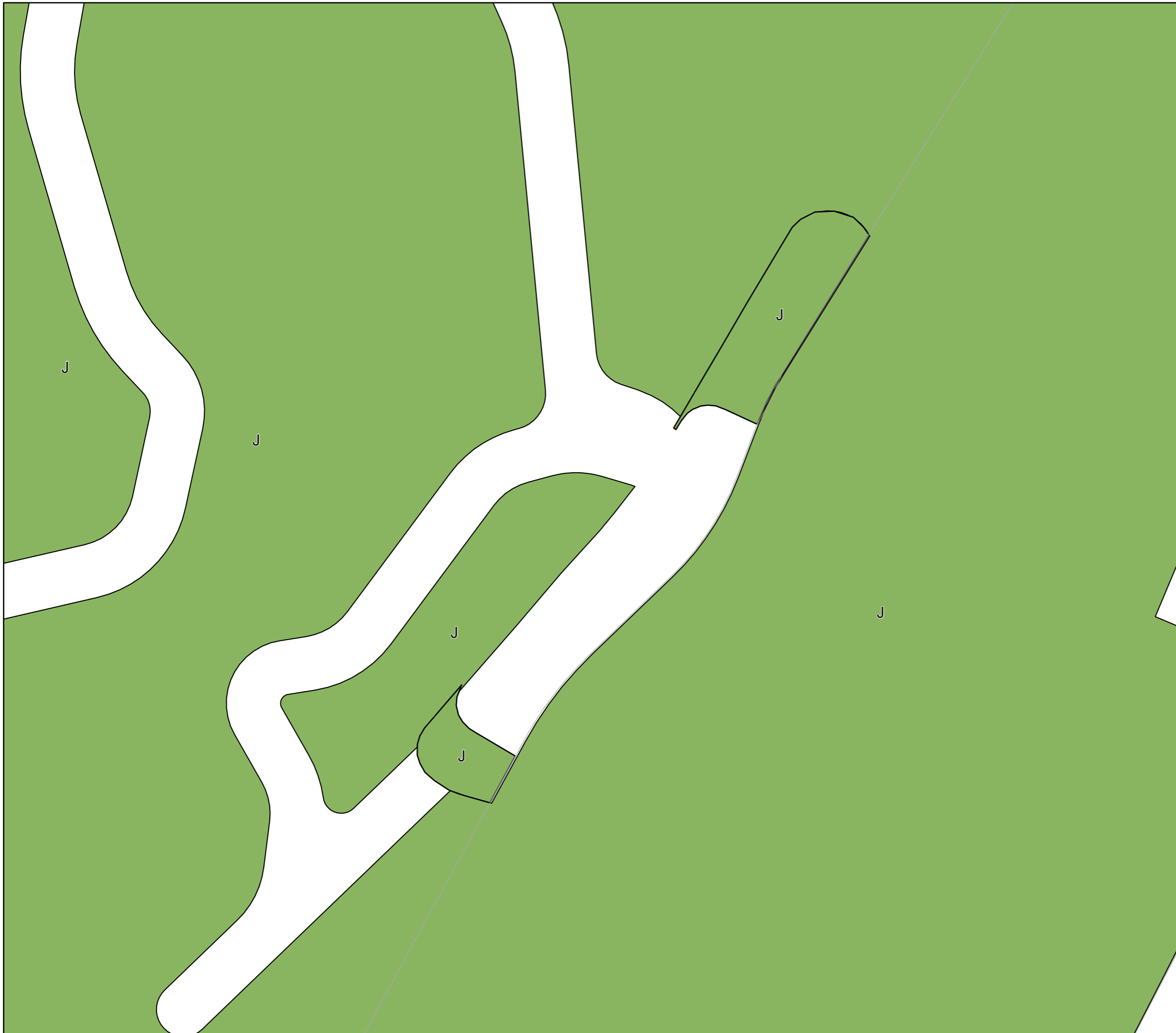


The information shown on this plan is indicative only. All details must be confirmed by the relevant council officer. This plan must not be reproduced without prior consent.

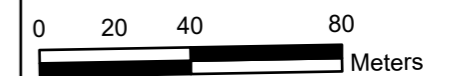
**Stony Creek Road North  
Melonba  
Proposed  
Height of Building Map**

Height of Buildings (m)

-  J 9
-  Lot Parcels



Scale: 1:2,000 @ A3



N





Date: 5/05/2023

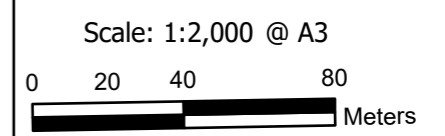
The information shown on this plan is indicative only. All details must be confirmed by the relevant council officer. This plan must not be reproduced without prior consent.



**Stony Creek Road North  
Melonba  
Existing  
Lot Size Map**

**Minimum Lot Size**

-  AA 5 ha
-  Lot Parcels





Date: 3/05/2023

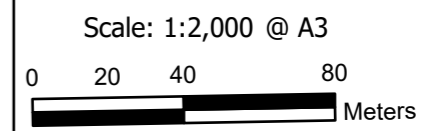
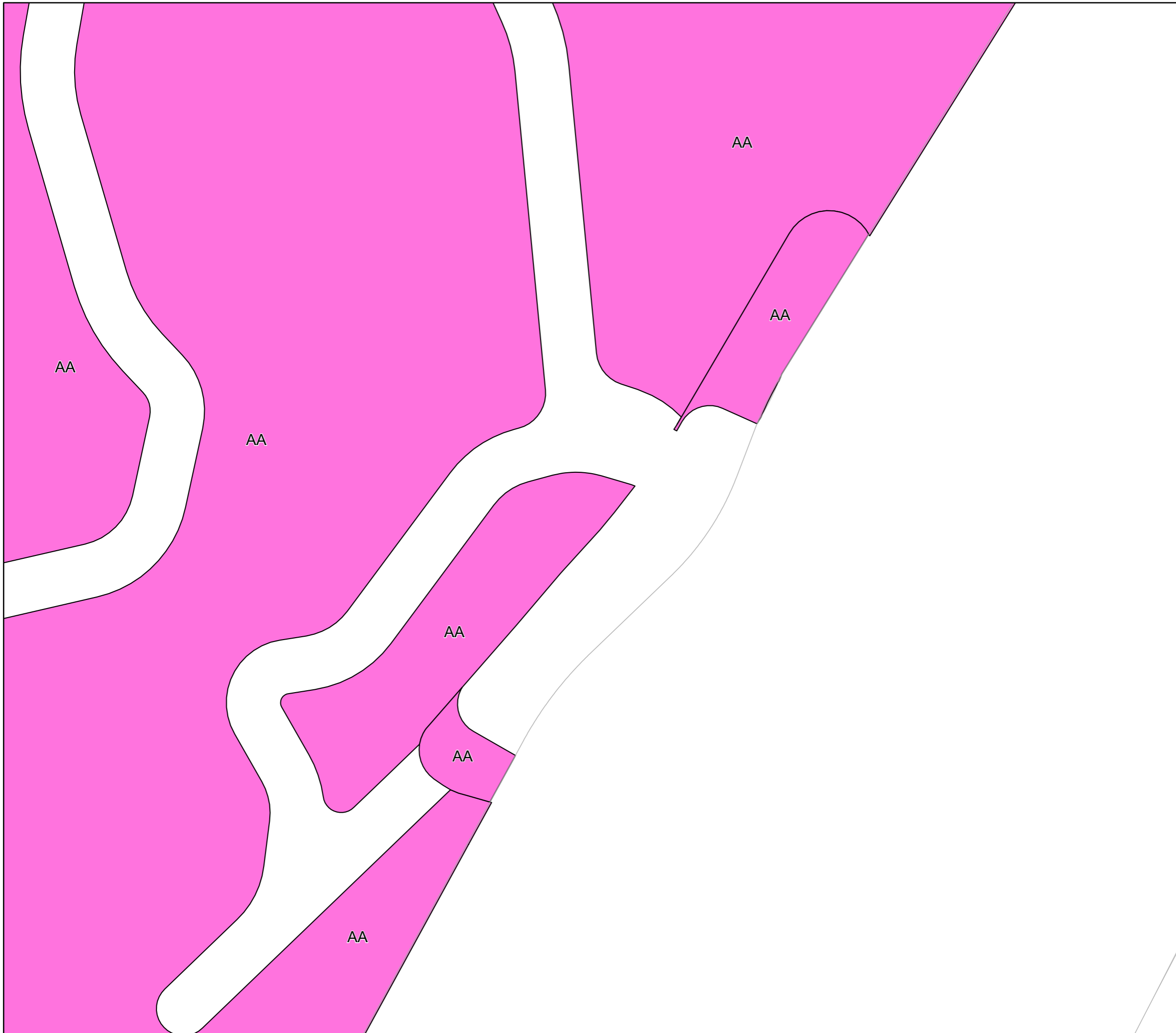


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**Stony Creek Road North  
Melonba  
Proposed  
Lot Size Map**

**Minimum Lot Size**

-  AA 5 ha
-  Lot Parcels






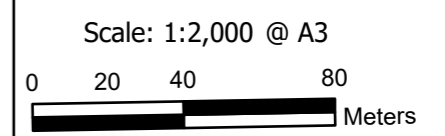
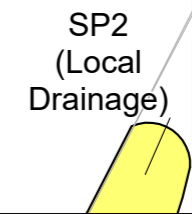
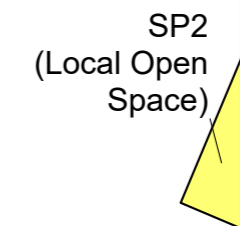
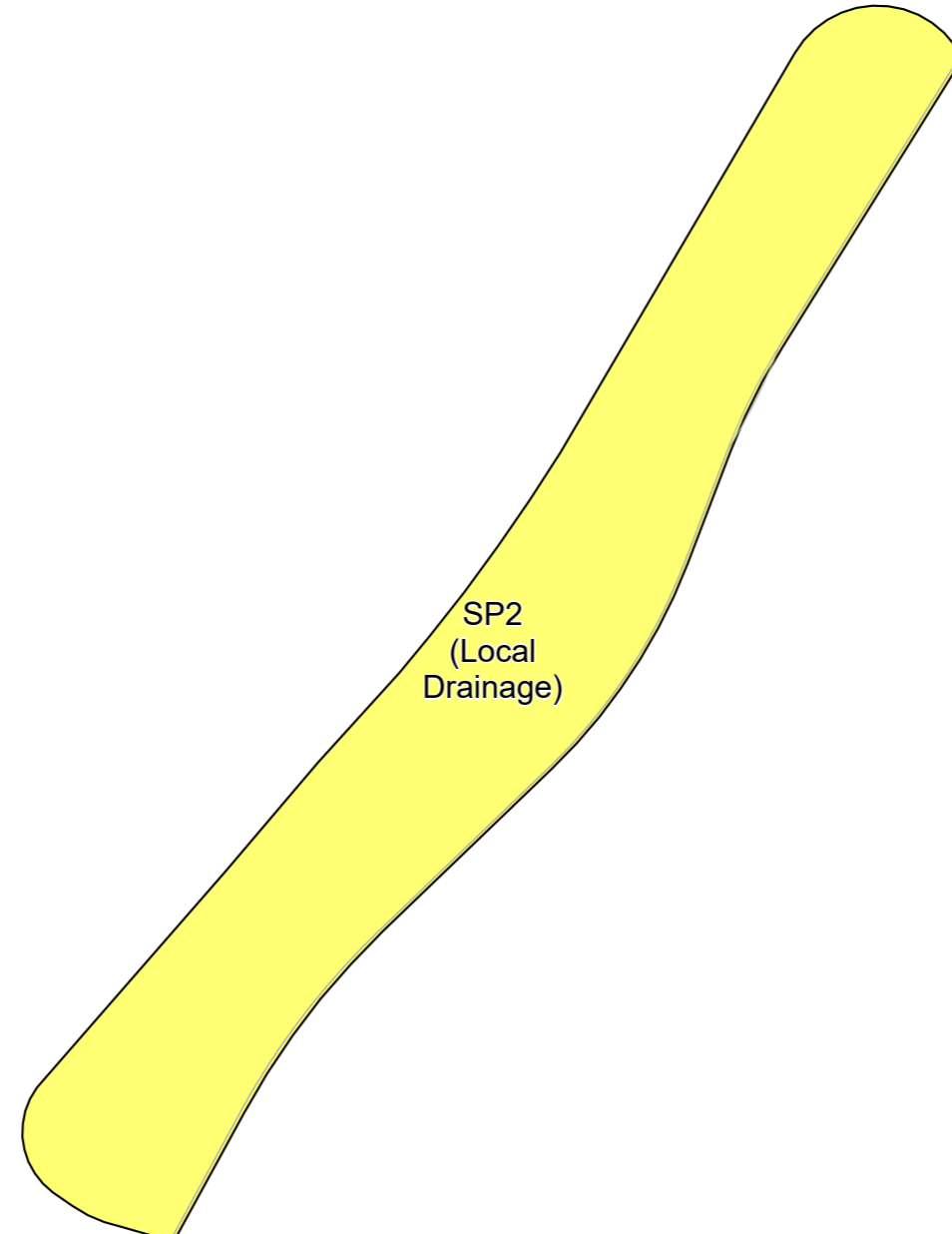
Date: 3/05/2023



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**Stony Creek Road North  
Melonba  
Existing Land  
Reservation Acquisition**




-  Local Drainage
-  Local Open Space
-  Lot Parcels

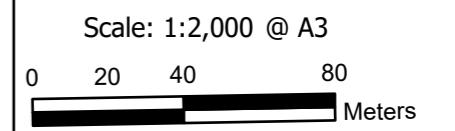
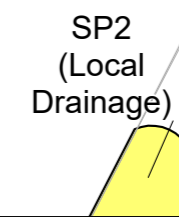
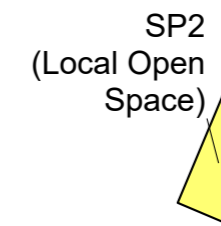
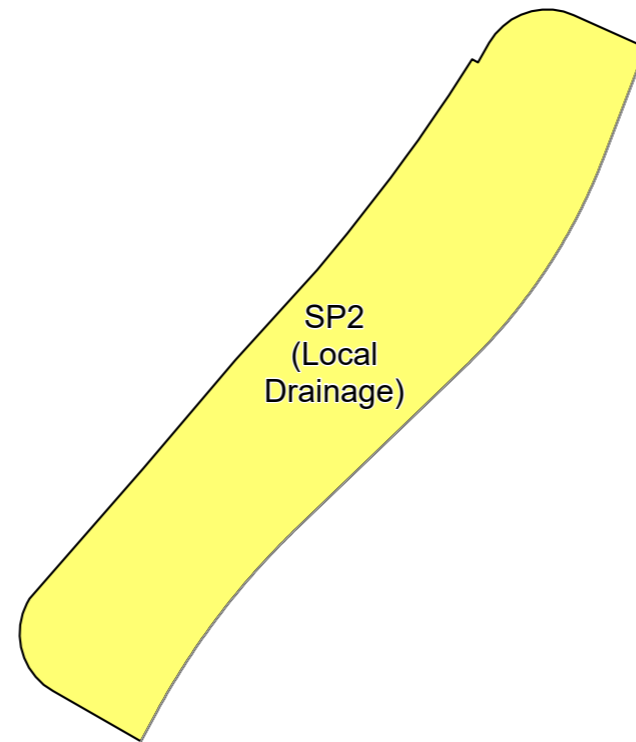


Date: 3/05/2023

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**Stony Creek Road North  
Melonba  
Proposed Land  
Reservation Acquisition**

-  Local Drainage
-  Local Open Space
-  Lot Parcels



Date: 3/05/2023

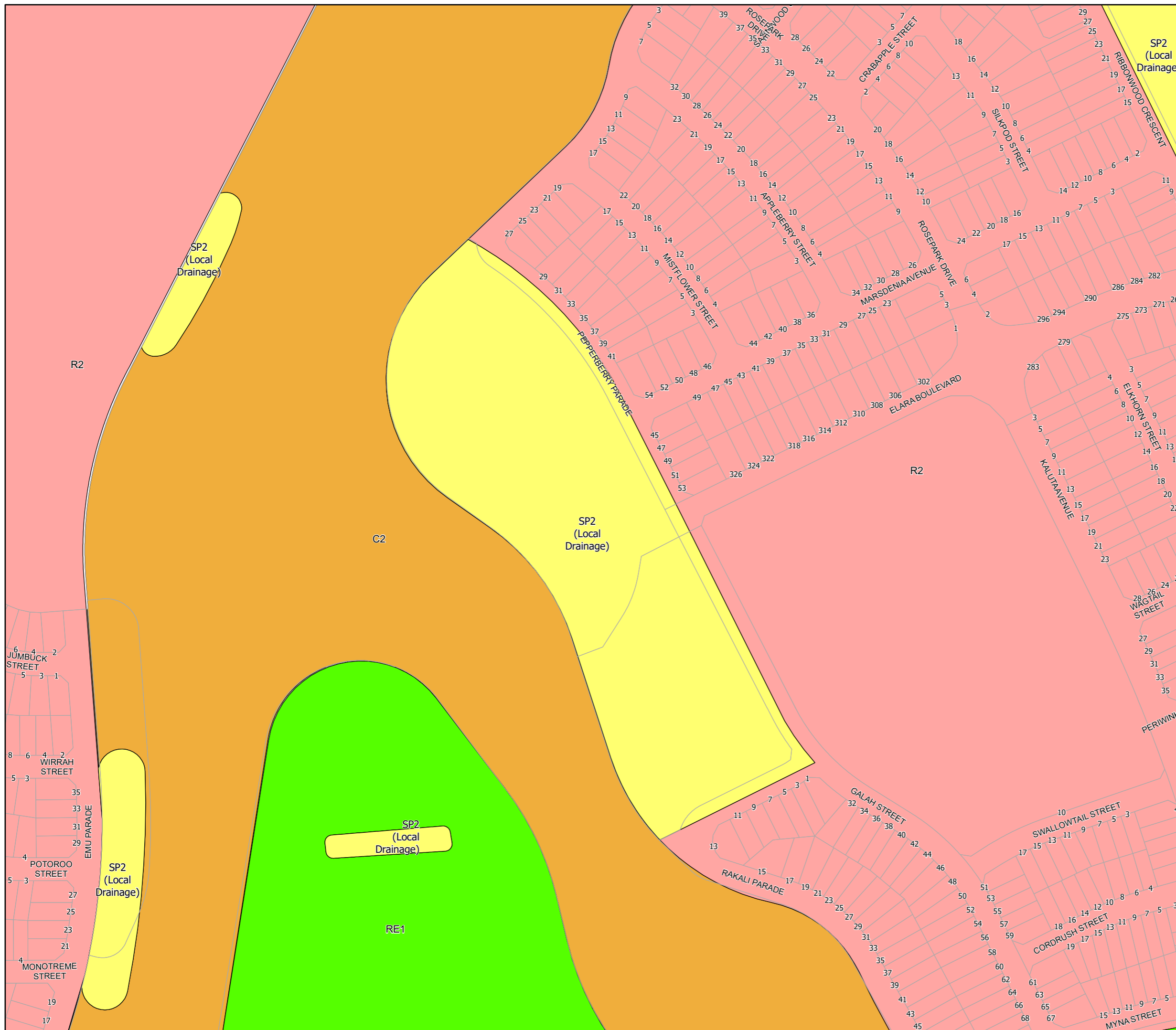


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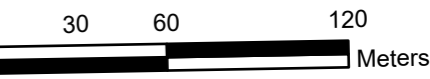


**Lot 4274 Elara Boulevard,  
Melonba  
Existing  
Land Zoning Map**

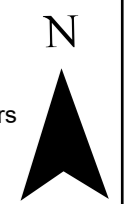
- C2 Environmental Conservation
- R2 Low Density Residential
- RE1 Public Recreation
- SP2 Infrastructure
- Lot Parcels



Scale: 1:2,500 @ A3








0 30 60 120 Meters

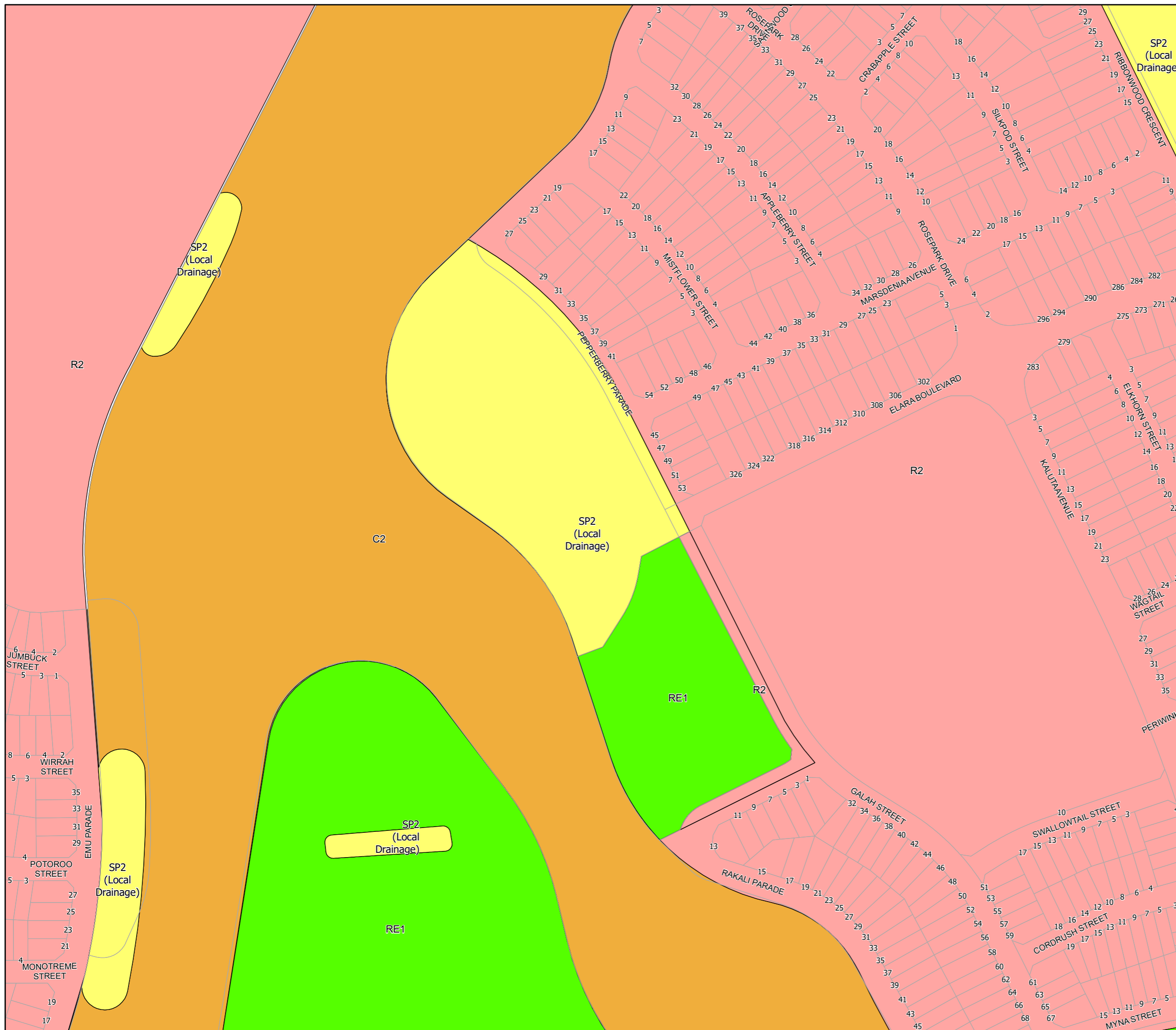


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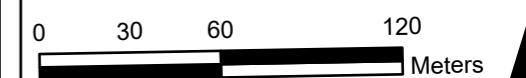
The information shown on this plan is indicative only. All details must be confirmed by the relevant council officer. This plan must not be reproduced without prior consent.

