

Blacktown Planning Proposal - To Amend Growth Centres SEPP - Townson Rd Precinct (Part West Schofields Precinct Release)

Proposal Title :	Blacktown Planning Proposal - To Amend Growth Centres SEPP - Townson Rd Precinct (Part West Schofields Precinct Release)		
Proposal Summary :	The planning proposal seeks to rezone land within the Townson Road Precinct through amending the SEPP (Sydney Region Growth Centres) 2006 to rezone part of the West Schofields Precinct Release Area. The draft LEP wil 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. The rezoning will provide a minimum of 336 lots with a population of at least 974 people, 2.158ha of passive open space, 7.4ha E2 Environmental conservation zoned riparian land and 1.574ha for drainage infrastructure.		
PP Number :	PP_2014_BLACK_002_00	Dop File No :	14/07893

Planning Team Recommendation

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

- S.117 directions :
- 1.2 Rural Zones
 - 2.1 Environment Protection Zones
 - 2.3 Heritage Conservation
 - 3.1 Residential Zones
 - 3.4 Integrating Land Use and Transport
 - 4.3 Flood Prone Land
 - 4.4 Planning for Bushfire Protection
 - 5.1 Implementation of Regional Strategies
 - 6.1 Approval and Referral Requirements
 - 6.2 Reserving Land for Public Purposes
 - 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : It is recommended that this planning proposal proceed through all stages only with agreement from the Land Release Team. As this is a precinct release under the Growth Centres SEPP, this proposal should proceed in accordance with relevant land release procedures to ensure consistency with other precinct releases.

1. Prior to exhibition, Council is to obtain the agreement of the Director of Greenfield Delivery of the Department of Planning and Environment that the following matters have been satisfactory addressed:

- Infrastructure commitments by the proponent to deliver any required infrastructure at no additional cost to Government, and if necessary, agreement to enter into a State VPA. This particularly relates to any infrastructure covered by the Special Infrastructure Contribution, water, sewer and electricity infrastructure.
- Consistency of the planning proposal with Growth Centres Biodiversity Certification, particularly the relevant biodiversity measures under schedule 7 to the TSC Act.
- Consistency of the planning proposal with the Blacktown Growth Centre Precinct Plan (Appendix 12 of the Growth Centres SEPP)
- The Consistency of the planning proposal with the Blacktown Growth Centre Precinct Development Control Plan (DCP).
- The adequacy of technical studies prepared are suitable to support the proposed rezoning.

2. Prior to public exhibition:

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2.1 Council is to amend the planning proposal to include sufficient additional information to adequately demonstrate consistency or justify any inconsistency with S117 Direction 2.1 Environmental Protection Zones, in particular in relation to biodiversity certification and threatened species (flora and fauna) in the non-certified areas. Council is to consult with the Director of Greenfield Delivery of the Department of planning and Environment regarding the above matters, and if required, the Office of Environment and Heritage and Commonwealth Department of Sustainability, Environment, Water, Population and Communities.

2.2 To sufficiently demonstrate consistency with S117 Direction 4.3 Flood Prone Land, Council is address whether the flood affected portion of the site is proposed to be zoned residential. Council should clarify the flood affectation on the site in the planning proposal both under the consideration of section 117 directions, and consideration of environmental impacts.

2.3 To sufficiently demonstrate consistency with S117 Direction 2.3 - Heritage conservation, Council is to consult with Office of Environment and Heritage and the Local Aboriginal Land Council regarding the potential impact on known Aboriginal archaeological items. Council is to re-address the consistency of the planning proposal with the direction following consultation and consideration of any matters raised in the submissions, if required.

2.4 To sufficiently demonstrate consistency with Section 117 Direction 4.4 - Planning for bushfire protection, Council is to consult with the Commissioner of the Rural Fire Service. Council is to further consider the consistency of the planning proposal with this direction following consultation with the Rural Fire Service.

2.5 Council is to amend the planning proposal to address the consistency with the following section 117 Directions, and if necessary justify any inconsistencies: Section 117 Direction 1.2 Rural Zones, Section 117 Direction 1.5 - Rural Lands, 2.3 - Heritage conservation, 3.1 - Residential zones, 3.4 Integrated Land use and transport objectives, 4.1 Acid sulphate soils, 4.2 mine subsidence and unstable land, 4.3 Flood prone land, 4.4 Planning for bushfire protection, 5.1 Implementation of regional strategies, 6.1 Approval and referral requirements and 6.2 Reserving land for public purposes.

2.6 Council is to amend the planning proposal and the exhibition draft land reservation acquisition map to identify all the land that is to be acquired for public purposes in this amendment, including RE1 Public recreation and SP2 Local drainage.

