

Additional homes and jobs for Blacktown



Planning & Environment

Frequently Asked Questions

June 2014

WHERE IS THE ASHLAR SITE?

- Ashlar is a former golf course bounded by Springfield Avenue, Crudge Road, and the former KFC Restaurant on Richmond Road at Blacktown.
- The site covers approximately 38 hectares, around one kilometre north-west of the Blacktown central business district and 800 metres south-east of Marayong Railway Station.

WHY ARE THE PLANNING CONTROLS BEING AMENDED FOR THE ASHLAR GOLF COURSE SITE AT BLACKTOWN?

- Over the next two decades, the Sydney metropolitan area will need around 664,000 new homes to support an extra 1.6 million people who will be living here. Many of these additional homes will be located in existing suburbs, while others will be provided in new greenfield land release areas.
- The Blacktown Local Environmental Plan (Central Business District) 2012 has been amended to rezone the former Ashlar Golf Course for residential development and public recreation. The rezoning will create the potential for housing for an additional 2,000 people over the next 5-10 years.
- The neighbouring site of the former KFC Restaurant, on Richmond Road, is also being zoned as a neighbourhood centre, which would permit uses such as local shops, community facilities or medical centres.
- The new mixture of zones will allow for the redevelopment of the sites to provide for:
 - Between 790 and 1,200 additional homes;
 - A small scale neighbourhood centre on Richmond Road;
 - Recreation areas, protection of important vegetation and upgrades to waterways to improve water management and environmental outcomes;
 - New local roads throughout the site.

WHAT ZONES CURRENTLY APPLY TO THE SITE?

- The former Ashlar golf course site was predominantly zoned for private recreation, while part of the site was zoned for low density residential use.
- The former KFC restaurant site was zoned for general business use.

WILL THE NEW HOMES BE LOCATED CLOSE TO JOBS?

- The development will generate around 200 direct and indirect jobs during the construction phase. There will also be new jobs created in the neighbourhood centre.
- The site will provide housing near jobs in western Sydney and is located close to employment areas including the Blacktown industrial area, Kings Park industrial area and Blacktown CBD.



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WHAT INFRASTRUCTURE WILL BE PROVIDED TO SUPPORT THE DEVELOPMENT?

- The developer will be required to help fund or provide road and transport upgrades to manage the traffic impacts of the future redevelopment of the site. These upgrades will include:
 - Installing traffic lights at the intersections of Richmond Road, Kent Road and proposed access roads;
 - Upgrade of Richmond Road and Third Avenue.
- The developer will be required to enter into a Voluntary Planning Agreement (VPA) with Blacktown City Council and Roads and Maritime Services to help fund the infrastructure upgrades or provide the works.
- Existing water, electricity and sewerage systems have sufficient capacity to service the new development.

WHO WAS RESPONSIBLE FOR ASSESSING THE REZONING PROPOSAL?

- The rezoning proposal was assessed by the Sydney West Joint Regional Planning Panel, in close collaboration with the Department of Planning & Environment and Blacktown City Council. The proposal was then submitted to the department to be finalised.

WHAT CONSULTATION HAS TAKEN PLACE ON THE REZONING FOR ASHLAR?

- The public was invited to comment on the rezoning proposal for four weeks from 20 May to 13 June 2013.
- Around 12 submissions were received, raising issues including traffic concerns, loss of open space and impact on neighbouring properties. These issues are being addressed through the planning proposal, the voluntary planning agreement and/or detailed master planning of the site.
- The Sydney West Joint Regional Planning Panel also held a public meeting during October 2013 to provide the public with a further opportunity to comment on the planning proposal.