

BLACKTOWN CITY COUNCIL

**PLANNING
PROPOSAL**

**Bridge Street & Grange Avenue,
Schofields**

December 2012

INTRODUCTION

Blacktown City Council has received a request from Urbis on behalf of Crownland Developments Pty Limited (Crownland) to amend *Blacktown Local Environmental Plan 1988* (the Blacktown LEP) to facilitate an amendment to *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the Growth Centres SEPP) to vary certain zonings on land in the vicinity of Bridge Street and Grange Avenue, Schofields.

The Subject Site is located in the northern part of the Schofields Precinct in the North West Growth Centre. The Subject Site comprises approximately 28 hectares abutting the Schofields Precinct boundary to the north and Eastern Creek to the west. The Subject Site also borders West Parade and Bridge Street to the east for approximately 428 metres, and Grange Avenue to the south for approximately 16 metres. The Subject Site is known as:

*Lots 1 – 14 DP 2912 and Lot 200 DP 133490 Bridge Street; and
Lot 9 DP 193074 and Lot 5 DP 227761 Grange Avenue.*

Following gazettal of the Schofields Precinct Plan in May 2012, the Subject Site is currently zoned part R2 Low Density Residential, part E4 Environmental Living, part E2 Environmental Conservation, part SP2 Drainage and part RE1 Public Recreation under the Growth Centres SEPP.

A Development Application (DA) was granted approval in 2008 for construction of a seniors living residential development comprising 80 dwellings, with stormwater infrastructure, landscaped open space and a range of associated support services on the Subject Site, then zoned 1(a) General Rural under Blacktown LEP 1988. The DA approval involved a rigorous assessment of flooding issues as the Subject Site is located partially on flood prone land which was proposed to be filled, with compensatory flood storage achieved through the excavation of an area adjacent to the proposed filled platforms.

A detailed flood modelling and stormwater management plan prepared by Brown Consulting provided a strategy to address the flooding characteristics of the property in a manner that increases the amount of developable land for urban purposes, with no loss of stormwater volume. It concluded that the impact of development would be negligible on flood levels and would not affect downstream flows. A subsequent peer review by Cardno Willing, commissioned by Council, concurred with this conclusion.

Following extensive negotiations with Council it was agreed that a proposed cut and fill solution was adequate to allow the Subject Site to be developed. Accordingly, a "Deferred Commencement" consent was issued on 27 June 2008 (DA-05-2571).

The new zonings in the gazetted Schofields Precinct Plan do not take into account the DA approval on the Subject Site and its special consideration given to flood issues.

The purpose of this Planning Proposal is to facilitate more conventional housing development on the Subject Site consistent with the existing low density residential development adjoining immediately to the south, and consistent with the previously approved development under DA-05-2571.

The Planning Proposal intends to rezone part of the Subject Site currently zoned E4 Environmental Living to increase the area of land zoned R2 Low Density Residential. The Planning Proposal also includes the minor realignment of the RE1 Public Recreation and SP2 Infrastructure zone boundaries in the north-east to improve

drainage and the realignment of E2 Environment Conservation zone and E4 Environmental Living zone along the north-western boundary to reflect the existing transmission line easement and the extent of excavation approved under DA-05-2571.



Urbis (on behalf of Crownland) lodged a formal submission with the Department of Planning and Infrastructure (DP&I) in response to the public exhibition of the Schofields Precinct Plan requesting that the Department consider amending the proposed Residential Zone boundary to reflect the current DA approval and the landowner's intention to develop the Subject Site. The DP&I commissioned a post-exhibition flood modelling study and testing of drainage options based on the alternate lay out plan submitted by the major submitters including Crownland. This modelling incorporates the approved DA on the Subject Site, which includes areas of filling for the development and excavation to provide compensatory storage.

However, the DP&I made no changes to the Precinct Plan with respect to the Subject Site and advised that the best way forward to amend the zoning is via a Planning Proposal through Council. DP&I also wrote to Council confirming their "in principle" support for the proposal proceeding, subject to Council undertaking a review of the relevant technical considerations, in particular flooding and drainage.

