



New South Wales

State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Blacktown Growth Centres Precinct Plan) 2016

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 (Blacktown Growth Centres Precinct Plan) 2016

under the

Environmental Planning and Assessment Act 1979

1 Name of Policy

This Policy is *State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Blacktown Growth Centres Precinct Plan) 2016*.

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- (1) This Policy is repealed on the day following the day on which this Policy commences.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

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.

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

[1] Clause 7 Controls applying to precincts after finalisation of precinct planning process

Insert after the matter relating to Marsden Park Precinct in the Table to the clause:

Riverstone East Precinct, North West Growth Centre	Appendix 12 (to the extent to which the <i>Blacktown Growth Centres Precinct Plan 2013</i> applies to the Riverstone East Precinct)
--	---

[2] Appendix 12 Blacktown Growth Centres Precinct Plan

Insert “, the Riverstone East Precinct” after “Marsden Park Precinct” in clause 1.2 (d).

[3] Appendix 12, clause 1.2

Insert “and the Riverstone East Precinct” after “Marsden Park Precinct” wherever occurring in clause 1.2 (f) and (g).

[4] Appendix 12, clause 1.3 and note

Insert “, to land within the Riverstone East Precinct” after “Marsden Park Precinct” wherever occurring.

[5] Appendix 12, clause 1.9, note

Insert “and the Riverstone East Precinct” after “Marsden Park Precinct”.

[6] Appendix 12, clause 2.1

Insert “B6 Enterprise Corridor” in appropriate order under the heading “**Business Zones**”.

[7] Appendix 12, clause 2.1

Insert after the matter relating to Business Zones:

Industrial Zones
IN1 General Industrial

[8] Appendix 12, clause 2.1

Insert “E4 Environmental Living” in appropriate order under the heading “**Environment Protection Zones**”.

[9] Appendix 12, Land Use Table

Insert after the matter relating to B4 Mixed Use:

Zone B6 Enterprise Corridor

1 Objectives of zone

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.

2 Permitted without consent

Nil

3 Permitted with consent

Business premises; Community facilities; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Passenger transport facilities; Plant nurseries; Roads; Vehicle repair stations; Vehicle sales or hire premises; Warehouse or distribution centres; Wholesale supplies

4 Prohibited

Any development not specified in item 2 or 3

Zone IN1 General Industrial

1 Objectives of zone

- 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 support and protect industrial land for industrial uses.

2 Permitted without consent

Nil

3 Permitted with consent

Depots; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Industrial training facilities; Light industries; Neighbourhood shops; Places of public worship; Roads; Warehouse or distribution centres

4 Prohibited

Any development not specified in item 2 or 3

[10] Appendix 12, Land Use Table

Insert after the matter relating to Zone E3 Environmental Management:

Zone E4 Environmental Living

1 Objectives of zone

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.

2 Permitted without consent

Home occupations

3 Permitted with consent

Dwelling houses; Environmental protection works; Roads

4 Prohibited

Industries; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

[11] Appendix 12, clause 4.1AB

Insert “, the Riverstone East Precinct” after “Marsden Park Precinct” wherever occurring in clause 4.1AB (1) (b) and (d).

[12] Appendix 12, Schedule 5

Insert in appropriate order under the headings **Precinct, Item name, Address, Property description, Significance** and **Item no**, respectively:

Riverstone East Nu Welwyn 4 Clarke Street Lot 5, DP 229296 Local

[13] Dictionary

Insert in alphabetical order:

Riverstone East Precinct means the land shown within the Riverstone East Precinct on the North West Growth Centre Precinct Boundary Map.