2.7 Council is to amend the planning proposal to clearly indicate the location of the site on all exhibition maps and to enhance the word "draft" on these maps.

3. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

- (a) the updated planning proposal must be made publicly available for 28 days; and
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs (Department of Planning & Infrastructure 2012).

4. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

- Office of Environment and Heritage
- Environment Protection Agency (EPA)
- Office of Environment and Heritage - Heritage division
- Local Aboriginal Land Council
- NSW Rural Fire Service
- Transport for NSW – Roads and Maritime Services

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- Transport for NSW
- Sydney Water
- Jemena
- Endeavour Energy (Integral Energy)
- Hawkesbury Nepean Catchment Management Authority
- Department of Education and Communities
- Department of Health
- NSW Fire and Rescue
- NSW Police
- State Emergency Services

Each public authority is to be provided with a copy of the updated planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

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

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

Supporting Reasons : To provide housing in an appropriate location.

Panel Recommendation

Recommendation Date : 29-May-2014

Gateway Recommendation : Passed with Conditions

Panel Recommendation : The Planning Proposal should proceed subject to the variations as outlined in the following conditions:

1. Council is not to commence public exhibition until amendments have been made to the planning proposal to reflect the requirements of this Gateway determination, and the revised planning proposal has been endorsed by the Deputy Secretary, Growth Planning and Delivery. This is to be done prior to Council undertaking public exhibition.

2. Council is to amend the planning proposal (the draft Lot Size Map) to remove the minimum lot size control of 225sqm for the land proposed to be zoned R2 Low Density Residential and 4,000sqm for land proposed to be zoned E2 Environmental Conservation. The Land Reservation Acquisition Map is to be updated to identify land to be acquired, zoned SP2 Infrastructure and RE1 Public Recreation.

3. Following consultation with public authorities and prior to undertaking public exhibition, Council is to update the planning proposal to include sufficient information to demonstrate consistency, or justify any inconsistencies with the following S117 Directions and other policies and documents:

- 1.2 Rural Zones
- 2.1 Environmental Protection Zones
- 2.3 Heritage Conservation
- 3.1 Residential Zones
- 3.4 Integrating Land Use and Transport
- 4.1 Acid Sulfate Soils
- 4.2 Mine Subsidence and Unstable Land
- 4.3 Flood Prone Land (address flooding on and off the site)
- 4.4 Planning for Bushfire Protection
- 6.2 Reserving Land for Public Purposes
- SEPP (Sydney Region Growth Centres) 2006

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- Growth Centres Strategic Assessment Program
- Blacktown Growth Centre Precinct Plan and Development Control Plan
- Growth Centres Biodiversity Certification and threatened flora and fauna species in non-certified areas

This information will form part of the revised planning proposal which shall be submitted to, and endorsed by, the Deputy Secretary, Growth Planning and Delivery prior to Council undertaking public exhibition.

4. Prior to undertaking public exhibition, Council is to update the planning proposal to include existing and proposed land zoning, land reservation acquisition and other applicable maps, which are at an appropriate scale and clearly identify the subject site. All maps are to be appropriately identified as 'draft' maps.

5. Prior to undertaking public exhibition, Council is to update the planning proposal to clearly note that infrastructure requirements are to be delivered by the proponent at no additional cost to the Government, and if necessary, entering into a Voluntary Planning Agreement may be required.

6. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

- (a) the planning proposal must be made publicly available for a minimum of 28 days; and
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs (Department of Planning and Environment 2013).

7. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and agencies and/or to comply with the requirements of or demonstrate consistency with relevant S117 Directions and identify the need for State infrastructure contributions:

- Roads and Maritime Services
- Transport for NSW
- Sydney Water
- Jemena
- Endeavour Energy
- Hawkesbury Nepean Catchment Management Authority
- Department of Education and Communities
- NSW Health
- Fire and Rescue NSW
- NSW Police Force
- State Emergency Services
- Environment Protection Authority
- Commonwealth Department of the Environment (S117 Direction 2.1 Environmental Protection Zones and Growth Centres Strategic Assessment Program)
- Office of Environment and Heritage (S117 Directions 2.3 Heritage Conservation and 2.1 Environmental Protection Zones; Biodiversity, Riparian and Bushfire Assessment Study and Growth Centres Biodiversity Certification Assessment)
- Local Aboriginal Land Council (S117 Direction 2.3 Heritage Conservation)
- NSW Rural Fire Service (S117 Direction 4.4 Planning for Bushfire Protection)

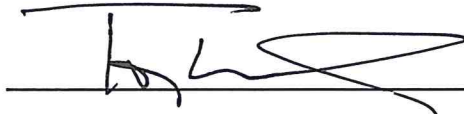
Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

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

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

Signature:



Printed Name:

TROY LOVEDAY

Date:

11-06-14