

## Explanation of Intended Effect

### **Proposed amendment to the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* –North Kellyville Precinct and Riverstone Precinct**

#### **Introduction**

A State Environmental Planning Policy ('proposed SEPP') is proposed to amend the following maps in the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* ('Growth Centres SEPP'):

<b>SEPP Map</b>	<b>North Kellyville</b>	<b>Riverstone</b>
<b>Land Zoning Map</b>	Sheet LZN_012AA	Sheet LZN_009
<b>Land Reservation Acquisition Map</b>	Sheet LRA_012A	Sheet LRA_009
<b>Height of Buildings Map</b>	Sheet HOB_012	Sheet HOB_009
<b>Residential Density Map</b>	Sheet RDN_012	Sheet RDN_009

The amendments will only affect land in North Kellyville Precinct and Riverstone Precinct.

The purpose of the proposed SEPP is to rezone land that is currently zoned for school use in the North Kellyville Precinct and Riverstone Precinct. This is because the land is no longer intended to be used for the purpose of a school.

The land to which the proposed SEPP applies to is:

- 6-10 Withers Road in North Kellyville Precinct (Lots A and B/DP 404072 and Lot 2/DP525696) in the North Kellyville Precinct ('North Kellyville site') and
- 132-134 Boundary Road (Lots 2 and 3/DP236422) in the Riverstone Precinct ('Riverstone site').

#### **Background**

Appendix 2 North Kellyville Precinct Plan 2008 of the Growth Centres SEPP came into force on 19 December 2008. It rezoned the North Kellyville Precinct for urban purposes.

Appendix 4 Alex Avenue and Riverstone Precinct Plan of the Growth Centres SEPP came into force on 17 May 2010. It rezoned the Riverstone Precinct for urban development.

#### **Amendment to Appendix 2 - North Kellyville Precinct Plan**

The North Kellyville site was previously identified during precinct planning as a future site for a school in consultation with the Department of Education and Communities ('DEC').

The North Kellyville site is currently zoned SP2 Infrastructure and is reserved for acquisition by DEC for the purpose of a school under clause 5.1 of Appendix 2.

DEC has since purchased an alternative site to the south of the North Kellyville site for the purpose of building a future school within the North Kellyville Precinct. DEC has confirmed that the North Kellyville site is no longer required for the purpose of a school.

As a consequence, DEC has requested an amendment to Appendix 2 to remove the acquisition liability and to change the zoning to zone R2 Low Density Residential to permit appropriate urban development. The proposed SEPP will also apply principal development standards to the North Kellyville site that are consistent with the standards and controls that apply to R2 zoned land in the North Kellyville Precinct.

### **Proposed mapping amendments**

To give effect to the proposed changes to the North Kellyville site, the proposed SEPP will amend the following Growth Centres SEPP maps:

- Land Zoning Map (LZN\_012AA) - to amend the zoning of the North Kellyville site from zone SP2 Infrastructure to zone R2 Low Density Residential.
- Land Reservation Acquisition Map (LRA\_012A) - to remove the North Kellyville site.
- Height of Buildings Map (HOB\_012) – to amend the maximum height of building for the North Kellyville site from 10 metres to 9 metres. This is consistent with the maximum height of building that applies to the surrounding R2 Low Density Residential zoned land. No change is proposed to the 5m height limit applying to land in the North Kellyville site, adjacent to the local heritage item.
- Residential Density Map (RDN\_012) – to apply a minimum density of 10 dwellings per hectare to the North Kellyville site. This is consistent with the density control that currently applies to the surrounding R2 Low Density Residential zoned land.

### **Amendment to Appendix 4 - Alex Avenue and Riverstone Precinct Plan**

The Riverstone site was similarly identified during precinct planning as a future school site in consultation with DEC.

The Riverstone site is currently zoned SP2 Infrastructure and is reserved for acquisition by DEC for the purpose of a school under clause 5.1 of Appendix 4.

During further precinct planning, four new school sites were identified in the Riverstone Precinct. DEC has since undertaken an analysis of education needs in Riverstone, which establishes that the Riverstone site is surplus to their needs. DEC has confirmed that the expansion of other existing schools in the Precinct and the provision of a new K-12 school and two new primary schools elsewhere in the Precinct will adequately meet the future education demands.

As a consequence, DEC has written to the Department to request an amendment to the Growth Centres SEPP to remove the Riverstone site from the Land Reservation Acquisition map as it is no longer to be acquired for the purpose of a school. The proposed SEPP will also apply principal development standards to the Riverstone site that are consistent with the standards and controls that apply to R2 zoned land in the Riverstone Precinct.

### **Proposed mapping amendments**

To give effect to the proposed changes to the Riverstone site, the proposed SEPP will amend the following Growth Centres SEPP maps:

- Land Zoning Map (LZN\_009) - to amend the zoning of the Riverstone site from zone SP2 Infrastructure to zone R2 Low Density Residential.
- Land Reservation Acquisition Map (LRA\_009) – to remove the Riverstone site.
- Height of Buildings Map (HOB\_009) – to amend a maximum height of building for the Riverstone site from nil to 9 metres. This is consistent with the maximum height of building that applies to the surrounding R2 Low Density Residential zoned land.
- Residential Density Map (RDN\_009) – to apply a minimum residential density of 12.5 dwellings per hectare to the Riverstone site. This is consistent with the density control that currently applies to the surrounding R2 Low Density Residential zoned land.

