

Explanation of Intended Effect

AMENDMENTS TO STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006 – FOR NORTH WEST PRIORITY GROWTH AREA

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Addendum – Transitional Arrangement and Mapping Changes

Section 79C of the *Environmental Planning and Assessment Act 1979* requires the consent authority to consider the provisions of this Explanation of Intended Effect when determining a development application (DA).

This Explanation of Intended Effect is amended on 19 May 2017 as follows:

1. A consent authority is not required to apply the provisions of the Explanation of Intended Effect to a DA lodged before Monday 22 May 2017.
2. The proposed Land Zoning map, Residential Density Ranges map, Minimum Lot Sizes map and minimum lot size controls for Box Hill precinct have been updated to incorporate the following amendments to *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*:
 - Amendments to Marsden Park Industrial Precinct 2016
 - Amendments to Box Hill and Box Hill Industrial Precincts 2016

Refer to the Explanation of Intended Effect for current mapping information.

Introduction

Amendments to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP) are proposed to implement actions from the North West Priority Growth Area Land Use and Infrastructure Implementation Plan (the Implementation Plan).

The proposed amendments to the Growth Centres SEPP will:

- make the Land Use and Infrastructure Implementation Plan the “structure plan” for the North West Growth Centre (now referred to as the North West Priority Growth Area);
- insert requirements for rezoning proposals to include a Development Control Plan and arrangements for the delivery of infrastructure;
- set minimum and maximum densities for all residential areas that have been rezoned under the Growth Centres SEPP;
- set minimum subdivision lot sizes in all residential areas that have been rezoned under the Growth Centres SEPP, and minimum lot sizes for some residential land uses consistent with the standard instrument local environmental plan; and
- consolidate six existing precinct plans in the Blacktown local government area into a single Blacktown Growth Centres Precinct Plan.

Background

Action 2.4.1 of *A Plan for Growing Sydney* commits the Government to deliver greenfield housing supply in the North West and South West Priority Growth Areas (previously the North West and South Growth Centres) by updating the structure plans for the North West and South West Growth Centres, continuing to rezone land to maintain supply, and coordinating the delivery of infrastructure to support growth. A Land Use and Infrastructure Implementation Plan has been prepared for the North West Priority Growth Area and will, if approved by the Minister for Planning, replace the current North West Structure Plan 2006. The Implementation Plan sets out delivery actions and a long term vision for the North West Priority Growth Area, and identifies amendments to the Growth Centres SEPP to improve the delivery of new homes, jobs and infrastructure.

Transfer of controls to Councils

The Land Use and Infrastructure Implementation Plan will provide clear strategic direction for the North West Priority Growth Area, enabling detailed planning and development controls for individual precincts to be handed back to local Councils. The proposed amendments will:

- consolidate six precinct plans that apply in Blacktown into a single plan; and
- make the development controls more consistent with the Standard Instrument Local Environmental Plan used by Councils to control development in their areas.

The proposed amendments will mean that precinct plans can be more easily removed from the Growth Centres SEPP and included in Council's local planning controls. The transfer of development controls into local planning instruments will give Councils more direct control and responsibility for ongoing implementation, and clarify the role of the Growth Centres SEPP in setting strategic outcomes for the Priority Growth Area.

Residential Density Controls

Most residential areas have a minimum residential density control under the SEPP that, at the time, was established to ensure development met dwelling targets established for the precinct to ensure the efficient use of land and the funding of local and state infrastructure. Over the last 2-3 years, the housing market has changed considerably and Councils are now receiving development applications for permissible uses that far exceed the minimum residential densities in the Growth Centres SEPP. For example, in the North Kellyville Precinct, the minimum residential density for R1 zoned land is 12.5 dwellings per hectare and The Hills Council is assessing development proposals that exceed 100 dwellings per hectare. A number of these proposed developments have been approved as they do not contravene development controls, but the density of development means that the infrastructure planned to support the population will not be sufficient.

The density controls outlined in this document below will be established to apply to all residential land that has been rezoned under the Growth Centres SEPP. The Department has committed to work with local councils, Infrastructure NSW, Roads and Maritime Services and State Emergency Service to review planning controls for land within the Hawkesbury Nepean Floodplain which includes land below the Probable Maximum Flood (PMF). The Department will examine land uses below the PMF carefully, in consultation with key stakeholders and make recommendations about how land can be best utilised while ensuring that any risks are appropriately mitigated.

The proposed density ranges have been discussed and agreed in principle with the councils.

Minimum Lot Size Controls

The Housing Diversity Package that was gazetted in August 2014 implemented changes to the way in which minimum lot sizes are controlled in the Growth Centres. The minimum lot size maps were not used to map a minimum subdivision lot size for most residential areas. Minimum lot sizes are currently set for different types of residential development in clauses in the precinct plans. Minimum lot sizes differ depending on the minimum residential density applying to the land. This has resulted in a complex system of minimum lot sizes within the Growth Centres SEPP, and feedback from councils indicates that the controls are difficult to implement when assessing development applications.

The proposed amendments will simplify the minimum lot size control and improve consistency with controls in the Council Local Environmental Plans by using the minimum lot size map to control subdivision lot sizes. The proposed changes are dealt with in more detail below.

Vineyard Precinct

The Department is currently preparing a draft Precinct Plan for Stage 1 of the Vineyard Precinct. The controls being proposed as part of the Vineyard proposal include density ranges will be consistent with the ranges proposed in this Explanation of Intended Effect. The draft Vineyard proposal is generally consistent with the changes outlined in this proposal, however, a future housekeeping amendment will be required to ensure that minimum lot sizes are applied consistently across the growth area. Specifically, new minimum lot size maps will be prepared for the Precinct to ensure consistency with the rest of the growth area.

Proposed SEPP Amendments

Part 1 - Preliminary

Part 1 sets out the aims of the SEPP, important definitions and the land to which the SEPP applies. It is proposed that the Land Use and Infrastructure Implementation Plan will act as the structure plan for the North West Priority Growth Area. The definition of “growth centre structure plan” in clause 3(1) will be amended to include reference to the North West Priority Growth Area Land Use and Infrastructure Implementation Plan.

Specifically, the definition of “growth centre structure plan” in Clause 3(1) will be amended to:

- delete part (a) of the existing definition; and
- insert reference to the North West Priority Growth Area Land Use and Infrastructure Implementation Plan.

Requirements for the Rezoning of Land

A new clause will be added to the Growth Centres SEPP that identifies requirements that must be satisfied prior to consent being granted for any development that:

- requires adoption of a development control plan, including a master plan for the area being rezoned. The Growth Centres SEPP will identify the requirements that must be fulfilled by a development control plan; and
- demonstrates that infrastructure will be delivered to service the development within appropriate timeframes.

Amendments to Residential Density Controls

The residential density map will be amended to apply both minimum and maximum residential density controls for residential zoned land. The specific ranges to be applied to the different precinct plans are addressed in the tables below.

In addition, there are a number of areas across the North West Priority Growth Area where the residential density map does not show a minimum residential density. These areas will have a density range applied to them as addressed in more detail below.

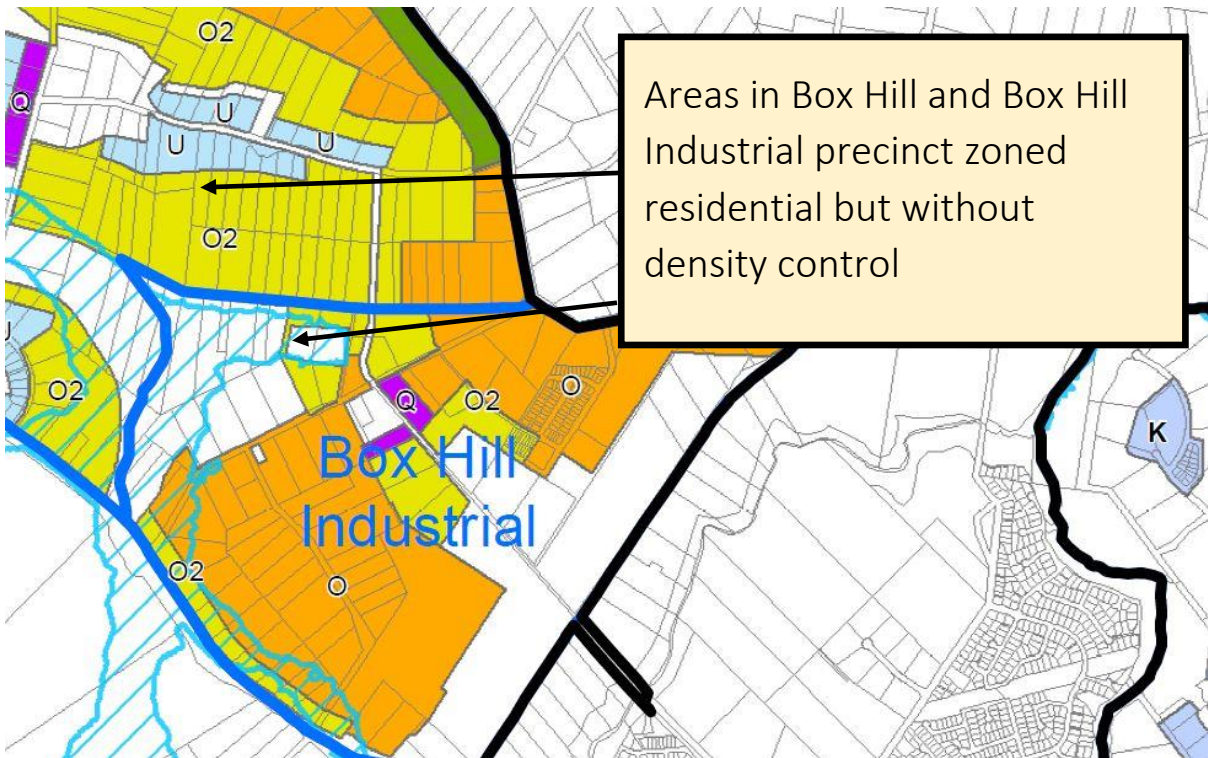


Figure 1 Areas in Box Hill and Box Hill Industrial Precinct zoned residential but without density control

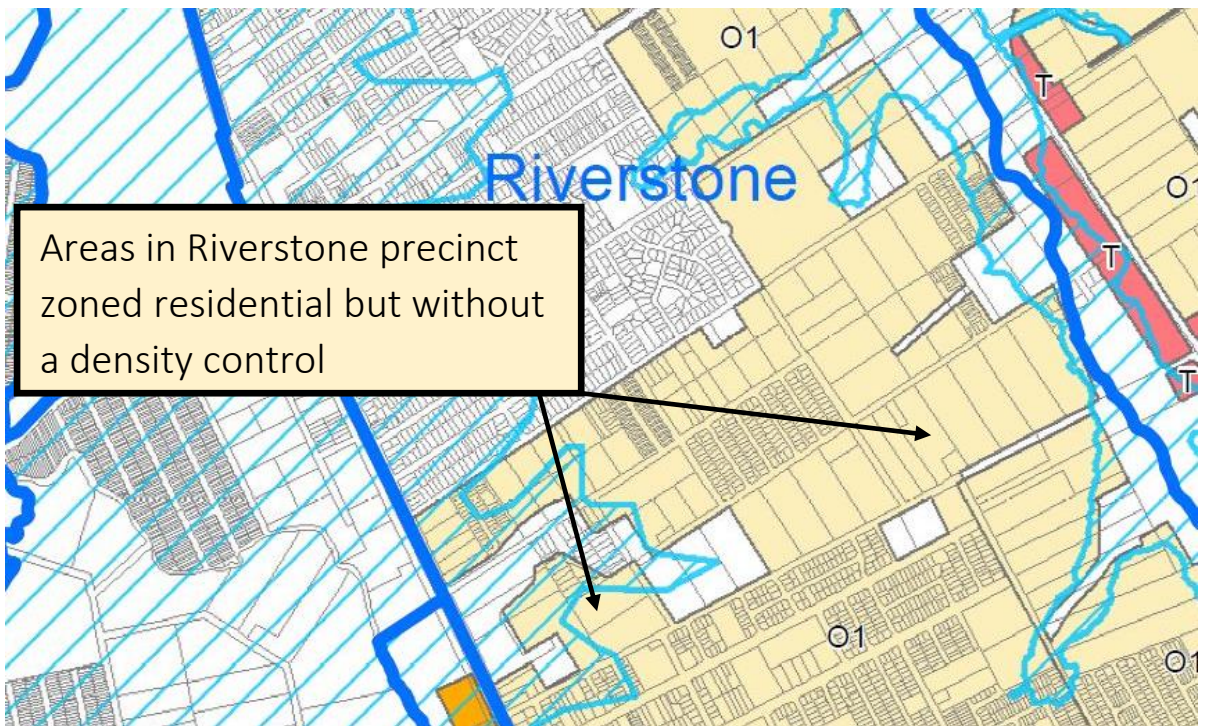


Figure 2 Areas in Riverstone Precinct zoned residential but without density control

North Kellyville

The following density bands are proposed:

Zone	Existing minimum density (dw/ha)	Proposed minimum density (dw/ha)	Proposed maximum density (dw/ha)
R1	12.5	15	35
R2	10	10	15
R3	20	20	100

Refer to Appendix 1 for the draft residential density map.

