

## **Part 1 Preliminary**

### **1 Name of Policy**

This Policy is State Environmental Planning Policy (Major Projects) 2005 (Amendment No **xx**).

### **2 Aims of Policy**

- (a) to identify the land to which this policy applies as a state significant site under *State Environmental Planning Policy (Major Projects) 2005*, and
- (b) to identify development on the site that is development to which Part 3A of the *Environmental Planning and Assessment Act 1979* applies, and
- (c) to establish appropriate zoning and other development controls for that land, and
- (d) to provide for appropriate development on that site that satisfies the principles of ecologically sustainable development, and
- (e) to identify and provide land within the site for high quality open space for recreational purposes and for community uses that serve the needs of those who live and work in the Doonside Residential Precinct and surrounding areas.

### **3 Land to which Plan applies**

This Policy applies to certain land known as Doonside Residential Precinct in the local government area of Blacktown City Council, shown edged heavy black on **Map xx** to Schedule 3 of State Environmental Planning Policy (Major Projects) 2005 (to be inserted by Schedule 1 [4] to this Policy).an applies to the land identified on the Land Application Map.

### **4 Amendment to State Environmental Planning Policy (Major Projects) 2005**

State Environmental Planning Policy (Major Projects) 2005 is amended as set out in Schedule 1.

## **Schedule 1      Amendments**

### **[1]    Schedule 3**

Insert (with appropriate numbering) at the end of the Schedule (before the maps):

#### **Part            Doonside Residential Precinct**

##### **Division 1            Preliminary**

###### **1    Land to which this applies**

- (1) This Part applies to the land identified on **Map xxx** to this Schedule, referred to in this Schedule as the Doonside Residential Precinct.

###### **2    Definitions**

- (1) A word or expression used in this part has the same meaning as it has in the standard instrument prescribed by the *Standard Instrument (Local Environmental Plans) Order 2006*.
- (2) Notes in this Plan are provided for guidance and do not form part of this Plan.

##### **2            Maps**

- (1) A reference in this part to a map adopted by this part is a reference to a map by that name:
- (a) approved by the Minister when the map is adopted, and
  - (b) as amended from time to time by maps declared by environmental planning instruments to amend that map, and approved by the Minister when the instruments are made.
- (2) Any such maps are to be kept and made available for public access in accordance with arrangements approved by the Minister.

##### **3            Application of this part**

Nothing in this part applies to or with respect to development for the purposes of a public utility undertaking.

##### **Division 2            Part 3A projects**

###### **4            Part 3A Projects**

- (1) All development on land within Zone E3 Environmental Management within the Doonside Residential Precinct.

**Division 2                      Provisions applying to development within the  
Doonside Residential Precinct**

**5            Application of Division**

This division applies with respect to any development within the Doonside Residential Precinct and so applies whether or not the development is a project to which Part 3A of the Act applies.

**6            Repeal of other local planning instruments applying to land**

- (1) All local environmental plans and deemed environmental planning instruments applying only to the land to which this Plan applies are repealed.
- (2) All local environmental plans and deemed environmental planning instruments applying to the land to which this Plan applies and to other land cease to apply to the land to which this Plan applies.

**7            Consent authority**

The consent authority for the purposes of this Plan is (subject to the Act) the Council.

**8            Land use zones**

- (1) For the purposes of this policy, land within the Doonside Residential Precinct is in a zone as follows if the land is shown on the map marked “State Environmental Planning Policy (Major Projects) 2005 (Amendment No. xx) – Zoning Map” as being within that zone:
  - (a) Zone R3 – Medium Density Residential Zone,
  - (b) Zone RE1 – Public Recreation Zone,
  - (c) Zone E3 – Environmental Management.
- (2) The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone

**9            Zone R3 – Medium Density Residential**

- (1) The objectives of the Zone R3 – Medium Density Residential Zone are:
  - (a) To provide for the housing needs of the community within a medium density residential environment.
  - (b) To provide a variety of housing types within a medium density residential environment.
  - (c) To enable other land uses that provide facilities or services to meet the day to day needs of residents.

