

MinuteNumber:
23/05/2012

Council Meeting Date: 06/06/2012
Report Number: SD320051

Director City Strategy & Development Author: Agyare R., Manager: Shannon C.

ITEM: <#> PO1558

SUBJECT:

SD320051 - Planning Proposal for the Redevelopment of Ashlar Golf Course

DIVISION REQUIRED: Yes

FILE NUMBER: RZ-12-10

BLACKTOWN CITY 2025 VISION

Strategy: Urban living and infrastructure

Councillor Comment:

SUMMARY OF REPORT:

1. Urbis, on behalf of Australand Holdings Limited (Australand), have requested that Council prepare a Planning Proposal to rezone the Ashlar Golf Course at Springfield Avenue and the KFC Restaurant at 81 Richmond Road, Blacktown (the Subject Site) to allow for residential development.
2. The Subject Site comprises:
 - Lot 1, DP 222469 Springfield Avenue and Lot 1, DP 785936 Crudge Road (Ashlar Golf Course); and
 - Lots 17 and 18, DP 29519, Richmond Road (KFC Restaurant).
3. Ashlar Golf Course is located approximately one kilometre north-west of the Blacktown CBD and approximately 800 metres south-east of Marayong Railway Station. The KFC Restaurant adjoins Ashlar Golf Course to the south.
4. The Subject Site is currently occupied by a private golf club which will relocate to Stonecutters Ridge in Colebee in mid 2012.
5. Australand has also submitted a draft Local Environmental Plan (LEP) based on the NSW *Standard Instrument (Local Environmental Plans) Order 2006*, being the State Government's Standard Template for LEPs. The draft LEP recommends new planning provisions for the Subject Site, including zoning and height of buildings.
6. Ashlar Golf Course is currently zoned part 6(b) Private Recreation and part 2(a) Residential and the KFC Restaurant at Richmond Road is zoned 3(a) General Business under

Blacktown LEP 1988.

7. Australand are proposing the following new zones:
 - R3 Medium Density Residential
 - R4 High Density Residential
 - B4 Mixed Use
 - RE1 Public Recreation.
8. The purpose of this report is to seek a Council resolution to prepare the Planning Proposal and to forward it to the Minister for Planning and Infrastructure to seek a Gateway Determination to publicly exhibit the Planning Proposal.
- 9.
10. Australand will be presenting their plans for development of the Golf Course to Council at the Policy Committee Meeting on 23 May 2012.
11. Attachments for this report are:
 - Attachment 1 – Location Plan.
 - Attachment 2 – Proposed Concept Plans.
 - Attachment 3 – Proposed Land Use Zoning Map.
 - Attachment 4 – Proposed Height of Buildings Map.
 - Attachment 5 – Proposed Movement Access Plan.

RECOMMENDATION:

1. The General Manager be delegated authority to:
 - a. prepare a Planning Proposal to rezone land at Lot 1, DP 222469, Lot 1, DP 785936, Springfield Avenue, and Lots 17 and 18, DP 29519, Richmond Road, Blacktown;
 - b. forward the Planning Proposal and accompanying documentation, including a site specific Draft Local Environmental Plan, to the Department of Planning and Infrastructure for a Gateway Determination;
 - c. make any necessary changes to the Planning Proposal and accompanying documents as a consequence of this report, negotiations with the Department of Planning and Infrastructure and Australand regarding the contents of the Planning Proposal; and
 - d. place the Planning Proposal and accompanying documentation on public exhibition in accordance with the Environmental Planning and Assessment Act 1979, upon receipt of the Gateway Determination to proceed.
2. A further report be submitted to Council at the close of the public exhibition period, detailing submissions received and recommending a final Local Environmental Plan to proceed to gazettal.
3. Council resolve to prepare a site-specific Development Control Plan to guide the future detailed redevelopment of the Ashlar Golf Course site.
4. The applicant be advised of Council's decision.

REPORT:

1. Background

- a. At Council's Ordinary Meeting held on 2 May 2012, Council considered a report on the "Proposed Masterplan, Zoning and Planning Controls for Stage 2 of the Blacktown City

Centre”.