Box Hill and Box Hill Industrial

The following density bands are proposed in the Box Hill and Box Hill Industrial Precincts:

Zone	Existing minimum density (dw/ha)	Proposed minimum density (dw/ha)	Proposed maximum density (dw/ha)
R1	-	20	80
R2	5	-	-
This applies to a defined area along Old Pitt Town Road. Density is controlled by the 2000m:minimum lot size requirement therefore, the minimum density requirement will be removed.			
R2	15	15	20
R3	18	15	30
R4	20	20	80
This range would be applied in the R4 zoned land around the neighbourhood centre. This proposed density range reflects the lower height and floor space ratio controls in this area.			
R4	30	30	100

In addition to the application of density bands in the Box Hill and Box Hill Industrial Precincts, there are two areas of residential zoned land that do not have an associated residential density control. These anomalies will be corrected in this amendment and the areas will have the relevant density band applied ie. for R2 Low Density Residential zoned land, a density band of 15-20 dw/ha and for R3 Medium Density Residential zoned land, a density band of 15-30 dw/ha is proposed.

Refer to Figure 1 and Appendix 1 for the draft residential density map.

Blacktown Precincts

The following density bands are proposed in all rezoned Precincts in the Blacktown local government area:

Zone	Existing minimum density (dw/ha)	Proposed minimum density (dw/ha)	Proposed maximum density (dw/ha)
R2	11	No change	No change
Area of land surrounding the heritage homestead, Clydesdale. Existing density requirements will remain unchanged.			
R2	15	15	25
For all other low density residential zoned land above the PMF			
R3	25,30	25	35
For all other medium density residential zoned land above the PMF			
R3	45	55	100

In addition to the application of density bands in all rezoned precincts in the Blacktown local government area, an area in the Riverstone Precinct that does not currently have a minimum residential density will have a density band applied to it. This land lies partly within the transmission line easement. The land is zoned R2 Low Density Residential and the same density band that applies to all R2 Low Density Residential zoned land above the Probable Maximum Flood line will be applied ie. 15-25 dw/ha.

Refer to Figure 2 and Appendix 1 for the draft residential density map.

Amendments to Minimum Lot Size

The minimum lot size map will be amended to include minimum subdivision lot sizes for all residential areas. The clause that sets out minimum lot sizes for different types of residential development will be amended to have the same format as the standard instrument local environmental plans. This will result in

there being one minimum lot size for each type of residential development in each zone. The minimum lot sizes will no longer be related to the residential density controls. The proposed changes for the each precinct are set out below.

North Kellyville

The minimum subdivision lot size plotted on the Minimum Lot Size Map on land in the North Kellyville Precinct will be:

- 300m² for the R1 General Residential and R3 Medium Density Residential zones; and
- 360m² for the R2 Low Density Residential zone.

Refer to Appendix 2 for the draft minimum lot size map.

An exception to the minimum subdivision lot sizes will be provided for semi-detached dwellings to allow subdivision to 300m² in the R2 Low Density Residential zone and 150m² in the R3 Medium Density Residential zone.

The minimum lot sizes set out in Clause 4.1AB for certain residential development will be as follows:

Type of development	Zone	Minimum Lot Size
Dual occupancy	R1	600m ²
	R2	600m ²
	R2	500m ²
Attached dwelling	R1	1500m ²
	R3	375m ²
Multi dwelling housing	R1	1500m ²
	R3	375m ²
Manor Home	R3	600m ²
Residential Flat Buildings	R1	4000m ²
	R3	2000m ²

Box Hill and Box Hill Industrial

The minimum subdivision lot size plotted on the map will be 300m² in the R1 General Residential, R2 Low Density, R3 Medium Density and R4 High Density Residential zones. Refer to Appendix 2 for the proposed minimum lot size map.

An exception to the minimum subdivision lot sizes will be provided for semi-detached dwellings to allow subdivision to 200m² in the R2 Low Density Residential zone, 150m² in the R3 Medium Density Residential zone and 125m² in the R4 High Density Residential zone.

The minimum lot sizes set out in Clause 4.1A for certain residential development will be as follows:

Type of development	Zone	Minimum Lot Size
Dual occupancy	R1, R2, R3	500m ²
	R4	300m ²
Attached dwelling	R1, R2, R3	1500m ²
	R4	375m ²
Multi dwelling housing	R1, R2, R3	1500m ²
	R4	375m ²
Manor Home	R1, R4	600m ²
Residential Flat Buildings	R1, R4	600m ²
	R4	1000m ²

Blacktown Precincts

The minimum lot size for all rezoned precincts in the Blacktown local government area will be managed in the same way as the existing six precinct plans are being consolidated into a single plan, as addressed below. Refer to Appendix 2 for the draft minimum lot size map.

The minimum subdivision lot size on the map will be 300m² in the R2 Low Density Residential and R3 Medium Density Residential zones. The only exception to this is a small area of R2 Low Density Residential zoned land in the Marsden Park Precinct which has a minimum lot size of 600m² that will remain to preserve the integrity of an adjacent heritage item.

An exception to the minimum subdivision lot sizes will be provided for semi-detached dwellings to allow subdivision to 200m² in the R2 Low Density Residential zone and 125m² in the R3 Medium Density Residential zone.

The minimum lot sizes set out in Clause 4.1AB for certain residential development will be as follows:

Type of development	Zone	Minimum Lot Size
Dual occupancy	R2	600m ²
	R3	400m ²
Attached dwelling	R2	1500m ²
	R3	375m ²
Multi dwelling housing	R2	1500m ²
Manor Home	R2	600m ²
	R3	600m ²
Residential Flat Buildings	R3	1500m ²

Blacktown Local Government Area

There are currently 13 appendices that set out specific planning controls for precincts in the North West and South West Priority Growth Areas. Six of these precinct plans are for precincts in the Blacktown local government area (LGA):

- Appendix 3 Riverstone West Precinct Plan;
- Appendix 4 Alex Avenue and Riverstone Precinct Plan 2010;
- Appendix 5 Marsden Park Industrial Precinct Plan;
- Appendix 6 Area 20 Precinct Plan;
- Appendix 7 Schofields Precinct Plan; and
- Appendix 12 Blacktown Growth Centres Precinct Plan.

These six precinct plans are proposed to be consolidated into one single precinct plan based on the Blacktown Growth Centres Precinct Plan (Appendix 12). Section 1.4 addresses the specific clauses that will be included in the Blacktown Growth Centres Precinct Plan. Controls that apply to the Colebee Precinct under the Blacktown LEP are not proposed to change.

The Precinct Plan

Preliminary

Name of the Precinct Plan

The Precinct Plan will be called the Blacktown Growth Centres Precinct Plan 2015.

Aims of the Precinct Plan

The aims of the Precinct Plan, being a consolidation of the aims in the existing six precinct plans, are to:

- a) Rezone land to allow for development to occur in the manner envisaged by the growth centre structure plans, and the indicative layouts for the Blacktown Precincts;
- b) Make development controls for land in the Blacktown Precincts within the North West Priority Growth Area that will ensure the creation of quality environments and good design outcomes;
- c) Protect and enhance riparian corridors and areas of significant native vegetation by establishing development controls that prevent the clearing of existing native vegetation within the Precincts;
- d) Protect and enhance areas of local heritage significance by establishing development controls in order to maintain and respect the relationships between heritage sites and uses of adjacent sites;
- e) Provide for recreational opportunities within the Precincts;
- f) Provide for innovative development in the Precincts that encourage employment and economic growth;
- g) Provide for the sustainable development of the Precincts;
- h) Promote housing choice and affordability by accommodating a wide range of residential dwelling types that cater for housing diversity;
- i) Promote pedestrian and vehicle connectivity with adjoining Precincts and localities and within the Precincts;
- j) Provide transport infrastructure to meet the needs of the community; and
- k) Rezone land to allow for retail and commercial uses to meet the needs of future residents of the Blacktown Precincts and surrounding areas.

Land to which the Precinct Plan Applies

The land to which the Blacktown Growth Centres Precinct Plan applies will be shown on the Land Application Map and includes land in Riverstone West Precinct, Alex Avenue Precinct, Riverstone Precinct, Marsden Park Industrial Precinct, Area 20 Precinct, Schofields Precinct and Marsden Park Precinct. The land to which the plan applies will not change.

Definitions

This clause will remain unchanged.

Consent Authority

This clause will remain unchanged.

Repeal of Other Local Planning Instruments Applying to the Land

This clause will remain unchanged.

Savings Provision Relating to Pending Development Applications

This clause currently applies to all precincts other than the Riverstone West Precinct. Applying this clause to the Riverstone West Precinct will ensure that any development applications made but not determined before the commencement of the Precinct Plan will be assessed and determined as if the Precinct Plan had not commenced.

Application of SEPPs

A minor change is proposed to this clause to ensure the clause is consistent with the Standard Instrument Local Environmental Plan. This does not change the intent or operation of the clause.

Suspension of Covenants

This clause will remain unchanged.

Permitted or Prohibited Development

Land Use Zones

This clause will include a list of all zones used across the existing Precinct Plans:

- RU6 Transition;
- R2 Low Density Residential;
- R3 Medium Density Residential;
- B1 Neighbourhood Centre;
- B2 Local Centre;
- B4 Mixed Use;
- B5 Business Development;
- B7 Business Park;
- IN1 General Industrial;
- IN2 Light Industrial;
- SP2 Infrastructure;
- RE1 Public Recreation;
- RE2 Private Recreation;
- E2 Environmental Conservation;
- E3 Environmental Management; and
- E4 Environmental Living.

Land Use Table

Some changes to the permissible or prohibited uses within each zone are necessary to establish consistent controls for each land use zone. The proposed Land Use Table is at Appendix 3, with changes to permissible and prohibited land uses highlighted.

The proposed amendments will not change the zoning of the majority of land that is already zoned under the Growth Centres SEPP. The only areas of land proposed be rezoned are some areas of land zoned R2 Low Density Residential in the Schofields Precinct with an existing minimum residential density of 30 dw/ha. The minimum density requirement is not consistent with the zone objectives, so these areas are proposed to be zoned R3 Medium Density Residential. The areas to be rezoned to R3 Medium Density Residential in the Schofields Precinct are indicated in Figure 3. The full land zoning map is at Appendix 4.

Unzoned Land

Minor changes are proposed to this clause to ensure it is consistent with the Standard Instrument Local Environmental Plan. This does not change the intent or operation of the clause.

Additional Permitted Uses for Particular Land

Minor changes are proposed to this clause to ensure it is consistent with the Standard Instrument Local Environmental Plan. This does not change the intent or operation of the clause. The schedule this clause refers to will contain all additional permitted uses that currently apply under the existing Precinct Plans.

Subdivision and Demolition

These clauses will remain unchanged. The notes to these clauses will be amended to be consistent with the Standard Instrument Local Environmental Plan. This does not change the intent or operation of the note.

Temporary Use of Land

The clause will be amended to allow the following land uses in all Precincts in the Blacktown local government area:

- advertising structures; and
- business premises to be used as a sales office.

These temporary uses are currently allowed in the Marsden Park Precinct but not in the other Precincts.

Exempt and Complying Development

The Precinct Plan does not introduce any new controls for exempt and complying development. It instead relies upon the provisions of Schedule 1 of the Growth Centres SEPP and *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. This is unchanged from the existing Precinct Plan.

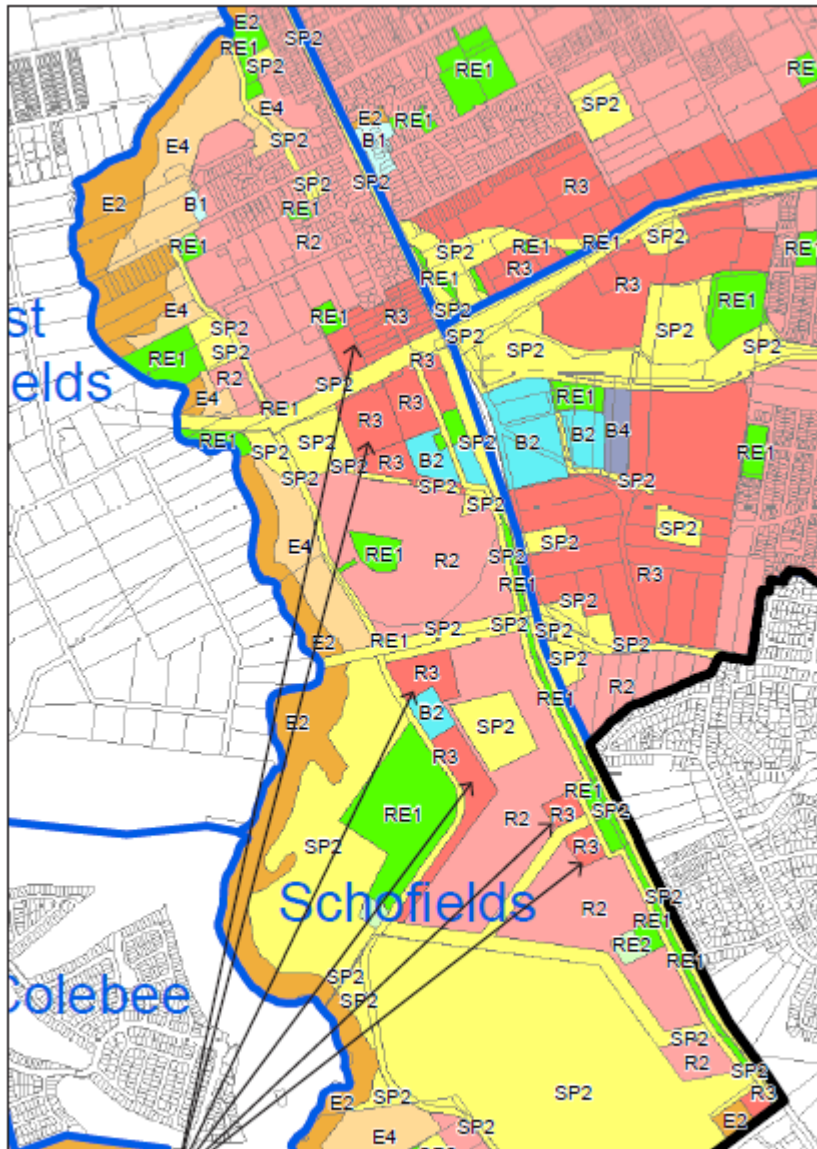


Figure 3

Areas proposed to be rezoned from R2 to R3

Principal Development Standards

The principal development standards identified in the Precinct Plan will be unchanged and will include:

- minimum subdivision lot size;
- maximum height of buildings;
- minimum lot sizes for residential development;
- maximum floor space ratio; and
- minimum dwelling densities.