**Lot 4274 Elara Boulevard,  
Melonba  
Proposed  
Land Zoning Map**

-  C2 Environmental Conservation
-  R2 Low Density Residential
-  RE1 Public Recreation
-  SP2 Infrastructure
-  Lot Parcels



Scale: 1:2,500 @ A3




Date: 4/05/2023

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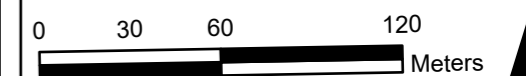
**Lot 4274 Elara Boulevard,  
Melonba  
Existing  
Height of Building Map**

Height of Buildings (m)

 J 9

 Lot Parcels

Scale: 1:2,500 @ A3



Date: 4/05/2023




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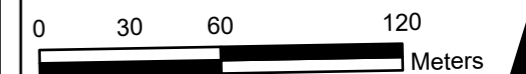
**Lot 4274 Elara Boulevard,  
Melonba  
Proposed  
Height of Building Map**

Height of Buildings (m)

 J 9

 Lot Parcels

Scale: 1:2,500 @ A3



Date: 4/05/2023





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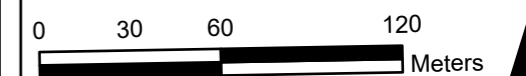
**Lot 4274 Elara Boulevard,  
Melonba  
Proposed  
Residential Density Map**

Dwelling Density (per hectare)

-  0 15
-  Lot Parcels



Scale: 1:2,500 @ A3





Date: 4/05/2023

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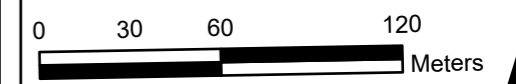
**Lot 4274 Elara Boulevard,  
Melonba  
Existing  
Residential Density Map**

Dwelling Density (per hectare)

-  0 15
-  Lot Parcels






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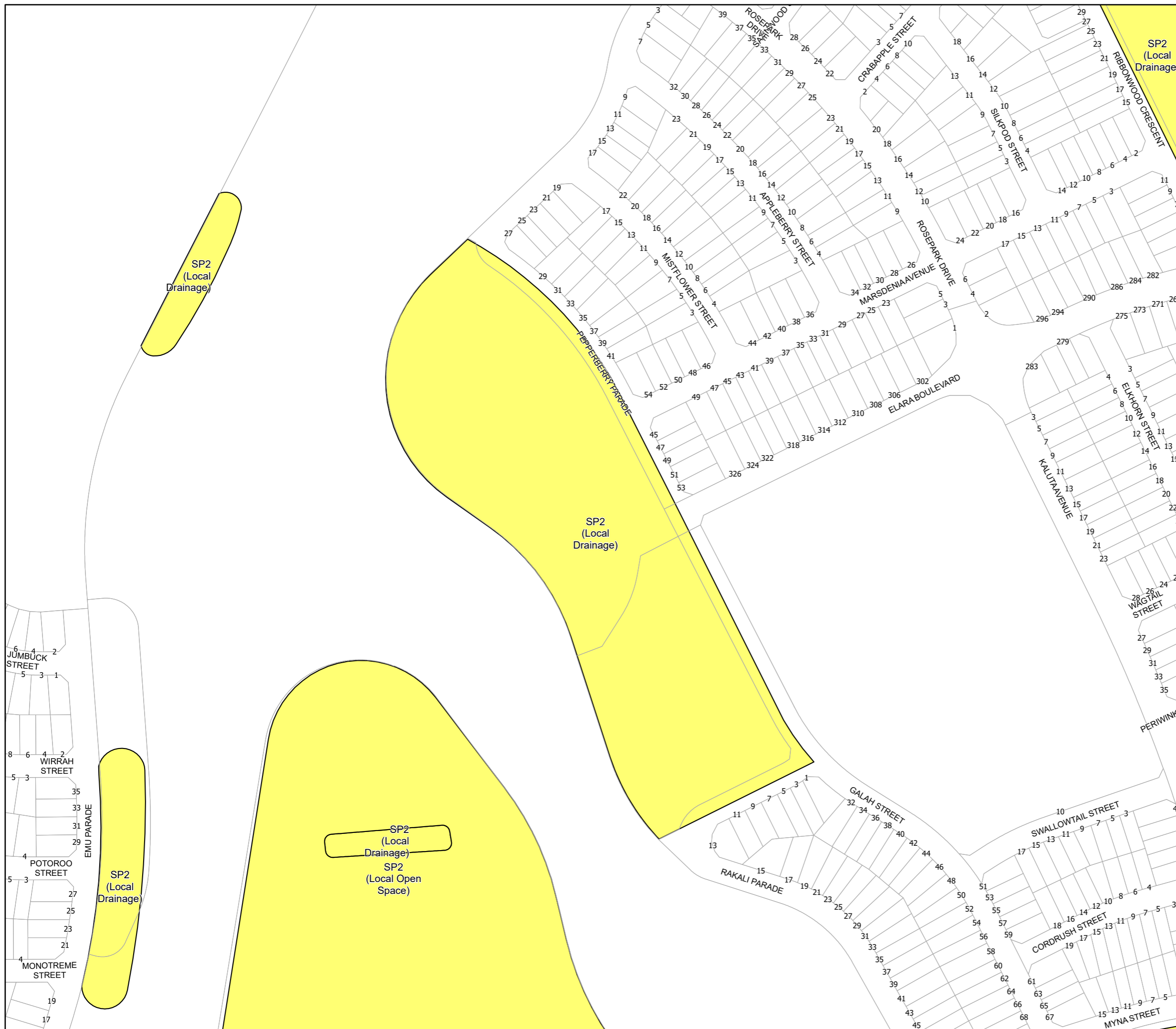


Date: 5/05/2023

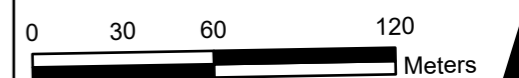
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**Lot 4274 Elara Boulevard,  
Melonba  
Existing Land  
Reservation Acquisition**

-  Local Drainage
-  Local Open Space
-  Lot Parcels






Scale: 1:2,500 @ A3

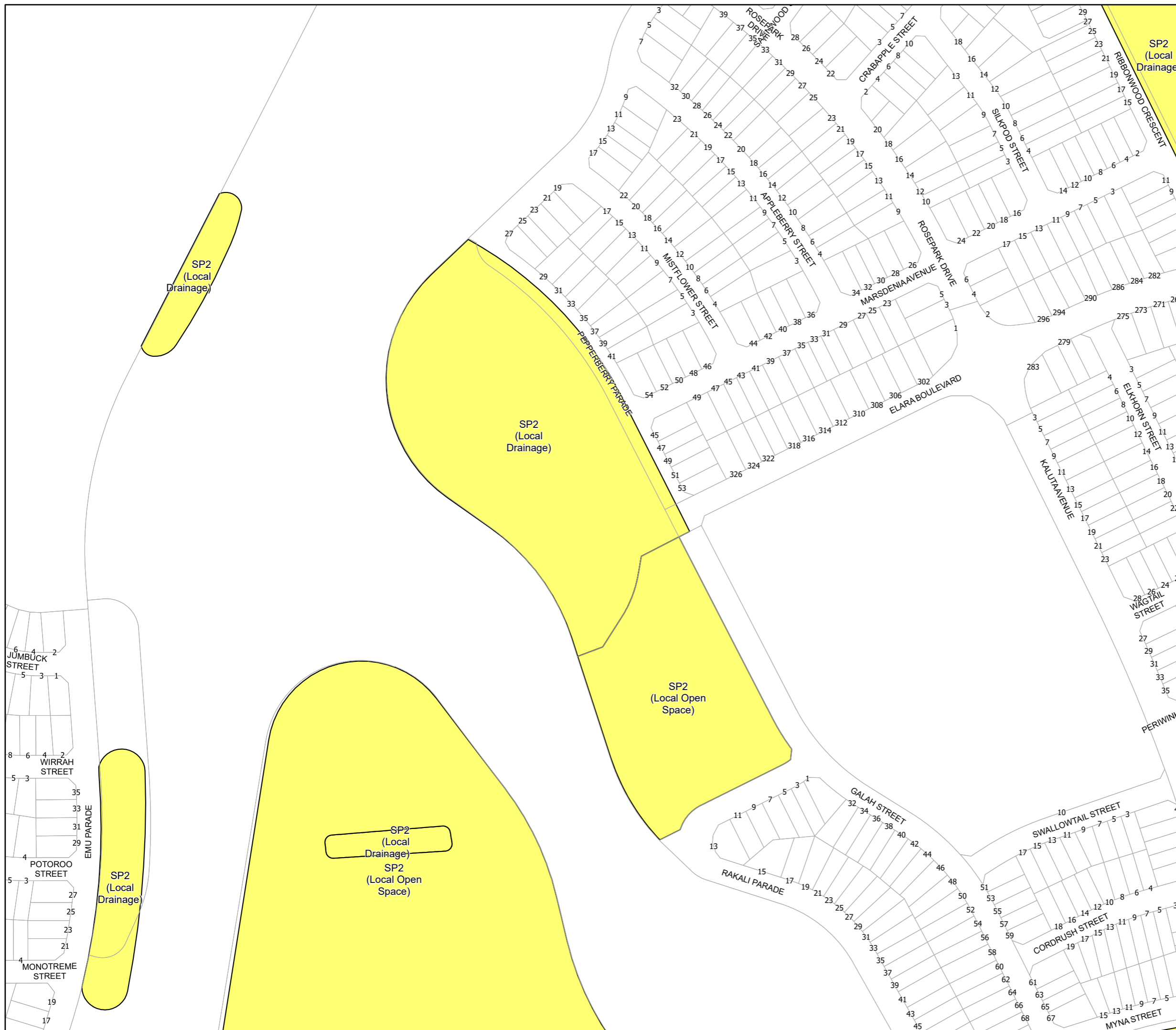


Date: 4/05/2023

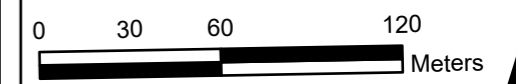
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**Lot 4274 Elara Boulevard,  
Melonba  
Proposed Land  
Reservation Acquisition**

-  Local Drainage
-  Local Open Space
-  Lot Parcels



Scale: 1:2,500 @ A3



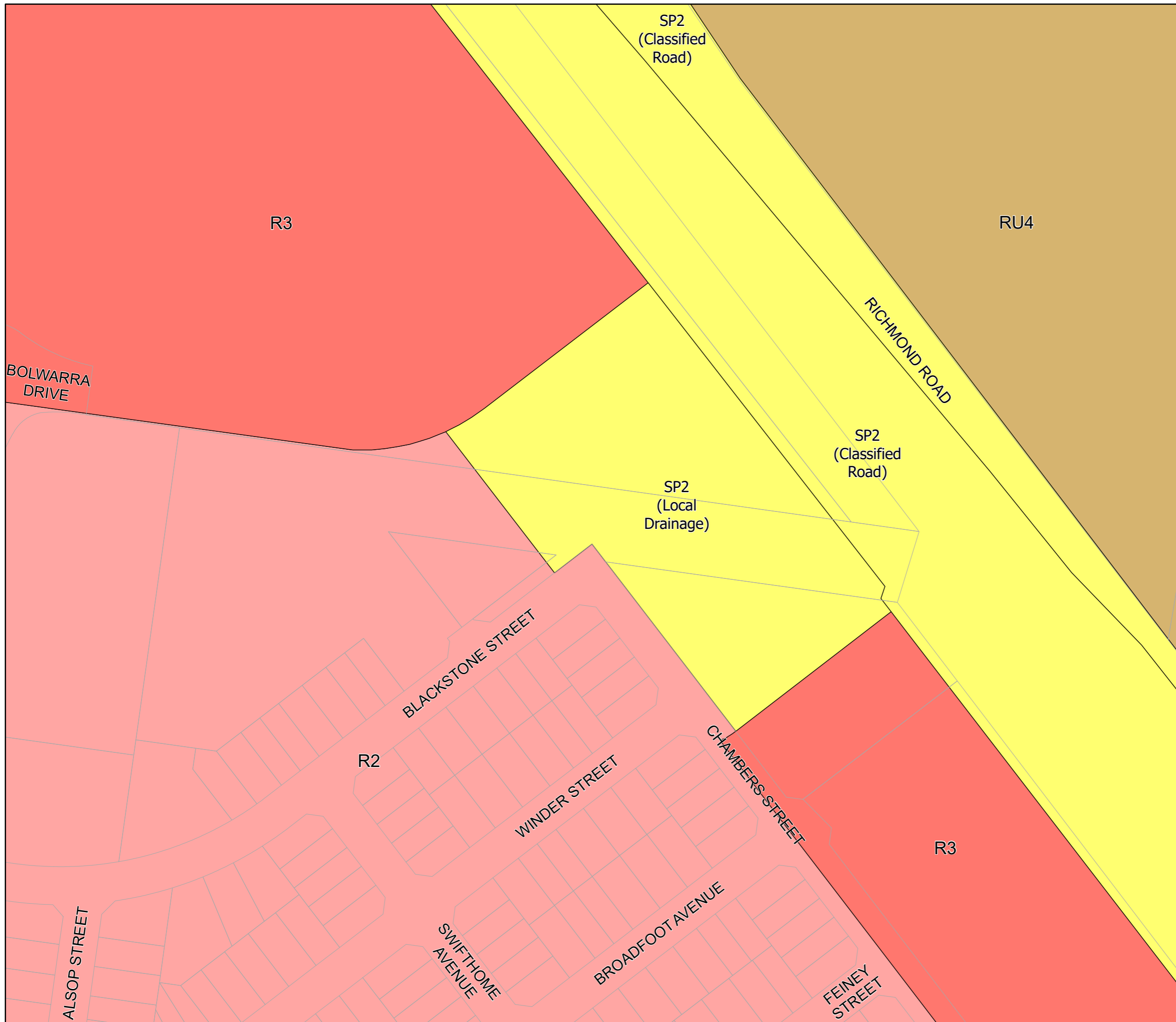
Date: 4/05/2023

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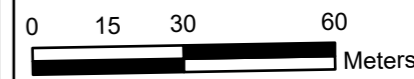


**Chambers Street  
Marsden Park  
Existing  
Land Zoning Map**

- R2 Low Density Residential
- R3 Medium Density Residential
- SP2 Infrastructure
- RU4 Rural Small Holdings
- Lot Parcels




Scale: 1:1,500 @ A3



0 15 30 60 Meters

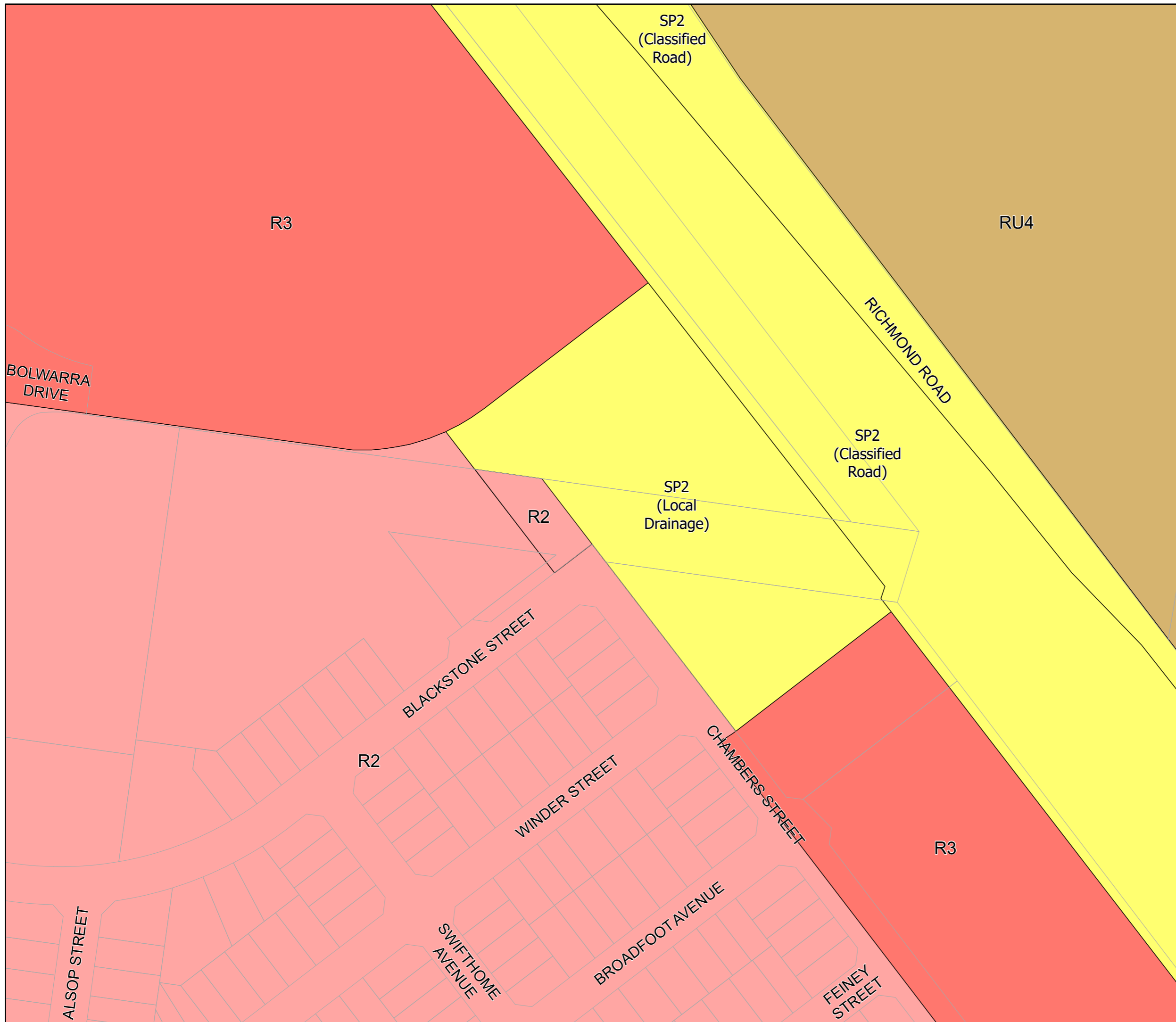
Date: 3/05/2023



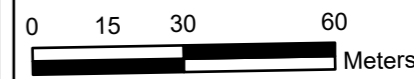
The information shown on this plan is indicative only. All details must be confirmed by the relevant council officer. This plan must not be reproduced without prior consent.