- b. That report presented a Masterplan for the Blacktown City Centre which is the area within 2 kilometres of Blacktown Railway Station extending north to Vardys Road, west to Lancaster and Lyton Streets and Davis Road, south to Bungaribee Road and east to Stephen Street.
- c. The City Centre contains 7 special character Precincts being:
 - CBD Precinct (bounded by the Inner Ring Road formed by Third Avenue, Balmoral Street, Sunnyholt Road and Newton Road).
 - Business Park Precinct (bounded by Sunnyholt Road, Third Avenue, Vardys Road and Richmond Railway Line).
 - North East Precinct (bounded by Sunnyholt Road, the Western Railway Line, Anne Avenue, Dawn Crescent, Stephen and Boronia Streets, Venn Avenue, Garden Street and Vardys Road).
 - Health and Education Precinct (bounded by the Western Railway Line and Blacktown, Bungaribee, Flushcombe, Newton and Sunnyholt Roads).
 - South West Precinct (bounded by the Western Railway Line, Lancaster Street, Bungaribee, Flushcombe and Newton Roads and Balmoral Street).
 - Showground Precinct (bounded by the Western Railway Line, Lyton Street, Richmond Road and Balmoral Street).
 - **North West Precinct (bounded by Richmond, Davis, Quakers and Vardys Roads, the Western Railway Line and Third Avenue).**
- b. Stage 2 of the City Centre Masterplan specifically applied to 5 of the 7 City Centre Precincts. The 2 Precincts that were excluded were the CBD Precinct and the North West Precinct.
- c. The CBD Precinct was the subject of a separate Planning Proposal that was endorsed by Council in August 2011. That Planning Proposal was publicly exhibited between November 2011 and January 2012. The final recommended plan for the CBD Precinct will be separately reported to Council in the coming months.
- d. The North West Precinct was excluded as the Ashlar Golf Course occupies a significant proportion of the Precinct, and it was recommended that the Precinct be deferred to enable masterplanning to be undertaken in conjunction with Council's consideration of the Planning Proposal for the redevelopment of the Ashlar Golf Course.
- e. The aim for the North West Precinct will be to produce a plan that integrates the Ashlar Golf Course redevelopment with the surrounding neighbourhood through initiatives such as improved vehicular, pedestrian and cycle linkages, linking open space with the adjoining established residential areas, providing compatible land use zones, and

rationalising, expanding and enhancing open space.

Description of the Subject Site and Surroundings

- a. The Subject Site comprises:
 - Lot 1, DP 222469 Springfield Avenue and Lot 1, DP 785936 Crudge Road (Ashlar Golf Course), and
 - Lots 17 and 18, DP 29519, Richmond Road (KFC Restaurant).
- b. A location plan of the subject site is provided at **Attachment 1** to this Report.
- c. The immediate surrounds of the subject site comprise a variety of land uses as described below:
 - **North** – the land immediately to the north comprises a public reserve which separates the golf course from the low density residential area around Marayong Railway Station.
 - **East** – the Richmond Railway Line runs along the north-eastern boundary of the Ashlar Golf Course, separating the site from the Blacktown and Kings Park industrial estate. Low density residential development adjoins the Golf Course along its south-eastern boundary, which is accessed via Springfield Avenue and Richmond Road.
 - **West** – the land to the west of the Golf Course comprises predominantly low density residential development within the suburb of Marayong. A small pocket park is located at the northern end of Noel Street which currently overlooks the stormwater channel and the Golf Course.
 - **South** – the land immediately to the south of the Golf Course comprises a mixture of residential and non-residential uses. The properties to the south-east and the 3 properties to the north-west of the KFC Restaurant comprise business zoned land that accommodate a variety of commercial and retail uses. The Blacktown Showground is in close proximity to the Subject Site on the opposite side of Richmond Road.

