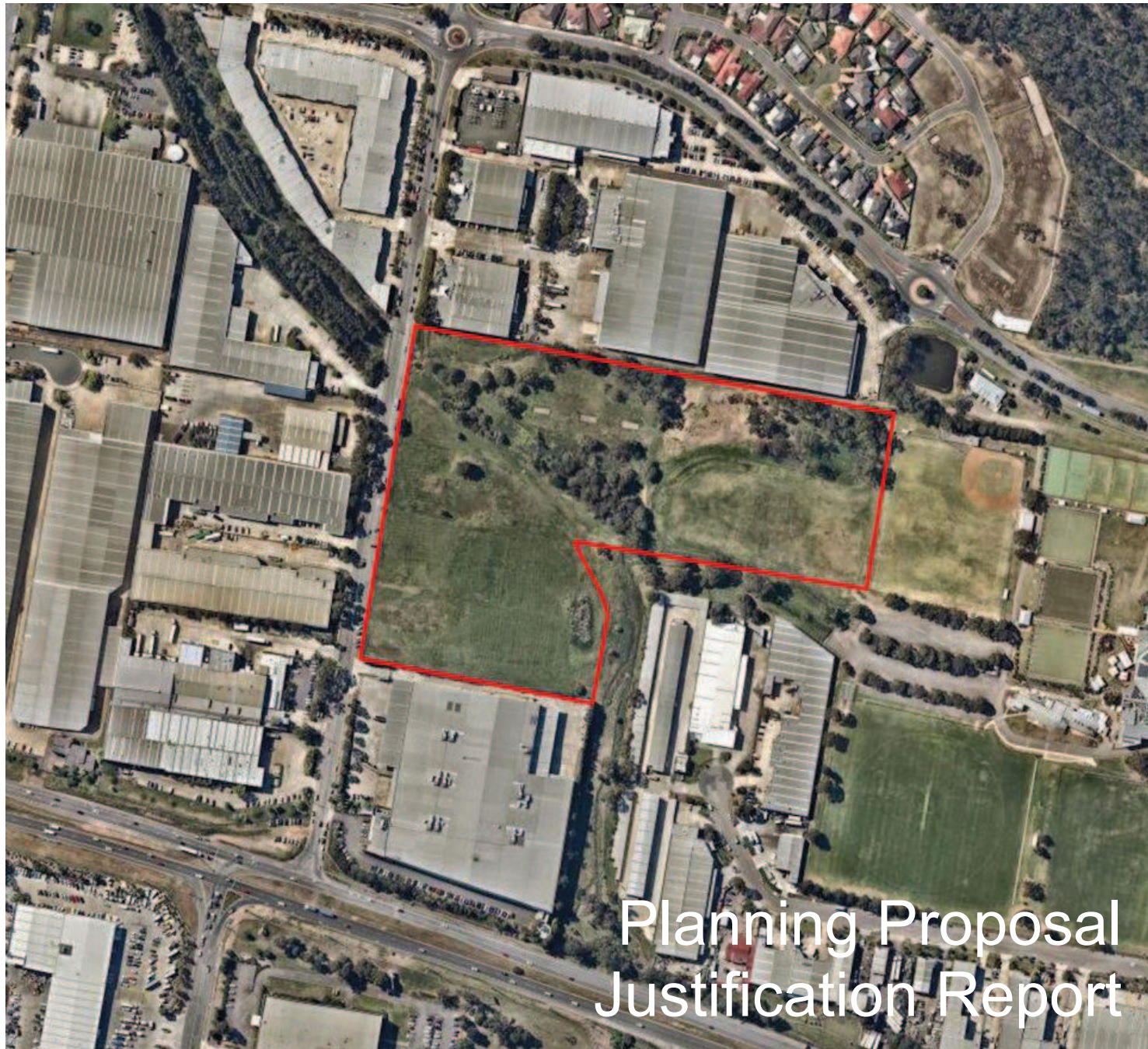




Planning Proposal Justification Report

Blacktown Workers Sports Club

215-221 Walters Road, Blacktown

January 2016



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1	Introduction	1
1.1	Project Background	2
2	The Site and Environs	3
2.1	Site Description.....	3
2.2	Surrounding Context.....	5
3	Strategic Planning Context.....	6
3.1	A Plan for Growing Sydney	6
3.1.1	West Central Subregion	7
3.2	Blacktown City 2030	8
4	Statutory Planning Context	9
4.1	Blacktown Local Environmental Plan 2015	9
4.1.1	Land Use Zoning	9
4.1.2	Flood Planning.....	12
4.1.3	Riparian Land and Watercourses	12
4.2	Blacktown Development Control Plan 2015	13
5	Proposed Land Use and Indicative Concept	14
6	Planning Proposal Overview	16
7	Part 1 – A Statement of the Objectives or Intended Outcomes	17
7.1	Objective	17
7.2	Intended Outcome	17
8	Part 2 – An Explanation of the Provisions that are to be included in the Proposed LEP	18
9	Part 3 – Justification for the Planning Proposal and the Process for the Implementation ...	19
9.1	Section A – Need for the Planning Proposal	19
9.2	Section B – Relationship to Strategic Planning Framework.....	20
9.3	Section C – Environmental, Social and Economic Impact	26
9.4	Section D – State and Commonwealth Interests.....	34
10	Part 4 – Community Consultation.....	35
11	Conclusion	36
	Disclaimer	39
Appendix A	Concept Plans	
Appendix B	Transport Impact Assessment Report	
Appendix C	Ecology Report	
Appendix D	Heritage Assessment Report	
Appendix E	Flooding Report and Plans	
Appendix F	Stormwater Management Report	
Appendix G	Geotechnical Report <i>attached under a separate cover</i>	

Appendix H Environmental Site Assessment Report *attached under a separate cover*

FIGURES:

Figure 1 – Site Identification	2
Figure 2 – Site Location	3
Figure 3 – Site Photos	4
Figure 4 – A Plan for Growing Sydney	6
Figure 5 – West Central Subregional	7
Figure 6 – Existing Zoning Map - Blacktown LEP 2015	9
Figure 7 – Flooding Affectation.....	12
Figure 8 – Riparian Land on Site	13
Figure 9 – Indicative Concept Plan.....	15

PICTURES:

Picture 1 – Lot 10 DP818679 Viewed from Walters Road Looking East (Source: Google Maps)	4
Picture 2 – Bungarabee Creek Viewed from Walters Road Looking East (Source: Google Maps).....	4
Picture 3 – Central Woodland Area Near the Northern Site Boundary Looking North-West (Source: EcoLogical Australia)	4
Picture 4 – North-Eastern Corner of Site Looking South East (Source: EcoLogical Australia).....	4

TABLES:

Table 1 – Site Features	4
Table 2 – Surrounding Land Uses	5
Table 3 – Zone Objectives and Land Use Controls	9

1 Introduction

This Planning Proposal request has been prepared by Urbis on behalf of Paynter Dixon Constructions Pty Ltd (Paynter Dixon), who in turn have been engaged by Blacktown Workers Sports Club (the Club) to initiate the preparation of an amendment to *Blacktown Local Environmental Plan 2015* (the LEP) subject to the land at 215-221 Walters Road, Arndell Park, legally described as Lot 14 Sec 4 DP6796 and Lot 10 DP818679 (the subject site).

The Planning Proposal is required to:

- Include *recreation facility (outdoor)* as an additional permitted use on the subject site in order to enable range of outdoor sports facilities and associated amenities to be operated by the Club, and
- Facilitate the future development of a Seniors Living Village on the adjoining Club site which currently accommodates sports fields – it being noted that the specific planning process to enable this element to occur involves the preparation of a separate application for a Site Compatibility Certificate (SCC) and subsequent development applications (DAs).

The subject site is currently zoned IN1 General Industrial, IN2 Light Industrial, and W1 Natural Waterway under the LEP, all of which currently prohibit *recreation facility (outdoor)*. Although the proposed use is prohibited under the site's current zoning, the similar definition of *recreation areas* is permitted with consent on all three zonings that comprise the site.

The land use term *recreation areas* may allow for a similar outcome of sports fields and associated facilities, however, the term stipulates that the facility should be 'used for outdoor recreation that is normally open to the public'. Whilst it is physically possible for the Club to operate their sporting fields under the permissible definition of *recreation areas*, the Club is required to secure the fields and facilities, primarily to observe public liability and safety issues. As such, the more flexible land use term of *recreation facility (outdoor)* is required to be included as an additional permitted use on site via a Schedule 1 amendment to the LEP.

The outcome of the LEP amendment will allow for the sports fields currently in operation at 170 Reservoir Road, Arndell Park (Lot 201 DP880404) to be relocated on the subject site in order for a Seniors Living Village to be accommodated on the site of the existing sports fields (Lot 201 DP880404). Refer to **Section 1.1** below for a full description of the background of the project.

The Planning Proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* (the Act) and the relevant guidelines prepared by the NSW Department of Planning and Infrastructure including *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals*. It includes the following:

- Description of the subject site and its context.
- Indicative site plan showing sufficient detail to indicate the effect of the proposal.
- Statement of the objectives and intended outcomes of the proposal.
- Summary of the justification of the proposal.

The Planning Proposal is accompanied by a range of plans and reports prepared by specialist consultants to provide a comprehensive analysis of the site opportunities and constraints. These include:

- Concept Drawings | **Appendix A**
- Traffic and Parking Impact Assessment | **Appendix B**
- Ecology Assessment | **Appendix C**
- Heritage Assessment | **Appendix D**

- Drainage and Flooding Analysis | **Appendix E**
- Stormwater Management Report | **Appendix F**
- Geotechnical Report | **Appendix G**
- Environmental Site Assessment | **Appendix H**

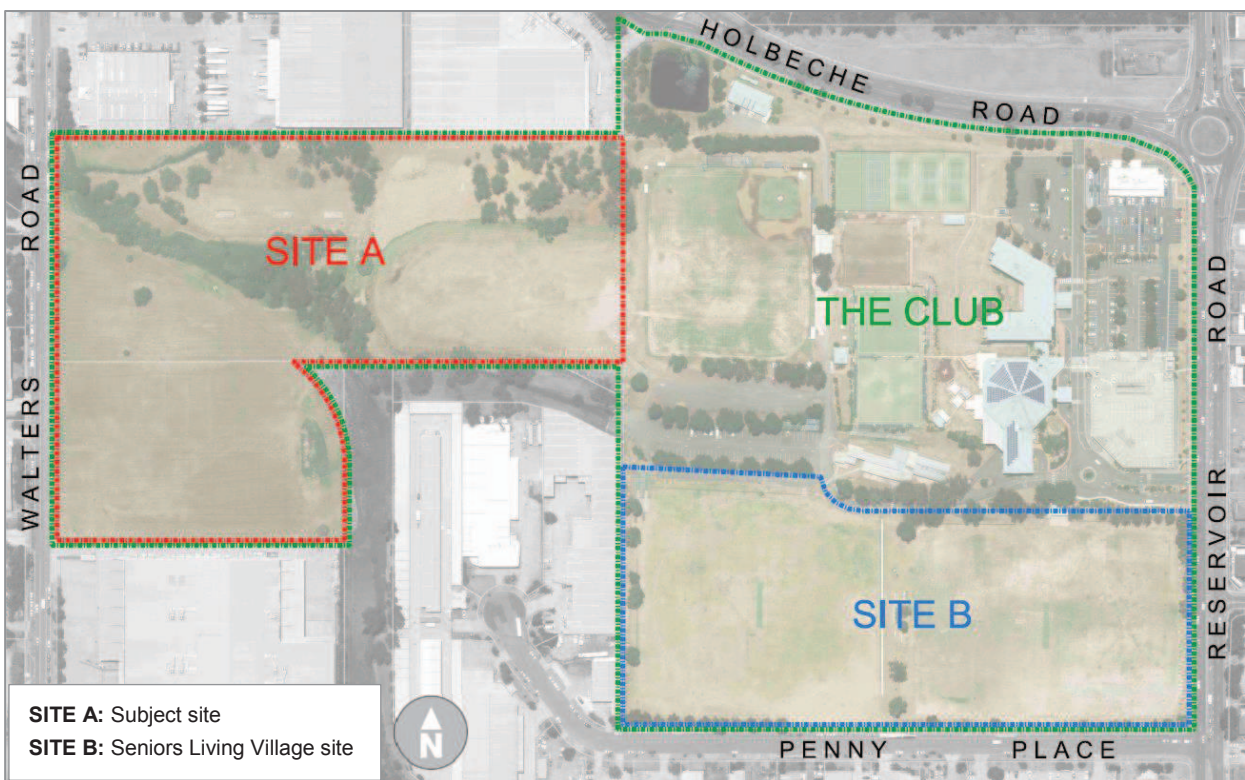
Given the multi-staged integrated nature of the redevelopment of the Blacktown Workers Sports Club land the Environmental Site Assessment, Drainage and Flooding Analysis and European and Aboriginal Heritage Assessment reports have been prepared for the overall club site. Each report clearly identifies the which site within the club land is being discussed and assessed.