The request from Urbis to amend the Blacktown LEP to facilitate an amendment to the Growth Centres SEPP was reported to Council's Ordinary Meeting on 8 August 2012. At the meeting Council resolved that:

- "1. Council prepare and forward a Planning Proposal to the Minister for Planning and Infrastructure seeking a Gateway Determination in accordance with Section 56 of the Environmental Planning and Assessment Act 1979, to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006 by rezoning certain land in the vicinity of Bridge Street and Grange Avenue, Schofields, within the Schofields Precinct of the North West Growth Centre to enable residential development as detailed in this report.*
- 2. The Planning Proposal only be forwarded to the Minister for Planning and Infrastructure following resolution of all matters of concern identified in Attachment 5 to this report to the satisfaction of Council's Drainage Engineers and Sport and Recreation Planners.*
- 3. The proponent be advised of Council's resolution."*

Accordingly, this Planning Proposal has been prepared by Council Officers with the assistance of information provided by Urbis, and in accordance with the DP&I format for Planning Proposals as outlined in *A guide to preparing planning proposals* dated October 2012.

Consequential amendments to relevant sections of the Blacktown City Council Growth Centre Precincts Development Control Plan (BCC-GC Precincts DCP) are also required to be amended to reflect the proposed changes to zone boundaries.

This Planning Proposal is accompanied by the following supporting documents which have been commissioned by Urbis, DP&I and Council:

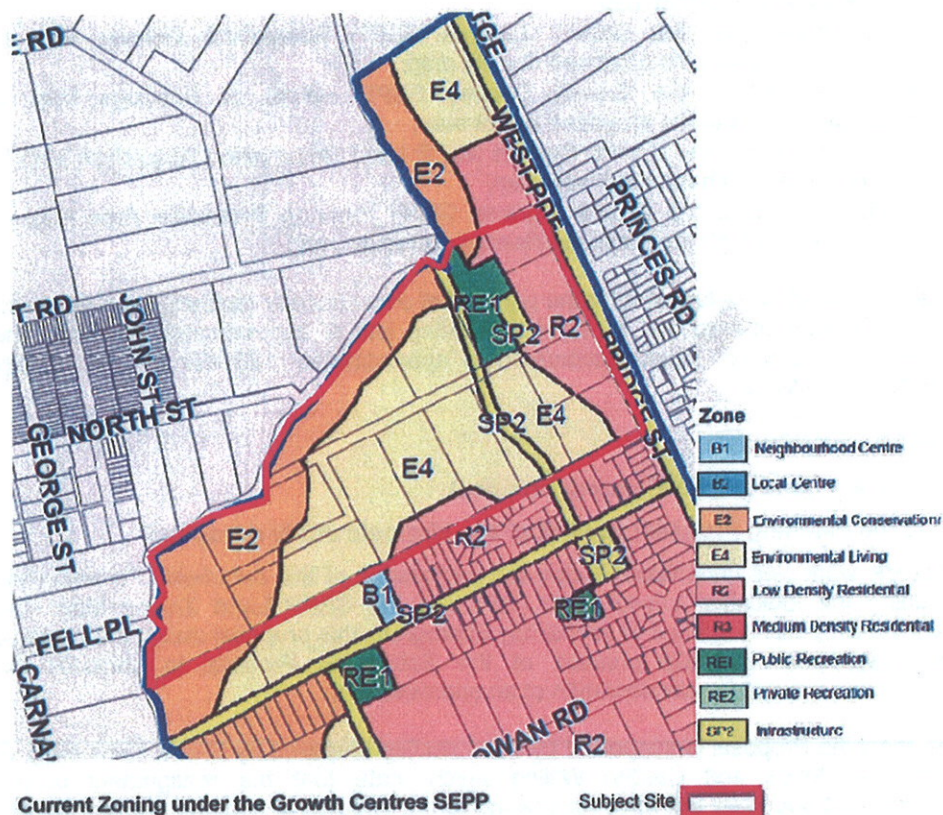
- Stormwater Report Prepared by Brown Consulting – commissioned by Urbis (30 March 2011 version) – **Appendix A**
- Stormwater Report Prepared by Brown Consulting – commissioned by Urbis (29 October 2012 version) – **Appendix B**
- Schofields Precinct Alternate ILP Flood Modelling Assessment Memorandum – prepared by J. Wyndham Prince – commissioned by DP&I (17 November 2011-post exhibition) – **Appendix C**
- Peer Review of the Brown's Flood Impact Assessments by Cardno Willing – commissioned by Council (1 February 2008 - as part of DA-05-2571 process) – **Appendix D**

THE PLANNING PROPOSAL

PART 1 - Objectives and Intended Outcomes

The objective of this Planning Proposal is to reconfigure the zone boundaries on land in the vicinity of Bridge Street and Grange Avenue, Schofields, to enable more conventional housing development on the Subject Site consistent with the existing low density residential development adjoining immediately to the south and consistent with the previously approved development (DA-05-2571).