3. Reasons for the Rezoning Request

- a. On 21 December 2011 Australand wrote to Council requesting that Council prepare a Planning Proposal to create a new LEP for the Subject Site to enable redevelopment of the Ashlar Golf Course. Australand advised that their proposal has been prepared in response to the imminent relocation of the Ashlar Golf Club to Colebee in mid 2012 and the opportunity that this has presented to find an alternative use for the site.
- b. Australand's proposal is supported by a range of plans and reports prepared by specialist consultants, to provide a comprehensive analysis of the site's opportunities and constraints. These include:
 - Concept masterplan, including urban design report and accompanying concept plans

- Landscape concept plan
- Flora and fauna impact assessment
- Water management report
- Aboriginal archaeological report
- Transport report
- Noise and vibration impact assessment
- Environmental site assessment
- Services assessment
- Preliminary social and economic assessment

4. The Rezoning Proposal

c. Concept Plan

a. Australand is aiming to:

- Provide a range of land use zones including residential, mixed use and recreational uses on the Subject Site.
- Accommodate a range of housing typologies at varying price points that will meet the existing and likely future needs of the local community.
- Develop an integrated design solution for the site that incorporates the existing ecological and hydrological features.
- Integrate the site with the broader local community through improved connections with the adjoining established residential areas.
- Avoid unacceptable impacts on the character and amenity of the adjoining and surrounding residential development by generally locating increased density and building heights away from existing residential dwellings.
- Utilise the established physical and social infrastructure which currently services the site and adjacent urban areas.

d. The Concept Plan for the subject site is included at **Attachment 2** to this Report.

e. The Applicant proposes that the developable area of the site will be rezoned to accommodate residential, commercial and open space land uses in order to provide a variety of dwellings to meet the existing and likely future housing demand.

f. Residential

- The Concept Plan provides for 26 super-lots that are anticipated to accommodate between 800 and 1,200 dwellings, depending on the dwelling types.
- Australand states that the actual dwelling mix will be determined at the Development Application stage. However, a broad description of the intended

outcomes with regard to the built form and mix is as follows:

- ✓ **Detached dwellings:** it is anticipated that approximately 20-25% of the dwellings will be one and two storey detached dwellings. However, there may be opportunities to provide three storey elements in appropriate locations. These dwellings will generally be located on the largest lots within the proposed development. Australand states that it is recognised that there is a strong local demand for this housing product and, as such, it has been accommodated mainly along the boundaries adjacent to the existing residential development, in order to minimise the potential impacts of the redevelopment.
- ✓ **Semi-detached dwellings:** a variety of traditional 1-2 storey semi-detached dwellings is proposed. Australand anticipates that this form of housing could comprise approximately 10-20% of the dwelling yield and would be located across the development site. Similar to the detached dwellings, there may be opportunity to provide for three storey elements, where considered appropriate.
- ✓ **Attached housing:** it is anticipated that approximately 20-25% of the proposed dwelling yield will comprise two storey attached housing, generally with rear access. These medium-high density residential dwellings will generally be located where they benefit from good access to natural sunlight and/or within close proximity to higher amenity areas, such as public open space.
- ✓ **Residential flat buildings:** the majority of dwellings (approximately 40%) will comprise of residential apartments to enable the dwelling density to be achieved. These are anticipated to include 3 to 4 storey apartments located to the north-east adjacent to the railway line and to the south defining the entrance to the site. However, provision has been made for buildings of up to 4 storeys which could include ground-floor active non-residential uses (where permitted) with apartments above.
- ✓ **Retail premises:** it is anticipated that the site could accommodate a limited range of retail development. This would be limited to neighbourhood shops, cafes or the like that would meet the local convenience needs of the existing and likely future residents. However, the southernmost part of the site could provide for more active ground level uses that integrate with the existing non-residential uses along Richmond Road.
- ✓ **Commercial premises:** it is anticipated that limited commercial services would be located on the site, however it is proposed to make provision for business incubators to be developed on the southern part of the site, near Richmond Road. The balance of the site would be limited to more traditional home businesses (eg home office, child care, etc) which are permitted within residential areas.
- ✓ **Open space and stormwater management** will be integrated to maximise land use efficiencies and utilise water as a defining element of the visual character. The key features of this integrated system are anticipated to

include a series of different spaces, including:

