

Planning Proposal

Proposed rezoning of Lot 17, Section 26, DP1459, 115 Crown Street, Riverstone



Planning Proposal to amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*

Prepared by Blacktown City Council

July 2020

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Attachment 2: Response from NSW Department of Education dated XX

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Attachment 5: Proposed Mapping – State Environmental Planning Policy (Sydney Region Growth Centres) 2006

Document Register

Version	Date	Details	File Location
1	23 July 2020	Planning Proposal to amend SEPP (SRGC) 2006 to rezone 115 Crown Street, Riverstone from SP2 Infrastructure (Educational Establishment) and R2 Low Density Residential to RE1 Public Recreation	F20/1667

Part 1 – Objectives or intended outcomes

1.1 Introduction

The Planning Proposal seeks to amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (SEPP SRGC 2006) to rezone Lot 17, Section 26, DP 1459, 115 Crown Street, Riverstone, from SP2 Infrastructure (Educational Establishment) and R2 Low Density Residential to RE1 Public Recreation and identify the property on the land reservation acquisition map to ensure its future acquisition by Council. The Planning Proposal will also remove the building height and residential density control on the subject site.

The Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* and the NSW Department of Planning and Environment guidelines including 'A Guide to Preparing Local Environmental Plans' and 'A Guide to Preparing Planning Proposals'.

Council does not propose to exercise their LEP making powers delegated under Section 3.36 of the *Environmental Planning and Assessment Act 1979* in regard to this Planning Proposal due to the land acquisition component of the Planning Proposal.

The intended outcome of this Planning Proposal is for Council to acquire and preserve the site for public open space and recreation purposes. This amendment to the SEPP SRGC 2006 will assist in enhancing the liveability of the neighbourhood by delivering additional open space to meet the demands of the increasing residential development in the Riverstone Precinct.

The intended outcome will be achieved by amending the following maps of SEPP SRGC 2006, applying to Lot 17, Section 26, DP 1459, as follows:

1. The Land Zoning map to rezone the site from SP2 Infrastructure (Educational Establishment and R2 Low Density Residential to RE1 Public Recreation
2. The Land Reservation Acquisition Map to include the whole site and nominate Council as the acquisition authority.
3. The Height of Buildings Map to remove the height of building control from the existing R2 Low Density Residential zoned portion of the site
4. The Residential Density Map to remove the residential density control from the existing R2 Low Density Residential zoned portion of the site.

1.2 Background

An applicant led Planning Proposal was submitted to Council in May 2018 to amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* to rezone 115 Crown Street, Riverstone from SP2 Infrastructure (Educational Establishment) to R2 Low Density Residential. The Planning Proposal was accompanied by a letter from the Department of Education (DoE) outlining that the subject site was no longer required by DoE for school purposes and that acquisition rights over the property had been relinquished.

As part of the preliminary assessment of the Planning Proposal in 2018, and prior to reporting the proposal to Council for endorsement, consideration was given to the suitability of the site for future open space.

Council's Open Space and Recreation Planners at that time advised that the shape and topography of the site, and its location adjacent to a proposed primary school, made it less

than ideal for public open space. On that basis, the Planning Proposal was deemed to have sufficient merit to be reported to Council seeking endorsement to proceed to Gateway.

This Planning Proposal was reported to Blacktown Local Planning Panel on 18 December 2019. The Planning Panel supported the recommendation to rezone the land from SP2 Infrastructure (Educational Establishment) to R2 Low Density Residential and to progress the Planning Proposal for Gateway Determination.

Council, at its Ordinary Meeting on 26 February 2020 considered the Planning Proposal and resolved to forward it to the Department of Planning, Industry and Environment (DPIE) for a Gateway Determination. It was also resolved to amend the Indicative Layout Plan (ILP) in the Blacktown Growth Centre Precincts Development Control Plan to reflect the change in use of the site from school to low density residential.

This Planning Proposal was submitted to DPIE on 4 March 2020 requesting a Gateway Determination.

Following the submission of the Planning Proposal to DPIE, Council officers concluded a detailed review of the predicted and planned densities for the North West Growth Area (NWGA).

The North West Growth Area Blacktown Precincts: Revised growth forecasts and analysis of unplanned infrastructure needs identifies that the population density in the NWGA is already far higher than that anticipated by DPIE modelling, and will continue to trend this way. As a result, a potential exists for a chronic shortfall in the amount of public recreation space available for communities across the NWGA. A copy of the study is included at Attachment 1.

In view of the conclusions of this detailed review and the significant increase in residential density in the NWGA, Council, at its Ordinary Meeting on 29 April 2020 resolved (in part) the following:

4. *The Department of Planning, Industry and Environment be requested to not progress our submitted Gateway request for the Planning Proposal for 115 Crown Street, Riverstone as, given the results of our North West Growth Area density analysis, we wish to re-examine the potential for the excess school land to be rezoned as RE1 Public Recreation, with Council to become the acquisition authority.*

A further suitability assessment of the site for open space purposes has been undertaken by Council officers. This suitability assessment has identified that the site be rezoned to RE1 Public recreation and acquired by Council for open space purposes.

