



# **Blacktown Local Environmental Plan 1988 (Amendment No 178)**

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (P01/00064/S69)

ANDREW REFSHAUGE, M.P.,  
Minister for Planning

## 2003 No 224

Clause 1                      Blacktown Local Environmental Plan 1988 (Amendment No 178)

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### **Blacktown Local Environmental Plan 1988 (Amendment No 178)**

under the

Environmental Planning and Assessment Act 1979

#### **1    Name of plan**

This plan is *Blacktown Local Environmental Plan 1988 (Amendment No 178)*.

#### **2    Aims of plan**

This plan aims:

- (a) to rezone Lot 2, DP 776475 from Zone No 5 (a) Special Uses—Telecommunications to Zone No 4 (a) General Industrial under *Blacktown Local Environmental Plan 1988*, and
- (b) to allow the land to which this plan applies to be used for the purposes permissible within Zone No 4 (a) General Industrial and for certain additional uses.

#### **3    Land to which plan applies**

This plan applies to land shown edged heavy black on the map marked “Blacktown Local Environmental Plan 1988 (Amendment No 178)” deposited in the office of the Council of the City of Blacktown.

#### **4    Amendment of Blacktown Local Environmental Plan 1988**

*Blacktown Local Environmental Plan 1988* is amended as set out in Schedule 1.

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## Schedule 1 Amendments

(Clause 4)

### [1] Clause 6 Interpretation

Insert in appropriate order in the definition of *the map* in clause 6 (1):

*Blacktown Local Environmental Plan 1988 (Amendment No 178)*

### [2] Clause 49

Insert after clause 48:

#### **49 Development on Lots 72 and 73, DP 880066, Lot 1, DP 1013658, Lot 102, DP 1002929 and Lot 2, DP 776475, Powers and Station Roads, Seven Hills**

- (1) This clause applies to land shown edged heavy black and marked “clause 49” on the map marked “Blacktown Local Environmental Plan 1988 (Amendment No 178)”.
- (2) Despite any other provision of this plan, a person may, with the consent of the council, use the land to which this clause applies for a high technology industry, that is, for an enterprise that has as its primary function the manufacture, development, production, processing or assembly of, or research into, any of the following:
  - (a) electronic or micro-electronic systems, goods or components,
  - (b) information technology, computer software or hardware or similar products,
  - (c) instrumentation or instruments,
  - (d) biological, pharmaceutical, medical or paramedical systems, goods or components,
  - (e) other goods, systems or components intended for use in science and technology.
- (3) Despite any other provision of this plan, a person may, with the consent of the council, erect offices on the land to which this clause applies if:

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Schedule 1      Amendments

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- (a) the offices are associated with but not necessarily ancillary to any other purpose for which the land is used, being a purpose that is permissible under this plan, and
    - (b) the offices have a direct relationship to a current use of the land that is permissible under this plan.
  - (4) In determining an application to carry out development for a purpose or purposes specified in subclause (2) or (3), the council must give consideration to a Transport Management and Accessibility Plan that:
    - (a) identifies the potential cumulative traffic and transport impacts of future development on the land concerned, and
    - (b) recommends appropriate mitigatory measures for any adverse traffic and transport impacts that are identified, and
    - (c) identifies any works that may be required to ensure that direct, safe and convenient pedestrian and cycle links to Seven Hills Railway Station and Bus Station are provided, and
    - (d) establishes a target modal split for the land concerned, having regard to the site's proximity to public transport in the surrounding area, and
    - (e) identifies an innovative approach to managing on-site car parking provision, to encourage the use of transport modes other than private car, and
    - (f) addresses relevant State Government transport initiatives.
  - (5) The council must not grant consent to carry out development for a purpose or purposes specified in subclause (2) or (3) unless the council has had regard to the Transport Management and Accessibility Plan.
  - (6) The requirements outlined in subclause (4) and (5) may be waived for applications concerning development that the council considers is of a minor nature.

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- (7) In addition to any other requirement of this plan, the council must not grant consent to development of the land to which this clause applies, other than the use of the buildings existing on the land as at the commencement of *Blacktown Local Environmental Plan 1988 (Amendment No 178)*, unless the Council is satisfied:
- (a) that appropriate measures to address water quality issues on the site and in downstream waterways are undertaken, and
  - (b) that there will not be an adverse impact on drainage flows upstream or downstream of the proposed development resulting from the proposed development or from any activities on the subject land.