

BLACKTOWN CITY COUNCIL

PLANNING PROPOSAL

**Blacktown Local Environmental Plan 1988 Draft Amendment No. 241 –
Amendment to Sydney Region Growth Centres SEPP – “Townson Road
Precinct” (Part West Schofields Precinct Release)**

April 2014

INTRODUCTION

In June 2013, Blacktown City Council received a request from Mecone Pty Ltd on behalf of the Townson Road Landowner Group, to prepare a Planning Proposal to amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the “Growth Centres SEPP”) as it applies to certain land in the West Schofields Precinct of the North West Growth Centre.

In particular, the request relates to land on the southern side of Townson Road, east of Bells Creek and immediately adjoining the Colebee Precinct. The land was released for urban development by the NSW Minister for Planning and Infrastructure on 10 May 2013, on the basis that it forms an obvious extension to existing development in Colebee and would therefore complete a logical urban boundary up to Townson Road. More relevantly, the Townson Road Precinct Landowner Group indicated that the site has potential to provide around 400 serviced residential lots to the market in the short-term which is consistent with the State Government’s policy to expedite the supply of housing in Sydney.

The request for a Planning Proposal seeks to rezone the Townson Road Precinct from its current 1(a) General Rural zoning under Blacktown Local Environmental Plan (LEP) 1988 to new urban zonings (mainly low density residential) under the Growth Centres SEPP.

The request to prepare a Planning Proposal is supported by relevant studies and associated draft SEPP maps. In addition, the request is accompanied by a letter of offer on behalf of the Townson Road Precinct Landowners Group to enter into a Voluntary Planning Agreement with Council to provide essential local infrastructure in lieu of a Section 94 Contributions Plan.

In conjunction with the request to prepare a Planning Proposal, Mecone has also submitted a request for Council to prepare a draft amendment to the *Blacktown City Council Growth Centre Precincts Development Control Plan 2010* (the “Growth Centres DCP”) to include site-specific development controls for the Townson Road Precinct and to ensure consistency with the SEPP changes sought via the Planning Proposal. Council will progress the necessary amendments to the DCP concurrently with the Planning Proposal.

Site Identification

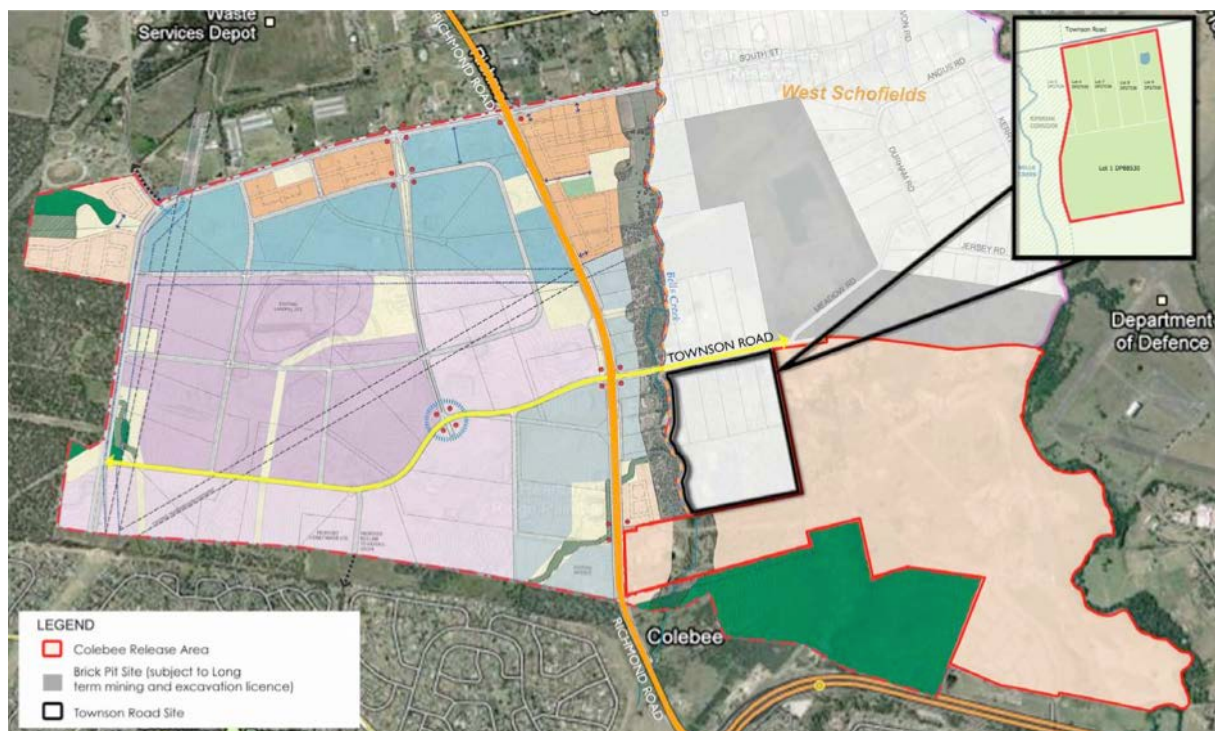
The Townson Road Precinct is located on the southern side of Townson Road between the Colebee Release Area and Bells Creek. The site forms the southern part of the West Schofields Precinct which is yet to be released in its entirety for urban development.

The Townson Road Precinct is currently zoned 1(a) General Rural under Blacktown LEP 1988. The land has been partially cleared and is predominantly used for low intensity rural activities with a small residential building located towards the north-eastern corner of the site. The southern part of the site consists of one large landholding. The northern portion of the study area is made up of 5 smaller allotments that front Townson Road and the rear portions of 4 similar sized allotments which face Richmond Road. Bells Creek forms the western site boundary.

The area is surrounded by urban development on 3 sides with the CSR Brick Pits to the north. The site has the potential to provide approximately 400 dwellings and a population of around 1000 people in a low density residential neighbourhood.