1.1 PROJECT BACKGROUND

The intended outcome of this Planning Proposal is to relocate the existing sports fields on the site at the corner of Reservoir Road and Penny Place (shown as 'Site B' at **Figure 1** below) to the subject site. The relocation of the sports fields to the subject site will allow for the land of the existing sport fields land to be developed into an integrated Seniors Living Village. The Seniors Living Village will accommodate a range of self-contained dwellings and residential care facilities. A Site Compatibility Certificate application is currently being prepared for that site to commence facilitating this type of development.

In many ways, the outcome of the development on the subject site will. In physical terms, deliver what the permitted '*recreation area*' definition would deliver. And in this respect, this LEP amendment is seen as a necessary from a technical sense, rather than challenging any strategic objectives of the LEP. Urbis has met with and discussed the matter with Council's Strategic Planning Officers on 7 December 2015 and have collectively agrees that the amendment of the LEP to add an additional land use in respect to the subject site (shown as Site A in **Figure 1**) via Schedule 1 is the most logical and appropriate statutory planning mechanism to achieve the Club's objectives. Council noted that the Planning Proposal will need to demonstrate that the proposal has strategic merit, and must contain adequate information to demonstrate that relevant environmental, social and economic matters. This report responds to Council's request.

FIGURE 1 – SITE IDENTIFICATION



Source: AJ+C

2 The Site and Environs

2.1 SITE DESCRIPTION

The subject site:

- Is located at the land generally known as 215-221 Walters Road, Arndell Park.
- Is legally described as Lot 14 Sec 4 DP6796 and Lot 10 DP818679.
- Contains two lots, each with the following areas:

LOT	AREA
Lot 14 Sec 4 DP6796	50,113.6sqm
Lot 10 DP818679	19,680.3sqm
Total	69,793.9sqm.

- Is located to the east of the Blacktown Workers Sports Club and comprises vacant open space with a riparian corridor traversing through the site.

Figure 2 shows the land subject to this Planning Proposal and identifies each lot.

FIGURE 2 – SITE LOCATION



Source: Nearmap

The key existing features of the land to which the Planning Proposal applies can be seen in the aerial photograph at **Figure 2** and are described below:

TABLE 1 – SITE FEATURES

FEATURE	DESCRIPTION
Site Layout	The site is irregular in shape (L-shaped) and is generally cleared of all structures. Bungarrabee Creek runs from the north-west to the south-east of site and has sporadic vegetation on its banks. A collection of trees are located in the northern portion of the site. The site is currently vacant and not used for any purpose.
Topography	The site gently slopes from south-east to north-west. Bungarrabee Creek creates falls in the central portion of the site.
Access	Access to the site is gained from Walters Road on the western boundary, and via the existing baseball pitch on the land to the east.

FIGURE 3 – SITE PHOTOS



PICTURE 1 – LOT 10 DP818679 VIEWED FROM WALTERS ROAD LOOKING EAST (SOURCE: GOOGLE MAPS)



PICTURE 2 – BUNGARRIBEE CREEK VIEWED FROM WALTERS ROAD LOOKING EAST (SOURCE: GOOGLE MAPS)



PICTURE 3 – CENTRAL WOODLAND AREA NEAR THE NORTHERN SITE BOUNDARY LOOKING NORTH-WEST (SOURCE: ECOLOGICAL AUSTRALIA)



PICTURE 4 – NORTH-EASTERN CORNER OF SITE LOOKING SOUTH EAST (SOURCE: ECOLOGICAL AUSTRALIA)

2.2 SURROUNDING CONTEXT

The surrounding context is summarised at **Table 2**.

TABLE 2 – SURROUNDING LAND USES

DIRECTION	PREDOMINANT LAND USES
North	▪ Directly to the north of site is the Goodman Gateway Industrial Estate (209 Walters Road, Arndell Park) which contains a range of warehousing land uses. ▪ The Arndell Park Substation is located on the corner of Holbeche Road and Walters Road. ▪ Further north is the suburb of Blacktown, with Evans High School, Walters Road Public School and St Dominics Hostel, and low density residential neighbourhoods.
South	▪ Directly south of site is the DHL Supply Chain centre. ▪ The Boiler Paddock, RTA Crash Lab and the Huntingwood industrial area is situated on the opposite side of the Great Western Highway. ▪ Prospect Reservoir is located on the adjacent side of the M4 Western Motorway.
East	▪ Storage King Blacktown and warehouse related land uses are located directly to the south-east of the site. ▪ The Blacktown Workers Sports Club and Travelodge Blacktown are also located directly to the east. The facilities at the Club will be integrated with the development enabled by this Planning Proposal.
West	▪ Directly to the west is a range of light industrial uses in the suburbs of Arndell Park and Huntingwood. ▪ Bungarribee Super Park which is characterised by vast open space is located further west and is bound by the Westlink M7.

3 Strategic Planning Context

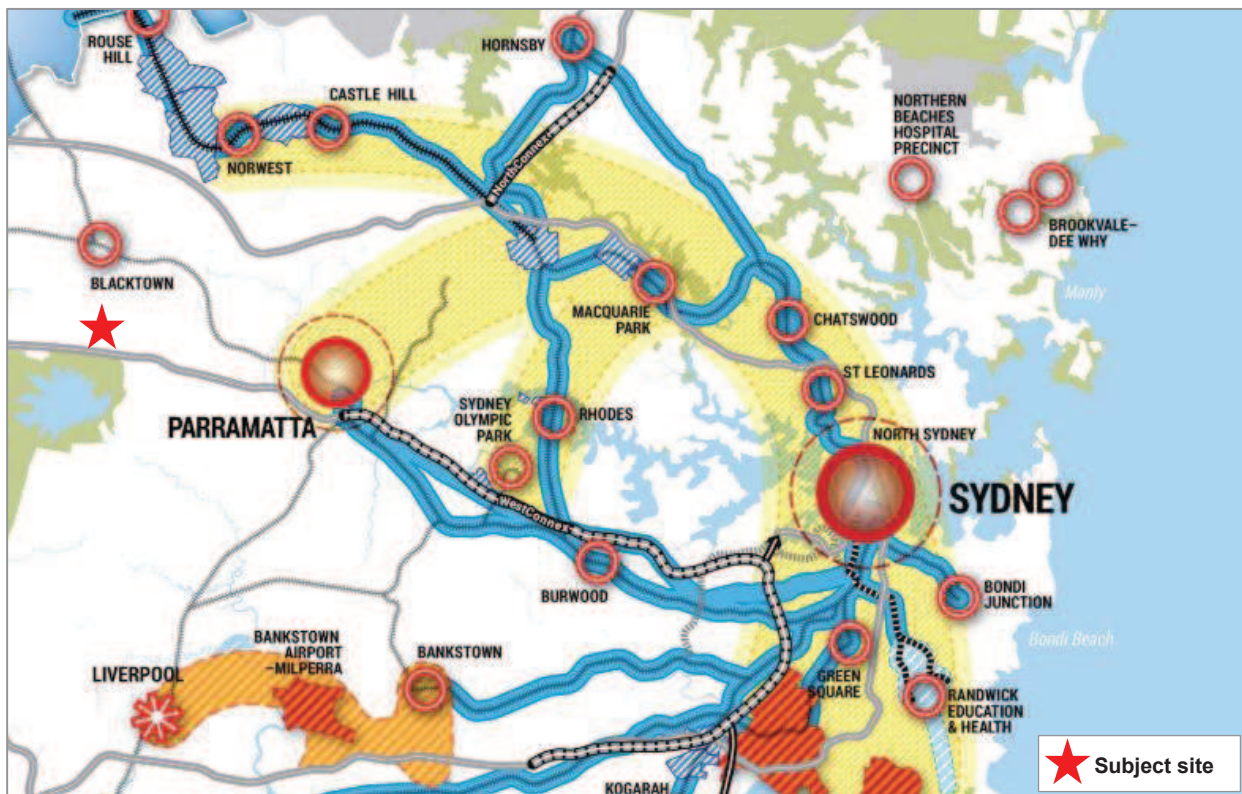
The key strategic planning considerations that are relevant to the proposal are discussed below. Refer to **Section 9.2** for an assessment of the Planning Proposal against the relevant strategies and Plans cited below.

3.1 A PLAN FOR GROWING SYDNEY

In December 2014, the State Government released 'A Plan for Growing Sydney' (the Plan) which is the primary strategic planning document guiding land use decisions in Sydney. The Plan identifies the following relevant actions and directions:

- **Action 1.11.3:** Undertake long-term planning for social infrastructure to support growing communities:
 - Social infrastructure includes child care centres, open space and recreational facilities.
- **Action 1.11.4:** Commence planning and the development of a business case for new sports facilities for Western Sydney.
- **Direction 3.3:** Create healthy built environments:
 - The design of cities and suburbs plays an important role in supporting physical activity and social interaction.
- **Direction 2.3:** Improve housing choice to suit different needs and lifestyles:
 - As the population ages, many people will choose to downsize their homes. Most people will prefer to remain in their communities.

