



New South Wales

# **State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Area 20 Precinct) 2015**

under the

Environmental Planning and Assessment Act 1979

His 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*.

ROBERT STOKES, MP  
Minister for Planning

## **State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Area 20 Precinct) 2015**

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Environmental Planning and Assessment Act 1979

### **1 Name of Policy**

This Policy is *State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Area 20 Precinct) 2015*.

### **2 Commencement**

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

### **3 Maps**

The maps adopted by *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Plan.

### **4 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- (1) This Policy is repealed on the day following the day on which this Policy commences.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.

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

**[1] Appendix 6 Area 20 Precinct Plan**

Omit the matter relating to “**Industrial Zones**” (including the heading) in clause 2.1.

**[2] Appendix 6, Land Use Table**

Omit the matter relating to Zone IN2 Light Industrial including the heading.

**[3] Appendix 6, clause 5.1 (2)**

Omit the following from the Table:

Zone SP2 Infrastructure and marked “Trunk Drainage”	Sydney Water Corporation
Zone SP2 Infrastructure and marked “Railway”	The corporation constituted under section 8 of the Act

**[4] Appendix 6, clause 5.1 (2)**

Insert the following in appropriate order in the Table:

Zone B2 Local Centre and marked “Local Open Space”	Council
Zone B4 Mixed Use and marked “Local Open Space”	Council

**[5] Appendix 6, clause 5.3 (2) (a)**

Omit the paragraph.

**[6] Appendix 6, clause 5.3 (2) (b)**

Omit “100 metres”. Insert instead “60 metres”.

**[7] Appendix 6, clause 5.3 (3)**

Omit the subclause.

**[8] Appendix 6, clause 6.5**

Omit the clause. Insert instead:

**6.5 Active street frontages**

- (1) The objective of this clause is to promote uses that attract pedestrian traffic along certain ground floor street frontages in Zone B2 Local Centre and Zone B4 Mixed Use.
- (2) This clause applies to land identified as “Active street frontage” on the Active Street Frontages Map.
- (3) Development consent must not be granted to the erection of a building, or a change of use of a building, on land to which this clause applies unless the consent authority is satisfied that the building will have an active street frontage after its erection or change of use.
- (4) Despite subclause (3), an active street frontage is not required for any part of a building that is used for any of the following:
  - (a) entrances and lobbies (including as part of mixed use development),
  - (b) access for fire services,

- (c) vehicular access.
- (5) In this clause, a building has an ***active street frontage*** if all premises on the ground floor of the building facing the street are used for the purposes of business premises or retail premises.

**[9] Appendix 6, Schedule 1**

Omit “This Schedule is blank on the making of this Precinct Plan.”. Insert instead:

**Residential flat buildings in Zone B2**

- (1) This clause applies to the land identified as “M” on the Land Zoning Map that is in Zone B2 Local Centre.
- (2) Development for the purpose of a residential flat building is permitted with development consent on land identified as “Active street frontage” on the Active Street Frontages Map if the ground floor and first floor of the proposed residential flat building are able to be adapted for the purpose of retail premises or business premises.
- (3) Before determining whether to grant development consent under this clause, the consent authority must consider:
  - (a) any adverse impact on employment opportunities in Zone B2 Local Centre, and
  - (b) the suitability of the land for a residential flat building, and
  - (c) the relationship of the proposed residential flat building to other buildings (existing or proposed) in the immediate vicinity in relation to separation, setbacks, amenity and urban form, and
  - (d) pedestrian, cycle, vehicular and service access and circulation, and
  - (e) the economic viability of ground floor and first floor retail premises or business premises on the land.

**[10] Dictionary**

Insert in alphabetical order:

***Active Street Frontages Map*** means the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 North West Growth Centre Active Street Frontages Map.