The location of the Townson Road Precinct is shown in **Figure 1** below.

Figure 1: Location of Townson Road Precinct



Land Ownership

The Townson Road Precinct comprises (parts of) 10 separate lots with 7 individual owners, as shown in **Table 1** below.

The Townson Road Precinct Landowners Group has been formed by the 3 majority landowners with development potential on the eastern side of Bells Creek. Mecone has been instructed to act on behalf of all landowners within the Precinct and to ensure that all lots were included in the detail of the technical/precinct planning studies that informed the preparation of the Planning Proposal.

Table 1: Townson Road Precinct Landholdings

Parcel	Area (ha)
Part Lot 1 DP 88530	14.1
Lot 5 DP 27536	3.037
Lot 6 DP 27536	3.023
Lot 7 DP 27536	3.058
Lot 8 DP 27536	2.979
Lot 9 DP 27536	3.082
Part Lot 44 DP 1175138	0.693
Part Lot 45 DP 1175138	0.541
Part Lot 46 DP1175138	0.82
Part Lot 47 DP 1175138	0.833
Total Precinct Area	32.2

Council Resolution

After review of the submitted information and extensive meetings between Council Officers and Mecone, the request to amend Blacktown LEP to facilitate an amendment to the Growth Centres SEPP was reported to Council at its Ordinary Meeting on 19 February 2014. At the meeting Council resolved the following:

1. *Council prepare a Planning Proposal to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006 and rezone the part West Schofields Precinct Release Area as described in this report in the vicinity of Townson Road, Marsden Park, to enable urban development.*
2. *The Planning Proposal be forwarded to the Minister for Planning and Infrastructure seeking a Gateway Determination in accordance with Section 56 of the Environmental Planning and Assessment Act 1979, but only following the resolution of all outstanding matters as identified and detailed in this report to the satisfaction of the General Manager.*
3. *Council resolve to prepare and exhibit corresponding amendments to the Blacktown City Council Growth Centre Precincts Development Control Plan 2010 to include site specific development controls for the part West Schofields Precinct Release Area. The draft Development Control Plan be exhibited concurrently with the Planning Proposal following receipt of a Gateway Determination.*
4. *The Applicant be advised of Council's resolution.*

A copy of the Council Report dated 19 February 2014 is held at **Attachment 1**.

Council and Mecone were subsequently successful in resolving the various matters outlined in the Council Report of 19 February 2014. These matters involved the proposed location of and interrelationship between open space, drainage infrastructure and biodiversity conservation along the Bells Creek corridor.

Accordingly, this Planning Proposal has been prepared by Council Officers with the assistance of information provided by Mecone, and in accordance with NSW Planning & Infrastructure's format for Planning Proposals as outlined in "A guide to preparing planning proposals" dated October 2012.

This Planning Proposal is accompanied by the following supporting documents which have been commissioned by Mecone:

- i. Preliminary Environmental Site Assessment – Townson Road, Marsden Park, dated September 2013 and prepared by DLA Environmental Pty Ltd.
- ii. Flood Study and Detention Assessment for Rezoning Application – Townson Road Precinct Colebee, dated 7 March 2014 and prepared by Hyder Pty Ltd.
- iii. Water Quality Modelling and WSUD Assessment for Rezoning Application – Townson Road Precinct Colebee, dated 7 March 2014 and prepared by Hyder Pty Ltd.
- iv. Traffic Impact Assessment, Townson Road Rezoning, Colebee dated April 2014 and prepared by Traffix Pty Ltd.
- v. Aboriginal Heritage Assessment Townson Road, Marsden Park, dated October 2013 and by Kelleher Nightingale Consulting Pty Ltd.
- vi. Townson Road Precinct Environmental Noise Impact Report, dated March 2014 and prepared by Renzo Tonin and Associates.

- vii. Proposed Utilities Investigation – Townson Road Precinct, dated December 2013 and prepared by Hyder Pty Ltd
- viii. Townson Road Precinct, Marsden Park Planning Study Biodiversity, Riparian and Bushfire Assessment March 2014 by EcoLogical Australia Pty Ltd.
- ix. Growth Centres Biodiversity Certification Assessment of consistency between Relevant Biodiversity Measures of the Biodiversity Certification Order and West Schofields (Part) Precinct March 2014 by EcoLogical Australia Pty Ltd.
- x. Growth Centres Strategic Assessment Program Assessment of Consistency between the Commitments of the Strategic Assessment Program and Schofields West (Part) Precinct March 2014 by EcoLogical Australia Pty Ltd.
- xi. Heritage Assessment and Statement of Heritage Impact – Townson Road Precinct Townson Road Colebee December 2012.

THE PLANNING PROPOSAL

PART 1 – Objectives and Intended Outcomes

Objectives

The request for a Planning Proposal seeks to rezone certain land in the vicinity of Townson Road, Colebee, from its current rural zoning to permit urban development.

The key objectives of the Planning Proposal are:

- i. To rezone land within the Townson Road Precinct to allow urban development to occur in the manner envisaged by the North West Growth Centre Structure Plan, including the establishment of residential, environmental conservation, recreational and infrastructure land use zones;
- ii. To provide building forms and an urban design character that will integrate with the desired future neighbourhood character for the locality;
- iii. To provide public reserves to be utilised by future residents of the Precinct;
- iv. To control the bulk and scale of future development by setting maximum building height controls;
- v. To protect and enhance the riparian corridor and natural vegetation through development controls that prevent the further clearing of existing native vegetation on this land; and

The Planning Proposal seeks to achieve these objectives by rezoning the land to predominately R2 Low Density Residential with associated areas of E2 Environmental Conservation, RE1 Public Recreation and SP2 Infrastructure under the provisions of the Growth Centres SEPP. The proposed zonings would allow for mainly single residential allotments and public reserves on the site, whilst also ensuring the protection of the Bells Creek riparian corridor and providing sufficient infrastructure to service the development.