FIGURE 4 – A PLAN FOR GROWING SYDNEY



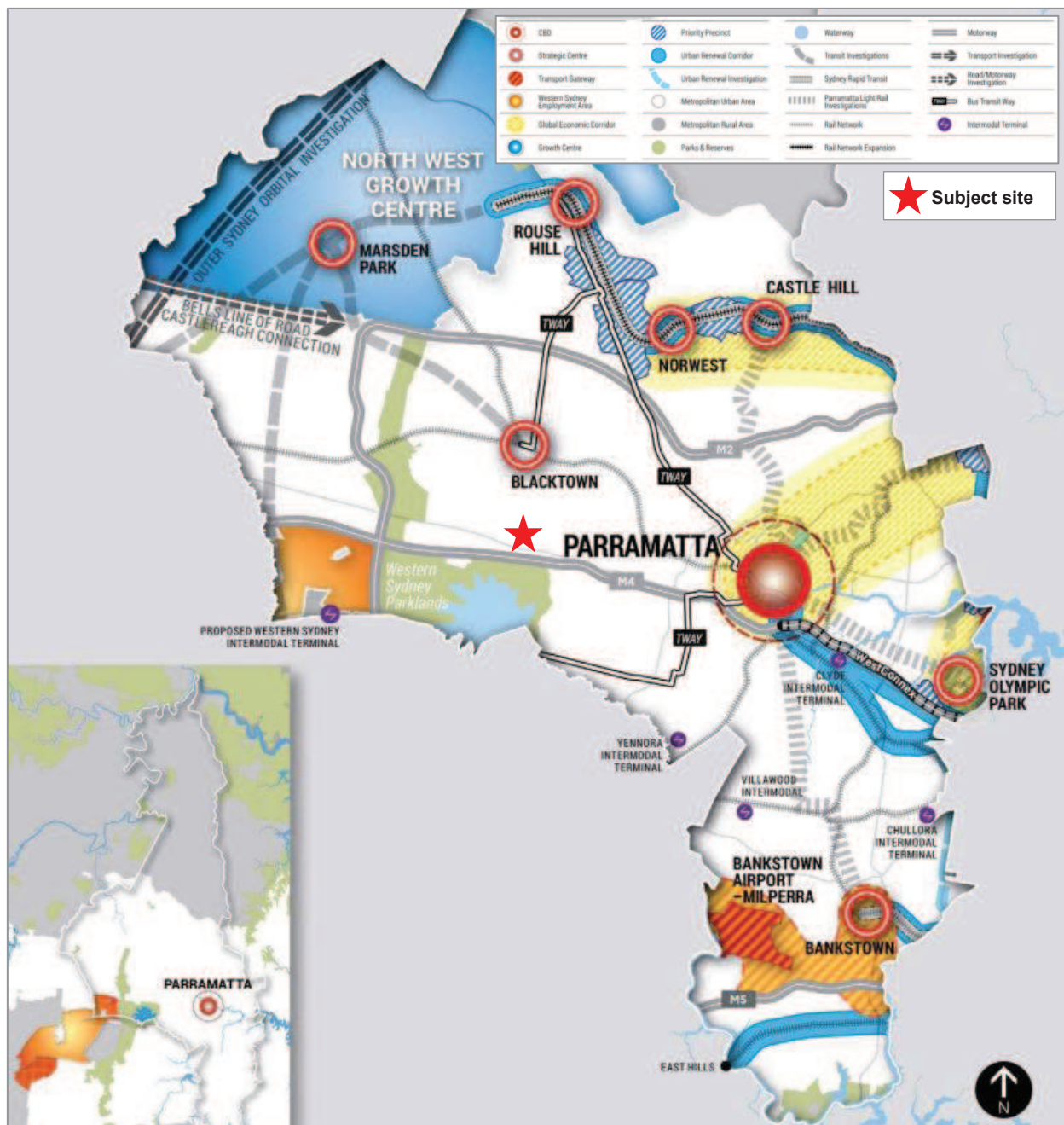
Source: NSW Government

3.1.1 WEST CENTRAL SUBREGION

Blacktown Local Government Area (LGA) is located in the West Central Subregion in the Plan. The subregion 'will be a significant focus for infrastructure investment and intensive growth over the next 20 years'. Relevant matters raised in the Plan include:

- Protect the natural environment and promote its sustainability and resilience (page 116).
- Work with Council to provide capacity for additional mixed-use development in Blacktown including housing (page 118).

FIGURE 5 – WEST CENTRAL SUBREGIONAL



Source: NSW Government

3.2 BLACKTOWN CITY 2030

The Blacktown City 2030 Community Strategic Plan (the Local Plan) was adopted 26 June 2013 and aims to identify the priorities and aspirations of the local community to 2030. The Local Plan identifies six strategic directions to ensure these aims can be met:

- A vibrant and inclusive city.
- A clean and sustainable environment.
- A smart and prosperous economy.
- A growing city supported by infrastructure.
- A sporting and active city.
- A leading city.

4 Statutory Planning Context

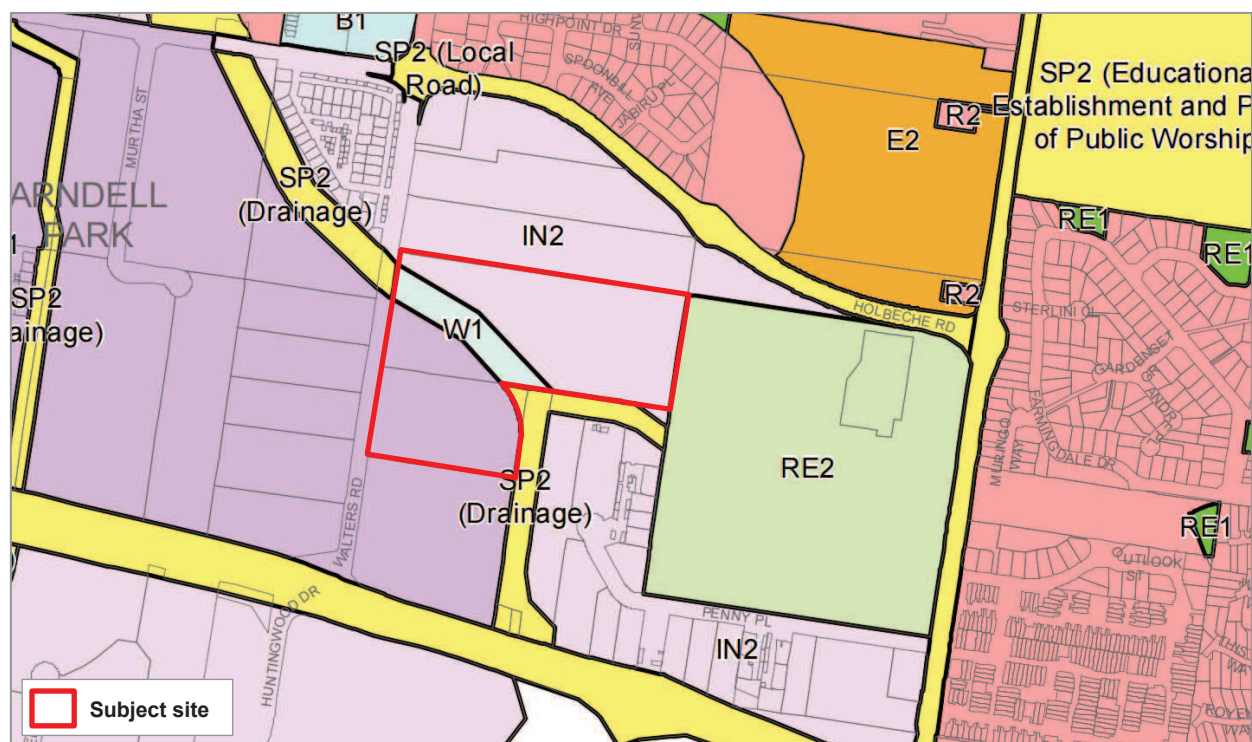
4.1 BLACKTOWN LOCAL ENVIRONMENTAL PLAN 2015

Blacktown Local Environmental Plan 2015 (the LEP) was gazetted 26 May 2015 and is the principle environmental planning instrument applicable to the site.

4.1.1 LAND USE ZONING

The site is currently zoned IN1 General Industrial, IN2 Light Industrial and W1 Natural Waterway as shown in **Figure 6**.

FIGURE 6 – EXISTING ZONING MAP - BLACKTOWN LEP 2015



Source: NSW Legislation

The following table details each zone objectives and land use controls. The SP2 Drainage zone is excluded given no works resultant of this Planning Proposal will occur on the SP2 land.

TABLE 3 – ZONE OBJECTIVES AND LAND USE CONTROLS

ZONE OBJECTIVE OR LAND USE TABLE		
IN1 General Industrial	Zone objectives	<i>To provide a wide range of industrial and warehouse land uses.</i> <i>To encourage employment opportunities.</i> <i>To minimise any adverse effect of industry on other land uses.</i> <i>To support and protect industrial land for industrial uses.</i> <i>To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.</i> <i>To minimise adverse impacts on the natural environment.</i>

ZONE OBJECTIVE OR LAND USE TABLE		
	Permitted without consent	<i>Nil</i>
	Permitted with consent	<i>Aquaculture; Building identification signs; Business identification signs; Depots; Food and drink premises; Freight transport facilities; General industries; Heliports; Industrial training facilities; Kiosks; Light industries; Neighbourhood shops; Roads; Warehouse or distribution centres; Vehicle sales or hire premises; Any other development not specified above or below.</i>
	Prohibited	<i>Agriculture; Air transport facilities; Airstrips; Amusement centres; Business premises; Camping grounds; Caravan parks; Cemeteries; Commercial premises; Correctional centres; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Information and education facilities; Marinas; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Restricted premises; Signage; Tourist and visitor accommodation; Veterinary hospitals; Wharf or boating facilities; Wholesale supplies</i>
IN2 Light Industrial	Zone objectives	<i>To provide a wide range of light industrial, warehouse and related land uses.</i> <i>To encourage employment opportunities and to support the viability of centres.</i> <i>To minimise any adverse effect of industry on other land uses.</i> <i>To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.</i> <i>To support and protect industrial land for industrial uses.</i> <i>To minimise adverse impacts on the natural environment.</i>
	Permitted without consent	<i>Nil</i>
	Permitted with consent	<i>Aquaculture; Building identification signs; Business identification signs; Depots; Food and drink premises; Funeral homes; Hardware and building supplies; Heliports; Industrial training facilities; Kiosks; Light industries; Neighbourhood shops; Roads; Warehouse or distribution centres; Vehicle sales or hire premises; Any other development not specified above or below.</i>
	Prohibited	<i>Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities;</i>

ZONE OBJECTIVE OR LAND USE TABLE

		<i>Camping grounds; Caravan parks; Cemeteries; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industries; Information and education facilities; Marinas; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Restricted premises; Rural industries; Signage; Tourist and visitor accommodation; Veterinary hospitals; Waste or resource management facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies</i>
W1 Natural Waterway	Zone objectives	<i>To protect the ecological and scenic values of natural waterways.</i> <i>To prevent development that would have an adverse effect on the natural values of waterways in this zone.</i> <i>To provide for sustainable fishing industries and recreational fishing.</i> <i>To enable works associated with the rehabilitation of land towards its natural state.</i>
	Permitted without consent	<i>Environmental protection works</i>
	Permitted with consent	<i>Environmental facilities; Flood mitigation works; Recreation areas</i>
	Prohibited	<i>Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified above</i>

This Planning Proposal relates to the inclusion of ‘recreation facilities (outdoor)’ as an additional permitted use. ‘Recreation facilities (outdoor)’ means:

a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major).

‘Recreation facilities (outdoor)’ is prohibited in the IN1 General Industrial, IN2 Light Industrial and W1 Natural Waterway zones. Notwithstanding this, having considered the objectives of the existing zones, the range of permitted uses, and also the location and characteristics of the site, we conclude that the proposed additional use satisfies the intended development outcomes sought in the various zones that comprise the site and therefore presents a strong merit case for Council to support the proposal.

