

Blacktown Health and Education Precinct Planning Proposal Information Booklet

May 2022

What is the Blacktown Health and Education Precinct Planning Proposal?

The Planning Proposal aims to amend *Blacktown Local Environmental Plan 2015* to promote education and health uses in the Blacktown Health and Education Precinct.

Where is the Blacktown Health and Education Precinct?

The Precinct is located between Blacktown CBD and Blacktown Hospital. It is land generally bound by the Western Railway Line to the north, Sunnyholt Road and Newton Road to the west, Griffiths Street, Marcel Crescent and Blacktown Hospital to the east and Bungarribee Road to the south.

Why are we planning for the Blacktown Health and Education Precinct?

Blacktown City is one of the fastest growing Local Government Areas in Australia. We are also the largest populated Local Government Area in NSW. The NSW Government forecasts that the population of Blacktown City is expected to increase from 348,050 in 2016 to 612,150 in 2041. We must plan for the necessary infrastructure, services and jobs to ensure our City can sustain the predicted population growth.

The expansion of Blacktown Hospital will make it the third-largest public hospital in NSW, generating more than 5,000 new jobs. It is also a major teaching hospital for medical students at Western Sydney University.

The Blacktown Health and Education Precinct provides opportunities for a private hospital and associated specialist medical services that support practitioners, students and patients

What is the policy context?

Greater Sydney Region Plan

The NSW Government's Greater Sydney Region Plan emphasises the importance of education and health as an essential service. It encourages co-locating health, higher education and related activities such as research, housing for health workers and students, short-term accommodation and complementary commercial uses.

Central City District Plan

The Blacktown Health and Education Precinct is identified in the NSW Government's Central City District Plan. The District Plan requires Council to:

- reinforce and capitalise on the health and education activities located in the Precinct
- manage land around the hospital so as not to preclude future expansion of the hospital and/or co-location of a tertiary education facility
- deliver ancillary uses which add value to the health and education facilities, including residential, aged care facilities, visitor accommodation, health and medical research activities, non-critical patient care and commercial uses which will be complementary to and help to revitalise the Precinct.

Blacktown Local Strategic Planning Statement

Our Blacktown Local Strategic Planning Statement also recognises the need to work with the NSW Government and the private sector to co-locate a private hospital facility and allied medical health services within the Precinct. Private sector investment will also help address deficiencies in health service provision within Blacktown City as well as Western Sydney.

Amendments to Blacktown Local Environmental Plan 2015

The proposal seeks the following amendments to Blacktown LEP 2015:

Land zoning

- Rezone land from B3 Commercial Core and SP2 Infrastructure (Educational Establishment) located north of Main Street to B4 Mixed Use
- Rezone land from SP2 Infrastructure (Educational Establishment and Place of Public Worship) to the south of Main Street to SP1 Special Activities (Health Services Facility and Educational Establishment)
- Rezone land from SP1 (Health Services Facility) to the south of Main Street to SP1 Special Activities (Health Services Facility and Educational Establishment)
- Rezone the Blacktown Bowling Club land from RE2 Private Recreation to SP1 Special Activities (Health Services Facility and Educational Establishment)
- Rezone land from R2 Low Density Residential to RE1 Public Recreation to expand Captain Cook Memorial Park for open space and drainage purposes
- Rezone land from R2 Low Density Residential to SP2 Infrastructure (Local Road) for a future road connecting Hereward Highway and Bungarribee Road.
- Rezone land from SP1 Special Activities (Health Services Facility) to SP2 Infrastructure (Local Road) for a future road connecting Main Street to Marcell Crescent and Panorama Parade.

Permitted land use

- Permit car parks as development permitted with consent in the B4 Mixed Use, SP1 Special Activities (Health Services Facility and Educational Establishment) and RE1 Public Recreation zones.

Height of buildings

- Amend the Height of Buildings map to allow development up to 14 metres, 26 metres and 32 metres.