## **Attachment 1 Land Zoning Map**



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# State Environmental Planning Policy (Sydney Region Growth Centres) 2006

North West Growth Centre  
Land Zoning Map  
Sheet LZN\_012AA

## LEGEND

### Zone

B1	Neighbourhood Centre	IN2	Light Industrial
B2	Local Centre	R1	General Residential
B4	Mixed Use	R2	Low Density Residential
B5	Business Development	R3	Medium Density Residential
B7	Business Park	RE1	Public Recreation
E2	Environmental Conservation	RE2	Private Recreation
E3	Environmental Management	RUB	Transition
E4	Environmental Living	SP2	Infrastructure
IN1	General Industrial		

### Special Provisions

[Symbol]	Low Density Residential (multi-dwelling housing) - Appendix 4, Clause 2.5
[Symbol]	Riverton Scheduled Lands - Appendix 4, Clause 6.8
[Symbol]	Green and Golden Bell Frog Habitat - Appendix 4, Clause 6.9
[Symbol]	Additional uses - Appendix 3, Clause 6.5
[Symbol]	Additional permitted uses (Clause 12)
[Symbol]	Take Away Food and Drink Premises permitted with consent - Appendix 5, (Schedule 1, Clause 1)
[Symbol]	Low Density Residential (multi-dwelling housing) - Appendix 7, Clause 2.5
[Symbol]	Transport Corridor Investigation Area - Appendix 7, Clause 6.9
[Symbol]	Transport Corridor - Appendix 12 (Clause 6.10)
[Symbol]	Food and drink premises - Appendix 12 (Schedule 1, Clause 1)
[Symbol]	Landfill works - Appendix 12 (Schedule 1, Clause 2)
[Symbol]	Gas processing system and associated plant and equipment - Appendix 12 (Schedule 1, Clause 3)

### Original SEPP Zones

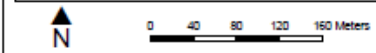
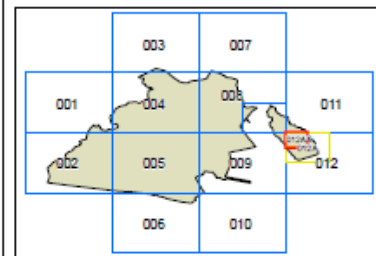
[Symbol]	Environmental Conservation
[Symbol]	Public Recreation - Local
[Symbol]	Public Recreation - Regional

### Growth Centre Boundaries

[Symbol]	North West Growth Centre Boundary
[Symbol]	North West Growth Centre Precinct Boundary