Our assessment of the proposal against the various existing zone objectives is outlined in **Section 9.3**.

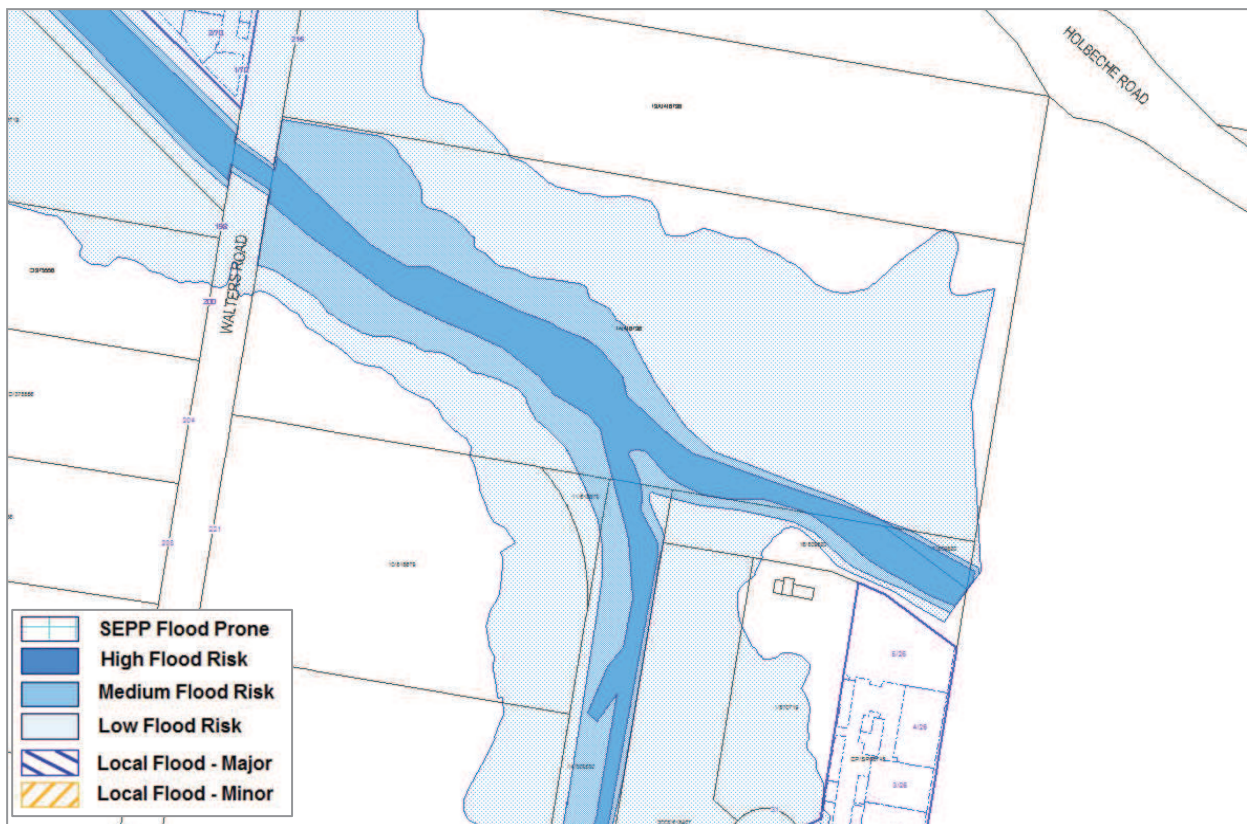
4.1.2 FLOOD PLANNING

The objectives of Clause 7.1 are:

- *To minimise the flood risk to life and property associated with the use of land,*
- *To allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,*
- *To avoid significant adverse impacts on flood behaviour and the environment.*

Figure 7 shows the flood affectation on site. Refer to **Section 9.3** for discussion of drainage and flooding impacts and the Drainage and Flooding Report at **Appendix E**.

FIGURE 7 – FLOODING AFFECTATION



Source: Blacktown Council

4.1.3 RIPARIAN LAND AND WATERCOURSES

The site contains Bungarribee Creek which transverses the site from the north-west to the central-south.

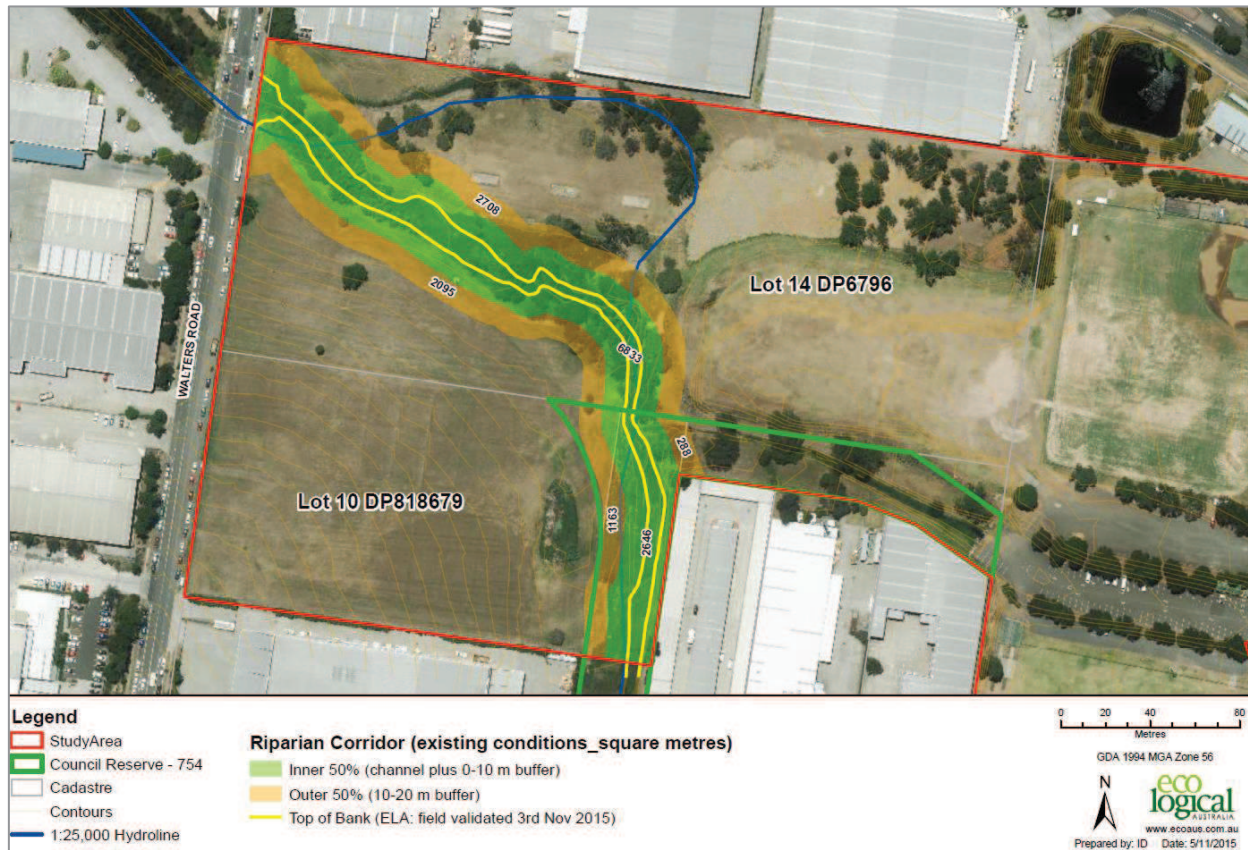
The objective of Clause 7.3 is to protect and maintain the following:

- *Water quality within watercourses,*
- *The stability of the bed and banks of watercourses,*
- *Aquatic and riparian habitats,*
- *Ecological processes within watercourses and riparian areas.*

The clause applies to all land in or within 40m of a watercourse.

Eco Logical Australia have conducted a survey of the site to determine the location of the watercourse and establish the land 20m either side of the top of bank. **Figure 8** shows the location, flow path and 20m buffers of Bungarribee Creek. Refer to **Section 9.3** for discussion of the riparian land and **Appendix C** for the Ecology Report.

FIGURE 8 – RIPARIAN LAND ON SITE



Source: Eco Logical Australia

4.2 BLACKTOWN DEVELOPMENT CONTROL PLAN 2015

Blacktown Development Control Plan 2015 (the DCP) was adopted by Council on 15 July 2015 and came into effect on 29 July 2015.

Any development application that results from this proposal will need to consider the DCP and its relevant sections.

5 Proposed Land Use and Indicative Concept

The sports fields and associated facilities that form the intended outcome of this proposal is the result of an identified opportunity to:

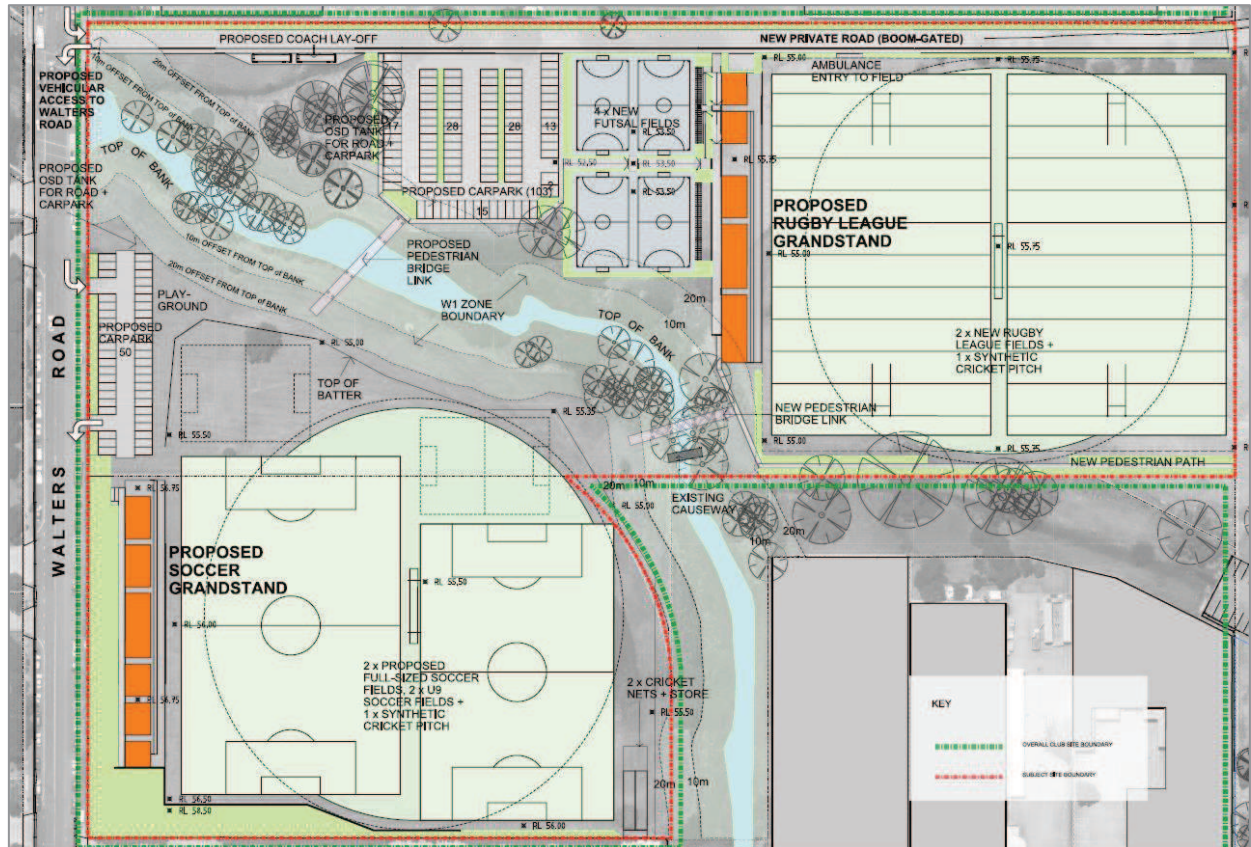
- Relocate the existing sports fields on the site at the corner of Reservoir Road and Penny Place (the Seniors Living site) to the subject site.
- Develop the land (currently being used as sports fields) at the corner of Reservoir Road and Penny Place into an integrated Seniors Living Village, accommodating a range of independent living units and residential care facilities.