Additional local provisions

- Include an additional local clause and an amendment to the Incentive Height of Buildings Map to identify land at the corner of Main Street and Sunnyholt Road, and Main Street and Newton Road, as key sites where a bonus maximum building height up to 44 metres will be permitted subject to a design excellence competition and subject to buildings having a maximum floor plate of 1,000 square metres.
- Include an additional local clause and an amendment to the Key Sites Map to allow the maximum permissible height across the Precinct shown on the Height of Buildings Map to increase to a maximum of 26 metres or 32 metres (as indicated on the map) if a minimum site area of 2,000 square metres is achieved.

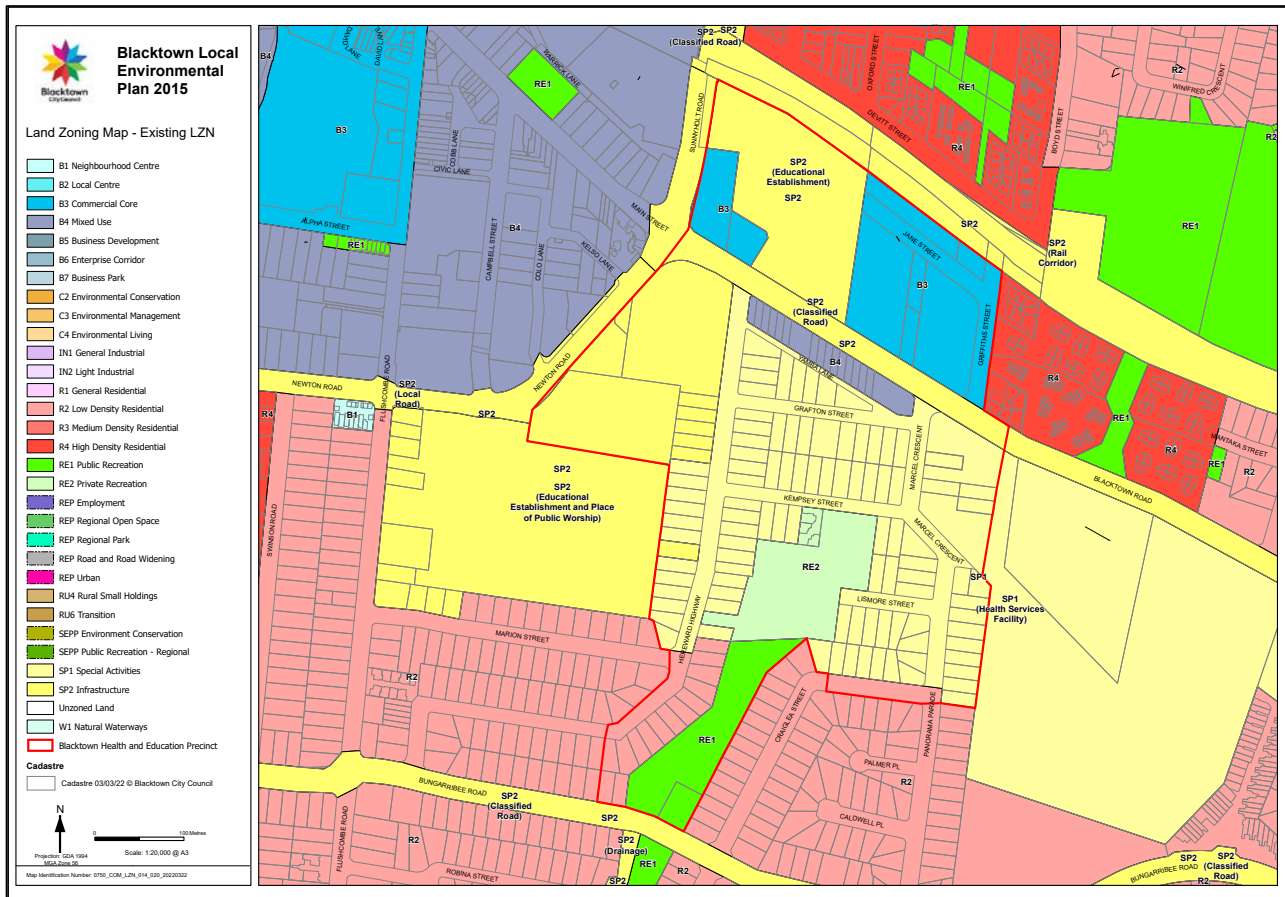
Land Reservation Acquisition

- Amend the Land Reservation Acquisition Map to identify land to be acquired by Council for drainage and local road purposes. The following land acquisitions are proposed:
 - part of 5 properties between Main Street and Marcell Crescent for a local road
 - 11 properties on Hereward Highway to expand Captain Cook Memorial Park for drainage and open space
 - 4 properties between Hereward Highway and Bungarribee Road for a local road.

