



# Planning Proposal

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## Tallawong Road, Rouse Hill

**Lots 8 - 9 DP 1249124, Lots 66 - 67 and part of Lot 65 DP 30186,  
34 - 72 Tallawong Road, Rouse Hill**

**April 2020**

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## INTRODUCTION

Blacktown City Council has received a request from Ethos Urban, acting for Metro Award Tallawong Pty Ltd (the proponent), to submit a Planning Proposal for 34 – 72 Tallawong Road, Rouse Hill.

The intent of the Planning Proposal is to increase the maximum building height over part of the site under State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP). No change to other provisions contained within the Growth Centres SEPP are proposed.

This Planning Proposal has been updated to address the matters raised by the Department of Planning, Industry and Environment in their correspondence of 4 December 2019. Specifically, the updated Planning Proposal addresses Conditions 1(a), (b) and (c) of the Gateway Determination issued on 23 January 2019. These conditions related to open space provision and the potential visual impact of the proposal on Rouse Hill House and Estate. These matters are addressed in Section B (3), B (6) and Section C (8) of this Planning Proposal.

### The Site

The subject site is located within the Riverstone East Precinct of the North West Growth Area (NWGA) and is known as No. 34 - 72 Tallawong Road, Rouse Hill (site). Table 1 identifies each lot, the approximate area and the sites controlled by the proponent.

**Table 1: Property addresses included within this Planning Proposal**

Address	Lot	Deposited Plan	Land Area (m <sup>2</sup> )	Applicants site
34 Tallawong Road	9 (formerly 69)	1249124 (formerly 30186)	20,234	Yes
42 Tallawong Road	8 (formerly 68)	1249124 (formerly 30186)	20,235	Yes
50 Tallawong Road	67	30186	20,235	-
58 Tallawong Road	66	30186	20,234 (minus component of open space)	-
72 Tallawong Road	65	30186	<100 area of this lot included (corresponding to the alignment of the road)	-

The site has an area of approximately ten hectares and is located on the eastern side of Tallawong Road, is north-west of Tallawong Station and directly adjacent to the future town centre within the Tallawong Station Precinct (former Area 20). The Metro Stabling yards are located on the western site of Tallawong Road. Together, this area within Riverstone East and Tallawong Station Precinct will form the new centre and broader neighbourhood based around Tallawong Station. Consistent with the Indicative Layout Plan the site forms part of a transition from a higher density town centre to medium and lower density uses, as distance increases from Tallawong Station. Supporting the local community within this area are accessible areas of open space, sporting and education and community facilities which will be provided in accordance with the Growth Centre SEPP requirements.

