

# ***Blacktown City Council Growth Centre Precincts***

*Marsden Park North Precinct  
Main body DCP amendments*

*Draft for exhibition purposes*

*September 2018*



Planning &  
Environment





## 1.0 Introduction

The following amendments are proposed to the Blacktown City Council Growth Centre Precincts Development Control Plan.

**Note:** Proposed new text is in red and proposed text to be deleted is shown as strikethrough e.g. ~~are delivered~~.

### 1.1 Amendment 1

1.1 *Name and application of this plan*

Insert in appropriate order

- The Marsden Park North Precinct as shown in Schedule Ten.

In **Table 1-1:** Adoption/amendments to the BCC Growth Centre DCP and schedules insert the following row:

Marsden Park North Precinct (Schedule 10)	Adopted <i>INSERT DATE</i> Amended <i>INSERT DATE</i>
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### 1.2 Amendment 2

Update **Figure 1-1:** Blacktown City Council Growth Centre Precincts to reflect rezoning of the Marsden Park North precinct.

### 1.3 Amendment 3

2.3.1 *Flooding and water cycle management*

#### Controls

5. Roads are generally to be located above the 1% AEP level. ~~The design of the road network within areas affected by the Probable Maximum Flood (PMF) should provide a 'continuous rising grade' to ensure the safe evacuation of affected occupants within these areas.~~ Development applications for subdivision of land within areas affected by the PMF will need to demonstrate compliance with the flood evacuation related provisions of *Designing Safer Subdivisions: Guidance On Subdivision Design In Flood Prone Areas*, Hawkesbury-Nepean Floodplain Management Strategy Steering Committee, June 2006, also known as the 'Brown Book'.

### 1.4 Amendment 4

3.1 *Residential Density and Subdivision*

Paragraph One: The Growth Centres are subject to minimum residential density targets and ~~density bands~~ as detailed in the Residential Density Maps in the SEPP.

### 1.5 Amendment 5

3.1.1 *Residential Density*

#### Objectives

- To ensure minimum density targets ~~are delivered~~ and ~~density bands~~ are achieved.

## Controls

- All applications for residential subdivision and the construction of residential buildings are to demonstrate that the proposal meets the ~~minimum~~ residential density requirements of the relevant Precinct Plan and contributes to meeting the overall dwelling target in the relevant Precinct.

In the first column of **Table 3-1**: Typical characteristics of residential net densities, replace:

“15-20dw/Ha” with “15-25dw/Ha”.

## 1.6 Amendment 6

### 3.1.2 Block and Lot Layout

Replace **Table 3-2**: Minimum lot size by density bands with the following:

	R2 Low Density Residential						R3 Medium Density Residential			
Minimum Dwelling Density Net-Residential Target (dwellings/Ha)	11	12.5	15	20	25	30	25	35	40	45
Marsden Park North Precinct Dwelling Density band (Minimum dw/Ha–Maximum dw/Ha)			15-18 10-25	15- 25			25-35			
Dwelling House (base control)	360	300	300	300	300	300	300	300	300	300
With BEP	360	300	250	225	225	225	225	225	225	225
As Integrated DA	360	300	250	200	125	125	125	125	125	125
Locational criteria* (BEP or Integrated DA)	N/A	N/A	225	200 (MPN)	N/A	N/A	N/A	N/A	N/A	N/A
Studio Dwelling	No minimum lot size as strata development not subject to minimum lot size controls									
Secondary Dwelling	450	450	450	450	450	450	In principal lot			
Dual Occupancy	600	600	500	500	400	300	400	300	250	250
Semi Detached Dwelling	300	300	200	150	125	125	125	125	125	125
Attached Dwelling	X	X	1500	375	375	375	375	375	375	375
Multi Dwelling Housing	X	X	1500	1500	375	375	375	375	375	375
Manor Homes	X	X	X	600	600	600	600	600	600	600
Residential Flat Buildings	X	X	X	X	X	X	2000	1000	1000	1000

Notes:

“x” denotes not permissible

\* On land zoned R2 with a minimum residential density of 15d/ha, the minimum development lot size for the purposes of a dwelling house can be varied to 225m<sup>2</sup> in places that satisfy one of the following locational criteria. Attached dwellings and Multi dwelling housing is also permissible on land zoned R2 with a minimum residential density of 15d/ha and density ranges of 15- 18 dw/ ha and 10 – 25 dw/ha (Marsden Park North Precinct only) that also satisfies one of these criteria:

- a) adjoining land within Zone RE1 Public Recreation or land that is separated from land within Zone RE1 Public Recreation only by a public road;
- b) adjoining land within Zone B1 Neighbourhood Centre, Zone B2 Local Centre or Zone B4 Mixed Use or land that is separated from land within Zone B1 Neighbourhood Centre, Zone B2 Local Centre or Zone B4 Mixed Use only by a public road;
- c) adjoining land that is set aside for drainage or educational purposes, or is separated from that land only by a public road; and is within 400m of land in Zone B1 Neighbourhood Centre or Zone B2 Local Centre.

(MPN) = Marsden Park North Precinct only

Replace **Table 3-3: Minimum lot frontages by density bands** with the following:

		Net Residential Minimum Dwelling Density Target (dw/Ha)		
		10 to 12.5dw/Ha	15dw/Ha	20 to 45dw/Ha
Minimum Lot Frontages	Front Loaded	12.5m	9m	7m
	Rear Loaded	4.5m	4.5m	4.5m

**Controls**

- 8. In areas with a minimum residential density of ~~density bands~~ ≤20dw/Ha no more than 40% of the total residential lots proposed in a street block may have a frontage of less than 10m wide.
- 9. In areas with a minimum residential density of ~~density bands~~ ≤25dw/Ha, total lot frontage for front accessed lots greater than or equal to 7m and less than 9m should not exceed 20% of any block length due to garage dominance and on-street parking impacts.

**1.7 Amendment 7**

3.1.3 Battle-axe lots

**Controls**

- 3. In ~~density bands~~ areas with a minimum residential density of 10, 15 and 20dw/Ha, the minimum site area for battle-axe lots without any street or park frontage is 500m<sup>2</sup> (excluding the shared driveway) and only detached dwelling houses will be permitted.

**1.8 Amendment 8**

4.2 Dwelling design controls

It is acknowledged that innovative dwelling designs are evolving particularly on lots <300sqm, and design solutions may be developed that meet the objectives but do not comply with the relevant controls. The Growth Centres SEPP provides In density bands identified ≥25dw/Ha, there is the opportunity to vary the dwelling design controls where agreed to by Council as part of an integrated housing development application at subdivision approval.

## 1.9 Amendment 9

### 4.2.1 Summary of Key Controls

In **Table 4-2**: Summary of key controls for lots with frontage width  $\geq 4.5\text{m}$  for rear accessed dwellings

and in

**Table 4-3**: Summary of key controls for lots with frontage width  $\geq 7\text{m}$  and  $< 9\text{m}$  for front accessed dwellings

wherever occurring replace:

“In density areas” or “In density bands” with “In areas with a minimum residential density of”

## 1.10 Amendment 10

### 4.3.5 Controls for residential flat buildings, manor homes and shop top housing

#### Controls

1. In ~~density~~ areas with a minimum residential density of 20dw/Ha and 25dw/Ha, manor homes may only be located on corner lots.