**Chambers Street  
Marsden Park  
Proposed  
Land Zoning Map**

- R2 Low Density Residential
- R3 Medium Density Residential
- SP2 Infrastructure
- RU4 Rural Small Holdings
- Lot Parcels




Scale: 1:1,500 @ A3



0 15 30 60 Meters

Date: 3/05/2023



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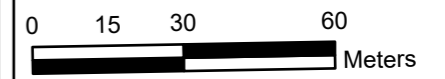
**Chambers Street  
Marsden Park  
Existing  
Height of Building Map**

Height of Buildings (m)

- J 9
- N 14
- Lot Parcels



Scale: 1:1,500 @ A3



Date: 3/05/2023



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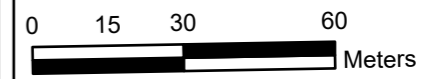
### Chambers Street Marsden Park Proposed Height of Building Map

Height of Buildings (m)

- J 9
- N 14
- Lot Parcels



Scale: 1:1,500 @ A3



Date: 5/05/2023

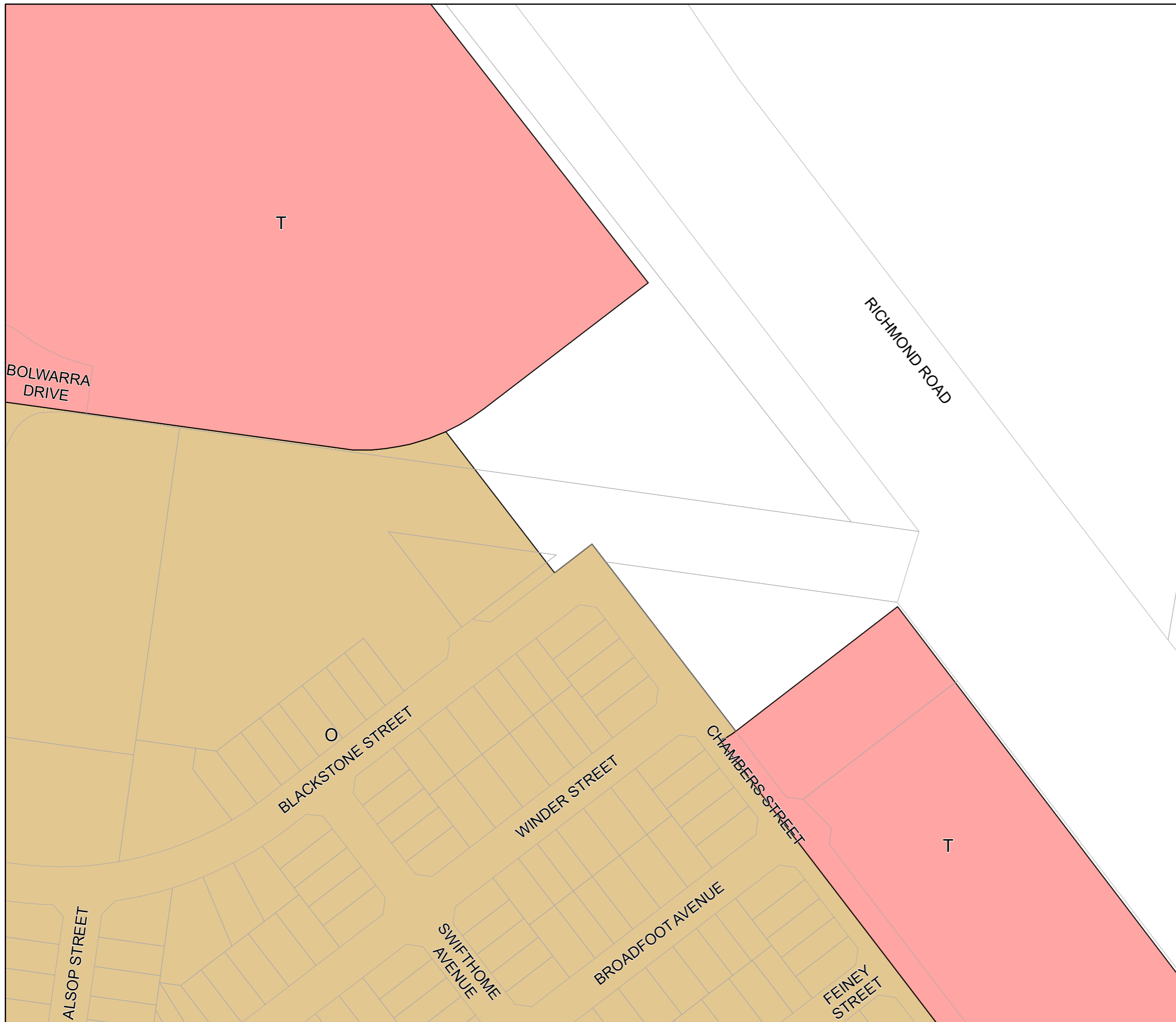
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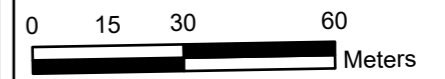
**Chambers Street  
Marsden Park  
Existing  
Residential Density Map**

Dwelling Density (per hectare)

- O 15
- T 25
- Lot Parcels



Scale: 1:1,500 @ A3



Date: 3/05/2023






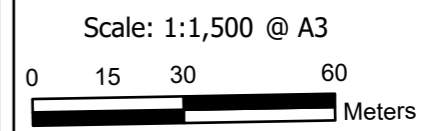
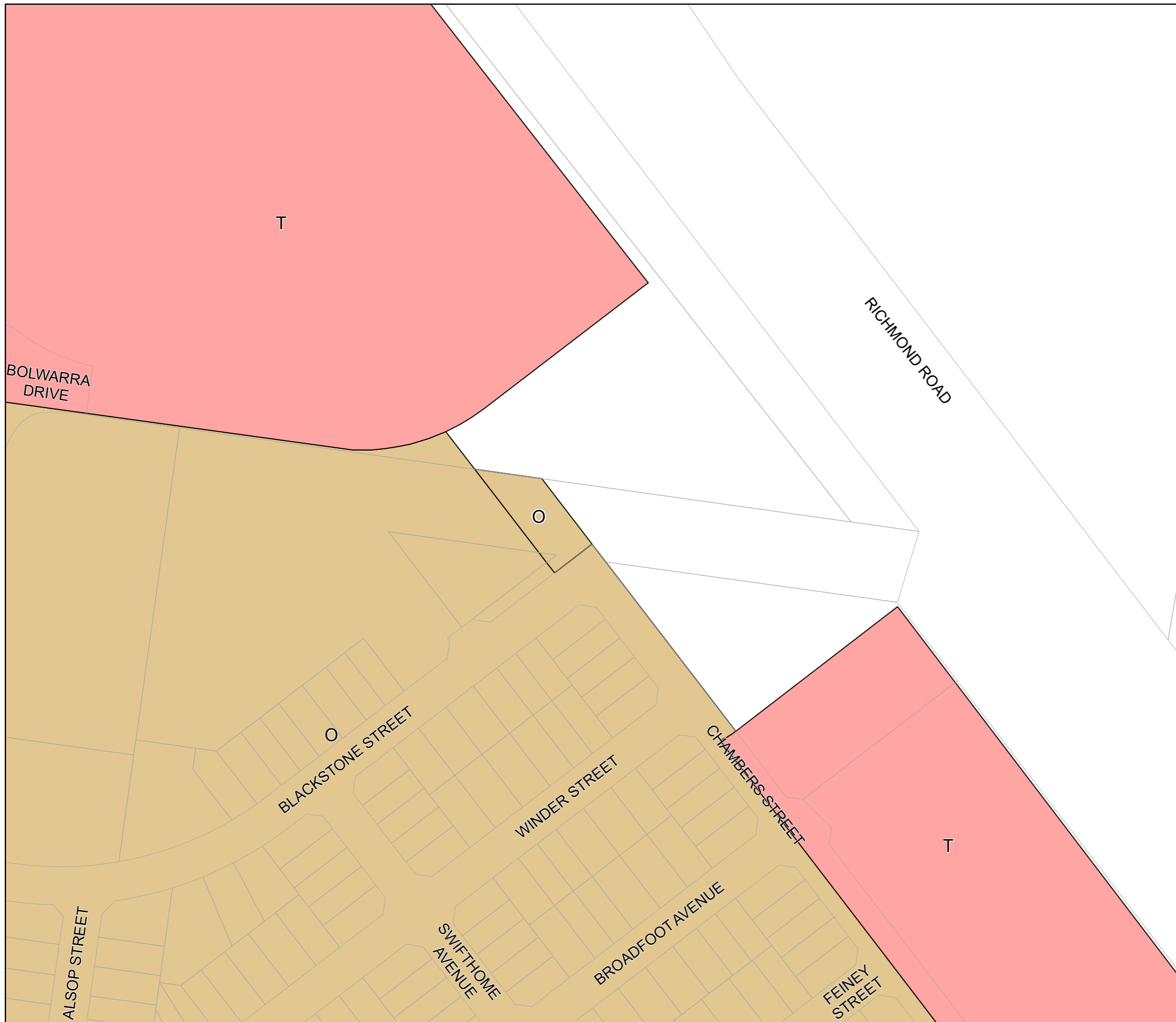
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**Chambers Street  
Marsden Park  
Proposed  
Residential Density Map**

Dwelling Density (per hectare)

	O	15
	T	25
		Lot Parcels






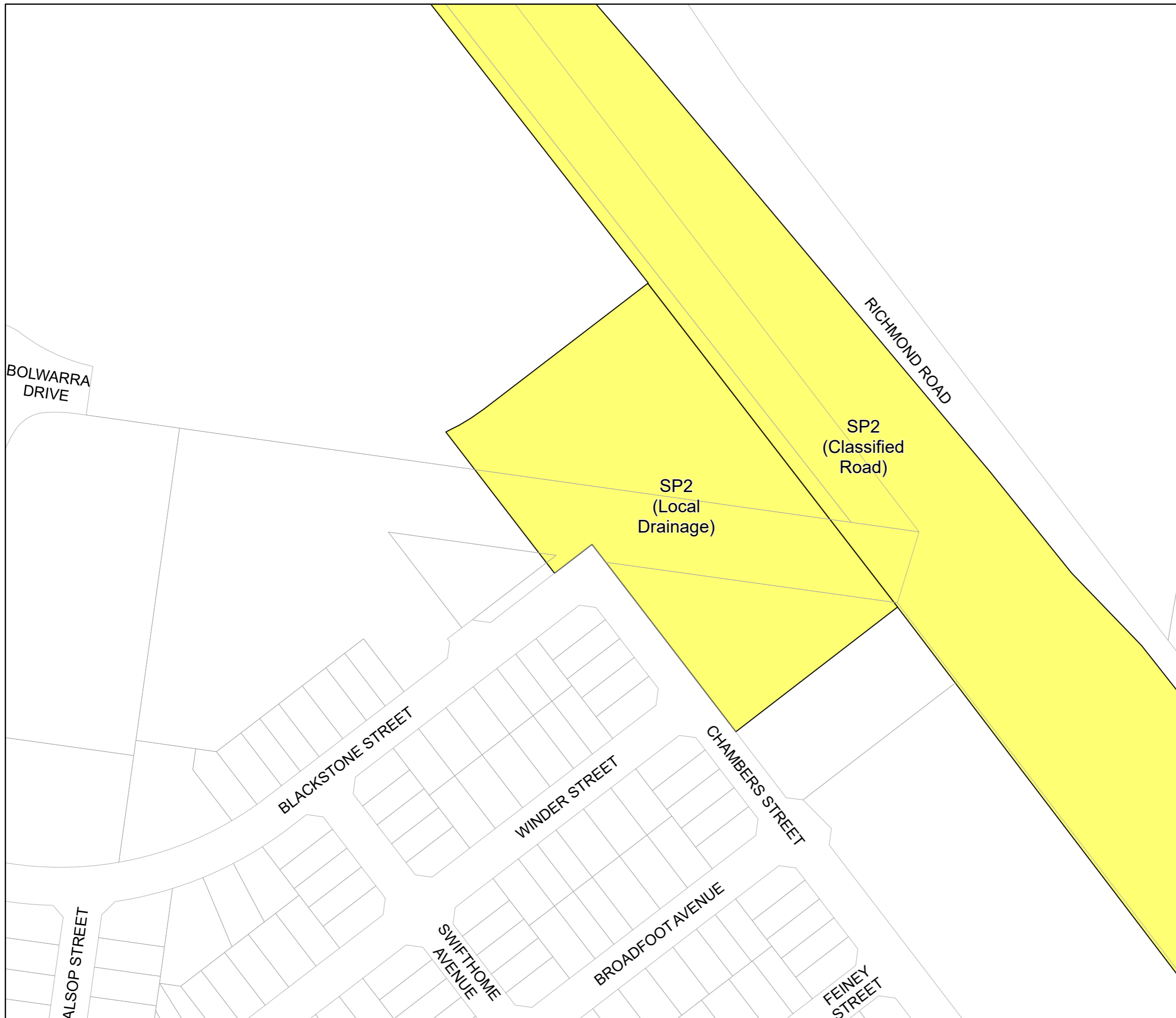
Date: 5/05/2023



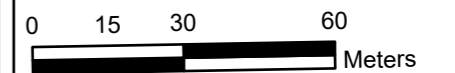
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**Chambers Street  
Marsden Park  
Existing Land  
Reservation Acquisition**

-  Classified Road
-  Local Drainage
-  Lot Parcels



Scale: 1:1,500 @ A3






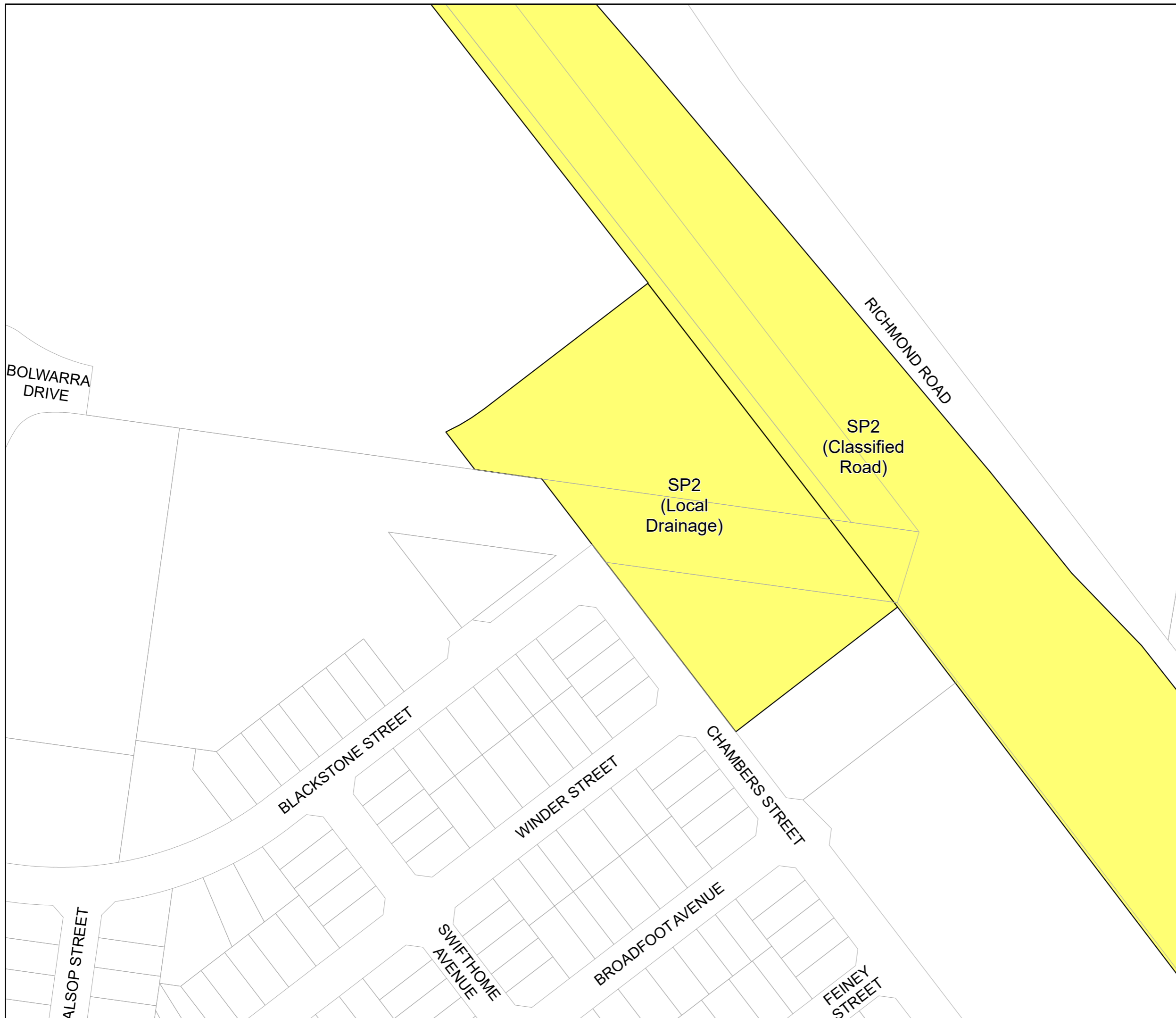
Date: 3/05/2023



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**Chambers Street  
Marsden Park  
Proposed Land  
Reservation Acquisition**

-  Classified Road
-  Local Drainage
-  Lot Parcels



Scale: 1:1,500 @ A3  
0 15 30 60 Meters

Date: 3/05/2023



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

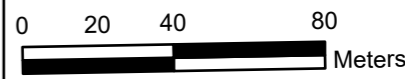


**Excelsior Avenue and  
Richmond Road,  
Marsden Park  
Existing  
Land Zoning Map**

- B2 Local Centre
- B4 Mixed Use
- R2 Low Density Residential
- R3 Medium Density Residential
- RE1 Public Recreation
- RU4 Rural Small Holdings
- SP2 Infrastructure
- Lot Parcels




Scale: 1:2,000 @ A3



0 20 40 80 Meters

Date: 8/05/2023



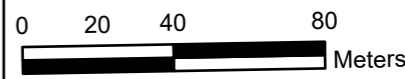
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**Excelsior Avenue and  
Richmond Road,  
Marsden Park  
Proposed  
Land Zoning Map**

- B2 Local Centre
- B4 Mixed Use
- R2 Low Density Residential
- R3 Medium Density Residential
- RE1 Public Recreation
- RU4 Rural Small Holdings
- SP2 Infrastructure
- Lot Parcels




Scale: 1:2,000 @ A3



0 20 40 80 Meters

Date: 8/05/2023



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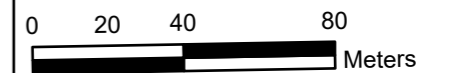
**Excelsior Avenue and  
Richmond Road,  
Marsden Park  
Existing  
Height of Building Map**

**Height of Buildings (m)**

J	9
M	12
R	21
T2	28
Lot Parcels	



Scale: 1:2,000 @ A3



Date: 8/05/2023

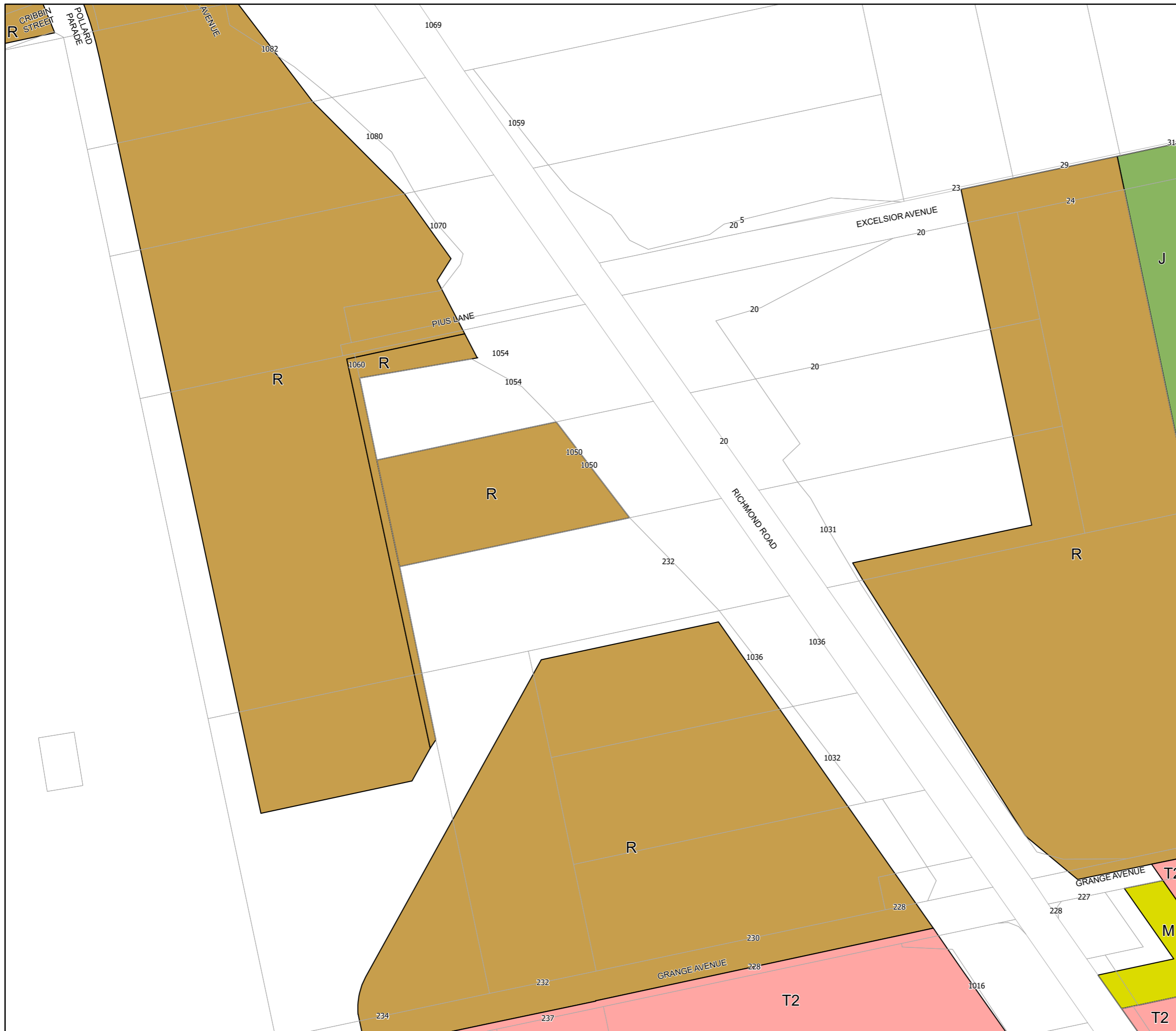
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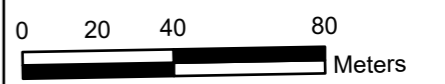
**Excelsior Avenue and  
Richmond Road,  
Marsden Park  
Proposed  
Height of Building Map**

**Height of Buildings (m)**

J	9
M	12
R	21
T2	28
Lot Parcels	



Scale: 1:2,000 @ A3






Date: 8/05/2023



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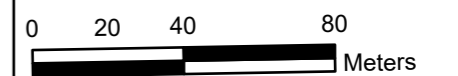
**Excelsior Avenue and  
Richmond Road,  
Marsden Park  
Existing  
Residential Density Map**

Dwelling Density (per hectare)