Figure 9 shows the indicative layout of the proposal (refer to **Appendix A** for scaled plans). Please note that the details shown on the plans and described in this report are to be considered as “indicative only” and have been included in this Report to simply demonstrate the type of facilities intended to be delivered as a result of this proposed amendment. Final design specifications will to be finalised at the subsequent development application stage.

The sports fields and associated facilities proposal involves the following components:

- Outdoor sports/recreation facilities, including:
 - Two full size soccer fields / one synthetic cricket pitch,
 - Two smaller soccer / NRL warming up fields,
 - Two rugby league fields / one synthetic cricket pitch,
 - Four futsal fields,
 - Two new spectator grandstands,
 - Children’s playground, and
 - Associated facilities.
- Indoor sports and recreation facility with car parking at ground floor.
- Child care centre with car parking on ground floor.
- Private internal connecting roads with access on Walters Road and Holbeche Road.
- Car parking with a total of 153 spaces, a new coach lay-off area and an ambulance parking bay.
- Two Pedestrian bridges linking across Bungaribee Creek and internal pedestrian pathways.
- Riparian corridor rehabilitation.
- Provision of stormwater management infrastructure.
- Cut and fill works.

FIGURE 9 – INDICATIVE CONCEPT PLAN



Source: AJ+C

6 Planning Proposal Overview

This Planning Proposal has been prepared in accordance with Sections 55(1) and (2) of the *Environmental Planning and Assessment Act 1979* with consideration of the relevant guidelines, namely “A guide to preparing planning proposals” issued by the Department of Planning (October 2012).

Accordingly, the proposal is discussed in the following four parts:

- **Part 1** – A statement of the objectives or intended outcomes;
- **Part 2** – An explanation of the provisions that are to be included in the proposed LEP;
- **Part 3** – The justification for the planning proposal and the process for the implementation; and
- **Part 4** – Details of community consultation that is to be undertaken for the planning proposal.

Discussion for each of the above parts is outlined in the following chapters.

7 Part 1 – A Statement of the Objectives or Intended Outcomes

7.1 OBJECTIVE

The key objective of the Planning Proposal is to obtain the necessary amendments to Schedule 1 of *Blacktown Local Environmental Plan 2015* to:

- Include *recreation facility (outdoor)* as an additional permitted use on the subject site in order to enable a series of outdoor sports facilities and associated amenities to be operated by the Club.
- The above objective allows the Club to continue to support local sporting organisations (and local community members associated with these organisations) and in turn fosters and delivers positive social and community benefits

7.2 INTENDED OUTCOME

The intended outcome of this Planning Proposal is to include 'recreation facility (outdoor)' as an additional permitted use on the subject site to enable the relocation of the sports field from the adjoining Club land. This will in turn enable the development of a Seniors Living Village on the land currently accommodating the existing sports fields.

The current IN1, IN2 and W1 zoning on the subject site allows for 'recreation area', which is defined as:

A place used for outdoor recreation that is normally open to the public, and includes:

- (a) a children's playground, or*
- (b) an area used for community sporting activities, or*
- (c) a public park, reserve or garden or the like,*

and any ancillary buildings, but does not include a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor).

The Club wish for the future sports fields and associated facilities enabled by this proposal to be closed off to the public, given the facility will operate for commercial gain. The 'recreation area' land use definition does not allow for that intent to be realised. As such, this proposal seeks to apply the more appropriate 'recreational facility (outdoor)' definition to the subject site.

Whilst it is physically possible for the Club to operate their sporting fields under the permissible definition of '*recreation areas*', the Club is required to secure the fields and facilities, primarily to observe public liability and safety issues. Accordingly, the definition of '*recreation facility (outdoor)*' more appropriately meets the operational requirements of the use. This particular use would only be permissible on the site (and not within other industrial or waterway zonings) and is logical from a land-use perspective given the characteristics of the site and its ownership and location being part of the Blacktown Sports Club landholdings.

8 Part 2 – An Explanation of the Provisions that are to be included in the Proposed LEP

The objectives of this Planning Proposal can be achieved through the inclusion of the following amendments to *Blacktown Local Environmental Plan 2015*:

- Addition to 'Schedule 1 Additional Permitted Uses':

8 Use of certain land at 215-221 Walters Road, Arndell Park

(1) This clause applies to land generally known 215-221 Walters Road, Arndell Park, being legally described as Lot 14 Section 4 DP6796 and Lot 10 DP818679.

(2) Development for the purpose of a recreation facility (outdoor) is permitted with development consent.

'Recreation facility (outdoor)' is a defined term within the Blacktown LEP 2015. Its definition is described as follows:

recreation facility (outdoor) means a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major).

9 Part 3 – Justification for the Planning Proposal and the Process for the Implementation

9.1 SECTION A – NEED FOR THE PLANNING PROPOSAL

Q1. IS THE PLANNING PROPOSAL A RESULT OF ANY STRATEGIC STUDY OR REPORT?

No, however the Planning Proposal can be considered to align with the actions and directions for Blacktown in NSW's overarching strategic planning document, A Plan for Growing Sydney, in particular:

- Undertake long-term planning for social infrastructure, such as child care centres, open space and recreational facilities, to support growing communities.
- Commence planning and the development of a business case for new sports facilities for Western Sydney.
- Create healthy built environments, given the design of cities and suburbs plays an important role in supporting physical activity and social interaction.
- Improve housing choice to suit different needs and lifestyles. As the population ages, many people will choose to downsize their homes. Most people will prefer to remain in their communities.

Although the Planning Proposal enables the relocation of the existing sports from the adjoining Club land, the proposed sports fields and amenities will be state-of-the-art and as such will enable the provision of improved social infrastructure and a place in which physical activity and community interactions can occur.

Further, the Planning Proposal will enable the development of the Seniors Living Village on the existing sports field site. As such, it aligns with the direction to improve housing choice for senior citizens to suit their changing needs and lifestyles.

Q2. IS THE PLANNING PROPOSAL THE BEST MEANS OF ACHIEVING THE OBJECTIVES OR INTENDED OUTCOMES, OR IS THERE A BETTER WAY?

The Club is required to meet public liability and safety obligations and as such the permanent operation of the intended use cannot be facilitated under the '*recreation area*' land use definition. As such, this proposal seeks to apply the more appropriate '*recreational facility (outdoor)*' land use to the subject site.

To achieve this, an additional use is required to be added to the permitted uses to relevant zonings that apply to the site. Alternative mechanisms to deliver the objectives and intended outcomes of the proposal have been explored as discussed below:

- **Status of current LEP:** The current Blacktown LEP came into effect in May 2015. Given the LEP is relatively new and it is unlikely to be reviewed in the coming years, amending the current LEP on a site specific basis is the best means of achieving the above purpose of the planning proposal.
- **Potential for development consistent with existing planning controls:** Under the existing controls *recreation facility (outdoor)* is a prohibited use on site. The site is a logical and appropriate place to accommodate sporting fields and facilities given:
 - Its immediate location adjoining other operating fields.
 - It's the ownership and immediate location by/with the Blacktown Sports Club.
 - Its current vacant nature and association with the riparian area.
 - Its separation from residential areas.

Without an amendment to Schedule 1 of the LEP the Club's new and improved sporting facilities and the intended seniors living development on the adjoining site cannot be achieved and the associated public benefit cannot be realised.

9.2 SECTION B – RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

Q3. IS THE PLANNING PROPOSAL CONSISTENT WITH THE OBJECTIVES AND ACTIONS CONTAINED WITHIN THE APPLICABLE REGIONAL OR SUBREGIONAL STRATEGY?

The following discusses the proposal against relevant State strategies.

A PLAN FOR GROWING SYDNEY

The table below demonstrates the Planning Proposal is consistent with the relevant directions and actions in A Plan for Growing Sydney.

TABLE 4 – ASSESSMENT OF THE PLANNING PROPOSAL AGAINST A PLAN FOR GROWING SYDNEY

STRATEGIC DIRECTION	PROPOSAL
Direction 1.11 Deliver Infrastructure	
Action 1.11.3: Undertake long-term planning for social infrastructure to support growing communities	The provision of modern sporting facilities with good vehicular access will support the recreational needs of the community in the locality of the site.
Action 1.11.4: Commence planning and the development of a business case for new sports facilities for Western Sydney.	Although the Planning Proposal enables the relocation of the existing sports fields from adjoining land, the proposed modern sports fields and facilities will meet the needs for new sports facilities for a range of different sporting organisations in the Blacktown area and broader Western Sydney.
Direction 3.3: Create healthy built environments	
The design of cities and suburbs plays an important role in supporting physical activity and social interaction.	The development facilitated by this Planning Proposal will support and promote physical activity and thus contribute in creating healthier outcomes for future users of the site. The sports fields and facilities will act as a community meeting place where social interaction and community events can occur. Further, by relocating the existing sports field to accommodate the Seniors Living Village, local seniors will have access to recreational facilities and activities, and live in a location that will enable interaction between residents and community members.
Direction 2.3: Improve housing choice to suit different needs and lifestyles	
As the population ages, many people will choose to downsize their homes. Most people will prefer to remain in their communities.	This Planning Proposal enables the relocation of the existing sports fields on the adjoining site in order to facilitate a Seniors Living Village. Without the sports field relocation, the Seniors living Village will not be able to be accommodated. Therefore, this Planning Proposal

STRATEGIC DIRECTION	PROPOSAL
	indirectly contributes to allowing local senior citizens to reside within the community and locality they are currently connected to.
Priorities for West Central Subregion	
Protect the natural environment and promote its sustainability and resilience.	As demonstrated in the Flora, Fauna and Aquatic Assessment Report prepared by Ecological Australia (Appendix C): <i>Following the application of Assessments of Significance, it was concluded that the proposal is unlikely to have a significant effect on threatened species, populations, ecological communities or their habitats (subject to the implementation of mitigating measures).</i> <i>In terms of the aquatic assessment, the proposed development will not have a significant impact on threatened species under the FM Act. Potential indirect impacts from overland water runoff can be mitigated through detention and pollution controls.</i>

Q4. IS THE PLANNING PROPOSAL CONSISTENT WITH THE LOCAL COUNCIL'S COMMUNITY STRATEGIC PLAN, OR OTHER LOCAL STRATEGIC PLAN?

BLACKTOWN CITY 2030

The table below demonstrates that the Planning Proposal is highly consistent with the strategic directions and focus areas in Blacktown City 2030 Community Strategic Plan.