- Entry Park – this public open space area will be located adjacent to the entry to the site from Richmond Road and will comprise a waterbody, mature trees and grasslands. This space will provide an opportunity for informal recreation.
- Central Park – this public square will form the central focus of the site and provide a space for more organised activities.
- Pocket parks - a series of smaller spaces have been proposed within the built-up areas of the site to provide for passive recreation and informal play areas. These small spaces are less than Council's minimum and would need to be consolidated into more useable and functional spaces.
- Riparian corridors – the public open space network is integrated with the proposed hydrological management. Linear corridors between the public open spaces listed above will provide for movement of stormwater to Breakfast Creek, as well as pedestrian and bicycle connections through the site. Major upgrades to the western channel and Breakfast Creek will significantly improve the current appearance of these waterways, as well as improving their water management and ecological functions.

5. Land Use Zoning

- a. The Applicant is proposing the following new zones under the *Standard Instrument (Local Environmental Plans) Order 2006*:
 - R3 Medium Density Residential
 - R4 High Density Residential
 - B4 Mixed Use
 - RE1 Public Recreation.
- g. The proposed Land Use Zoning Map is included at **Attachment 3** to this Report.
- h. The land use zones are illustrative only and will be finalised prior to Council forwarding the Planning Proposal to the Minister for Planning and Infrastructure for a Gateway Determination. This is because Council Officers are still in discussion with Australand on matters concerning stormwater management and open space provision. Australand's proposal may change depending on the outcomes of these discussions.
- i. Nevertheless, the land use zoning proposed for the site is generally considered appropriate and compatible with the character of the North West Precinct.
- j. The applicant proposes a B4 Mixed Use Zone for the KFC Restaurant site to integrate with the commercial uses along Richmond Road. This is because the B4 Zone generally allows a range of land uses including retail, business, residential, community and other uses. The residential development component can form an important gateway into the Precinct.

- k. It is however considered that a B1 Neighbourhood Centre Zone would better represent Council's planning and vision for the City Centre. The vision is to locate high intensity uses such as those within a B4 Mixed Use Zone only within the CBD Precinct which is the focal point for commercial and business within the City Centre.
- l. The B1 Zone also allows a wide range of land uses including retail, employment, residential, community and other uses, however it applies to smaller centres in Council's retail hierarchy. Given this, it is recommended that a B1 Neighbourhood Centre Zone should be applied to the subject site in place of the proposed B4 Mixed Use Zone.
- m. The B4 Mixed Use Zone is proposed on the KFC Restaurant site which integrates with the commercial uses along Richmond Road. The B4 Zone generally allows a wide range of land uses including retail, business, residential, community and other uses.
- n. The R3 Medium Density Residential Zone is proposed across the majority of the Subject Site. The aim of the R3 Zone is to provide a variety of housing types within a medium density residential environment and enable other land uses that provide facilities or services to meet the day-to-day needs of residents.
- o. The R4 High Density Residential Zone has been applied to land adjoining the Richmond Railway Line. The R4 Zone provides a variety of housing types within a high density residential environment and enables other land uses that provide facilities or services to meet the day-to-day needs of residents.
- p. The RE1 Public Recreation Zone will enable land to be set aside for public open space or recreational uses and to protect and enhance the natural environment.

Height of Buildings

- i. The following building heights have been proposed:
 - 19 metres for the R4 High Density Residential and B4 Mixed Use Zones.
 - 10 metres for the R3 Medium Density Residential Zones.
- ii. The Height of Buildings Map is included at **Attachment 4** to this Report.
- iii. Australand states that the building heights are proposed to:
 - establish maximum height controls for buildings to control the density and scale of buildings;
 - encourage greater building heights in locations that will reduce the impacts of railway and road traffic noise on the balance of the site;
 - nominate heights that will provide a transition in built form and land use intensity;
 - protect the existing amenity of the adjoining residential areas; and

- allow sun access to the public domain and ensure specific areas are not overshadowed.
- iv. It is considered that the building heights are generally acceptable for the Subject Site, however they will need to be slightly adjusted to align with Council's adopted Building Heights for the R3 and R4 Residential Zones within the Blacktown City Centre.