-  O 15
-  V 35
-  Lot Parcels



Scale: 1:2,000 @ A3






Date: 8/05/2023

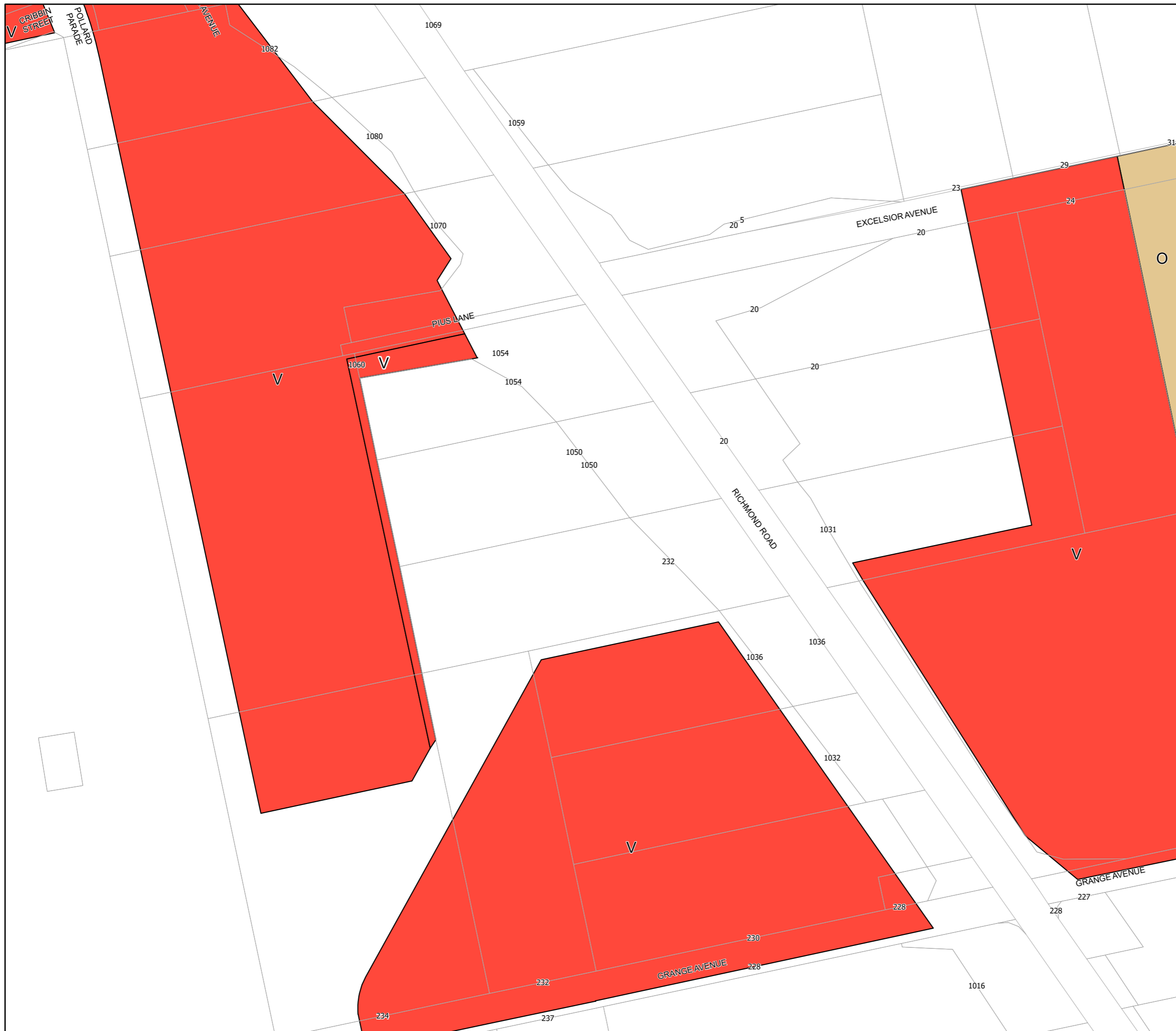
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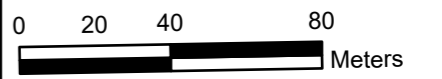
### Excelsior Avenue and Richmond Road, Marsden Park Proposed Residential Density Map

Dwelling Density (per hectare)

	O	15
	V	35
		Lot Parcels



Scale: 1:2,000 @ A3



Date: 8/05/2023

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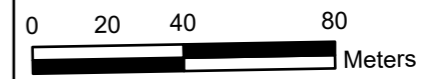


### Excelsior Avenue and Richmond Road, Marsden Park Existing Land Reservation Acquisition

- Classified Road
- Local Drainage
- Local Open Space
- Local Road
- Lot Parcels



Scale: 1:2,000 @ A3



Date: 8/05/2023

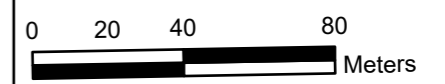
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**Excelsior Avenue and  
Richmond Road,  
Marsden Park  
Proposed Land  
Reservation Acquisition**

- Classified Road
- Local Drainage
- Local Open Space
- Local Road
- Lot Parcels



Scale: 1:2,000 @ A3



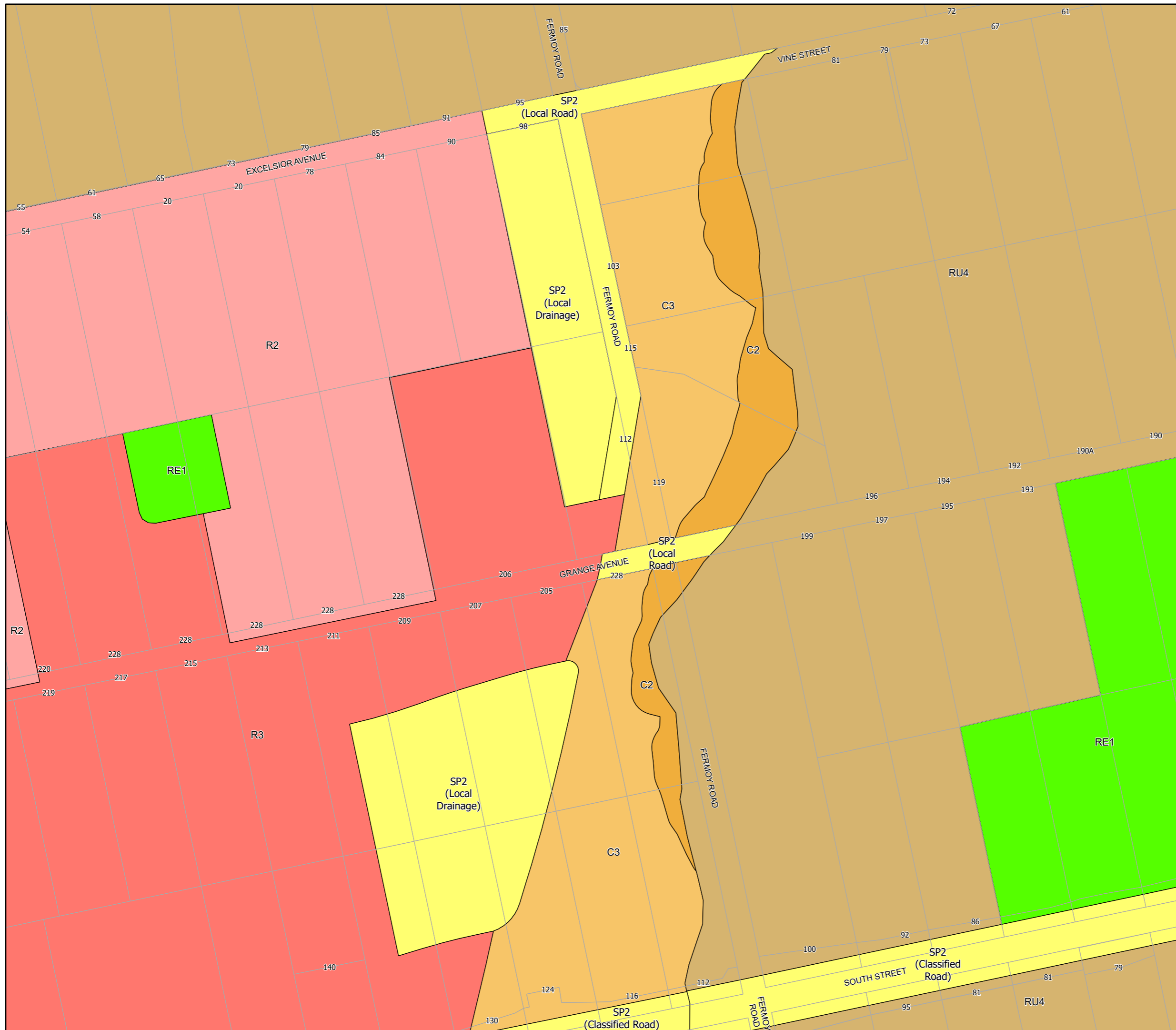
Date: 8/05/2023

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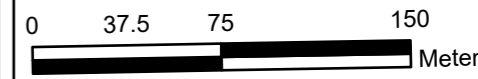


**Grange Avenue and  
Fermoy Road,  
Marsden Park  
Existing  
Land Zoning Map**

- C2 Environmental Conservation
- C3 Environmental Management
- R2 Low Density Residential
- R3 Medium Density Residential
- RE1 Public Recreation
- RU4 Rural Small Holdings
- SP2 Infrastructure
- Lot Parcels

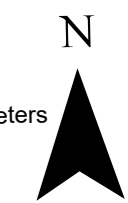


Scale: 1:3,000 @ A3



0 37.5 75 150 Meters

Date: 9/05/2023




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**Grange Avenue and  
Fermoy Road,  
Marsden Park  
Proposed  
Land Zoning Map**


- C2 Environmental Conservation
- C3 Environmental Management
- R2 Low Density Residential
- R3 Medium Density Residential
- RE1 Public Recreation
- RU4 Rural Small Holdings
- SP2 Infrastructure
- Lot Parcels



Scale: 1:3,000 @ A3



0 37.5 75 150 Meters



N

Date: 18/07/2023

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### Grange Avenue and Fermoy Road, Marsden Park Existing Height of Building Map

Height of Buildings (m)

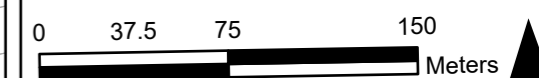
J 9

N 14

Lot Parcels



Scale: 1:3,000 @ A3



N



Date: 9/05/2023

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### Grange Avenue and Fermoy Road, Marsden Park Proposed Height of Building Map

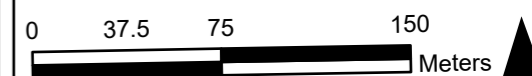
Height of Buildings (m)

J 9

N 14

Lot Parcels

Scale: 1:3,000 @ A3






Date: 18/07/2023

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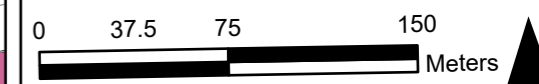
**Grange Avenue and  
Fermoy Road,  
Marsden Park  
Existing  
Lot Size Map**

Minimum Lot Size

-  Y 1 ha
-  AB2 40 ha
-  Lot Parcels



Scale: 1:3,000 @ A3






Date: 9/05/2023

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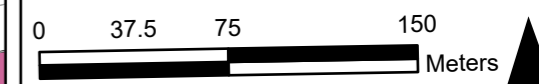
**Grange Avenue and  
Fermoy Road,  
Marsden Park  
Proposed  
Lot Size Map**

Minimum Lot Size

-  Y 1 ha
-  AB2 40 ha
-  Lot Parcels






Scale: 1:3,000 @ A3

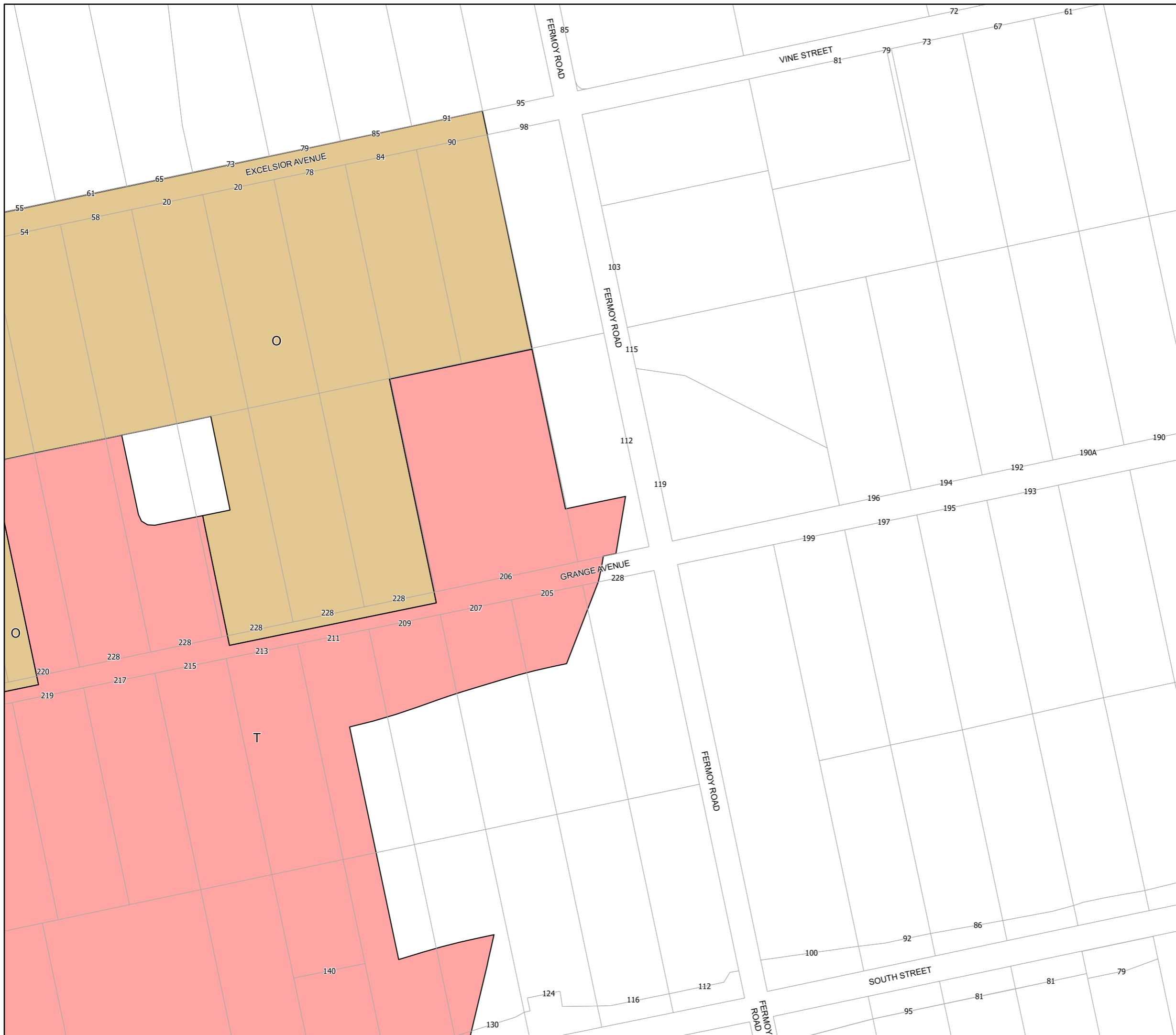


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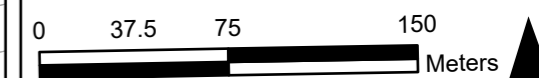
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**Grange Avenue and  
Fermoy Road,  
Marsden Park  
Existing  
Residential Density Map**

-  O 15
-  T 25
-  Lot Parcels






Scale: 1:3,000 @ A3

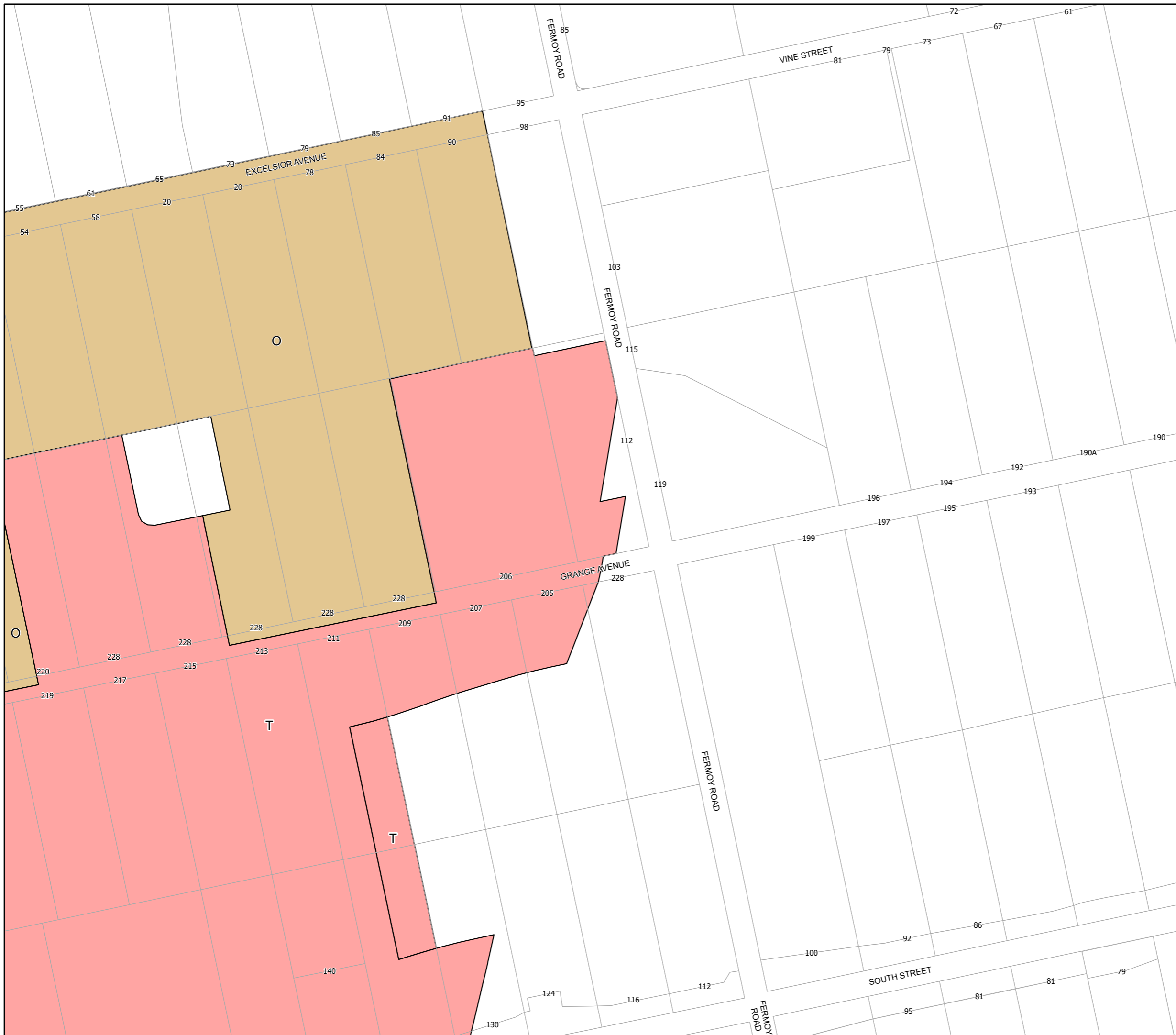


Date: 9/05/2023

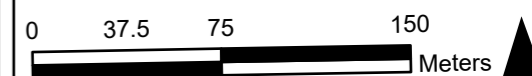
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**Grange Avenue and  
Fermoy Road,  
Marsden Park  
Proposed  
Residential Density Map**

-  O 15
-  T 25
-  Lot Parcels



Scale: 1:3,000 @ A3



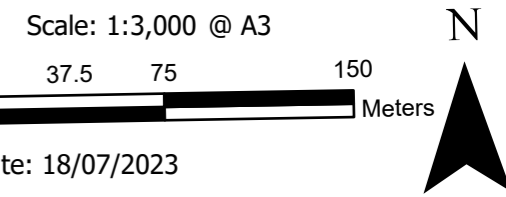
Date: 18/07/2023

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**Grange Avenue and  
Fermoy Road,  
Marsden Park  
Proposed Land  
Reservation Acquisition**

-  Classified Road
-  Classified Road Widening
-  Local Drainage
-  Local Open Space
-  Local Road
-  Lot Parcels

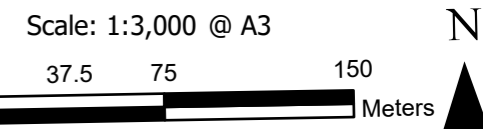


Date: 18/07/2023

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**Grange Avenue and  
Fermoy Road,  
Marsden Park  
Existing Land  
Reservation Acquisition**

-  Classified Road
-  Classified Road Widening
-  Local Drainage
-  Local Open Space
-  Local Road
-  Lot Parcels



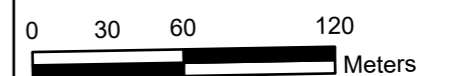
Date: 9/05/2023

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**Edmund Street,  
Grantham Farm  
Existing  
Land Zoning Map**