Council, on 21 July 2020 wrote to the DoE advising of Council's resolution to pursue the rezoning and acquisition of the site for open space purposes and seeking confirmation that DoE does not require this site for school purposes. This is consistent with the DoE letter dated 16 June 2017 outlining that that the subject property is no longer required by DoE and that they relinquish their acquisition rights over the property.

A copy of DoE response to Council's correspondence dated 21 July 2020 is included at Attachment 2.

1.3 Site Context

1.3.1 Site Description

No 115 Crown Street, Riverstone is located in the Riverstone Precinct in the NWGA (Figure 1 below). The area is currently in transition from a rural character to an urban character.



Figure 1 – Subject Site to which Planning Proposal applies – Lot 17, Section 26, DP 1459

This Planning Proposal applies to the following parcel listed in Table 1 below:

Table 1 – Site description

Address	Land Description	Ownership	Size
115 Crown Street, Riverstone	Lot 17, Section 26, DP 1459	Privately owned	12,260sqm

The site currently contains a single storey detached dwelling and a detached garage. A gravel driveway is located adjacent to the western boundary.

The site is otherwise cleared, with the exception of 24 trees which are located along the western and rear boundary. The subject site is currently zoned SP2 Infrastructure (Educational Establishment) and R2 Low Density Residential. The R2 Low Density Residential zoned land is located on the north eastern part of the site.



Figure 2 - View of the existing house located at 115 Crown Street, Riverstone

DA-15-00922 approved the Staged Torrens title subdivision of Lots 18-21, Section 26, DP1459 Crown Street, Riverstone (east of the subject site) into 102 residential lots and included the construction of new roads along with other works. This approval included the construction and dedication of the Medlock Street half-road that adjoins the site subject of this Planning Proposal. This half of Medlock Street has been constructed.

The western side of Medlock Street, which is located along the eastern boundary of the site will be required to be constructed by Council and the Section 7.11 Contributions Plan will be amended to reflect this.

1.3.2 Surrounding Development

The site is located in the Riverstone Precinct and is surrounded by a mix of existing rural residential properties, new residential subdivision and existing low-density residential housing stock.

North of the site are the Riverstone Scheduled Lands which consist of approximately 1,600 residential lots. The Riverstone Scheduled Lands Development Plan Precinct A (stages 1-3) has been approved and its delivery is being coordinated by Landcom. This development will result in the redevelopment of approximately 300 lots.

East of the site is an area which has recently been subdivided and contains lots which are between 300sqm and 340sqm. Roads in this residential subdivision have been constructed and the majority of dwellings have been constructed.

West of the site is 109 Crown Street, a rural residential property with a dwelling fronting Crown Street. This site and No 87 Hamilton Street have been zoned for an educational establishment and the DoE have indicated that the site will be redeveloped for a primary school. Construction on this site is yet to commence.



Figure 3 – View of 115 Crown Street, Riverstone, with the adjoining Medlock Street half-road (viewed looking north)



Figure 4 – View of 115 Crown Street, Riverstone, with residential development facing the Medlock Street half-road



Figure 5 – View of the Medlock Street half-road and adjoining residential development



Figure 6 – View of the 115 Crown Street, Riverstone

Part 2 – Explanation of provisions

2.1 Amendments to State Environmental Planning Policy (Sydney Region Growth Centres) 2006

The objectives and intended outcomes for the Planning Proposal will be achieved by amending SEPP (Sydney Region Growth Centres) 2006.

The proposed amendments are detailed in Table 2 below.

