



***Amendments to State
Environmental Planning
Policy (Sydney Region
Growth Centres) 2006***

***North West Growth Area
Housekeeping Amendments***

*Finalisation Report
February 2019*

February 2019

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Introduction

A number of minor amendments to *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP) were exhibited by the Department of Planning and Environment (the Department) in September 2018.

The amendments affect multiple sites in the following precincts as seen in **Figure 1**: Alex Avenue, Box Hill, Marsden Park, Marsden Park Industrial, Riverstone and Schofields and cover the Local Government Areas of Blacktown City Council and the Hills Shire Council.

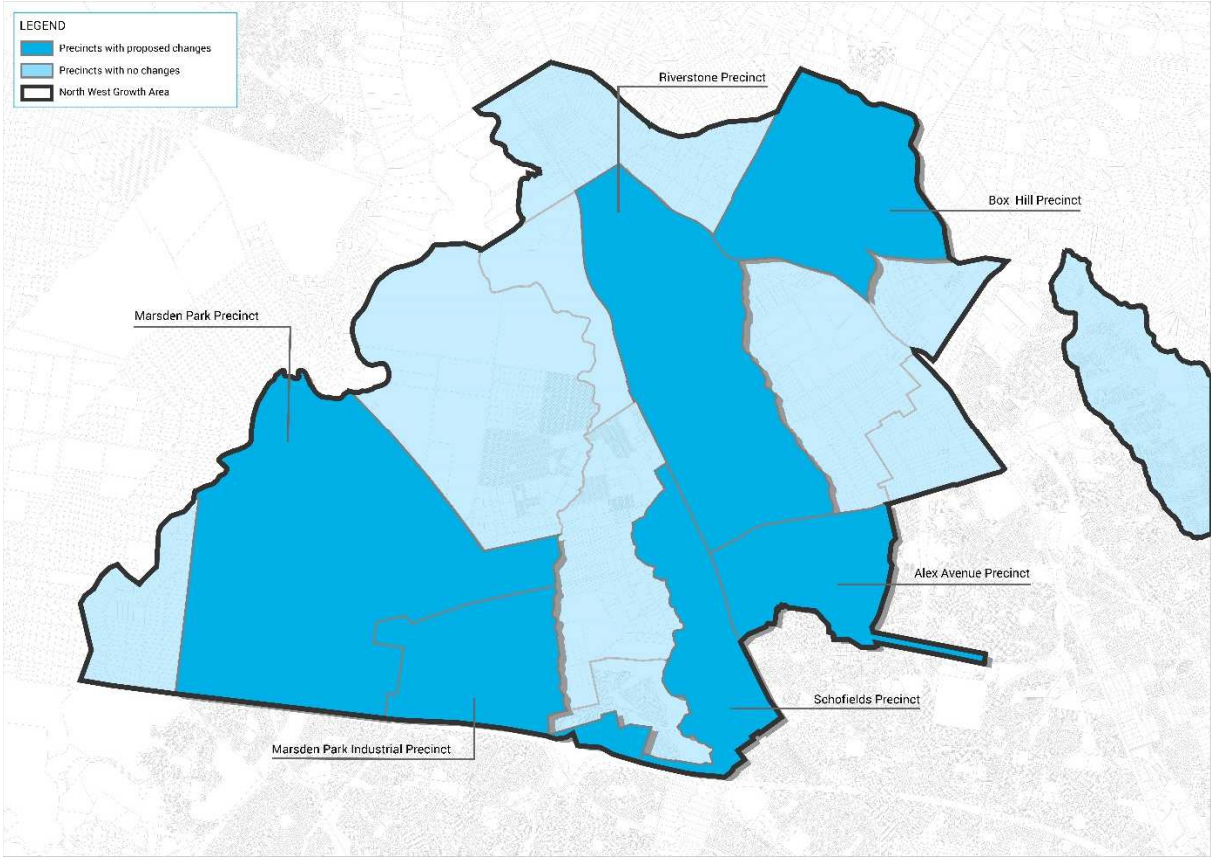


Figure 1 North West Growth Area Affected Precincts

The amendments to the Growth Centres SEPP include mapping changes to ensure maps are consistent with approved development applications (DAs) and planning proposals, and associated map updates requested by councils or State agencies. Additionally, the amendments include changes to relevant *Blacktown Local Environmental Plan 2015* (Blacktown LEP) maps and relevant *Hawkesbury Local Environmental Plan 2012* (Hawkesbury LEP) maps due to the rezoning of the Riverstone East Precinct (Stages 1 and 2) and Vineyard Precinct (Stage 1) under the Growth Centres SEPP. Minor text amendments are also proposed to correct drafting errors within the Growth Centres SEPP.

A summary of all exhibited amendments can be found at Attachment A. This finalisation report discusses the submissions received and any post-exhibition changes.



***Exhibition details,
submissions and post-
exhibition changes***

The proposed amendments were exhibited by the Department from 7 – 28 September 2018. The material was available on the Department's website for viewing.

Notification letters were sent to 106 landowners covering 178 affected lots. The number of lots is extensive as many amendments affected a road stretch, for example, taking a little from many lots. The following agencies were also notified:

- Blacktown City Council
- Hawkesbury City Council
- The Hills Shire Council
- Office of Environment and Heritage
- Roads and Maritime Services
- Sydney Water, and
- Transport for NSW.

Six submissions were received:

- Blacktown City Council
- The Hills Shire Council
- Sydney Water, and
- three from individual landowners.

A summary of submissions can be found at **Attachment B**.

The Department proposes to recommend to the Minister for Planning to make all changes as detailed in the exhibited Discussion Paper (June 2018; refer to **Attachment A**) as well as the post-exhibition amendments as detailed below.

Post exhibition amendments

Post-exhibition amendments were made as detailed below, within the Marsden Park Industrial and Box Hill Precincts. All other exhibited changes remain unchanged and are as documented in **Attachment A**.

Marsden Park Industrial

The local road realignment in the middle of the precinct has been extended to match the approved and constructed full extent of the road alignment. Two subdivision applications approved by Blacktown City Council: DA 15-1008 and DA 14-2160 resulted in the amendment of Astoria Street and Darling Street, necessitating corresponding amendments to the current zoning map.

Figure 2 shows the current zoning map and road alignment. **Figure 3** shows the road realignment as exhibited and **Figure 4** shows the full extent proposed to be shown on the zoning map.

The road realignment extension was requested by the landowner, Sydney Business Park, and Blacktown City Council was advised of the full realignment and did not raise any objection.