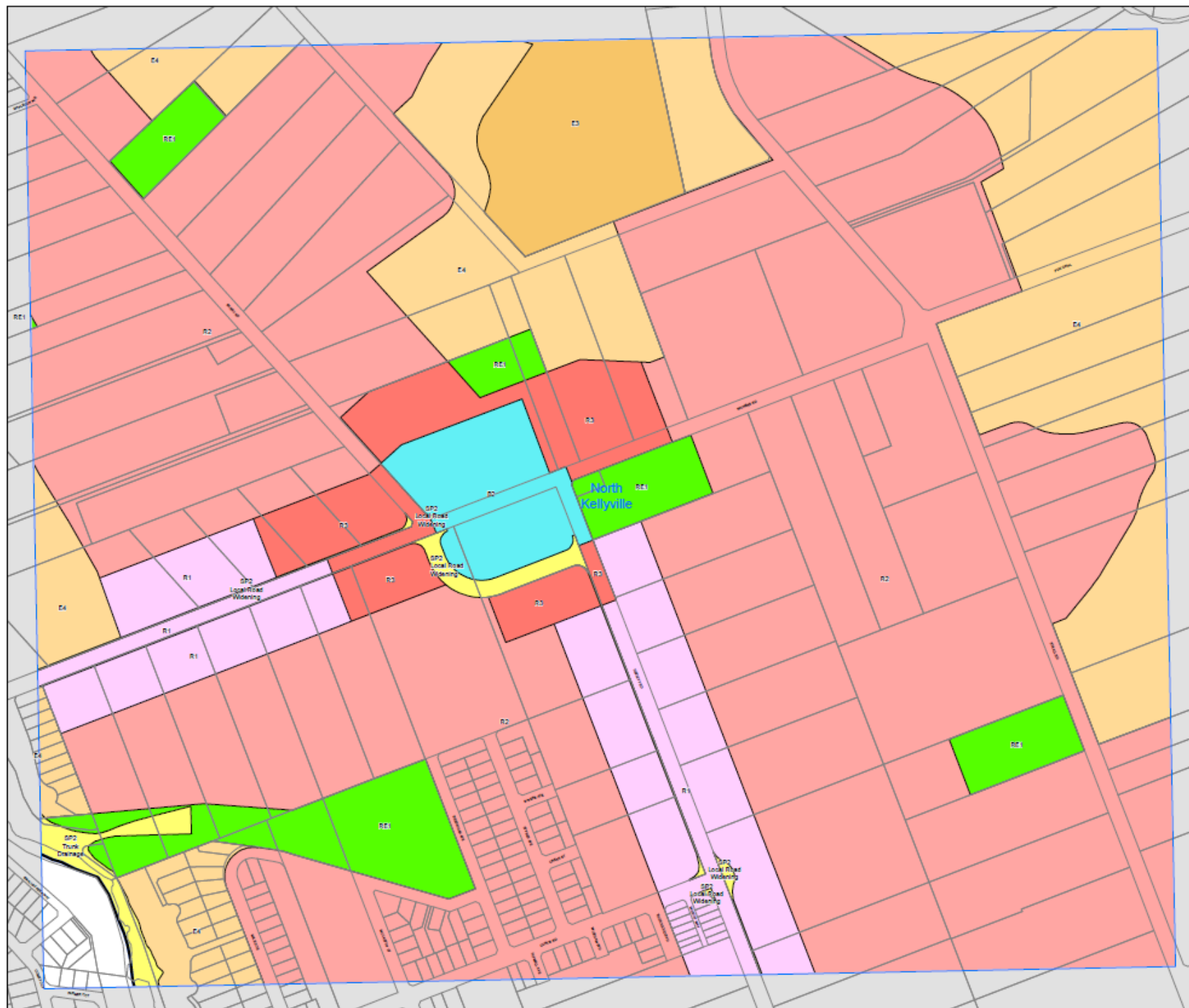
### Cadastre

[Symbol]	Cadastre © 31/10/2014 NSW LPI
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Projection: GDA 1994  
Zone 56  
Scale: 1:5,000 @ A3

Map Identification Number: SEPP\_BRGC\_NW\_LZN\_012AA\_005\_20141103







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# State Environmental Planning Policy (Sydney Region Growth Centres) 2006

North West Growth Centre  
Land Zoning Map  
Sheet LZN\_009

## LEGEND

### Zone

B1 Neighbourhood Centre	IN2 Light Industrial
B2 Local Centre	R1 General Residential
B3 Mixed Use	R2 Low Density Residential
B5 Business Development	R3 Medium Density Residential
B7 Business Park	RE1 Public Recreation
E1 Environmental Conservation	RE2 Private Recreation
E2 Environmental Management	RUB Transition
E4 Environmental Living	SP2 Infrastructure
IN1 General Industrial	

### Special Provisions

[Symbol]	Low Density Residential (multi-dwelling housing) - Appendix 4, Clause
[Symbol]	Riverstone Scheduled Lands - Appendix 4, Clause
[Symbol]	Green and Golden Bell Frog Habitat - Appendix 4, Clause
[Symbol]	Additional uses - Appendix 3, Clause
[Symbol]	Additional permitted uses (Clause 13)
[Symbol]	Take Away Food and Drink Premises permitted with consent - Appendix 5, (Schedule 1, Clause 1)
[Symbol]	Low Density Residential (multi-dwelling housing) - Appendix 7, Clause
[Symbol]	Transport Corridor Investigation Area - Appendix 7, Clause 5.9
[Symbol]	Transport Corridor - Appendix 12 (Clause 5.10)
[Symbol]	Food and drink premises - Appendix 12 (Schedule 1, Clause 1)
[Symbol]	Landfill works - Appendix 12 (Schedule 1, Clause 2)
[Symbol]	Gas processing system and associated plant and equipment - Appendix 12 (Schedule 1, Clause 3)

### Original SEPP Zones

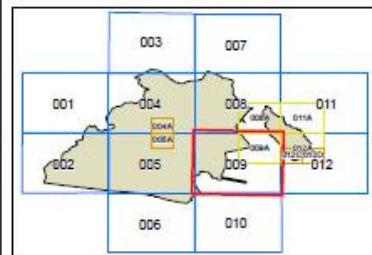
[Symbol]	Environmental Conservation
[Symbol]	Public Recreation - Local
[Symbol]	Public Recreation - Regional

### Growth Centre Boundaries

[Symbol]	North West Growth Centre Boundary
[Symbol]	North West Growth Centre Precinct Boundary