- (2) Development for any of the following purposes may be carried out on land within the R3 – Medium Density Residential Zone only with consent:  
  
Boarding houses; Car parks; Child care centres; Community facilities; Dwelling houses; Environmental facilities;  
Environmental protection works; Group homes; Kiosks; Markets;  
Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Recreation facilities (indoor);  
Recreation facilities (outdoor); Residential care facilities; Roads;  
Seniors housing; Shop top housing.
- (3) Except as otherwise provided by this Policy, development is prohibited on land within the Zone R3 – Medium Density Residential unless it is carried out under subclause (2)

## **10 Zone RE1 – Public Recreation Zone**

- (1) The objectives of the Zone RE1 – Public Recreation Zone Large are:
  - (a) To enable land to be used for public open space or recreational purposes.
  - (b) To provide a range of recreational settings and activities and compatible land uses.
  - (c) To protect and enhance the natural environment for recreational purposes
- (2) Development for any of the following purposes may be carried out on land within the RE1 – Public Recreation Zone only with consent:  
  
Community facilities; Environmental facilities; Environmental protection works; Kiosks; Recreation areas; and Roads.
- (3) Except as otherwise provided by this Policy, development is prohibited on land within the Zone RE1 – Public Recreation Zone unless it is carried out under subclause (2)

## **11 Zone E3 – Environmental Management**

- (1) Objectives of zone
  - (a) To enable the management and appropriate use of land that is reserved under the National Parks and Wildlife Act 1974. To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.
  - (b) To provide for a limited range of development that does not have an adverse effect on those values.

- (2) Development for any of the following purposes may be carried out on land within the Zone E3 – Environmental Management only with consent:  
  
Dwelling houses; Community facilities; Environmental protection works; Kiosks; Recreation areas (indoor); Recreation areas (outdoor); Roads; and ancillary structures.
- (3) Except as otherwise provided by this Policy, development is prohibited on land within the Zone E3 – Environmental Management unless it is carried out under subclause (2)

## **12 Exempt and complying development**

Development within the Doonside Residential Precinct Site that satisfies the requirements for exempt development or complying development specified in Blacktown Local Environmental Plan 1988, is exempt and complying development, as appropriate.

## **13 Public Utility Undertakings**

Development for the purpose of a public utility undertaking that is carried out on land within the Doonside Residential Precinct does not require development consent.

## **14 Subdivision—consent requirements**

- (1) Land within the Doonside Residential Precinct Site may be subdivided, but only with consent.
- (2) However, consent is not required for a subdivision for the purpose only of any one or more of the following:
  - (a) widening a public road,
  - (b) making an adjustment to a boundary between lots, being an adjustment that does not involve the creation of a greater number of lots,
  - (c) a minor realignment of boundaries that does not create additional lots or the opportunity for additional dwellings,
  - (d) a consolidation of lots that does not create additional lots or the opportunity for additional dwellings,
  - (e) rectifying an encroachment on a lot,
  - (f) creating a public reserve,
  - (g) excising from a lot land that is, or is intended to be, used for public purposes, including drainage purposes, rural fire brigade or other emergency service purposes or public conveniences.