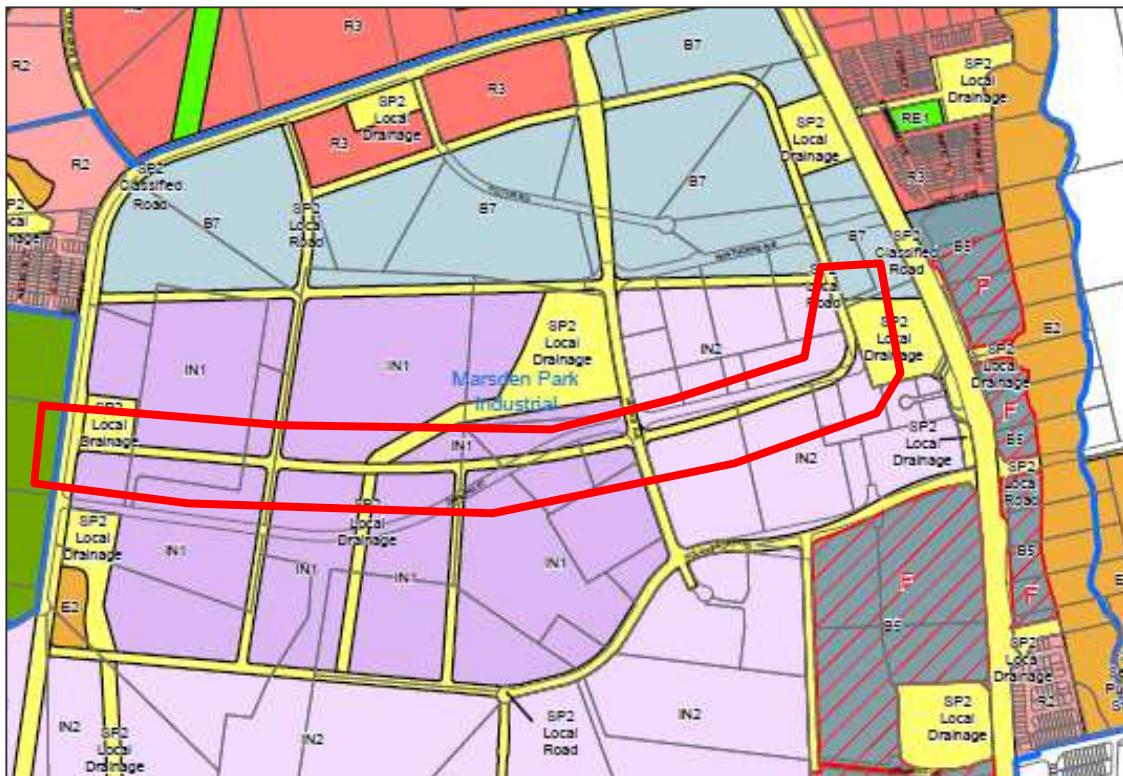


Figure 2 Current zoning map and road alignment

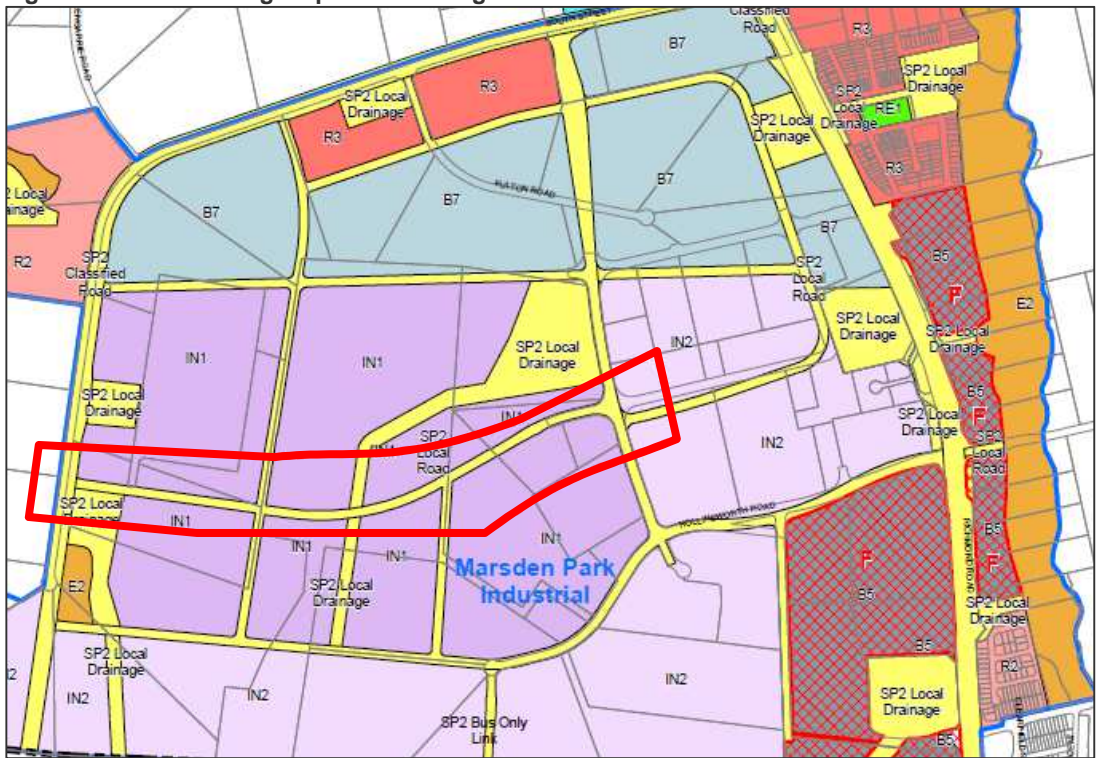


Figure 3 Exhibited zoning map and road realignment

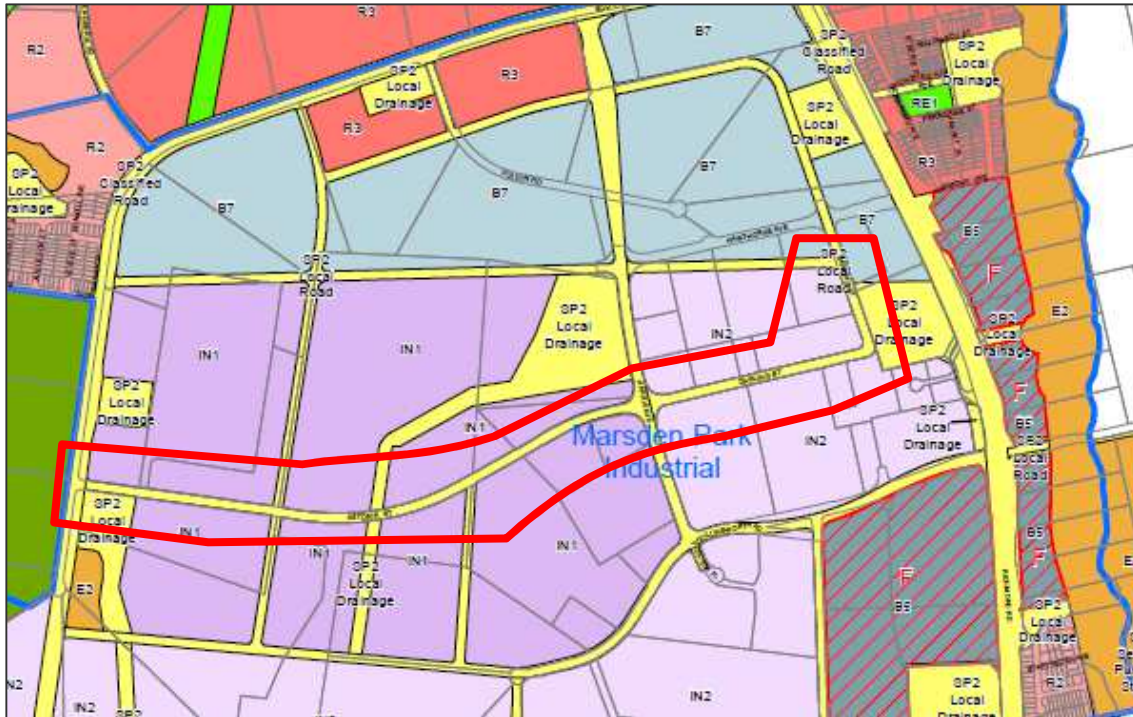


Figure 4 Proposed zoning map with full road realignment

Map labelling error within the Box Hill Precinct

A minor mapping error has been identified on the Growth Centres SEPP zoning map, tile 008. A label on land on Terry Road, Box Hill which is zoned 'R1 General Residential' is labelled as 'B6' as shown on **Figure 5**. The map label error occurred when the Vineyard (Stage 1) Precinct was rezoned. The correction of this error has been requested by The Hills Shire Council and is supported by the Department.

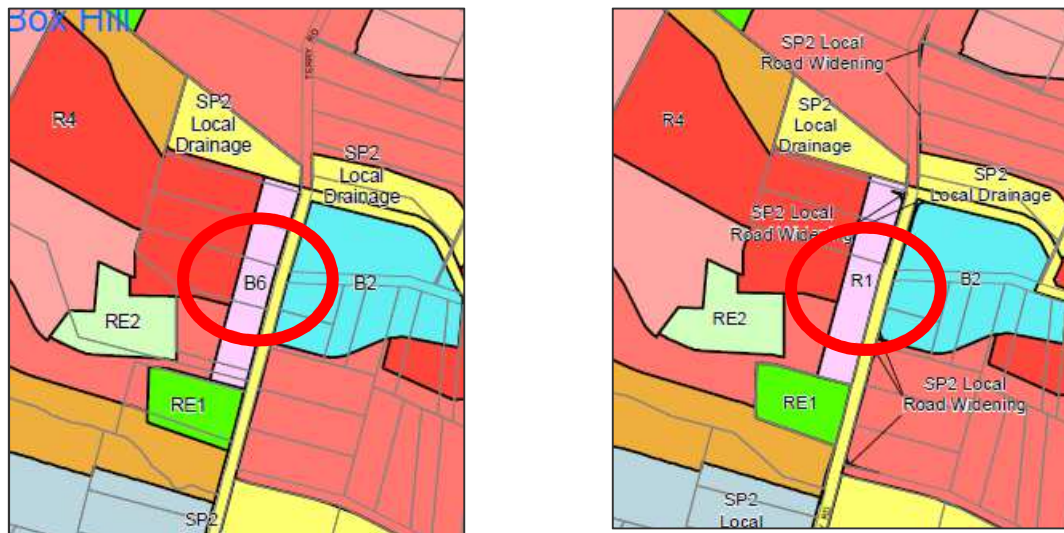


Figure 5 Label error correction – current (left) and proposed as corrected (right)

Hawkesbury Local Environmental Plan 2012

As a result of the rezoning of the Vineyard precinct (Stage 1) in 2017 under the Growth Centres SEPP, it is necessary to remove statutory controls applying to land within that part of the Precinct from the corresponding Hawkesbury LEP maps.

