

### Blacktown Planning Proposal – Former Ashlar Golf Course

Proposal Title : **Blacktown Planning Proposal – Former Ashlar Golf Course**

Proposal Summary : **The Planning Proposal seeks to:**

- rezone the former Ashlar Golf Course at Springfield Avenue, for residential development; and
- rezone the KFC Restaurant at 81 Richmond Road, Blacktown to facilitate access to the Ashlar site (the subject site).

The subject site is expected to accommodate approximately 800 – 1200 dwellings (including detached, semi-detached, attached dwellings; Residential flat buildings; and Neighbourhood shops and Shop-top housing).

PP Number : **PP\_2012\_BLACK\_005\_00**      Dop File No : **12/15002**

### Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions :      **1.1 Business and Industrial Zones**  
                                  **2.1 Environment Protection Zones**  
                                  **3.1 Residential Zones**  
                                  **3.4 Integrating Land Use and Transport**  
                                  **4.3 Flood Prone Land**  
                                  **7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Additional Information : **It is recommended that the Planning Proposal proceed subject to the following conditions:**

1. Exhibited for 28 days;
2. Consultation with:
  - o Department of Education and Communities
  - o Office of Environment and Heritage
  - o Integral Energy
  - o Transport NSW
  - o Fire and Rescue NSW
  - o NSW Police Force
  - o Transport for NSW – RailCorp
  - o Transport for NSW – Roads and Maritime Services
  - o Sydney Water
  - o Telstra
3. The Director General pursuant to the item (4) of section 117(2) Direction - 6. 2 Reserving Land for Public Purposes endorses the creation RE1 - Public Recreation Zone.
4. The Planning Proposal is to be completed within 12 months from the week following the Gateway determination.
5. The Planning Proposal be amended:
  - to clearly indicate that the Blacktown City Council is the acquisition authority for RE1 Public Recreation land;
  - include the minimum lot size (or sizes) for subdivision (including a map); and
  - include model clauses 6.1 to 6.4 in the Planning Proposal.

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- Supporting Reasons :
1. The planning proposal presents a great opportunity to facilitate and deliver 800-1,200 dwellings within the next 5yrs, close to public transport and a main centre.
  2. The planning proposal has addressed the s.177 Direction and relevant strategies.
  3. Although the Strategies provided by Council have not been endorsed by the Department or other agencies, key elements and vision of the strategy support the growth of housing and employment opportunities in centres and support this planning proposal.

### Panel Recommendation

Recommendation Date : 27-Sep-2012

Gateway Recommendation : Passed with Conditions

Panel

The Planning Proposal should proceed subject to the following conditions:

Recommendation :

1. Prior to undertaking public exhibition, Council is to amend the planning proposal to:
  - (a) clearly indicate that Blacktown City Council is the acquisition authority for the proposed RE1 Public Recreation zoned land,
  - (b) include a clear statement on the minimum lot size, or range of lot sizes to be provided, and
  - (c) include a proposed minimum lot size map.
2. Council is to identify the land as an urban release area and ensure that satisfactory arrangements for the provision of state public infrastructure are met prior to the development of the site. The planning proposal is to be amended to reflect this requirement prior to the commencement of public exhibition.
3. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
  - (a) the planning proposal must be made publicly available for 28 days; and
  - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).
4. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
  - Department of Education and Communities
  - Office of Environment and Heritage
  - Integral Energy
  - Transport for NSW
  - Fire and Rescue NSW
  - NSW Police Force
  - Transport for NSW – RailCorp
  - Transport for NSW – Roads and Maritime Services
  - Sydney Water
  - Telstra

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.
5. Further to Condition 4 above, Council is to consult with the Office of Environment and Heritage in regards to the removal of remnant Cumberland Plain Woodland from the site. Council is to amend the planning proposal accordingly to reflect the outcome of the consultation.

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6. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

7. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

NEIL SELMAN

Date:

5/10/12