Table 2 - Explanation of Provisions

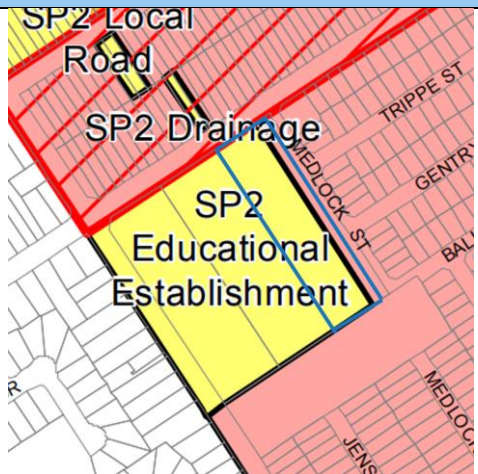
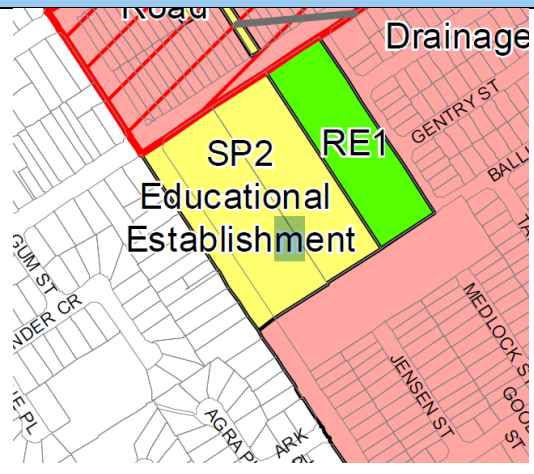
No	Proposed Amendment	Description
1	Amendment to the Land Zoning Map – Sheet LZN_004	Rezone the subject site from SP2 Infrastructure (Educational Establishment) and R2 Low Density Residential to RE1 Public Recreation
2	Amendment to the Height of Buildings Map – Sheet HOB_004	Amend the Height of Buildings Map to remove the height of building control currently applicable to the R2 Low Density Residential zoned portion of the site
3	Amendment to the Residential Density Map – Sheet RDN_004	Amend the Residential Density Map to remove the residential density control currently applicable to the R2 Low Density Residential zoned portion of the site.
4	Amendment to the Land Reservation Acquisition Map – Sheet LRA_004	Amend the Land Reservation Acquisition Map so the label <i>School (SP2)</i> is deleted and the entire site is identified as <i>Local Open Space (RE1)</i> . This acknowledges that Council is the acquisition authority in accordance with Clause 15(c).

The intended outcome of the Planning Proposal to preserve the land for public open space and recreation purposes and to identify Council as the acquisition authority.

2.2 Mapping amendments

A summary of the existing and proposed mapping amendments for the Planning Proposal are outlined in Table 3 (subject site is identified by the blue boundary). These provisions are discussed in further detail below.

Table 3 – Existing and Proposed Mapping Amendments

Provision	Existing SEPP SRGC 2006	Proposed SEPP SRGC 2006
Land Use Zone		

Provision	Existing SEPP SRGC 2006	Proposed SEPP SRGC 2006
Height of Buildings		
Residential Density		
Land Reservation Acquisition		

2.2.1 Land Use Zoning

It is proposed to rezone the site from SP2 Infrastructure (Educational Establishment) and R2 Low Density Residential to RE1 Public Recreation. The subject site adjoins two (2) other lots which have also been zoned SP2 – Infrastructure (Educational Establishment) and reserved for acquisition as a future primary school for up to 1,000 students.

The DoE have indicated that the portion of 115 Crown Street that is zoned for educational establishment purposes is not needed for the future school. As the site is not needed for the

future school use it is necessary to rezone the site to alleviate the DoE from their burden to acquire the site. The intent behind the change is to provide much needed open space in an area that is rapidly developing.

2.2.2 Height of Buildings

Currently, the portion of the site zoned R2 Low Density Residential has a maximum building height of 9m while the SP2 Infrastructure (Educational Establishment) portion has no maximum building height requirements.

It is proposed to remove the requirement for a maximum building height across the whole site. This is consistent with the maximum building height requirements for other RE1 Public Recreation zoned land within the SEPP SRGC 2006.

2.2.3 Residential Density

Currently, the portion of the site zoned R2 Low Density Residential has a dwelling density of 15 dwellings per hectare while the SP2 Infrastructure (Educational Establishment) portion has no dwelling density requirements.

It is proposed to remove the requirement for a dwelling density across the whole site. This is consistent with the requirements for other RE1 Public Recreation zoned land within the SEPP SRGC 2006.

2.2.4 Land Reservation Acquisition

Currently, the SP2 Infrastructure (Educational Establishment) zoned land is currently identified as land subject to compulsory acquisition with the acquisition authority being the Minister administering the Education Act 1990. The portion of the site currently zoned R2 Low Density Residential does not have an acquisition affectation.

The DoE have indicated that the portion of the site that is zoned for educational purposes is not needed for the future school located on the corner of Crown Street and Hamilton Road. As the site is not required for the future school and it is proposed that the whole site be rezoned to RE1 Public Recreation, it is proposed to include a requirement for acquisition across the whole site, with the acquisition authority being Council (in accordance with Clause 15 of SEPP SRGC 2006).

Part 3 – Justification

3.1 Section A – Need for the Planning Proposal

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

Yes, the Planning Proposal has been informed by the study undertaken titled *North West Growth Area Blacktown Precincts: Revised growth forecasts and analysis of unplanned infrastructure needs*.

Our monitoring of residential development activity in the rezoned Blacktown Precincts in the NWGA has identified that the actual delivered densities are occurring at a far higher rate than the minimum densities that have been relied upon in forecasts from DPIE and for infrastructure planning.