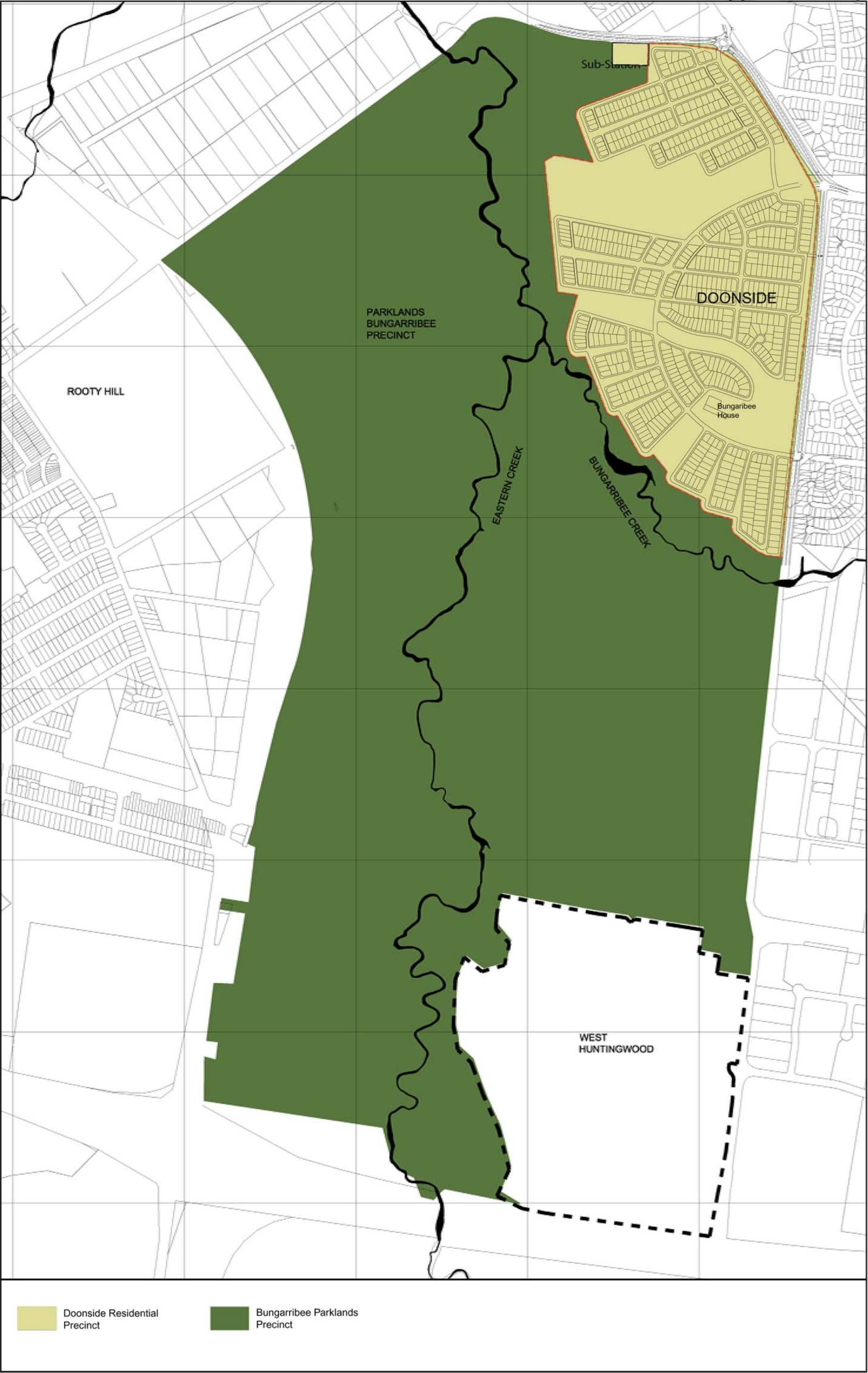
## **15 Design**

- (1) The consent authority must not grant to development on land in the Doonside Residential Precinct unless it is satisfied that:
  - (a) the development provides a range of housing product to meet market demand;

- (b) a positive visual, environmental and management relationship will exist with the adjoining Western Sydney Parklands,
- (c) the ecological values adjacent to the urban development within the development area are protected and managed
- (d) Ecologically Sustainable Development principles are integrated into the development,
- (e) Water sensitive urban design principles are integrated into the built and landscape elements of the development,
- (f) A high quality innovative and integrated residential area will be provided, particularly in terms of built form and landscaping,
- (g) A high standard of landscaped public domain areas are provided that are compatible with the built environment,
- (h) An effective traffic network is provided within the residential area with appropriate connections to the arterial road system, and
- (i) The development promotes the on site collection and re-use of stormwater.



Doonside Residential Precinct Land Application Map





Map 8—Schedule 3—Doonside Residential Precinct and Land Zoning Map

