

DRAFT BLACKTOWN LEP (FORMER ASHLAR GOLF COURSE) 2012 NET COMMUNITY BENEFIT TEST

The Planning Proposal has been assessed against the key criteria outlined in the draft Centres Policy as outlined below.

1. Will the LEP be compatible with agreed state and regional strategic directions for development in the area (eg land release, strategic corridors, development within 800 metres of a transit node)?

The LEP is consistent with state and regional directions which require Councils to plan for the expected population growth within Sydney. The Metropolitan Plan identifies the need for 770,000 additional homes within Metropolitan Sydney with a range of housing types, sizes and affordability levels for a growing and ageing population. At least 70 per cent of these new homes will be located in existing suburbs.

The Subject Site is located within the North West Subregion which the NSW Government has allocated a dwelling target of 140,000 new dwellings between 2006 and 2036. The majority of these new dwellings (60,000) will be accommodated within the North West Growth Centre, with the rest to be delivered through other greenfield as well as infill development sites such as the subject site.

The Planning Proposal will result in the release of 38.38 hectares of land of which 21.04 hectares is considered to be developable to accommodate approximately 800-1200 dwellings.

2. Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/subregional strategy?

The Subject Site is located within the Blacktown City Centre bounded by a 2 kilometre radius centred on the Blacktown Railway Station, and extends north to Vardys Road, west to Lancaster and Lyton Streets and Davis Road, south to Bungarribee Road and east to Stephen Street. The City Centre is a Strategic Centre given it is being planned as an emerging Regional City.

3. Is the LEP likely to create a precedent or create or change the expectations of the landowner or other landholders?

The landowner has formally requested that Council rezone the site to allow for residential development and create a new sustainable urban community within a landscaped setting. Given this, the landowner is expecting the site to be rezoned to allow for such purposes.

4. Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?

Council has lodged a Planning Proposal with the Department of Planning and Infrastructure for the Blacktown CBD. This proposal will complement the CBD Planning Proposal by providing housing and population to support land uses within in the CBD.

5. Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?

The applicant anticipates that approximately 200-250 jobs (full-time equivalent) will be created during the construction period.

6. Will the LEP impact upon the supply of residential land and therefore housing supply and affordability?

The aim is to provide compatible land use zones that will create a vibrant and active community and accommodate a range of housing typologies at varying prices to meet the existing and likely future needs of the local community.

7. Is the existing public infrastructure (roads, rail, utilities) capable of servicing the proposed site?

The former Ashlar Golf Course is located within 1 kilometre of the Blacktown CBD (Blacktown Railway Station and Bus Interchange) and walking distance from the Marayong Village Centre and Railway Station. Given this, both Marayong Village and Blacktown CBD are well serviced by public transport and a regional and local road network. This transport framework is capable of servicing the proposed site.

8. Is there good pedestrian and cycling access?

The aim is to create a community with enhanced pedestrian and cycle links. Pedestrian and cycle linkages are provided within the development that will provide employees and residents with legible, easy and safe access to open space, recreation facilities and public amenity and to public transport.

9. Is public transport currently available or is there infrastructure capacity to support future public transport?

The former Ashlar Golf Course has excellent access to public transport, with the Western, Cumberland and Richmond Railway Lines all servicing Blacktown Railway Station. Further, the Richmond Line services Marayong Railway Station. These provide excellent accessibility to the Sydney Metropolitan Area. There are also bus services along Richmond Road that service the site and terminate at the Blacktown Bus Interchange which is within walking distance of the site.

- 10. Will the proposal result in changes to the car distances travelled by customers, employees and suppliers? If so, what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?**

The aim is to intensify development in the Blacktown City Centre, in close proximity to the Blacktown Railway Station to increase access and use of public transport, thus reducing car usage, and reduce greenhouse gas emissions.

- 11. Are there significant Government investments in infrastructure or services in the area whose patronage will be affected by the proposal? If so, what is the expected impact?**

The State Government's plan to upgrade rail services to the Western Sydney region, the duplication of the Richmond Railway Line to Vineyard and the construction of the North West Rail Link will further enhance public transport accessibility. These upgrades will improve amenity and accessibility for residents and thus there are significant opportunities to create sustainable communities that capitalise on existing transport nodes and linkages.

The State Government has also recently completed a commuter car park immediately adjoining Blacktown Railway Station which will further encourage use of public transport.

- 12. Will the proposal impact on land that the Government has identified a need to protect (e.g. land with high biodiversity values) or have other environmental impacts? Is the land constrained by environmental factors such as flooding?**

Council is unaware of State Government's nomination of the site for environmental protection. The subject site contains a number of drainage features, including a concrete lined trunk drainage line to the west of the site, a drainage line through the centre of the site, a number of ponds and the confluence with Breakfast Creek near the northern boundary. Given this, stormwater management, including drainage, flooding plays a significant role in the success of the redevelopment of the site.

- 13. Will the LEP be compatible/complementary with surrounding land uses? What is the impact on amenity in the location and wider community?**

The former Ashlar Golf Course site is within the North West Precinct, one of 7 Precincts that make up the Blacktown City Centre. The City Centre will contain an urban form where there is interaction between land uses, buildings and the public domain. Development within the former Ashlar Golf Course is complementary to the residential housing forms within the City Centre.

- 14. Will the public domain improve?**

It is proposed to have a public domain framework of parks, streets and lanes within the former Ashlar Golf Course. These public places are important to the community in providing a high level of amenity and create a sense of place and identity. They need to be accessible, legible and safe, and give a sense of security to residents as well as visitors.

A central park will provide a focal point for the neighbourhood that will be designed to enable integration with the proposed hydrological management system and retention of significant trees.

15. Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?

It is highly likely that the opportunities created by introducing a variety of land uses and increasing population may increase the use of retail and commercial land uses operating in the area.

16. If a stand-alone proposal and not a centre, does the proposal have the potential to develop into a centre in the future?

The Planning Proposal applies to land that will be predominantly zoned residential within a City Centre. It is unlikely that the site will become a commercial centre in the future.

17. What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at this time?

It is vital to proceed with this Planning Proposal given the importance of providing dwellings for the future growth of the population. The golf course has relocated to the Colebee thus leaving a 38.38 hectare site ideal for redevelopment.

It is especially important to provide such development within a City Centre with regional significance. Given the pivotal importance of the ongoing growth and development of the City Centre to the Blacktown LGA, it is considered prudent to progress a separate LEP for the former Ashlar Golf Course based upon the NSW Government's Standard Instrument that will eventually be incorporated into the new Comprehensive LEP for the LGA.