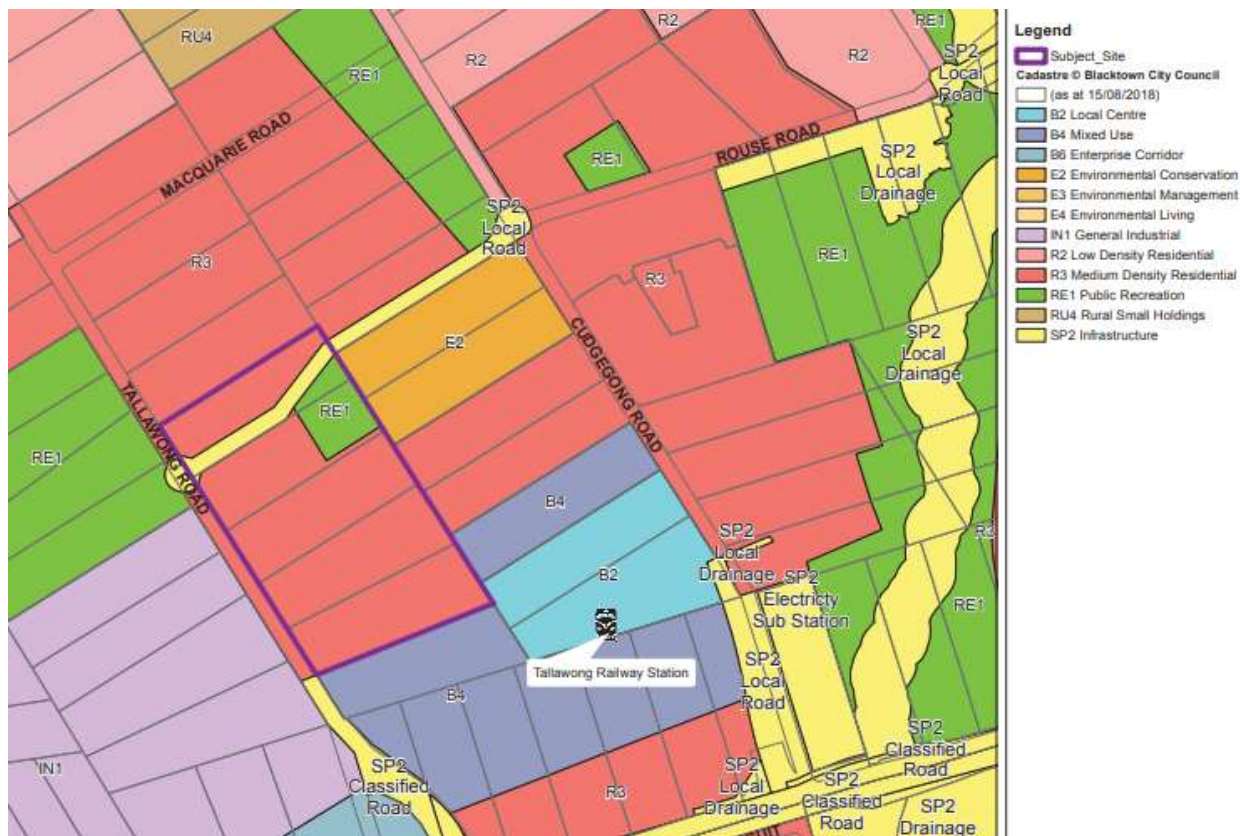
The site is shown in Figure 1, with the portion of the land being subject of this proposal outlined in black.



**Figure 1: Subject Site** (Source: Ethos Urban)

The subject site is currently used for rural residential purposes. It has been altered by historical land use practices and is extensively cleared, with an open grassland character and stands of mature trees. The site has sloping topography and generally falls towards Tallawong Road, with the site's low point occupying the north western corner.

Under the Growth Centres SEPP, the site is subject to the R3 Medium Density Residential zone, SP2 Infrastructure (Local Road) zone and RE1 (Public Recreation) zone. There will be no change to the zoning of the site as result of this Planning Proposal. The zoning of the site and its immediate surrounds is shown in Figure 2.



**Figure 2: Zoning Map**

### **Blacktown Local Planning Panel Advice**

The request from Ethos Urban on behalf of the proponent to facilitate an amendment to the Growth Centres SEPP was reviewed by Council staff and reported to the Blacktown Local Planning Panel (BLPP) for advice. This has followed the procedures established in the Local Planning Panels Direction on Planning Proposals.

At its meeting of 13 September 2018, the BLPP noted the strategic merit of the proposal and supported it being referred for Gateway Determination.

During their consideration of the proposal, the Panel also recognised the inconsistencies in planning controls across the NWGA. Accordingly, they also recommended that the State Government commence a review of the planning controls to ensure consistency across the NWGA.

The Panel's advice is at Appendix 1.



## Council's Consideration

On 31 October 2018, Council considered a report recommending the preparation of a Planning Proposal to amend the Growth Centres SEPP by increasing the building height over part the site. At its meeting, Council resolved to:

1. *Prepare a Planning Proposal to amend the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 Height of Building planning control to change the existing maximum building height from 16 m to 26 m where it applies to land at 34-72 Tallawong Road, Rouse Hill.*
2. *Forward the Planning Proposal to the Department of Planning and Environment seeking a Gateway Determination to exhibit the proposal.*
3. *Implement any conditions attached to a Gateway Determination.*
4. *Advise the Proponent and the other affected landowners that Recommendations 1 and 2 do not imply or guarantee that the Planning Proposal will ultimately be supported. Council's final determination of the proposal will occur when Council resolves to adopt the Planning Proposal following exhibition and consideration of all relevant matters and submissions.*

A copy of the Council Report is found in Appendix 2.