Intended Outcomes

It is estimated that the rezoning of the Townson Road Precinct will provide:

- i. A minimum of 336 lots with a population of at least 974 people.
- ii. 2.158 hectares of passive open space.
- iii. 7.4 hectares riparian land zoned E2 Environmental Conservation.
- iv. 1.574 hectares for drainage infrastructure.

A draft Indicative Layout Plan (ILP) which shows the intended layout for the Precinct is shown at **Attachment 2**. This plan will be incorporated into the *Blacktown City Council Growth Centres Development Control Plan 2010* via a separate amendment process.

PART 2 – Explanation of Provisions

Currently the Townson Road Precinct is zoned under Blacktown LEP 1988. However, the release of the land by the Minister for Planning means that the rezoning will occur under the provisions of the Growth Centres SEPP.

Specifically, the Planning Proposal seeks to amend Appendix 12 – Blacktown Growth Centres Precinct Plan of the Growth Centres SEPP to make it apply to the Townson Road Precinct. The Planning Proposal also seeks to make amendments to the provisions and the maps to the Growth

Centres SEPP to make the Townson Road Precinct amendments to the Blacktown Growth Centres Precinct Plan effective.

An Explanation of Intended Effect (EoIE) is provided at **Attachment 3**. The EoIE provides a “plain English” description of the planning controls that are intended to apply under the Precinct Plan. In summary, the EoIE outlines the following:

- i. Permitted and prohibited development. This part of the Precinct Plan establishes the zoning of land and the land uses that are permitted without consent, permitted with consent or are prohibited in each zone. This part will remain unchanged to ensure consistency with other Blacktown Council Growth Centre release areas.
- ii. Principal development standards. This part of the Precinct Plan establishes controls on the size and scale of development. No changes are proposed to this part.
- iii. Miscellaneous provisions. These provisions control particular types of development in more detail than the controls in the previous parts of the Precinct Plan. No changes are proposed to these provisions.

In addition to the written instrument amendments, various SEPP map amendments are required to facilitate the Planning Proposal. These include:

- i. Draft Land Application Map – identifies land to which the amendments will apply.
- ii. Draft Land Zoning Map – identifies proposed land uses zones.
- iii. Draft Height of Buildings Map – identifies proposed maximum building height limits.
- iv. Draft Development Control Map – identifies flood prone and major creeks land.
- v. Draft Land Reservation Acquisition Map – identifies land proposed for acquisition by a public authority.
- vi. Draft Lot Size Map – identifies proposed minimum lot sizes for development.
- vii. Draft Residential Density Map – identifies proposed minimum residential density controls.
- viii. Draft Riparian Corridor Protection Area Map – identifies riparian land to be protected.
- ix. Draft Native Vegetation Map – identifies native vegetation to be retained.

These maps are compiled as **Attachment 4** to this Planning Proposal.

PART 3 – Justification

Section A – Need for the Planning Proposal

1. Is the Planning Proposal a result of any strategic study or report?

In 2006 the NSW Government announced plans outlining the future of land releases in the North West and South West Growth Centres of Sydney. The Growth Centres together provide for 180,000 homes over the next 30 years, characterised by staged delivery of infrastructure coordinated with land releases and a focus on sustainability to achieve world’s best practice standards. The Townson Road Precinct comprises a part release of the West Schofields Precinct within the North West Growth Centre (NWGC).

The request for a Planning Proposal is supported by a suite of technical/precinct planning studies including:

- i. Environmental Site Assessment
- ii. Flood Study and Detention Assessment
- iii. Water Quality Modelling and WSUD Assessment

- iv. Traffic Impact Assessment
- v. Aboriginal and European Heritage Assessment
- vi. Environmental Noise Impact Report
- vii. Proposed Utilities Investigation
- viii. Biodiversity, Riparian and Bushfire Assessment
- ix. Open Space and Community Facilities Assessment

Also included in support of the Planning Proposal are the following documents:

- i. Growth Centres Biodiversity Certification Assessment of consistency between Relevant Biodiversity Measures of the Biodiversity Certification Order and Schofields West (Part) Precinct.
- ii. Growth Centres Strategic Assessment Program Assessment of Consistency between the Commitments of the Strategic Assessment Program and West Schofields (Part) Precinct.

These documents are included as **Attachments 5 to 15** to this Planning Proposal.

2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

An amendment to the Growth Centres SEPP is required to effect the rezoning of the subject land. A Planning Proposal is an appropriate means for achieving the intended planning outcome for the Townson Road Precinct, as it is an established procedure that will allow consideration of the request for amendment to the SEPP by both Council and the Department of Planning and Environment (DPE) through the LEP Gateway. This approach is considered to be appropriate given the manner in which the SEPP, and particularly the zoning and land use table, operates in the NWGC is similar to an LEP. The alternate way without needing a Planning Proposal would be a direct amendment to the SEPP by the DPE.

Section B – Relationship to Strategic Planning Framework

3. Is the Planning Proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft Strategies)?

The Planning Proposal is consistent with the objectives and actions contained within the Metropolitan Plan and North-West Subregional Strategy. This is discussed as follows:

Metropolitan Plan for Sydney 2036

The Metropolitan Plan for Sydney 2036 identifies Growth Centres in the North West and South West of Sydney as sites for future housing and employment. A Structure Plan has been prepared to guide future planning and development in the NWGC. The Planning Proposal is consistent with the Structure Plan in respect of land in the West Schofields Precinct.

Rezoning of the Townson Road Precinct is also consistent with the following Directions in the Metropolitan Plan for Sydney 2036.

- Direction D – Housing Sydney's Population.
- Direction H – Achieving Equity, Liveability and Social Inclusion.