The proposed amendments to the Hawkesbury LEP were exhibited by the Department from 12 December 2016 to 28 February 2017 as part of the Vineyard Precinct Plan exhibition and are supported by Hawkesbury City Council.

The following maps from the Hawkesbury LEP will be amended to remove controls applying to land within Vineyard (Stage 1) and a reference to the Growth Centres SEPP will be inserted: LAP_001 Land Application Map; HOB_008D Height of Buildings Map; HOB_013 Height of Buildings Map; ASS_008D Acid Sulfate Soils Map; ASS_013 Acid Sulfate Soils Map; LSZ_008D Lot Size Map; LSZ_013 Lot Size Map; LZN_008D Land Zoning Map; LZN_013 Land Zoning Map; BIO_008D Terrestrial Biodiversity Map; and BIO_013 Terrestrial Biodiversity Map.

Conclusion

The amendments are recommended and supported by the Department and relevant local councils. No landowner objections were received to the proposed amendments. Finalisation of the amendment package will continue to support development for housing in the North West Growth Area.

A white line starts from the top left corner and extends diagonally down to the left, ending in a white circle.

***Attachment A: Summary of
exhibited amendments***

Alex Avenue Precinct

The Alex Avenue precinct is located in the southeastern corner of the North West Growth Area. It is bounded by Schofields Road to the north, Quakers Hill suburb to the south, The Ponds suburb to the east, and the Richmond Rail line to the west.

The precinct was planned in conjunction with the Riverstone precinct to its north in May 2010. The amendments propose seven changes to the existing planning controls responding to Blacktown City Council decisions, drainage design and mapping updates. **Figure 6** identifies the location of each change on the current land zoning controls for the precinct and detail for each proposed change is outlined below.

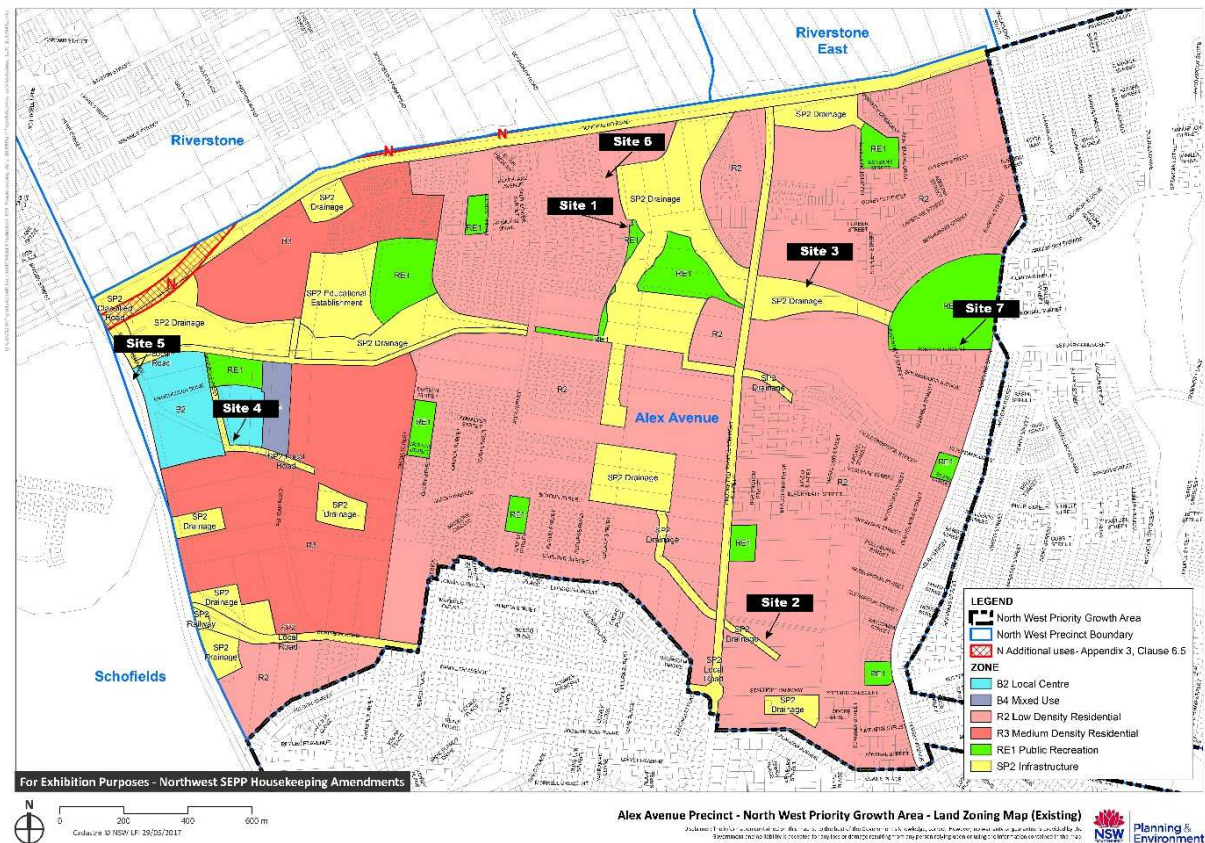
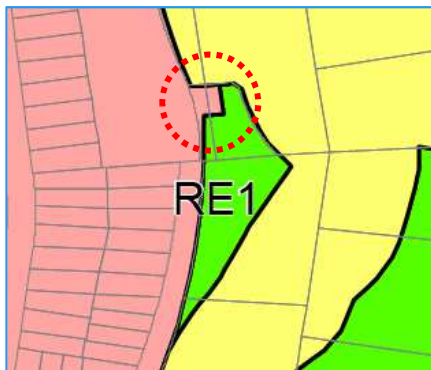


Figure 6 Location of proposed changes on the existing Land Zoning Map for Alex Avenue precinct

Site 1 Rezoning near 54 Schofields Road, Schofields

EXISTING



PROPOSED

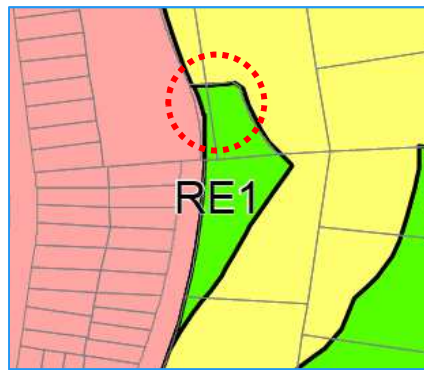


Figure 7 Inset of existing and proposed land use zones near 54 Schofields Road, Schofields

The intention of this amendment is to rezone a pocket of land from R2 Low Density Residential to RE1 Public Recreation (**Figure 7**). Blacktown City Council has resolved to acquire part of Lot 7 DP 1210641 that is currently zoned R2 Low Density Residential. Council has requested to rezone this lot and part of Lot 6 DP 1210641 from R2 Low Density Residential to RE1 Public Recreation. There is currently no immediate resolution for Council to acquire part of Lot 6 DP 1210641.

Site 2 SP2 Infrastructure (Local Drainage) near Hambledon Road, Schofields



Figure 8 Inset of existing and proposed land use zones near Hambledon Road, Schofields

The drainage channel adjacent to the proposed local road at 62–64 Hambledon Road, Schofields is proposed to be replaced by culverts and realigned to suit a proposed modified road layout by the developer of that land (**Figure 8**). Blacktown City Council's engineers support replacing the drainage channel with culverts on either side of Hambledon Road to minimise land acquisition liabilities and to enhance the viability of the land for residential development. The amendment is supported and requested by Council.

The replacement to culverts warrants changes to the land zoning and associated planning controls. It is proposed to rezone land from SP2 Infrastructure (Local Drainage) to R2 Low Density Residential to align with the surrounding residential areas.

Site 3 Basin F3.1 Hambledon Road near The Ponds High School

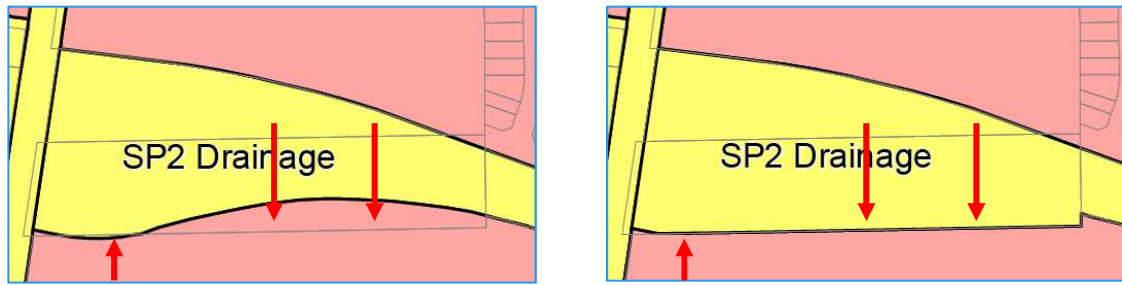


Figure 9 Inset of existing and proposed land use zones for Basin F3.1 near The Ponds High School

The purpose of this amendment is to reconcile zone boundaries with new lot boundaries as a result of an approved development application, by rezoning certain land from SP2 Infrastructure (Local Drainage) to R2 Low Density Residential, and vice versa – as shown in **Figure 9**.