TABLE 5 – ASSESSMENT OF THE PLANNING PROPOSAL AGAINST BLACKTOWN CITY 2030

STRATEGIC DIRECTION	PROPOSAL
A vibrant and inclusive community	
5. Provide and promote community facilities that meet the needs of the community.	The Planning Proposal facilitates the provision of communities facilities, particularly facilities that will improve the health outcomes for future users of the site.
A clean and sustainable environment	
3. Enhance the wellbeing and amenity of the community and promote a clean and attractive City.	The provision of modern sports facilities will enhance community wellbeing by allowing for social interaction to occur on site. Wellbeing will also be enhanced by increasing the physical activity of future users of the site. Amenity is enhanced by the well-considered design of the sports field and associated facilities.
4. Pursue best practice sustainable water management to protect and improve the water quality of the local environment.	
5. Conserve, restore and enhance the City's biological	

STRATEGIC DIRECTION	PROPOSAL
diversity and ecosystem health, particularly threatened species, populations and communities.	As demonstrated in the Stormwater Management Report prepared by Wood and Grieve Engineers (Appendix E): <i>All stormwater runoff will be directed to underground concrete tanks along with any overflow from the rainwater reuse system.</i> <i>To ensure there are no negative impacts on the ecology of the creek and surrounding riparian zone careful consideration will be required as to the design of the sedimentation and erosion control during construction of the works.</i> As stated above and demonstrated in the Flora, Fauna and Aquatic Assessment Report prepared by Ecological Australia (Appendix C): <i>Following the application of Assessments of Significance, it was concluded that the proposal is unlikely to have a significant effect on threatened species, populations, ecological communities or their habitats (subject to the implementation of mitigating measures).</i> <i>In terms of the aquatic assessment, the proposed development will not have a significant impact on threatened species under the FM Act. Potential indirect impacts from overland water runoff can be mitigated through detention and pollution controls.</i>
A sporting and active city	
1. Pursue the further development of major sporting activities and facilities. 3. Provide and promote a wide range of sporting and recreation facilities and opportunities that enable individual and collective health and wellbeing to a diverse community.	Although the Planning Proposal enables the relocation of the existing sports fields from adjoining land, the proposed modern sports fields will meet the needs of the local community. Individual and collective health will be improved by allowing for increased physical activity and social interaction.
A leading city	
2. Positively promote Blacktown City as a city of excellence and an attractive location for living, learning, recreation, investment and employment.	The revitalised sports facilities seeks to position the Club site as a 'centre of excellence' within the Blacktown LGA where recreation activities are supported and promoted.

Q5. IS THE PLANNING PROPOSAL CONSISTENT WITH APPLICABLE STATE ENVIRONMENTAL PLANNING POLICIES?

The proposal is consistent with the relevant State Environmental Planning Policies (SEPPs). The relevant SEPPs are identified below.

TABLE 6 – ASSESSMENT OF THE PLANNING PROPOSAL AGAINST RELEVANT SEPPS

POLICY	PROPOSAL
State Environmental Planning Policy No 55 — Remediation of Land	Clause 6 of SEPP 55 requires a Planning Proposal to consider potential contamination of a site. SEPP 55 aims to promote the remediation of contaminated land for the purpose of reducing the risks of harm to human health or any other aspect of the environment by identifying what remediation work requires consent, and requiring that remediation work meets certain standards for the proposed use. Environmental Investigation Services (EIS) have undertaken a study of the site to assess the potential for site contamination, potential for soil salinity, potential risk the contamination may pose to the site receptors, and comment on the suitability of the site for the proposed additional site sought as part of this Planning Proposal. The study, included at Appendix G, finds: ▪ <i>The site can be made suitable for the proposed master plan development (which includes the proposed outdoor sport fields) provided the following recommendations are implemented:</i> – <i>Undertake a Preliminary Stage 2 ESA,</i> – <i>Prepare a Salinity Management Plan (SMP) for the proposed development, and</i> – <i>Prepare a Remediation Action Plan (RAP) for the proposed development.</i> These recommendations will be implemented at DA stage.
State Environmental Planning Policy (Infrastructure) 2007	The Infrastructure SEPP is the primary planning instrument addressing the provision and operation of infrastructure across NSW. The site will have access to all essential services needed to operation an outdoor sports facility. If improvements are identified to be needed, they will be implemented as part of the future development application.

Q6. IS THE PLANNING PROPOSAL CONSISTENT WITH THE APPLICABLE MINISTERIAL DIRECTIONS (S117 DIRECTIONS)?

The Planning Proposal has been assessed against the Section 117 Ministerial Directions and is consistent with each of the relevant matters, as outlined in the table below.

TABLE 7 – ASSESSMENT OF THE PLANNING PROPOSAL AGAINST RELEVANT SECTION 117 DIRECTIONS

DIRECTION	PROPOSAL
1. Employment and Resources	
1.1 Business and Industrial Zones <i>(1) The objectives of this direction are to:</i> <i>(a) encourage employment growth in suitable locations,</i>	- The proposal will enable the development of a range of sporting related activities that will operate on a commercial basis. As such, a range of operational jobs will be created. - The construction stage will provide significant employment opportunities to local industry and trade.
<i>(b) protect employment land in business and industrial zones, and</i>	- The proposal will not impede the potential employment generated by the site's current industrial zoning given the site is currently vacant and there is no intention by the Club to develop industrial related activities on site in the future. - Notwithstanding the above, the facilities are of a nature that does not preclude the redevelopment of the land for employment purposes in the longer term – ie the intended recreational facilities does not 'sterilize' the land. - The operation of the sports facilities will not impede nor constrain the operation of the commercial activities of surrounding industrial uses.
<i>(c) support the viability of identified strategic centres.</i>	- Blacktown City Centre is identified as a strategic centre in A Plan for Growing Sydney. The subject site is located approximately 3km to the south-west of Blacktown City Centre. - Given the distance from Blacktown, the proposed sports fields and facilities enabled by this proposal will not impede on the viability of Blacktown.
2. Environment and Heritage	
<i>(1) The objective of this direction is to protect and conserve environmentally sensitive areas.</i>	The Ecology Report at Appendix C outlines the areas of environmental significance contained within the site and finds that: <i>Following the application of Assessments of Significance, it was concluded that the proposal is</i>

DIRECTION	PROPOSAL
	<i>unlikely to have a significant effect on threatened species, populations, ecological communities or their habitats (subject to the implementation of mitigating measures).</i> <i>In terms of the aquatic assessment, the proposed development will not have a significant impact on threatened species under the FM Act. Potential indirect impacts from overland water runoff can be mitigated through detention and pollution controls.</i> ▪ The Heritage Report at Appendix D has identified that the site contains no AHIMS PAD sites, no registered items of Aboriginal or historic significance, and the site has been determined to have low potential for intact subsurface Aboriginal archaeological deposits. Further, the heritage assessment found building foundations during the site inspection and confirmed through examination of 1930's aerial imagery may provide evidence of pre 1930's life within the Blacktown area. As such, it is recommended for historic heritage investigations to occur at DA stage in order to establish the significance of the items and determine possible protection measures should the items be found to be significant.
4. Hazard and Risk	
4.3 Flood Prone Land <i>(1) The objectives of this direction are:</i> <i>(a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005.</i>	Part of the site is prone to flooding as shown at Section 4.1.2 above. The Flooding Assessment at Appendix E has been undertaken in accordance with Australian Rainfall and Runoff, the NSW Floodplain Management Manual and Council's Floodplain Management Technical Standard. The assessment finds: <i>That the 100 year flood waters are generally contained within the extent of the creeks riparian zone.</i> <i>The proposed development of the outdoor sports facilities will be located at a minimum height of RL55.00 which is a metre higher than the 100 year flood levels next to the site.</i>
6. Local Plan Making	
6.1 Approval and Referral Requirements	The Planning Proposal seeks to include 'recreation

DIRECTION	PROPOSAL
(1) The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	facility (outdoor)' as an additional permitted use within Schedule 1 of the LEP. This mechanism is supported by Council's Officers and is the most appropriate way to realise the intended outcome of this proposal for the following reasons: ▪ The Schedule 1 mechanism allows for site specific amendments under the site's current zoning. Given the vastly different zoning on site and the irregular shape of the zone boundaries on site, this approach will provide for a more orderly assessment process. ▪ Amending the site's land use zoning to a zone that permit 'recreation facility (outdoor) is unnecessary. ▪ Amending all IN1, IN2 and W1 zones in Blacktown LGA is also unnecessary and would require significant investigations outside the scope of this proposal.
6.3 Site Specific Provisions (1) <i>The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.</i>	▪ The Planning Proposal is needed to allow the <i>recreational facility (outdoor)</i> land use to be carried out within the various zonings that comprise the subject site. No unnecessarily restrictive site specific planning controls should be included as part of this Planning Proposal.
7. Metropolitan Planning	
7.1 Implementation of A Plan for Growing Sydney (1) The objective of this direction is to give legal effect to the planning principles; directions; and priorities for subregions, strategic centres and transport gateways contained in A Plan for Growing Sydney.	The Planning Proposal is consistent with the directions and actions of The Plan for Growing Sydney, as outlined earlier in this report.

9.3 SECTION C – ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

Q7. 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?

Yes. EcoLogical Australia undertook an assessment of the site to determine the flora, fauna and aquatic species and habitats present on site to establish the impacts associated with the proposal.

The development foot print of the sports field and associated facilities was designed to minimise impacts on the ecological values of the site where possible. The riparian corridor has been retained and offset as required to meet the NSW Office of Water requirements for controlled activities. No threatened species under the *NSW Fisheries Management Act 1994* were found within the riparian corridor.

Refer to **Figure 10** for the location of flora and fauna communities on site.

FIGURE 10 – ECOLOGICAL CONSTRAINTS



Source: Eco Logical Australia

In summary, the impacts resulting from the sports field enabled by this Planning Proposal include the following which will be further analysed at DA stage:

- Removal of 0.66ha of Cumberland Plain Woodland.
- Removal of 0.11ha of River-flat Eucalypt Forest.
- Removal of five (100%) hollow-bearing stags.
- Removal of two (50%) hollow-bearing trees.
- Removal / modification of 3.98 ha of exotic grassland.

The flora, fauna and aquatic assessment of significance (**Appendix C**) under Section 5A of the EP&A Act was undertaken for the following ecological communities and threatened species:

- *Cumberland Plain Woodland*
- *River-flat Eucalypt Forest*
- *Meridolum corneovirens* (Cumberland Plain Land Snail - CPLS),
- *Microbats including Saccolaimus flaviventris* (Yellow-bellied Sheathtail-bat), *Scoteanax tasmaniensis* (Greater Broad-nosed Bat) *Myotis macropus* (Large-footed Myotis) and *Falsistrellus tasmaniensis* (Eastern False Pipistrelle).

The assessment found:

No significant impacts to these threatened species and endangered ecological communities are likely to result from the proposed masterplan.

The following mitigation measures were recommended:

- *Retention and protection of identified CPLS habitat*

- Offsetting impacts to Bungarribee Creek through restoration of RFEF (including the of 304 m² of new or offset through implementation of a VMP.
- Installation of microbat boxes throughout the retained vegetation to offset the loss of stags and hollow-bearing trees from the site.
- Sediment and pollutant controls, and management of the hydrological regime.

The Flora, Fauna and Aquatic Assessment report is attached at **Appendix C**. This analysis demonstrates that adequate solutions and mitigation measures are available at DA stage to provide a satisfactory environmental outcome. Hence, such an assessment provides satisfactory comfort to proceed with the Planning Proposal.