Draft North West Subregional Strategy

The North West Subregion is made up of five local government areas: The Hills, Blacktown, Blue Mountains, Hawkesbury and Penrith. It is the largest of the Subregions and supports a population of over 760,000 people. The NWGC is located within the Subregion and is the focus for new land releases over the next 25 years. Rezoning of the Townson Road Precinct is consistent with the following Directions from the Draft North West Subregional Strategy:

- Direction B: Centres and Corridors
- Direction C: Housing
- Direction D: Transport
- Direction F: Parks and Public Places

4. Is the Planning Proposal consistent with Council's local strategy or other local strategic plan?

The Planning Proposal is consistent with Council's Community Strategic Plan as discussed below.

Blacktown Community Strategic Plan

The Planning Proposal is considered to be consistent with the Blacktown City 2025 Community Strategic Plan. The Proposal meets the following key strategies:

- i. Strategy 1: A Creative, Friendly and Inclusive City by providing additional public open space for use by future residents and surrounding localities and ensuring adequate pedestrian and cycle links to access public open space.
- ii. Strategy 2: Environmental Sustainability by improved water systems and an upgrade to the stormwater drainage on site, and the introduction of an E2 Environmental Conservation Zone to ensure protection of Bells Creek and its riparian area.
- iii. Strategy 5: Urban Living and Infrastructure by providing land available for a minimum of 336 additional housing lots to assist in meeting the increasing housing demands.
- iv. Strategy 6: Clean Green Spaces and Places by providing approximately 2.15 ha of additional public open space.
- v. Strategy 7: Getting Around by incorporating an indicative road network that is functional and will support the needs of all road users including vehicles, pedestrians and cyclists.

5. Is the Planning Proposal consistent with the applicable State Environmental Planning Policies?

A review of State Environmental Planning Policies (SEPPs) has been undertaken and the consistency of the Planning Proposal with the applicable SEPPs is summarised in **Attachment 16**.

This Planning Proposal does not propose provisions that will contradict or would hinder the application of these SEPPs. Further assessment against the relevant SEPPs will be undertaken during the Development Application stage.

6. Is the Planning Proposal consistent with applicable Ministerial Directions?

The Section 117 Ministerial Directions (under Section 117(2) of the *Environmental Planning and Assessment Act 1979*) provide local planning directions and are to be considered when rezoning land. The proposed amendment is consistent with Section 117 Directions issued by the Minister for Planning and Infrastructure.

The following table outlines the consistency of the Planning Proposal to relevant Section 117 directions:

Section 117 Direction	Consistency of Planning Proposal
1. Employment and Resources	
1.1 Business and Industrial Zones	No business or industrial zones are proposed.
1.2 Rural Zones	The proposal is consistent with the NWGC Strategy.
1.3 Mining, Petroleum Production and Extractive Industries	Not applicable
1.4 Oyster Aquaculture	Not applicable
1.5 Rural Lands	The proposal is consistent with the NWGC Strategy.
2. Environment and Heritage	
2.1 Environment Protection Zones	Land on the eastern side of the Bells Creek Corridor is planned to be zoned E2 Environmental Conservation. The land to be zoned includes all land which is non-certified. Consistent.
2.2 Coastal Protection	Not applicable
2.3 Heritage Conservation	There are no European heritage items which are affected by the Planning Proposal. In relation to Aboriginal archaeology, the Aboriginal archaeology study found that the road layout as shown in the ILP will affect known Aboriginal archaeological sites. A program to mitigate the impacts to Aboriginal archaeological sites of moderate or better significance would be required. In recognition of the strong connection and cultural heritage values of the Plumpton Ridge landform and associated sites within the study area, mitigation may also include identifying opportunities for interpretation and future educational outcomes. An Aboriginal heritage impact permit (AHIP) will be required to be obtained prior to impacting Aboriginal sites/objects. A mitigation program comprising archaeological salvage will be required prior to impacting sites exhibiting moderate significance and identified Aboriginal cultural heritage value.
2.4 Recreation Vehicle Areas	Not applicable
3. Housing, Infrastructure and Urban Development	

Section 117 Direction	Consistency of Planning Proposal
3.1 Residential Zones (1) The objectives of this direction are: (a) to encourage a variety and choice of housing types to provide for existing and future housing needs, (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (c) to minimise the impact of residential development on the environment and resource lands.	• The Planning Proposal will provide a choice of housing which is capable of meeting the existing market demands. • Future development will utilise new and upgraded infrastructure proposed as part of the Schofields West Precinct Plan. • The proposed residential development will provide appropriate development of land which has previously been assessed and approved as appropriate with the associated stormwater infrastructure. • Future residential development will retain the environmental value of the Eastern Creek and Schofields Tributary. • The Planning Proposal is consistent with the aims and objectives of the draft North West Subregional Strategy.
3.2 Caravan Parks and Manufactured Home Estates	Not applicable
3.3 Home Occupations	Not applicable
3.4 Integrated Land Use and transport Objectives (1) The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives: (a) improving access to housing, jobs and services by walking, cycling and public transport; (b) increasing the choice of available transport and reducing dependence on cars; (c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and (d) supporting the efficient and viable operation of public transport services, and providing for the efficient movement of freight.	A Traffic Impact Assessment by Traffix identifies the Townson Road Precinct as having adequate accessibility incorporating appropriate roads, pedestrian and cycle links (running north south along the Bells Creek Corridor). Public transport is limited at the moment but this is expected to improve once the area and adjacent precincts start to develop. The Assessment is included as part of this Planning Proposal.
3.5 Development Near Licensed Aerodromes	Not applicable
3.6 Shooting Ranges	Not applicable
4. Hazard and Risk	
4.1 Acid Sulphate Soils	The site is not known to be affected by acid sulphate soils.
4.2 Mine Subsidence and Unstable Land	The site is not known to be affected by unstable land.

