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Joint Regional Planning Panel Pre-Gateway Review

The Sydney West Joint Regional Planning Panel (JRPP) has considered the request for a review of the proposed instrument as detailed below.

The Pre-Gateway Review:

Date of Review:	27 August 2013
Dept. Ref. No:	PGR_2013_BLACK_002_00
LGA:	Blacktown
LEP to be Amended:	Blacktown Local Environmental Plan 1988 or Draft Blacktown Local Environmental Plan 2013
Address / Location:	Lot 1, DP 1097685, Vardys Road (corner Sunnyholt Road), Kings Langley
Proposed Instrument:	Draft amending local environmental plan
Panel Chair:	Bruce McDonald
Panel Members:	Lindsay Fletcher Stuart McDonald

Reason for review:	☒	The council has notified the proponent that the request to prepare a planning proposal has not been supported
	☐	The council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal

In considering the request, the JRPP has reviewed all relevant information provided by the proponent as well as the views and position of the Department and the relevant local government authority. Based on this review the JRPP recommends the following:

JRPP RECOMMENDATION:	☒	The proposed planning proposal should be submitted for a Gateway determination
	☐	The proposed instrument should not be submitted for a Gateway determination
Composition of Recommendation:	☒ Unanimous ☐ Not unanimous	Comments:

JRPP Advice and Justification for Recommendation:

Strategic Merit – The proposal will complement transport infrastructure and help meet housing targets for the sub region.

Local Context – The site is located rear to a T-Way Station that connects within a reasonably short distance to Blacktown City Centre which in turn offers a variety of commercial facilities, social amenities and regional transport connectivity.

The site is adjacent to a nominated Urban Renewal Precinct proposed in the medium term for higher density housing. This ultimately will assist to integrate the sites development into its broader local context.

The Panel considers Option 3 (residential units) which underscores the planning proposal to be of a scale that would not be in character with the nearby neighbourhood and the broader urban residential context. A more satisfactory integration would be achieved by development of the site under controls providing zoning and height controls which permits development providing –

- Two (2) storey town house typology on that section of the site generally on the northern side of the existing watercourse interfacing with Evan Place.
- Three (3) storey residential unit typology to Vardys Road and Southern element of Sunnyholt Road frontages, rising to four (4) storeys where appropriately recessed, on that section of the site generally south of the existing watercourse.

The Panel considers any determination should reflect this form of development.

The Panel further considers that if approval is given to the planning proposal, this should not be interpreted as a general justification for higher densities proximate to T-Way Stations outside Blacktown Urban Renewal Areas as a significant factor in this case is the site's particular characteristics as an urban infill site and its location opposite in Vardys Road to proposed higher density housing.

The Panel considers this approach to the site development is compatible with the intended future urban form of the locality and considers development of the site will secure a public benefit by construction of a missing element of the drainage system servicing the locality.