Q8. ARE THERE ANY OTHER LIKELY ENVIRONMENTAL EFFECTS AS A RESULT OF THE PLANNING PROPOSAL AND HOW ARE THEY PROPOSED TO BE MANAGED?

Potential environmental effects of this planning proposal are considered below.

FLOODING AND STORMWATER

Flooding

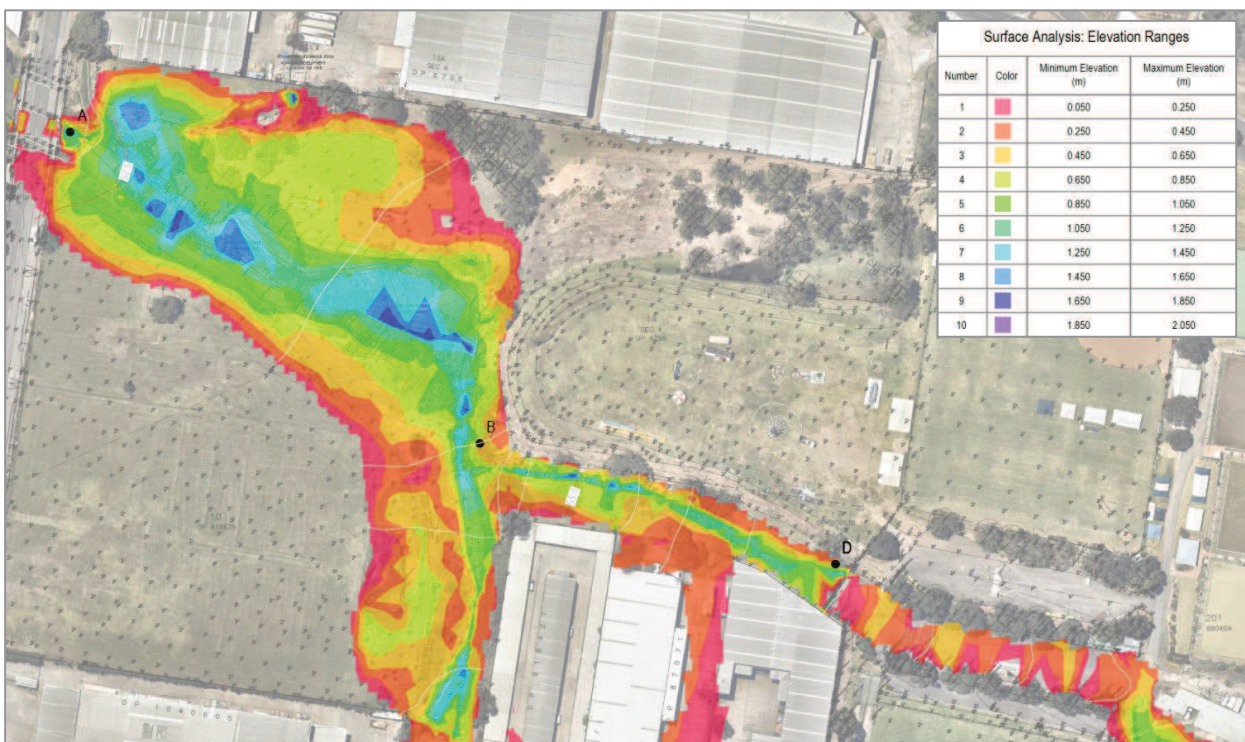
Wood and Grieve have undertaken a flood modelling study to assess the existing flood risks along Bungarribee Creek and existing overland flow paths. The Flood Risk Management Report attached at **Appendix E** concludes:

The modelling indicates that the 100 year flood waters are generally contained within the extent of the creeks riparian zone. Flood levels vary from FL54.00 at the intersection between the main creek and the tributary running from Reservoir Road and FL51.26 at the Walters Road boundary.

The proposed development of the outdoor sports facilities will be located at a minimum height of RL55.00 which is a metre higher than the 100 year flood levels next to the site.

The site's existing flood impacts is shown at **Figure 11**.

FIGURE 11 – EXISTING 100 YEAR ARI FLOOD CONTOURS



Source: Wood and Grieve Engineers

Stormwater

The sports fields and associated facilities will increase the impervious areas of the site. As such, stormwater attenuation is required to manage the conveyance of stormwater on the site. Wood and Grieve Engineers have modelled the extent of the stormwater impacts and proposed that attenuation will be provided via two underground concrete tanks, one for the northern portion of the site and one for the southern portion. All stormwater runoff will be treated prior to discharging from the site.

Refer to the Stormwater Management Report at **Appendix F** for a full description of the proposed stormwater management strategy.

TRAFFIC AND PARKING

Traffic generation

Traffic Consultants have undertaken a trip generation analysis of the development enabled by this Planning Proposal. The analysis finds:

- *Future development on Site A has been estimated to generate up to 169 vehicle trips per hour during the PM peak period and no volumes during the AM peak period. Based on the distributions of these volumes across all site accesses, the traffic impacts of this assessment has been modelled using SIDRA for a worst case scenario involving other future developments on-site at the BWDC (the cumulative assessment), with the use of the proposed Seniors Living Village at Site B and proposed child care centre at 'The Club' section taken into account.*
- *The results indicate that full development of BWSC (with 472 veh/hr and 617 veh/hr during AM and PM peak periods respectively) will result in minimal increases in delays for all site accesses with a Level of Service of no worse than D experienced for every intersection. On this basis, the traffic impacts of the proposed sports facilities at Site A are considered to be acceptable.*

Parking

Traffic also undertook a parking assessment to determine if the development enable by this Planning Proposal had adequate supply of onsite car parking. The assessment finds:

The addition of 153 parking spaces to supplement an existing 78 parking spaces adjacent to Site A (231 spaces in total) will readily accommodate the 85th percentile parking demand of 198 parking spaces associated with major sports matches on weekends, as well as the 16 space demand associated with the gymnasium. The remaining 17 spaces will be available to accommodate demands above the design level.

The Traffic Impact Assessment at **Appendix B** concludes that the sports fields and facilities are supportable in terms of traffic generation and parking provision and will operate satisfactory.

SITE CONTAMINATION

Environmental Investigation Services (EIS) conducted an investigation of the site, which included an review of previous reports prepared for the site, a desktop review of historical information, and preparation of a conceptual site model (CSM). The purpose of the investigation was to determine if the site had areas of environmental concern and if the site could be made suitable for sports fields and associated facilities.

Refer to the Stage 1 Environmental Site Assessment report at **Appendix G** for a full description of the results of the site investigation. In summary:

The site can be made suitable for the proposed master plan development provided the following recommendations are implemented to address the data gaps and to better manage/characterise the risks:

- *Undertake a Preliminary Stage 2 ESA to address the data gaps;*
- *Prepare a Salinity Management Plan (SMP) for the proposed development; and*

- *Prepare a Remediation Action Plan (RAP) for the proposed development. The RAP should include an Unexpected Finds Protocol (UFP) for the earthworks at the site.*

Further contamination testing and the above recommendations will be undertaken at development application (DA) stage. Subject to fulfilling the above recommendations, the site is suitable for the sports fields and facilities enabled by this Planning Proposal.

GEOTECHNICAL

JK Geotechnics have assessed the site for geotechnical issues that may result from the proposal and have provided design and civil engineering recommendations in response. The Due Diligence Geotechnical Investigation report, attached at **Appendix G**, demonstrates the proposal can be designed and constructed to respond to the geotechnical constraints of the site.

ECOLOGY

Ecological impacts have been assessed earlier in this report. The following assesses the potential impact on the riparian corridor that traverses the site.

Riparian corridor

The site's riparian corridor is named Bundarribee Creek and is a second order stream feeding into Eastern Creek. EcoLogical provides a description of the corridor and indicates the species that were found within the creek in the Flora, Fauna and Aquatic Assessment report attached at **Appendix C**.

The proposal will encroach into the outer riparian zones in three locations with an area of 304sqm. These encroachments will be offset through the implementation of the VMP. As noted by EcoLogical:

The entire riparian zone will need to be fully revegetated with a fully functional and fully structured community including trees, shrubs etc. This includes the existing riparian zone and the additional offset areas.

Restoration of the riparian corridor will have a positive impact, with a reduction in weeds and a fully structured riparian community. Deep rooted trees will aid in the uptake of nutrients from groundwater.

EcoLogical recommend that the following measures be implemented in order to minimise indirect or adverse changes to the riparian values in Bundarribee Creek through the implementation of a Construction Environmental Management Plan:

- *Limit transport of weed propagules.*
- *Control drainage and sediment laden runoff.*
- *Minimise dust and litter.*

These measures will be considered in greater detail at the DA stage. Nonetheless, this demonstrates that the development enabled by this Planning Proposal can be managed in such a way where adverse impacts to the riparian corridor are minimised. Given the proposal will revegetate the corridor, the proposal presents a positive outcome for the riparian corridor and more broadly the ecological values across the site.

HERITAGE

EcoLogical Australia assessed the heritage significance of the site through a review of existing heritage reports, an AHIMS search, a search of relevant heritage databases and a site inspection. The assessment found:

- *No registered items of Aboriginal or historic significance were identified.*
- *The study area has a low potential for intact subsurface Aboriginal archaeological deposits due to high levels of historic and recent disturbance. No further Aboriginal archaeological assessment is required.*

- *The building foundations identified during the site inspection (of the subject site) and confirmed through examination of 1930s aerial imagery may provide evidence of pre 1930s life within the Blacktown area.*

Further archaeological historic investigations will occur at DA stage.

The Heritage Report is attached at **Appendix D**.

LAND USE

The Planning Proposal seeks to include *recreational facilities (outdoor)* as an additional permitted use on site. Given the intent of land use zoning is to manage land use conflicts, an assessment of the proposed additional use within the site's current zoning is required and provided in the table below.

It should be noted that although the proposed use is prohibited under the site's current zoning, the similar definition of *recreation areas* is permitted with consent on the site. The land use term *recreation areas* may allow for a similar outcome of sports fields and associated facilities, however, the term stipulates that the facility should be 'used for outdoor recreation that is normally open to the public'.

Whilst it is physically possible for the Club to operate their sporting fields under the permissible definition of '*recreation areas*', the Club is required to secure the fields and facilities, primarily to observe public liability and safety issues. Accordingly, the definition of '*recreation facility (outdoor)*' more appropriately meets the operational requirements of the use. This particular use would only be permissible on the site (and not within other industrial or waterway zonings) and is logical from a land-use perspective given the characteristics of the site and its ownership and location being part of the Blacktown Sports Club landholdings.

