

### 3.3. PD440040 - Planning Proposal - Sydney Street, Grantham Farm

**Director:** Peter Conroy, Director City Planning & Development  
**Responsible Manager:** Jaime Hogan, Manager Strategic Planning & Economic Development  
**File:** LEP-24-0003

**Division is required**

**Previous item** Nil.

**Topic**

We have received a request for a Planning Proposal to rezone part of 2 lots at Sydney Street, Grantham Farm from SP2 Infrastructure (Drainage) to R2 Low Density Residential.

**Analysis**

The lots are partly zoned SP2 Infrastructure (Drainage) and part R2 Low Density Residential. The proposal to rezone the land for residential use is supported by an alternative engineering solution that removes the need for the drainage zone.

We are satisfied that the alternative drainage solution proposed will achieve the required drainage functionality and have no objection to the proposal. Additionally, the rezoning will remove the need for Council to acquire the SP2 Infrastructure (Drainage) zoned land.

Consequential amendments are also proposed to the height of buildings, residential density and land acquisition maps to match the proposed zone.

The Planning Proposal is supported by the Blacktown Local Planning Panel.

**Attachment/s**

1. Location Maps [PD440040.1 - 3 pages]
2. SEPP Maps [PD440040.2 - 8 pages]
3. Planning Proposal [PD440040.3 - 14 pages]

**Report**

**Recommendation**

1. Lodge the Planning Proposal on the NSW Planning Portal for a Gateway Determination.
2. Publicly exhibit the Planning Proposal in line with the Gateway Determination.
3. Note a further report will be presented to Council following the public exhibition of the Planning Proposal.

## Key reasons

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### 1. The rezoning will remove the need for Council to acquire the land

- a. The Planning Proposal relates to lots 37 and 38 in Section 17 DP 1480, Sydney Street, Grantham Farm within the North West Growth Area.
- b. Land zoned SP2 Infrastructure (Drainage) under the *State Environmental Planning Policy (Precincts – Central River City) 2021* is required to be acquired by Council for the purpose of drainage.
- c. Location maps and zoning plans are in attachment 1.

### 2. The alternative drainage solution proposed is feasible

- a. Under existing conditions, stormwater flows from the south to the north across the part of the site zoned SP2 Infrastructure (Drainage) to enter Council's stormwater infrastructure in Sydney Street.
- b. The applicant has submitted a Concept Engineering Design that instead pipes stormwater east along part of a new subdivision road towards Edmund Street. This design would no longer require the land zoned SP2 to provide a drainage function, and would allow the site to be developed for residential purposes.
- c. Council's engineers are satisfied that the Concept Engineering Design is capable of managing stormwater in the catchment without adverse impact on adjoining properties.

### 3. The impact of the proposed amendment is minor

- a. The combined site area of the 2 lots is 1,114.8 m<sup>2</sup>, and the land to be rezoned is 488 m<sup>2</sup>. This will result in an increase in 2 residential lots and enable a more orderly subdivision pattern, uninterrupted by drainage land.
- b. The additional yield will have a negligible impact on demand for transport, open space or community infrastructure.

### 4. The proposal is supported by the Blacktown Local Planning Panel

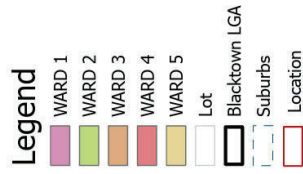
- a. The Blacktown Local Planning Panel considered the proposal at its 21 October 2024 meeting as required by the Local Planning Panels Direction – Planning Proposals.
- b. The Panel supports the progression of the Planning Proposal for Gateway Determination. The Panel advised:
  - the proposal has strategic merit in regard to the natural environment, existing uses and likely future uses on and surrounding the site, and existing and required services and infrastructure
  - the proposal is responding to changing circumstance not recognised by current controls such as new infrastructure and changing demography.