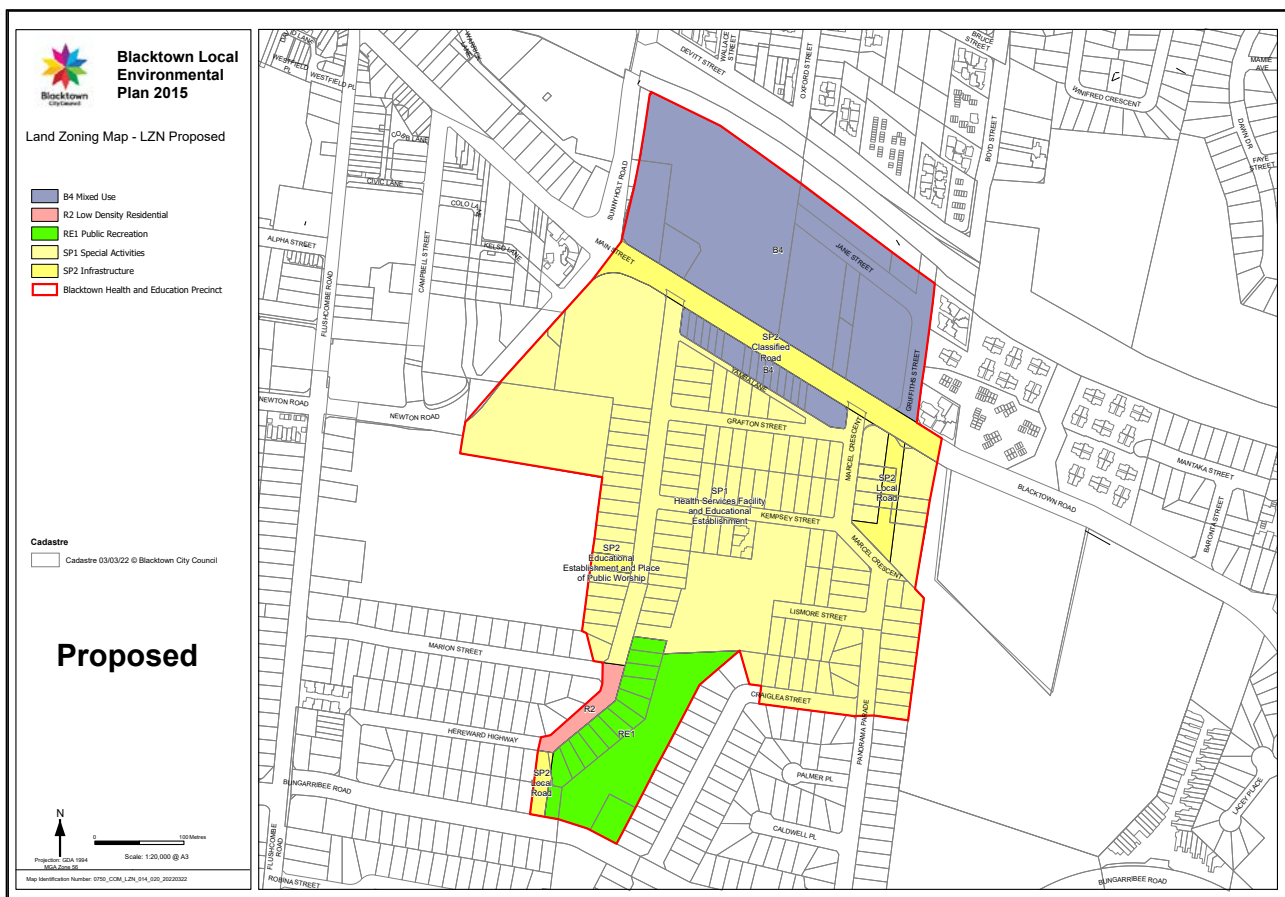
Lot size

- Amend the Lot Size Map to remove lot sizes for land to be acquired for drainage purposes.