This has significant implications for the required infrastructure that is needed to service the unplanned population. We estimate that the NWGA precincts in Blacktown have the potential to provide for 84,648 dwellings and 256,100 people should current development trends continue, which is 102,585 more people than originally planned for by the NSW Government when the Precincts were planned and rezoned.

The higher than forecast densities will result in a significant shortfall in open space provision, resulting in the need for an additional 300 hectares (ha) of open space. The rezoning of the subject site will provide for much needed open space in the NWGA.

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

Yes, the Planning Proposal is the best and only way of achieving the planning objectives and outcomes including rezoning the site, identifying the property for acquisition by Council and amending the planning controls relating to maximum building height and residential density.

3.2 Section B – Relationship to strategic planning framework

3.2.1 Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or district plan or strategy (including the Greater Sydney Region Plan)?

Yes, the Planning Proposal is consistent with the following plans and policies:

- Greater Sydney Region Plan – Our Greater Sydney 2056
- Central City District Plan

Attachment 3 details consistency with Greater Sydney Region Plan and the Central City District Plan

Greater Sydney Region Plan – Our Greater Sydney 2056

The Greater Sydney Region Plan, A Metropolis of Three Cities, draws on a vision of Greater Sydney as a metropolis of three cities where most people live within 30 minutes of jobs, education and health facilities, services and great places. The Plan proposes a Metropolis of

three unique but connected cities – Western Parkland City, Central River City (that contains Blacktown LGA) and Eastern Harbour City.

Blacktown City is unique because we straddle the boundary between the Central River City and the Western Parkland City. We are critical to the success of both cities. Our size, social diversity and economy make us pre-eminent in Western Sydney, with a unique opportunity to influence the future of not only Western Sydney but the whole Sydney region.

The Greater Sydney Region Plan:

- sets a 40-year vision (to 2056) and establishes a 20-year plan to manage growth and change for Greater Sydney in the context of social, economic and environmental matters;
- informs the district and local plans and the assessment of Planning Proposals;
- assists infrastructure agencies to plan and deliver for growth and change and to align their infrastructure plans to place-based outcomes;
- informs the private sector and the wider community to growth management and infrastructure investment intentions of government.

The relevant Region Plan Themes and Objectives relevant to this Planning Proposal are discussed in Table 4 below:

Table 4: Consistency with Greater Sydney Region: A Metropolis of Three Cities

Theme	Directions	Objective	Consistency and Response
Infrastructure and collaboration	A city supported by infrastructure	Objective 1 Infrastructure supports the three cities	<p>The Planning Proposal achieves consistency by:</p> <ul style="list-style-type: none"> • Supporting new community infrastructure in the form of open space to balance with and support population growth • Contributing to funding key infrastructure through 7.11 contributions • Supporting the development of more liveable and accessible communities through provision of social infrastructure and services to meet the communities changing needs as population grows and demographics change
	Infrastructure supporting new developments	Objective 2 Infrastructure aligns with forecast growth – growth infrastructure compact	
	A collaborative city Working together to grow a Greater Sydney	Objective 5 Benefits of growth realised by collaboration of governments, community and business	
Liveability	A city for people	Objective 6 Services and infrastructure meet communities' changing needs	<ul style="list-style-type: none"> • Locating open space and recreational facilities close to schools • Creating opportunities for neighbourhoods that are connected and promote physical exercise and walking, cycling and allow
	Celebrating diversity and putting people at the heart of planning	Objective 7 Communities are healthy, resilient and socially connected	
	A city of great places	Objective 12	

Theme	Directions	Objective	Consistency and Response
	Designing places for people	Great places that bring people together	for social interactions and meeting places
Productivity	A well-connected city Developing a more accessible and walkable city	Objective 14 A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities	<ul style="list-style-type: none"> Expanding opportunities for open space the broader South Creek catchment Preserving and managing existing urban tree canopy and vegetation, and where appropriate providing opportunities for increased tree planting.
Sustainability	A city in its landscape Valuing green space and landscape	Objective 26 A cool and green parkland city in the South Creek corridor	<ul style="list-style-type: none"> Providing opportunities for “green” spaces within residential precincts to provide cooler urban environments, reduce the heat island effect and promote clean air Providing additional opportunities to expand a network of diverse, accessible, high quality open spaces, to respond to needs of growing populations and to provide for Green Grid connections throughout the Riverstone Precinct Improving amenity and the physical wellbeing of communities through the delivery of additional open space, which promotes exercise, walking and cycling Ensuring that there is sufficient open space within a 400m catchment to existing residential areas.
		Objective 27 Biodiversity is protected, urban bushland and remnant vegetation is enhanced	
		Objective 30 Urban tree canopy is increased	
		Objective 31 Public open space is accessible, protected and enhanced	
		Objective 32 The Green Grid links parks, open spaces, bushland and walking and cycling paths	

Central City District Plan

The Central City District Plan is a 20-year plan to manage growth in the context of economic, social and environmental factors to achieve the 40-year vision for Greater Sydney. It acts as a bridge between the regional planning set out in the Region Plan and local planning.