### Cadastral

[Symbol]	Cadastral © 27/10/2014 NSW LPI
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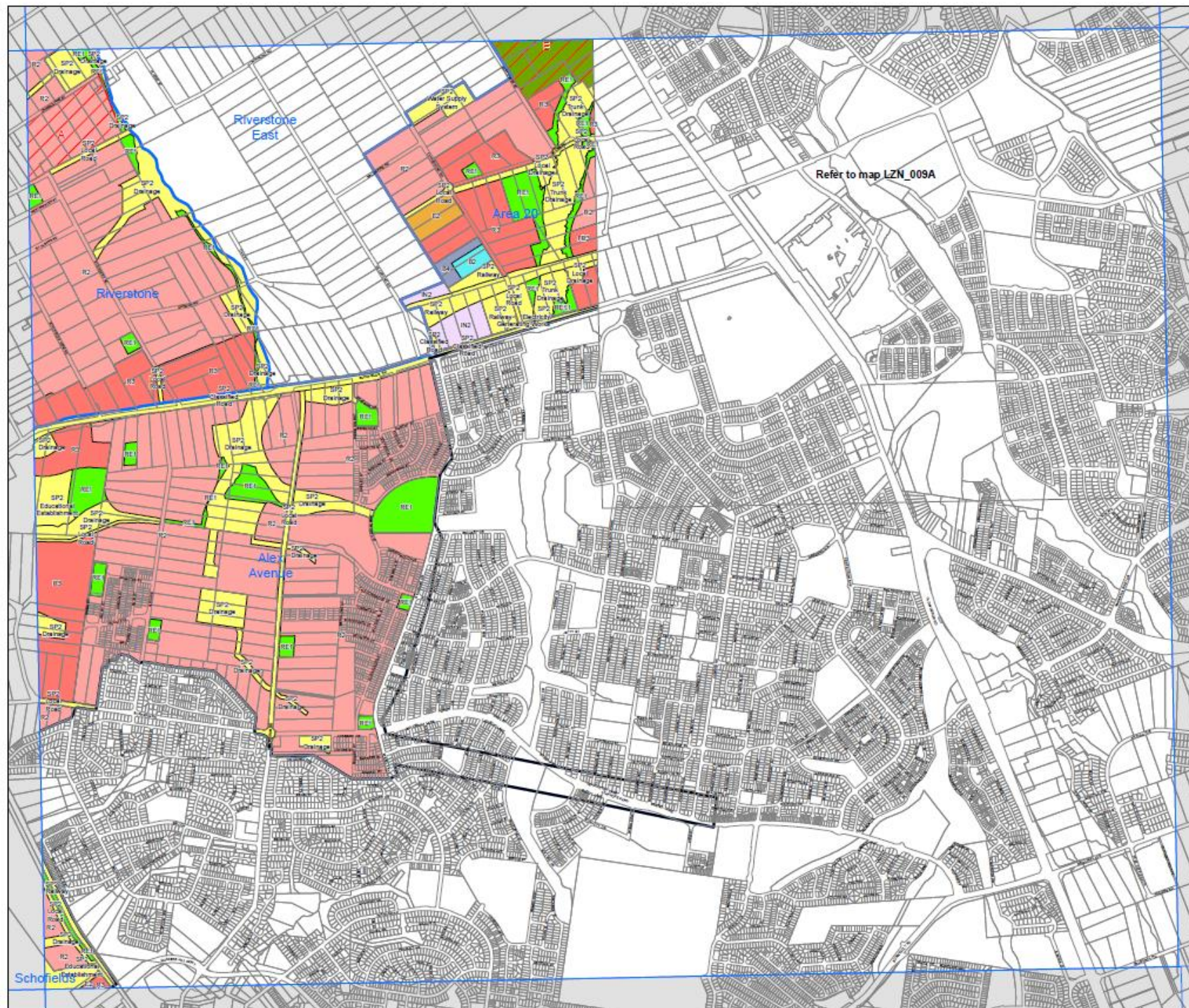


0 0.1 0.2 0.3 0.4 0.5 km

Projection: GDA 1994  
Zone 56

Scale: 1:20,000 @ A3

Map Identification Number: SEPP\_SRGC\_NW\_LZN\_009\_020\_20141027





## **Attachment 2 Land Reservation Acquisition Map**



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**State Environmental Planning Policy (Sydney Region Growth Centres) 2006**


North West Growth Centre  
Land Reservation Acquisition Map  
Sheet LRA 012A

### LEGEND

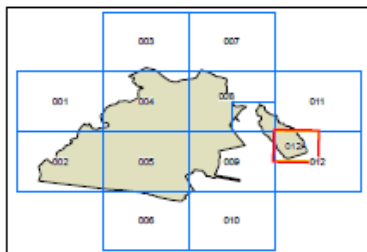
### Land Reservation Acquisition

- Classified Road (SP2)
- Classified Road Widening (SP2)
- Community Centre (SP2)
- Community Facilities (B2)
- Community Facilities (SP2)
- Environmental Conservation (E2)
- Footpath (SP2)
- Local Drainage (SP2)
- Local Open Space (RE1)
- Local Road (SP2)
- Local Road Widening (SP2)
- Public Recreation - Local (E2)
- Pumping Station (SP2)
- Railway (SP2)
- School (SP2)
- Trunk Drainage (SP2)

### Growth Centre Boundaries

-  North West Growth Centre Boundary  
 North West Growth Centre Precinct Boundary