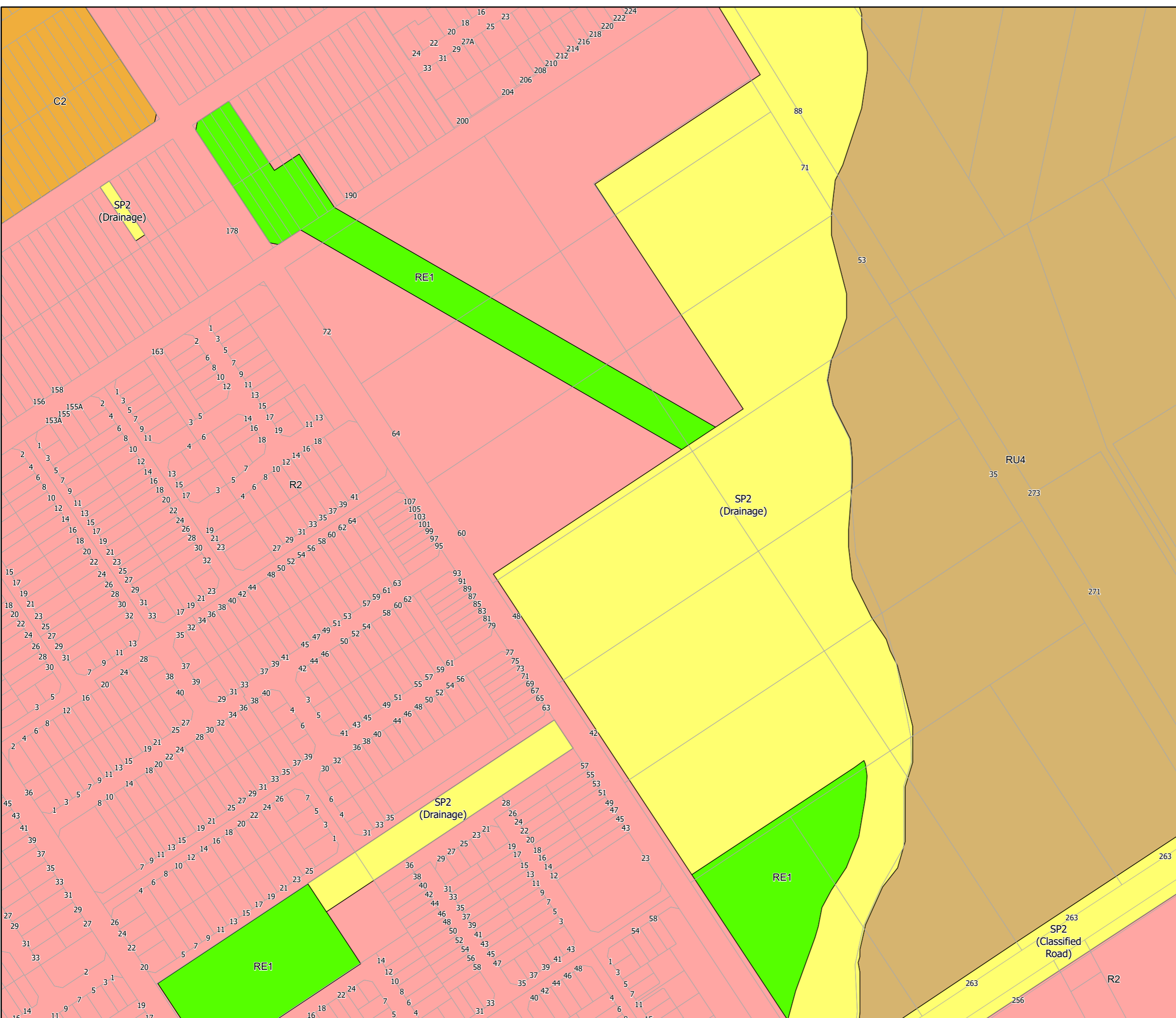
- C2 Environmental Conservation
- R2 Low Density Residential
- RE1 Public Recreation
- RU4 Rural Small Holdings
- SP2 Infrastructure
- Lot Parcels

Scale: 1:3,000 @ A3









Date: 4/05/2023

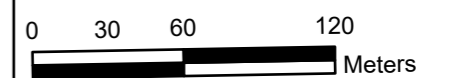
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**Edmund Street,  
Grantham Farm  
Proposed  
Land Zoning Map**

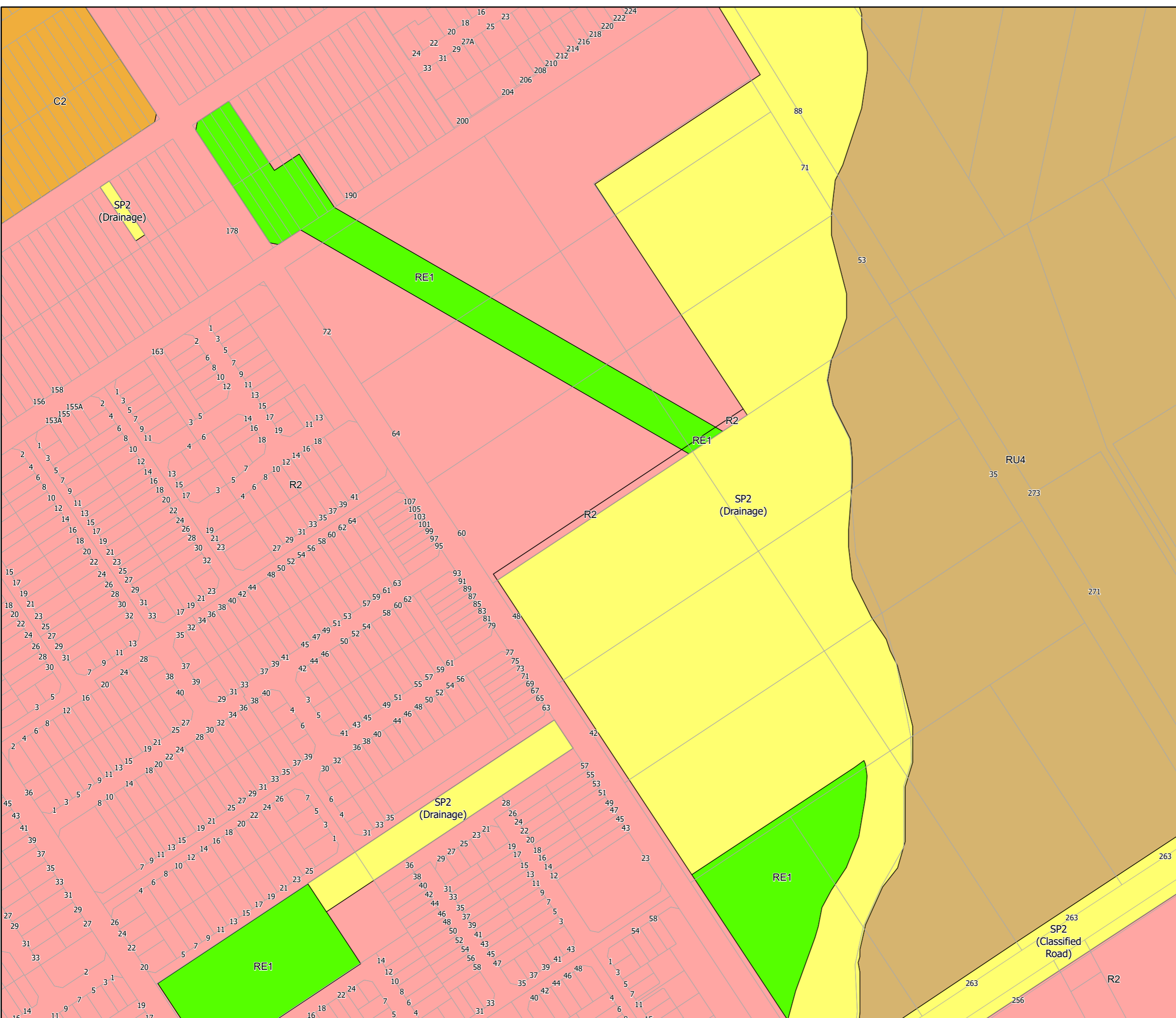
-  C2 Environmental Conservation
-  R2 Low Density Residential
-  RE1 Public Recreation
-  RU4 Rural Small Holdings
-  SP2 Infrastructure
-  Lot Parcels

Scale: 1:3,000 @ A3





Date: 4/05/2023

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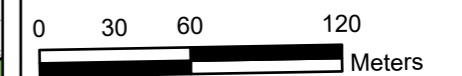


**Edmund Street,  
Grantham Farm  
Existing  
Height of Building Map**

**Height of Buildings (m)**

-  J 9
-  Lot Parcels

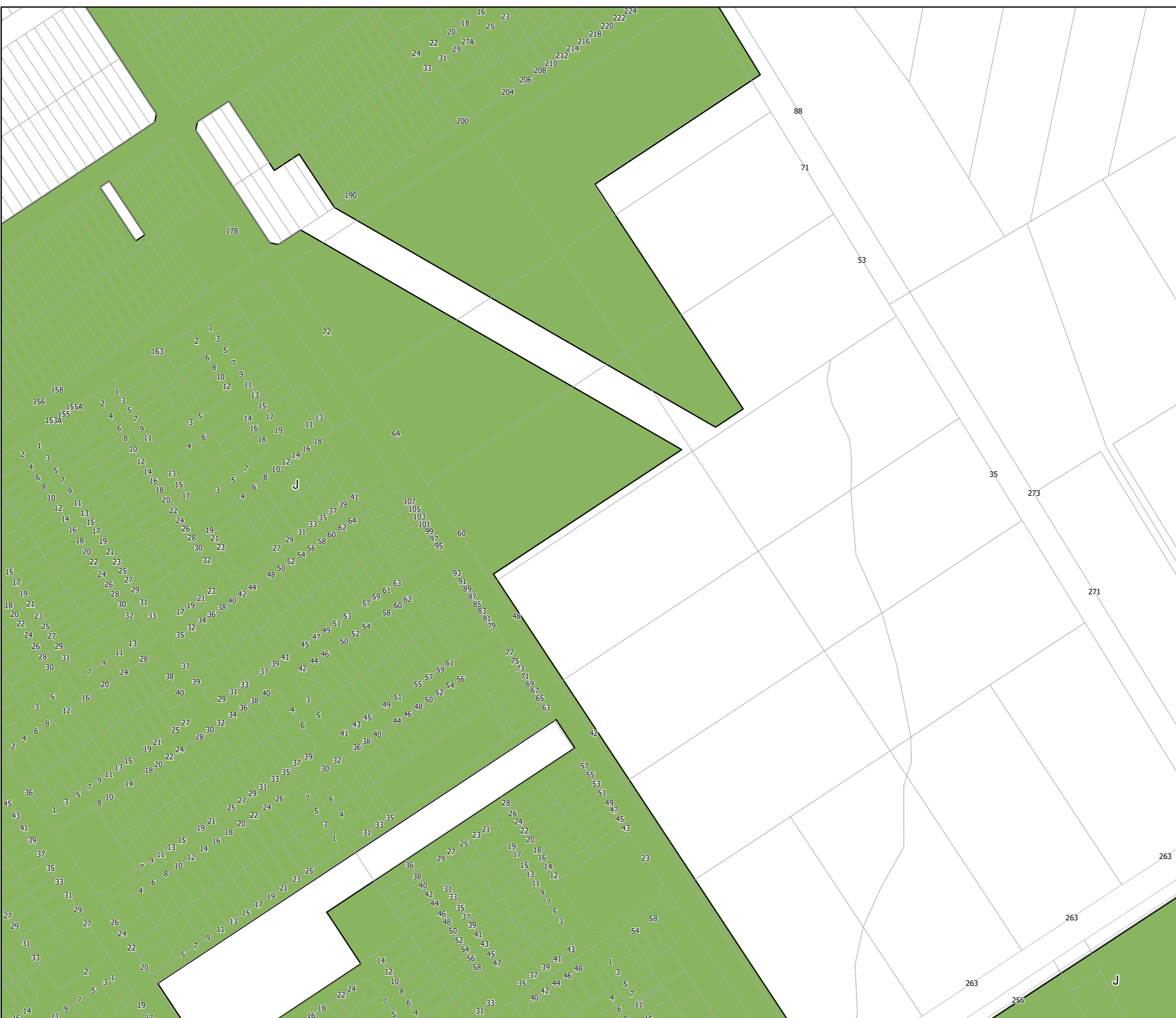
Scale: 1:3,000 @ A3



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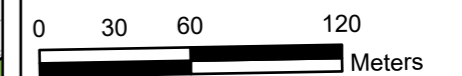


**Edmund Street,  
Grantham Farm  
Proposed  
Height of Building Map**

**Height of Buildings (m)**

- J 9
- Lot Parcels

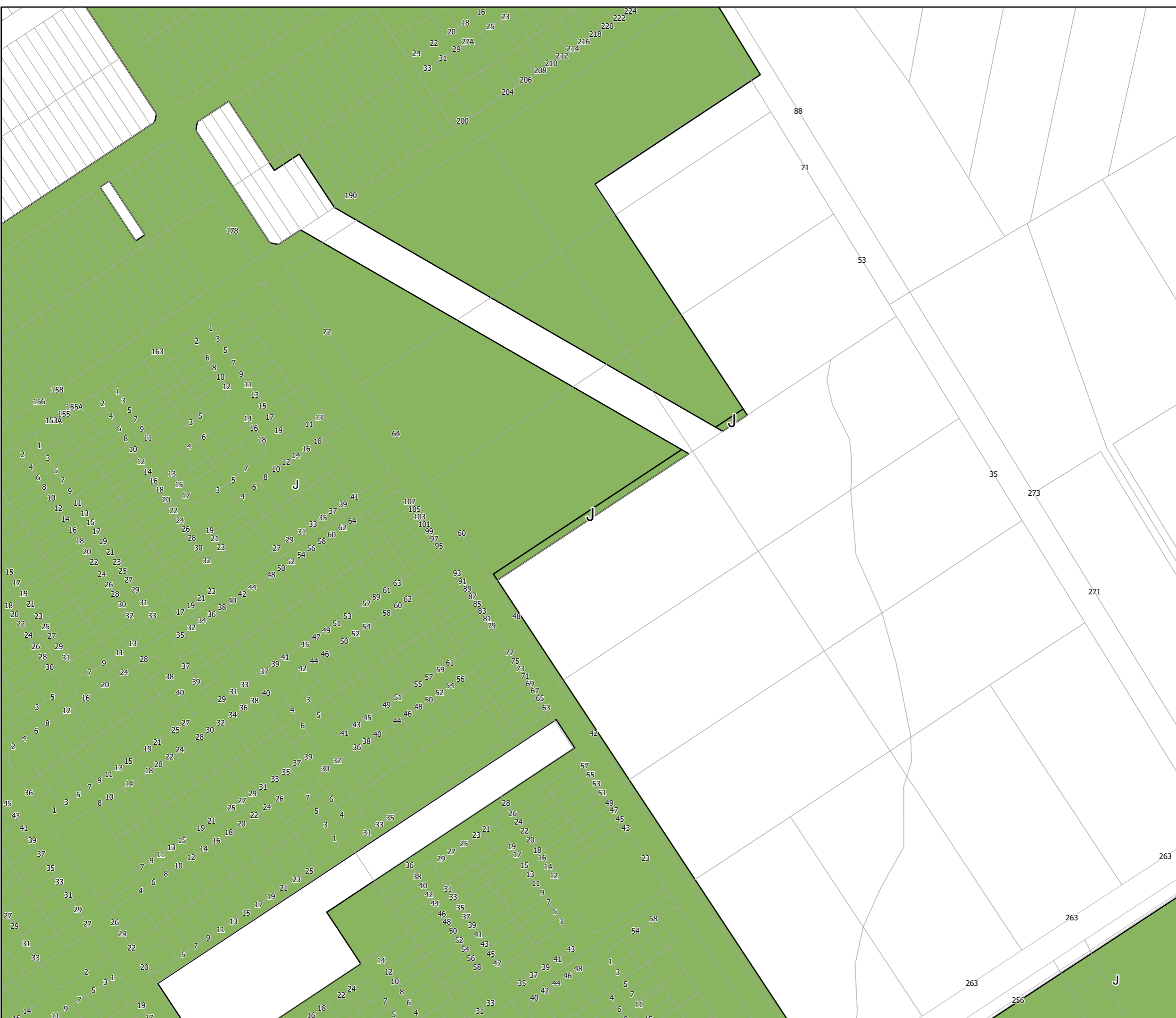
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Date: 4/05/2023



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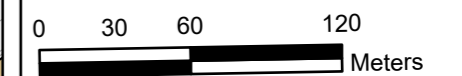


**Edmund Street,  
Grantham Farm  
Existing  
Residential Density Map**

Dwelling Density (per hectare)

- 0 15
- Lot Parcels

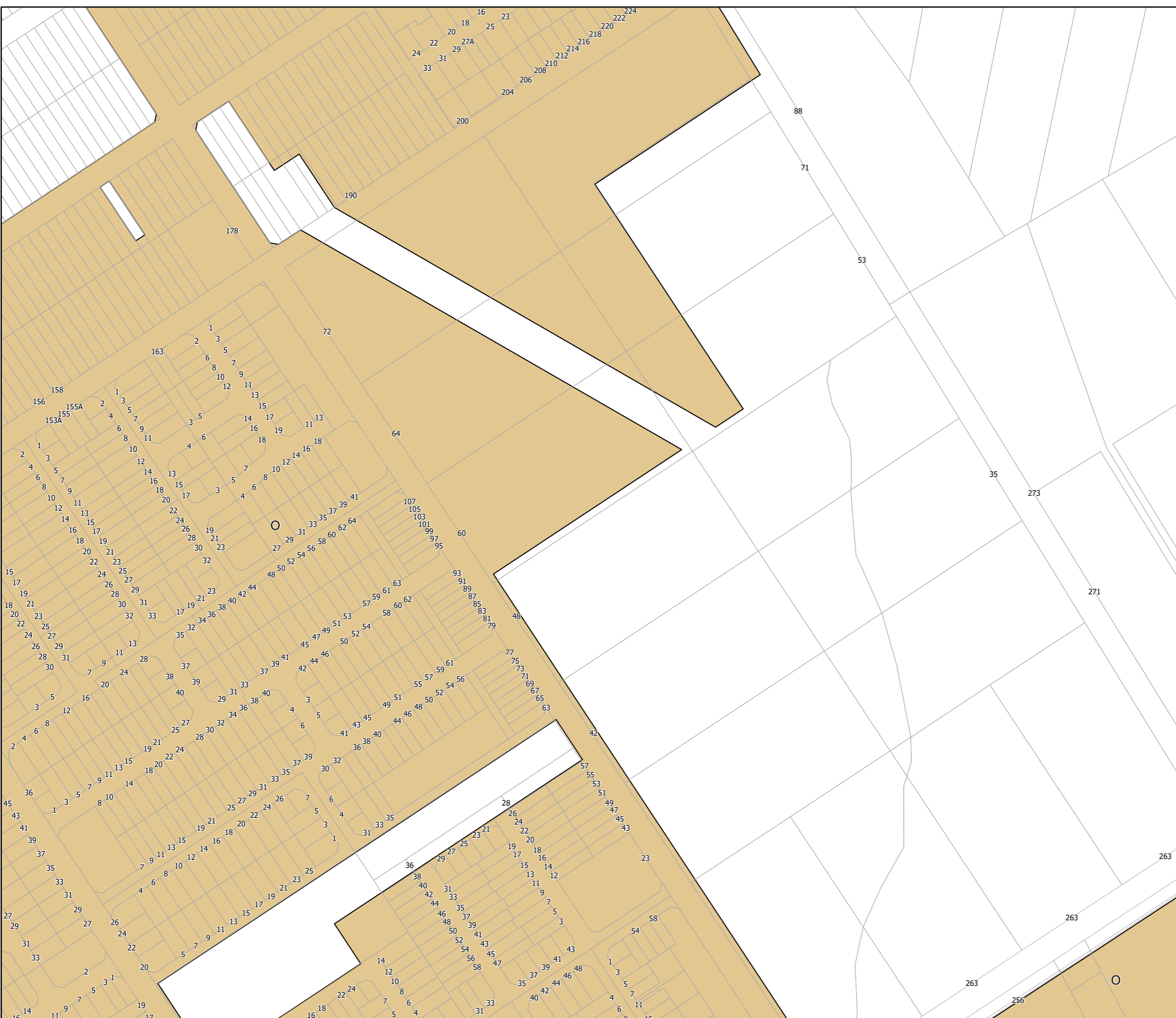
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Date: 4/05/2023






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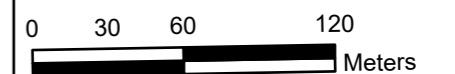




**Edmund Street,  
Grantham Farm  
Existing Land  
Reservation Acquisition**

-  Classified Road
-  Environmental Conservation
-  Local Drainage
-  Local Open Space
-  Lot Parcels

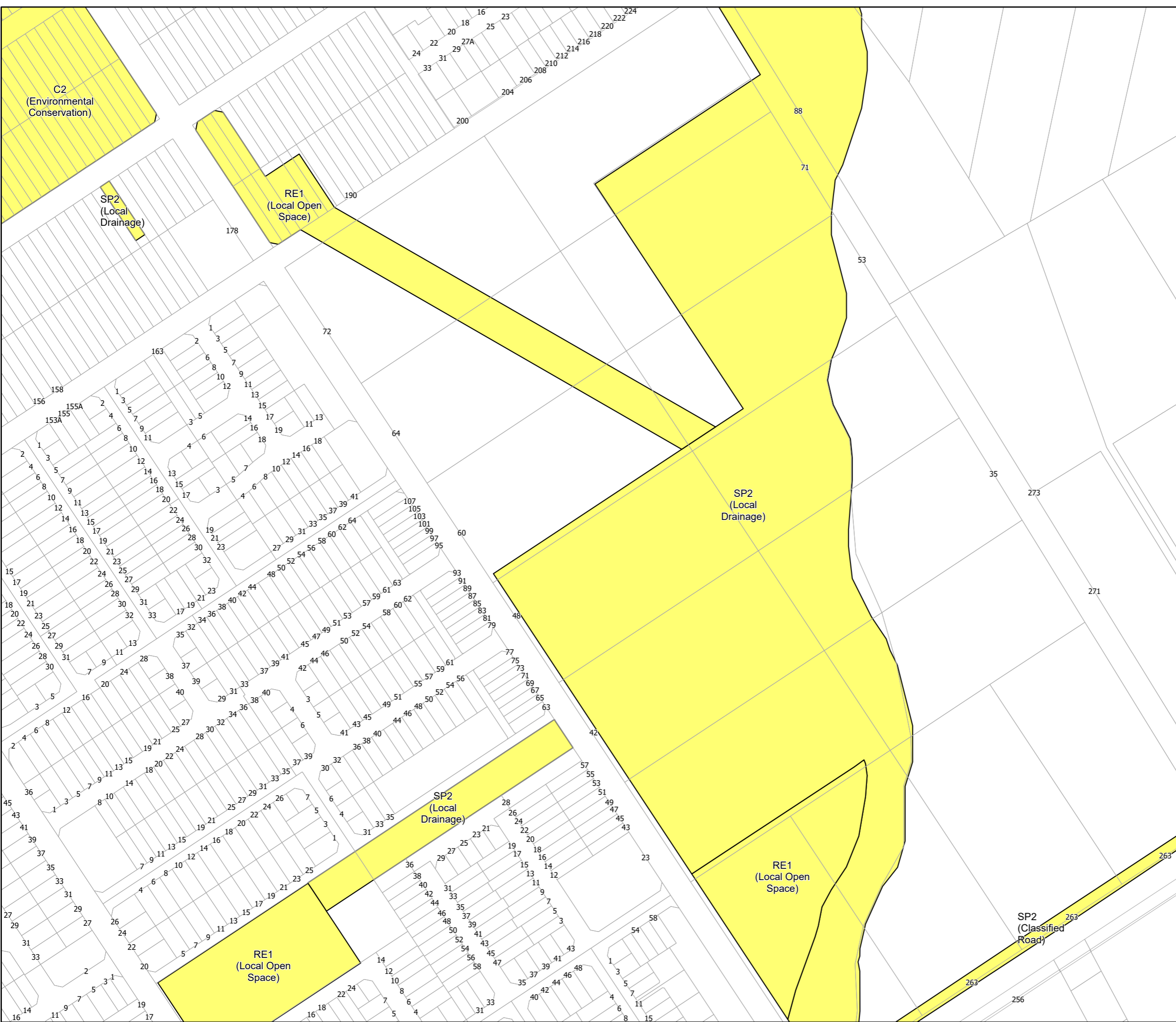
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Date: 4/05/2023