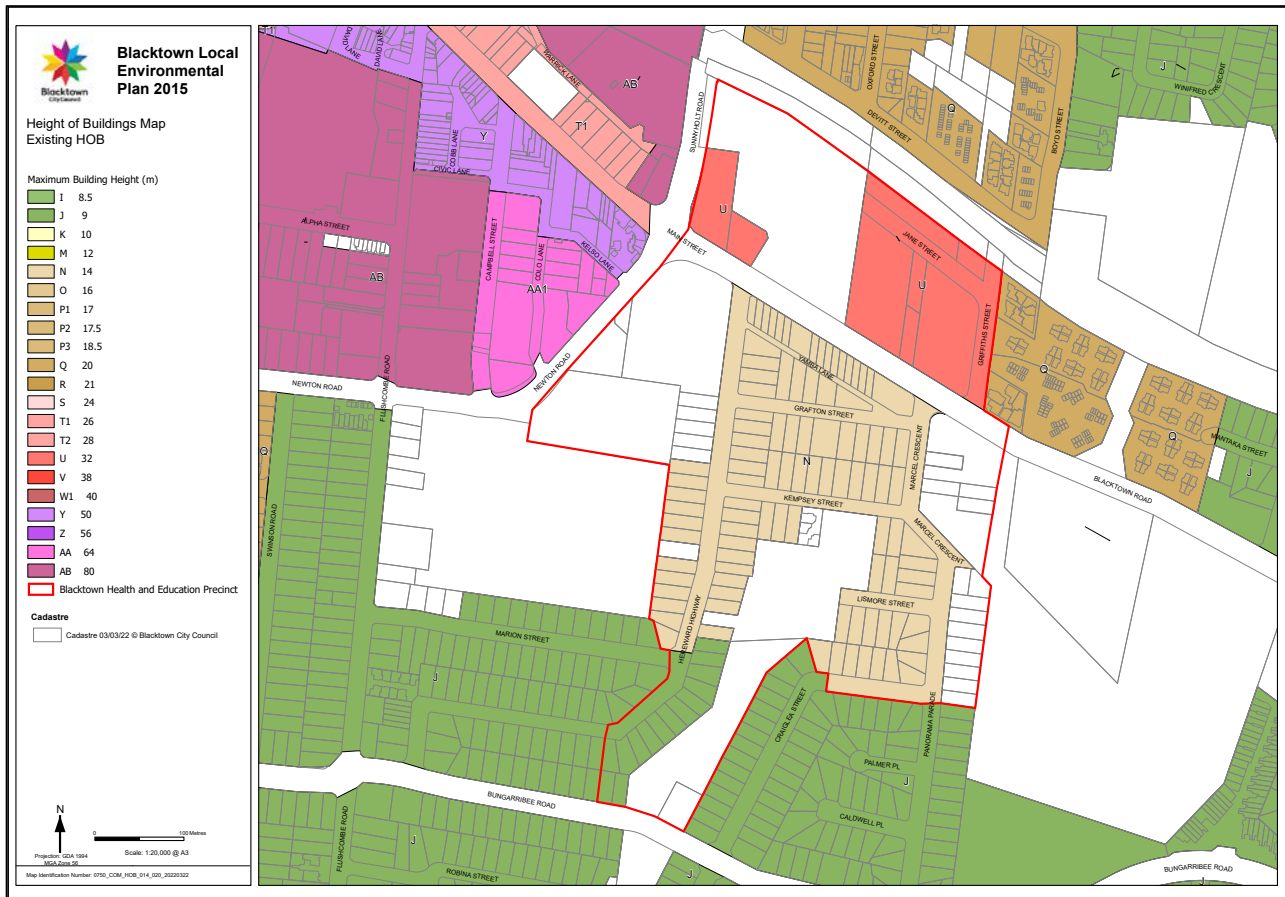
Map 1: Existing Land Use Zones



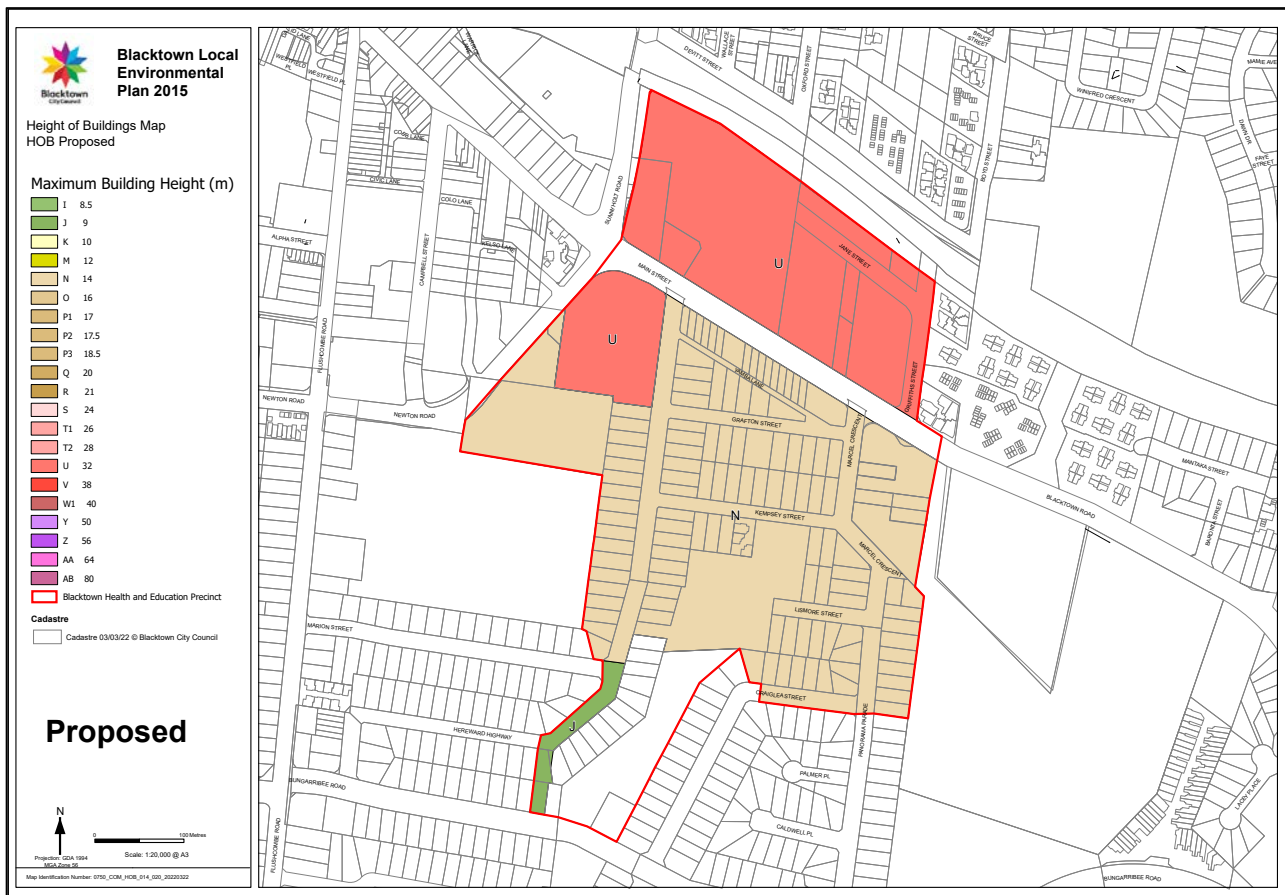
Map 2: Proposed Land Use Zones



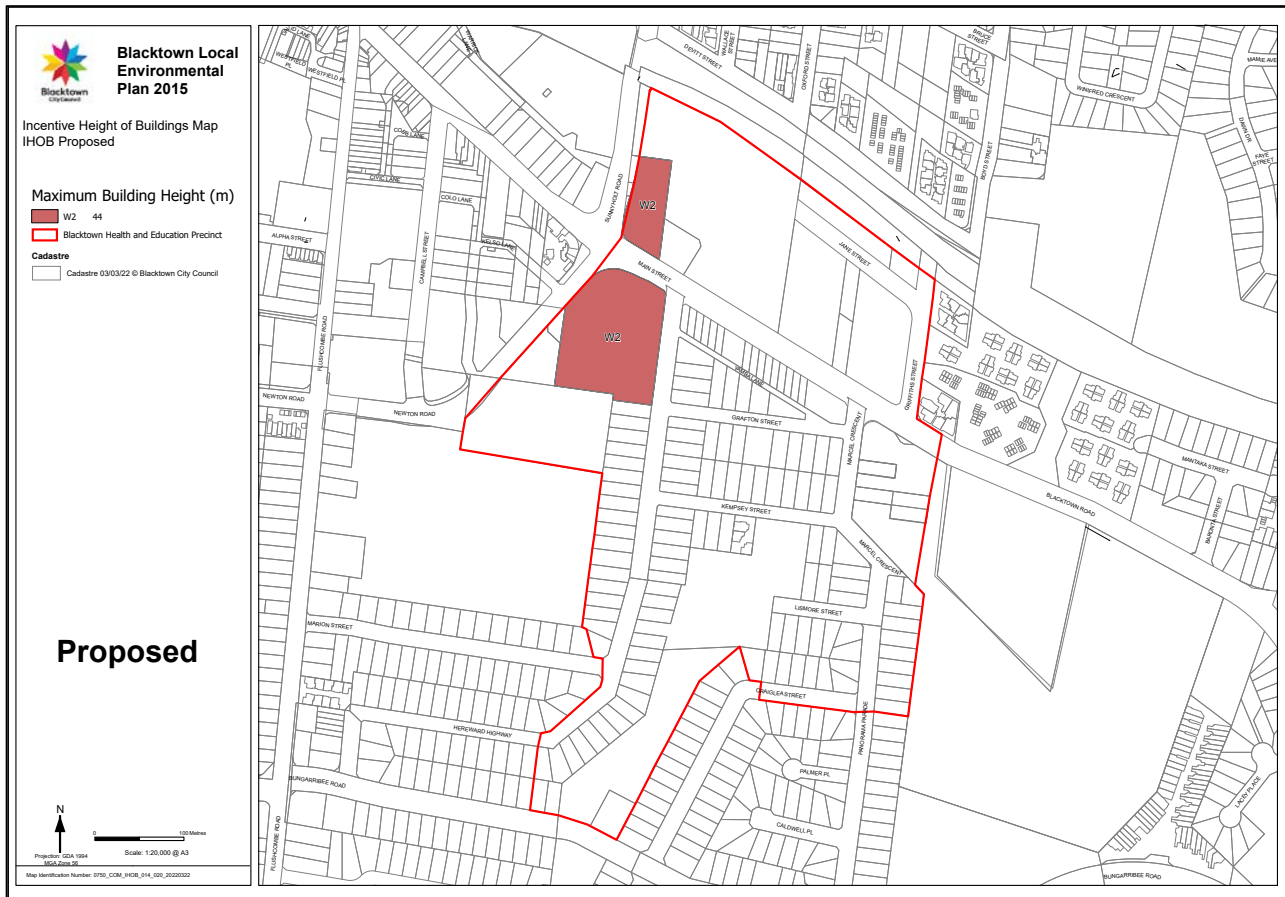
Map 3: Existing Height of Buildings



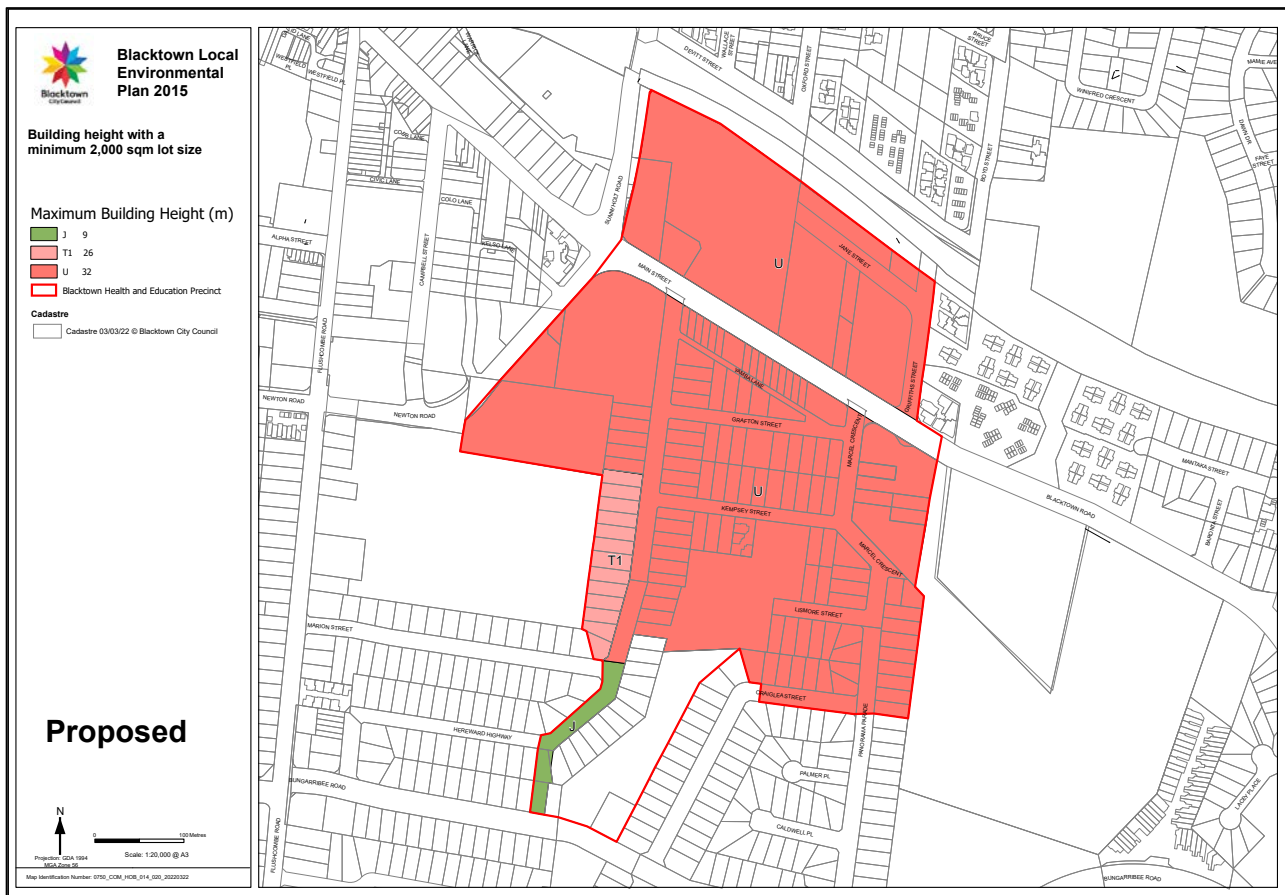
Map 4: Proposed Height of Buildings



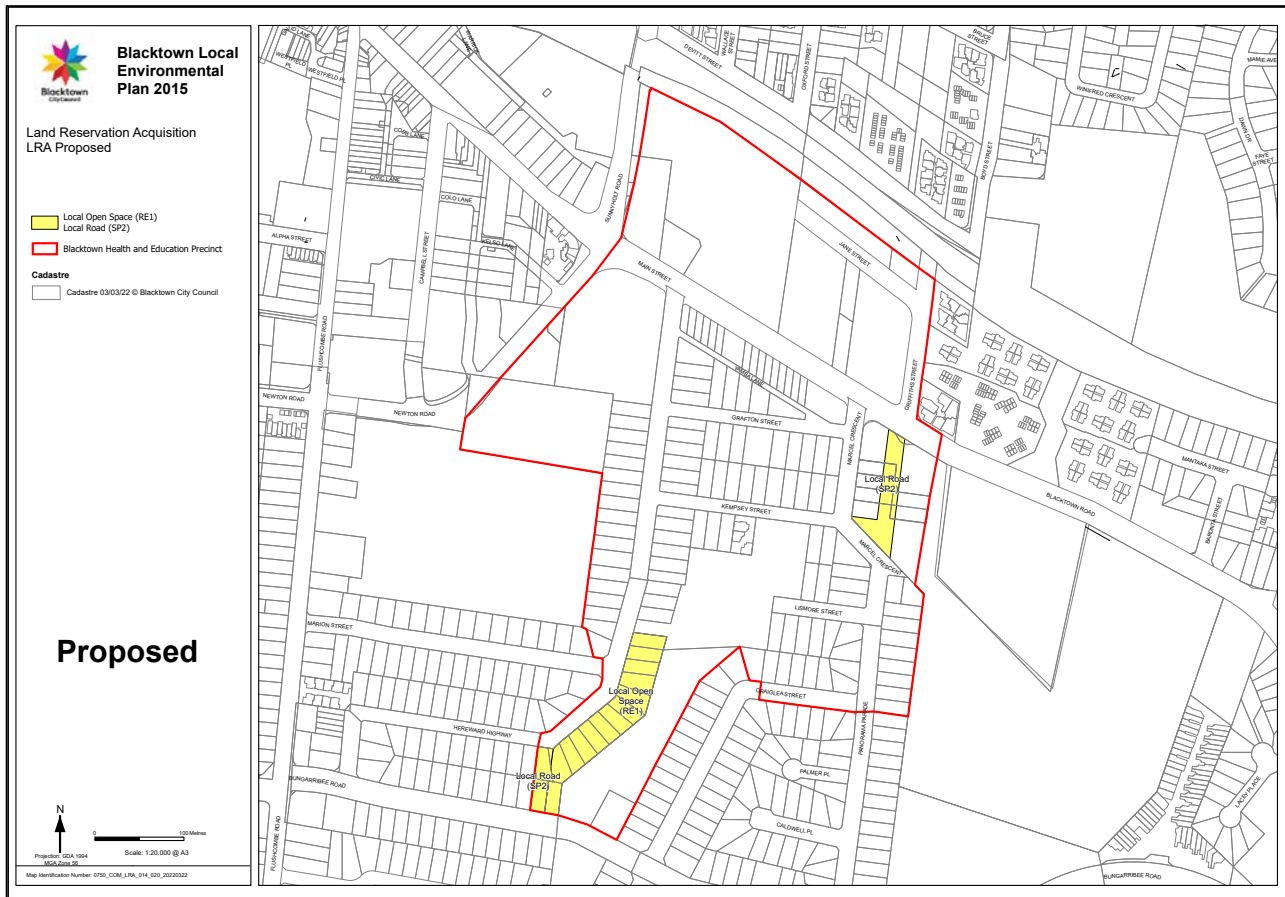
Map 5: Incentive Height of Buildings