The District Plan identifies planning priorities to achieve a liveable, productive and sustainable future for the District. It embeds relevant objectives, strategies and actions from the Region Plan to integrate the District’s challenges and opportunities with the vision for Greater Sydney



as a metropolis of three cities. While we are part of a group of 4 councils in the Central City District, the boundaries are arbitrary as we shape the future of the whole of Western Sydney and Greater Sydney.

The District Plan contains four themes, planning priorities, objectives and actions.

The Planning Proposal is consistent with the Central City District Plan and supports the Priority, Objective and Actions by delivering high quality open space, and by ensuring that public open space is accessible, protected and enhanced, as demonstrated by Table 5 below.

Table 5: Consistency with the Central City District Plan

Theme			
Sustainability			
Planning Priority	Objective	Action	Consistency and Response
C1: Planning for a city supported by infrastructure	<p>Objective 1 Infrastructure supports the three cities.</p> <p>Objective 2 Infrastructure aligns with forecast growth – growth infrastructure compact.</p> <p>Objective 3 Infrastructure adapts to meet future needs.</p>	<p>Prioritise infrastructure investments to support the vision of <i>A Metropolis of Three Cities</i>.</p> <p>Align forecast growth with infrastructure.</p>	<p>The Planning Proposal achieves consistency by:</p> <ul style="list-style-type: none"> • Delivering new infrastructure at the local level, to meet the needs of Greater Sydney as a metropolis of three cities. • Aligning growth with community infrastructure by identifying place-based infrastructure priorities, to balance population growth with infrastructure investment. • Expanding local infrastructure to meet local infrastructure requirements as populations grow • Enhancing liveability of communities with improved access to parks and sporting fields
C2: Working through collaboration	<p>Objective 5 Benefits of growth realised by collaboration of governments, community and business.</p>	<p>Identify, prioritise and deliver Collaboration Areas.</p>	<p>The Planning Proposal achieves consistency by:</p> <ul style="list-style-type: none"> • Funding of key infrastructure through contributions • Providing opportunity for further collaboration with NSW DPIE in land release areas • Expanding the Greater Sydney Green Grid and improvements to regional open space

Theme			
Sustainability			
Planning Priority	Objective	Action	Consistency and Response
C3: Providing services and social infrastructure to meet people's changing needs	Objective 6 Services and infrastructure meet communities' changing needs.	Deliver social infrastructure that reflects the needs of the community now and in the future. Optimise the use of available public land for social infrastructure.	The Planning Proposal achieves consistency by: <ul style="list-style-type: none"> • Responding to population growth in Blacktown as a response to increased demand on existing services and infrastructure such as sport and recreation facilities • Locating parks and recreational areas close to schools • Providing future opportunities for universal design of public places to be inclusive and meet needs of people of all ages including the elderly • Providing opportunities for future shared use of school and open space facilities
C9: Delivering integrated land use and transport planning and a 30-minute city	Objective 14 A <i>Metropolis Of Three Cities</i> – integrated land use and transport creates walkable and 30-minute cities.	Integrate land use and transport plans to deliver the 30-minute city.	The Planning Proposal achieves consistency by: <ul style="list-style-type: none"> • Providing pleasant and safe environments for walking and cycling.
C14: Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element	Objective 26 A A cool and green parkland city in the South Creek corridor.	Implement the South Creek Corridor Project and use the design principles for South Creek to deliver a cool and green Western Parkland City.	The Planning Proposal achieves consistency by: <ul style="list-style-type: none"> • Expanding available open space for community use within the broader South Creek catchment • Contributing to a green corridor that provides sites for parks and walking opportunities as well as encouraging the protection of local habitat • Providing walking and cycling trails to connect to other open spaces