Section 117 Direction	Consistency of Planning Proposal
4.3 Flood Prone Land	A Flood Study by Hyder Consulting has been prepared to support this Planning Proposal. As a result provisions are applied to manage any impact on and by flood planning measures as appropriate to the site. The ILP includes basis which will assist in flood mitigation. These basins are outside the non-certified areas.
4.4 Planning for Bushfire Protection	A Bushfire Assessment by EcoLogical Australia Pty Ltd provides a number of planning principles for the ILP. These have been taken into consideration in the draft zonings. Draft LEP including a perimeter road of at least 8m with two way access on the western side, establishment of adequate APZs of between 15 m – 20m. The minimum allotment depths to accommodate APZs for lots fronting perimeter roads will vary based on BAL and slope.
5. Regional Planning	
5.1 Implementation of Regional Strategies	The Planning Proposal is consistent with the aims and objectives of the draft North West Subregional Strategy.
5.2 Sydney Drinking Water Catchments	Not applicable
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	Not applicable
5.6 Sydney to Canberra Corridor	Revoked 10 July 2008
5.7 Central Coast	Not applicable
5.8 Second Sydney Airport: Badgerys Creek	Not applicable
6. Local Plan Making	
6.1 Approval and Referral Requirements	As the land is bushfire prone, it is expected that a referral will be required to the RFS if a Gateway Determination is given. It is expected that various other referrals will be required for utility provision.
6.2 Reserving Land for Public Purposes	The Townson Road Precinct does not include any land which is currently reserved for a public purpose. The Planning Proposal creates land for public ownership through the creation of land for open space and drainage purposes.
6.3 Site Specific Provisions	Not applicable
7. Metropolitan Planning	

Section 117 Direction	Consistency of Planning Proposal
7.1 Implementation of the Metropolitan Strategy	The Proposal is consistent with the aims, objectives and provisions of the Metropolitan Plan for Sydney 2036 (the Metropolitan Plan replaced the Metropolitan Strategy in 2010).

Section C – Environmental, Social and Economic Impact

7. Is there any likelihood that Critical Habitat or Threatened Species populations or ecological communities or their habitats, will be adversely affected as a result of the proposal?

The Townson Road Precinct contains a mix of certified and non-certified land under the *NSW Threatened Species Act 1995* (TSC Act). The site has been partially cleared and utilised in part for low intensity rural residential development over many years. The Biodiversity and Riparian Assessment by EcoLogical Australia found critically endangered ecological communities of Cumberland Plain Woodland (CPW) consisting of *Shale Plains* and *Shale Hills Woodland*. The vast majority of CPW across the site is in good condition, particularly the stands in Lot 5 DP 27536 and Lot 6 DP 27536 with good levels of recruitment and areas with limited current or historical disturbance.

The Assessment also found Alluvial Woodland (AW) within the study area which comprises the endangered ecological community *River-Flat Eucalypt Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner Bioregions* (River-Flat Eucalypt Forest) as listed in Schedule 1 of the TSC Act. AW occurs exclusively along the main watercourse within the Bells Creek Corridor.

The Assessment found the following threatened flora species:

- Juniper-Leaved Grevillea *Grevillea juniperina* var *juniperina*
- *Dillwynia tenuifolia*

The Assessment found the following threatened fauna species under the TSC and/or *Environmental Planning & Biodiversity Conservation Act, 1999* (EPBC):

- Cattle Egret (*Ardea ibis*)
- Grey-headed Flying Fox (*Pteropus poliocephalus*)
- Eastern Bent-wing Bat (*Miniopterus schreibersii oceanensis*)
- Eastern Freetail Bat (*Mormopterus species*)

No part of the residential development area, drainage basins, open space, asset protection zones, roads and sewer pumping station are located within the non-certified areas. As such, no threatened species or ENV within the non-certified areas will be affected by the development of the area.

Further reports including Assessment of Consistency Between Relevant Biodiversity Measures of the Biodiversity Certification Order and West Schofields (Part) Precinct and Assessment of Consistency Between the Commitments of the Strategic Assessment Program and West Schofields (Part) Precinct are also provided.

In relation to the former report, it is concluded that the Townson Road Study Area planning is consistent with the biodiversity certification of the Growth Centres SEPP. In relation to the latter, it

is concluded that the Schofields West (Part) Precinct (Townson Road Study Area) is consistent with the Strategic Assessment of the Growth Centres SEPP.

8. Are there any other likely environmental Effects as a result of the planning proposal and how are they proposed to be managed?

Likely environmental impacts have been considered as part of the preparation of the Planning Proposal. The following lists the potential impacts and associated proposed management strategies.

European Heritage

There are no European heritage items found in the Townson Road Precinct, nor does it form part of a Heritage Conservation Area. A Heritage Assessment and Statement of Heritage Impact Study are submitted with the request for a Planning Proposal.

Aboriginal Heritage

The Aboriginal archaeology study found that the proposed road layout shown in the ILP will affect known Aboriginal archaeological sites. A program to mitigate the impacts to Aboriginal archaeological sites of moderate or better significance would be required. In recognition of the strong connection and cultural heritage values of the Plumpton Ridge landform and associated sites within the study area, mitigation may also include identifying opportunities for interpretation and future educational outcomes.

An Aboriginal heritage impact permit (AHIP) will be required to be obtained prior to impacting Aboriginal sites/objects. A mitigation program comprising archaeological salvage will be required prior to impacting sites exhibiting moderate significance and identified Aboriginal cultural heritage value.

Flooding and Stormwater

A Flood Study was undertaken to assess the potential impact of the proposed residential development within the Townson Road Precinct in Colebee. The Study aimed to determine potential flooding and the sizing of two regional on site detention storages. No change in the 100 year flood levels was predicted for areas external to the subject site as the result of the proposed development.

Traffic and Parking

A Traffic Impact Assessment concluded that the proposed road network has been designed in accordance with the Blacktown City Council Growth Centres DCP. The proposal has also been assessed having regard to findings outlined in the NWGC Road Framework and this analysis demonstrates that the impacts of the rezoning on the future road network have been assessed having regard for the NWGC Road Framework and other planning controls adopted for the design of the future road network. The analysis demonstrates consistency with these requirements and as such the development is considered supportable on traffic planning grounds.

