

Precinct Planning Process

What is the Ropes Creek Precinct Plan?

Planning for St Marys involved extensive investigation and consultation with stakeholders, culminating in the approval of the zoning plan, Sydney Regional Environmental Plan No. 30 – St Marys (SREP 30), in January 2001.

In April 2006, SREP 30 was amended to increase the size of the Regional Park to 900ha.

Drafting of the precinct plan is the next phase of the planning and development process established by the SREP 30 zoning plan.

The St Marys site is divided into six development areas. The Precinct Plan for the Eastern Precinct (Ropes Crossing) was approved by Blacktown City Council in February 2004.



What will the precinct plan contain?

The precinct plan establishes the framework for development of the Ropes Creek Precinct, including building height, form and density, open space provision, street types, access points, and sustainability measures. This will ensure the creation of a viable and balanced new community.

When adopted by Blacktown City Council, the Ropes Creek Precinct Plan will be used to assess future development applications.

The Planning Process

1993–2000	Planning investigations & consultation
Jan 2001	SREP 30 (Zoning Plan) is approved by the Planning Minister
Dec 2002	NSW Development Agreement Executed. (This agreement sets out responsibilities in providing services & infrastructure)
Apr 2006	SREP 30 (Zoning Plan) amended
Sept 2006	Ropes Creek Precinct is declared a release area
We are here	Community Information and Feedback session
	Draft Precinct Plan is submitted to Blacktown Council and put on public exhibition
	Draft Precinct Plan is assessed by Council and adopted with any necessary amendments
	Development applications for specific works (e.g. roads and buildings) are submitted to Council on a progressive basis
	Public submissions received on specific development applications
	Site works begin