The Planning Proposal intends to rezone part of the Subject Site currently zoned E4 Environmental Living to increase the area of the part zoned R2 Low Density Residential. The Planning Proposal also includes the minor realignment of the zones RE1 Public Recreation and SP2 Infrastructure in the north-east to improve drainage and the realignment of E2 Environment Conservation zone and E4 Environmental Living zone along the north-western boundary to reflect the existing transmission line easement and the extent of excavation approved under DA-05-2571.



PART 2 - Explanation of Provisions

The effect of the Planning Proposal is to amend the Blacktown LEP to facilitate an amendment to the Growth Centres SEPP by reconfiguring the zone boundaries on the Land Zoning Map as follows:

- amend the R2 Low Density Residential zone to include the areas previously approved for development under DA-05-2571.
- minor realignment of the RE1 and SP2 zones to the north-east of the Subject Site to better accommodate future drainage in accordance with the recommendations in the supporting Stormwater Report by Brown Consulting dated 29 October 2012 and supported by Council's engineers and open space staff.
- minor realignment of E2 Environment Conservation zone and E4 Environmental Living zone along the north-western boundary to reflect the existing transmission line easement and the extent of excavation approved under DA-05-2571.

These changes will not affect the ability of these services and facilities to be provided on the Subject Site.

The following map amendments shown under **Attachment 2** would be required to achieve the objectives and intended outcomes of the Planning Proposal:

- amendment to the Growth Centres SEPP Land Zoning Map in accordance with the proposed zoning map;
- amendment to the Growth Centres SEPP Residential Density Map in accordance with the proposed density map;
- amendment to the Growth Centres SEPP Height of Buildings Map in accordance with the proposed height map;
- amendment to the Growth Centres SEPP Land Reservation Acquisition Map in accordance with the proposed map;
- amendment to the Growth Centres SEPP Riparian Protection Area Map in accordance with the proposed riparian protection map.

This will facilitate development for the purpose of a low density residential development and future internal road and lot layout, including lots of approximately 450sqm. The boundary amendment would accommodate approximately 128 lots for low density residential dwellings.

PART 3 - Justification

Section A – Need for the Planning Proposal

1. Is the Planning Proposal a result of any strategic study or report?

Strategic work was undertaken during the preparation of the Schofields Precinct Plan including the Indicative Layout Plan (ILP) and the SEPP Land Zoning Map. The Planning Proposal is a result of an inability to progress this proposal during the strategic planning/precinct planning process of the Schofields Precinct to consider the landowner's request for consideration of an approved DA.

The Planning Proposal is supported by flood studies prepared by Brown Consulting, J. Wyndham Prince and Cardno Willing which state that the realignment of the development boundary will have no change to the impacts of flooding outside the site (refer **Appendices A, B, C & D**).

The proposal seeks to increase the residential zoning consistent with a previously approved seniors living development and the soon to be implemented site filling associated with the consent, and is in response to revised development opportunities on the Subject Site.

2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

An amendment to the Growth Centres SEPP is required to achieve the objective of the Planning Proposal.

This Planning Proposal seeks to amend Blacktown LEP, to facilitate the amendment to the Growth Centres SEPP. Amendments to the size and shape of current zone boundaries for R2 Residential, E4 Environmental Living, RE1 Public Recreation and SP2 Drainage are proposed on the Subject Site.

SEPPs, and any amendments thereto, are typically proposed and prepared by the DP&I for the Minister's consideration and ultimate approval by the Governor. Notwithstanding, Section 74 of the *Environmental Planning and Assessment Act 1979* provides that:

An environmental planning instrument may be amended in whole or in part by a subsequent planning instrument whether of the same or a different type.

This clause provides Council with an ability to propose amendments to a SEPP via its LEP.

A Planning Proposal is an established process that will allow consideration of the request for amendment to the SEPP by both Council and the DP&I through the LEP Gateway. This approach is considered to be appropriate given the manner in which the SEPP, and particularly the zoning and land use table operate in Blacktown is similar to an LEP.