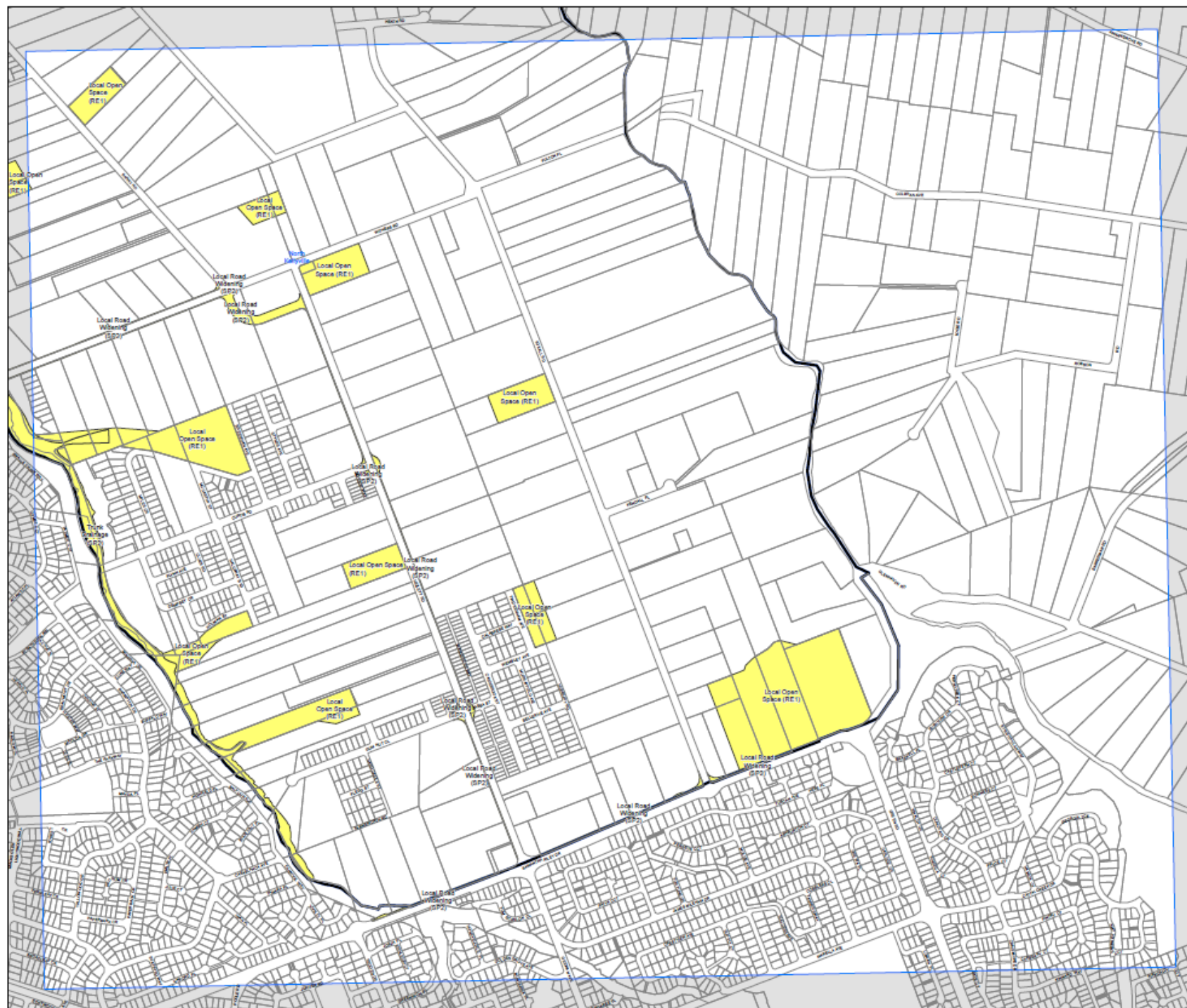
Cadastre  
☐ Cadastre © 3/11/2014 NSW LPI



Projection: GDA 1994  
Zone 56

Scale: 1:10,000 @ A3

Map Identification Number: SEPP\_SRGC\_NW\_LZN\_12A\_010\_20141103







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## State Environmental Planning Policy (Sydney Region Growth Centres) 2006

### North West Growth Centre Land Reservation Acquisition Map Sheet LRA\_009

#### LEGEND

##### Land Reservation Acquisition

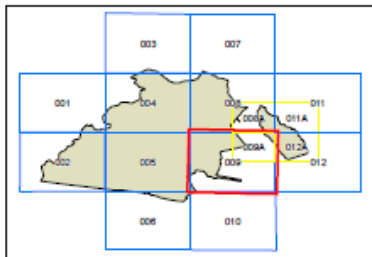
- Classified Road (SP2)
- Classified Road Widening (SP2)
- Community Centre (SP2)
- Community Facilities (B2)
- Community Facilities (SP2)
- Environmental Conservation (E2)
- Footpath (SP2)
- Local Drainage (SP2)
- Local Open Space (RE1)
- Local Road (SP2)
- Local Road Widening (SP2)
- Public Recreation - Local (E2)
- Pumping Station (SP2)
- Railway (SP2)
- School (SP2)
- Trunk Drainage (SP2)