The reconfiguration of the lot for The Ponds High School at Wentworth Street was approved by the Joint Regional Planning Panel (application number 13-369) on 22 November 2013 which led to a change on the northern side of Lot 11 DP 1200915. The proposed road in the Alex Avenue Indicative Layout Plan (ILP) is no longer required as there is now a common boundary between the school site and the drainage reserve for Basin F3.1 in Blacktown City Council's Contributions Plan Number 20. It is appropriate to zone the redundant road reserve to SP2 Infrastructure (Drainage) as it is unable to be developed for residential uses and will be acquired by Council as part of the drainage basin.

Site 4 SP2 Infrastructure (Drainage) near 72-88 Pelican Road, Schofields

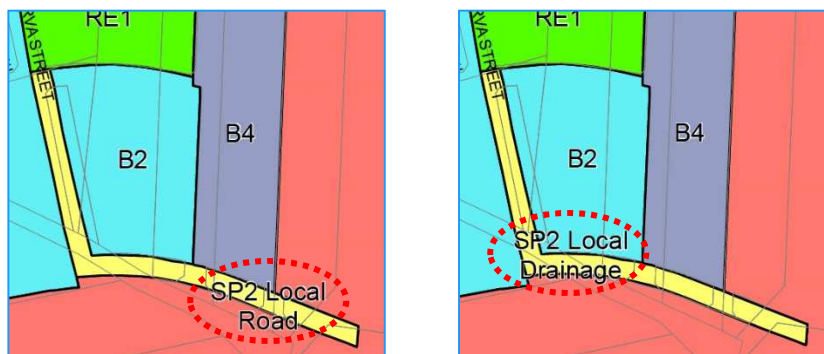


Figure 10 Inset of existing and proposed land use zones and labelling near 72-88 Pelican Road, Schofields

The SP2 Infrastructure (Local Drainage) south-west of 72-88 Pelican Road, Schofields is incorrectly labelled on the Land Zoning map (**Figure 10**). Presently, the label displays “SP2 Local Road”. The label will be amended to display the correct SP2 Infrastructure use: local drainage. No other maps require amendment.

Site 5 Zoning part of Schofields Station

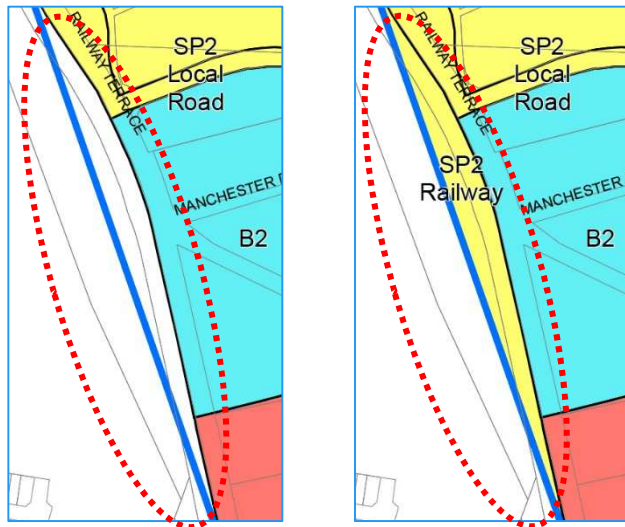


Figure 11 Inset of existing and proposed land use zones for Schofields Station

The purpose of this proposed amendment is to correct an area which has no zoning designation (**Figure 11**). Lot 201 DP1140580 contains infrastructure services pertaining to Schofields Station. Part of the lot lacks a zoning designation. It is proposed to zone the area SP2 Infrastructure (Railway) to maintain consistency within the lot.

The Department has consulted with Transport for NSW (TfNSW) regarding zoning the whole lot SP2 Infrastructure (Railway). TfNSW raised no objection to the proposed zoning.

Site 6 Residential density alignment error near Schofields Road

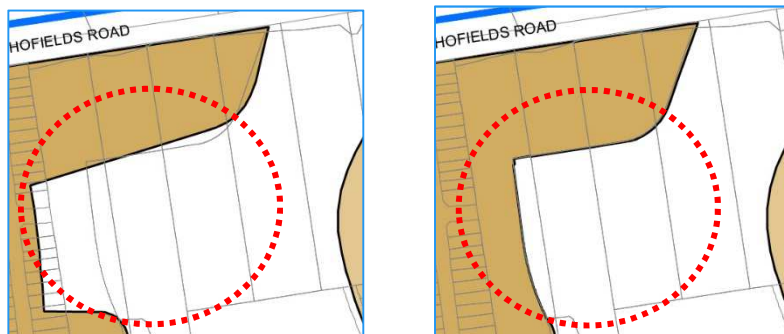


Figure 12 Inset of existing and proposed residential density map near Schofields Road, Alex Avenue precinct

The purpose of this proposed amendment is to adjust the alignment of the residential density boundary to match the zoning. The current residential density map does not align with the other associated SEPP maps for this site. It is proposed to shift the residential density to align with the other associated SEPP maps at this site (**Figure 12**).

Site 7 Protected vegetation near Tomah Crescent, Ridgeline Drive and Wentworth Street



Figure 13 Inset of existing and proposed native vegetation map near Tomah Crescent, The Ponds

The purpose of this proposed amendment is to amend the alignment of the existing native vegetation (ENV) area on the native vegetation protection map (NVP009) – as shown in **Figure 13**.

This is one of the two potential ENV offset locations identified in the offset strategy agreed between the Department of Planning and Environment and Blacktown City Council in July 2015. The expansion of native vegetation on this offset site is referred to as Site 1.

Site 1 will comprise of 6,350 m² for Council's future offset. The identification of this offset location stems from a loss of ENV due to relocation of a road near Boydhart Street, Riverstone. See **Site 8 Local Road realignment near Boydhart Street, Riverstone** for more information relating to loss of ENV from a development application decision and the identification of Site 1 and 2 offset locations in the Alex Avenue and Riverstone precincts.

Riverstone Precinct

The Riverstone precinct is located toward the centre of the North West Growth Area. It is bounded by Bandon Road to the north, Schofields Road to the south, Riverstone East precinct to the east, and the Richmond Rail line to the west.

The precinct was planned in conjunction with the Alex Avenue precinct to its south in May 2010. The amendments propose three changes to the existing planning controls responding to development application decisions and drainage design. **Figure 14** identifies the location of each change on the current land zoning controls for the precinct and detail for each proposed change is outlined below.

