



New South Wales

Blacktown Local Environmental Plan 2015 (Amendment No 33)

under the

Environmental Planning and Assessment Act 1979

The following local environmental plan is made by the local plan-making authority under the *Environmental Planning and Assessment Act 1979*.

ROBERT HODGKINS

As delegate for the Minister for Planning

Blacktown Local Environmental Plan 2015 (Amendment No 33)

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1 Name of Plan

This Plan is *Blacktown Local Environmental Plan 2015 (Amendment No 33)*.

2 Commencement

This Plan commences on 30 June 2023 and is required to be published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to land to which *Blacktown Local Environmental Plan 2015* applies.

4 Maps

The maps adopted by *Blacktown Local Environmental Plan 2015* are amended or replaced, as the case requires, by the maps approved by the local plan-making authority on the making of this Plan.

Schedule 1 Amendment of Blacktown Local Environmental Plan 2015

[1] Clause 7.7A

Omit the clause. Insert instead—

7.7A Height of buildings exhibiting design excellence

- (1) This clause applies to land identified on the Incentive Height of Buildings Map.
- (2) A building on the land may have an *incentive height*, being a height that—
 - (a) is more than the maximum height shown on the Height of Buildings Map for the land, and
 - (b) is less than or equal to the height shown on the Incentive Height of Buildings Map for the land.
- (3) Development consent must not be granted to development resulting in a building that has an incentive height on the land unless—
 - (a) an architectural design competition has been held in relation to the development, and
 - (b) the design of the development is the winner of the architectural design competition, and
 - (c) the consent authority considers that the development exhibits design excellence, and
 - (d) for the part of the land identified as “Area A” on the Incentive Height of Buildings Map—the consent authority is satisfied—
 - (i) the building will be used for the purposes of a hospital, and
 - (ii) the building will not have more than 11 storeys.
- (4) In considering whether development exhibits design excellence, the consent authority must have regard to the matters specified in clause 7.7(4).
- (5) In this clause—

architectural design competition means a competitive process held in accordance with the draft *Government Architect’s Design Excellence Competition Guidelines*, published by the NSW Government Architect and dated May 2018.

[2] Part 7 Additional local provisions

Insert at the end of the Part, with appropriate clause numbering—

Blacktown Health and Education Precinct

- (1) Development consent must not be granted to development on precinct land unless Transport for NSW gives concurrence.
- (2) In deciding whether to give concurrence, Transport for NSW must consider the potential effects of the development on proposed future road and public transport infrastructure in the locality.
- (3) A building on land identified as “Area 4” on the Key Sites Map may be higher than the maximum height shown on the Height of Buildings Map for the land if—
 - (a) the building is not higher than 26m, and

- (b) the building is on a lot that is not less than 2,000m².
- (4) A building on land identified as “Area 5” on the Key Sites Map may be higher than the maximum height shown on the Height of Buildings Map for the land if—
 - (a) the building is not higher than 32m, and
 - (b) the building is on a lot that is not less than 2,000m².
- (5) Development for the purposes of car parks is permitted with development consent on the parts of precinct land—
 - (a) in Zone RE1 Public Recreation, or
 - (b) identified as “SP1 (Health Services Facility and Educational Establishment)” on the Land Zoning Map.
- (6) Development for the following purposes is permitted with development consent on the parts of precinct land identified as “SP1 (Health Services Facility and Educational Establishment)” on the Land Zoning Map—
 - (a) centre-based child care facilities,
 - (b) community facilities,
 - (c) places of public worship,
 - (d) retail premises.
- (7) In this clause—

precinct land means land identified as “Blacktown Health and Education Precinct” on the Key Sites Map.