Summary of Internal Comments

- a. Council Officers from various directorates within Council have undertaken an initial assessment of Australand's proposal for the Subject Site. The main issues raised relate to stormwater management, traffic and transport, and open space.
- b. These matters will need to be addressed to Council's satisfaction prior to submitting the Planning Proposal to the Department of Planning and Infrastructure for a Gateway Determination.
- c. **Water Management**
 - i. Australand has submitted a Water Management Report prepared by Civil Certification that reviews existing flooding issues and the potential additional impacts arising from the proposed development. The existing key water features on the Subject Site include:
 - Concrete stormwater channel (the Western Channel): the channel extends along the western side of the Golf Course, both within and outside the site boundaries. The channel conveys flows from a large residential catchment of 281 hectares.
 - Breakfast Creek: the creek is located to the north and joins the Western Channel in the north-western corner of the Golf Course. This section of the creek is in poor condition with vegetation comprising predominantly introduced species.
 - Central drainage channel: a small drainage line fed by a piped drainage system extends through the centre of the Golf Course and discharges in its south-eastern corner. It drains a catchment of approximately 78 hectares and has been highly modified to suit the operational requirements of the Golf Course.
 - Open channel and culvert: located to the east of the site, the channel comprises a concrete lined channel which discharges to a box culvert beneath the Railway Line and then into a small drainage line beneath the Golf Course.
 - iv. Australand's proposal is to accommodate safe and flood-free residential development that does not compromise the safety of surrounding areas and is based on best practice hydrological solutions to enable on-site management of water that can be experienced and enjoyed by Ashlar residents and visitors. Key elements include rehabilitation of the existing concrete channel along the western boundary, the central drainage course through the site and Breakfast Creek along the northern boundary.

- v. Council's Drainage Engineers reviewed the Water Management Report and did raise some initial concerns with the modelling to support the realignment of creeks, water quantity and water quality measures, in particular, the maintenance costs to Council of the proposed water quality/quantity basins.
- vi. There have been a number of discussions with Australand where they have provided additional information to support their proposal. This is still a matter of ongoing discussion with Australand and further detailed investigations are currently being undertaken by Council's Drainage Engineers. They have, however, advised that the zoning of land for drainage purposes should not significantly change as a result of the ongoing discussions.
- vii. As a result it is recommended that Council resolve to proceed with the preparation of the Planning Proposal on the understanding that the zone boundaries may slightly change as further and more detailed investigations are undertaken in consultation with Australand.

Open Space

- i. Council's Sports and Recreation Section has undertaken a review of the redevelopment proposal and advised that the additional population forecast from this development, combined with the loss of a valued recreation area, will result in an increased demand for recreation and open space areas and facilities.
- ii. Australand's proposal is not supported by any recreation and community needs assessment that provides a guide as to the provision of open space and recreation facilities. In the absence of such a report, an indicative benchmark of a minimum of 2.83 ha of quality open space per 1,000 people (excluding regional open space, drainage, areas of cultural significance, flood prone land, creek lines etc) should be used to guide the provision of open space. As the majority of the proposed open space is compromised by riparian functions and wetlands, quality and useable open space areas need to be identified.
- iii. Council's Sports and Recreation Officers advise that the anticipated population threshold for the Ashlar Golf Course redevelopment may not warrant standalone facilities as part of the Planning Proposal, however, proportional contributions should be made to equivalent facilities immediately surrounding this development to assist absorb the additional demand created by increased population growth.
- iv. The proposed land sizes of the numerous small parks identified on the Concept Plan will need to be consolidated to meet Council's minimum size of 0.3ha, to provide larger, more useable and functional spaces.
- v. Further changes will need to be made to the location and configuration of the proposed Entry Park and Central Park to address some initial concerns raised by Council's Sports and Recreation Officers.
- vi. The Breakfast Creek riparian corridor across the north of the site should have a street frontage to ensure increased access and decrease the likelihood of anti-social behaviour resulting from poor surveillance. It is recommended that the principal of maintaining active edges to all areas of open space, such as minor roads with

associated footpaths, be adopted to increase the integration of the open space with the urban areas, as well as increasing the safety and security of these areas.