##### Growth Centre Boundaries

- North West Growth Centre Boundary
- North West Growth Centre Precinct Boundary

##### Cadastre

- Cadastre © 27/10/2014 NSW LPI

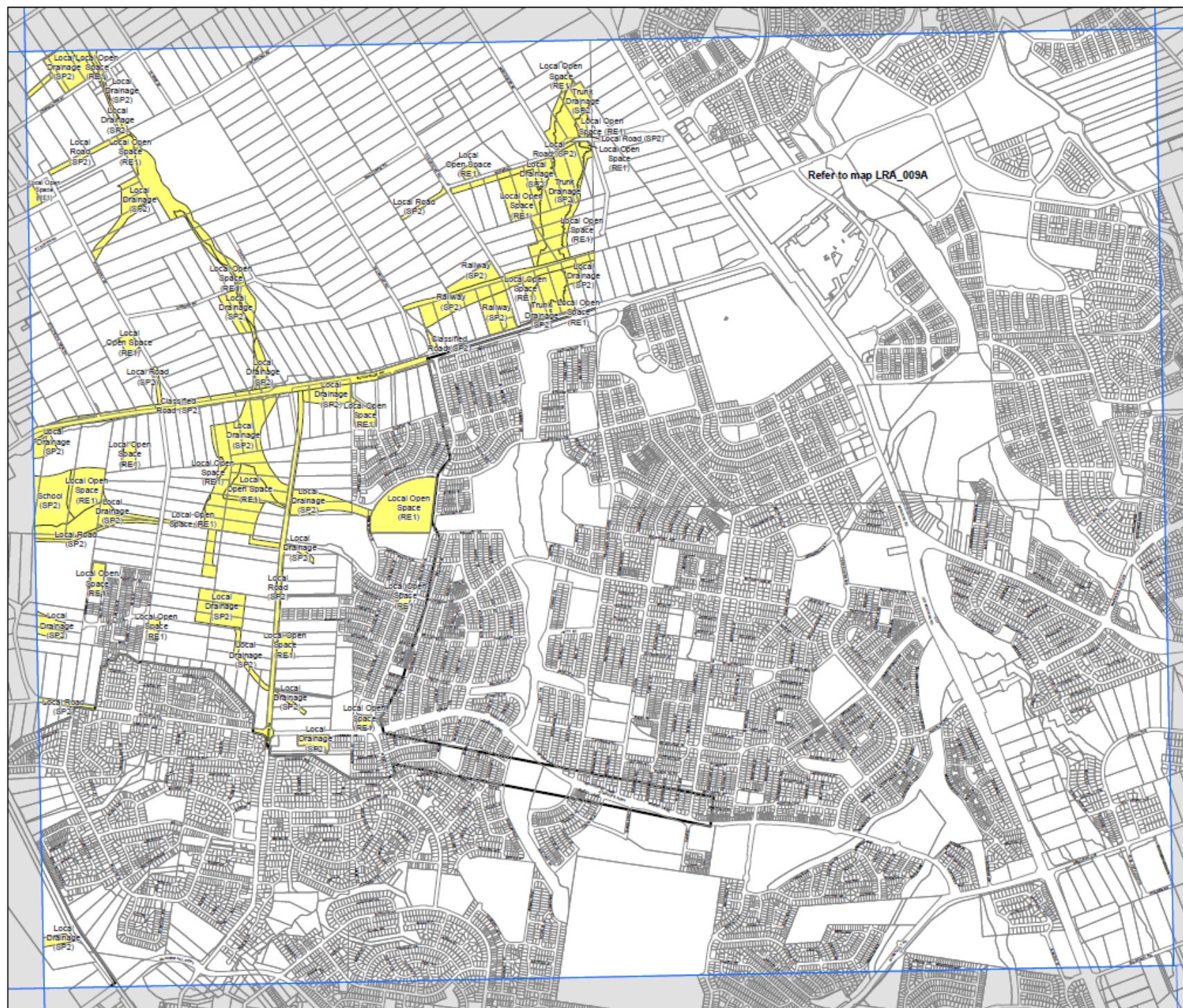


Projection: GDA 1994  
Zone 56

0 0.1 0.2 0.3 0.4 0.5 km

Scale: 1:20,000 @ A3

Map Identification Number: SEPP\_SRGC\_NW\_LRA\_009\_020\_20141027



## **Attachment 3 Height of Buildings Map**





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# State Environmental Planning Policy (Sydney Region Growth Centres) 2006

North West Growth Centre  
Height Of Buildings Map  
Sheet HOB\_012

## LEGEND

### Maximum Building Height (m)

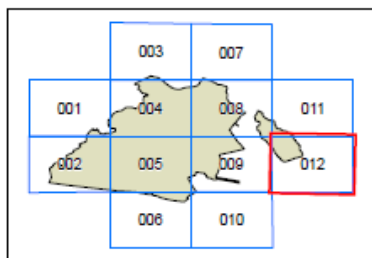
A	0
C	5
I	8.5
J	9
K	10
M	12
N	14
O	16
P	18
P1	17
P2	17.5
P3	18.5
R	21
S	24
T	26

### Growth Centre Boundaries

- North West Growth Centre Boundary
- North West Growth Centre Precinct Boundary

### Cadastral

- Cadastral © 18/09/2014 NSW LPI



0 0.1 0.2 0.3 0.4 0.5 km

Projection: GDA 1994  
Zone 56

Scale: 1:20,000 @ A3

Map Identification Number: SEPP\_SRGC\_NW\_HOB\_012\_020\_20140918







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# State Environmental Planning Policy (Sydney Region Growth Centres) 2006

North West Growth Centre  
Height of Buildings Map  
Sheet HOB\_009

## LEGEND

Maximum Building Height (m)

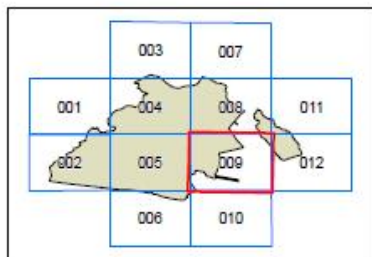
A	0
C	5
J	8.5
J	9
K	10
M	12
N	14
O	16
P	18
P1	17
P2	17.5
P3	18.5
R	21
S	24
T1	26
T2	28

