

Report to the Blacktown Local Planning Panel

Planning Proposal

File number	F17/678	Date of lodgement	28/3/2018
Proponent	DBL Property on behalf of Office of Strategic Lands		
Owner	Department of Planning and Environment – Office of Strategic Lands (main landowner); Blacktown City Council; RMS; State of NSW (Crown road); Reservoir Developments P/L; Z. Siddique; E. Evenden		
Proposal	Rezone land from RU4 Primary Production Small Lots to IN1 General Industrial, SP2 Infrastructure (Drainage) and SP2 Infrastructure (Local Road)		
Site description	Land in the vicinity of Thornley Road and Reservoir Road, Prospect bounded by Prospect Highway, M4 Motorway, Warmuli Reserve drainage basin and the southern boundary of the Blacktown LGA (approx. 20 ha)		

Assessment

Report considered by Council	27 June 2018 - Attachment 1
Recommendation	Endorse the Planning Proposal proceeding to the Department of Planning and Environment to seek a Gateway Determination

Council resolved at its Ordinary Meeting of 27 June 2018 to prepare a Planning Proposal and forward the Planning Proposal to the Department of Planning and Environment seeking a Gateway Determination. The Planning Proposal is in response to a request from DBL Property on behalf of the Office of Strategic Lands.

The Planning Proposal seeks to amend *Blacktown Local Environmental Plan 2015* to rezone land from RU4 Primary Production Small Lots to IN1 General Industrial, SP2 Infrastructure (Drainage) and SP2 Infrastructure (Local Road) to facilitate future industrial development.

Corresponding amendments are required to the Lot Size Map.

The Planning Proposal is forwarded to the Blacktown Local Planning Panel for advice in accordance with the Local Planning Panels Direction – Planning Proposals, issued by the Minister for Planning on 23 February 2018 under Section 9.1 of the *Environmental Planning and Assessment Act 1979*.



Chris Shannon
Manager Strategic Planning



Glennys James
Director Design and Development

PD130618 3.5. DD380108 Planning Proposal to rezone land in the vicinity of Thornley Road and Reservoir Road, Prospect

Author: Swatantra Hill
Director: Director Design & Development
File: F17/678

Division is required

Topic	Preparation of a Planning Proposal to amend Blacktown Local Environmental Plan 2015 to rezone land in the vicinity of Thornley Road and Reservoir Road, Prospect.
Analysis	A request to prepare a Planning Proposal has been received from DBL on behalf of the NSW Office of Strategic Lands. The Planning Proposal seeks to rezone land from RU4 Primary Production Small Lots to IN1 General Industrial, to facilitate future industrial development.
Attachment/s	<ol style="list-style-type: none">Existing and proposed land zoning maps [DD380108.1]Existing and proposed lot size maps [DD380108.2]
Report Recommendation	<ol style="list-style-type: none">Prepare a Planning Proposal to amend Blacktown Local Environmental Plan 2015 to rezone land in Prospect south of the M4 Motorway from RU4 Primary Production Small Lots to IN1 General Industrial, SP2 Infrastructure (Drainage) and SP2 Infrastructure (Local Road) and make corresponding changes to the Lot Size Map.Forward the Planning Proposal to the Department of Planning and Environment seeking a Gateway Determination to exhibit the proposal.Implement any conditions attached to a Gateway Determination.

Key reasons

1. The land is suitable for development

- The land is currently under-utilised. The land which is proposed to be zoned IN1 is approximately 12 ha of mostly vacant land, predominantly used for low intensity grazing with scattered low density residential use. One lot is partly used as a truck depot.
- The site is located close to major road transport routes. The site is bounded to the north by the M4 Motorway and to the west by Prospect Highway. The main access point to the site is less than 1 km from the Great Western Highway.

- c. RMS has completed planning for an upgrade to the southern portion of Prospect Highway, including the intersections with the M4 Motorway and Great Western Highway. This upgrade will provide sufficient additional capacity to cater for the demand generated by the indicative future industrial development of the site.
- d. Facilitating employment generating development and economic activities near major transport corridors is a strategic directive supported by the *Greater Sydney Region Plan 2018*, the *Central City District Plan 2018* and the *Blacktown Planning Strategy 2036*.