The alternate way without needing a Planning Proposal would be a direct amendment to the SEPP by the DP&I.

In a post-exhibition review of the draft Schofields Precinct Plan the DP&I commissioned a flood modelling study and testing of drainage options based on the alternate lay out plan submitted by the major submitters. This modelling incorporates the approved DA on the subject site that includes areas of filling for the development and excavation to provide compensatory storage.

However, the DP&I made no changes to the Precinct Plan with respect to the Subject Site and advised that the best way forward to amend the zoning is via a Planning Proposal through Council. DP&I also wrote to Council confirming their "in principle" support for the proposal proceeding, subject to Council undertaking a review of the relevant technical considerations, in particular flooding and drainage. A copy of DP&I's **letter to Council** is enclosed.

Hence, amending the Growth Centres SEPP via Blacktown LEP through a Planning Proposal is considered to be the best mechanism in this circumstance to make zoning adjustments on the Subject Site.

Section B – Relationship to Strategic Planning Framework

3. Is the Planning Proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft Strategies)?

The Planning Proposal is consistent with the objectives and aims of the Metropolitan Plan for Sydney 2036, and the draft North West Subregional Strategy.

Metropolitan Plan for Sydney 2036

The Metropolitan Plan for Sydney 2036 identifies the Growth Centres in the North West and South West of Sydney. The Schofields Precinct is located in the North West Growth Centre. A Structure Plan has been prepared for each Growth Centre to guide planning and development.

The residential zone boundary amendment to facilitate future development on the Subject Site is consistent with the Metropolitan Plan for Sydney 2036 by assisting in locating and accommodating new communities with housing. This will contribute to the Growth Centres targets which aim to accommodate up to 500,000 people over the next 30 years.

Draft North West Subregional Strategy

The North West Subregion is made up of five local government areas: The Hills, Blacktown, Blue Mountains, Hawkesbury and Penrith. It is the largest of the subregions and supports a population of over 760,000 people.

The North West Growth Centre is located within the subregion and will be the focus for new land release over the next 25 years. Much of the housing and employment growth within the subregion is planned to occur within Blacktown as the majority of the North West Growth Centre and Western Sydney Employment Hub is located within this local government area. The Planning Proposal supports residential development within Blacktown LGA.

4. Is the Planning Proposal consistent with a Council's local strategy, or other Local Strategic Plan?

The Planning Proposal is consistent with Council's Community Strategic Plan as demonstrated below.

- Blacktown Community Strategic Plan:
- Blacktown City 2025 – Delivering the Vision Together

The Blacktown Community Strategic Plan aims to identify priority areas for the community and provisions for meeting local needs. It includes the following strategies:

- i. A creative, friendly and inclusive City
- ii. Environmental Sustainability
- iii. Vibrant commercial centres
- iv. A smart economy
- v. Urban living and infrastructure
- vi. Clean green spaces and places
- vii. Getting around
- viii. Sporting City.

5. Is the Planning Proposal consistent with the applicable State Environmental Planning Policies?

A review of State Environmental Planning Policies (SEPPs) has been undertaken and the consistency of the Planning Proposal with the applicable SEPPs is summarised in **Attachment 1**.

This Planning Proposal does not contain provisions that will contradict or would hinder the application of these SEPPs. Further assessment against the relevant SEPPs will be undertaken during the DA stage.

The principle planning instrument affecting the Subject Site is the Growth Centres SEPP.

The aims of the Schofields Precinct Plan under the Growth Centres SEPP are:

- a) to rezone land to allow for development to occur in the manner envisaged by the growth centre structure plan, and the indicative layout, for the Schofields Precinct,*
- b) to deliver housing choice and affordability by accommodating a wide range of residential dwelling types that cater for housing diversity,*
- c) to guide the bulk and scale of future development within the Precinct,*
- d) to protect and enhance riparian corridors and areas of significant native vegetation by establishing development controls that prevent the clearing of existing native vegetation within the Precinct,*
- e) to protect and enhance areas of local heritage significance by establishing development controls in order to maintain and respect the relationships between heritage sites and uses of adjacent sites.*

The Planning Proposal is consistent with the aims of the Schofields Precinct Plan as it:

- i. allows for housing which is appropriate and market driven and will benefit the local Schofields community
- ii. is consistent and compatible with the low density residential development to the south
- iii. retains the identified conservation area and riparian corridor associated with Eastern Creek within future stormwater infrastructure which will complement the hydrological value of the area
- iv. forms an amendment to the residential zoning boundary to reflect previously approved development which was not incorporated in the gazetted Schofields Precinct Plan.