- vii. The recommended changes identified by Council Officers will be the subject of further discussion with Australand during a more detailed analysis of the redevelopment proposal. It is recommended that Planning Proposal progress to enable these discussions to occur.

Access and Traffic

- i. The proposed Movement Access Plan is included as **Attachment 5** to this Report. Australand's Plan proposes that primary access to the site will be from Richmond Road, with secondary access from Crudge and Davis Roads. Only a minor portion of the site will be accessed from Springfield and Stewart Avenues, with no other vehicle access between this pocket and the balance of the site.
- ii. The internal road layout seeks to maximise the permeability and legibility of the site through the creation of a hierarchy of streets.
- iii. A central boulevard is proposed to form the main vehicular spine road through the site. Residential roads will connect into the main boulevard, providing access to residential dwellings. The proposed road layout will support future bus services and pedestrian access to Blacktown and Marayong Railway Stations.
- iv. It is anticipated that the future car parking rates will be determined by way of a site-specific Development Control Plan that seeks to minimise car dependency while avoiding any unacceptable impacts on the street network and surrounding areas.
- v. Council's Transport and City Projects Section has reviewed the proposed movement network and has advised the following:
 - That there are no objections in principle to the proposed development.
 - There is no objection to the proposed traffic signals at the intersection of Kent Street and Richmond Road subject to the NSW Roads and Maritime Services approval.
 - The intersection at Davis and Crudge Roads has been identified and modelled as a T-Intersection in the proposal. This intersection is operating as a staggered cross-intersection with sign control. The proposed development will introduce an additional 140 vehicles per hour in peak hours, thus exacerbating the safety situation at the intersection. Given this, consideration must be given to improving the intersection of Crudge and Davis Roads by the use of a roundabout or traffic signals.
 - Further detailed plans are required of the internal road network, including cross-sections of the proposed public roads, internal road layout pattern and widths of the proposed public roads.

- vi. These issues can be considered during Council's detailed analysis of the proposal. The matters raised do not prevent the commencement of the Planning Proposal process, but will require further discussion with Australand.

The LEP Process

- a. In July 2009 the NSW Government introduced reforms to the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979) to expedite the assessment and processing of Local Environmental Plans (LEPs).
- b. An integral part of the new planning reforms, and as part of the process of amending an LEP, is the preparation of a "Planning Proposal" under Section 55 of the EP&A Act 1979. The Planning Proposal must stipulate the intent, benefits and any impacts of the proposed LEP amendment, as well as compliance with relevant State Government Growth Strategies, Ministerial Directions and State Environmental Planning Policies. In accordance with this requirement, the Applicant has submitted a request for Council to prepare the Planning Proposal as Council is the "Relevant Planning Authority".
- c. The Planning Proposal must set out the justification for preparing the LEP.
- d. If Council decides to proceed, the next step in the process is to forward Council's resolution and the Planning Proposal to the Minister for Planning and Infrastructure to request a "Gateway Determination".
- e. The Gateway Determination will stipulate whether the Minister supports the amendment to proceed to the next stage and, if so, it will detail the requirements for any further technical studies, consultation with government authorities (Section 56 of the Act) and public exhibition timeframes (Section 57 of the Act).
- f. The Gateway Determination will therefore decide:
 - if Council can proceed with the Planning Proposal;
 - whether amendments or changes are required to the Planning Proposal prior to proceeding;
 - whether consultation with Government Departments or agencies is required;
 - the period of public consultation, being either 14 days or 28 days; and
 - the timeframe for finalisation of the Planning Proposal, either 3 months, 6 months or 12 months.
- g. After public exhibition of the proposal and consideration of submissions, a further report will be prepared for Council's consideration.
- h. Section 58 of the EP&A Act 1979 provides a process by which Council can seek to vary a Planning Proposal after the initial Gateway Determination. Following public exhibition and Council's consideration of submissions and further technical studies, if Council varies the proposal it must inform the Minister for Planning and Infrastructure, who may issue a revised Gateway Determination, depending on the nature of the variation.

