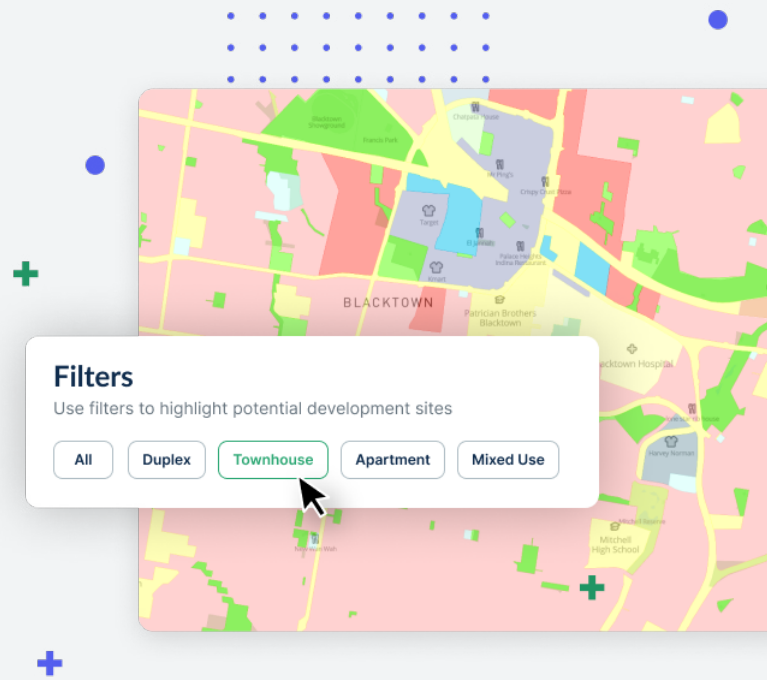


Blacktown Townhouses

Development Snapshot

Blacktown Council has the 2nd highest number of projects in NSW, only behind Sydney LGA.



Summary

403,000 population

The largest council in NSW, Blacktown takes in suburbs such as Schofields, Marsden Park, Colebee, Melonba and Grantham Farm.

182 languages

A predominately multicultural population makeup.

19 active developers

With current projects of 2 or more.

55% Families

Of all households, over half are families.

[Multi-dwelling Rules ↓](#)

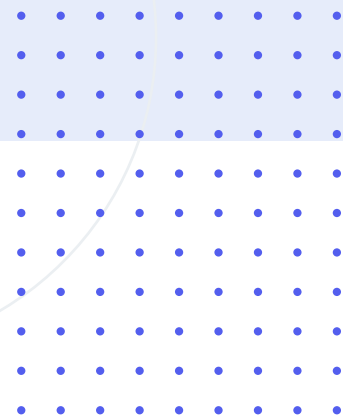
Development Projects

Powered by **Cordell**

Housing Mix	Projects	Estimated value
Townhouse	70	\$511,849,000
Apartment	81	\$3,431,963,000
Mixed Use	26	\$1,646,365,000
Office	38	\$1,159,757,000
Subdivision	97	\$2,244,918,000
Warehouse	43	\$760,685,000
Duplex/Other	13	\$470,790,000
Total	368	\$10,226,327,000

Multi dwelling Rules*

Rule	Description	Alternative
Front Setback	Building setback from the street for multi dwelling housing should be 6 metres	10 metres when the site fronts a road zoned SP2 Infrastructure
Side Setback	Walls of multi dwelling houses are generally required to stand a minimum of 2.3 metres from the side and rear boundaries	-
Rear Setback	0.9 metres	-
Height of building	Refer to LEP HOB maps	-
Landscaped area/ Private open space	The private open space area shall be a minimum of 50 m ² in size for 1 bedroom, 60m ² for 2 bedrooms and 70m ² for 3 or more bedrooms	-
Minimum lot size	Minimum lot area of 1800m ² for Multi dwelling housing in an R3 zone	-
Minimum street frontage	Minimum lot width should be at least 26 metres. Maximum site depth is 2.75 metres x the width of the site at the building line	-