TABLE 8 – ZONE OBJECTIVES AND LAND USE CONTROLS

ZONE	OBJECTIVE	PROPOSAL
IN1 General Industrial	<i>To provide a wide range of industrial and warehouse land uses.</i>	Not applicable
	<i>To encourage employment opportunities.</i>	▪ The proposal will enable the development of a range of sporting related activities that will operate on a commercial basis and thus create employment opportunities. ▪ The construction stage will provide significant employment opportunities to local industry and trade.
	<i>To minimise any adverse effect of industry on other land uses.</i>	▪ As demonstrated earlier, the sports fields and facilities enabled by the Planning Proposal will not adversely impact on local businesses and industrial operations using the surrounding road network. ▪ As demonstrated earlier, all stormwater and flood impacts resulting from the proposal can be managed on site and will not impact of adjoining industrial uses.
	<i>To support and protect industrial land for industrial uses.</i>	▪ The proposal will not impede the potential employment generated by the site's current industrial zoning given the site is currently vacant and there is no intention by the Club to develop

		industrial related activities on site in the future. ▪ Notwithstanding the above, the facilities are of a nature that does not preclude the redevelopment of the land for employment purposes in the longer term – ie the intended recreational facilities does not 'sterilize' the land. ▪ The operation of the sports facilities will not impede nor constrain the operation of the commercial activities of surrounding industrial uses.
	<i>To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.</i>	The provision of recreational facilities on the subject site will meet the recreational needs of workers in the area.
	<i>To minimise adverse impacts on the natural environment.</i>	As demonstrated in the Ecology Report at Appendix C: <i>No significant impacts to these threatened species and endangered ecological communities are likely to result from the proposed masterplan.</i>
IN2 Light Industrial	<i>To provide a wide range of light industrial, warehouse and related land uses.</i>	Not applicable.
	<i>To encourage employment opportunities and to support the viability of centres.</i>	As described in the IN1 zone objective assessment above.
	<i>To minimise any adverse effect of industry on other land uses.</i>	As described in the IN1 zone objective assessment above.
	<i>To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.</i>	As described in the IN1 zone objective assessment above.
	<i>To support and protect industrial land for industrial uses.</i>	As described in the IN1 zone objective assessment above.
	<i>To minimise adverse impacts on the natural environment.</i>	As described in the IN1 zone objective assessment above.
W1 Natural Waterways	<i>To protect the ecological and scenic values of natural waterways.</i>	The development enabled by this Planning Proposal will include the rehabilitation of the riparian corridor and additional offset areas through revegetation of fully functional and fully structured trees and shrubs. This will protect the ecological values of the riparian corridor, whilst improving the visual qualities of the

		waterway.
	<i>To prevent development that would have an adverse effect on the natural values of waterways in this zone.</i>	As stated above, the proposal will encroach into the outer riparian zones in three locations with an area of 304sqm. These encroachments will be offset in other areas of the site. Further, as noted by EcoLogical (Appendix C): <i>The entire riparian zone will need to be fully revegetated with a fully functional and fully structured community including trees, shrubs etc. This includes the existing riparian zone and the additional offset areas. Restoration of the riparian corridor will have a positive impact.</i> As such, although there will be minor encroachments on the natural waterway, the encroachments shall be offset with the establishment of other environment areas on site, all of which will be revegetated and rehabilitated to create an overall positive ecology outcome.
	<i>To provide for sustainable fishing industries and recreational fishing.</i>	Fishing activities do not and will not occur on site.
	<i>To enable works associated with the rehabilitation of land towards its natural state.</i>	As recommended in the Ecology Report at Appendix C: <i>The entire riparian zone will need to be fully revegetated with a fully functional and fully structured community including trees, shrubs etc. This includes the existing riparian zone and the additional offset areas.</i> <i>Restoration of the riparian corridor will have a positive impact, with a reduction in weeds and a fully structured riparian community. Deep rooted trees will aid in the uptake of nutrients from groundwater.</i> All riparian rehabilitation works will be subject to a future development application.

Q9. HOW HAS THE PLANNING PROPOSAL ADEQUATELY ADDRESSED ANY SOCIAL AND ECONOMIC EFFECTS?

This proposal will provide significant positive social and economic impacts associated with the provision of sporting fields and associated facilities.

The proposal will result in positive social flow-on effects for the local area. The recreational facilities enabled by the proposal will contribute to maintaining and promoting active lifestyles for the community that will use the facility. Moreover, the facility will act as a community meeting place where social interaction and community events can occur.

Further, by relocating the existing sports field to accommodate the Seniors Living Village, local senior citizens will have access to recreational facilities and activities, and live in a location that will enable interaction between residents and community members.

9.4 SECTION D – STATE AND COMMONWEALTH INTERESTS

Q10. IS THERE ADEQUATE PUBLIC INFRASTRUCTURE FOR THE PLANNING PROPOSAL?

The site is served by all applicable utility infrastructure. Existing infrastructure will be modified and / or extended to accommodate the needs of future development, if required.

Q11. WHAT ARE THE VIEWS OF STATE AND COMMONWEALTH PUBLIC AUTHORITIES CONSULTED IN ACCORDANCE WITH GATEWAY DETERMINATION?

Concurrent with the public exhibition of the Planning Proposal, consultation will be undertaken with the relevant public authorities.

10 Part 4 – Community Consultation

The gateway determination will establish the relevant community consultation requirements. The applicant can (and will) discuss with Council the most appropriate measures of community consultation in addition to any statutory requirements, if such measures are required.

11 Conclusion

This Planning Proposal request has been prepared to initiate the preparation of an amendment to *Blacktown Local Environmental Plan 2015* as it relates to Lot 14 Sec 4 DP6796 and Lot 10 DP818679 in Arndell Park.

The intended outcome of this Planning Proposal is to develop the site for multi-function sports facility with the following components:

- Outdoor sports/recreation facilities, including:
 - Two full size soccer fields / one synthetic cricket pitch,
 - Two smaller soccer / NRL warming up fields,
 - Two rugby league fields / one synthetic cricket pitch,
 - Four futsal fields,
 - Two new spectator grandstands,
 - Children's playground, and
 - Associated facilities.
- Indoor sports and recreation facility with car parking at ground floor.
- Child care centre with car parking on ground floor.
- Private internal connecting roads with access on Walters Road and Holbeche Road.
- Car parking with a total of 153 spaces, a new coach lay-off area and an ambulance parking bay.
- Two Pedestrian bridges linking across Bungarribee Creek and internal pedestrian pathways.
- Riparian corridor rehabilitation.
- Provision of stormwater management infrastructure.
- Cut and fill works.

Further to above, the Planning Proposal is required to relocate the existing sports fields on the site at the corner of Reservoir Road and Penny Place onto the subject site. The relocation of the sports fields to the subject site will allow for the land of the existing sport fields land to be developed into an integrated Seniors Living Village. The Seniors Living Village will accommodate a range of independent living units and residential care facilities, subject to the issuing of a Site Compatibility Certificate.

Specifically, this Planning Proposal is required to:

- Include *recreation facility (outdoor)* as an additional permitted use on the subject site in order to enable range of outdoor sports facilities and associated facilities and amenities to be operated by the Club, and
- The above objective allows the Club to continue to support local sporting organisations (and local community members associated with these organisations) and in turn fosters and delivers positive social and community benefits

The subject site is currently zoned IN1 General Industrial, IN2 Light Industrial, and W1 Natural Waterway under the LEP, all of which currently prohibit *recreation facility (outdoor)*. Although the *recreation facility*

(*outdoor*) is prohibited under the site's current zoning, the similar definition of *recreation areas* is permitted with consent under the current zoning on the site. The land use term *recreation areas* may allow for a similar outcome of sports fields and associated facilities, however, the term stipulates that the resulting facility should be 'used for outdoor recreation that is normally open to the public'.

Whilst it is physically possible for the Club to operate their sporting fields under the permissible definition of '*recreation areas*', the Club is required to secure the fields and facilities, primarily to observe public liability and safety issues. Accordingly, the definition of '*recreation facility (outdoor)*' more appropriately meets the operational requirements of the use. This particular use would only be permissible on the site (and not within other industrial or waterway zonings) and is logical from a land-use perspective given the characteristics of the site and its ownership and location being part of the Blacktown Sports Club landholdings.

The sports fields and associated facilities enabled by this Planning Proposal have been assessed by a range of specialist consultants to determine any possible impacts, and establish mitigation and management measures to ensure the resulting development is suitable for the land and locality. The specialist assessments have found, in summary:

- **Ecology** – no significant impacts to threatened species and endangered ecological communities will result from the Planning Proposal.

Riparian – the proposal will encroach into the outer riparian zones in three locations with an area of 304sqm, although these areas will be offset in other areas of the site. All riparian and offset areas will be rehabilitated and revegetated, subject to a future development application. Furthermore, the restoration of the riparian corridor will have a positive impact, with a reduction in weeds and a fully structured riparian community. Deep rooted trees will aid in the uptake of nutrients from groundwater.
- **Flooding and stormwater** – the site is flood affected, particularly along Bundarribee Creek. The flood assessment concludes that the outdoor sports facilities will be located at a minimum height higher than the 100 year flood levels next to the site. Further, it is proposed that stormwater attenuation will be provided via two underground concrete tanks, one for the northern portion of the site and one for the southern portion. All stormwater runoff will be treated prior to discharging from the site.
- **Traffic and Parking** – the sports fields and facilities are supportable in terms of traffic generation and parking provision and will operate satisfactory.
- **Environmental Site Assessment** – the site can be made suitable for the outdoor sports fields, in terms of land contamination.
- **Heritage** – No registered items of Aboriginal or European significance are located on site. Further, the site has a low potential for intact archaeological deposits. However, further archaeological historic investigations will need to occur at DA stage to determine the significance of existing building foundations found on site.

Further to the above assessments, this report has assessed the proposed LEP amendment in terms of the local and metropolitan strategic and statutory planning context. The Planning Proposal has significant planning merit for the following reasons:

- The Planning Proposal is consistent with the actions and directions of A Plan for Growing Sydney, through the provision of social infrastructure and new sports facilities in Western Sydney; the promotion of healthy built environments and places in which social interaction can occur; and to improve the housing choice for local senior citizens. Furthermore, the Planning Proposal is highly consistent with Blacktown City 2030 Community Strategic Plan.
- The Planning Proposal enables the relocation of the existing sports fields from the adjoining land in order to develop an integrated Seniors Living Village providing a range senior dwelling typologies. As such, the Planning Proposal will indirectly improve the housing choice for senior citizens.
- The Planning Proposal facilitates the development of social infrastructure, such as child care centres, open space and recreational facilities, to support the growing communities of the Blacktown LGA.

- The Planning Proposal aligns with the identified need to commence planning and the development of a business case for new sports facilities for Western Sydney.
- The Planning Proposal facilitates the creation of a healthy built environment, whilst also fostering physical activity and social interaction.
- The Planning Proposal facilitates the relocation of the sports fields in order to enable a Senior Living Village. As such, the proposal will contribute to improving housing choice to suit different needs and lifestyles of the aging population.

The proposed Schedule 1 amendment is the best way of achieving the sports fields and associated facilities on site. Alternative planning approaches, including adopting the existing controls, amending the zoning on site or amending all industrial zones in the Blacktown LGA to include *recreation facility (outdoor)* are considered inadequate and will not allow for the realisation of this important addition to the provision of recreational facilities and activities in Blacktown. Council's Strategic Planning Officers concur with the proposed approach.

This report and the appended specialist consultant reports has demonstrated the future development application for the site can be designed and constructed to deliver an appropriate level of amenity for future site users and surrounding land uses.

For these reasons it is recommended that the Planning Proposal is endorsed by Council to enable a gateway determination by the Department of Planning and Environment.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

Appendix A

Concept Plans

Appendix B

Transport Impact Assessment Report

Appendix C

Ecology Report

Appendix D

Heritage Assessment Report

Appendix E

Flooding Report and Plans

Appendix F

Stormwater Management Report

Appendix G

Geotechnical Report

attached under a separate cover

Appendix H

Environmental Site Assessment Report

attached under a separate cover

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