- i. As this proposal is assessed as being of merit, it is considered that Council should proceed to request a Gateway Determination.
- j. It is recommended that Council progress this proposal as a separate Planning Proposal to Council's City-wide LEP. This would enable Council Officers to progress discussions with Australand and to prepare more detailed plans for the redevelopment of the Golf Course and the North West Precinct of the City Centre without being constrained by broader issues that may arise with the City-wide LEP.

Political Donations Disclosure

- a. In accordance with the provisions of Section 147 of the EP&A Act 1979, a Disclosure Statement must be lodged in certain circumstances in relation to any planning application, i.e a Development Application, an application to modify a consent, and an application to make an environmental planning instrument or development control plan.
- b. A Disclosure Statement of a *reportable political donation or gift* must accompany a planning application or submission (including a submission either objecting to or supporting the proposed development) if the donation or gift is made within 2 years before the application or submission is made. If the donation or gift is made after the lodgement of the application, a Disclosure Statement must be sent to Council within 7 days after the donation or gift is made. The provision also applies to an associate of a submitter.
- c. A Disclosure Statement may be made available for viewing upon a written request to Council in accordance with Section 12 of the Local Government Act 1993.
- d. In accordance with Section 147(3) of the EP&A Act 1979, a Disclosure Statement has been submitted to Council in respect of the request to prepare the Planning Proposal which indicates that no political donations have been made.

Conclusion

- a. Urbis, on behalf of Australand Pty Ltd, have lodged a request for Council to prepare a Planning Proposal to rezone the Ashlar Golf Course at Springfield Avenue and the KFC Restaurant site at Richmond Road, Blacktown to enable residential development and associated land uses.
- b.
- c. Australand will be presenting their proposal for the site to Council at the Policy Committee Meeting on 23 May 2012.
- d.
- e. The proposal is considered appropriate for the subject site. It is consistent with Council's broader planning for the Blacktown City Centre which is to promote higher density forms of housing, provide diversity in housing choice, provide a mixture of employment uses, create an attractive and sustainable public domain and provide increased open spaces and green linkages.
- f. This report seeks a Council resolution to commence the LEP process by forwarding a Planning Proposal to the Minister for Planning and Infrastructure to seek a Gateway Determination.

- g. Council Officers are in discussions with the Applicant on various issues, especially with regard to stormwater management, open space and traffic. As such, the Planning Proposal may be subject to change following any Council resolution.
- h. It is recommended that the rezoning of the subject site proceed to Gateway Determination and public exhibition.

Recommendation:

1. The General Manager be delegated authority to:
 - (a) prepare a Planning Proposal to rezone land at Lot 1, DP 222469, Lot 1, DP 785936, Springfield Avenue, and Lots 17 and 18, DP 29519, Richmond Road, Blacktown;
 - (b) forward the Planning Proposal and accompanying documentation, including a site specific Draft Local Environmental Plan, to the Department of Planning and Infrastructure for a Gateway Determination;
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 - (d) place the Planning Proposal and accompanying documentation on public exhibition in accordance with the Environmental Planning and Assessment Act 1979, upon receipt of the Gateway Determination to proceed.
2. A further report be submitted to Council at the close of the public exhibition period, detailing submissions received and recommending a final Local Environmental Plan to proceed to gazettal.
3. Council resolve to prepare a site-specific Development Control Plan to guide the future detailed redevelopment of the Ashlar Golf Course site.
4. The applicant be advised of Council's decision.

Committee Recommendation:

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3. Council resolve to prepare a site-specific Development Control Plan to guide the future detailed redevelopment of the Ashlar Golf Course site.
4. The applicant be advised of Council's decision.
5. Council officers continue to negotiate with the developer to achieve a proposal that has more useable open space and recreational areas, best possible road widths, optimal access and egress to the site and maintenance costs that are affordable for Council.

6. It be noted that Mr. Cameron Jackson, Development Director, Australand attended the Policy Committee meeting from 6.45 to 7.20 p.m.
7. Cr Robinson vacated the Chambers during debate and voting on this item.

COMMITTEE DIVISION

Supported: Green; Lowles; Pendleton; Griffiths; Kelly; Collins; Bilic; Atalla; Donaldson

Opposed: Diaz; Bali

Absent: Tyrrell; Robinson; Dickens; Bleasdale

Council Resolution:

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