

Planning proposal to rezone Western Sydney University land in the Nirimba Education Precinct, Quakers Hill

Item: DD1125 Report: DD360041 File: F15/2409

Committee Meeting on 15 June 2016

Division is required

Topic	A planning proposal is required to amend the Sydney Region Growth Centres State Environmental Planning Policy (SEPP) to rezone a land parcel in the Nirimba Education Precinct within the Schofields urban release precinct.
Analysis	The land, owned by Western Sydney University (WSU) and comprising 12 standalone dwellings, is zoned SP2 Infrastructure (Educational Establishment) under the Growth Centres SEPP and is a separately titled freehold parcel. The dwellings on this parcel are rented to private tenants as they have become surplus to WSU's current and future needs. The demand for on-site accommodation services has changed. A large portion of the student population commutes by train. The rezoning of the site for residential uses will enable the University to sell the existing dwellings or redevelop the land. This will generate revenue to facilitate growth and spending on new facilities and programs. The site adjoins existing and future low density residential uses making it an ideal location for the University to separate the land from the campus without having any impacts on the operation of the campus. The proposal is considered to be acceptable as it will facilitate the delivery of residential dwellings in an acceptable location. Attachments: Attachment 1 – Location map Attachment 2 – The Nirimba Education Precinct structure plan Attachment 3 – Existing and proposed zoning maps
Report Recommendation	1. Prepare and forward a planning proposal to the Minister for Planning and Environment seeking a Gateway Determination to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006 as it relates to Lot 2 in DP 853847, Quakers Road, Quakers Hill, to rezone from SP2 Infrastructure (Educational Establishment) to R2 Low Density Residential.

Key reasons

1. The land is surplus to the University's present and future functions

- a. The Nirimba Education Precinct (NEP) Structure Plan prepared by the Precinct Partners identifies the future direction and strategic planning requirements for the NEP in response to the changing nature of the area as a result of the North West Growth Centre (attachment 2).
- b. The University has adopted a different model for student accommodation which has resulted in the existing dwellings in Nirimba becoming surplus to requirements. Its location in close proximity to Quakers Hill train station results in a large portion of students travelling to the campus, which has further reduced the demand for student accommodation. The NEP Structure Plan identifies a series of future capital works for the College to facilitate its growth in line with the University's strategic plan to invest in learning, teaching and research. These works include:
 - New teaching facilities to accommodate an increasing student population
 - Establishment of commercial / associated educational facilities along the Quakers Road frontage
 - Additional staff office accommodation.
- c. Divesting any land and property which no longer aligns with the University's long term strategic interests would facilitate the ongoing growth and operation of the University. The subject property parcel would be an asset that can be leveraged to generate funding for WSU by rezoning the site to R2 Low Density Residential and allowing the sale and potential redevelopment of the land.

2. The Growth Centres SEPP needs to be amended

- a. As the land is no longer required for educational purposes, an R2 Low Density Residential zone is considered suitable given the existing uses and the compatible residential zoning to the south and west of the site.
- b. *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* needs to be amended to rezone the land.

Supporting analysis

1. Our assessment

- a. The rezoning proposal and supporting documents have been assessed by Council officers and are supported in principle.
- b. The assessment revealed some concerns about traffic and access, and stormwater management. We provided the applicant with those comments for its consideration and further input to the proposal. We also provided comments in relation to Section 94 contribution requirements, particularly in terms of open space provision.
- c. The applicant has addressed these issues and provided a response to our feedback. Council officers have since reviewed the further information and confirmed that it is satisfactory.

2. Strategic perspective of the proposal

- a. The proposal is minor in nature and will not result in any major impacts to the gazetted precinct plan.
- b. It will not adversely impact the ecological environment of the surrounding sites and

there will be minimal impact in terms of stormwater and traffic management issues.

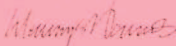
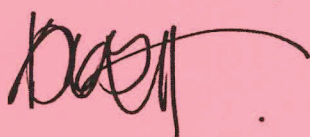
- c. The requirement for additional open space (0.12 ha) generated by the potential population increase from this proposal is less than half of a minimum park size (0.3 ha). Accordingly, it is recommended that a commensurate contribution towards open space be levied under Council's existing Contributions Plan No. CP24, in lieu of providing additional open space on the site as part of this planning proposal.
- d. New residents will be able to utilise existing and planned nearby recreation areas and playing fields within the precinct.

