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**Proposed rezoning to provide more homes and open space in Sydney’s west**

A proposal to rezone around 40 hectares of land could provide people in Sydney’s west with about 500 more homes, and new open space.

Today the Department of Planning and Environment launched a public exhibition of the proposal which involves rezoning of 38.4 hectares of land within the Central Precinct of the former Australian Defence Industries (ADI) Site in St Marys from Employment to Urban, and rezoning 1.2 hectares in nearby Jordan Springs from Urban to Regional Park.

Both units of land are owned by Lendlease and are zoned under the Sydney Regional Environmental Plan 30 (SREP30).

Steve Murray, Executive Director, Regions at the Department, said the rezoning would enable an additional 500 home sites to be created in the St Marys region.

“The plan was made in January 2001 and applies to the former ADI munitions site at St Marys,” Mr Murray said.

“It was implemented to guide the future development of the site through key provisions such as zones, development controls and the requirement for the adoption of precinct plans prepared by council.”

“Increasing the number of homes at the site would have a direct impact on housing affordability in Sydney’s West – as housing supply is the major driver for home prices.”

Mr Murray said some parts of the proposed rezoning area are within the “Probable Maximum Flood” levels and are affected by the Hawkesbury-Nepean Floodplain Management evacuation restrictions.

“Lendlease has undertaken extensive consultation on the flooding risks of the site, and the Department has determined there now is sufficient information to allow the matter to proceed to public consultation.”
“However, we recognise there are still issues to be resolved and further consultation with Infrastructure NSW, Transport for NSW and the State Emergency Services will be required.”

The community is invited to review the proposed amendment and make a submission on the proposal until 11 May 2018 at planning.nsw.gov.au/srep30stmarys

Media: mediaunit@planning.nsw.gov.au