Minimum Subdivision Lot Size

The proposed changes to the minimum lot size controls are addressed above.

Further to the changes described above, this clause will consolidate the objectives from the existing six Precinct Plans and map the minimum lot size in the E4 Environmental Living zone in the Schofields Precinct; currently written in the clause as 12,000m².

Subdivision Resulting in Lots between 225-300m²

This clause consolidates a similar clause from the existing six Precinct Plans. There is no change to the intent or operation of the clause.

Minimum Lot Sizes for Residential Development in Non-residential Zones

This clause consolidates a similar clause from the Alex Avenue & Riverstone, Area 20, Schofields and Blacktown Precinct Plans. The restriction of the application of the clause to only land which has no minimum lot size identified (which applied to the Marsden Park Precinct) will be removed.

Minimum Lot Sizes for Residential Development in Zone R2 Low Density Residential and Zone R3 Medium Density Residential

The proposed changes to minimum lot size are addressed above.

Minimum Lot Sizes for Secondary Dwellings in Zone R2 Low Density Residential and Zone R3 Medium Density Residential

This clause consolidates a similar clause from the Alex Avenue & Riverstone, Marsden Park Industrial, Area 20, Schofields and Blacktown Precinct Plans. There is no change to the intent or operation of the clause.

Exceptions to Minimum Lot Sizes for Dwelling Houses

This clause consolidates a similar clause from the Alex Avenue & Riverstone, Marsden Park Industrial, Area 20, Schofields and Blacktown Precinct Plans. There is no change to the intent or operation of the clause.

Exceptions to Minimum Lot Sizes for Dwelling Houses on other lots in Zone R2 Low Density Residential

This clause consolidates similar clauses from the Alex Avenue & Riverstone, Marsden Park Industrial, Area 20, Schofields and Blacktown Precinct Plans. There is no change to the intent or operation of the clause.

Exceptions to Minimum Lot Sizes for Dwelling Houses on Small Lots

This clause consolidates a similar clause from the Alex Avenue & Riverstone, Marsden Park Industrial, Area 20, Schofields and Blacktown Precinct Plans. The clause in the Marsden Park Industrial Precinct Plan and the Blacktown Precinct Plan currently applies only to R3 Medium Density Residential zoned land, the proposed clause will apply to R2 Low Density Residential zoned land as well.

Minimum Lot Sizes in Split Zones

This clause consolidates a similar clause from the Alex Avenue & Riverstone, Marsden Park Industrial, Area 20, Schofields and Blacktown Precinct Plans. There is no change to the intent or operation of the clause.

Attached Dwellings, Manor Homes and Multi Dwelling Housing in Zone R2 Low Density Residential

This clause consolidates a similar clause from all Precinct Plans. There is no change to the intent or operation of the clause, however the existing Marsden Park Industrial and Blacktown Precinct Plans did not permit Manor Homes in the R2 Low Density Residential zone if locational criteria were met. Manor homes will now be allowed in all precincts in the R2 Low Density Residential zone if locational criteria are met.

Residential Density

The proposed changes to residential density are addressed above.

Dwellings on Riverstone Scheduled Lands

This clause currently applies to the Riverstone Scheduled Lands only and has been transferred from the Alex Avenue & Riverstone Precinct Plan. There is no change to the intent or operation of the clause.

Shops – Maximum Gross Floor Area

This clause consolidates the existing clauses in the Riverstone West and Marsden Park Industrial Precinct Plans. Inclusion of this clause will not extend its operation as it only applies to B7 Business Park zoned land and these are the only two precincts that contain this zone. The Riverstone West Precinct Plan exempts premises for the retail of office supplies from the 500m² cap in a particular development. This exclusion will be retained so that it also applies to the B7 Business Park zoned land in the Marsden Park Industrial Precinct.

Height of Buildings

This clause will consolidate the objectives from the existing six Precinct Plans. No other change is proposed.

Floor Space Ratio

This clause will consolidate the objectives from the existing six Precinct Plans.

Minor changes are proposed to this clause to ensure it is consistent with the Standard Instrument Local Environmental Plan. This does not change the intent or operation of the clause. A subclause restricting light industry floor space in the Riverstone West Precinct in Zone B7 Business Park will be retained.

Calculation of Floor Space Ratio and Site Area

This clause will not be changed.

Exceptions to Development Standards

Minor changes are proposed to this clause to ensure it is consistent with the Standard Instrument Local Environmental Plan. This does not change the intent or operation of the clause.

Miscellaneous Provisions

Relevant Acquisition Authority

A consolidated list of acquisition authorities from all six Precinct Plans will appear in this clause. This clause will not change the existing acquisition liabilities across the six Precinct Plans.

Classification and Reclassification of Public Land

This clause will not be changed.

Development Near Zone Boundaries

This clause consolidates a similar clause from all of the Precinct Plans. The existing Precinct Plans include different distances within which this clause applies. In the Schofields Precinct this clause does not apply to land zoned RE1 Public Recreation. The proposed clause will now apply to so much of the land that is within:

- 50 metres of a boundary between Zone RE1 Public Recreation and any other zone;
- 100 metres of a boundary between Zone SP2 Infrastructure and any other zone;
- 60 metres of a boundary between land zoned B2 Local Centre and land zoned B4 Mixed Use; and
- 30 metres of a boundary between any 2 other zones.

Controls Relating to Miscellaneous Permissible Uses

An error which identified the maximum retail floor area for neighbourhood shops in the Marsden Park Industrial Precinct as 1000m² has been rectified; the maximum will now be 100m² consistent with all other existing Precinct Plans.

The control for secondary dwellings will be amended to be consistent with the standard instrument and Blacktown Local Environmental Plan 2015. Therefore, the total floor area of a secondary dwelling will be limited to 60m² or 5% of the total floor area of the principal dwelling (whichever is the greater).

No other changes will be made to this clause.

Architectural Roof Features

This clause will not be changed.

Conversion of Fire Alarms

This clause will not be changed.

Preservation of Trees or Vegetation

This clause will not be changed.

Heritage Conservation

This clause will not be changed.

This clause does not currently apply to the Marsden Park Industrial Precinct or Area 20 Precinct as no heritage items or areas were identified during the preparation of these Precinct Plans. The inclusion of this clause will not affect the controls in these precincts unless specific sites or items are listed in the schedule to the Precinct Plan in future. The Schedule to this clause will contain a consolidated list of all heritage items across the existing Precinct Plans.

Bushfire Hazard Reduction Work

This clause will not be changed.

Infrastructure Development and Use of Existing Buildings of the Crown

This clause will not be changed.

Eco-tourist Facilities

Currently only applies to the Blacktown and Marsden Park Precinct Plans. The clause will now apply to all eco-tourist facility development.

Additional Local Provisions

Public Utility Infrastructure

This clause will not be changed.

Information and Education Facilities on Land in R2 Low Density Residential

This clause currently applies to every precinct where the R2 Low Density Residential zone occurs except the Area 20 Precinct. It is proposed to retain this clause and therefore allow information and education facilities in the Area 20 Precinct in R2 Low Density Residential zoned land, consistent with every other precinct.

Native Vegetation Retention and Riparian Protection Areas

The title of this clause will be updated to refer to Riparian Protection Areas and the outdated reference to the, now repealed, Part 3A of the Environmental Planning and Assessment Act 1979 will be amended to reference Division 4.1 of Part 4. These minor amendments will not change the intent or operation of the clause.

Existing Native Vegetation

This clause will not be changed.

Development of Land within Zone B7 Business Park – Additional Floor Space Ratio

This clause will not be changed. This clause applies to a specific area in the Riverstone West Precinct so the retention of this clause in the consolidated precinct plan will not extend its application to any additional areas.

Educational Establishments, Hotels, Motels, Office Premises and Registered Clubs on Certain Land within Zone IN1 Light Industrial

This clause will not be changed. This clause applies to a specific mapped area in the Riverstone West Precinct and the retention of this clause in the consolidated precinct plan will not extend its application to any additional areas.

Development in Zone E2 Environmental Conservation

This currently only applies to the Riverstone West, Schofields and Marsden Park Precincts. The inclusion of this clause will extend its operation to E2 Environmental Conservation zoned land in the Riverstone Precinct, Alex Avenue Precinct, Area 20 Precinct and Marsden Park Industrial Precinct and requires the preparation of a vegetation management plan prior to the granting of development consent.

Subdivision of Land Adjoining Zone E2 Environmental Conservation

This clause currently only applies to the Schofields and Marsden Park Precincts. The inclusion of this clause will extend its operation to E2 Environmental Conservation zoned land in the Riverstone West Precinct, Riverstone Precinct, Alex Avenue Precinct, Area 20 Precinct and Marsden Park Industrial Precinct and requires arrangements to be made for the rehabilitation and revegetation of E2 Environmental Conservation zoned land prior to a consent authority granting consent for subdivision.

Ground Floor Development in Zone B4 Mixed Use

This clause currently applies to the Alex Avenue and Riverstone Precincts. The clause requires a certain area within the Alex Avenue Precinct to have an active street frontage. This requirement will be managed by the specific Active Street Frontage clause which is addressed in further detail below.

Development in Zone B1 Neighbourhood Centre

This clause currently only applies to Alex Avenue and Riverstone Precincts. The inclusion of this clause will extend its operation to the Schofields Precinct and require active uses on the ground floor of development within the B1 Neighbourhood Centre zone.

Sex Services and Restricted Premises

This clause currently only applies to the Marsden Park Precinct. It is proposed to extend the operation of these clauses to the other Precincts where sex services and restricted premises are permissible: Riverstone

and Alex Avenue, Riverstone West and Marsden Park Industrial (in each precinct these land uses are permitted with consent in the B7 Business Park, IN1 General Industrial and IN2 Light Industrial zones).

Development in Special Area – Schofields Station Area

This clause will not be changed. This clause applies to a specific area that is mapped on the Special Areas Map so the retention of this clause in the consolidated precinct plan will not extend its application to any additional areas.

Development on Riverstone Scheduled Lands

This clause will not be changed. This clause applies to a mapped area so the retention of this clause in the consolidated precinct plan will not extend its application to any additional areas.

Active Street Frontages

This clause applies to the B2 Local Centre and B4 Mixed Use zone in the Area 20 Precinct and refers to the Active Street Frontages Map that identifies the specific areas to which it applies. This method of identifying active street frontages is consistent with the standard instrument Local Environmental Plan.

A similar clause also currently applies to all B2 Local Centre zoned land in the Schofields and Marsden Park Precincts but is not identified on a map.

To ensure consistency with the standard instrument Local Environmental Plan, the specific areas where active street frontages are required will be mapped for the Schofields and Marsden Park Precincts.

There is not currently an active street frontages clause for the Alex Avenue Precinct, however an existing clause 'Ground Floor Development in zone B4 Mixed Use' (Clause 6.6) requires active uses for the area of B4 Mixed Use zoned land that fronts RE1 Public Recreation zoned land. Clause 6.6 will not be included in the consolidated precinct plan, but the area identified by the existing clause 6.6 will be mapped as an 'active street frontage' under this clause. The B2 Local Centre zoned land will also have active street frontages mapped.

The draft Active Street Frontages map is at Appendix 5, along with more detailed maps of each precinct subject to amendment.

Development of Land within or Adjacent to Public Transport Corridor

This clause will not be changed. It will only apply where there is a transport corridor identified. The area identified as a transport corridor will not change as a result of this amendment.

Development on Certain Land Identified as Green and Golden Bell Frog Habitat

This clause will not be changed and will continue to apply to a specific mapped area within the Riverstone Precinct.

Schedules

Schedule 1 Additional Permitted Uses

This Schedule includes a consolidation of all the additional permitted uses identified in the six current Precinct Plans.

Schedule 4 Classification and Reclassification of Public Land

There is no change to this Schedule.

