



New South Wales

State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Glenfield Precinct) 2021

under the

Environmental Planning and Assessment Act 1979

Her Excellency the Governor, with the advice of the Executive Council, has made the following State environmental planning policy under the *Environmental Planning and Assessment Act 1979*.

ROB STOKES, MP
Minister for Planning and Public Spaces

State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Glenfield Precinct) 2021

under the

Environmental Planning and Assessment Act 1979

1 Name of Policy

This Policy is *State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Glenfield Precinct) 2021*.

2 Commencement

This Policy commences on the day on which it is published on the NSW legislation website.

3 Repeal of Policy

This Policy is repealed on the day following the day on which this Policy commences.

4 Maps

The maps adopted by the following instruments are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Policy—

- (a) *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*,
- (b) *Campbelltown Local Environmental Plan 2015*.

Schedule 1 Amendment of Campbelltown Local Environmental Plan 2015

[1] Clause 1.8A Savings provisions relating to development applications

Insert after clause 1.8A(2)—

- (3) If a development application has been made before the commencement of *State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Glenfield Precinct) 2021* in relation to land in the Glenfield Precinct and the application was not finally determined before that commencement, the application must be determined as if the Policy had not commenced.

[2] Clause 7.13 Design excellence

Omit clause 7.13(2). Insert instead—

- (2) This clause applies to development involving the erection of a new building or external alterations to an existing building on—
 - (a) land in the following zones—
 - (i) Zone R3 Medium Density Residential,
 - (ii) Zone R4 High Density Residential,
 - (iii) Zone B2 Local Centre,
 - (iv) Zone B3 Commercial Core,
 - (v) Zone B4 Mixed Use, or
 - (b) land identified as “Glenfield Precinct area D” on the Clause Application Map.

[3] Part 8

Insert after Part 7—

Part 8 Glenfield Precinct

8.1 Application of Part

This Part applies to land in the Glenfield Precinct.

8.2 Definitions

In this Part—

area A means the land identified as “Glenfield Precinct area A” on the Clause Application Map.

area B means the land identified as “Glenfield Precinct area B” on the Clause Application Map.

8.3 Car parking in area A

- (1) The objectives of this clause are—
 - (a) to identify the maximum number of parking spaces that may be provided to service particular uses of land, and
 - (b) to minimise the amount of vehicular traffic generated by development.
- (2) This clause applies to land in area A.

- (3) Development consent must not be granted to development that includes parking spaces in connection with a use of land if the total number of parking spaces provided on the site would be greater than the maximum set out in the table to this clause.
- (4) If the total number of parking spaces under this clause is not a whole number, the total number is to be rounded down to the next whole number.

Column 1	Column 2
Proposed use	Maximum number of parking spaces
Centre-based child care facility	1 parking space for every 10 child care places plus 1 parking space for every 2 members of staff
Commercial premises other than retail premises	1 parking space for every 25 square metres of gross floor area
Recreation facility (indoor)	3 parking spaces for every 100 square metres of gross floor area
Residential flat building	1 parking space for a studio apartment 1 parking space for a 1 bedroom apartment 1 parking space for a 2 bedroom apartment 2 parking spaces for an apartment with 3 or more bedrooms 1 visitor parking space for every 5 apartments
Retail premises with a gross floor area of up to 10,000 square metres	6.1 parking spaces for every 100 square metres of gross floor area
Retail premises with a gross floor area of more than 10,000 square metres but not more than 20,000 square metres	5.6 parking spaces for every 100 square metres of gross floor area
Retail premises with a gross floor area of more than 20,000 square metres but not more than 30,000 square metres	4.3 parking spaces for every 100 square metres of gross floor area
Retail premises with a gross floor area of more than 30,000 square metres	4.1 parking spaces for every 100 square metres of gross floor area

8.4 Affordable housing in area B

- (1) This clause applies to development on land in area B involving—
 - (a) the erection of a new building with a gross floor area of more than 200 square metres, or
 - (b) alterations to an existing building that will result in the creation of more than 200 square metres of gross floor area intended to be used for residential purposes, or
 - (c) alterations to an existing building and the consequent creation, whether for the same or a different purpose, of more than 100 square metres of gross floor area.
- (2) The consent authority must not grant development consent to development to which this clause applies unless satisfied that—
 - (a) at least 5% of the gross floor area of the building used for the purposes of residential accommodation will be used for the purposes of affordable housing, and

- (b) each dwelling used for the purposes of affordable housing will have a gross floor area of at least 50 square metres.

8.5 Site coverage in Zone E4 Environmental Living

Development consent must not be granted to development for the purposes of residential accommodation on land in Zone E4 Environmental Living in the Glenfield Precinct if the development would result in site coverage of more than 30%.

[4] Schedule 5 Environmental heritage

Insert “and associated farmland” after “building” in the matter relating to Part 1, item no I65.

[5] Dictionary

Insert in alphabetical order—

Glenfield Precinct means the land identified as “Glenfield Precinct” on the Locality and Site Identification Map.

Locality and Site Identification Map means the Campbelltown Local Environmental Plan 2015 Locality and Site Identification Map.