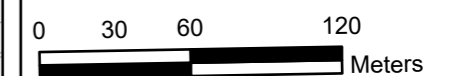
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**Edmund Street,  
Grantham Farm  
Proposed Land  
Reservation Acquisition**

-  Classified Road
-  Environmental Conservation
-  Local Drainage
-  Local Open Space
-  Lot Parcels

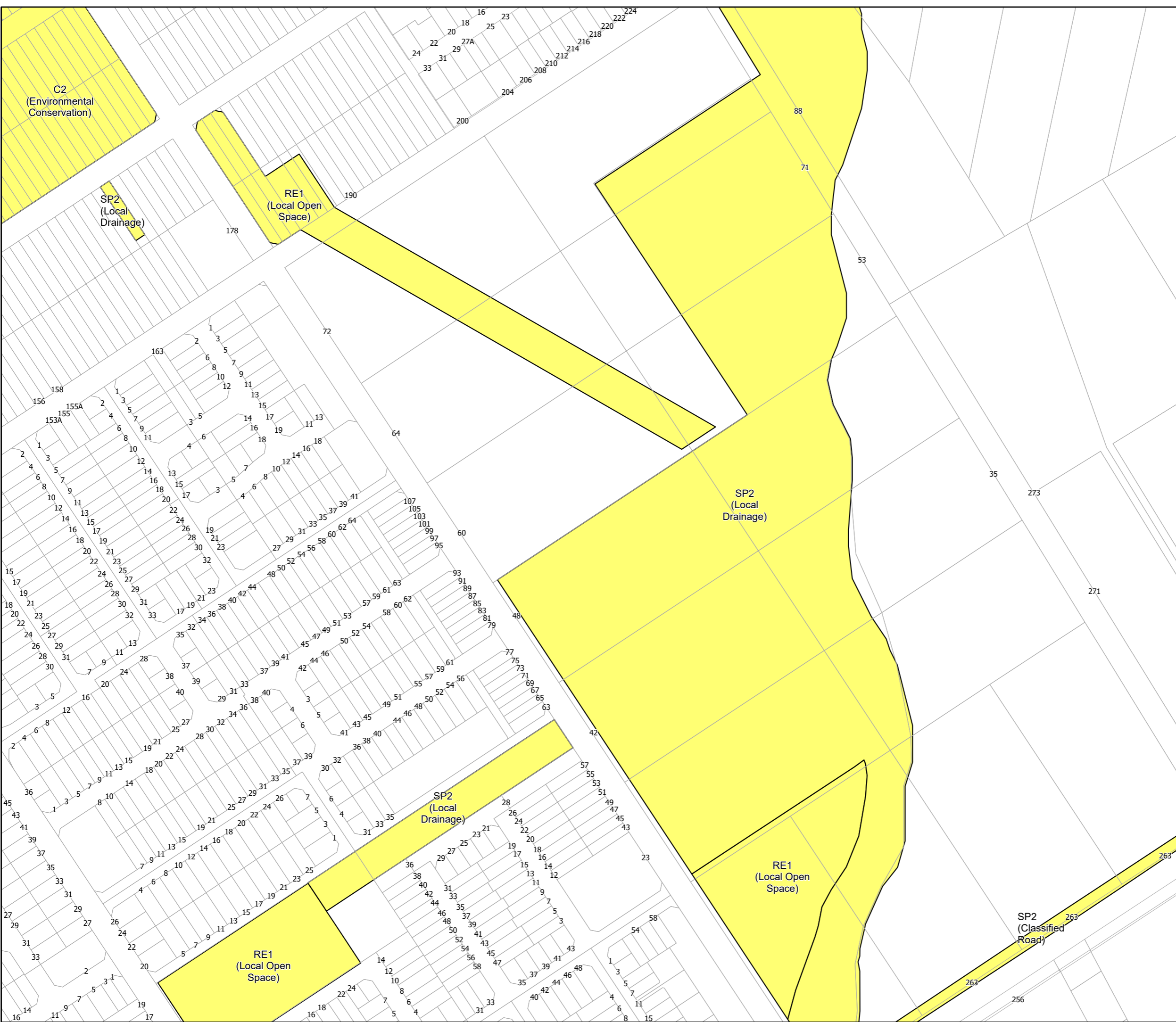
Scale: 1:3,000 @ A3



Date: 18/07/2023



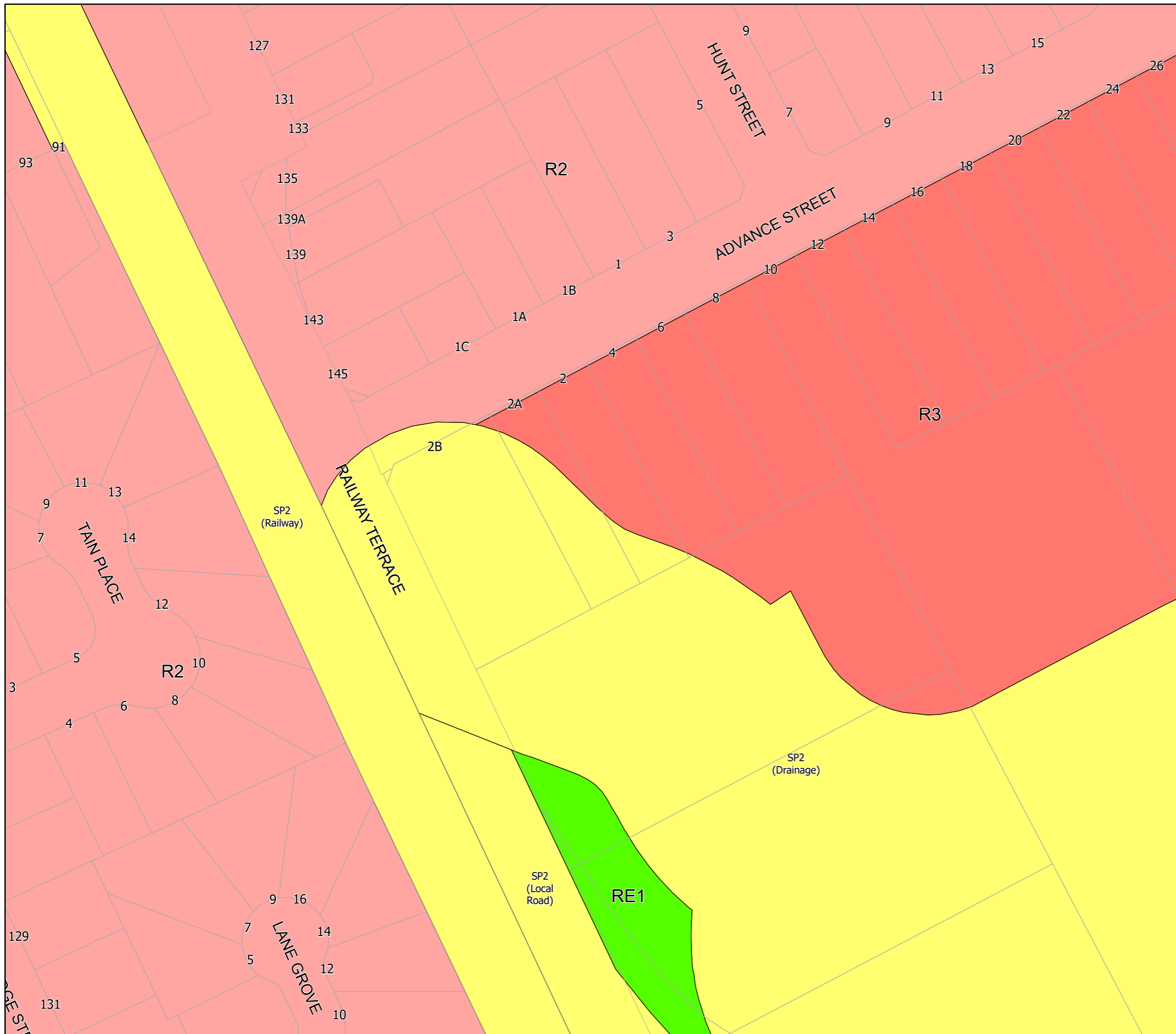
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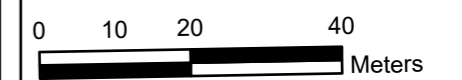


### 2-2A Advance Street Schofields Existing Land Zoning Map

- R2 Low Density Residential
- R3 Medium Density Residential
- RE1 Public Recreation
- SP2 Infrastructure
- Lot Parcels



Scale: 1:1,000 @ A3



N



Date: 4/05/2023

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### 2-2A Advance Street Schofields Proposed Land Zoning Map

- R2 Low Density Residential
- R3 Medium Density Residential
- RE1 Public Recreation
- SP2 Infrastructure
- Lot Parcels



Scale: 1:1,000 @ A3

0 10 20 40 Meters

Date: 4/05/2023

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### 2-2A Advance Street Schofields Existing Floor Space Ratio Map

Maximum Floor Space Ratio (n:1)  
S 1.75  
Lot Parcels



Scale: 1:1,000 @ A3  
0 10 20 40 Meters



Date: 4/05/2023

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### 2-2A Advance Street Schofields Proposed Floor Space Ratio Map

Maximum Floor Space Ratio (n:1)  
S 1.75  
Lot Parcels



Scale: 1:1,000 @ A3  
0 10 20 40 Meters



Date: 4/05/2023

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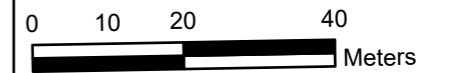
**2-2A Advance Street  
Schofields  
Existing  
Height of Building Map**

**Height of Buildings (m)**

- J 9
- O 16
- Lot Parcels



Scale: 1:1,000 @ A3



Date: 4/05/2023

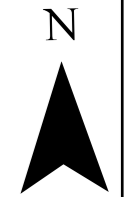
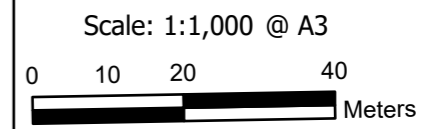
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### 2-2A Advance Street Schofields Proposed Height of Building Map

Height of Buildings (m)

- J 9
- O 16
- Lot Parcels



Date: 4/05/2023

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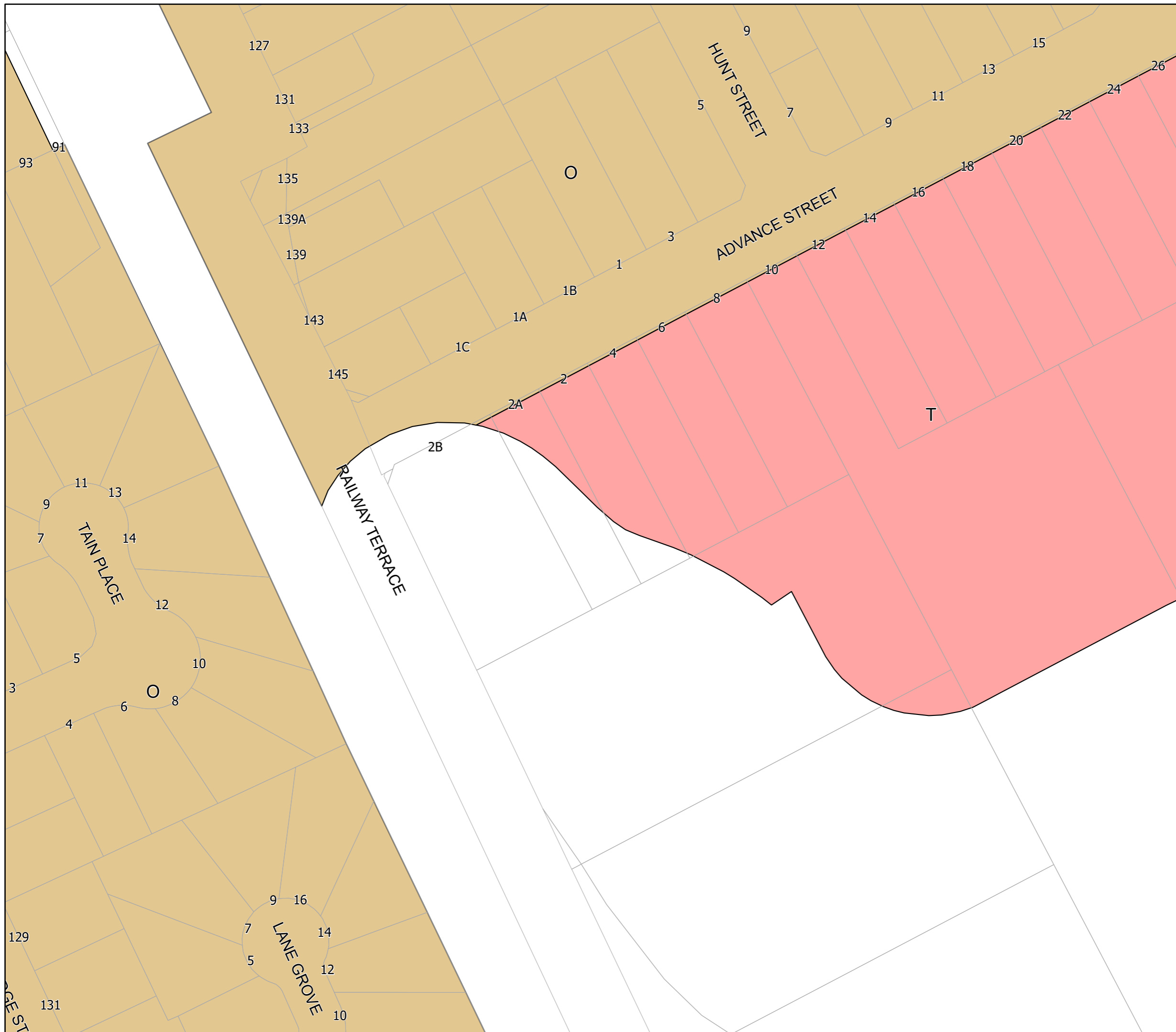




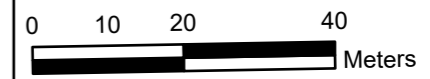
### 2-2A Advance Street Schofields Existing Residential Density Map

Dwelling Density (per hectare)

- O 15
- T 25
- Lot Parcels



Scale: 1:1,000 @ A3



Date: 4/05/2023

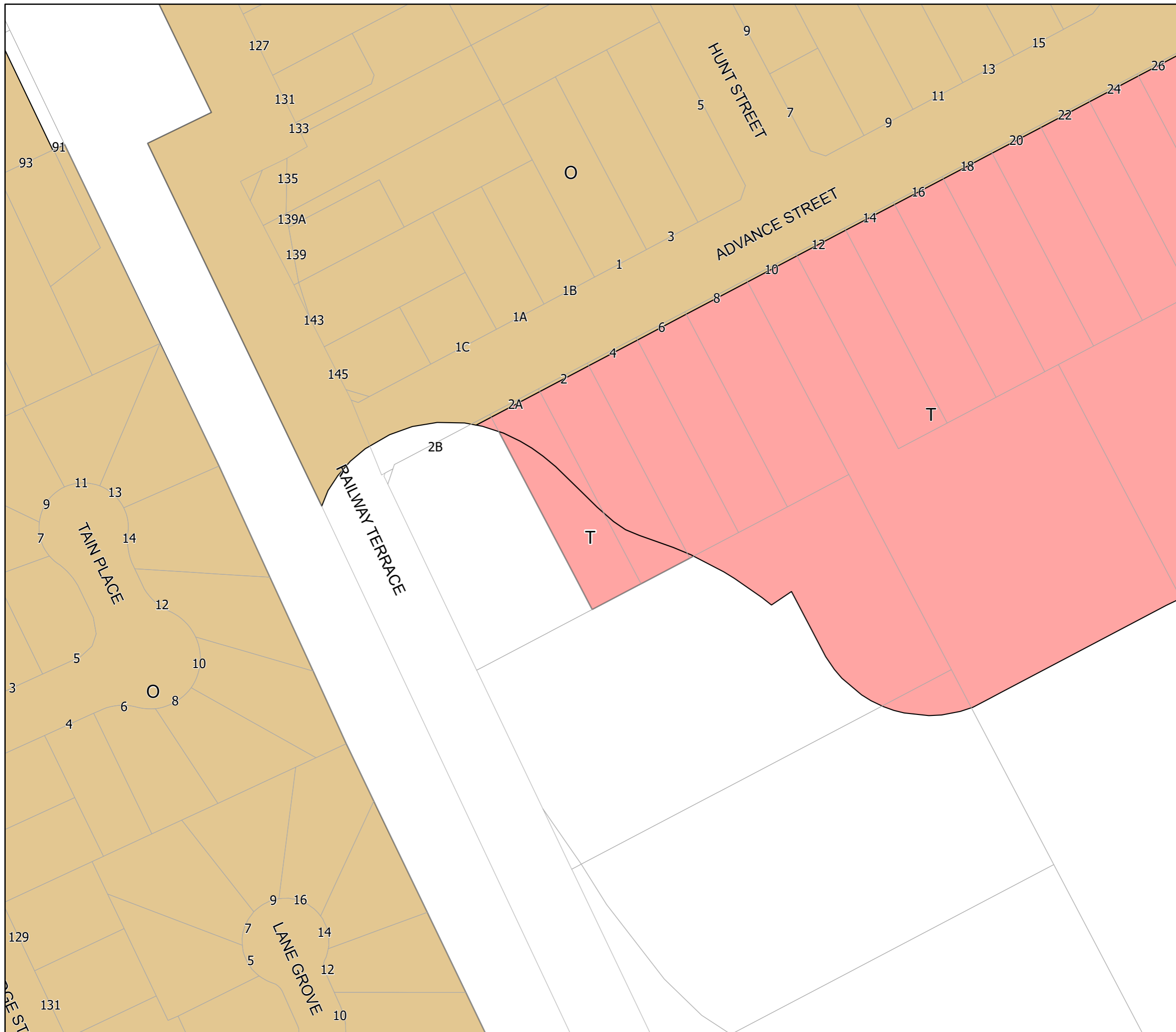
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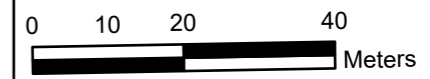
### 2-2A Advance Street Schofields Proposed Residential Density Map

Dwelling Density (per hectare)

- O 15
- T 25
- Lot Parcels



Scale: 1:1,000 @ A3






Date: 4/05/2023

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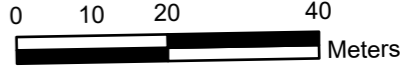


### 2-2A Advance Street Schofields Existing Land Reservation Acquisition

-  Local Drainage
-  Local Open Space
-  Lot Parcels




Scale: 1:1,000 @ A3



0 10 20 40 Meters

Date: 4/05/2023

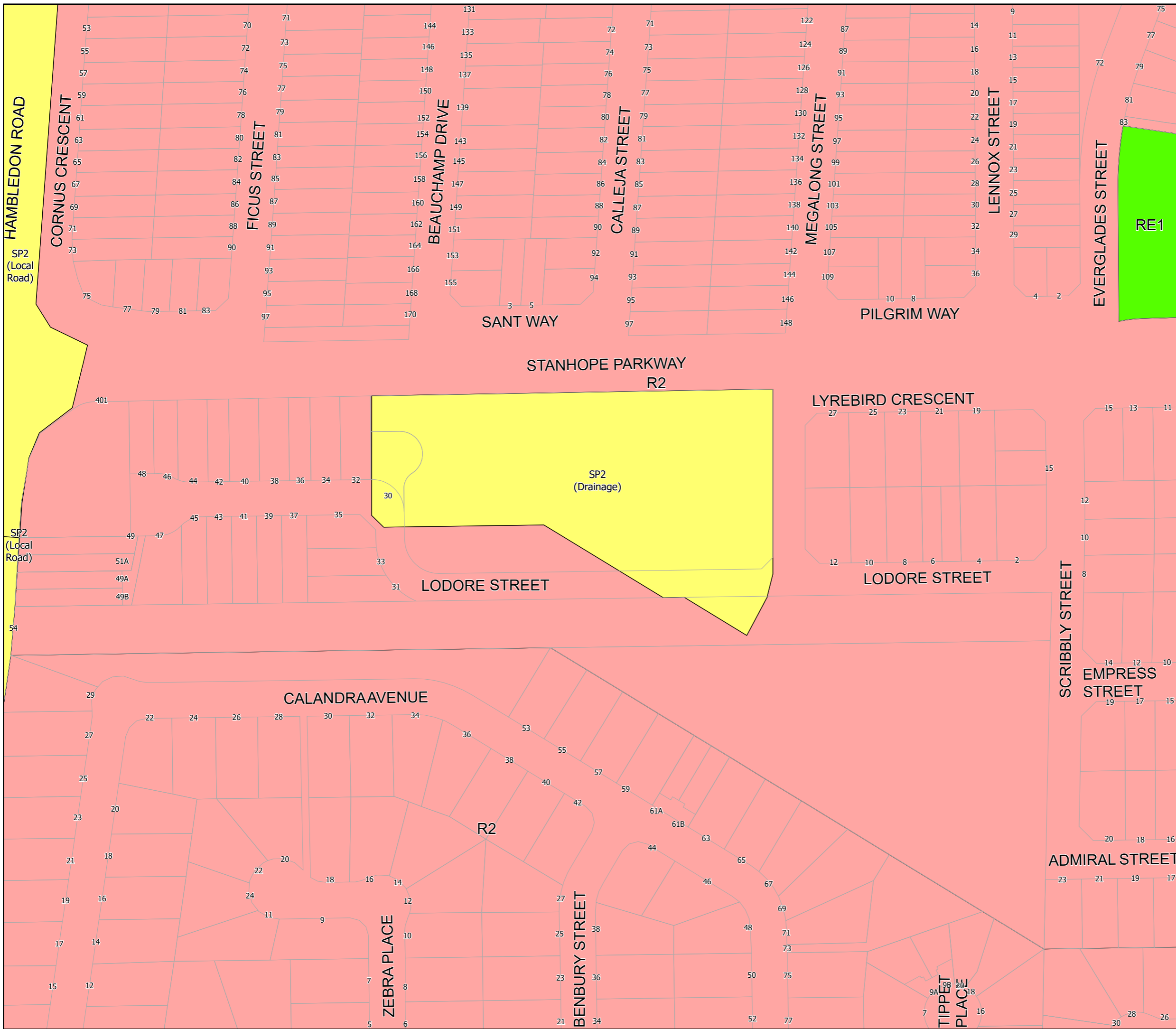


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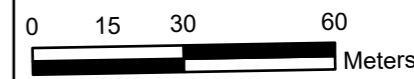