2. The current land zoning is no longer appropriate

- a. There are no conditions which require retention of the current RU4 zone.
- b. There are some restrictions on land use on the site, including State and locally listed heritage items, which are itemised in 1. of supporting analysis. These are capable of being accommodated within the scope of future development.
- c. A rural zone is no longer appropriate in this location in the context of the surrounding land uses and the ongoing development and growth pressures within the Sydney basin, in particular in Western Sydney. Retention of the RU4 zone unnecessarily restricts the potential to facilitate development which will be of benefit to the community by contributing to economic activity in the area and providing employment opportunities for local residents.

3. The proposed land zoning is appropriate

- a. The proposed IN1 General Industrial zone is considered appropriate for the subject land. The site is surrounded by land zoned primarily for industrial or business uses, largely associated within the Western Sydney Employment Area. It is adequately buffered from residential areas by the M4 and the Great Western Highway. Prospect Highway provides a buffer between the site and a local church, and key differences in peak times of use act to further minimise potential conflict. There are no other sensitive land uses in the immediate vicinity which present a conflict with the proposed IN1 General Industrial zoning.
- b. One lot is proposed to be rezoned from RU4 to SP2 Infrastructure (Drainage). Lot 4 DP 1192514 (Warmuli Reserve) is owned by Council and used as a stormwater detention basin. Girraween Creek runs through Lot 4. The existing use and topographic characteristics of Lot 4 make the proposed SP2 zone appropriate to protect the function of this lot.

Supporting analysis

1. Heritage considerations

- a. Two identified heritage items are located within the subject land. The Heritage Report provided with the Planning Proposal request is under review by Council's Heritage Advisor.
- b. The alignment of the portion of Reservoir Road which runs through the subject land is listed on the State Heritage Register, recognising the remnants of the Old Western Road. The alignment of Reservoir Road will be preserved.
- c. The Heritage Report recommends that a Statement of Heritage Impact (SoHI) should be prepared once a road plan is available. The SoHI should consider the impact of any works and means for historical interpretation.

- d. Bridestowe House at 568 Reservoir Road (Lot C DP 374323) is identified in BLEP 2015 as an item of local heritage significance. A mid-century dairy building is located behind Bridestowe House, but is not separately identified as an item of heritage significance in BLEP 2015. Bridestowe House will be preserved.
- e. The Heritage Report recommends that the Bridestowe farm house should be subject to a Conservation Management Study prior to determining future development on the land. This study should address the practical management of the building and potential future uses.
- f. A number of other heritage items of State or local significance are located in the vicinity of the subject land. The Planning Proposal will not impact on these items.

2. Traffic, transport and access considerations

- a. There are limitations on the final developed form of the site, arising from the proposed upgrade to the Prospect Highway/Reservoir Road intersection, the proximity of Thornley Road to this intersection, the presence of key utilities infrastructure in the Thornley Road reserve and the requirement to retain the current alignment of Reservoir Road for heritage reasons. These limitations will require detailed consideration at DA stage but will not preclude development of the site.
- b. The Traffic Report provided with the Planning Proposal request found that while the Prospect Highway/M4 Interchange and Prospect Highway/Reservoir Road intersections are currently operating at capacity, planned upgrades to these intersections will provide sufficient capacity to accommodate additional demand generated by development of the site. RMS has completed planning for the works. A timeframe is not yet available for the construction phase.
- c. The site has reasonable access to bus routes and to both local and regional cycle paths.

3. Biodiversity considerations

- a. The site contains approximately 2 ha of remnant native vegetation, in a highly disturbed condition. Biodiversity offsets will be required. Additional information is being sought to justify an assessment regarding the likely occurrence of the Cumberland Plain Land Snail. There are no barriers anticipated at this stage to the proposed rezoning on biodiversity grounds.

