



# ***Explanation of intended effect***

## ***SREP 30***

*St Marys*

*March 2018*

# SREP 30 St Marys

## Proposed amendments

This Explanation of Intended Effect (EIE) has been prepared and exhibited as required by section 3.30 of the *Environmental Planning and Assessment Act 1979*.

This document outlines the intent and objectives of the proposed amendment to the Sydney Regional Environmental Plan No 30 - St Marys (SREP 30).

### Background

SREP 30 was made in January 2001 and applies to the former Australian Defence Industries (ADI) munitions site at St Marys.

The SREP was implemented to guide the redevelopment of the site through key provisions such as zones, development controls and the requirement for the adoption of precinct plans prepared by council.

Divided into six precincts, the site falls within Blacktown and Penrith local government areas. The 'Central Precinct' is the primary focus of this proposed amendment, and is one of the last precincts to be developed.

As the name suggests, the Central Precinct is located within the centre of the former ADI site and is bordered by land zoned Regional Park under the SREP.

The Central Precinct is currently made up of two zones under the SREP, Employment to the north and Urban to the south. SREP 30 was last amended in 2009 where Employment zoned land under the SREP was relocated from the Western precinct and parts of the Ropes Creek precinct to the Central Precinct.

### Proposed amendments

Lendlease Pty Ltd has written to the Minister for Planning requesting an amendment to SREP 30. Three key changes to the SREP are proposed:

- rezoning approximately 38.4 hectares of land within the Central Precinct from Employment zone to Urban zone under the SREP;
- confirming the size and location of all lands zoned Drainage under the SREP and appropriately zone the land to reflect the proposed relocation of drainage infrastructure including the relocation of a proposed drainage basin. The location of drainage infrastructure will be determined in consultation with Penrith City Council and the Office of Environment and Heritage / National Parks and Wildlife Service; and
- rezoning approximately 1.2 hectares of land within the Jordan Springs (Western Precinct) at St Marys from Urban to Regional Park. The land is currently identified for use as local open space within the Jordan Springs development.

A planning report and technical studies have been prepared to support the request from Lendlease Pty Ltd. These documents are available on the Departments Website.

## **Rationale for proposed amendment**

The rezoning of land within the Central Precinct from Employment to Urban under the SREP is proposed in recognition of the long-term trends in Employment zoned land development in Western Sydney. The growth in Western Sydney has changed considerably since the SREP was last amended in 2009.

This rezoning is being sought to reflect the current priorities for the area which aim to improve housing affordability, supply and housing choice. It is also suggested that the Employment zoned land is better suited for Urban zoned land purposes as the current location is isolated from adjoining industry precincts and major transport infrastructure, making the current location of the Employment zoned land impractical.

Lendlease consider that Employment zoned land would be better located within strategic centres which are adequately located close to public transport and major transport infrastructure. The rezoning is supported by an employment development strategy and is available to view on the Departments' website.

The amendment proposes a revision of the size and location of all lands zoned Drainage under the SREP, to reflect the recommendations of a revised water quality model. The relocation of the area designated for drainage is proposed to facilitate a more logical and practical location for council owned drainage infrastructure. It also reflects the most recent stormwater management proposals for the site and results in a 2.65Ha increase in land zoned Regional Park under the SREP.

The rezoning of approximately 1.2 hectares of land at Jordan Springs from Urban to Regional Park has been based on initial planning work undertaken by Lendlease. This work concluded that the land would be better zoned as Regional Park, rather than Local Open Space under the SREP. There is an opportunity for the land to be transferred to the Office of Environment and Heritage to expand the Regional Park.

A minimum area of 900Ha will be maintained as zoned Regional Park under the SREP within the boundaries of the former ADI site.