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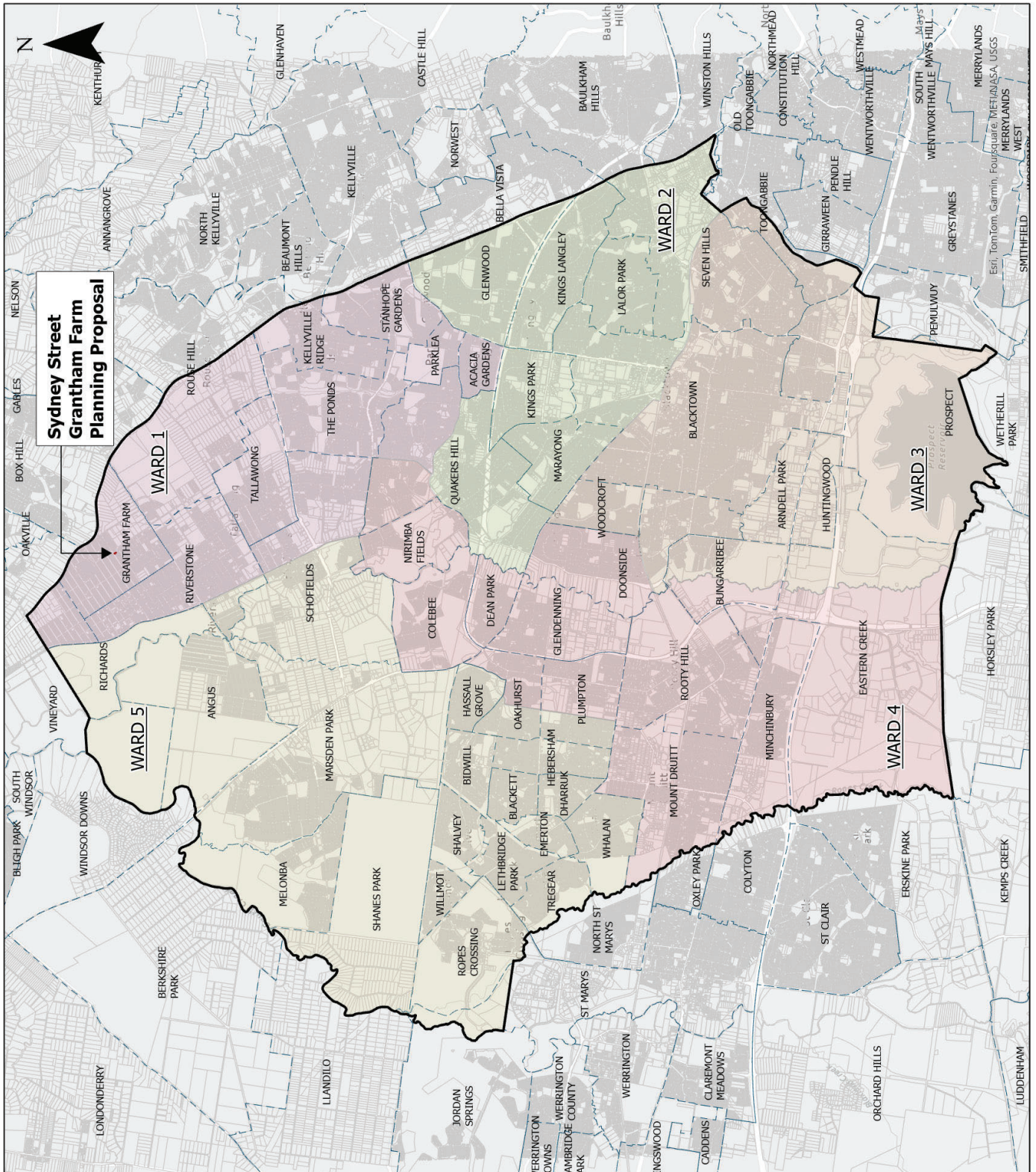
End of report

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## Location



The information shown on this plan is indicative only. This plan must not be reproduced without prior consent.