**Lodore Street  
The Ponds  
Existing  
Land Zoning Map**

- R2 Low Density Residential
- RE1 Public Recreation
- SP2 Infrastructure
- Lot Parcels




Scale: 1:1,500 @ A3



0 15 30 60 Meters

Date: 4/05/2023



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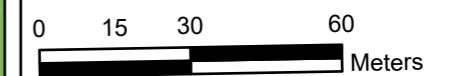
### Lodore Street The Ponds Existing Height of Building Map

Height of Buildings (m)

 J 9

 Lot Parcels

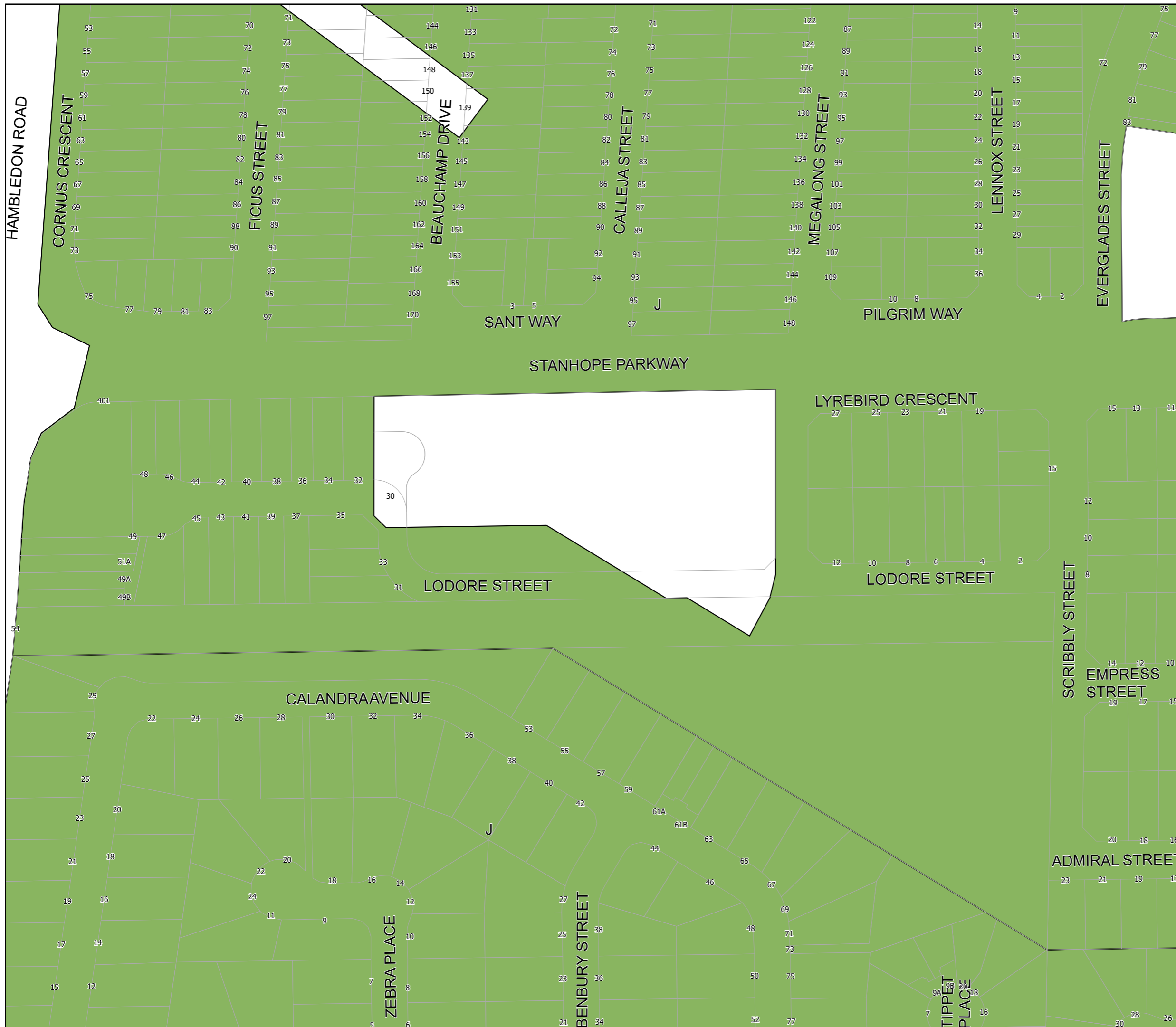
Scale: 1:1,500 @ A3



Date: 4/05/2023



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# Lodore Street The Ponds Proposed Height of Building Map

Height of Buildings (m)

J 9

Lot Parcels



Scale: 1:1,500 @ A3

0 15 30 60 Meters

Date: 4/05/2023

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# Lodore Street The Ponds Existing Residential Density Map

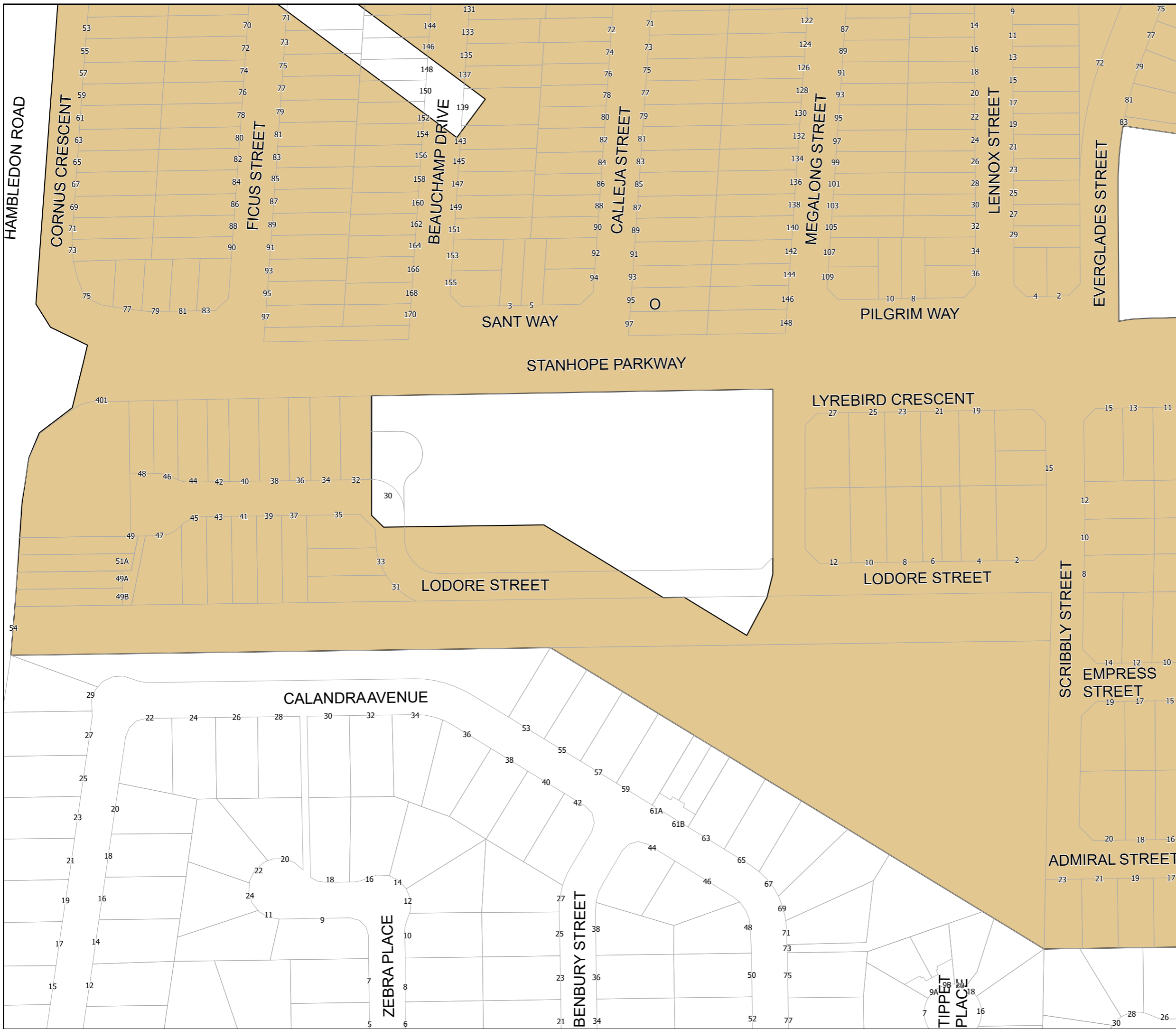
Dwelling Density (per hectare)  
0 15  
Lot Parcels

Scale: 1:1,500 @ A3  
0 15 30 60 Meters

Date: 4/05/2023





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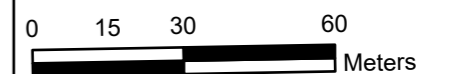


# Lodore Street The Ponds Proposed Residential Density Map

Dwelling Density (per hectare)

-  0 15
-  Lot Parcels

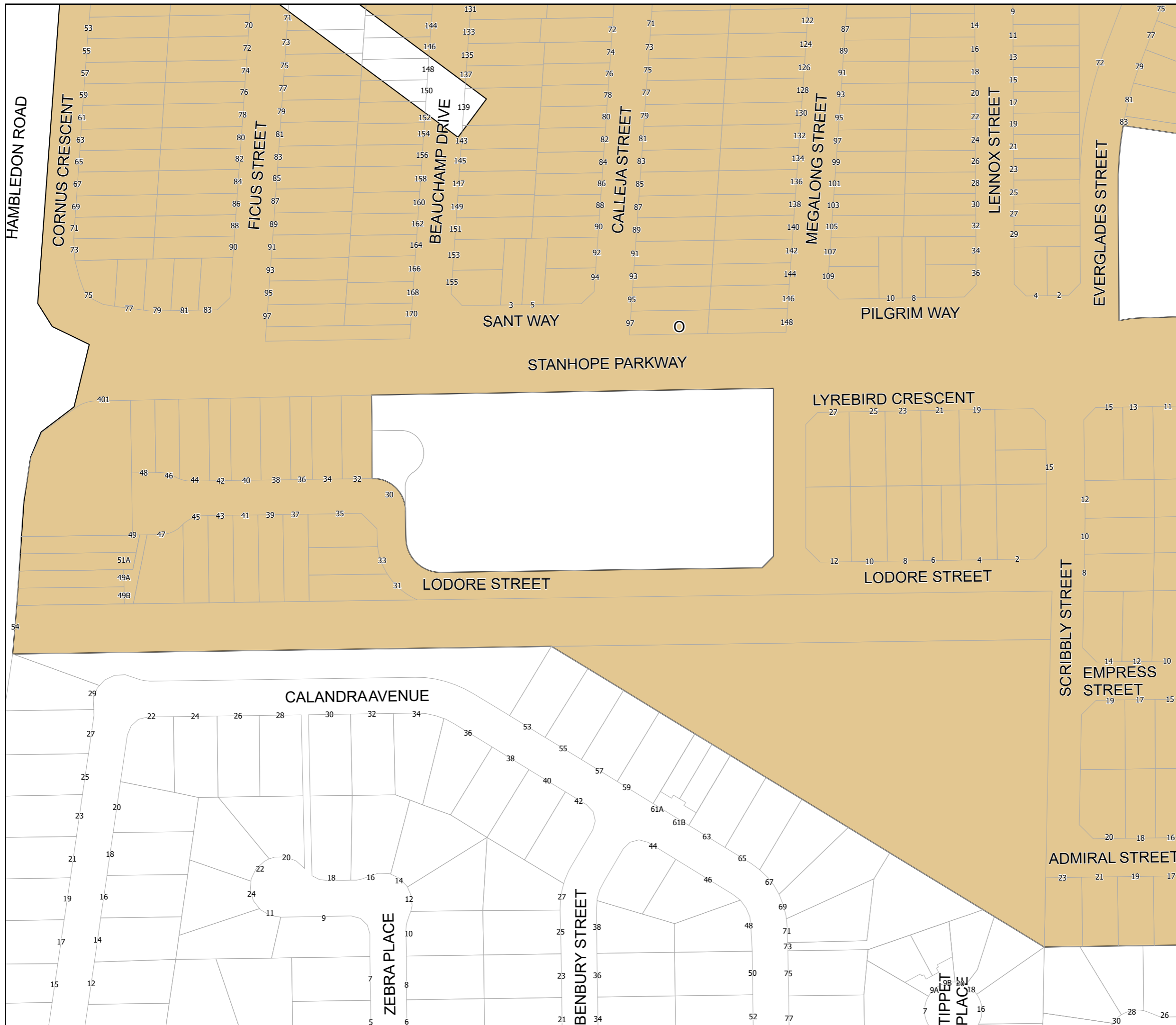
Scale: 1:1,500 @ A3




Date: 4/05/2023

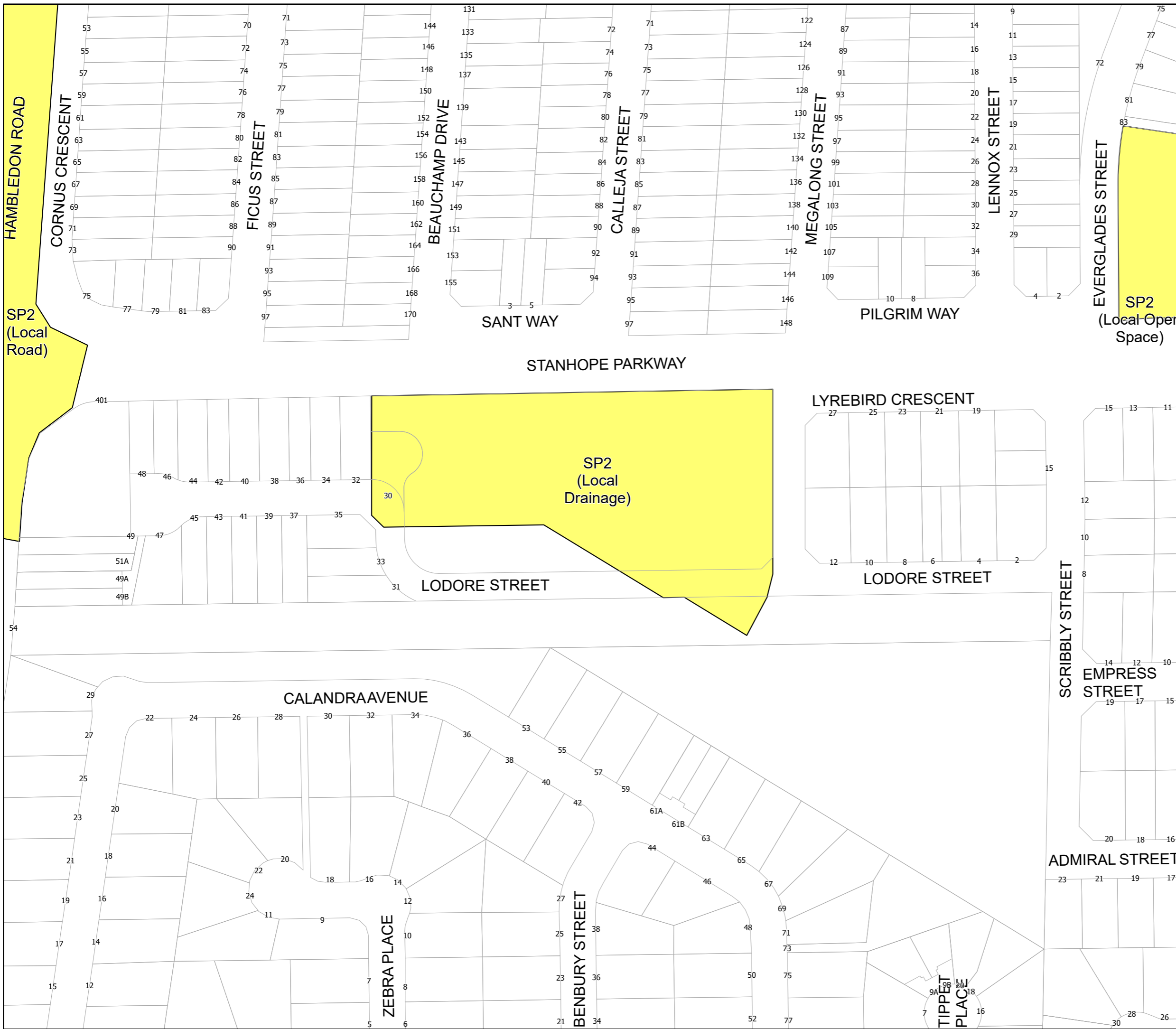


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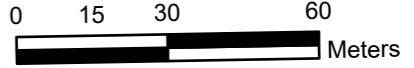


**Lodore Street  
The Ponds  
Existing Land  
Reservation Acquisition**

-  Local Drainage
-  Local Open Space
-  Local Road
-  Lot Parcels




Scale: 1:1,500 @ A3







0 15 30 60 Meters

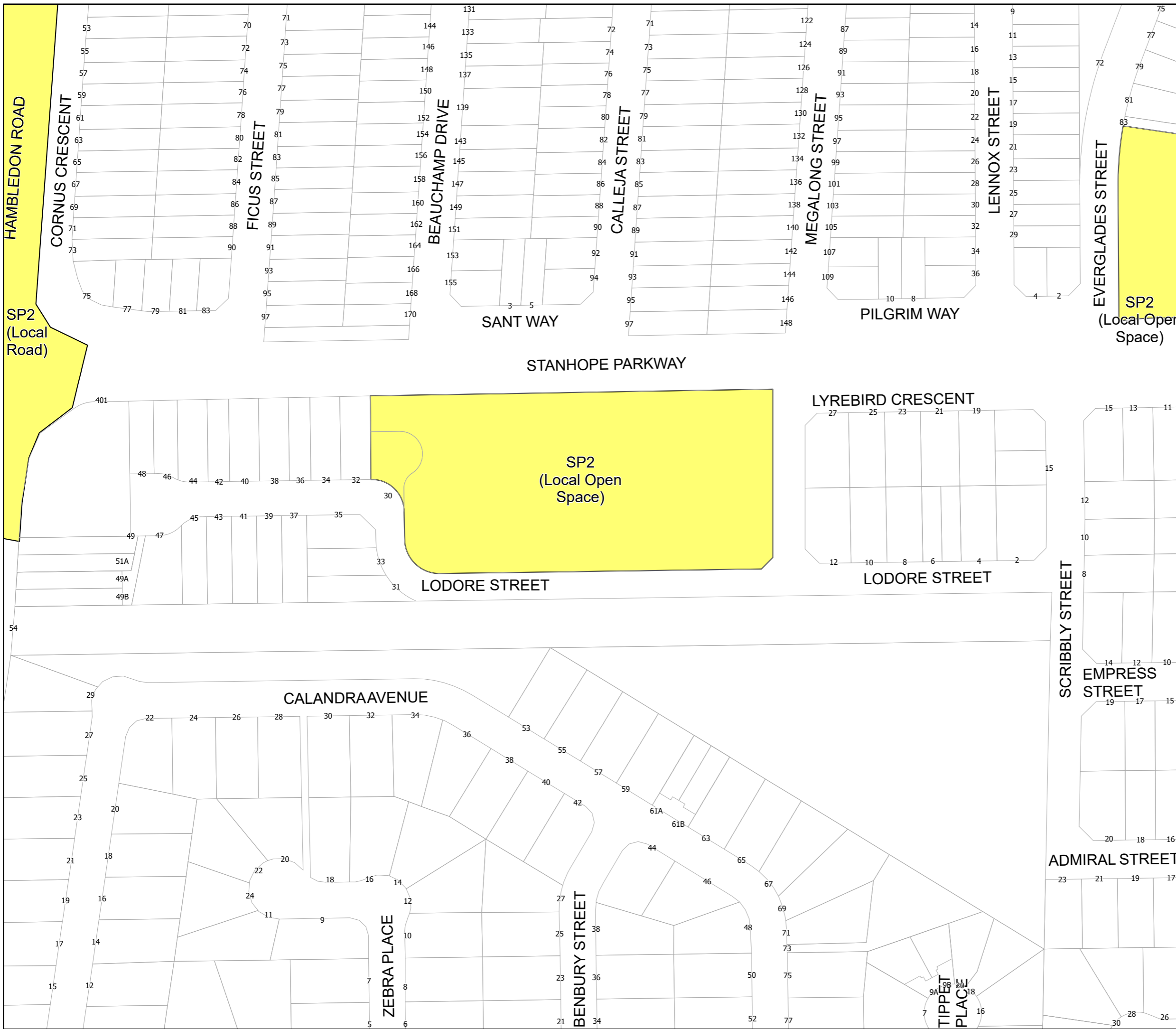
Date: 4/05/2023



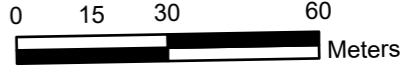
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**Lodore Street  
The Ponds  
Proposed Land  
Reservation Acquisition**