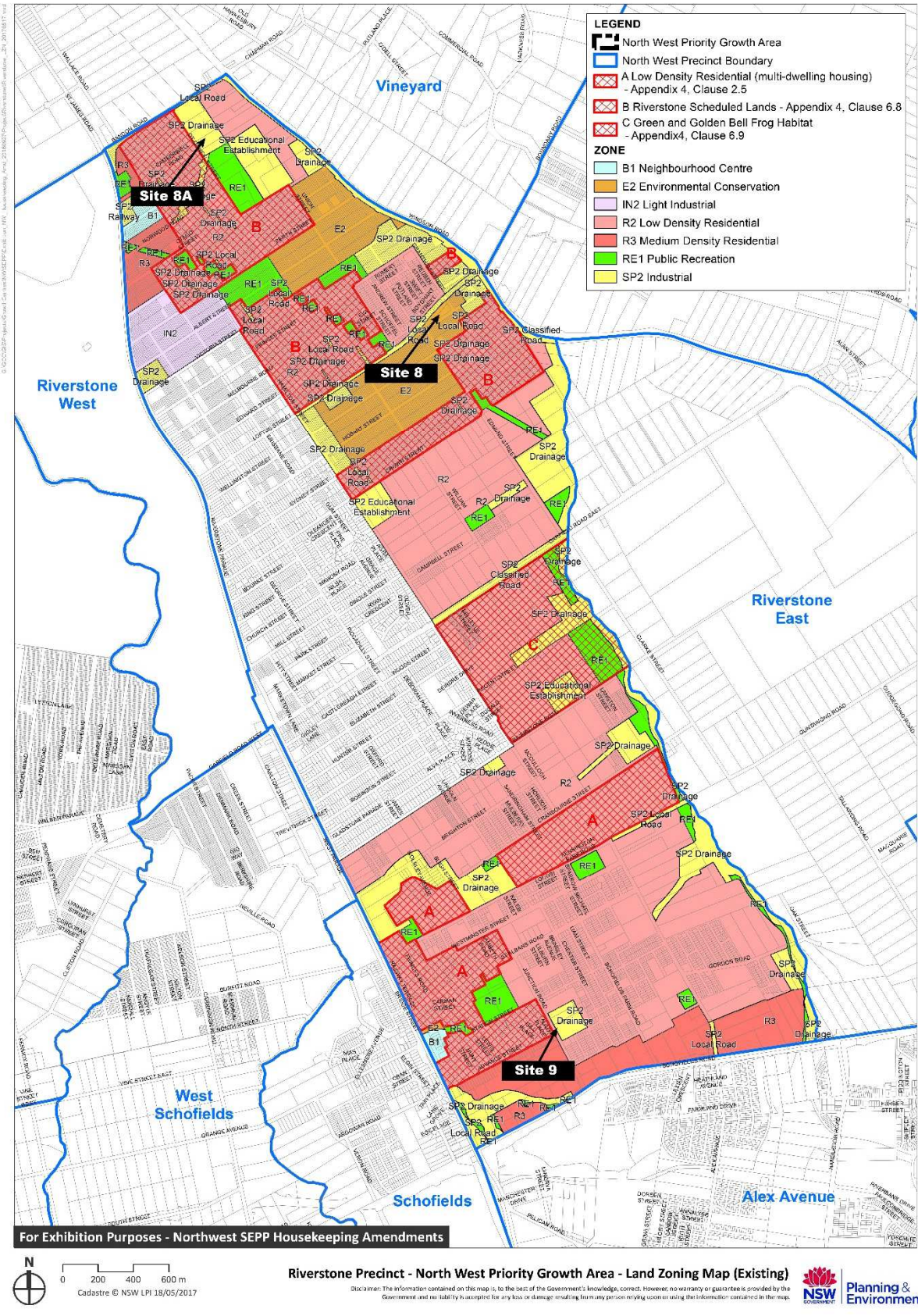


Figure 14 Location of proposed changes on the existing Land Zoning Map for Riverstone precinct

Site 8 Local road realignment near Boydhart Street, Riverstone

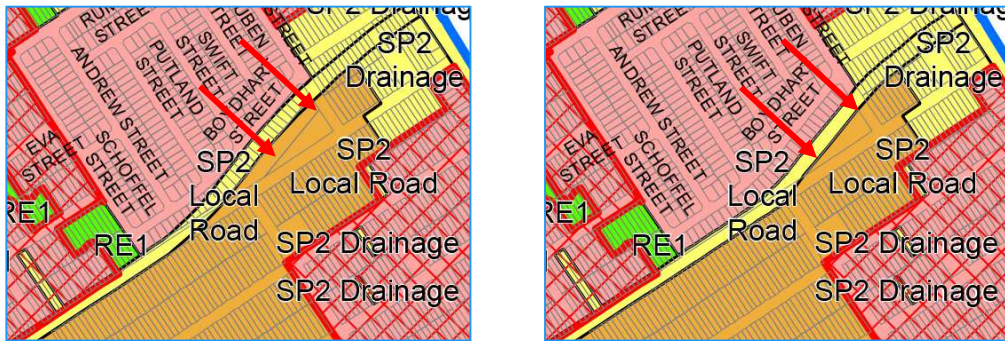


Figure 15 Existing and proposed land zoning map - road realignment near Boydhart Street, Riverstone



Figure 16 Existing and proposed native vegetation map - road realignment near Boydhart Street, Riverstone

The purpose of this proposed amendment is to rezone certain lots in Boydhart Street, Riverstone from SP2 Infrastructure (Local Road) and E2 Environmental Conservation to R2 Low Density Residential. It also seeks to rezone part of Lot 286, DP 119072, located south of the lots in Boydhart Street, from E2 Environmental Conservation to SP2 Infrastructure (Local Road). These proposed amendments are shown in **Figures 15 and 16**.

The development application decision resulted in a loss of ENV totaling 4,010m² due to the approved road realignment. The loss warranted the identification of offset locations with the Riverstone and Alex Avenue precincts. The addition of a new protected vegetation area at the northern end of the Riverstone precinct and near Tomah Crescent in Alex Avenue precinct seeks to transfer the loss of ENV to these sites. To minimise impacts on retained ENV, Blacktown City Council's design includes retaining walls along the southern side of Loftus Street fronting the conservation area. An allowance for a 3m wide construction zone has been included in the impact area to ensure the works can be constructed and the appropriate amount of ENV can be offset in the Riverstone and Alex Avenue sites.

Site 8A Identification of protected vegetation near Bandon Road

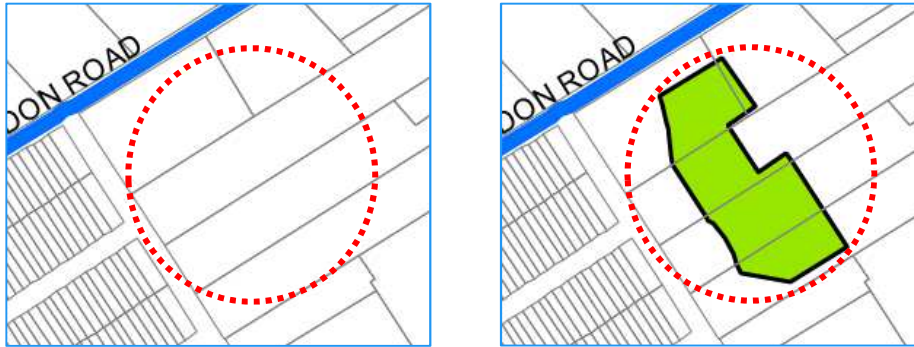


Figure 17 Existing and proposed native vegetation map identifying an offset location (Site 2) near Bandon Road, Vineyard

The clearing of existing native vegetation within the non-certified area can proceed to enable the provision of essential infrastructure, provided the impacts to the ENV are offset. There are two potential offset locations identified in the offset strategy agreed between the Department of Planning and Environment and Blacktown City Council in July 2015 comprising of:

- Site 1: Alex Avenue precinct (6,350m²)
- Site 2: Riverstone precinct (21,300 m²)

The proposed rezoning will offset the loss of ENV near Boydhardt Street by ensuring an equal (1:1) area of ENV is offset at Site 1 in the Alex Avenue precinct which leaves 2,340m² for Council's future offset. For more information relating to the Site 1 Alex Avenue offset location, see **Site 7 Protected vegetation near Tomah Crescent, Ridgeline Drive, and Wentworth Street**.

Site 9 SP2 Infrastructure (Local Drainage) to Junction Road, Schofields

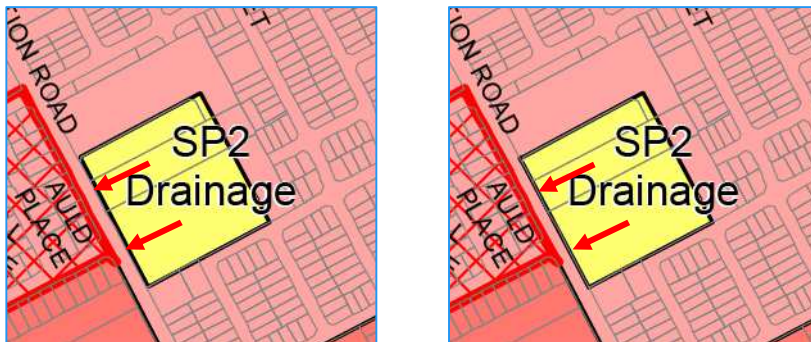


Figure 18 Existing and proposed land zoning maps near Junction Road, Schofields

The purpose of this amendment is to rezone a small sliver of land from R2 Low Density Residential to SP2 Infrastructure (Local Drainage). The strip of land sits between land zoned SP2 Infrastructure and an existing road. The piece of land is not suitable for residential development. Therefore, it is proposed to extend the SP2 Infrastructure (Local Drainage) westward by three metres to Junction Road.

The realignment of the drainage basin to meet Junction Road is not visible at the mapped scale provided.

Marsden Park Industrial and Marsden Park Precincts

The Marsden Park Industrial and Marsden Park precincts are located on the western side of the North West Growth Area. Marsden Park Industrial precinct is bounded by South Street to the north, Hassall Grove and Bidwill suburbs to the south, Richmond Road to the east, and Shanes Park suburb to the west. Marsden Park precinct is bounded by South Creek to the north, South Street to the south, Richmond Road to the east and Stony Creek Road to the west.

The Marsden Park Industrial precinct was rezoned in November 2010 which introduced employment and industrial land uses to enable the opportunity for 10,000 new jobs to be created in the North West Growth Area. The Marsden Park precinct, north of Marsden Park Industrial, was rezoned in October 2013 for residential land uses.

The amendments propose four changes to the existing planning controls in Marsden Park Industrial precinct and one change to the Marsden Park precinct at the intersection of Richmond Road and South Street. The amendments respond to development application decisions, road realignments, and mapping updates. **Figure 19** identifies the location of each change on the current land zoning controls for the precincts and detail for each proposed change is outlined below.