# Sydney Street Grantham Farm Planning Proposal Aerial Imagery Map

## Legend

- Lot: Parcels from NSW Spatial Services
- Subject Land

Aerial imagery acquired 30/03/2023

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



Date: 26/03/2024







# Sydney Street Grantham Farm Planning Proposal

## Location Map

### Legend

-  Lot Parcels from NSW Spatial Services  
 Subject Land

NOTE:  
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0 5 10 20 30 40 Metres

Scale = 1:1,000



Date: 19/03/2024



Sydney Street  
Grantham Farm  
Planning Proposal  
Land Zone Map

- Legend**
- Lot Parcels from NSW Spatial Services
  - Subject Site
  - Subject Lots
  - Clause 13
  - C2 Environmental Conservation
  - C3 Environmental Management
  - C4 Environmental Living
  - R2 Low Density Residential
  - RE1 Public Recreation
  - SP2 Infrastructure

Existing

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Scale = 1:1,000



Date: 6/09/2024



Sydney Street  
Grantham Farm  
Planning Proposal

Land Zone Map

Legend

- Lot Parcels from NSW Spatial Services
- Clause 13
- Subject Site
- Subject Lots
- C2 Environmental Conservation
- C3 Environmental Management
- C4 Environmental Living
- R2 Low Density Residential
- RE1 Public Recreation
- SP2 Infrastructure

Proposed

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Date: 6/09/2024



Sydney Street  
Grantham Farm  
Planning Proposal

Height Of  
Buildings Map

Legend

- Lot Parcels from NSW Spatial Services
- Subject Site
- Subject Lots
- Maximum Building Height
- J 9 metres

Existing

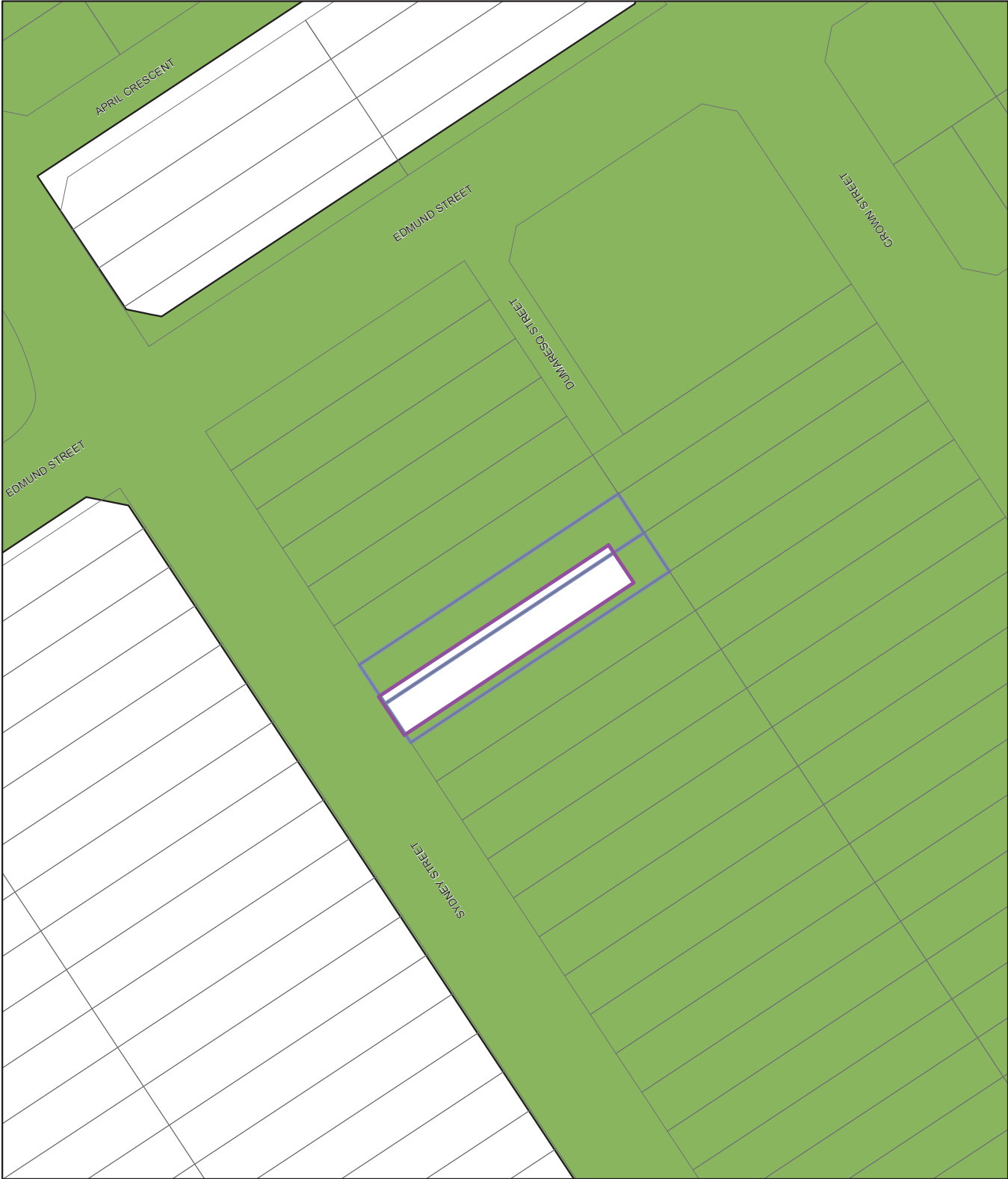
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Date: 6/09/2024