The Townson Road Precinct is currently serviced by a single bus route. However as density within the NWGC increases, access to both rail and the local bus network are also expected to improve. It is anticipated that new services would be provided and would generally follow collector roads with strategic bus corridors provided along Transit Boulevards and Principle Arterial roads.

Key conclusions of the traffic report are summarised below:

- i. Primary access for the site is via the Smith's Land Access Road to the south.
- ii. The proposed internal road network is consistent with the Blacktown City Council Growth Centres Precincts DCP and provides a high level of connectivity while limiting through connections to the major road network.
- iii. Traffic generation impacts as a result of the proposal are consistent with the future intersection requirements and traffic planning for the NWGC and are supportable on traffic planning grounds.

Noise

The Noise Assessment Study identified that the first row of housing fronting Townson Road, the eastern boundary north/south collector road and the southern boundary east/west local collector road will be impacted by road traffic noise exceeding the Infrastructure SEPP criteria. Affected houses will require architectural acoustic treatment to the building envelope so as to comply with the internal noise criteria. It is recommended that a more detailed assessment be carried out once the subdivision is finalised. In addition there are provisions in the Blacktown City Council Growth Centres DCP that address issues related to noise from external sources.

Land Contamination

The Preliminary Environmental Site Assessment Townson Road Marsden Park, September 2013 found asbestos fragments on the surface of the northern batter of the dam at Lot 9 DP 27536. 68 Townson Road. Recommendation was made for a Clearance Certificate. An Asbestos Clearance Certificate was submitted to Council. The Certificate states that asbestos containing materials have been successfully removed from the surface of the dam bank in the north east of the Townson Road Precinct. The area can now be accessed without risk to health or the environment generally.

9. Has the Planning Proposal adequately addressed any social and economic effects?

The creation of additional residential allotments would assist meeting the increasing demand for housing in the Sydney Metropolitan Area. This will improve the local economy by providing employment during the construction phase and by providing additional housing allotments.

In terms of community facilities and active open space facilities, the Townson Road Precinct is of a size that it does not generate the demand for these facilities to be provided in its own right. The applicant will be required to enter into a VPA in lieu of a S94 Contributions Plan to provide a monetary contribution towards the provision of these facilities elsewhere in the Schofields West Precinct.

Section D – State and Commonwealth Interests

10. Is there adequate public infrastructure for the Planning Proposal?

A Proposed Utilities Investigation details the investigation of existing utilities in the vicinity of the development site, the likely points of connection to the utilities and associated potential utility infrastructure reinforcement. In summary this report provides:

Sewer

The concept design envisages the proposed rising main, connecting into a newly constructed pit, located to the south-east of the site, within a newly constructed subdivision roadway. From this pit, sanitary drainage would flow by gravity to the existing network, to the existing sewer pump station

within the Stonecutters Ridge development. Sydney Water confirmed that it is technically possible to utilise capacity within the existing pump station at Stonecutters Ridge.

Potable Water

Sydney Water confirmed that there is sufficient capacity within the existing potable water network, to service both the Townson Road Precinct and the site located to the south.

Gas

Jemena has confirmed the presence of the 1,050 kPa gas main located within Richmond Road, and that there is sufficient capacity to service the proposed development. However, this network is not suitable for reticulation throughout a residential development, for individual house connections. A Zone Pressure Reduction station will be required to allow a new low pressure public network to be reticulated, via a shared trench arrangement throughout the development. New gas infrastructure is also proposed during the Richmond Road upgrade works.

Electrical

To cater for the total load of the entire development, a new feeder is required to be installed. This feeder will be required from either the new Schofields zone substation or more likely, from Quakers Hill.

Communications

The presence of optical fibre infrastructure in the vicinity of the Townson Road Precinct suggests that broadband infrastructure is available in the area. Telstra are likely to require a detailed assessment prior to determining any service strategy, to the Townson Road Precinct. Other providers are also likely to be capable of providing this service.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

No consultation with State or Commonwealth authorities has been carried on the Planning Proposal. Consultation with the relevant State and Commonwealth public authorities will occur in accordance with the Gateway Determination.

Part 4 – Mapping

The Planning Proposal is accompanied by the following relevant draft SEPP Maps:

- i. Draft Development Control Map
- ii. Draft Land Application Map
- iii. Draft Height of Buildings Map
- iv. Draft Land Reservation Acquisition Map
- v. Draft Lot Size Map
- vi. Draft Zoning Map
- vii. Draft Native Vegetation Map
- viii. Draft Residential Density Map
- ix. Draft Riparian Protection Area Map

These maps are compiled as **Attachment 4** to this Planning Proposal.

Part 5 - Community Consultation

Community consultation will occur in accordance with the Gateway Determination. It is expected that the community consultation period will take 28 days.