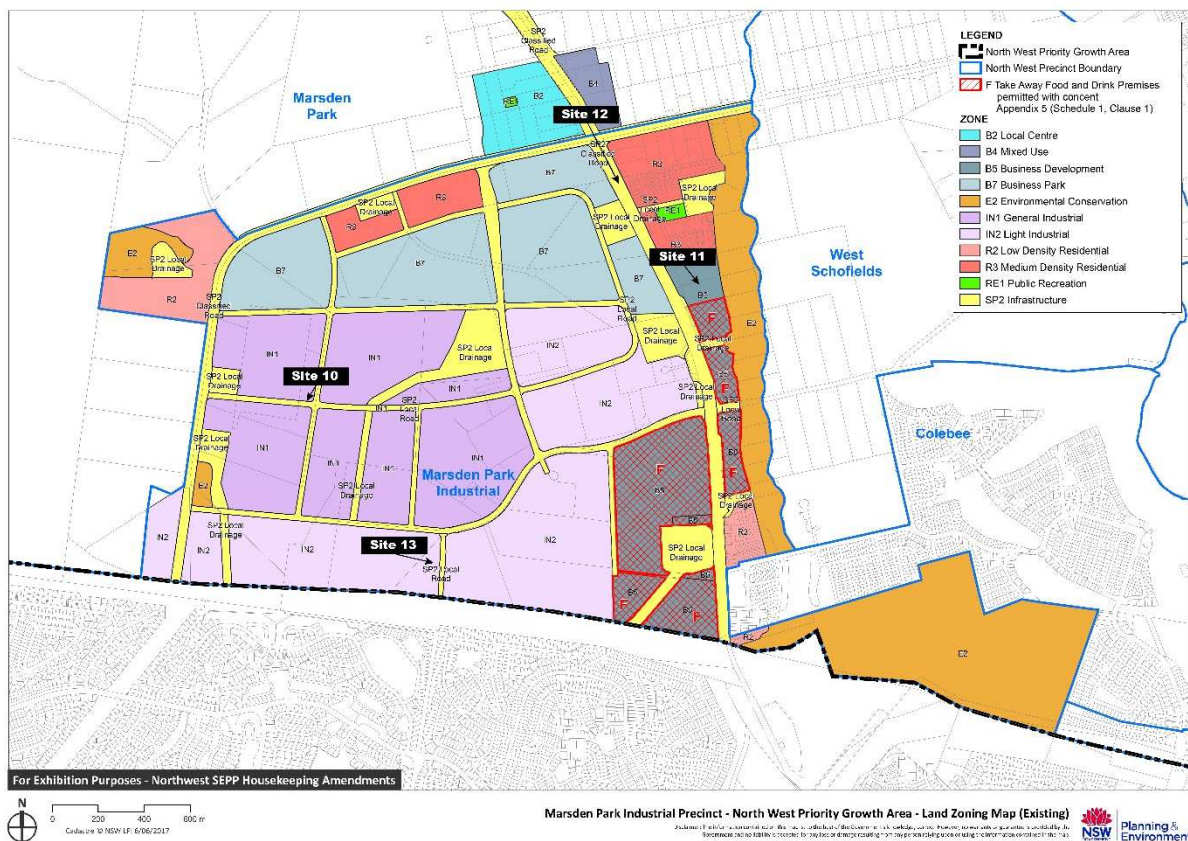


Figure 19 Location of proposed changes on the existing Land Zoning Map for Marsden Park Industrial and Marsden Park precincts

Site 10 Local road realignment, Marsden Park Industrial



Figure 20 Inset of existing and proposed land zoning maps relating to local road realignment in Marsden Park Industrial precinct

As shown in **Figure 20**, a DA approval in the Marsden Park Industrial Precinct (DA 15-1008) realigned a road south to its current zoning alignment. The relocated road’s zoning designation is proposed to rezone part of Lots 1, 3, and 4 DP 1208554, part of Lot 102 DP 1188147, part of Lots 121, 128, and 132 DP 1194052 to show the updated alignment. The relocated road’s zoning designation is proposed to be SP2 Infrastructure. The former road alignment is proposed to be zoned IN2 Light Industrial to fit with the surrounding light industrial zones.

Site 11 Zoning overlay at 995-997 Richmond Road, Marsden Park Industrial

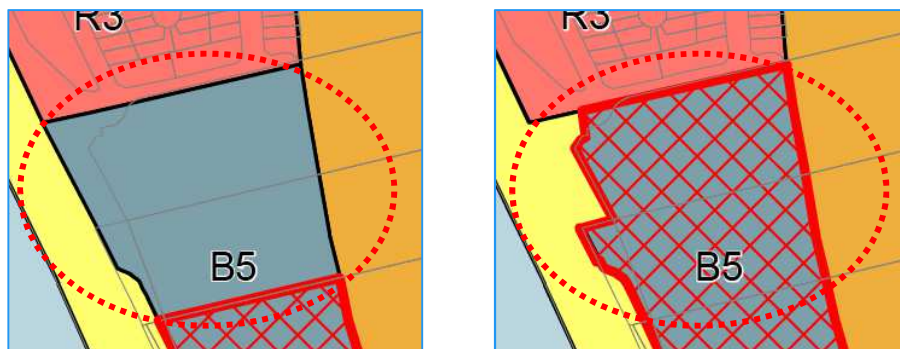


Figure 21 Inset of existing and proposed land zoning maps relating to special provision overlay hatching in Marsden Park Industrial precinct

The purpose of this amendment is to extend the “F” hatching on the Land Zoning Map on part of Lot 180 DP 1216103, and Lots 19 and 30 DP 1190560, 995-997 Richmond Road, Marsden Park (**Figure 21**). The B5 Business Development zone, which currently does not have any special provisions, was rezoned from R3 Medium Density Residential to B5 Business Development on 24 July 2015. The rezoning in 2015 subsequently omitted the special provision. This amendment is to ensure the special provision hatching covers the entire area zoned B5 Business Development. The “F” hatching allows an additional use: “Take away food and drink premises”.

Site 12 Roads and Maritime Services acquisitions on Richmond Road, Marsden Park Industrial



Figure 22 Inset of existing and proposed land zoning maps relating to Roads and Maritime Services land acquisition for Richmond Road in Marsden Park and Marsden Park Industrial precincts

In a previous amendment package for the Marsden Park Industrial precinct, the Roads and Maritime Services (RMS) noted several mapping errors on Richmond Road due to land acquisitions. The current road alignment will be updated, see **Figure 22** above.

Site 13 Daniels Road Bus Only Link classification, Marsden Park Industrial

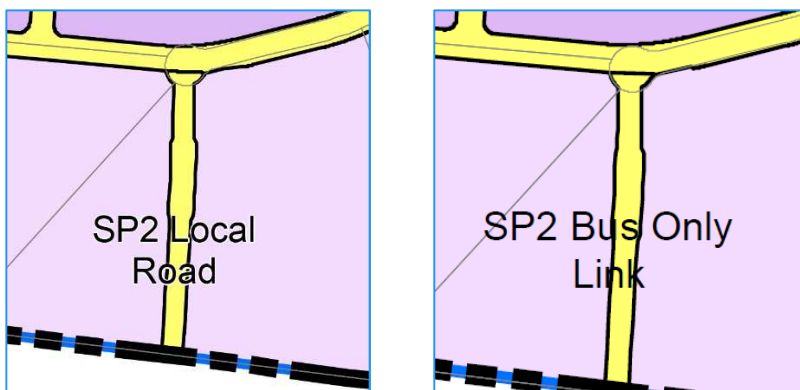


Figure 23 Inset of existing and proposed land zoning maps relating to classified road acquisition in Marsden Park Industrial precinct

The Daniels Road Bus Only Link in Marsden Park Industrial was incorrectly labelled as local road on the land zoning map, and local drainage on the land reservation acquisition map, as a result of a previous housekeeping amendment (gazetted on 16 December 2016). Blacktown City Council and TfNSW have confirmed that the Daniels Road Bus Only Link is to be delivered by TfNSW. It is proposed to amend the label on the land zoning and land reservation acquisition map to reflect the correct designation: 'SP2 Bus Only Link' (**Figure 23**). This amendment also requires Clause 5.1 of Appendix 5 Marsden Park Industrial Precinct Plan in the Growth Centres SEPP to identify TfNSW as the acquisition authority for the Bus Only Link.

Schofields Precinct

The Schofields precinct is located in the south-central portion of the North West Growth Area. It is bounded by the West Schofields precinct to the north, the M7 motorway to the south, Richmond Rail line to the east, and Eastern Creek to the west.