Sydney Street  
Grantham Farm  
Planning Proposal

Height Of  
Buildings Map

Legend

- Lot Parcels from NSW Spatial Services
- Subject Site
- Subject Lots
- Maximum Building Height
- J 9 metres

Proposed

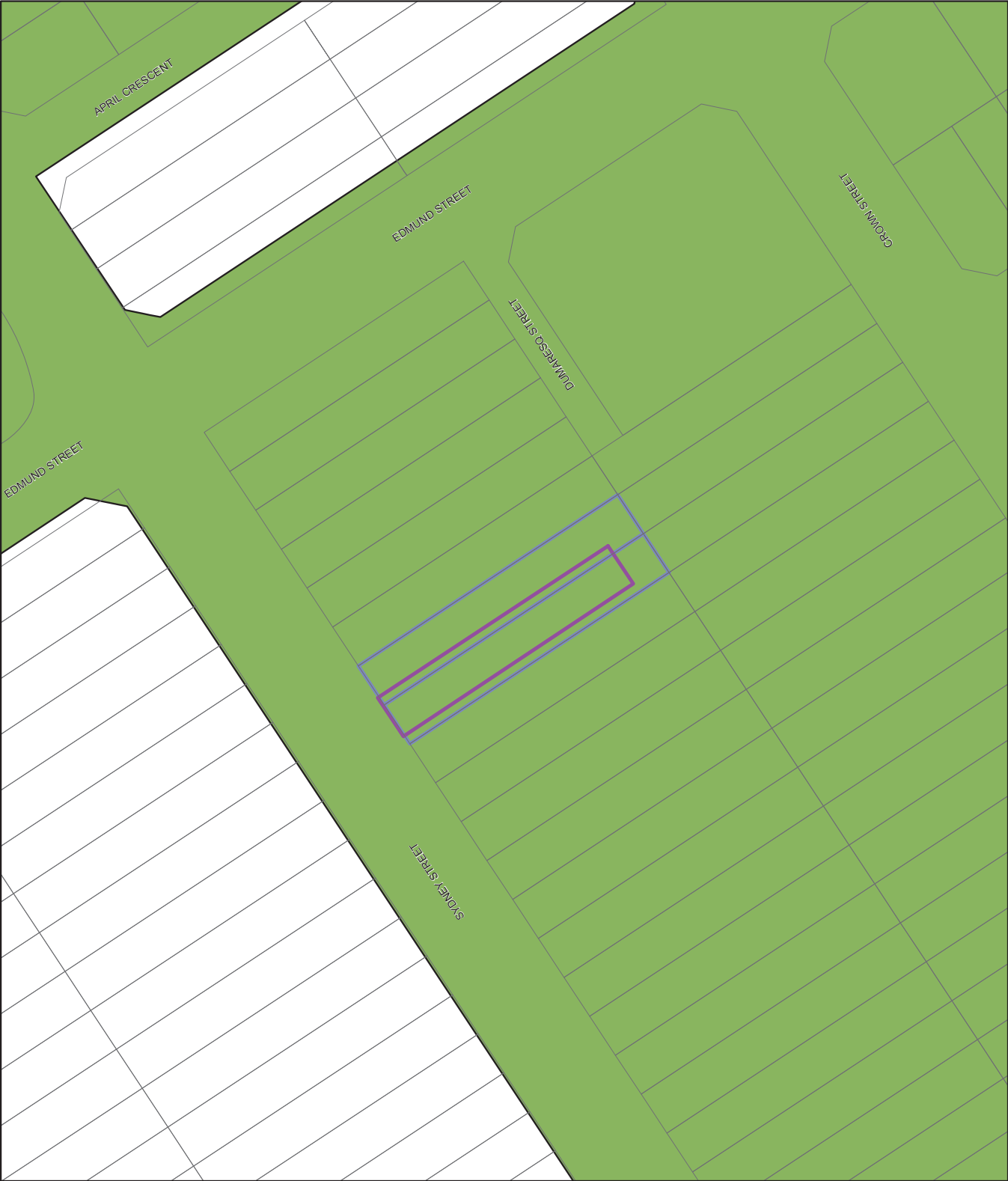
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Date: 6/09/2024