Context

1. Details of the subject land

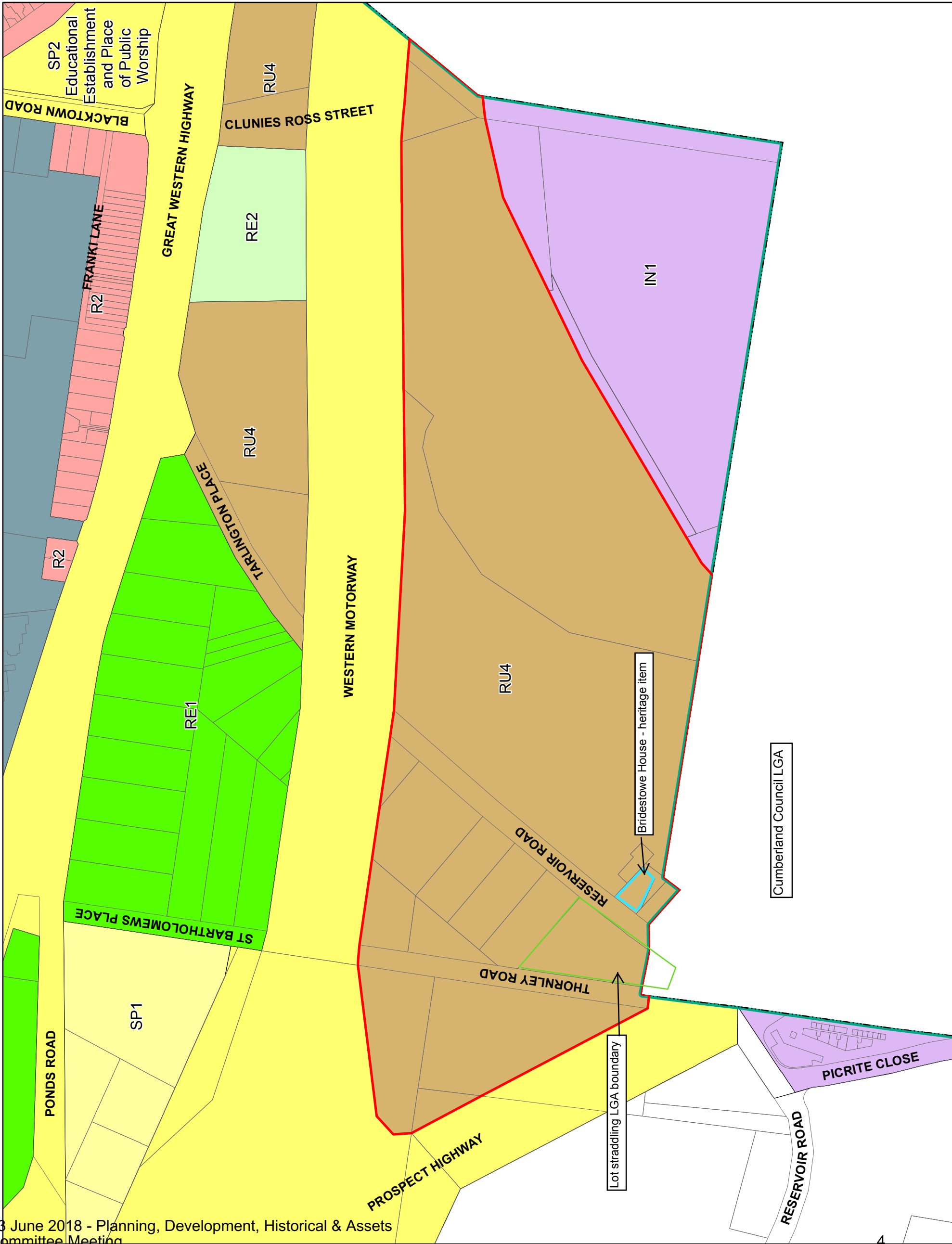
- a. This Planning Proposal relates to a total of approximately 20 ha of land bounded by Prospect Highway, the M4 Motorway, Warmuli Reserve drainage basin and the southern boundary of the Blacktown LGA.

2. Land which crosses LGA boundary

- a. Lot 18 DP 802753 is partly located within the subject land. Approximately 670 m² of this lot is located in the Cumberland LGA and is zoned IN2 Light Industrial under *Holroyd Local Environmental Plan 2013*. This Planning Proposal concerns only that part of the lot which is within the Blacktown LGA. As a courtesy, we are communicating with Cumberland Council regarding the proposed rezoning at the LGA boundary.