6. Is the Planning Proposal consistent with applicable Ministerial Directions?

The Section 117 Ministerial Directions (under Section 117(2) of the *Environmental Planning and Assessment Act 1979*) provide local planning directions and are to be considered when rezoning land. The proposed amendment is consistent with Section 117 Directions issued by the Minister for Planning and Infrastructure.

The following table outlines the consistency of the Planning Proposal to relevant Section 117 directions:

SECTION 117 DIRECTIONS

SECTION 117 DIRECTIONS	CONSISTENCY OF PLANNING PROPOSAL
2.1 Environment Protection Zones (1) The objective of this direction is to protect and conserve environmentally sensitive areas.	The proposed zone boundary amendment and anticipated future development includes provisions that facilitate the protection and conservation of the environmentally sensitive areas located on the Subject Site including Eastern Creek and Schofields Tributary. It retains the conservation area and riparian corridor identified on the Schofields Precinct Plan.
2.3 Heritage Conservation (1) The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	There are no items, areas, objects or places of environmental and indigenous heritage significance on the Subject Site.
3.1 Residential Zones (1) The objectives of this direction are: (a) to encourage a variety and choice of housing types to provide for existing and future housing needs, (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (c) to minimise the impact of residential development on the environment and resource lands.	• The Planning Proposal will provide a choice of housing which meets the existing market demands. • Future development on the site will utilise new and upgraded infrastructure proposed as part of the Schofields Precinct Plan. • The proposed residential development will provide appropriate development of land which has previously been assessed and approved as appropriate with the associated stormwater infrastructure. • Future residential development will retain the environmental value of the Eastern Creek and Schofields Tributary.
3.4 Integrated Land Use and transport Objectives (1) The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives: (a) improving access to housing, jobs and services by walking, cycling and public transport, and (b) increasing the choice of available transport and reducing dependence on cars, and (c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and (d) supporting the efficient and viable operation of public transport services, and (e) providing for the efficient movement of freight.	• Future residential development on the site will provide appropriate subdivision layout compatible with development to the south of the site adjacent to Grange Avenue. • Appropriate access and road layout is proposed to fully service the residential development. • Future housing on the site will be in close proximity to Schofields Station and bus interchange located to the south. New bus services provided as part of the Precinct infrastructure upgrades can also be utilised. • The zoning upgrades and future development on the Subject Site will allow for the implementation of public recreation areas consistent with the Schofields Precinct Plan.
4.3 Flood Prone Land (1) The objectives of this direction are: (a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and (b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.	The Subject Site is identified as being partly flood prone which restricts development. The boundary adjustment and layout plan for the proposed future residential development incorporates stormwater and earthworks provisions which would result in no reduction in flood storage with the proposed developable land being above flood liable levels and are consistent with an existing development approval.

SECTION 117 DIRECTIONS	CONSISTENCY OF PLANNING PROPOSAL
5.1 Implementation of Regional Strategies (1) The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.	The Planning Proposal is consistent with the draft North West Subregional Strategy.
6.3 Site Specific Provisions Objective (1) The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	The Planning Proposal proposes a minor boundary adjustment zoning amendment to the Schofields Precinct Plan which is based upon the outcome of an approved DA issued by Council and will not form a site specific provision.
7.1 Implementation of the Metropolitan Plan for Sydney 2036 (1) The objective of this direction is to give legal effect to the vision, transport and land use strategy, policies, outcomes and actions contained in the Metropolitan Plan for Sydney 2036.	The proposed zoning amendment and future development on the site is consistent with the Metropolitan Plan for Sydney 2036.

Section C – Environmental, Social and Economic Impact

7. Is there any likelihood that Critical Habitat or Threatened Species populations or ecological communities or their habitats, will be adversely affected as a result of the proposal?

There will be no adverse effects on critical habitat, threatened species populations or ecological communities or their habitats as a result of this Planning Proposal.

The majority of the site is cleared, with the exception of the riparian area along Eastern Creek where there are no flora or fauna species listed as threatened.