Sydney Street  
Grantham Farm  
Planning Proposal  
Residential Density  
(RDN) Map

**Legend**

Lot Parcels from NSW Spatial Services

Subject Site

Subject Lots

Dwelling Density (15 per Ha.)

Existing

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Date: 6/09/2024



Sydney Street  
Grantham Farm  
Planning Proposal  
Residential Density  
(RDN) Map

Legend

- Lot Parcels from NSW Spatial Services
- Subject Site
- Subject Lots
- Dwelling Density (15 per Ha.)

Proposed

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Scale = 1:1,000



Date: 6/09/2024









# Sydney Street Grantham Farm Planning Proposal

## Land Reservation Acquisition Map

### Legend

-  Lot Parcels from NSW Spatial Services
-  Subject Site
-  Subject Lots
-  Land Reservation Acquisition

Existing

NOTE:  
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Date: 6/09/2024



Sydney Street  
Grantham Farm  
Planning Proposal  
Land Reservation  
Acquisition Map

**Legend**

Lot Parcels from NSW Spatial Services

Subject Site

Subject Lots

Land Reservation Acquisition

Proposed

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Date: 6/09/2024





## **Planning Proposal**

**November 2024**

**Lots 37 and 38 in Section 17, DP 1480, Sydney  
Street Grantham Farm**



## **Contents**

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## **Attachments**

1. Consistency with strategic plans
2. Consistency with State Environmental Planning Policies
3. Consistency with Section 9.1 Directions by the Minister
4. Existing and Proposed SEPP Maps

## **1 Objectives and intended outcomes**

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### **1.1 Introduction**

Blacktown City Council has received a request from Group Development Services Pty Ltd to prepare a Planning Proposal to rezone parts of Lots 37 and 38 Section 17 Deposited Plan 1480 (subject land).

The Planning Proposal seeks to rezone the subject land from SP2 Infrastructure (Drainage) to R2 Low Density Residential under *State Environmental Policy (Precinct – Central River City) 2021*.

Under existing conditions, stormwater flows from south to north across the site to enter Council's stormwater infrastructure at Sydney Street. The applicant has submitted a Concept Engineering Design that instead pipes stormwater east along the new subdivision road at Dumaresq Street to Edmund Street. This design would no longer require the land to provide a drainage function.

The rezoning will also remove the need for Council to acquire the SP2 Infrastructure (Drainage) zoned land.

This rezoning will enable up to 2 additional residential development lots on the land.

### **1.2 Applicable land**

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

The subject land is located in the Riverstone Precinct, which is part of the North West Growth Area. The individual lots are approximately 557.4 square metres in size with a total combined area of 1,114.8 square metres. The area of the subject land to be rezoned is 487.96 square metres. The lots are rectangular in shape and have a frontage to Sydney Street. They are vacant and have been cleared of vegetation.