End of report

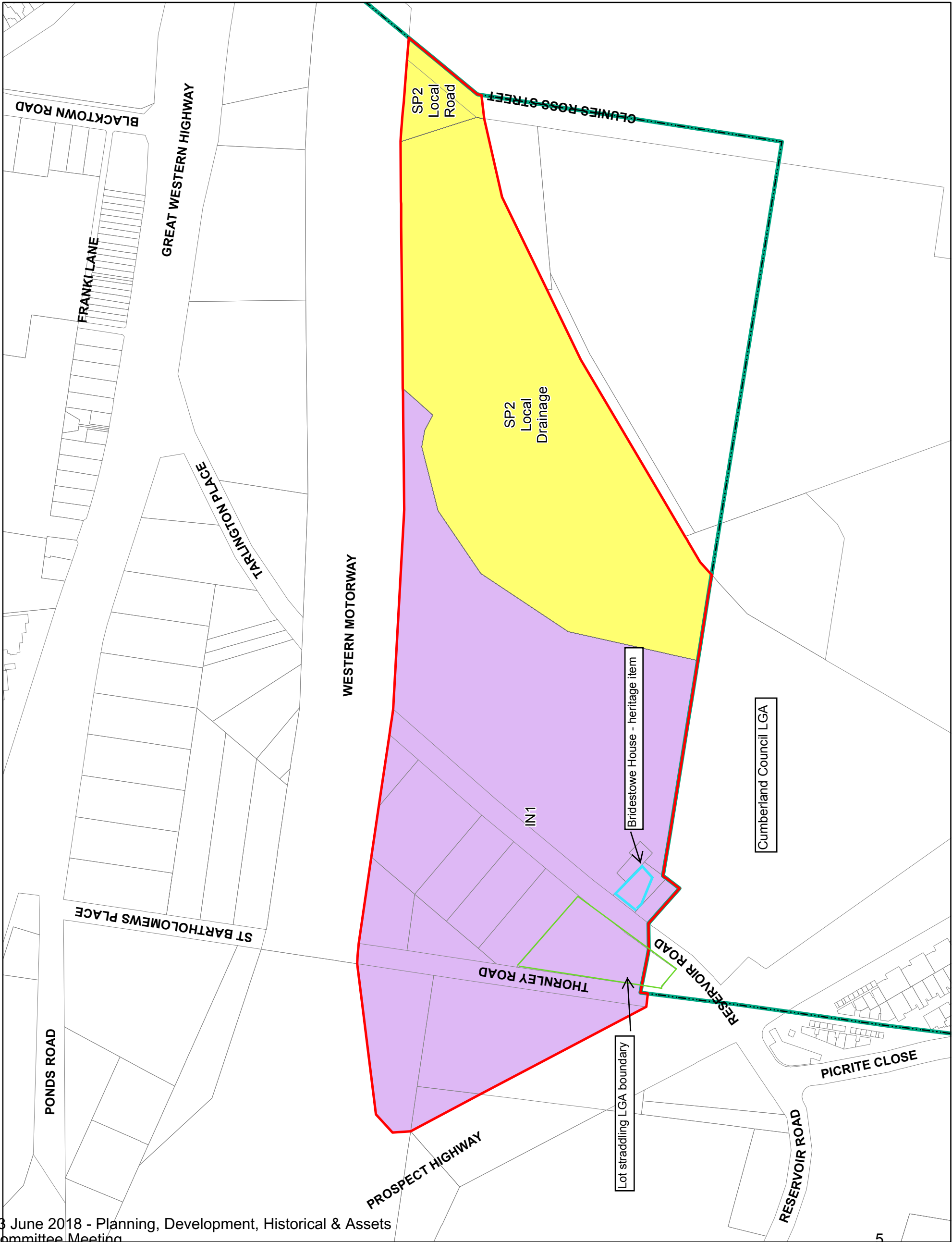
The Prospect South Planning Proposal
Existing Land Zoning Map



Legend

- Subject Site
- Blacktown LGA
- Cadastral © Blacktown City Council (as at 10/04/2018)
- B5 Business Development
- IN1 General Industrial
- R2 Low Density Residential
- RE1 Public Recreation
- RE2 Private Recreation
- RU4 Rural Small Holdings
- SP1 Special Activities
- SP2 Infrastructure
- Unzoned Land

The Prospect South Planning Proposal
Proposed Land Zoning Map



Legend

- Subject Site
- Blacktown LGA
- Cadastral © Blacktown City Council (as at 10/04/2018)
- Land to be rezoned to :
 - IN1 General Industrial
 - SP2 Infrastructure
 - Unchanged area

The Prospect South Planning Proposal
Existing Minimum Lot Size Map



Legend

- Subject Site
- Blacktown LGA
- Cadastral © Blacktown City Council (as at 10/04/2018)
- Minimum Lot Size
 - G 450 - 474
 - AB2 400000 - 499999

The Prospect South Planning Proposal
Proposed Minimum Lot Size Map



Legend

- Subject Site
- Blacktown LGA
- Cadastral © Blacktown City Council (as at 10/04/2018)
- Minimum Lot Size
- G 450 - 474
- AB2 400000 - 499999