Theme			
Sustainability			
Planning Priority	Objective	Action	Consistency and Response
C16: Increasing urban tree canopy cover and delivering Green Grid connections	<p>Objective 30 Urban tree canopy cover is increased.</p> <p>Objective 32 The Green Grid links parks, open spaces, bushland, and walking and cycling paths.</p>	<p>Expand urban tree canopy in the public realm.</p> <p>Create Greater Sydney Green Grid connections to the Western Sydney Parklands.</p>	<p>The Planning Proposal achieves consistency by:</p> <ul style="list-style-type: none"> • Extending urban tree canopy in public spaces • Enhancing amenity and activity within, and accessible to, the Greater Sydney Green Grid. • Promote a healthier built environment, improve community access to places for recreation and exercise, encourage social interaction, support walking and cycling connections and improve resilience.
C17: Delivering high quality open space	<p>Objective 31 Public open space is accessible, protected and enhanced</p>	<p>Maximise the use of existing open space and protect, enhance and expand public open space by:</p> <p>a) providing opportunities to expand a network of diverse, accessible, high quality open spaces that respond to the needs and values of communities as populations grow;</p> <p>b) investigating opportunities to provide new open space so that all residential areas are within 400 metres of open space and all high-density residential areas (over 60 dwellings per hectare) are within 200 metres of open space;</p>	<p>The Planning Proposal achieves consistency by:</p> <ul style="list-style-type: none"> • Expanding the network of available open space areas, and the future delivery of high-quality open spaces that responds to the needs of growing residential communities in the NWGA, consistent with our population forecasts. • Providing opportunities to provide more open space areas within 400m of residential areas to improve the accessibility and liveability of these neighbourhoods. • Providing communities living within the NWGA with a diversity of high-quality open space for recreational use.

Theme			
Sustainability			
Planning Priority	Objective	Action	Consistency and Response
		c) planning new neighbourhoods with a sufficient quantity and quality of new open space	
C20: Adapting to the impacts of urban and natural hazards and climate change	<p>Objective 36 People and places adapt to climate change and future shocks and stresses.</p> <p>Objective 37 Exposure to natural and urban hazards is reduced.</p> <p>Objective 36 Heatwaves and extreme heat are managed.</p>	<p>Support initiatives that respond to the impacts of climate change.</p> <p>Mitigate the urban heat island effect and reduce vulnerability to extreme heat.</p>	<p>The Planning Proposal achieves consistency by:</p> <ul style="list-style-type: none"> Protecting, enhancing and extending the urban tree canopy to ensure urban areas are cooler and mitigate the urban heat island effect.

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

Our Blacktown 2036 - Community Strategic Plan

Our Blacktown 2036 is our Community Strategic Plan. It identifies our community's priorities and aspirations and how we can deliver on these priorities and track their progress. Our Blacktown 2036 is structured around the following 6 strategic directions, each including a community outcome, focus area and our indicators that will measure our progress towards the long-term community outcome:

- A vibrant and inclusive community
- A clean, sustainable and healthy environment
- A smart and prosperous economy
- A growing city supported by accessible infrastructure
- A sporting and active city
- A leading City

The Planning Proposal is consistent with the strategy as demonstrated in Table 6 below.

Table 6: Consistency with Community Strategic Plan

Strategic Direction	Focus Area	Consistency and Response
Strategic Direction 5 A sporting and active city	Implement a balanced framework for future planning of open space and recreational facilities	<p>The Planning Proposal achieves consistency with the strategic direction and focus area, as it aligns with the following indicators:</p> <p><u>Increasing access to open space</u></p> <p>This provision of additional land for open space generated by this Planning Proposal will increase the percentage of residents living within 400m to open space areas. This addresses our concern with the access of high-quality open spaces areas for use by the community.</p> <p><u>Number of people participating in regular physical activity</u></p> <p>The provision of additional and larger useable open space areas provides opportunity for more people to participate in regular physical activity, including walking, group exercise and cycling. The site is situated adjacent to a future primary school and is close to existing and future residential development.</p> <p>Future open space planning of the site will provide a good opportunity to deliver high quality open spaces.</p> <p><u>Tackling Obesity</u></p> <p>The provision of additional opportunities for open space areas provides increased opportunities for physical activity. Rates of obesity in our community are increasing and the provision of additional open space provides additional opportunities for outdoor exercise and passive recreation.</p>

Blacktown Local Strategic Planning Statement 2020

The Blacktown Local Strategic Planning Statement 2020 (LSPS) sets out a 20-year vision for the future of Blacktown City as it grows and changes. It provides the basis for strategic planning in Blacktown City having regard to economic, social and environmental matters.

The LSPS sets out planning priorities and actions that are consistent with the:

- Greater Sydney Region Plan
- Central City District Plan
- Blacktown Community Strategic Plan.

Our LSPS vision for Blacktown City is:

“A planned city of sustainable growth, supported by essential infrastructure, efficient transport, a prosperous economy and equitable access to a vibrant, healthy lifestyle.”

It sets out 18 Local Planning Priorities and 63 Actions to achieve the vision based on 5 themes of Infrastructure and collaboration, Liveability, Productivity, Sustainability and Implementation.



The Local Strategic Planning Statement (LSPS) sets out a 20-year vision for the future of Blacktown City as it grows and changes.

Of most relevance to this Planning Proposal is the following Action from the LSPS:

“Action 9

Collaborate with the NSW Government to rectify the gap in planning for and provision of infrastructure arising from development occurring at higher densities than forecast in the NWGA, impacting on transport, open space, schools and other community facility needs.”