*Figure 1: Subject land marked in red*





*Figure 2: Aerial photo of the subject land highlighted in yellow*

### 1.3 Current planning controls

State Environmental Planning Policy (Precincts – Central River City) 2021, Appendix 7  
Alex Avenue and Riverstone Precinct Plan 2010 applies to the subject land.

#### 1.3.1 Existing Land Use Zones

The subject land is partly zoned SP2 Infrastructure (Drainage) and R2 Low Density Residential under *State Environmental Planning Policy (Precincts – Central River City) 2021*.

The map showing the existing land use zones is at Figure 3.



Figure 3: Existing land use zone applicable to the subject land



### 1.3.2 Height of Buildings

The SP2 Infrastructure (Drainage) zoned land does not have a height of building control. The surrounding R2 Low Density Residential zoned land has a height of building control of 9 metres.

The map showing the existing Height of Building is at Figure 4.



Figure 4: Existing Height of building applicable to the subject lots.



### 1.3.3 Residential Density

No Residential Density control applies to those parts of the subject lots that are zoned SP2 Infrastructure Drainage. The surrounding R2 Low Density Residential zoned land has a minimum residential density control of 15 dwellings per/hectares.

The map showing the existing Residential Density is at Figure 5.



Figure 5: Existing Residential Density applicable to the subjects lots.

### 1.3.4 Land Reservation Acquisition

Land Reservation Acquisition applies to those parts of the subject land that are zoned SP2 Infrastructure Drainage.

The map showing the existing Land Reservation Acquisition is at Figure 6.



Figure 6: Land Reservation acquisition applicable to the subject lots.

## 2 Explanation of provisions

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

The Planning Proposal seeks to amend State Environmental Planning Policy (Precincts – Central River City) 2021 as outlined in Table 1.

The existing and proposed SEPP Maps are at Attachment 4.

<i>State Environmental Planning Policy (Precincts - Central River City) 2021</i>		Current controls	Proposed changes
Map title	Map sheet		
Land Zoning Map	SEPP SRGC NW LZN_004	R2 Low Density Residential SP2 Infrastructure (Drainage)	Remove SP2 Infrastructure Drainage zone from the subject land and rezone to R2 Low Density Residential.
Height of Building Map	SEPP SRGC NW HOB_004	No height controls apply to the land currently zoned SP2. A maximum Height of Buildings control of 9 metres applies to the land zoned R2 Low Density Residential.	Extend the maximum height of building controls to the land proposed to be rezoned R2 Low Density Residential
Residential Density Map	SEPP SRGC NW RDN_004	No residential density controls apply to the land currently zoned SP2. A minimum residential density control of 15 dwellings per hectare applies to the land zoned R2 Low Density Residential.	Extend the minimum residential density controls to the land proposed to be rezoned R2 Low Density Residential
Land Reservation Acquisition Map	SEPP SRGC NW LRA_004	The land currently zoned SP2 Infrastructure (Drainage) is identified for acquisition	Remove the land acquisition mapping from the land proposed to be rezoned to R2 Low Density Residential.

*Table 1: Proposed amendments to State Environmental Planning Policy (Precincts – Central River City) 2021*

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

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

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

The Planning Proposal is not the result of any specific strategic study or report. This Planning Proposal is the result of a Concept Engineering Design report which demonstrates that an alternative underground drainage system can be installed which would be effective in maintaining stormwater drainage. This would allow the land to be developed in an efficient and productive manner and enable residential development.

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

The Planning Proposal is the best means and only way of achieving the planning objective to rezone the SP2 Infrastructure Drainage land to R2 Low Density Residential and amend the relevant planning controls.

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

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

The planning proposal gives effect to the objectives and actions of the following plans and policies:

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

The Region Plan draws on a vision of Greater Sydney as a metropolis of three cities, where most people live within 30 minutes of jobs, education, health facilities, general services and great places to visit. The Region Plan proposes a Metropolis of three unique but connected cities – Western Parkland City, Central River City and Eastern harbour City.