Schedule 5 Environmental heritage

This Schedule includes a consolidation of all the heritage items identified in the six current Precinct Plans.

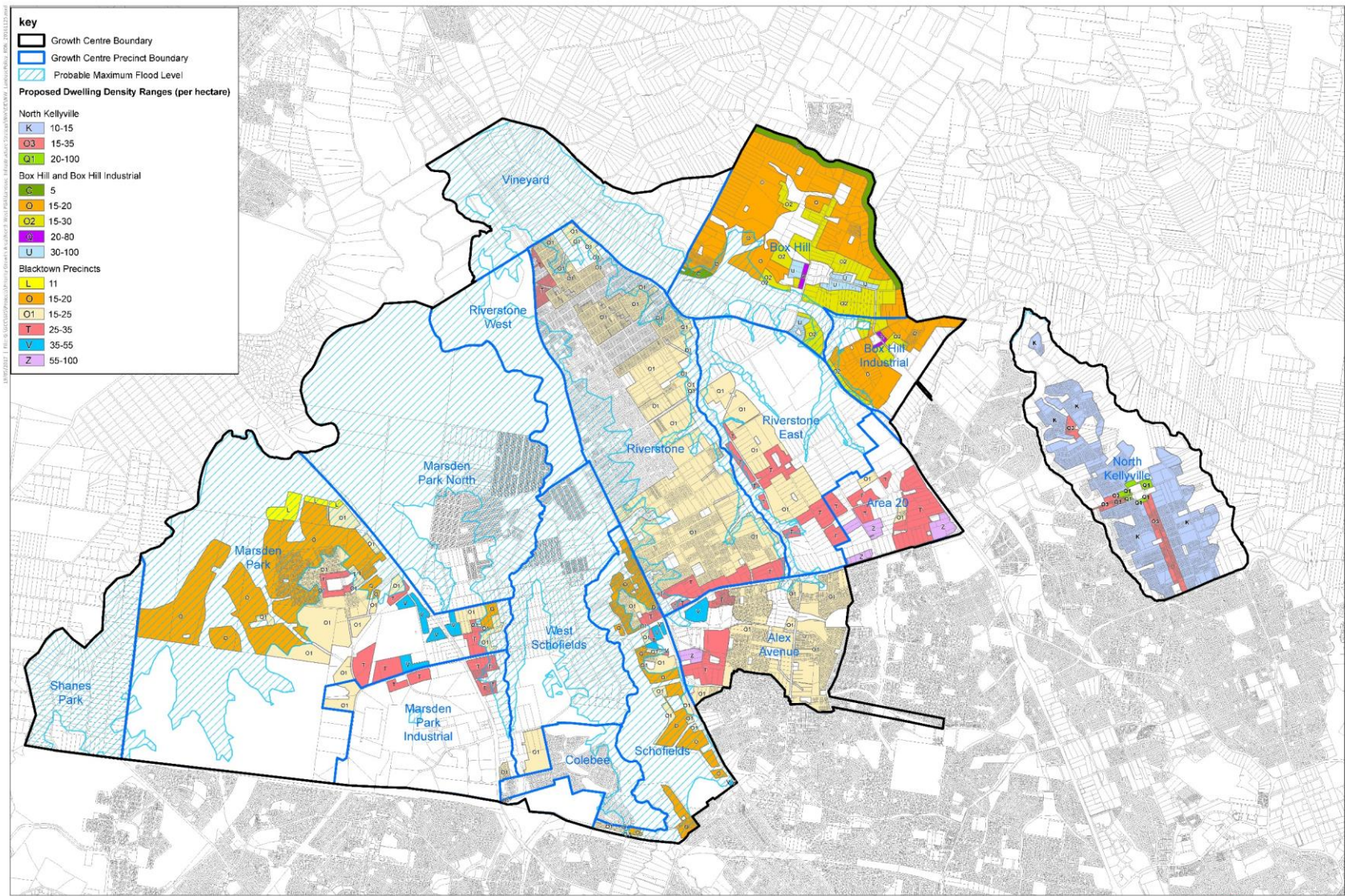
Dictionary

A definition of eco-tourist facilities consistent with the Standard Instrument Local Environmental Plan will be included in the Dictionary. Eco-tourist facilities are a permissible use in certain areas of the Marsden Park Precinct but the Dictionary does not currently include a definition for this land use term.

All definitions will be updated to be consistent with the definitions in the standard instrument local environmental plan. A number of new definitions will be added that have not previously been used in the Growth Centres SEPP so that these uses can be specified in the land use table. These definitions are:

- Camping grounds;
- Heavy industrial storage establishments;
- Industrial training facilities;
- Mooring pens;
- Open cut mining; and
- Wharf or boating facilities.

Appendix 1 – Proposed Residential Density Map



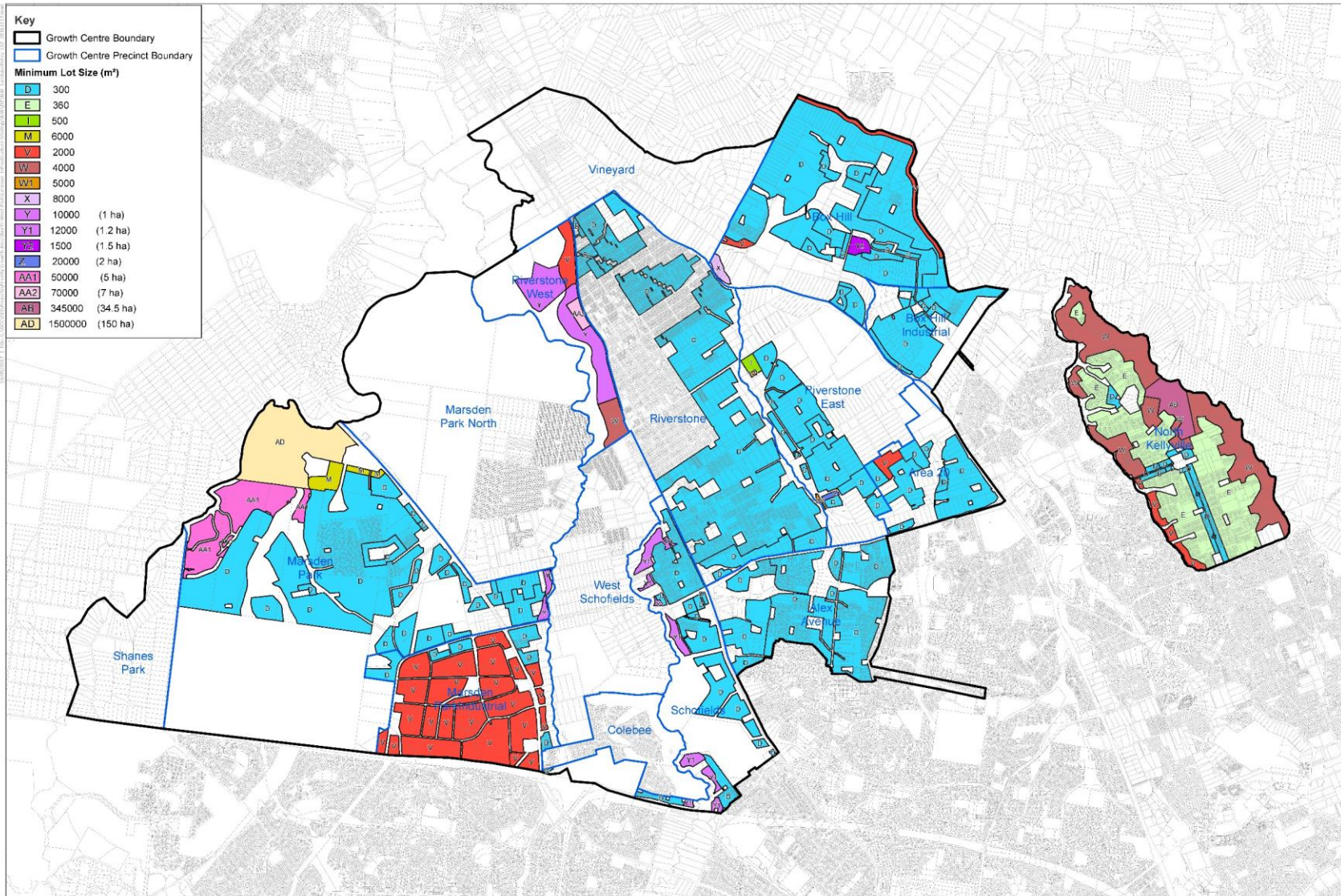
Cadastre © NSW LPI 19/05/2017

Proposed Residential Density Ranges - North West Priority Land Release Area

Disclaimer: The information contained on this map is to the best of the Government's knowledge correct. However, no warranty or guarantee is provided by the Government and no liability is accepted for any loss or damage resulting from any person relying upon or using the information contained in this map.



Appendix 2 – Proposed Minimum Lot Size Map



0 0.5 1 1.5 km
 Cadastre © NSW LPI 19/05/2017

Proposed Minimum Lot Sizes - North West Priority Land Release Area



Appendix 3 – Proposed Land Use Table and Comparison with Existing Zones

Land Use Zone Comparison

- ~~Strikethrough~~ used for terms included in Land Use Tables of the Precinct Plans which will be deleted
- **Red font** used for land use terms that will be added to Land Use Tables

Proposed land use table	Differences in existing land use table from the proposed land use table						Comments
<p>Zone RU6 Transition</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> To protect and maintain land that provides a transition between rural and other land uses of varying intensities or environmental sensitivities. To minimise conflict between land uses within this zone and land uses within adjoining zones. <p>2 Permitted without consent</p> <p>Home occupations; Roads</p> <p>3 Permitted with consent</p> <p>Agricultural produce industries; Dual occupancies; Dwelling houses; Eco-tourist facilities; Extensive agriculture; Farm buildings; Farm stay accommodation; Flood mitigation works; Home businesses; Recreation areas; Recreation facilities (outdoor); Registered clubs; Water recreation structures</p> <p>4 Prohibited</p> <p>Any development not specified in item 2 or 3</p>	Riverstone West (Appendix 3)	Alex Avenue & Riverstone (Appendix 4)	Marsden Park Industrial (Appendix 5)	Area 20 (Appendix 6)	Schofields (Appendix 7)	Blacktown (Appendix 12)- currently only applies to Marsden Park precinct	
	Zone does not occur in this precinct plan	Zone does not occur in this precinct plan	Zone does not occur in this precinct plan	Zone does not occur in this precinct plan	Zone does not occur in this precinct plan	No change	

Proposed land use table	Differences in existing land use table from the proposed land use table					Comments
<p>Zone R2 Low Density Residential</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> To provide for the housing needs of the community within a low density residential environment. To enable other land uses that provide facilities or services to meet the day to day needs of residents. To allow residents to carry out a reasonable range of activities from their homes, where such activities are not likely to adversely affect the living environment of neighbours. To support the well-being of the community, by enabling educational, recreational, community, religious and other activities where compatible with the amenity of a low density residential environment. <p>2 Permitted without consent</p> <p>Home occupations</p> <p>3 Permitted with consent</p> <p>Bed and breakfast accommodation; Boarding houses; Business identification signs; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Information and education facilities; Neighbourhood shops; Places of public worship; Recreation areas; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Shop top housing; Studio dwellings; Veterinary hospitals</p> <p>4 Prohibited</p> <p>Any development not specified in item 2 or 3</p>	<p>Riverstone West (Appendix 3)</p> <p>Zone does not occur in this precinct plan</p>	<p>Alex Avenue & Riverstone (Appendix 4)</p> <p>Without consent: (no difference)</p> <p>Permissible: Boarding houses, drainage, earthworks, information and education facilities, environmental facilities, flood mitigation works, recreation areas, seniors housing,</p> <p>Prohibited: (no difference)</p>	<p>Marsden Park Industrial (Appendix 5)</p> <p>Without consent: (no difference)</p> <p>Permissible: Boarding houses, earthworks, information and education facilities, environmental facilities, flood mitigation works, recreation areas, seniors housing, swimming pools</p> <p>Prohibited: (no difference)</p>	<p>Area 20 (Appendix 6)</p> <p>Without consent: (no difference)</p> <p>Permissible: Boarding houses, drainage, earthworks, environmental facilities, flood mitigation works, recreation areas, seniors housing, swimming pools</p> <p>Prohibited: (no difference)</p>	<p>Schofields (Appendix 7)</p> <p>Without consent: (no difference)</p> <p>Permissible: Boarding houses, drainage, earthworks, environmental facilities, flood mitigation works, information and education facilities, recreation areas, seniors housing</p> <p>Prohibited: (no difference)</p>	<p>Blacktown (Appendix 12)- currently only applies to Marsden Park precinct</p> <p>No difference</p> <p>Consolidation of zone objectives in Precinct Plans.</p> <p>The following items that are not land use terms will be deleted: swimming pools, earthworks and drainage</p> <p>Boarding houses and seniors housing have been included as permissible (consistent with Standard Instrument LEP & Blacktown Precinct).</p> <p>Information & education facilities: currently prohibited in Alex Avenue & Riverstone, Marsden Park Industrial and Schofields Precincts as an innominate use will be included as permitted with consent.</p> <p>Environmental facilities, flood mitigation works, recreation areas: currently not permitted in any precinct in the R2 zone, will be permissible in the R2 zone, consistent with the Blacktown LEP.</p>