The following LSPS Themes and Planning Priorities apply to this Planning Proposal:

Infrastructure and collaboration

- LPP 1: Planning for a city supported by infrastructure
- LPP 2: Collaborating, partnering and engaging to implement the LSPS

Liveability

- LPP 3: Providing services and social infrastructure to meet people's changing needs

Productivity

- LPP 7: Delivering integrated land use and transport planning and a 30-minute city

Sustainability

- LPP 14: Increasing urban tree canopy cover and Green Grid connections
- LPP 15: Delivering high quality open space

The LSPS acknowledges the importance of delivering high quality open space, and providing opportunity for residents to engage and participate in sport and recreational activities.

The Planning Proposal is consistent with the LSPS as it recognises that while existing planning for the NWGA will add 150 new parks, 17 new sportsgrounds and 65 new courts, we've seen higher-than-planned densities being developed in this area.

This means more people will live in the NWGA than expected, and there will be a need for even more facilities.

This Planning Proposal provides essential public open space areas to address the short-fall in its provision in the NWGA.

Recreation and Open Space Strategy

The Planning Proposal is consistent with our Recreation and Open Space Strategy, in that it proposes additional open space to meet community needs. It aligns with the benchmark of working towards ensuring that all dwellings are within a 400m catchment of open space.

3.2.3 Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

Yes, the Planning Proposal is considered to be consistent with the applicable SEPPs and deemed SEPPs as demonstrated in Attachment 3.

3.2.4 Is the Planning Proposal consistent with applicable Ministerial Directions (s.9.1 Directions by the Minister)?

Yes, the Planning proposal is considered to be consistent with the applicable s.9.1 Directions as demonstrated in Attachment 4.

Assessment Criteria

A Guide to preparing planning proposals (2016) establishes Assessment Criteria to be considered in the justification of a Planning Proposal. An assessment against the criteria is outlined in Table 5 below:

Table 5: Consideration of the Planning Proposal against the Assessment Criteria – ‘*A Guide to preparing planning proposals*’ (2016)

Criteria	Assessment
Does the proposal have strategic merit? Is it:	
Consistent with the relevant regional plan outside the of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment, or	<p>The intended outcome of the Planning Proposal is to rezone the site to RE1 Public Recreation and provide acquisition requirements to ensure that Council is the acquisition authority.</p> <p>The Planning Proposal will result in the provision of additional land for open space and recreational purposes to meet the needs of the increasing residential population in the NWGA.</p> <p>The Planning Proposal directly meets a number of directions and objectives of the Region Plan and priorities, objectives and actions of the District Plan.</p> <p>These are discussed in detail in Section 3.2.1 above.</p>
Consistent with the relevant local council strategy that has been endorsed by the Department, or	<p>Although not endorsed by the Department, Council's review titled <i>North West Growth Area Blacktown Precincts: Revised growth forecasts and analysis of unplanned infrastructure needs</i> identifies that there is a significant shortfall in open space provision.</p> <p>The current delivered increased density and population in the NWGA to 2018 has identified a shortfall of 24 ha of open space. If these trends continue there will be shortfall of 300 ha of open space in 2036.</p> <p>Throughout the planning of the NWGA, we have successfully advocated and planned for 2.83 ha of open space per 1,000 people. The Department of Planning, Industry and Environment, the Office of Sport, and Parks and Leisure Australia and other councils have likewise recognised and adopted this benchmark. All efforts to identify solutions to this open space shortfall have continued to adopt this recognised benchmark.</p> <p>This Planning Proposal will facilitate the delivery of additional open space and will assist in reducing the shortfall in open space provision in the NWGA.</p> <p>Further the Planning Proposal is consistent with our Community Strategic Plan <i>Our Blacktown 2036</i> and our Local Strategic Planning Statement which are discussed in greater detail in Section 3.2.2 above.</p>