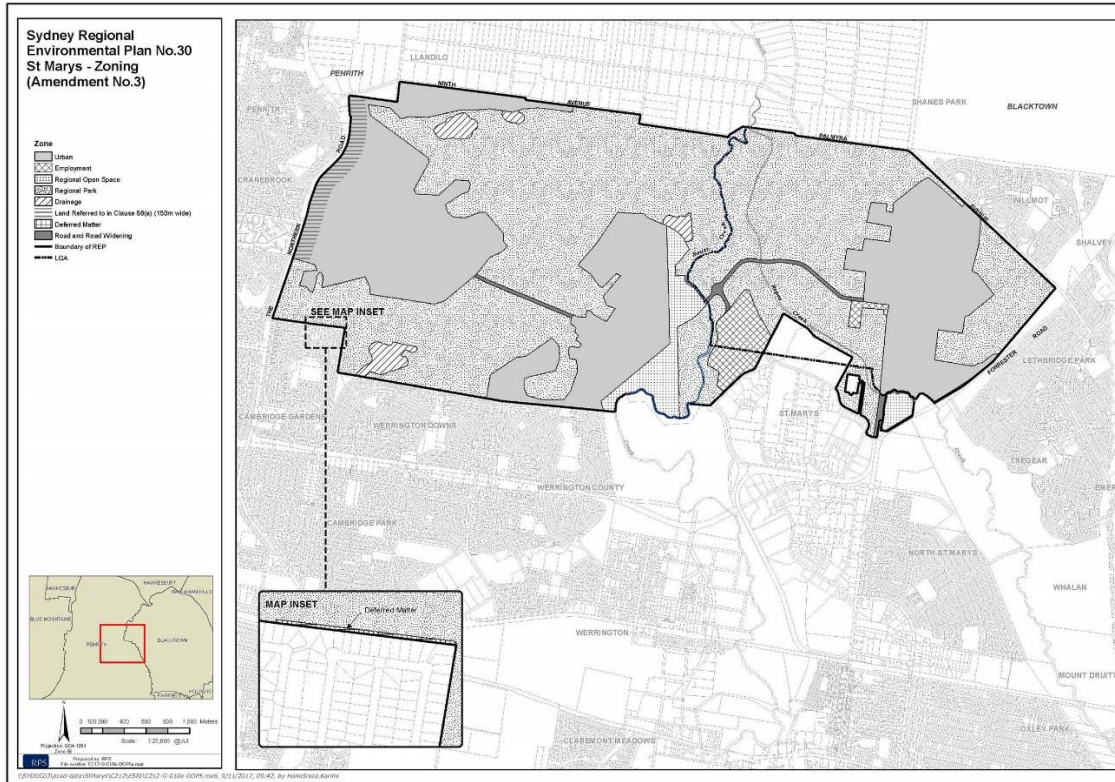
## **Intended Outcomes**

The proposed amendments to the SREP will provide for 500 additional new dwellings which will improve housing supply, choice and affordability.

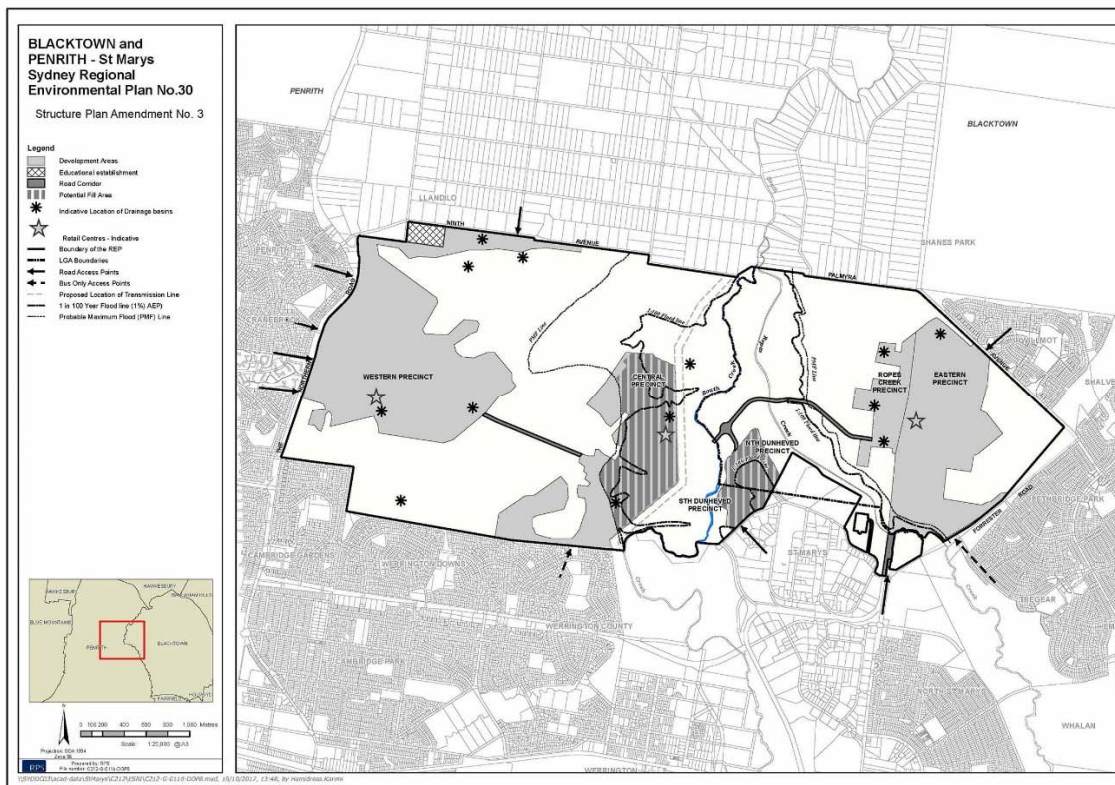
The expansion of Regional Park zoned land under the SREP as a result of the rezoning and revised drainage basins, will provide increased opportunity to protect existing Cumberland Plain Woodland.