Proposed land use table	Differences in existing land use table from the proposed land use table						Comments
<p>Zone R3 Medium Density Residential</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> To provide for the housing needs of the community within a medium density residential environment. To provide a variety of housing types within a medium density residential environment. To enable other land uses that provide facilities or services to meet the day to day needs of residents. To support the well-being of the community by enabling educational, recreational, community, religious and other activities where compatible with the amenity of a medium density residential environment. <p>2 Permitted without consent</p> <p>Home occupations</p> <p>3 Permitted with consent</p> <p>Attached dwellings; Bed and breakfast accommodation; Boarding houses; Business identification signs; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Group homes; Manor homes; Multi dwelling housing; Neighbourhood shops; Places of public worship; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Studio dwellings; Any other development not specified in item 2 or 4</p>	<p>Riverstone West (Appendix 3)</p> <p>Zone does not occur in this precinct plan</p>	<p>Alex Avenue & Riverstone (Appendix 4)</p> <p>Without consent: (no difference)</p> <p>Permissible: Business identification signs, Respite day care centres, secondary dwellings</p> <p>Prohibited: Biosolid treatment facilities, Electricity generating works, Rural industries, Additional prohibited uses will be added to the land use table as set out in the 'Comments' column.</p>	<p>Marsden Park Industrial (Appendix 5)</p> <p>Without consent: (no difference)</p> <p>Permissible: Respite day care centres, secondary dwellings, Seniors housing,</p> <p>Prohibited: Biosolid treatment facilities, Extractive industries, Industrial retail outlets, Moveable dwellings, Rural industries, Vehicle sales and hire premises, Waste management facilities, Additional prohibited uses will be added to the land use table as set out in the 'Comments' column.</p>	<p>Area 20 (Appendix 6)</p> <p>Without consent: (no difference)</p> <p>Permissible: Respite day care centres, secondary dwellings, Seniors housing</p> <p>Prohibited: Biosolid waste applications, Biosolid treatment facilities, Extractive industries, Industrial retail outlets, Information and education facilities, Moveable dwellings, Rural industries, Waste management facilities, Additional prohibited uses will be added to the land use table as set out in the 'Comments' column.</p>	<p>Schofields (Appendix 7)</p> <p>Without consent: (no difference)</p> <p>Permissible: Business identification signs, Respite day care centres, secondary dwellings</p> <p>Prohibited: Biosolid treatment facilities, Port facilities, Rural industries, Waste management facilities, Additional prohibited uses will be added to the land use table as set out in the 'Comments' column.</p>	<p>Blacktown (Appendix 12)- currently only applies to Marsden Park precinct</p> <p>Without consent: (no difference)</p> <p>Permissible: Roads</p> <p>Prohibited: Biosolid treatment facilities, Port facilities, Waste management facilities, Additional prohibited uses will be added to the land use table as set out in the 'Comments' column.</p>	<p>Consolidation of zone objectives in Precinct Plans.</p> <p>Roads: currently a specified permissible use in all precincts except Marsden Park (where it is permissible as an innominate use). Roads will be a specified permissible use in the R3 zone consistent with Standard Instrument LEP.</p> <p>Rural industries: currently rural industries are only specified as prohibited in Marsden Park Precinct. As such, rural industries are permitted with consent in the other precincts as an innominate use. Rural industries will be prohibited in the R3 zone.</p> <p>Respite day care centre: currently a specified permissible use in the Marsden Park Precinct only. In other precincts it would be permissible as an innominate use. Respite day care centres will be permitted with consent in the R3 zone consistent with Standard Instrument LEP.</p> <p>Seniors housing: currently a specified permissible use in the Alex Avenue and Riverstone, Schofields and Marsden Park Precincts only (it would be permissible as an innominate use in the other precincts). Seniors housing will be specified as permitted with consent in the R3 zone consistent with Standard Instrument LEP.</p> <p>Secondary dwellings: will be deleted as they are permissible through SEPP (Affordable Rental Housing) 2009.</p> <p>Extractive industries: currently permitted with consent in Area 20 and Schofields Precincts. Extractive industries will be prohibited in the R3 zone.</p> <p>Industrial retail outlets: : currently permitted with Industrial retail outlets will be prohibited in the R3 zone.</p> <p>Information & education facilities: currently prohibited in all Precincts other than Area 20. Information and education facilities will be prohibited in the R3 zone.</p> <p>Electricity generating works: currently prohibited in Alex Avenue and Riverstone Precincts; permissible in all other Precincts. Electricity generating works will be permissible in the R3 zone.</p> <p>Port facilities: currently port facilities are permitted with consent in Schofields and Marsden Park Precincts. Port facilities will be prohibited in the R3 zone.</p> <p>Vehicle sales & hire premises: currently only permitted with consent in the Marsden Park Industrial Precinct. Vehicle sales and hire premises will be prohibited in the R3 zone.</p>

Proposed land use table	Differences in existing land use table from the proposed land use table						Comments
<p>4 Prohibited</p> <p>Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolid treatment facilities; Boat launching ramps; Boat repair facilities; Boat sheds; Business premises; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Emergency services facilities; Entertainment facilities; Environmental facilities; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Heavy industry; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Jetties; Marinas; Mooring; Mooring pens; Mortuaries; Office premises; Open cut mining; Passenger transport facilities; Port facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Restricted premises; Restriction facilities; Retail premises; Rural industries; Rural supplies; Rural workers' dwellings; Service stations; Sewerage systems; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales and hire premises; Warehouse or distribution centres; Waste management facilities; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies</p>	Riverstone West (Appendix 3)	Alex Avenue & Riverstone (Appendix 4)	Marsden Park Industrial (Appendix 5)	Area 20 (Appendix 6)	Schofields (Appendix 7)	Blacktown (Appendix 12)- currently only applies to Marsden Park precinct	<p>Waste management facilities: currently only prohibited in the Alex Avenue and Riverstone Precincts. Waste management facilities will be prohibited in the R3 zone.</p> <p>The following item is not a land use term and will be deleted: Biosolid waste application. The land use term Biosolid treatment facilities will be used in its place and will be prohibited in the R3 zone.</p> <p>The following item is not a land use term and will be deleted: Moveable dwelling</p> <p>The following uses are currently permitted with consent as innominate uses. They will be included as prohibited in the R3 zone:</p> <ul style="list-style-type: none"> • Animal boarding and training establishments • Boat launching ramps • Car parks • Eco-tourist facilities • Electricity generating works • Emergency services facilities • Environmental facilities • Farm buildings • Forestry • Heavy industry • Jetties • Moorings • Research stations • Restricted premises • Sewerage systems • Warehouse or distribution centres • Water recreation structures • Water supply systems • Other uses that are not currently in the Dictionary of the SEPP will be added and will be prohibited: • Camping grounds • Heavy industrial storage establishments • Industrial training facilities • Mooring pens • Open cut mining • Wharf or boating facilities

Proposed land use table	Differences in existing land use table from the proposed land use table					Comments	
<p>Zone B1 Neighbourhood Centre</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood. To ensure the scale and type of business development is compatible with the scale of the surrounding area. To ensure residential development does not preclude the provision of active retail, business and community uses at street level. To allow for residential development that does not detract from the primary function of the zone which is to provide retail, business and community uses to serve the community. To promote a sense of place and focal points for the local community. <p>2 Permitted without consent</p> <p>Home occupations</p> <p>3 Permitted with consent</p> <p>Business premises; Car parks; Child care centres; Community facilities; Educational establishments; Entertainment facilities; Food and drink premises; Function centres; Information and education facilities; Markets; Neighbourhood shops; Recreation facilities (indoor); Retail premises; Roads; Service stations; Shop top housing; Vehicle repair stations; Any other development not specified in item 2 or 4</p>	Riverstone West (Appendix 3)	Alex Avenue & Riverstone (Appendix 4)	Marsden Park Industrial (Appendix 5)	Area 20 (Appendix 6)	Schofields (Appendix 7)	Blacktown (Appendix 12)- currently only applies to Marsden Park precinct	Consolidation of zone objectives in Precinct Plans.
	Zone does not occur in this precinct plan	<p>Without consent: (no difference)</p> <p>Permissible: (no difference)</p> <p>Prohibited: Additional prohibited uses will be added to the land use table as set out in the 'Comments' column.</p>	Zone does not occur in this precinct plan	Zone does not occur in this precinct plan	Zone does not occur in this precinct plan	<p>Without consent: (no difference)</p> <p>Permissible: (no difference)</p> <p>Prohibited: Electricity generating works, Port facilities, Additional prohibited uses will be added to the land use table as set out in the 'Comments' column.</p>	Zone does not occur in this precinct plan

Proposed land use table	Differences in existing land use table from the proposed land use table					Comments	
<p>4 Prohibited</p> <p>Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat launching ramps; Boat repair facilities; Boat sheds; Bulky goods premises; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Funeral chapels; Funeral homes; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Hospitals; Industrial retail outlets; Industrial training facilities; Industries; Jetties; Landscape and garden supplies; Marinas; Mooring; Mooring pens; Mortuaries; Office premises; Open cut mining; Passenger transport facilities; Port facilities; Public administration building; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Restricted premises; Restriction facilities; Rural industries; Rural supplies; Sewerage systems; Sex services premises; Signage; Storage premises; Timber and building supplies; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste management facilities; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies</p>	Riverstone West (Appendix 3)	Alex Avenue & Riverstone (Appendix 4)	Marsden Park Industrial (Appendix 5)	Area 20 (Appendix 6)	Schofields (Appendix 7)	Blacktown (Appendix 12)- currently only applies to Marsden Park precinct	<p>Other uses that are not currently in the Dictionary of the SEPP will be added and will be prohibited:</p> <ul style="list-style-type: none"> • Camping grounds • Heavy industrial storage establishments • Industrial training facilities • Mooring pens • Open cut mining • Wharf or boating facilities

Proposed land use table	Differences In existing land use table from the proposed land use table					Comments	
<p>Zone B4 Mixed Use</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> To provide a mixture of compatible land uses. To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling. To provide for residential development that contributes to the vitality of the local centre. To ensure that residential development adjacent to the local centre does not detract from the primary function of the centre, being to provide for retail, business, entertainment and community uses. To facilitate active retail, commercial, entertainment and community facility uses at ground level of mixed use developments. To provide for residential development that contributes to the vitality of the local centre. To ensure that residential development within the local centre does not detract from the primary function of the centre, being to provide for retail, business, entertainment and community uses. To encourage development that will contribute to the economic growth of, and creation of employment opportunities within, the City of Blacktown. <p>2 Permitted without consent</p> <p>Home occupations</p>	<p>Riverstone West (Appendix 3)</p> <p>Zone does not occur in this precinct plan</p>	<p>Alex Avenue & Riverstone (Appendix 4)</p> <p>Without consent: (no additional)</p> <p>Permissible: Medical centres, Respite day care centres, restricted premises</p> <p>Prohibited: Electricity generating works, Exhibition homes, roadside stalls</p>	<p>Marsden Park Industrial (Appendix 5)</p> <p>Zone does not occur in this precinct plan</p>	<p>Area 20 (Appendix 6)</p> <p>Without consent: (no additional)</p> <p>Permissible: Medical centres, Respite day care centres, restricted premises</p> <p>Prohibited: Electricity generating works, Exhibition homes, roadside stalls</p>	<p>Schofields (Appendix 7)</p> <p>Zone does not occur in this precinct plan</p>	<p>Blacktown (Appendix 12)- currently only applies to Marsden Park precinct</p> <p>Without consent: (no additional)</p> <p>Permissible: Car parks, Highway service centres, Residential flat buildings, Roads, Sewerage systems</p> <p>Prohibited: Bulky goods premises, Funeral chapels, Highway service centres, Port facilities, Public administration buildings, recreation facilities (major), Sewerage systems, Truck depots, Vehicle repair stations, Waste management facilities, Wholesale supplies</p>	<p>Consolidation of zone objectives in Precinct Plans.</p> <p>Car parks: currently permitted with consent in Alex Avenue and Riverstone and Area 20 Precincts and permitted with consent as an innominate use in the Marsden Park Precinct. Car parks will be included as a specified use permitted with consent in the B4 zone.</p> <p>Residential flat buildings: included as permissible in Alex Avenue & Riverstone and Area 20 Precincts and permitted with consent in Marsden Park Precinct as an innominate use. Residential flat buildings will be permitted with consent in all B4 zone.</p> <p>Roads: will be included as permitted with consent consistent with Standard Instrument LEP.</p> <p>Electricity generating works: currently prohibited in the Marsden Park Precinct but permitted with consent elsewhere. Electricity generating works will be prohibited in B4 zone.</p> <p>Exhibition homes: currently permitted with consent as an innominate use in Alex Avenue & Riverstone and Area 20 Precincts. Now included as prohibited in all B4.</p> <p>Roadside stalls: currently permitted with consent as an innominate use in Alex Avenue & Riverstone and Area 20 Precincts. Now included as prohibited in all B4.</p> <p>Highway service centre: included as prohibited in Alex Avenue & Riverstone and Area 20 Precincts but permissible in Marsden Park. Now included as prohibited in all B4</p> <p>Medical centre: currently included as permitted with consent in Alex Avenue & Riverstone and Area 20 Precincts as an innominate use. Medical centres will be permitted with consent in all B4.</p> <p>Respite day care centre: currently included as permitted with consent in Alex Avenue & Riverstone and Area 20 Precincts as an innominate use. Respite day care centres will be permitted with consent in all B4.</p>