Criteria	Assessment
Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls	<p>Council's review titled <i>North West Growth Area Blacktown Precincts: Revised growth forecasts and analysis of unplanned infrastructure needs</i> identifies that there is a shortfall in the provision of open space areas in the NWGA, and the need for more of it to be delivered to meet the needs of a growing population.</p> <p>Our LSPS identifies that while existing planning for the NWGA will add 150 new parks, 17 new sportsgrounds and 65 new courts, we've seen higher-than-planned densities being developed in this area. As a result, more people will live in the NWGA than expected, and there will be a need for even more facilities.</p> <p>As such, this Planning Proposal provides essential public open space areas to address the short-fall in its provision in the NWGA, by responding to population forecast in the area, changing demographics, and by utilising the opportunity to deliver high-quality open space at available land that is no longer required by DoE.</p>
Does the proposal have site-specific merit, having regard to the following?	
The natural environment (including known significant values, resources or hazards)	<p>The Planning Proposal intends to rezone the land to ensure that it is preserved for open space purposes.</p> <p>Part of the site is identified as containing bushfire prone land and is specifically identified as being "Vegetation Buffer".</p> <p>The land is not known to be contaminated land. However, it is expected that should a Gateway Determination be given for the Planning Proposal, that relevant conditions be included to require a Stage 1 Preliminary Site Investigation in case there are any residual contaminants from previous agricultural uses on the site.</p>
The existing uses, approved uses, and likely future uses of land in the vicinity of the proposal.	<p>Land to the east and south of the site has been recently developed as low-density residential development. Residential uses are considered compatible with the proposed open space and are complimentary to the proposed school which has been identified on the adjoining sites.</p> <p>Land to the north of the site is known as the Riverstone Scheduled Lands. Landcom is coordinating the delivery of the Riverstone Scheduled Lands Development Plan Precinct A (Stages 1-3) on behalf of around 50 landowner groups.</p> <p>The development will result in the delivery of approximately 300 residential lots supported by the adequate provision of infrastructure including roads, drainage, water, sewer, gas and electricity. This development will also ensure that conservation areas retained in accordance with zoning.</p> <p>This Planning Proposal will provide new residents to this development with additional opportunities for recreation spaces.</p> <p>Land adjoining the subject site to the west is zoned for educational purposes. It is the intention of the DoE to redevelop</p>

Criteria	Assessment
	this site as a primary school. The school use is compatible with the proposed open space.
The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.	<p>The future RE1 Public Recreation zoning will require minimal infrastructure provision.</p> <p>The Section 7.11 Development Contributions Plan for Riverstone & Alex Avenue Precincts will be updated to ensure that funds are available for the acquisition of the site.</p>

3.3 Section C – Environmental, Social and Economic Impacts

3.3.1 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?

There are no critical habitats or threatened species, populations or ecological communities, or their habitats on or around the site that will be affected by the Planning Proposal.

3.3.2 Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

There are no anticipated negative environmental effects resulting from the Planning Proposal.

The subject site is not known to be contaminated, however as the site is proposed to be rezoned for open space purposes Council is satisfied if a condition is included as part of the Gateway Determination for a Stage 1 Preliminary Site Investigation to be undertaken prior to the finalisation of the draft plan.

3.3.3 How has the Planning Proposal adequately addressed any social and economic effects?

The proposal will increase the provision of open space in an area that is experiencing a shortfall in the provision of community infrastructure, including open space. The main social effect is a positive one for the broader community whom will benefit from the long-term preservation of this site as open space. The provision of open space will have a positive contribution to the health and wellbeing of the community, thereby improving the liveability of their neighbourhood.

The LSPS acknowledges the need to address the shortfall in open space and recreation facilities in the NWGA, and the need to plan for open space and recreation when master-planning for the NWGA. This Planning Proposal provides additional open space which assists in addressing the current shortfall.

3.4 Section D – State and Commonwealth interests

3.4.1 Is there adequate public infrastructure for the Planning Proposal?

The site is supported by access to a residential locality with bus services and access to a future public school, all within walking distance to the proposed open space. As part of the

rezoning of the site, there is a commitment to complete the construction of Medlock Street, half of which has already been constructed.

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

Consultation with the DoE has been undertaken at the pre-Gateway stage. A letter was sent to the DoE on 21 July 2020 requesting DoE confirm that it still has no intention to acquire the site for school purposes. Copies of previous correspondence from the DoE advising that they no longer require the site for school purposes and relinquishing acquisition rights over the property are included at Attachment 2.

Any other relevant public authority will be consulted once the Gateway Determination has been issued and approval granted to proceed with the Planning Proposal.

Part 4 – Mapping

The Planning Proposal seeks to amend the following maps of SEPP SRGC 2006:

- Land Zoning Map Sheet LZN_004;
- Land Reservation Acquisition Map Sheet LRA_004;
- Height of Buildings Map Sheet HOB_004; and
- Residential Density Map Sheet RDN_004.

The draft proposed maps are included at Attachment 5.

Part 5 – Community consultation

Community consultation will be carried out in accordance with the Gateway Determination and the Department's *Guide to Preparing Local Environmental Plans*.

It is proposed to place the proposal on public exhibition for a period of 28 days. Consultation with the community will consist of the following:

- Details of the exhibition of the Planning Proposal on the Blacktown City Council website and in the Blacktown Customer Information Centre
- A letter to affected landowner
- Letters to adjacent and adjoining property owners

Part 6 – Timeline

Stage	Estimated Date
Resolution to prepare	August 2020
Gateway Determination	October 2020
Public exhibition	November 2020
Consider submissions	December 2020
Council resolution to adopt	February 2021
Forward Planning Proposal to Department of Planning, Industry and Environment for the Minister to make the plan	February 2021