## Growth Centre Boundaries

- North West Growth Centre Boundary
- North West Growth Centre Precinct Boundary

## Cadastral

- Cadastral © 27/10/2014 NSW LPI

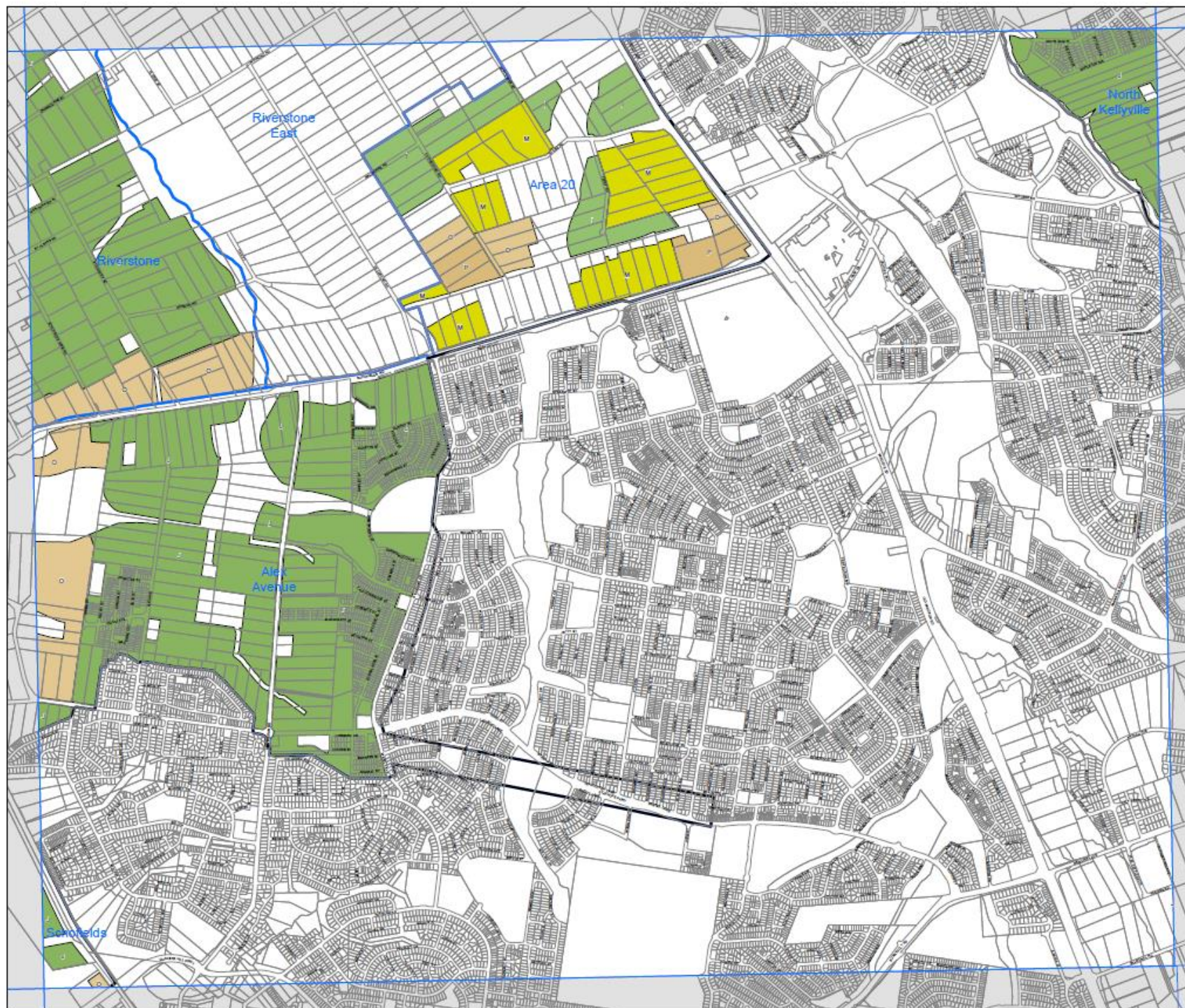


0 0.1 0.2 0.3 0.4 0.5 km

Projection: GDA 1984  
Zone 56

Scale: 1:20,000 @ A3

Map Identification Number: SEPP\_SREGC\_NW\_HOB\_009\_020\_20141027





## **Attachment 4 Residential Density Map**



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# State Environmental Planning Policy (Sydney Region Growth Centres) 2006

North West Growth Centre  
Residential Density Map  
Sheet RDN\_012

## LEGEND

Dwelling Density (per hectare)