Proposed land use table	Differences in existing land use table from the proposed land use table					Comments	
<p>3 Permitted with consent</p> <p>Boarding houses; Business premises; Car parks; Child care centres; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Office premises; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Retail premises; Roads; Seniors housing; Sewerage systems; Shop top housing; Any other development not specified in item 2 or 4</p> <p>4 Prohibited</p> <p>Agriculture; Air transport facilities; Airstrips; Biosolids treatment facilities; Boat launching ramps; Boat repair facilities; Boat sheds; Bulky goods premises; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Funeral chapel; Funeral homes; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring; Mooring pens; Mortuaries; Open cut mining; Port facilities; Public administration buildings; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Restricted premises; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Sewerage systems; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies</p>	Riverstone West (Appendix 3)	Alex Avenue & Riverstone (Appendix 4)	Marsden Park Industrial (Appendix 5)	Area 20 (Appendix 6)	Schofields (Appendix 7)	Blacktown (Appendix 12)- currently only applies to Marsden Park precinct	<p>The following land uses are currently prohibited in the Alex Avenue and Riverstone and Area 20 Precincts but permissible in the Marsden Park Precinct as innominate uses. These land uses will be prohibited across the B4 zone:</p> <ul style="list-style-type: none"> • Bulky goods premises • Funeral chapels • Port facilities • Public administration buildings • Recreation facilities (major) • Truck depots • Vehicle repair stations • Waste management facilities • Wholesale supplies <p>The following uses are currently permitted with consent as innominate uses. They will be included as prohibited in the B4 zone:</p> <ul style="list-style-type: none"> • Boat launching ramps • Charter and tourism boating facilities • Eco-tourist facilities • Environmental facilities • Forestry • Jetties • Marinas • Moorings • Recreation facilities (outdoor) • Research stations • Sewerage systems • Tourist and visitor accommodation (other than hotel or motel accommodation and serviced apartments) • Water recreation structures • Water supply systems <p>Other uses that are not currently in the Dictionary of the SEPP will be added and will be prohibited:</p> <ul style="list-style-type: none"> • Camping grounds • Heavy industrial storage establishments • Industrial training facilities • Mooring pens • Open cut mining • Wharf or boating facilities

Proposed land use table	Differences in existing land use table from the proposed land use table						Comments
<p>Zone B5 Business Development</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> To enable a mix of business and warehouse uses in locations that are close to, and that support the viability of, centres. To allow development that is compatible with the scale, form and character of existing buildings and the surrounding area. <p>2 Permitted without consent</p> <p>Nil</p> <p>3 Permitted with consent</p> <p>Bulky goods premises; Business premises; Car parks; Child care centres; Community facilities; Educational establishments; Entertainment facilities; Function centres; Garden centres; Hardware and building supplies; Landscaping material supplies; Passenger transport facilities; Places of public worship; Public administration building; Pubs; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Roads; Service stations; Signage; Storage premises; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres</p> <p>4 Prohibited</p> <p>Any development not specified in item 2 or 3</p>	<p>Riverstone West (Appendix 3)</p> <p>Zone does not occur in this precinct plan</p>	<p>Alex Avenue & Riverstone (Appendix 4)</p> <p>Zone does not occur in this precinct plan</p>	<p>Marsden Park Industrial (Appendix 5)</p> <p>Without consent: (no difference)</p> <p>Permissible: Earthworks, Public administration building</p>	<p>Area 20 (Appendix 6)</p> <p>Zone does not occur in this precinct plan</p>	<p>Schofields (Appendix 7)</p> <p>Zone does not occur in this precinct plan</p>	<p>Blacktown (Appendix 12)- currently only applies to Marsden Park precinct</p> <p>Zone does not occur in this precinct plan</p>	<p>The following item that is not a land use term will be deleted: Earthworks</p> <p>Public Administration Building: this use has not been permitted in any zone so it will be made a permissible use in the B5 zone.</p>

Proposed land use table	Differences in existing land use table from the proposed land use table						Comments
<p>Zone B7 Business Park</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> To provide a range of office and light industrial uses. To encourage employment opportunities. To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area. <p>2 Permitted without consent</p> <p>Nil</p> <p>3 Permitted with consent</p> <p>Child care centres; Hotel or motel accommodation; Light industries; Neighbourhood shops; Office premises; Passenger transport facilities; Roads; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>4 Prohibited</p> <p>Airstrip; Amusement centres; Agriculture; Air transport facilities; Biosolid treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Bulky goods premises; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematorium; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home industries; Home occupations; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Jetties; Marinas; Mooring; Mooring pens; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Restriction facilities; Rural industries; Sewerage systems; Tourist and visitor accommodation; Vehicle body repair workshops; Waste disposal facilities; Water or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies</p>	<p>Riverstone West (Appendix 3)</p> <p>Without consent: (no difference)</p> <p>Permissible: (no difference)</p> <p>Prohibited: Biosolid waste applications, Biosolid treatment facilities</p>	<p>Alex Avenue & Riverstone (Appendix 4)</p> <p>Zone does not occur in this precinct plan</p>	<p>Marsden Park Industrial (Appendix 5)</p> <p>Without consent: (no difference)</p> <p>Permissible: (no difference)</p> <p>Prohibited: Biosolid waste applications, Biosolid treatment facilities, Extractive industries, Moveable dwellings</p>	<p>Area 20 (Appendix 6)</p> <p>Zone does not occur in this precinct plan</p>	<p>Schofields (Appendix 7)</p> <p>Zone does not occur in this precinct plan</p>	<p>Blacktown (Appendix 12)- currently only applies to Marsden Park precinct</p> <p>Zone does not occur in this precinct plan</p>	<p>Moveable dwellings</p> <p>Extractive industries: currently only prohibited in Riverstone West. Extractive industries will be prohibited in all the B7 zone.</p> <p>The following uses are currently permitted with consent as innominate uses. They will be included as prohibited in the B7 zone:</p> <p>Airstrip Amusement centres Boat building and repair facilities Boat launching ramps Boat sheds Charter and tourism boating facilities Crematorium Depots Eco-tourist facilities Electricity generating works Environmental facilities Forestry Freight transport facilities Hv Water supply systems Wholesale supplies</p> <p>Other uses that are not currently in the Dictionary of the SEPP will be added and will be prohibited:</p> <p>Camping grounds Heavy industrial storage establishments Industrial training facilities Mooring pens Open cut mining Wharf or boating facilities</p>

Proposed land use table	Differences in existing land use table from the proposed land use table						Comments
<p>Zone IN1 General Industrial</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> To provide a wide range of industrial and warehouse land uses. To encourage employment opportunities. To minimise any adverse effect of industry on other land uses. To enable development for the purpose of retail premises only where it serves convenience needs, or where the goods or materials sold are of a type and nature consistent with construction and maintenance of buildings. <p>2 Permitted without consent</p> <p>Nil</p> <p>3 Permitted with consent</p> <p>Animal boarding or training establishments; Depots; Freight transport facilities; Light industries; Neighbourhood shops; Registered clubs; Roads; Take away food and drink premises; Warehouse or distribution centres; Waste or resource management facilities; Any other development not specified in item 2 or 4</p> <p>4 Prohibited</p> <p>Agriculture; Air transport facilities; Airstrips; Amusement centres; Biosolid waste applications; Boat launching ramps; Boat sheds; Bulky goods premises; Business premises; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematorium; Child care centres; Community facilities; Correctional centres; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Hazardous storage establishment; Health services facilities; Heavy industries; Home-based child care; Home businesses; Home industries; Home occupations; Home occupations (sex services); Information and education facilities; Jetties; Marinas; Mooring; Mooring pens; Mortuaries; Offensive storage establishment; Office premises; Open cut mining; Passenger transport facilities; Port facilities; Public administration buildings; Recreation facilities (major); Registered clubs; Residential accommodation; Respite day care centres; Restriction facilities; Retail premises; Tourist and visitor accommodation; Vehicle sales or hire premises; Veterinary hospitals; Waste disposal facilities; Water recreation structures</p>	Riverstone West (Appendix 3)	Alex Avenue & Riverstone (Appendix 4)	Marsden Park Industrial (Appendix 5)	Area 20 (Appendix 6)	Schofields (Appendix 7)	Blacktown (Appendix 12)- currently only applies to Marsden Park precinct	Registered clubs; included as prohibited in Riverstone West Precinct. Include as prohibited in all IN1. The following items that are not land use terms will be deleted: Earthworks and Drainage
	<p>Without consent: (no difference)</p> <p>Permissible: Drainage; Earthworks</p> <p>Prohibited: Additional prohibited uses will be added to the land use table as set out in the 'Comments' column.</p>	Zone does not occur in this precinct plan	<p>Without consent: (no difference)</p> <p>Permissible: Drainage, Earthworks, Recreation facilities (major), Registered clubs</p> <p>Prohibited: Recreation facilities (major), Registered clubs. Additional prohibited uses will be added to the land use table as set out in the 'Comments' column.</p>	Zone does not occur in this precinct plan	Zone does not occur in this precinct plan	Zone does not occur in this precinct plan	<p>The following uses are currently permitted with consent as innominate uses. They will be included as prohibited in the IN1 zone:</p> <p>Airstrips Amusement centres Boat launching ramps Boat sheds Charter and tourism boating facilities Crematorium Eco-tourist facilities Environmental facilities Forestry Hazardous storage establishment (other than liquid fuel depot) Jetties Marinas Moorings Mortuaries Offensive storage establishment Passenger transport facilities Port facilities Respite day care centres Veterinary hospitals Water recreation structures</p> <p>Other uses that are not currently in the Dictionary of the SEPP will be added and will be prohibited:</p> <p>Camping grounds Mooring pens Open cut mining</p>

Proposed land use table	Differences in existing land use table from the proposed land use table						Comments
<p>Zone IN2 Light Industrial</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> To provide a wide range of light industrial, warehouse and related land uses. To encourage employment opportunities and to support the viability of centres. To minimise any adverse effect of industry on other land uses. To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area. <p>2 Permitted without consent</p> <p>Nil</p> <p>3 Permitted with consent</p> <p>Depots; Food and drink premises; Freight transport facilities; Funeral chapels; Funeral homes; Garden centres; Hardware and building supplies; Home industries; Landscape and garden supplies; Landscaping material supplies; Light industries; Mortuaries; Neighbourhood shops; Resource recovery facilities; Roads; Service stations; Timber and building supplies; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Warehouse or distribution centres; Waste or resource transfer stations; Any other development not specified in item 2 or 4</p>	<p>Riverstone West (Appendix 3)</p> <p>Without consent:</p> <p>(no difference)</p> <p>Permissible:</p> <p>Drainage, Earthworks,</p> <p>Garden centres, Home industries, Hardware and building supplies, Landscaping material supplies</p> <p>Prohibited:</p> <p>Biosolid waste applications,</p> <p>Biosolid treatment facilities, Hazardous storage establishments, Offensive storage establishments, Registered clubs</p>	<p>Alex Avenue & Riverstone (Appendix 4)</p> <p>Without consent:</p> <p>(no difference)</p> <p>Permissible:</p> <p>Drainage, Earthworks,</p> <p>Garden centres, Home industries, Hardware and building supplies, Landscaping material supplies</p> <p>Prohibited:</p> <p>Biosolid treatment facilities, Hazardous storage establishments, Offensive storage establishments, Registered clubs</p>	<p>Marsden Park Industrial (Appendix 5)</p> <p>Without consent:</p> <p>(no difference)</p> <p>Permissible:</p> <p>Earthworks,</p> <p>Funeral chapels, Funeral homes, Landscape and garden supplies, Mortuaries, Resource recovery facilities, Timber and building supplies, Vehicle sales or hire premises, Waste or resource transfer stations</p> <p>Prohibited:</p> <p>Biosolid waste applications,</p> <p>Biosolid treatment facilities, Extractive industries, Moveable dwellings</p>	<p>Area 20 (Appendix 6)</p> <p>Zone does not occur in this precinct plan</p>	<p>Schofields (Appendix 7)</p> <p>Zone does not occur in this precinct plan</p>	<p>Blacktown (Appendix 12)- currently only applies to Marsden Park precinct</p> <p>Zone does not occur in this precinct plan</p>	<p>Consolidation of zone objectives in Precinct Plans.</p> <p>The following item is not a land use term and will be deleted: Biosolid waste application. The land use term Biosolid treatment facilities will be used in its place and will be prohibited in the IN2 zone.</p> <p>The following land use terms are currently permissible as an innominate use in the Marsden Park precinct but specified as permitted with consent elsewhere. The following uses will now be specified as permitted with consent in the IN2 zone:</p> <ul style="list-style-type: none"> Funeral chapels Funeral homes Landscape and garden supplies Mortuaries Resource recovery facilities Timber and building supplies Vehicle sales or hire premises <p>The following land use terms are currently permissible as an innominate use in the Alex Avenue and Riverstone and Riverstone West Precincts but specified as permitted with consent in the Marsden Park Industrial Precinct. The following uses will now be specified as permitted with consent in the IN2 zone:</p> <ul style="list-style-type: none"> Garden centres Hardware and building supplies Landscaping material supplies <p>The following land use terms are currently permissible as innominate uses in the Riverstone West and Alex Avenue and Riverstone Precincts but specified as prohibited in the Marsden Park Industrial Precinct. The following uses will be prohibited in the IN2 zone:</p> <ul style="list-style-type: none"> Hazardous storage establishments Offensive storage establishments Registered clubs