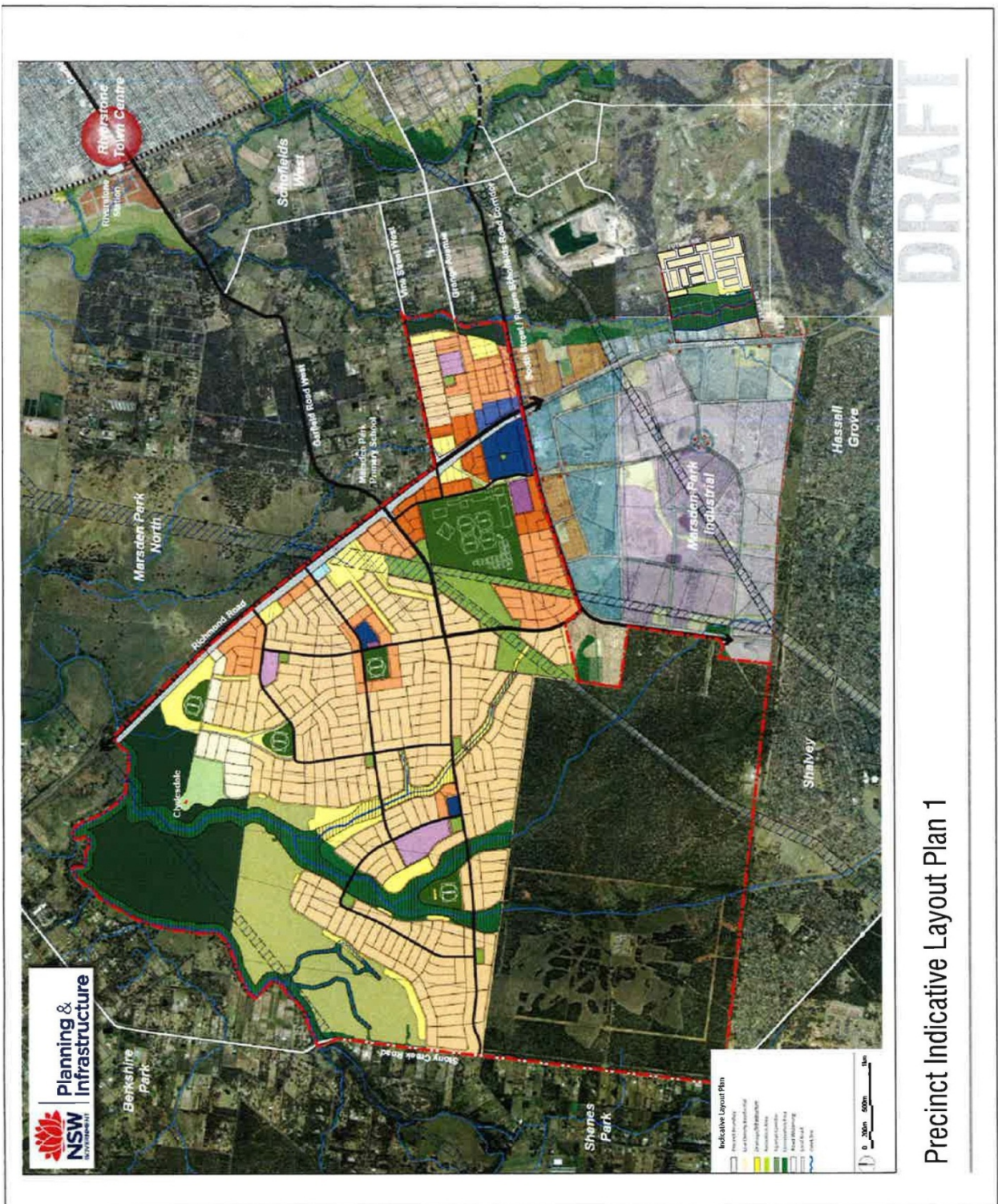
Part 6 – Time Line

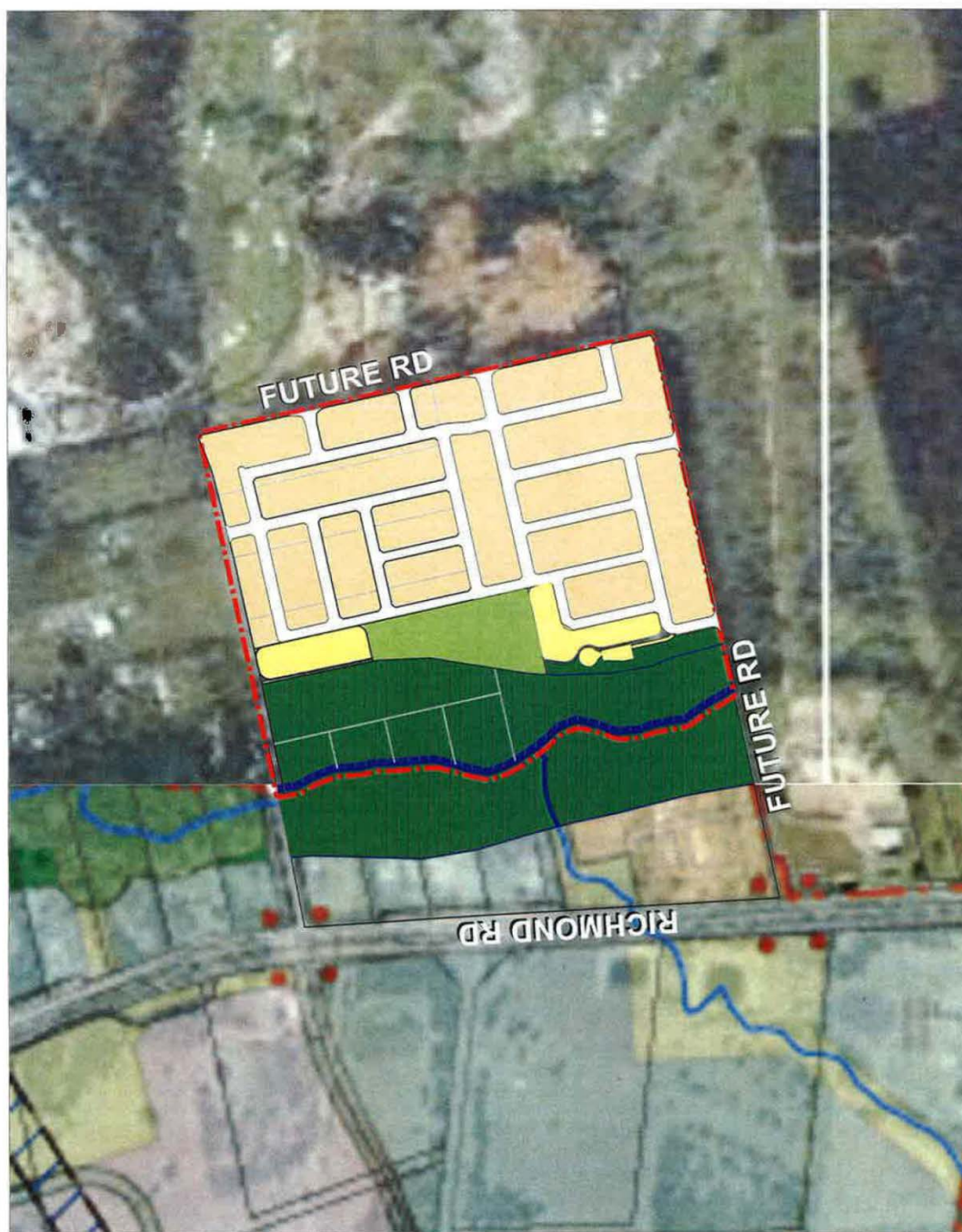
The following time line is proposed. It is based on Council's best estimation on how long this Planning Proposal will take to be finalised. It is also based on the premise that there will be no significant delays in state government consultation or that any objection received can be addressed without the need for independent peer review.