Map 6: Building Height with a minimum 2,000sqm lot size



Map 7: Land Reservation Acquisition



Map 8: General illustration of drainage works in Captain Cook Memorial Park



Map 9: General illustration of drainage works in Captain Cook Memorial Park



How you can make a submission

The Planning Proposal will be on public exhibition from 25 May 2022 to 24 June 2022.

All submissions must be made in writing and forwarded to us no later than close of business on 24 June 2022.

Please address your submission to the Chief Executive Officer, Blacktown City Council, PO Box 63, Blacktown NSW 2148 and quote file reference number LEP-21-0001. Submissions can also be emailed to **council@blacktown.nsw.gov.au**.

Any person making a submission must lodge a Disclosure Statement if a reportable political donation or gift has been made to certain people or organisations within the last 2 years. Council's Disclosure Statement form is available on Council website.

Please also be aware that your submission may be made available to any person or organisation without notification.

If you would like any further information on this matter, please contact the following planners on 9839 6000:

- Agnes Brejzek, Strategic Planner or
- Rachel Agyare, Coordinator Strategic Planning.

Next Steps

We will consider all submissions before finalising the Planning Proposal.



Blacktown
City Council

62 Flushcombe Road
Blacktown NSW 2148

PO Box 63
Blacktown NSW 2148

Ph: 02 9839 6000

Fax: 02 9831 1961

Email: council@blacktown.nsw.gov.au

Website: blacktown.nsw.gov.au

Facebook: Blacktown City Council

Twitter: @blacktowncc