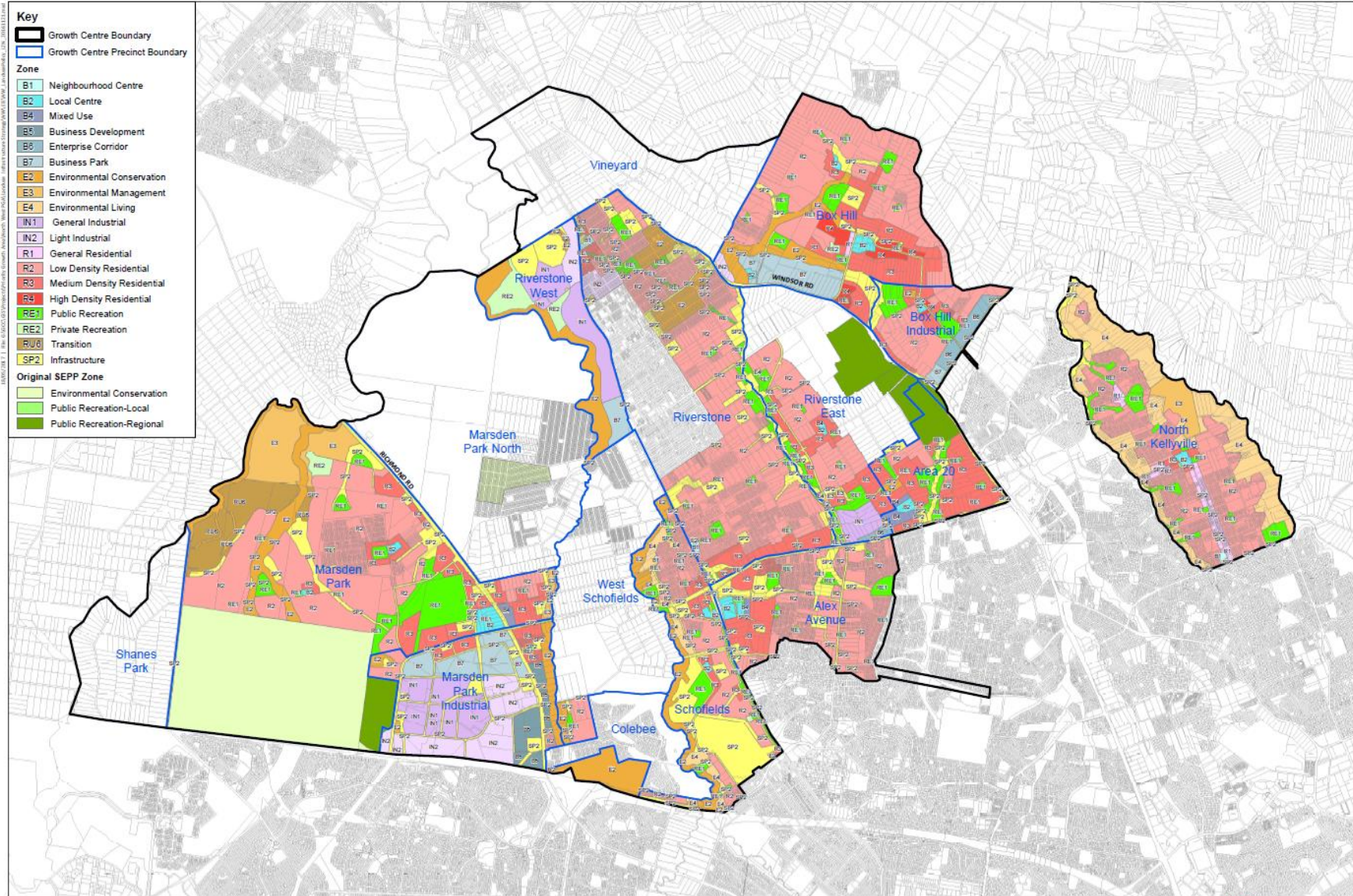
Proposed land use table	Differences in existing land use table from the proposed land use table						Comments
<p>4 Prohibited</p> <p>Agriculture; Air transport facilities; Airstrips; Amusement centres; Biosolid treatment facilities; Boat launching ramps; boat sheds; Bulky goods premises; Business premises; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Child care centres; Community facilities; Correctional centres; Crematorium; Educational establishments; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Hazardous storage establishments; Health services facilities; Helipads; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Hospitals; Industries; Information and education facilities; Jetties; Marinas; Mooring; Mooring pens; Offensive storage establishments; Office premises; Open cut mining; Passenger transport facilities; Places of public worship; Port facilities; Public administration buildings; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Restriction facilities; Retail premises; Sewerage systems; Tourist and visitor accommodation; Veterinary hospitals; Waste or resource management facilities; Water recreation structure; Wharf or boating facilities</p>	Riverstone West (Appendix 3)	Alex Avenue & Riverstone (Appendix 4)	Marsden Park Industrial (Appendix 5)	Area 20 (Appendix 6)	Schofields (Appendix 7)	Blacktown (Appendix 12)- currently only applies to Marsden Park precinct	<p>Extractive industries: currently permitted with consent in Marsden Park Industrial Precinct as an innominate use. Extractive industries will be prohibited in all the IN2 zone.</p> <p>The following are not land use terms and will be deleted: moveable dwellings, drainage and earthworks</p> <p>Home industries: currently prohibited in the Riverstone West and Alex Avenue and Riverstone Precincts. Home industries will be permitted with consent in the IN2 zone as the standard instrument LEP mandates this as a permissible use.</p> <p>The following uses are currently permitted with consent as innominate uses. They will be included as prohibited in the IN1 zone:</p> <ul style="list-style-type: none"> • Amusement centres • Boat launching ramps • boat sheds • Charter and tourism boating facilities • Child care centres • Community facilities • Crematorium • Educational establishments • Eco-tourist facilities • Electricity generating works • Environmental facilities • Forestry • Health services facilities • Jetties • Marinas • Mooring • Passenger transport facilities • Places of public worship • Port facilities • Respite day care centres • Sewerage systems • Veterinary hospitals • Water recreation structure <p>Other uses that are not currently in the Dictionary of the SEPP will be added and will be prohibited:</p> <ul style="list-style-type: none"> • Camping grounds • Mooring pens • Open cut mining • Wharf or boating facilities

Proposed land use table	Differences in existing land use table from the proposed land use table						Comments
<p>Zone SP2 Infrastructure</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> To provide for infrastructure and related uses. To prevent development that is not compatible with or that may detract from the provision of infrastructure. <p>2 Permitted without consent</p> <p>Nil</p> <p>3 Permitted with consent</p> <p>The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose; Environmental protection works; Flood mitigation works; Roads; Sewerage systems; Water recycling facilities; Waterbodies (artificial)</p> <p>4 Prohibited</p> <p>Any development not specified in item 2 or 3</p>	<p>Riverstone West (Appendix 3)</p> <p>Without consent: (no difference)</p> <p>Permissible: Drainage; Earthworks; Sewerage systems</p> <p>Prohibited: (no difference)</p>	<p>Alex Avenue & Riverstone (Appendix 4)</p> <p>Without consent: (no difference)</p> <p>Permissible: Drainage; Earthworks; Sewerage systems</p> <p>Prohibited: (no difference)</p>	<p>Marsden Park Industrial (Appendix 5)</p> <p>Without consent: (no difference)</p> <p>Permissible: Earthworks; Recreation areas, recreation facilities (outdoor); Sewerage systems</p> <p>Prohibited: (no difference)</p>	<p>Area 20 (Appendix 6)</p> <p>Without consent: (no difference)</p> <p>Permissible: Drainage; Earthworks; Sewerage systems</p> <p>Prohibited: (no difference)</p>	<p>Schofields (Appendix 7)</p> <p>Without consent: (no difference)</p> <p>Permissible: Drainage; Earthworks; Sewerage systems</p> <p>Prohibited: (no difference)</p>	<p>Blacktown (Appendix 12)- currently only applies to Marsden Park precinct</p> <p>Without consent: (no difference)</p> <p>Permissible: Drainage; Earthworks; Prohibited: (no difference)</p>	<p>Consolidation of zone objectives in Precinct Plans.</p> <p>Sewerage systems: currently included as prohibited in all Precincts other than Marsden Park as an innominate use. Sewerage systems will be permitted with consent.</p> <p>Recreation areas and recreation facilities (outdoor) are currently permitted with consent in the Marsden Park Industrial Precinct. These uses will be prohibited in the SP2 zone.</p> <p>The following items are not land use terms and will be deleted: <i>Drainage and Earthworks</i></p>
<p>Zone RE1 Public Recreation</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> To enable land to be used for public open space or recreational purposes. To provide a range of recreational settings and activities and compatible land uses. To protect and enhance the natural environment for recreational purposes. <p>2 Permitted without consent</p> <p>Nil</p> <p>3 Permitted with consent</p> <p>Building identification signs; Business identification signs; Community facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Roads; Water recycling facilities; Waterbodies (artificial)</p> <p>4 Prohibited</p> <p>Any development not specified in item 2 or 3</p>	<p>Zone does not occur in this precinct plan</p>	<p>Without consent: (no difference)</p> <p>Permissible: Drainage; Earthworks; Prohibited: (no difference)</p>	<p>Without consent: (no difference)</p> <p>Permissible: Earthworks;</p> <p>Prohibited: (no difference)</p>	<p>Without consent: (no difference)</p> <p>Permissible: Earthworks;</p> <p>Prohibited: (no difference)</p>	<p>Without consent: (no difference)</p> <p>Permissible: Drainage; Earthworks; Sewerage systems Water recycling facilities</p> <p>Prohibited: (no difference)</p>	<p>Without consent: (no difference)</p> <p>Permissible: Drainage; Earthworks; Sewerage systems Water recycling facilities</p> <p>Prohibited: (no difference)</p>	<p>Consolidation of zone objectives in Precinct Plans.</p> <p>Water recycling facilities: included as permissible in all Precincts other than Marsden Park. Water recycling facilities will be permitted with consent in the RE1 zone.</p> <p>Sewerage systems: prohibited in all Precincts other than Marsden Park as an innominate use. Include as prohibited in RE1. Note: sewerage reticulation systems permissible through the SEPP (Infrastructure).</p> <p>The following items are not land use terms and will be deleted: <i>Drainage and Earthworks</i></p>

Proposed land use table	Differences in existing land use table from the proposed land use table						Comments
<p>Zone RE2 Private Recreation</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> To enable land to be used for private open space or recreational purposes. To provide a range of recreational settings and activities and compatible land uses. To protect and enhance the natural environment for recreational purposes. <p>2 Permitted without consent</p> <p>Nil</p> <p>3 Permitted with consent</p> <p>Boat launching ramps; Caravan parks; Charter and tourism boating facilities; Community facilities; Electricity generating works; Environmental facilities; Environmental protection works; Extensive agriculture; Flood mitigation works; Information and education facilities; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Restaurants; Roads; Signage; Water recycling facilities; Water supply systems; Waterbodies (artificial)</p> <p>4 Prohibited</p> <p>Any development not specified in item 2 or 3</p>	Riverstone West (Appendix 3)	Alex Avenue & Riverstone (Appendix 4)	Marsden Park Industrial (Appendix 5)	Area 20 (Appendix 6)	Schofields (Appendix 7)	Blacktown (Appendix 12)- currently only applies to Marsden Park precinct	<p>Consolidation of zone objectives in Precinct Plans.</p> <p>Water recycling facilities: included as permissible in all Precincts other than Marsden Park. Include as permissible in the RE2 zone.</p> <p>Boat launching ramps: included as prohibited in Riverstone West and Schofields Precincts as an innominate use. Include as permissible in the RE2 zone.</p> <p>Charter & tourism boating facilities: included as prohibited in Riverstone West Precinct as an innominate use. Include as permissible in the RE2 zone.</p> <p>Hotel or motel accommodation: currently prohibited in Riverstone West and Schofields Precincts. Hotel or motel accommodation will remain prohibited in the RE2 zone, but will be added as an additional permitted use in the Marsden Park Precinct, where it is currently permissible.</p> <p>Restaurants: currently prohibited in the Riverstone West Precinct, will be permissible in the RE2 zone.</p> <p>Sewerage systems: currently only permissible in the Marsden Park Precinct. Sewerage systems will be prohibited in the RE2 zone. Note: sewerage reticulation systems are permissible through the SEPP (Infrastructure).</p> <p>The following items are not land use terms and will be deleted: <i>Drainage and Earthworks</i></p>
	Without consent: (no difference)	Zone does not occur in this precinct plan	Zone does not occur in this precinct plan	Zone does not occur in this precinct plan	Without consent: (no difference)	Without consent: (no difference)	
	Permissible: Drainage, Earthworks, Boat launching ramps, Charter and tourism boating facilities, Hotel and motel accommodation, Restaurants				Permissible: Boat launching ramps, Drainage, Hotel and motel accommodation	Permissible: Drainage, Sewerage systems, Water recycling facilities	
	Prohibited: (no difference)				Prohibited: (no difference)	Prohibited: (no difference)	
<p>Zone E2 Environmental Conservation</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values. To prevent development that could destroy, damage or otherwise have an adverse effect on those values. <p>2 Permitted without consent</p> <p>Nil</p> <p>3 Permitted with consent</p> <p>Environmental facilities; Environmental protection works; Flood mitigation works; Information and education facilities; Kiosks; Recreation areas; Roads; Signage; Waterbodies (artificial)</p> <p>4 Prohibited</p> <p>Any development not specified in item 2 or 3</p>	Without consent: (no difference)	Without consent: (no difference)	Without consent: (no difference)	Without consent: (no difference)	Without consent: (no difference)	Without consent: (no difference)	<p>Consolidation of zone objectives in Precinct Plans.</p> <p>The following items are not land use terms and will be deleted: <i>Drainage and Earthworks</i></p>
	Permissible: Drainage, Earthworks,	Permissible: Drainage, Earthworks,	Permissible: Drainage, Earthworks,	Permissible: Drainage, Earthworks,	Permissible: Drainage, Earthworks,	Permissible: Drainage, Earthworks,	
	Prohibited: (no difference)	Prohibited: (no difference)	Prohibited: (no difference)	Prohibited: (no difference)	Prohibited: (no difference)	Prohibited: (no difference)	