# Explanation of Provisions

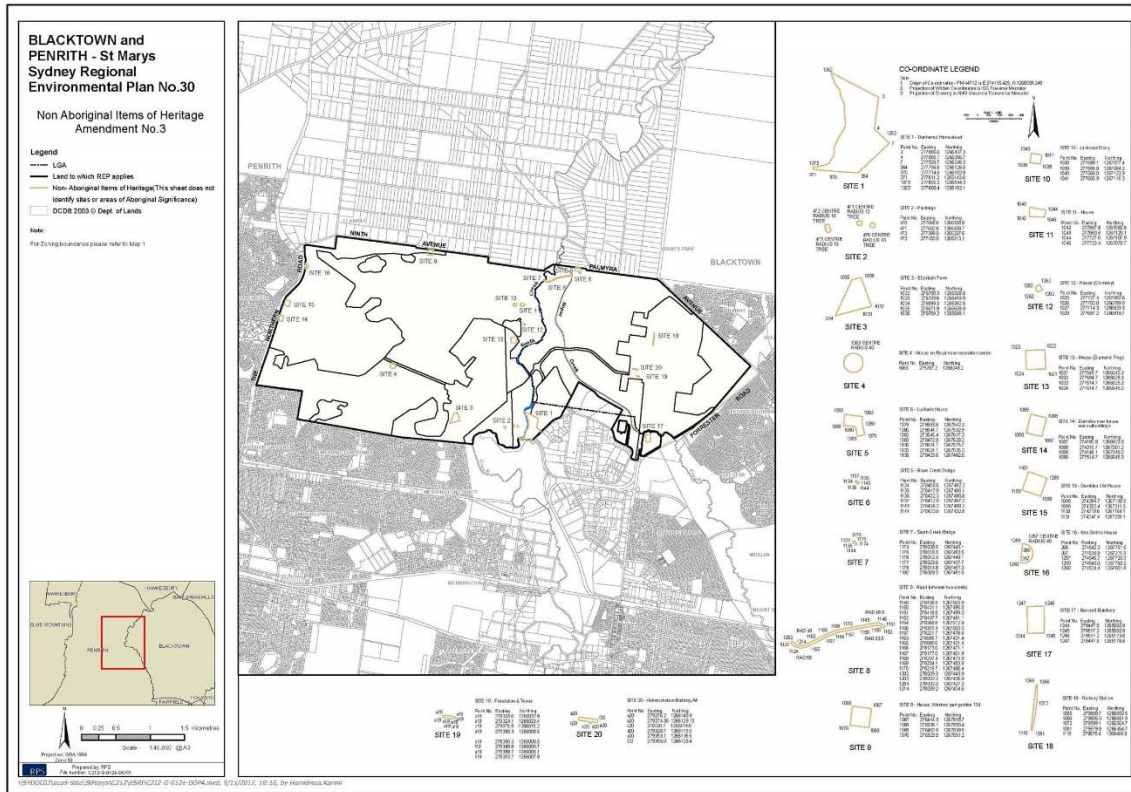
The proposed amendments will be reflected in the following three amended maps in SREP 30.



**Figure 1.** Zoning Map for the proposed amendment to the Sydney Regional Environment Plan No. 30 – St Marys showing the area in the Central Precinct to be rezoned.



**Figure 2.** Structure Plan for the proposed amendment to the Sydney Regional Environment Plan 30–St Marys showing the location of retail centres, drainage basins, roads and flood lines.



**Figure 3.** Map showing the location of non-Aboriginal heritage sites for the proposed amendment to the Sydney Regional Environment Plan No. 30 – St Marys.

These maps are available on the Departments' website.

All other provisions within SREP 30 will continue to apply to the land. The Central Precinct Plan will need to be amended in accordance with Part 3 Clause 11 of the SREP if the amendments are adopted.

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