Milestone	Timeframe
Commencement date	June 2013
Anticipated time frame for the completion of required technical information	December 2013
Timeframe for government agency consultation (pre and post exhibition as required by the Gateway Determination)	June 2014
Commencement and completion dates for public exhibition	July 2014
Time frame for consideration of submissions	July 2014
Time frame for consideration of a proposal post exhibition	August 2014
Date of submission to the Department to finalise the LEP	September 2014
Anticipated date RPA will forward to the Department for notification	October 2014

ATTACHMENT 1

INDICATIVE LAYOUT PLAN





DRAFT

Precinct Indicative Layout Plan 2

ATTACHMENT 2

CONSISTENCY WITH SEPPs

Environmental Planning Instrument	Consistency
SEPP 1 Development Standards	Not applicable.
SEPP 4 Development Without Consent and Miscellaneous Exempt and Complying Development	Not applicable.
SEPP 6 Number of Storeys in a Building Consistent	Not applicable.
SEPP 14 Coastal Wetlands	Not applicable.
SEPP 15 Rural Landsharing Communities	Not applicable.
SEPP 19 Bushland in Urban Areas	Not applicable.
SEPP 21 Caravan Parks	Not applicable.
SEPP 22 Shops and Commercial Premises	Not applicable.
SEPP 26 Littoral Rainforests	Not applicable.
SEPP 29 Western Sydney Recreation Area	Not applicable.
SEPP 30 Intensive Agriculture	Not applicable.
SEPP 32 Urban Consolidation (Redevelopment of Urban Land)	Not applicable.
SEPP 33 Hazardous and Offensive Development	Not applicable.
SEPP 36 Manufactured Home Estates	Not applicable.
SEPP 39 Spit Island Bird Habitat	Not applicable.
SEPP 41 Casino Entertainment Complex	Not applicable.
SEPP 44 Koala Habitat Protection	Not applicable.
SEPP 47 Moore Park Showground	Not applicable.
SEPP 50 Canal Estate Development	Not applicable.
SEPP 52 Farm Dams, Drought Relief and Other Works	Not applicable.
SEPP 53 Metropolitan Residential Development	Not applicable.
SEPP 55 Remediation of Land.	The Townson Road Precinct would be appropriately remediated to make the Townson Road Precinct suitable for residential development.
SEPP 59 Central Western Sydney Regional Open Space and Residential	Not applicable.
SEPP 60 Exempt and Complying Development	Consistent.
SEPP 62 Sustainable Aquaculture	Not applicable.
SEPP 64 Advertising and Signage	Not applicable.
SEPP 65 Design Quality of Residential Flat Development	Not applicable.
SEPP 70 Affordable Housing (Revised Schemes)	Consistent.

Environmental Planning Instrument	Consistency
SEPP 71 Coastal Protection	Not applicable.
SEPP (Affordable Rental Housing) 2009	Not applicable.
SEPP (Building Sustainability Index: BASIX) 2004	Consistent.
SEPP (Exempt and Complying Development Codes) 2008	Consistent.
SEPP (Housing for Seniors or People with a Disability) 2004	Consistent.
SEPP (Infrastructure) 2007	Consistent.
SEPP (Kosciuszko National Park-Alpine Resorts) 2007	Not applicable.
SEPP (Kurnell Peninsula) 1989	Not applicable.
SEPP (Major Development) 2005	Not applicable.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Not applicable.
SEPP (Rural Lands) 2008	Not applicable.
SEPP (SEPP 53 Transitional Provisions) 2011	Not applicable.
SEPP (State and Regional Development) 2011	Not applicable.
SEPP (Sydney Drinking Water Catchment) 2011	Not applicable.
SEPP (Sydney Region Growth Centres) 2006	Complies Refer to Section B
SEPP (Temporary Structures) 2007	Not applicable.
SEPP (Western Sydney Employment Area) 2009	Not applicable.
SEPP (Western Sydney Parklands) 2009	Not applicable.
Sydney REP 9 Extractive Industry (No 2-1995)	Not applicable.
Sydney REP 11 Penrith Lakes Scheme	Not applicable.
Sydney REP 16 Walsh Bay	Not applicable.
Sydney REP 18 – Public Transport Corridors	Not applicable.
Sydney REP 19 Rouse Hill Development Area	Not applicable.
Sydney REP 20 Hawkesbury–Nepean River (No. 2-1997)	Not applicable.
Sydney REP 24 Homebush Bay Area	Not applicable.
Sydney REP 25 Orchard Hills	Not applicable.
Sydney REP 26 City West	Not applicable.
Sydney REP 28 Parramatta	Not applicable.
Sydney REP 30 St Marys	Not applicable.
Sydney REP 33 Cooks Cove	Not applicable.
Sydney Regional Environmental Plan (Sydney Harbour Catchment)	Not applicable.