The remnant vegetation in the flood prone westerly point of the Subject Site adjoining Eastern Creek is identified as Sydney Coastal River Flat Forest. This is listed as an 'Endangered Ecological Community' under the *Threatened Species Conservation Act 1995*. However, this is not affected by the Planning Proposal as the R2 zoning will not encroach on this area. The existing E2 Environmental Conservation zoning will be unaffected.

Additionally, the existing DA approved excavation area is setback 40m from the top of bank on Eastern Creek.

8. Are there any other likely Environmental Effects as a result of the planning proposal and how are they proposed to be managed?

Flood Prone Land

As part of the approved DA for the Subject Site, Brown Consulting was commissioned in 2005 to prepare a Stormwater Management Plan. The plan presented a proposal that balances the effective development of part of the land with its role in accommodating floodwater during peak storm events.

The report concludes the following:

"The filling associated with the reclamation would not increase flood levels in Eastern Creek, nor affect flood levels in the Schofield's

Tributary. The provision of flood storage would actually reduce flood levels in Eastern Creek for floods up to the 20 year ARI...

Once revegetated, the flood storage area formed within the floodplain of Eastern Creek would act as a regional wetland, hydrologically linked to Eastern Creek."

The planning proposal is accompanied by a flood assessment prepared by Brown Consulting (**Appendix A** – 30 March 2011) and further stormwater report, as required by Council, prepared by Brown Consulting (**Appendix B** - 29 October 2012) which demonstrates the followings:

- i. the proposed rezoning will not result in flow rates greater than those of the pre-development case flowing to Eastern Creek;
- ii. the earthworks associated with the rezoning to achieve the developed land level of a minimum 500mm above the 100 year ARI regional flood level (RL 17.3m) will not result in increased flood levels; and
- iii. the proposed development has adequate treatment devices to improve the stormwater runoff from the site to meet the required water quality objectives set out by Blacktown City Council

Also accompanied is a post-exhibition alternate ILP flood modelling assessment memorandum prepared by J. Wyndham Prince (17 November 2011) as commissioned by the DP&I (**Appendix C**) which concluded that residential development on the Subject Site will not result in any increases in flood levels adjacent to or downstream of the site.

As part of the DA approval process in 2008, Council commissioned a peer review of the work by Cardno Willing. This is presented in **Appendix D**. It concurred with the Brown Consulting conclusion that the impact of the development together with the Stormwater Management Plan on flood levels would be negligible.

As part of discussions following exhibition of the Schofield Precinct Plan, an independent review of the original DA layout by Wyndham Prince concluded that:

"the proposed landform provided by Crownland Developments did not appear to result in any increases in flood levels adjacent to or downstream of their land."

The proposed residential zoning amendment includes a minor rationalisation of the development boundary identified in the DA in order to accommodate appropriate future lot arrangements. This has also been further reviewed by Brown Consulting and concludes the following:

"We believe that the realignment of the development boundary will have no change to the impacts of flooding outside of the site."

Relevant data to support this is contained in **Appendix A**. The proposed R2 zone boundary amendment will not affect the ability of the appropriate stormwater management to be in place to support future development. Accordingly, the use of the identified areas for residential development on flood prone land has previously been assessed and consequently justified and approved.

Access

Access to the proposed residential areas will be via internal access roads from Bridge Street and Grange Avenue. This will be further assessed in a future Development Application which will be prepared and submitted to Council.

Heritage

The site contains a significant Oak Tree and remnants of the Gillingham Farm building which are considered to have heritage value, although are not identified on the Schofields Precinct Plan Heritage Mapping.

The following figure shows the heritage mapping prepared by Godden, Mackay Logan's 2011 Heritage Report.



Contrary to the figure; Gillinghams Farm building is actually located to the north of the Subject Site and is therefore not affected by this proposal.

A report prepared for the DP&I by Godden Mackay Logan assessed the heritage significance and recommendations for the treatment of items with heritage value in the Schofields Precinct. The report states that the setting of the former Gillingham Farm has significance as a reflection of early to mid-nineteenth century rural enterprise in the areas surrounding Sydney particularly through the activities of John Schofield, a tenant at the farm whom the Precinct is named after. It also includes the significant plantings of the Oak Tree and Bunya pines. The report states that:

"It is recommended that an open landscape park area be retained to incorporate the potential archaeological features of the 1820s Gillingham Farm, the significant English Oak and Bunya pine trees associated with the site as well as the former pastoral landscape setting for the features that

includes views into this part of the Precinct over the Westminster Street overbridge and views down to and across Eastern Creek."