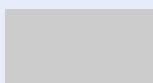


Multi dwelling Rules - Growth Centre precincts*

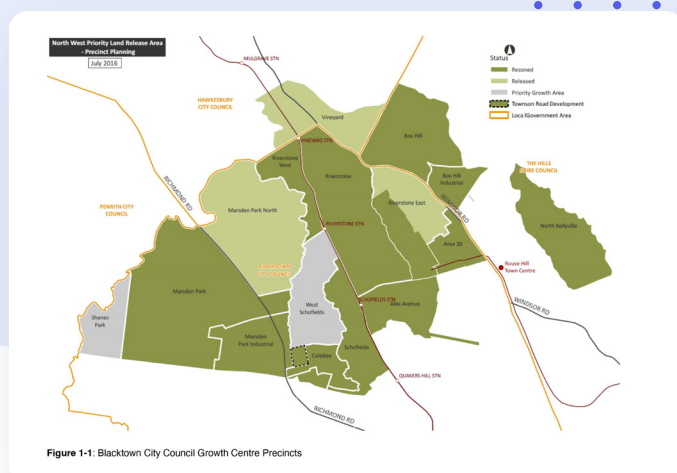
Shanes Park, West Schofields

Rule	Description	Alternative
Front Setback	Building setback from the street for multi dwelling housing should be 4.5 metres	10 metres to an articulation zone
Side Setback	Walls of multi dwelling houses are generally required to stand a minimum of 900mm from the side and rear boundaries	2 storey walls should be setback from the side boundary at least 900mm
Rear Setback	4 metres excluding garages at the rear or studios	0.5 metres if a garage or studio is present
Height of building	Will be dependent on the zone and location. Refer to Councils LEP height of building maps	-
Landscaped area/ Private open space	The private open space area shall be a minimum of 16m ² in size, and 10m ² per dwelling if provided as a balcony or rooftop area	Landscaped area should be 30% of site area
Minimum lot size	Minimum lot area of 1500m ² for Multi dwelling housing in an R2 zone	375m ² in the R3 zone
Minimum street frontage	26 metres	-

Priority Land Release Area**



Priority Growth Areas marked in grey



*www.planningportal.nsw.gov.au/publications/environmental-planning-instruments/blacktown-local-environmental-plan-2015
 **https://www.planning.nsw.gov.au/~/_media/Files/DPE/Plans-and-policies/development-control-plan-blacktown-2016-09-07.ashx

1

Find development sites

Discover profitable, underdeveloped sites in minutes

High definition data visualisation

Visualise Australia's largest planning and zoning database on a single fast, high-fidelity map. Toggle on satellite imagery, flood zones, bushfire areas, heritage listings, contours and more.

Pinpoint profitable opportunities

Use our advanced filters to instantly highlight sites that you are comfortable working on. Filter by development potential, zoning, building type, floor space ratio, maximum building height and more.



2

Instantly assess sites

Rapid due diligence and feasibility calculation

1-Click due diligence reports

Everything you need to know about a site in one report, including zoning, planning controls, overlays, sales history, valuation estimate and references to government documents. Automatically estimate the development potential of any site.

Understand context & surrounds

Deep dive into local market and development activity with data from Domain, Commercial Real Estate, CoreLogic RP Data, Cordell Projects, BCI Australia and Nearnmap - all on one platform.



3

Create building designs

Visualise concept designs in 3D and test scenarios

Instant 3D building designs

Generate concept designs for your project, including subdivisions, townhouses, duplex, terrace houses, manor houses, apartments, commercial buildings, mixed use, hotels, car parks and master plans.

Advanced analysis made easy

Automatically assess each building design for sunlight, cross-ventilation, building separation, ground shadows and more. Test scenarios and get a robust feasibility on your concept building designs.

