



New South Wales

State Environmental Planning Policy Amendment (Miscellaneous) 2011

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*.

BRAD HAZZARD, MP
Minister for Planning and Infrastructure

2012 No 30

Clause 1 State Environmental Planning Policy Amendment (Miscellaneous) 2011

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under the

Environmental Planning and Assessment Act 1979

1 Name of Policy

This Policy is *State Environmental Planning Policy Amendment (Miscellaneous) 2011*.

2 Commencement

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

3 Repeal of Policy

- (1) This Policy is repealed on the day following the day on which this Policy commences.
- (2) The repeal of this Policy does not, because of the operation of sections 5 (6) and 30 of the *Interpretation Act 1987*, affect any amendment made by this Policy.

4 Maps

Each map adopted by *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* that is specified in Column 1 of the following table is declared by this Policy to be amended or replaced, as the case requires, by the map specified opposite in Column 2 of the table as approved by the Minister on the making of this Policy:

Column 1	Column 2
Name of map being amended or replaced	Name of amending or replacement map
State Environmental Planning Policy (Sydney Region Growth Centres) 2006 North West Growth Centre Heritage Map (SEPP_SRGC_NW_HER_004A_005_20100330)	State Environmental Planning Policy (Sydney Region Growth Centres) 2006 North West Growth Centre Heritage Map (SEPP_SRGC_NW_HER_004A_005_20110922)

Column 1	Column 2
Name of map being amended or replaced	Name of amending or replacement map
State Environmental Planning Policy (Sydney Region Growth Centres) 2006 North West Growth Centre Heritage Map (SEPP_SRGC_NW_HER_005_020_20100330)	State Environmental Planning Policy (Sydney Region Growth Centres) 2006 North West Growth Centre Heritage Map (SEPP_SRGC_NW_HER_005_020_20110922)
State Environmental Planning Policy (Sydney Region Growth Centres) 2006 North West Growth Centre Height of Buildings Map (SEPP_SRGC_NW_HOB_004_020_20100330)	State Environmental Planning Policy (Sydney Region Growth Centres) 2006 North West Growth Centre Height of Buildings Map (SEPP_SRGC_NW_HOB_004_020_20110922)
State Environmental Planning Policy (Sydney Region Growth Centres) 2006 North West Growth Centre Height of Buildings Map (SEPP_SRGC_NW_HOB_009_020_20110829)	State Environmental Planning Policy (Sydney Region Growth Centres) 2006 North West Growth Centre Height of Buildings Map (SEPP_SRGC_NW_HOB_009_020_20110923)
State Environmental Planning Policy (Sydney Region Growth Centres) 2006 North West Growth Centre Land Reservation Acquisition Map (SEPP_SRGC_NW_LRA_004_020_20100330)	State Environmental Planning Policy (Sydney Region Growth Centres) 2006 North West Growth Centre Land Reservation Acquisition Map (SEPP_SRGC_NW_LRA_004_020_20110922)
State Environmental Planning Policy (Sydney Region Growth Centres) 2006 North West Growth Centre Land Reservation Acquisition Map (SEPP_SRGC_NW_LRA_009_020_20110829)	State Environmental Planning Policy (Sydney Region Growth Centres) 2006 North West Growth Centre Land Reservation Acquisition Map (SEPP_SRGC_NW_LRA_009_020_20110922)
State Environmental Planning Policy (Sydney Region Growth Centres) 2006 North West Growth Centre Land Zoning Map (SEPP_SRGC_NW_LZN_004_020_20100415)	State Environmental Planning Policy (Sydney Region Growth Centres) 2006 North West Growth Centre Land Zoning Map (SEPP_SRGC_NW_LZN_004_020_20110922)

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Clause 4 State Environmental Planning Policy Amendment (Miscellaneous) 2011

Column 1	Column 2
Name of map being amended or replaced	Name of amending or replacement map
State Environmental Planning Policy (Sydney Region Growth Centres) 2006 North West Growth Centre Land Zoning Map (SEPP_SRGC_NW_LZN_009_020_20110831)	State Environmental Planning Policy (Sydney Region Growth Centres) 2006 North West Growth Centre Land Zoning Map (SEPP_SRGC_NW_LZN_009_020_20111122)
State Environmental Planning Policy (Sydney Region Growth Centres) 2006 North West Growth Centre Residential Density Map (SEPP_SRGC_NW_RDN_004_020_201100330)	State Environmental Planning Policy (Sydney Region Growth Centres) 2006 North West Growth Centre Residential Density Map (SEPP_SRGC_NW_RDN_004_020_20110922)

Schedule 1 Amendment of State Environmental Planning Policy (Sydney Region Growth Centres) 2006

[1] Clauses 7A and 7B

Omit clause 7A. Insert instead:

7A Controls applying to Colebee and Edmondson Park Precincts

For the purposes of this Policy, the provisions applying to the carrying out of development in the following precincts are those specified below for the precincts:

- (a) the provisions of *Blacktown Local Environmental Plan 1988* are specified for the Colebee precinct within the North West Growth Centre,
- (b) the provisions of *Campbelltown (Urban Area) Local Environmental Plan 2002*, *Liverpool Local Environmental Plan 2008* and Schedule 3 to *State Environmental Planning Policy (Major Development) 2005* are specified for the land within Edmondson Park Precinct within the South West Growth Centre to which those instruments, or parts of instruments, apply.

7B Development in growth centres under other environmental planning instruments

Development carried out under any other environmental planning instrument on land that is the *subject land* within the meaning of Part 7 of Schedule 7 to the *Threatened Species Conservation Act 1995* is taken, for the purposes of this Policy, to be development carried out under this Policy.

[2] Appendix 4 Alex Avenue and Riverstone Precinct Plan 2010

Omit clause 4.1A (3) of the Appendix. Insert instead:

- (3) Where residential development of a kind referred to in the table to subclause (2) is proposed on land with a split zoning that includes land in Zone R2 Low Density Residential or Zone R3 Medium Density, the area of so much of the land as is within that zone must be no less than the minimum lot size set out in that table.

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Schedule 1 Amendment of State Environmental Planning Policy (Sydney Region
Growth Centres) 2006

[3] Appendix 4, clause 4.1B (2)

Omit the subclause. Insert instead:

- (2) This clause applies to residential development of the kind referred to in clause 4.1A (2) that:
- (a) is carried out on land to which this Precinct Plan applies that is shown on the Residential Density Map, and
 - (b) requires development consent, and
 - (c) is carried out after the commencement of this Precinct Plan.

[4] Appendix 4, clause 4.6 (8) (d) and (e)

Omit the paragraphs.

[5] Appendix 4, Schedule 5

Omit “St Claire’s Convent”. Insert instead “St Clare’s Convent”.

[6] Appendix 4, Schedule 5

Insert at the end of the Schedule:

Riverstone	Riverstone High School—Slab Building	Regent Street Riverstone	Local
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Schedule 2 Amendment of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

Schedule 3 Complying development codes—variations

Insert in alphabetical order in Columns 1 and 2, respectively:

Riverstone Scheduled Lands

All lots within the Riverstone Scheduled Lands (within the meaning of *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*) other than a lot that has direct frontage to Loftus Street, Bandon Road or Windsor Road

The General Housing Code is varied in its application by inserting the following subclause after clause 3.2:

- (2) However, such development is only specified for this code if it is carried out on a lot created in accordance with the provisions of Appendix 4 (Alex Avenue and Riverstone Precinct Plan 2010) of *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*.