In accordance with the above recommendations, the Oak Tree is located within the area zoned for RE1 Public Recreation identified as Oak Tree Park in the DCP.

The proposed zoning amendment will not affect the Oak Tree located on the Subject Site as the RE1 and existing R2 zoned areas are to remain in the areas shown in the gazetted SEPP (Growth Centres) map with minor boundary adjustments to accommodate the appropriate stormwater infrastructure. As noted above, Gillinghams Farm will not be affected by the proposed rezoning.

Any future development in this area will include assessments of impact on these items as part of a separate DA process.

9. Has the Planning Proposal adequately addressed any social and economic effects?

The Planning Proposal would enable a higher and better use of the Subject Site which has previously been assessed in a DA for seniors living development. The boundary amendment would accommodate approximately 128 lots for low density residential dwellings.

The extension of the R2 zone is considered to be compatible with the adjoining residential land to the south.

The proposed zone boundary amendment will support the provision of additional housing and assist in meeting housing targets. The site is located in close proximity to Schofields centre and will allow access to jobs and services in the local area. Future development on the Subject Site will also utilise the extended transport networks provided to support the North West Growth Centre.

Section D – State and Commonwealth Interests

10. Is there adequate public infrastructure for the Planning Proposal?

It is understood that the existing infrastructure has the capacity to accommodate development on the site. Accordingly, it is not anticipated that there will be any changes in demand from that associated with the approved DA development.

Any upgrades to infrastructure to support future development on the Subject Site would be investigated and potentially form a condition of consent for the development.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

As the boundary amendment is of a minor nature it is not considered necessary for the proposal to be referred to State and Commonwealth public authorities prior to public exhibition.

No consultation with State or Commonwealth authorities has been carried out to date on the Planning Proposal.

Consultation between Council and the DP&I has been ongoing throughout the precinct planning and will continue during the assessment of this Planning Proposal.

Consultation with the relevant State and Commonwealth public authorities can be undertaken in conjunction with the exhibition of the Planning Proposal following the Gateway Determination.

Part 4 – Mapping

The Planning Proposal is accompanied by the following relevant maps:

- Location Plan of the Subject Site
- Aerial Photo of the Subject Site
- Existing Zoning Map
- Existing Residential Density Map
- Existing Height of Buildings Map
- Existing Land Reservation Acquisition Map
- Existing Riparian Protection Area Map
- Proposed Zoning Map
- Proposed Residential Density Map
- Proposed Height of Buildings Map
- Proposed Land Reservation Acquisition Map
- Proposed Riparian Protection Area Map

These maps are compiled as **Attachment 2** to this Planning Proposal.

Part 5 - Community Consultation

The Gateway Determination will stipulate the nature and extent of required community consultation in accordance with the document 'A guide to preparing local environmental plans'.

The usual exhibition of an LEP is 28 days which is considered to be reasonable in these circumstances.

Public consultation will take place in accordance with the Gateway Determination made by the Minister for Planning and Infrastructure in accordance with Sections 56 & 57 of the *Environmental Planning & Assessment Act 1979*.

Part 6 – Project Timeline

The draft project timeline has been included with the intent to provide a mechanism to monitor the progress of this Planning Proposal. The anticipated timeframes and dates have been assigned to each milestone of the Gateway process.

Mile Stones	Anticipated on the Week Commencing
☐ Forward Planning Proposal to the Department	17 December 2012
☐ Date of LEP Review Panel Meeting	21 January 2013
☐ Date of Gateway Determination	25 February 2013
☐ Completion of required technical information & Government agency consultation (Pre-exhibition)	18 March 2013
☐ Commencement of public exhibition	25 March 2013
☐ Completion of public exhibition	22 April 2013
☐ Completion of consideration of submissions & Government agency consultation (Post-exhibition)	13 May 2013
☐ Report to Council (outcome of exhibition & recommendations)	27 May 2013
☐ Council's consideration & resolution on the report	10 June 2013
☐ Date of submission to the Department to finalise the LEP	17 June 2013
☐ Finalise the LEP by the Department and Parliamentary Council	1 July 2013
☐ Publish the LEP	15 July 2013