The subject land is within the Central River City Precinct. The proposed development is consistent with the vision for this Precinct and meets the following objectives:

Objective 10: - Greater housing supply

Objective 11: - Housing is more diverse and affordable.

###### b. Central City District Plan (District Plan)

The District Plan is a 20-year plan to manage growth in the context of social, economic and environmental matters to achieve the 40-year vision for Greater Sydney. It is a guide for implementing the Region Plan, at a district level. The planning proposal is consistent with the following Priority:

Planning Priority C5 – providing housing supply, choice and affordability with access to jobs, services and public transport.

Refer to Attachment 1.



**3.2.2 Is the Planning Proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or local strategic plan?****a. Blacktown Local Strategic Planning Statement**

The Planning Proposal is consistent with Blacktown Local Strategic Planning Statement as detailed in Attachment 1. It is the key strategic land use planning document to facilitate and manage future growth and development within the Blacktown City. The Blacktown LSPS builds on the community engagement and outcomes of Council's Community Strategic Plan and Our Blacktown 2041. The Blacktown LSPS outlines how Council will manage growth sustainably over a 20-year period.

The Planning Proposal supports the following Planning Priorities:

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

Planning Priority LPP 5 – Providing housing supply, choice and affordability with access to jobs, services and public transport

**b. Our Blacktown 2041 – Community Strategic Plan**

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

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

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

The Planning Proposal is consistent with the Community Strategic Plan by providing additional housing supply, choice and affordability with access to jobs, services and public transport.

See Attachment 1 for further details on consistency with strategic plans.

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

The Planning Proposal does not contradict or hinder the application of any relevant state and regional studies or strategies. It is consistent with a strategic directive to provide more diverse, suitable and affordable housing. Refer to Attachment 1.

**3.2.4 Is the planning proposal consistent with applicable SEPPs?**

The Planning Proposal is consistent with applicable State Environmental Planning Policies (SEPPs) as detailed in Attachment 2.



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

The Planning Proposal is consistent with the Ministerial Directions. Further information on Section 9.1 Directions is at Attachment 3.

**3.3 Section C – Environmental, Social and Economic Impacts**

**3.3.1 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

Ecological considerations were addressed during the planning of the Riverstone Precinct. The subject land is classified as 'certified land' under the Threatened Species Conservation Act 1995 (repealed) and replaced with the *Biodiversity Conservation Act 2016*. The certification means that a detailed assessment on the removal of vegetation, as per the Act, is not required at a site-specific level.

**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?**

It is not anticipated the Planning Proposal will have any significant negative environmental impacts to the site. The site will be assessed at the development stage for contamination, heritage, bushfire and vegetation.

A Detailed Environmental Site Assessment and Salinity Assessment Report were submitted with the Planning Proposal. This recommends that the subject land is suitable for the proposed low density residential uses.

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

No adverse social or economic impacts of this proposal are foreseen. The Planning Proposal seeks to rezone 487.96 square metres, with an anticipated yield of 2 additional residential lots. This is not of a scale to result in significant negative social or economic impacts.

By facilitating a more efficient use of the land and providing scope for additional housing, the Planning Proposal is anticipated to have a positive social or economic impact.

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

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

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

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

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

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

## 4 Mapping

The proposed map amendments to the *State Environmental Planning Policy (Precincts – Central River City) 2021* are at Attachment 4. The proposed amendments relate to the following maps:

- Land Zoning Map LZN\_004
- Height of Buildings Map HOB\_004
- Residential Density Map RDN\_004
- Land Reservation Acquisition Map LRA\_004

## 5 Community consultation

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

## 6 Project timeline

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

Stage	Estimated date
Consideration by Local Planning Panel	21 October 2024
Consideration by Council at a Council meeting	December 2024
Gateway Determination	February 2025
Commencement and completion of public exhibition period	March-April 2025
Consider submissions	May 2025
Post-exhibition review and additional studies	May 2025
Submission to Council for adoption	June 2025
Submission to the Department for finalisation (where applicable)	July 2025
Gazettal of LEP amendment	August 2025

*Table 2: Indicative project timeline*