The precinct was rezoned in May 2012 for residential land uses. The amendments propose three changes to the existing planning controls in the Schofields precinct responding to Council decisions, approved development applications and mapping updates. **Figure 24** identifies the location of each change on the current land zoning controls for the precinct and detail for each proposed change is outlined below.

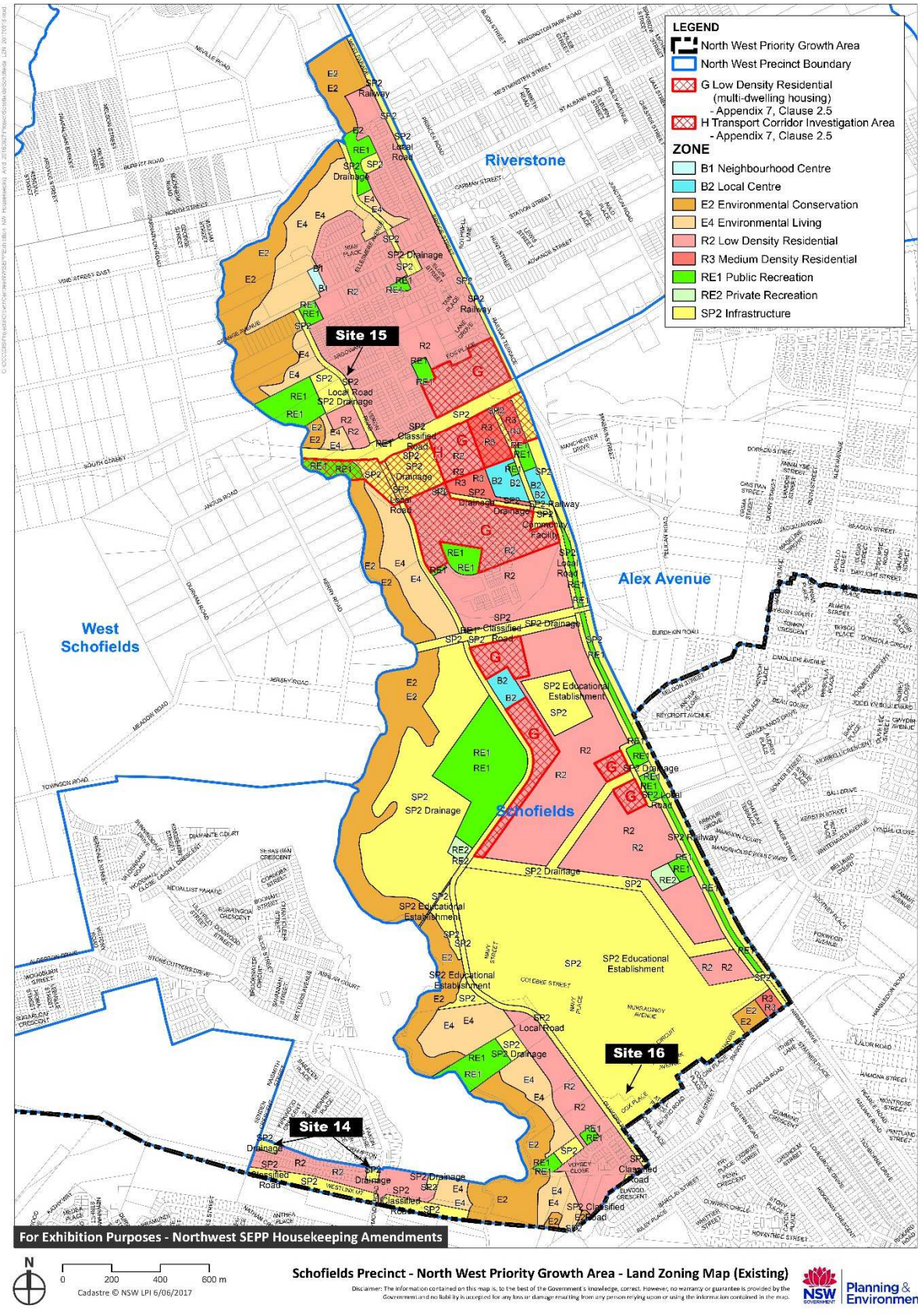


Figure 24 Location of proposed changes on the existing Land Zoning Map for Schofields precinct

Site 14 Realignment of SP2 Infrastructure (Local Drainage) to lot boundaries, Colebee

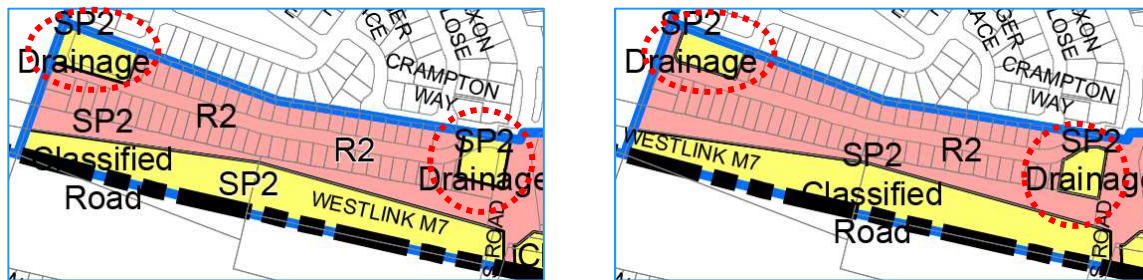


Figure 25 Inset of existing and proposed land zoning maps relating to alignment of drainage basins in Schofields precinct

The purpose of this amendment is to rezone land so that the SP2 Infrastructure (Local Drainage) wholly fits within Lots 59 and 60 DP1197154 (Figure 25).

The reason for the rezoning is to ensure the zoning matches with the approved development consent, DA14-0945 issued by the Land and Environment Court. The roads will be rezoned R2 Low Density Residential.

Site 15 Realignment of Argowan and Veron Roads, Schofields

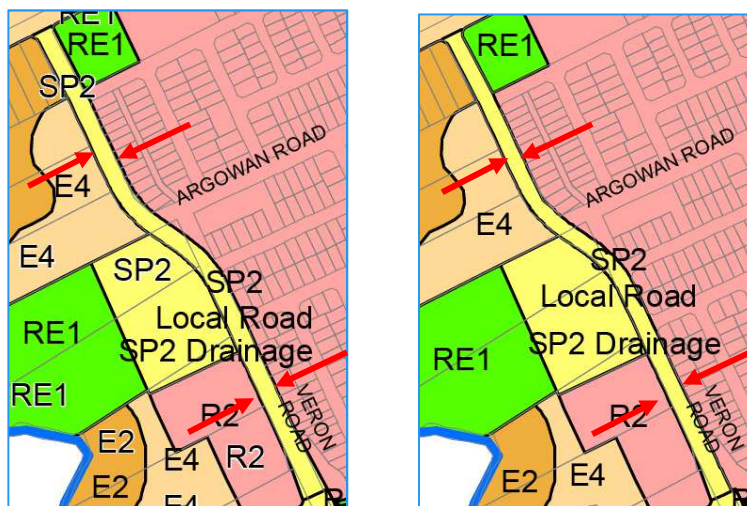


Figure 26 Inset of existing and proposed land zoning maps relating to Argowan and Veron road reservation in Schofields precinct

The purpose of this amendment is to rezone certain land from SP2 Infrastructure (Local Road) to part RE1 Public Recreation and part R2 Low Density Residential (Figure 26). Blacktown City Council confirmed that land acquisition requirements for a road widening along Veron and Argowan Roads in Schofields is no longer needed as the existing road reserve is sufficient.

It is proposed to remove land acquisition requirements identified as redundant and rezone it to the surrounding land use R2 Low Density Residential.

The realignment of Veron and Argowan Road to fit in the existing road reserve is not visible at the mapped scale provided.

Site 16 Density band control on land within the Nirimba Education Precinct, Quakers Road, Quakers Hill in Schofields Precinct

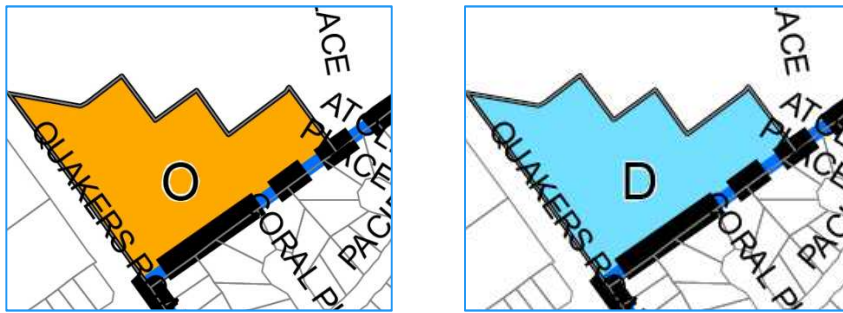


Figure 27 Inset of proposed maps relating to draft residential density and minimum lot size to the southern part of the Nirimba Education Precinct in Schofields precinct

The purpose of this amendment is to apply the *draft* minimum lot size and density controls to this recently rezoned portion of the site – see **Figure 27**.