-  Local Drainage
-  Local Open Space
-  Local Road
-  Lot Parcels




Scale: 1:1,500 @ A3



0 15 30 60 Meters

Date: 4/05/2023



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## Summary of zoning changes of land zoned from SP2 Infrastructure Drainage in the Central River City SEPP

Basin	Precinct	Property	Description	Excess SP2 drainage land to available for another land use (m <sup>2</sup> )	Proposed RE1 (m2)	Proposed SP2 Place of public worship (m <sup>2</sup> )	Proposed C3 (m <sup>2</sup> )	Proposed RU6 (m <sup>2</sup> )	Proposed R2 (m <sup>2</sup> )	Proposed R3 (m <sup>2</sup> )
MS 3.0	Marsden Park	Stony Creek Road South	Lot 7944 DP 1272576	22,665				22,665		
MS 2.0	Marsden Park	Stony Creek Road North	Lot 7945 DP 1272576	6,451				6,286.72		
ML 5.0	Marsden Park	Lot 4274 Elara Boulevard	Lot 4274 DP 1236022	18,648	16,511.1					
			Road reserve at Lot 4274 DP 1236022						2,137.1	
MM 1.0	Marsden Park	Chambers Street	Lot 2516 DP 1223745	797.63					12.5	
		Blackstone Street	Part Lot 2745 DP 1230905						785.13	
MM 3.1	Marsden Park	20 Excelsior	Lot 67 DP 1199096	11513.11	5,494.44					

		1031 Richmond Road	Lot 63 DP1196729		6,018.67					
MM 3.4	Marsden Park	1054 Richmond Road	Southern side of Pius Lane (north of Lot 57 DP 1196729)	11,738						758.1
			Lot 57 DP 1196729		3751.3					
			Lot 58 DP 1196729			6,689.1				
			Lot 11 DP 1245610						539	
MB 2.0	Marsden Park	Grange Avenue	Part Lot 1 DP 781987	21,368						357.8
			Part Lot 3 Sec J DP 193074							567.6
			Part Lot 4 Sec J DP 193074							186.1
			Part Lot 5 Sec J DP 193074							3,472.1

			Lot 4 DP 1205982							2,890.45
			Lot 4 Sec J DP 193074		6,555.6					
			Lot 5 DP 1205982		5,243.3					
			Lot 1 DP 781987				2,094.8			
MB 1.0	Marsden Park	112 Fermoy Road	Lot 16 DP 802880	6,526.2					6,526.2	
F15.1	Riverstone	Junction Road and Edmund Street	Lot 8 Sec 28 DP 1459	1,764	165.25				340.86	
			Lot 13 Sec 28 DP 1459 60 Edmund Street		45				1,212.53	
E 8.1	Riverstone	4 Advance Street	Lot 3 DP 232241	798.45						3.28
		2 Advance Street	Lot 4 DP 232241							164.45
		2A Advance Street	Part Lot 5 DP 232241							630.72

F1.23	Alex Avenue	Lodore Street	Lot 3181 DP 1197890	11,709	10,580.15							
			Lot 21 DP 1216367						218.43			
			Lodore Street Lot 3181						626.6			
			Lot 4 DP 1010401						283.45			
<b>Total</b>				113,813	54,365	689.16,689	2094.8	29116.4 2095	5616.6	28,952.9569.6	5,617	95,670



## Consistency with Greater Sydney Region Plan, Central City District Plan, Future Transport Study 2056, Blacktown Community Strategic Plan 2041, Blacktown Local Strategic Planning Statement 2020 and Blacktown Housing Strategy 2020

### 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?
<b>Infrastructure and Collaboration</b>			
1. A city supported by infrastructure	<b>Objective 1:</b> Infrastructure supports the 3 cities	No	
	<b>Objective 2:</b> Infrastructure aligns with forecast growth – growth infrastructure compact	No	
	<b>Objective 3:</b> Infrastructure adapts to meet future needs	Yes	A revision of drainage land requirements has resulted in identifying surplus land. This land will be used for other purposes such as open space.
	<b>Objective 4:</b> Infrastructure use is optimised	Yes	The planning proposal will change the use of the land so it can be used more effectively for open space.
2. A collaborative city	<b>Objective 5:</b> Benefits of growth realised by collaboration of governments, community and business	No	
<b>Liveability</b>			
3. A city for people A city of great places	<b>Objective 6:</b> Services and infrastructure meet communities' changing needs	Yes	.
	<b>Objective 7:</b> Communities are healthy, resilient and socially connected	No	.
	<b>Objective 8:</b>	No	

	Greater Sydney's communities are culturally rich with diverse neighbourhoods		
	<b>Objective 9:</b> Greater Sydney celebrates the arts and supports creative industries and innovation	No	
4. Housing the City	<b>Objective 10:</b> Greater housing supply	Yes	There is some surplus land which is proposed to be used for residential purposes instead of drainage. This will result in greater housing supply.
	<b>Objective 11:</b> Housing is more diverse and affordable	Yes	The additional housing supply is proposed to be low density and medium to high density.
5. A city of great places	<b>Objective 12:</b> Great places that bring people together	No	
	<b>Objective 13:</b> Environmental heritage is identified, conserved and enhanced	No	
<b>Productivity</b>			
6. A well-connected city	<b>Objective 14:</b> A Metropolis of 3 Cities – integrated land use and transport creates walkable and 30- minute cities	No	
	<b>Objective 15:</b> The Eastern, GOP and Western Economic Corridors are better connected and more competitive	No	
	<b>Objective 16:</b> Freight and logistics network is competitive and efficient	No	
	<b>Objective 17:</b> Regional connectivity is enhanced	No	
7. Jobs and skills for the city	<b>Objective 18:</b> Harbour CBD is stronger and more competitive	No	
	<b>Objective 19:</b>	No	

	Greater Parramatta is stronger and better connected		
	<b>Objective 20:</b> Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City	No	
	<b>Objective 21:</b> Internationally competitive health, education, research and innovation precincts	No	
	<b>Objective 22:</b> Investment and business activity in centres	No	
	<b>Objective 23:</b> Industrial and urban services land is planned, retained and managed	No	
	<b>Objective 24:</b> Economic sectors are targeted for success	No	
<b>Sustainability</b>			
<b>8. A city in its landscape</b>	<b>Objective 25:</b> The coast and waterways are protected and healthier	No	
	<b>Objective 26:</b> A cool and green parkland city in the South Creek corridor	Yes	
	<b>Objective 27:</b> Biodiversity is protected, urban bushland and remnant vegetation is enhanced	Yes	It is possible that the reuse of drainage land as open space may result in the retention of urban bushland.
	<b>Objective 28:</b> Scenic and cultural landscapes are protected	No	
	<b>Objective 29:</b> Environmental, social and economic values in rural areas are protected and enhanced	No	
	<b>Objective 30:</b>	Yes	The reallocation of drainage land for open space may

	Urban tree canopy cover is increased		result in increase in tree canopy cover
	<b>Objective 31:</b> Public open space is accessible, protected and enhanced	Yes	Public open space will be designed so that it is accessible.
	<b>Objective 32:</b> The Green Grid links parks, open spaces, bushland and walking and cycling paths	No	
9. An efficient city	<b>Objective 33:</b> A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change	No	
	<b>Objective 34:</b> Energy and water flows are captured, used and re-used	No	
	<b>Objective 35:</b> More waste is re-used and recycled to support the development of a circular economy	No	
10. A resilient city	<b>Objective 36:</b> People and places adapt to climate change and future shocks and stresses	No	
	<b>Objective 37:</b> Exposure to natural and urban hazards is reduced	No	
	<b>Objective 38:</b> Heatwaves and extreme heat are managed	No	
<b>Implementation</b>			
11. Implementation	<b>Objective 39:</b> A collaborative approach to city planning	No	
	<b>Objective 40:</b> 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
<b>Infrastructure and Collaboration</b>		
<b>C 1:</b> Planning for a city supported by Infrastructure	Yes	The Planning Proposal provides housing and open space.
<b>C 2:</b> Working through collaboration	No	Not applicable
<b>Livability</b>		
<b>C 3:</b> Providing services and social infrastructure to meet people's changing needs	Yes	The revision of land for drainage purposes has found surplus land for this purpose. This planning proposal has considered alternate uses. It is found that open space and residential zones the most appropriate zone considering other factors such as costs and location.
<b>C 4:</b> Fostering healthy, creative, culturally rich and socially connected communities	No	Not applicable
<b>C 5:</b> Providing housing supply, choice and affordability, with access to jobs, services and public transport	Yes	The planning proposal provides housing supply choice.
<b>C 6:</b> Creating and renewing great places and local centres, and respecting heritage the District's heritage	No	Not applicable
<b>Productivity</b>		
<b>C 7:</b> Growing a stronger and more competitive Greater Parramatta	No	Not applicable
<b>C 8:</b> Delivering a more connected and competitive GPOP Economic Corridor	No	Not applicable
<b>C 9:</b> Delivering integrated land use and transport planning a 30-minute city	No	Not applicable
<b>C 10:</b> Growing investment, business opportunities and jobs in strategic centres	No	Not applicable
<b>C 11:</b> Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land	No	Not applicable

<b>C 12:</b> Supporting growth of targeted industry sectors	No	
<b>Sustainability</b>		
<b>C 13:</b> Protecting and improving the health and enjoyment of the District's waterways	No	
<b>C 14:</b> Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element	No	
<b>C 15:</b> Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes	No	
<b>C 16:</b> Increasing urban tree canopy cover and delivering Green Grid connections	Yes	The reallocation of drainage land for open space may result in increase in tree canopy cover.
<b>C 17:</b> Delivering high quality open space	Yes	Additional open space will be designed so that it is high quality, where funds allows.
<b>C 18:</b> Better managing rural areas	No	
<b>C 19:</b> Reducing carbon emissions and managing energy, water and waste efficiently	No	
<b>C 20:</b> Adapting to the impacts of urban and natural hazards and climate change	No	
<b>Implementation</b>		
<b>C 21:</b> Preparing local strategic planning statements informed by local strategic planning	No	
<b>C 22:</b> Monitoring and reporting on the delivery of the plan	No	

**C. Future Transport Strategy 2056**

<b>Strategic Direction</b>	<b>Compliance</b>
Customer focussed	Not applicable
Successful places	Not applicable
A strong economy	Not applicable
Safety and performance	Not applicable
Accessible services	Not applicable
Sustainability	Not applicable

**D. Blacktown Community Strategic Plan 2041**

<b>Strategic Direction</b>	<b>Compliance</b>
A vibrant and inclusive City	Not applicable
A clean, sustainable and healthy environment	Yes - more open space is provided as part of this planning proposal.
A smart and prosperous economy	Not applicable
A growing city supported by accessible infrastructure	Not applicable
A sporting and active city	Yes - more open space is provided as part of this planning proposal.
A leading city	Not applicable

## E. Blacktown Local Strategic Planning Statement

The Blacktown Local Strategic Planning Statement (LSPS) sets out a 20 year land use vision and structure plan for Blacktown City.

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



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

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

	28. Collaborate with the NSW Government to identify, secure and protect transport corridors	Not applicable
<b>LPP 8:</b> Growing mixed use, investment, business and job opportunities in Strategic Centres	29. Collaborate with the NSW Government to undertake place-based planning and review planning controls in the Blacktown, Mount Druitt and Marsden Park Strategic Centres	Not applicable
	30. Implement Warrick Lane Transformational Project in the Blacktown Strategic Centre	Not applicable
<b>LPP 9:</b> Maximising opportunities to attract advanced manufacturing to, and innovation in, industrial and urban services land	31. Review planning controls to promote advanced manufacturing and innovation in industrial and urban services land	Not applicable
	32. Review planning controls to manage the interfaces between industrial and urban services land and other uses	Not applicable
<b>LPP 10:</b> Growing targeted industry sect	33. Maintain an updated economic development strategy	Not applicable
	34. Collaborate with the NSW Government and the private sector to promote health, medical research and innovation, and education opportunities in the Blacktown and Mount Druitt Strategic Centres and implement the Health Precinct Transformational Project	Not applicable
	35. Investigate a future health precinct around the planned Rouse Hill Hospital	Not applicable
	36. Implement the Australian Catholic University – Blacktown Transformational Project	Not applicable
<b>Sustainability</b>		
	37. Maintain an updated Integrated Water Management Strategy	Not applicable

<b>LPP 11:</b> Protecting and improving the health and enjoyment of waterways	38. Promote best practice water sensitive urban design to address the impacts of stormwater	Not applicable
	39. Collaborate on a catchment-wide scale to improve waterway health and community access to waterways	Not applicable
	40. Collaborate to deliver projects that rehabilitate waterways to a more natural condition	Not applicable
<b>LPP 12:</b> Creating a Parkland City urban structure and emphasising the importance of South Creek	41. Collaborate as part of a whole-of-catchment approach to managing South Creek	Not applicable
	42. Collaborate with the NSW Government to improve public access to Eastern Creek and South Creek for walking and cycling	Not applicable
<b>LPP 13:</b> Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes	43. Maintain an updated biodiversity strategy for Blacktown City	Not applicable
	44. Identify and protect scenic and cultural landscapes	Not applicable
	45. Maintain updated plans of management for natural areas, parks and areas of cultural significance	Not applicable
<b>LPP 14:</b> Increasing urban tree canopy cover and Green Grid connections	46. Collaborate to increase tree canopy cover, deliver Green Grid connections and cool the urban environment	The Planning Proposal will increase the quantum of open space. It will increase the tree canopy cover in the NWGA.
	47. Collaborate to extend the Western Sydney Parklands north along Eastern Creek to connect with South Creek	Not applicable
<b>LPP 15:</b> Delivering high quality open space	48. Maintain an updated recreation and open space strategy	Not applicable
	49. Collaborate to address the shortfall in open space and recreation facilities in the NWGA	The Planning Proposal will increase the quantum of open space in the NWGA.
	50. Collaborate to maximise shared and joint use of school facilities to	Not applicable

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

	61. Use the Monitoring Committee to report progress against the LSPS to Council every quarter as part of Council's Integrated Planning and Reporting Framework	Not applicable
	62. Advocate for the fair allocation of funding to Blacktown City in support of our growing community	Not applicable
	63. Review the LSPS within 7 years as required by legislation	Not applicable

## F. Blacktown Housing Strategy 2020

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

## Consistency with applicable SEPPs

State Environmental Planning Policy	Consistency
SEPP No 65 - Design Quality of Residential Apartment Development	<p>Consistent</p> <p>The Planning Proposal enables the application of the SEPP. As the proposal enables the up-zoning of land from low to high density, the application of the SEPP will be frequent and significant.</p>
SEPP (Building Sustainability Index) 2004	<p>Consistent</p> <p>The Planning Proposal enables the application of the SEPP.</p>
SEPP (Biodiversity and Conservation) 2021	<p>Consistent</p> <p>The Planning Proposal enables the application of the SEPP.</p>
SEPP (Building Sustainability Index: BASIX) 2004	<p>Consistent</p> <p>The Planning Proposal enables the application of the SEPP.</p>
SEPP (Exempt and Complying Development Codes) 2008	<p>Consistent</p> <p>The Planning Proposal enables the application of the SEPP.</p>
SEPP (Housing) 2021	<p>Consistent</p> <p>The Planning Proposal enables the application of the SEPP, particularly as the proposal up-zones land from low density to high density.</p>
SEPP (Industry and Employment) 2021	<p>Consistent</p> <p>The Planning Proposal enables the application of the SEPP.</p>
SEPP (Precincts – Central River City) 2021	<p>Consistent</p> <p>The Planning Proposal enables application of the SEPP:</p>
SEPP (Precincts – Western Parkland City) 2021	<p>Not applicable.</p>
SEPP (Planning Systems) 2021	<p>Not applicable.</p>



State Environmental Planning Policy	Consistency
SEPP (Resilience and Hazards) 2021	Not applicable
SEPP (Resources and Energy) 2021	Not applicable
SEPP (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

Focus Area	Consistency of Planning Proposal
<b>1 Planning Systems</b>	
1.1 Implementation of Regional Plans	Consistent
1.2 Development of Aboriginal Land Council Land	Not Applicable
1.3 Approval and Referral Requirements	Not Applicable
1.4 Site Specific Provisions	Not Applicable
<b>Planning Systems – Place-Based</b>	
1.5 Parramatta Road Corridor Urban Transformation Strategy	Not Applicable
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implantation plan	Consistent
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not Applicable
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not Applicable
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not Applicable
1.10 Implementation of the Western Sydney Aerotropolis Plan	Not Applicable
1.11 Implementation of Bayside West Precincts 2036 Plan	Not Applicable
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not Applicable
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	Not Applicable
1.14 Implementation of Greater Macarthur 2040	Not Applicable
1.15 Implementation of the Pyrmont Peninsula Place Strategy	Not Applicable
1.16 North West Rail Link Corridor Strategy	Not Applicable
1.17 Implementation of the Bays West Place Strategy	Not Applicable
1.18 Implementation of the Macquarie Park Innovation Precinct	Not Applicable
1.19 Implementation of the Westmead Place Strategy	Not Applicable
1.20 Implementation of the Camellia-Rosehill Place Strategy	Not Applicable

<b>Focus Area</b>	<b>Consistency of Planning Proposal</b>
1.21 Implementation of South West Growth Area Structure Plan	Not Applicable
1.22 Implementation of the Cherrybrook Station Place Strategy	Not Applicable
<b>2 Design and Place</b>	
<b>3 Biodiversity and Conservation</b>	
3.1 Conservation Zones	Consistent
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
<b>4 Resilience and Hazards</b>	
4.1 Flooding	<p>The Planning Proposal does not rezone land which will permit development:</p> <ul style="list-style-type: none"> <li>a. in flood way areas</li> <li>b. result in significant flood impacts on other properties</li> <li>c. for residential development in high hazard areas</li> </ul> <p>With regards to Direction 4.1 (f) and (g), whilst the zones in some areas do permit sensitive development in low risk flood prone areas, it will be dependent on the development whether the site is suitable for this purpose.</p> <p>As such, whilst the proposal is not totally consistent, with the Direction any inconsistency is minor.</p> <p>See Table 4 in the Planning Proposal for further details.</p>
4.2 Coastal Management	Not Applicable
4.3 Planning for Bushfire Protection	Consistent
4.4 Remediation of Contaminated Land	Not Applicable
4.5 Acid Sulphate Soils	Not Applicable
4.6 Mine Subsidence and Unstable Land	Consistent
<b>5 Transport and Infrastructure</b>	
5.1 Integrating Land Use and Transport	Not Applicable
5.2 Reserving Land for Public Purposes	Consistent

<b>Focus Area</b>	<b>Consistency of Planning Proposal</b>
5.3 Development Near Regulated Airports and Defence Airfields	Not Applicable
5.4 Shooting Ranges	Not Applicable
<b>6 Housing</b>	
6.1 Residential Zones	Consistent
6.2 Caravan Parks and Manufactured Home Estates	Not Applicable
<b>7 Industry Employment</b>	
7.1 Business and Industrial Zones	Not Applicable
7.2 Reduction in non-hosted short-term rental accommodation period	Not Applicable
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not Applicable
<b>8 Resources and Energy</b>	
8.1 Mining, Petroleum Production and Extractive Industries	Not Applicable
<b>9 Primary Production</b>	
9.1 Rural Zones	Not Applicable
9.2 Rural Lands	Not Applicable
9.3 Oyster Aquaculture	Not Applicable
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	Not Applicable

## Attachment 8: Summary of changes on the contributions plans

Basin	Property	Surplus SP2 Infrastructure (Drainage) (hectares)	Reduction to Land Acquisition	Reduction to SP2 Cost	Additional RE1 Costs	Change is cost to the Contributions Plans
MS 3.0	Stoney Creek Road Melonba (CP 21 Marsden Park)	2.2665	-\$3,000,000.00	\$0.00	\$0.00	-\$3,000,000.00
MS 2.0	Stoney Creek Road Melonba (CP 21 Marsden Park)	0.6451	-\$900,000.00	\$0.00	\$0.00	-\$900,000.00
ML 5.0	Galah Street Melonba (CP 21 Marsden Park)	1.8648	-\$620,000.00	\$0.00	\$4,371,419.00	\$3,751,419.00
MM 1.0	Chambers Street and Blackstone Road Marsden Park (CP 21 Marsden Park)	0.0798	-\$300,000.00	\$575,000.00	\$0.00	\$275,000.00
MM 3.1	20 Excelsior Road and 1031 Richmond Road Marsden Park (CP 21 Marsden Park)	1.1513	\$0.00	-\$765,000.00	\$3,892,408.00	\$3,127,408.00
MM 3.4	Richmond Road Marsden Park (CP 21 Marsden Park)	1.1737	-\$6,000,000.00	-\$1,120,000.00	\$1,615,569.80	\$5,504,430.20
MB 2.0	Grange Avenue Marsden Park (CP 21 Marsden Park)	2.1368	-\$4,224,000.00	-\$150,000.00	\$2,640,975.35	-\$1,733,024.65
MB 1.0	Fermoy Road Marsden Park (CP 21 Marsden Park)	0.6526	-\$3,000,000.00	-\$45,000.00	\$0.00	-\$3,045,000.00
F15.1	Junction Road and Edmund Street Grantham Park (CP 20 Riverstone and Alex Avenue)	0.1764	-\$706,000.00	\$0.00	\$0.00	-\$706,000.00
E 8.1	Advance Street Schofields (CP 20 Riverstone and Alex Avenue)	0.0798	-\$1,500,000.00	\$0.00	\$0.00	\$1,500,000.00
F1.23	Lodore Street The Ponds (CP 20 Riverstone and Alex Avenue)	1.1708	-\$300,000.00	-\$1,285,000.00	\$4,016,210.90	\$2,431,210.90
<b>Total</b>		<b>11.3976</b>	<b>\$20,550,000.00</b>	<b>-\$2,790,000.00</b>	<b>\$16,536,583.05</b>	<b>-\$6,803,416.95</b>