Context

1. Council received a planning proposal

- a. JBA on behalf of the Western Sydney University (WSU) lodged a draft planning proposal with Council in January 2016. The proposal seeks to rezone a land parcel located at the southernmost corner of the Nirimba Education Precinct (NEP) within the Schofields urban release precinct (attachment 1).
- b. The draft planning proposal is supported by the following background documents:
 - Traffic Impact Assessment by GTA Planning
 - Infrastructure and Services Statement by Mott MacDonald
 - Draft SEPP maps.

Approval

Name and position	
→ Report author	Khin Zaw W., Strategic Planner
→ Endorsed by	Weekley G., Acting Manager Strategic Planning
→ Director approval	Glennys James, Director Design & Development
Signature: 	
→ General Manager approval	Kerry Robinson, General Manager
Signature: 	

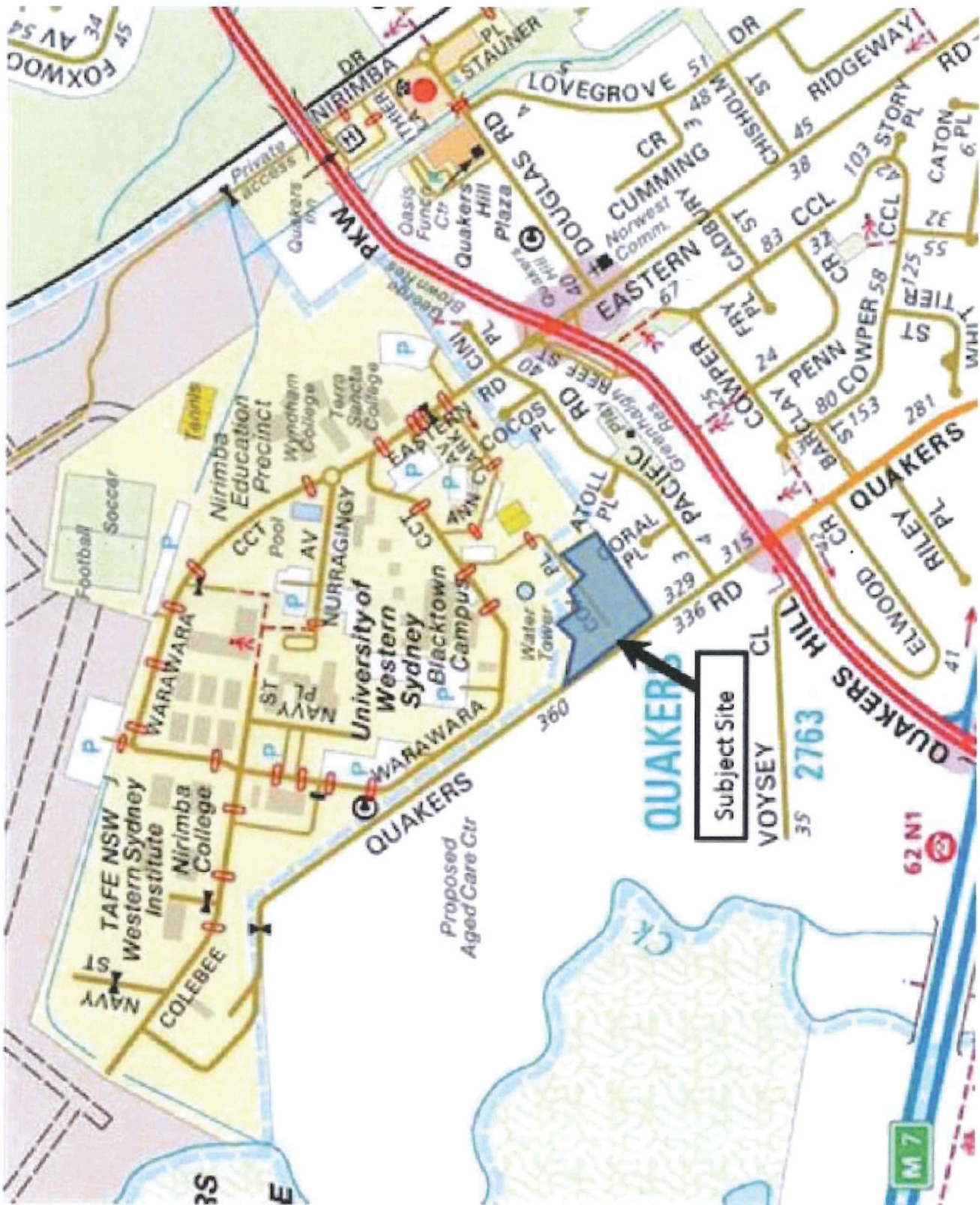
Attachments

Ref	Description	Files
1		 A1DD360041.pdf
2		 A2DD360041.pdf
3		 A3DD360041.pdf

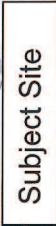
Recommendations

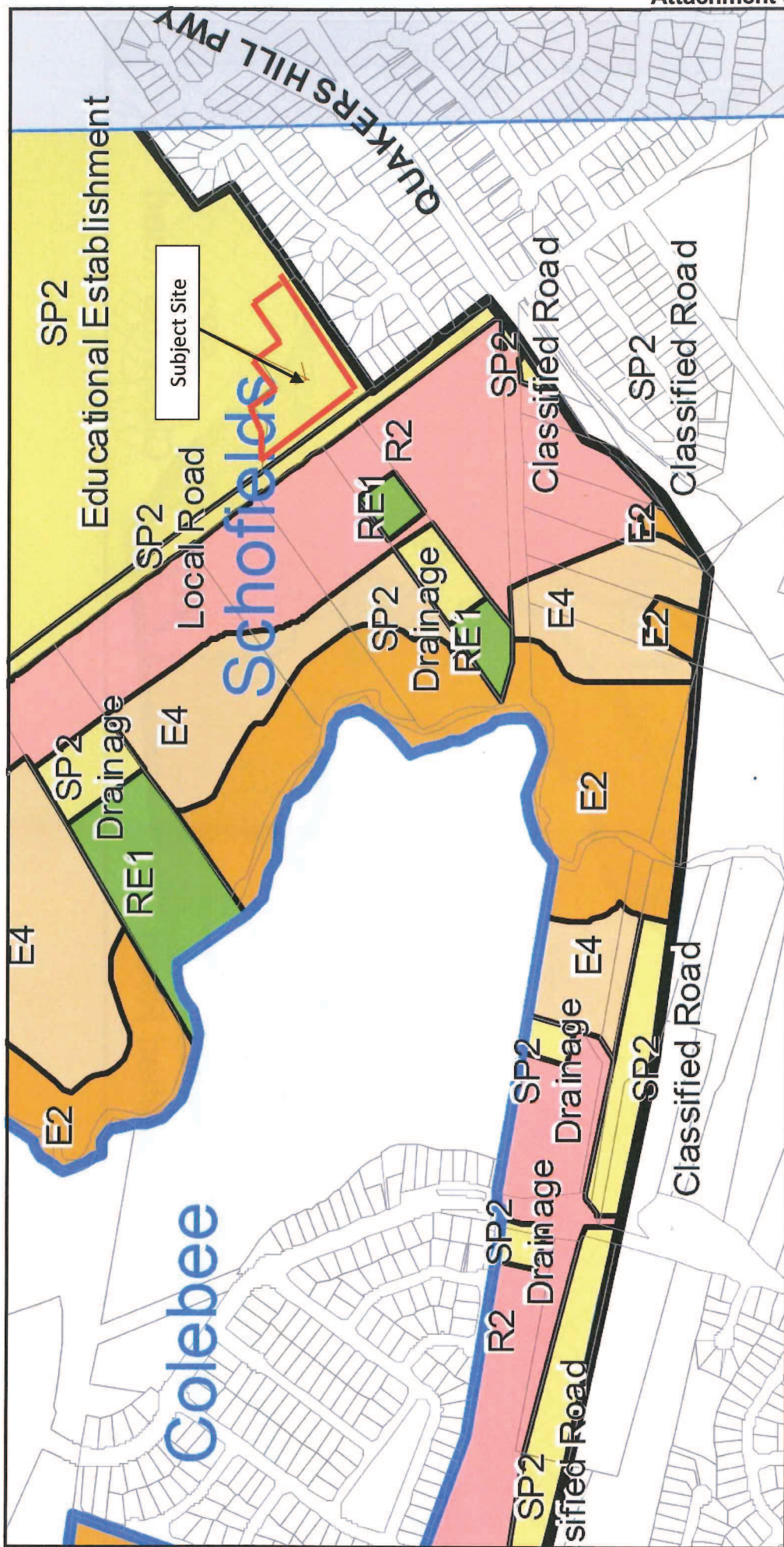
**Report
Recommendation**

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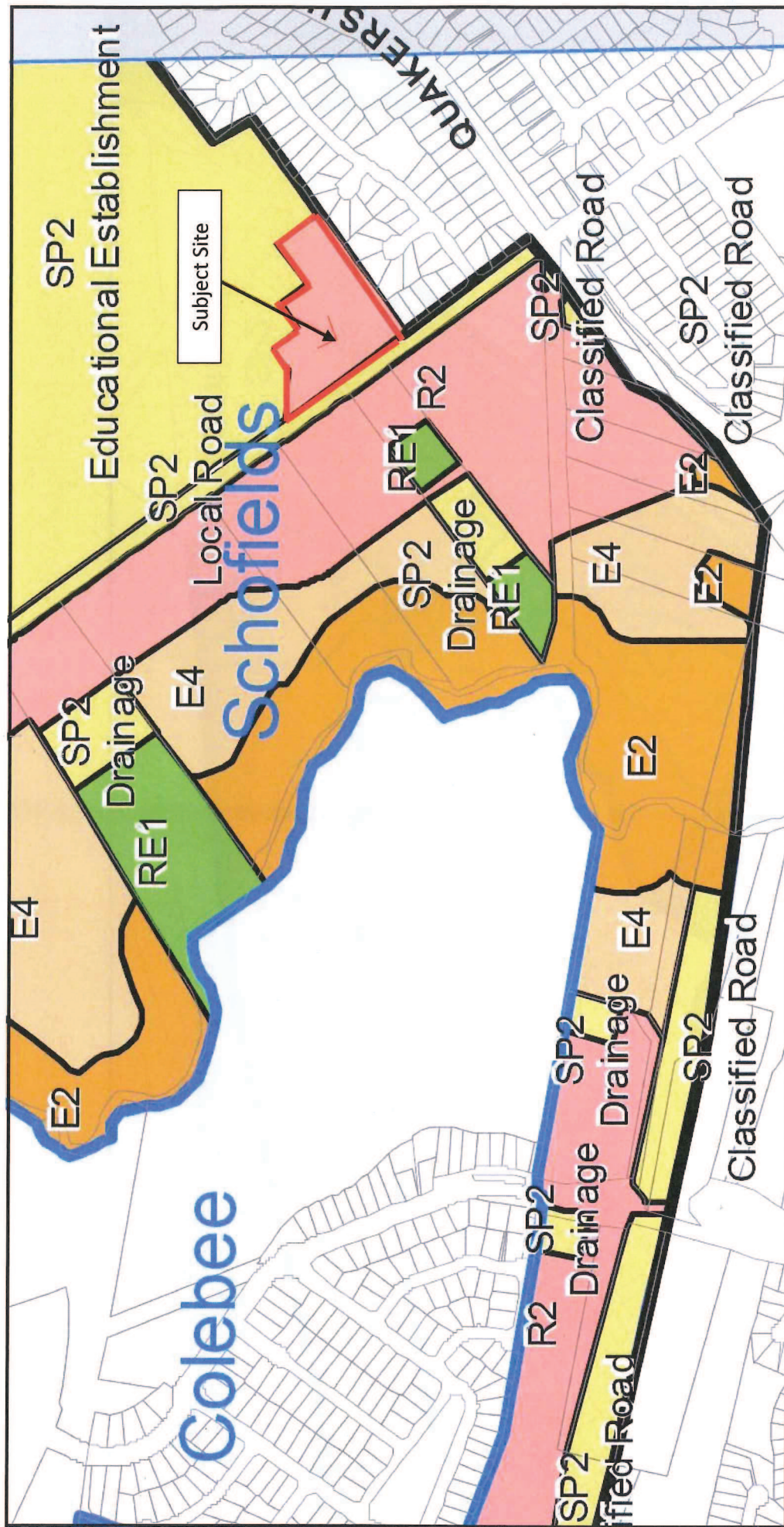


Location Map





Existing Zoning



Proposed Zoning