C	5
K	10
L	11
M	12.5
O	15
P	18
Q	20
T	25
U	30
V	35
W	40
X	45

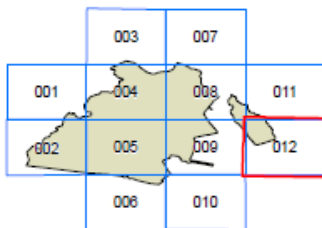
## Growth Centre Boundaries

North West Growth Centre Boundary

North West Growth Centre Precinct Boundary

## Cadastral

Cadastral © 18/09/2014 NSW LPI

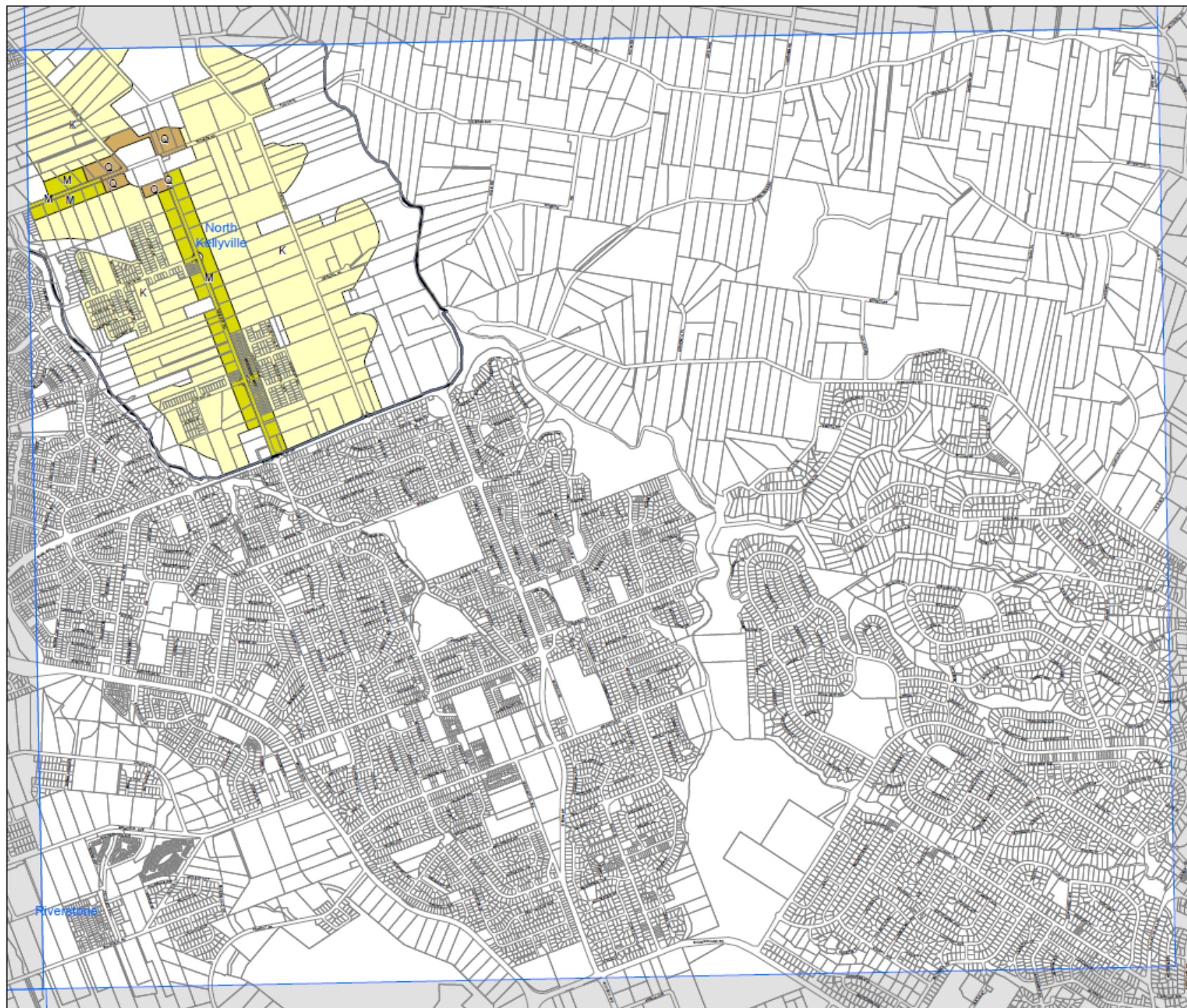


Projection: GDA 1994  
Zone 56

0 0.1 0.2 0.3 0.4 0.5 km

Scale: 1:20,000 @ A3

Map Identification Number: SEPP\_SREGC\_NW\_RDN\_012\_002\_00140918







# State Environmental Planning Policy (Sydney Region Growth Centres) 2006

North West Growth Centre  
Residential Density Map  
Sheet RDN\_009

## LEGEND

Dwelling Density (per hectare)

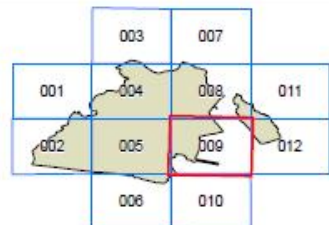
C	5
K	10
L	11
M	12.5
O	15
P	18
Q	20
T	25
U	30
V	35
W	40
X	45

## Growth Centre Boundaries

- North West Growth Centre Boundary
- North West Growth Centre Precinct Boundary

## Cadastral

Cadastral © 27/10/2014 NSW LPI



0 0.1 0.2 0.3 0.4 0.5 km

Projection: GDA 1994  
Zone 56  
Scale: 1:20,000 @ A3

Map Identification Number: SEPP\_SREGC\_NW\_RDN\_009\_020\_20141027