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 was amended through planning proposal PP_2016_BLACK_004_00, which rezoned the southernmost portion of the Nirimba Education Precinct, Quakers Hill in Schofields Precinct from SP2 Infrastructure (Education Establishment) to R2 Low Density Residential. This amendment was gazetted on 14 July 2017.

This rezoning occurred after the exhibition period for the proposed density bands and minimum lot sizes for the North West Growth Area (15 May 2017 – 04 July 2017) and therefore the rezoning was not reflected in the North West density band exhibition package.

The proposed amendment involves changes to draft Residential Density Bands and Minimum Lot Size maps.

Box Hill Precinct

The Box Hill and Box Hill Industrial precincts were rezoned in May 2013 for residential and employment land uses respectively. The Box Hill precinct is located in the north-east section of the North West Growth Area. It is bounded by Old Pitt Town Road to the north, Windsor Road to the south, Box Hill Industrial precinct to the east, and Boundary Road to the west.

The amendments propose one set of changes to the existing planning controls in Box Hill precinct responding to Council road designs. **Figure 28** identifies the spatial location of each change on the current land zoning controls for the precinct and detail for each proposed change is outlined below.

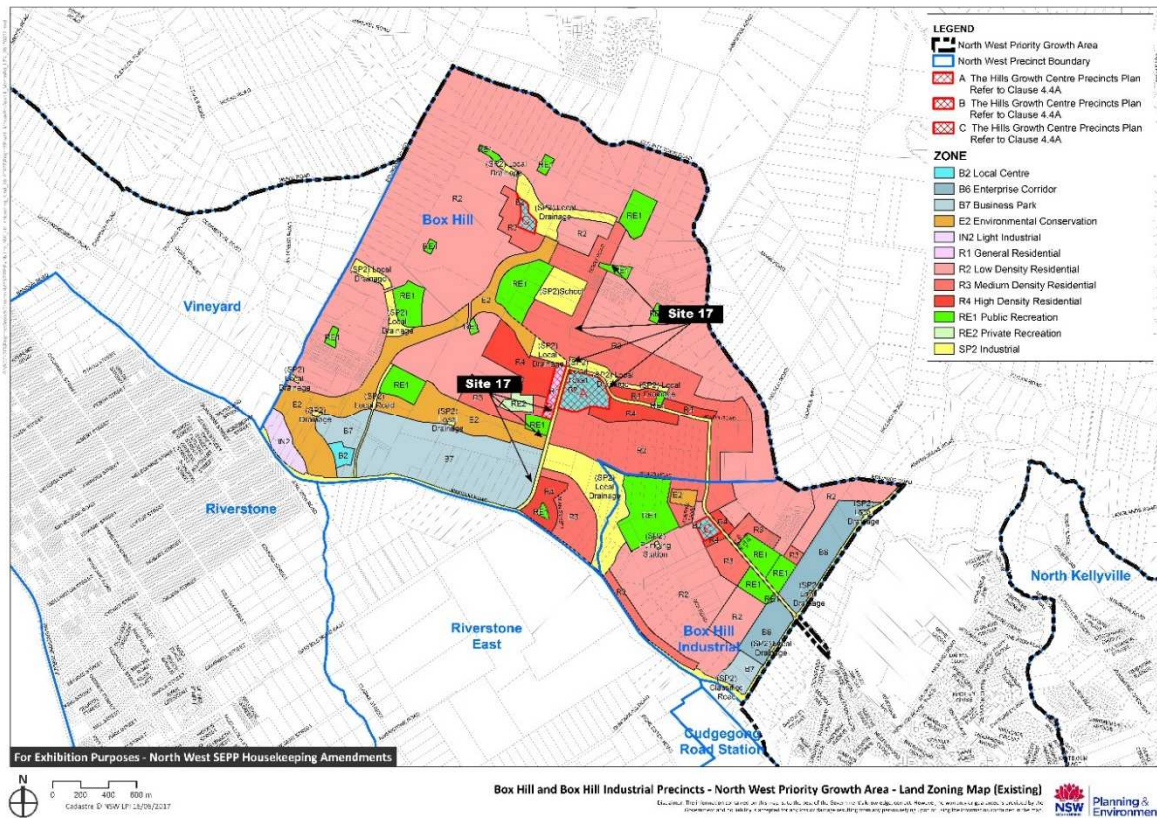


Figure 28 Location of proposed changes on the existing Land Zoning Map for Box Hill precinct

Site 17 Mason and Terry Road amendments, Box Hill



Figure 29 Inset of current and proposed land zoning maps relating to land acquisition on Mason and Terry Roads, Box Hill

The purpose of this amendment is to rezone small sections along the edge of Mason and Terry Roads to SP2 Infrastructure to facilitate the local road widening and drainage works to be completed by Council (**Figure 29**). This amendment was requested by The Hills Shire Council.

Other amendments to the Growth Centres SEPP

Amend acquisition authority within Appendix 12 Blacktown Growth Centres Precinct Plan, Clause 5.1

Under Clause 5.1 Relevant acquisition authority, the acquisition authority for Zone SP2 Infrastructure marked “Classified Road” and “Classified Road Widening” is listed as TfNSW. The acquisition authority should be RMS. This amendment has been requested by TfNSW.

Amend acquisition authority within Appendix 5 Marsden Park Industrial Precinct Plan, Clause 5.1

The addition of TfNSW as the acquisition authority for Zone SP2 Infrastructure and marked “Bus Only Link”.

Amend the legend in Land Zoning map

Historical errors in the legend of three maps are to be updated. The B6 zone is titled ‘Enterprise Corridor’ in the Growth Centres SEPP and the Standard Instrument LEP.

- LZN004 B6 title to read ‘Enterprise Corridor’ **not** ‘Business Corridor’
- LZN007 B6 title to read ‘Enterprise Corridor’ **not** ‘Business Corridor’
- LZN008A B6 title to read ‘Enterprise Corridor’ **not** ‘Business Corridor’

Blacktown Local Environmental Plan 2015

As a result of the rezoning of the Riverstone East precinct (Stages 1 and 2) in 2016 under the Growth Centres SEPP, it is necessary to remove statutory controls applying to land within that part of the Precinct from the corresponding Blacktown LEP maps.

The following maps from the Blacktown LEP will be amended to remove controls applying to land within Riverstone East (Stages 1 and 2) and a reference to the Growth Centres SEPP will be inserted: LAP_001 Land Application Map; HER_011 Heritage Map; KYS_006 Key Sites Map; KYS_011 Key Sites Map; KYS_012 Key Sites Map; LRA_012 Land Reservation Acquisition Map; LSZ_006 Lot Size Map; LSZ_011 Lot Size Map; LSZ_012 Lot Size Map; LZN_006 Land Zoning Map; LZN_011 Land Zoning Map; and LZN_012 Land Zoning Map.



***Attachment B: Summary of
submissions***

Agency	Submission	Department Response
Blacktown City Council	<ul style="list-style-type: none"> Housekeeping amendments supported Minor errors in the exhibited maps 	<ul style="list-style-type: none"> Noted Mapping errors corrected in the final maps
The Hills Shire Council	<ul style="list-style-type: none"> Additional road widening along Terry and Mason Roads, Box Hill supported Ensure no floor space ratio control is applied to SP2 Infrastructure 	<ul style="list-style-type: none"> Noted Noted and checked not to occur in the final maps
Sydney Water	Minor changes detailed in the proposed housekeeping package are supported.	Noted

Landowner/ Developer	Submission	Department Response
The Bathla Group	<ul style="list-style-type: none"> Supports the replacement of a drainage channel adjacent to the proposed local road at 62 – 64 Hambledon Road, Schofields Reiterated objection to the implementation of the density capping across the North West Growth Area, with reference to the southernmost portion of the Nirimba Education Precinct 	<ul style="list-style-type: none"> Noted The density capping was shown on the southernmost portion of the Nirimba Education Precinct (which was rezoned to R2 Low Density Residential in July 2017) because it was not included in the exhibited density capping package which commenced in May 2017. The density capping is being considered separately by the Department and this housekeeping package will not impose any density capping.
Dwight, Andrew 6 Terry Road, Box Hill	Requests removal of E2 Environmental Conservation zoning on the subject site.	This site did not form part of the housekeeping amendments and will be separately considered by the Department.
Sydney Business Park	<ul style="list-style-type: none"> Supports the proposed realignment of the local road (Astoria Street) in accordance with the approved subdivision plan Continue this realignment of the local road (Astoria Street and Darling Street) in accordance with the approved subdivision plan 	<ul style="list-style-type: none"> Noted Further realignment proposed. See details under 'Post exhibition amendments' above.