Proposed land use table	Differences in existing land use table from the proposed land use table						Comments
<p>Zone E3 Environmental Management</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values. To provide for a limited range of development that does not have an adverse effect on those values. <p>2 Permitted without consent</p> <p>Home occupations</p> <p>3 Permitted with consent</p> <p>Bed and breakfast accommodation; Community facilities; Dwelling houses; Environmental facilities; Environmental protection works; Flood mitigation works; Home businesses; Home industries; Intensive plant agriculture; Places of public worship; Recreation areas; Recreation facilities (outdoor); Roads; Sewerage systems; Waterbodies (artificial)</p> <p>4 Prohibited</p> <p>Industries; Multi dwelling housing; Residential flat buildings; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3</p>	Riverstone West (Appendix 3)	Alex Avenue & Riverstone (Appendix 4)	Marsden Park Industrial (Appendix 5)	Area 20 (Appendix 6)	Schofields (Appendix 7)	Blacktown (Appendix 12)- currently only applies to Marsden Park precinct	<p>The following item is not a land use term and will be deleted:</p> <p><i>Drainage</i></p>
	Zone does not occur in this precinct plan	Zone does not occur in this precinct plan	Zone does not occur in this precinct plan	Zone does not occur in this precinct plan	Zone does not occur in this precinct plan	<p>Without consent: (no difference)</p> <p>Permissible: Drainage</p> <p>Prohibited: (no difference)</p>	
<p>Zone E4 Environmental Living</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> To provide for low-impact residential development in areas with special ecological, scientific or aesthetic value. To ensure that residential development does not have an adverse effect on those values. <p>2 Permitted without consent</p> <p>Home-based child care; Home occupations</p> <p>3 Permitted with consent</p> <p>Agriculture; Bed and breakfast accommodation; Community facilities; Dual occupancies; Dwelling houses; Environmental facilities; Environmental protection works; Flood mitigation works; Group homes; Health consulting rooms; Home businesses; Home industries; Recreation areas; Roads; Secondary dwellings; Waterbodies (artificial)</p> <p>4 Prohibited</p> <p>Any development not specified in item 2 or 3</p>	Zone does not occur in this precinct plan	Zone does not occur in this precinct plan	Zone does not occur in this precinct plan	Zone does not occur in this precinct plan	<p>Without consent: (no difference)</p> <p>Permissible: Drainage</p> <p>Prohibited: (no difference)</p>	Zone does not occur in this precinct plan	<p>The following item is not a land use term and will be deleted:</p> <p><i>Drainage</i></p>

Appendix 4 – Proposed Land Zoning Map



Cadastre © NSW LPI 18/05/2017

Proposed Land Zoning - North West Priority Land Release Area

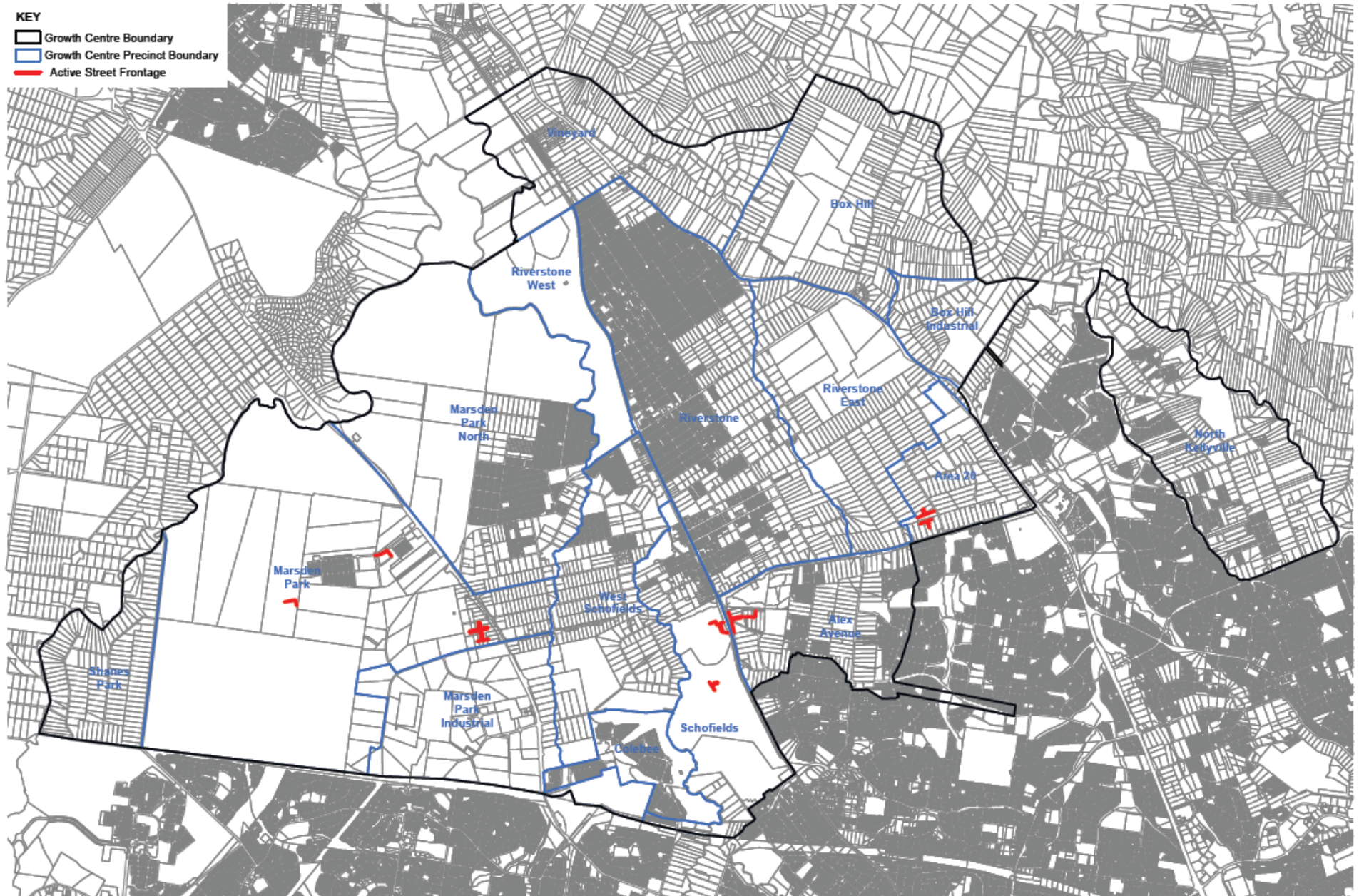


Disclaimer: The information contained on this map is, to the best of the Government's knowledge, correct. However, no warranty or guarantee is provided by the Government and no liability is accepted for any loss or damage resulting from any person relying upon or using the information contained in the map.

Appendix 5 – Proposed Active Street Frontages Map

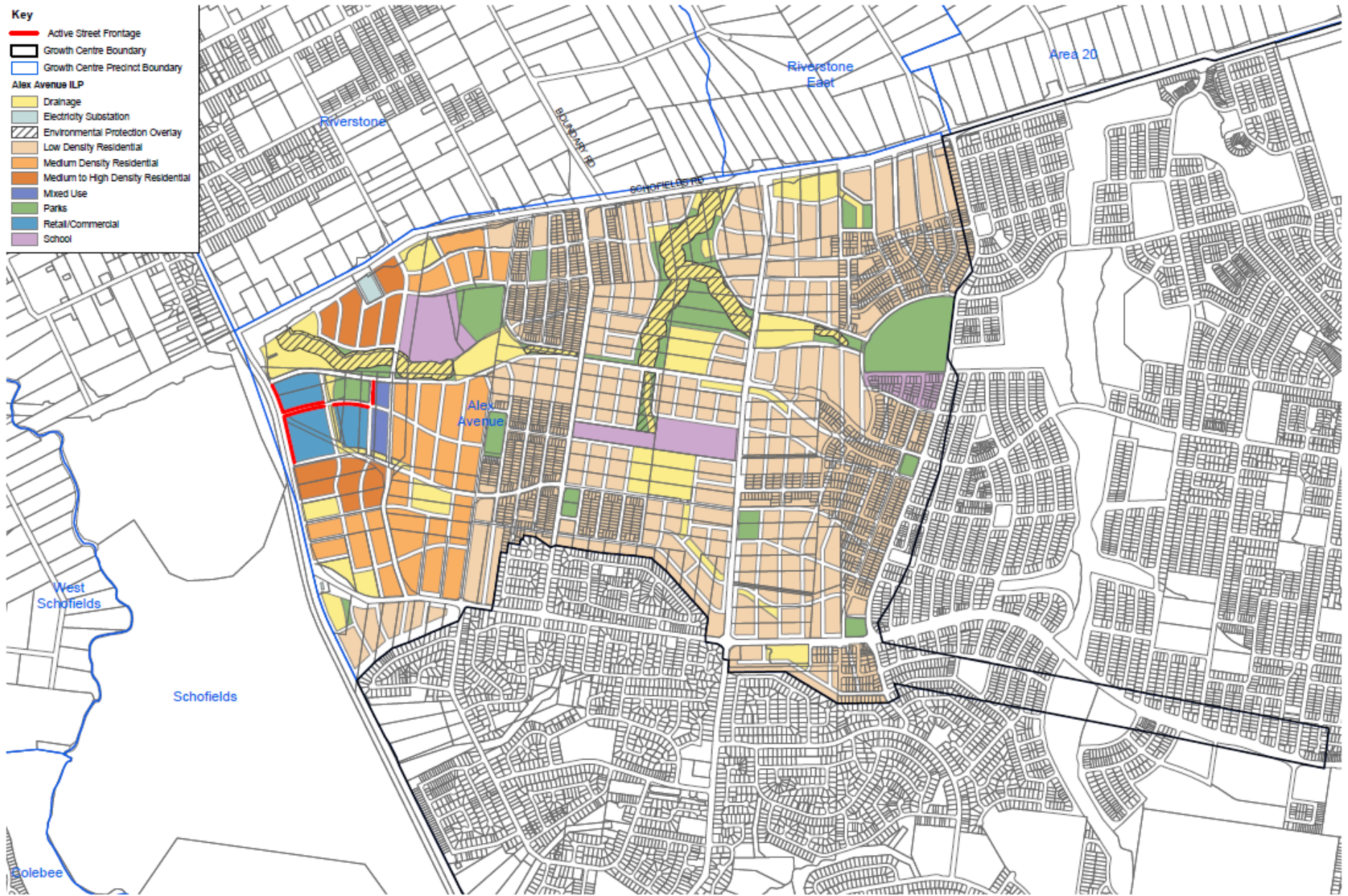
KEY

-  Growth Centre Boundary
-  Growth Centre Precinct Boundary
-  Active Street Frontage



Key

- Active Street Frontage
- Growth Centre Boundary
- Growth Centre Precinct Boundary
- Alex Avenue ILP**
- Drainage
- Electricity Substation
- Environmental Protection Overlay
- Low Density Residential
- Medium Density Residential
- Medium to High Density Residential
- Mixed Use
- Parks
- Retail/Commercial
- School



N

- Key**
-  Active Street Frontage
 -  Growth Centre Boundary
 -  Growth Centre Precinct Boundary
 - Marsden Park ILP**
 -  Low Density Residential
 -  Medium Density Residential
 -  High Density Residential
 -  Retail Centre
 -  Indicative School Site
 -  Community Use
 -  Mixed-use Zone
 -  Transition
 -  Sporting Field
 -  Local Park
 -  Private Open Space (Clydesdale Estate)
 -  Environmental Conservation
 -  Environmental Management
 -  Riparian Corridor
 -  Water Management
 -  Transmission Easement
 -  Transport Corridor
 -  Substation Site
 -  Roads