To facilitate Council's resolution, this Planning Proposal has been prepared, utilising information provided by Ethos Urban on behalf of the proponent. The Planning Proposal has been prepared in accordance with A Guide to Preparing Planning Proposals and Guide to Preparing Local Environmental Plans.

The Planning Proposal seeks to amend the maximum building height only, with no other changes proposed to the Growth Centres SEPP. An amendment to the DCP road pattern has been completed separately to this Planning Proposal. No site-specific amendments are required for Blacktown City Council Growth Centre Precincts Development Control Plan (DCP).

The Planning Proposal is supported by the following documents:

- Appendix 1: Blacktown Local Planning Panel Advice
- Appendix 2: Blacktown City Council Report and Resolution
- Appendix 3: Planning Proposal Application prepared by *Ethos Urban*
- Appendix 4: Urban Design Report prepared by *Ethos Urban*
- Appendix 5: Heritage Impact Statement prepared by *Weir Phillips*
- Appendix 6: Visual Impact Analysis prepared by *Ethos Urban*
- Appendix 7: Traffic Impact Assessment prepared by *Ason Group*
- Appendix 8: Open Space and Community Facilities Impact Assessment prepared by *Ethos Urban*
- Appendix 9: Utilities and Services Report prepared by *BG&E*

- Appendix 10: Existing Height Map
- Appendix 11: Proposed Height Map

## THE PLANNING PROPOSAL

### PART 1 – Objectives and Intended Outcomes

The objectives of this Planning Proposal are to:

- Facilitate the amendment of the Growth Centres SEPP and increase the building height to 26 m over part of the subject site.
- Support compact transit orientated development by enabling greater residential densities within close proximity to the Tallawong Station and the future retail and commercial centre.
- Increase the building height over the subject site to better reflect the residential densities of the precinct and proximity to the Tallawong Station town centre.
- Provide consistent building height controls with nearby R3 zoned land, located adjacent to the town centre and the same distance from Tallawong Station.

The intended outcomes of the Planning Proposal are:

- to enable taller buildings over the subject site up to 26m in height (8 storeys), consistent with similar land within the adjacent Tallawong Station Precinct.
- To support the viability and desirability of the centre by providing the opportunity for increased residential density
- To support the North West Metro by providing the opportunity for an increased residential population close to the Tallawong Station.
- To provide an orderly and distinct transition from the town centre to the lower density neighbourhoods.
- To provide an easily defined character to the town centre developing around Tallawong Station which establishes it as a landmark, distinct from the wider lower density neighbourhood character.

The proposal does not alter or create new land use zones within the Growth Centres SEPP. In addition, it does not incorporate any amendments to other provisions within the Growth Centres SEPP.

In summary, the proposal only seeks:

- A minor increase in the maximum building height from 16 m (5 storeys) to 26 m (8 storeys) over the part of the subject site identified in Figure 1.

## **PART 2 – Explanation of Provisions**

This Planning Proposal seeks to amend the building height standards applying to the site, located within the Riverstone East Precinct of the North West Growth Area. To achieve the objectives and intended outcomes of the Planning Proposal, no additional amendments are required to the Growth Centre SEPP. Whilst the proponent has provided detailed urban design analysis over the subject site; no associated changes are required to the Indicative Layout Plan or other provisions of the BCC-GC Precincts DCP Schedule Eight (Riverstone East Precinct).

The objectives and intended outcomes can be achieved by amending the following Growth Centres SEPP Map:

- NWGC Height of Buildings Map (009)

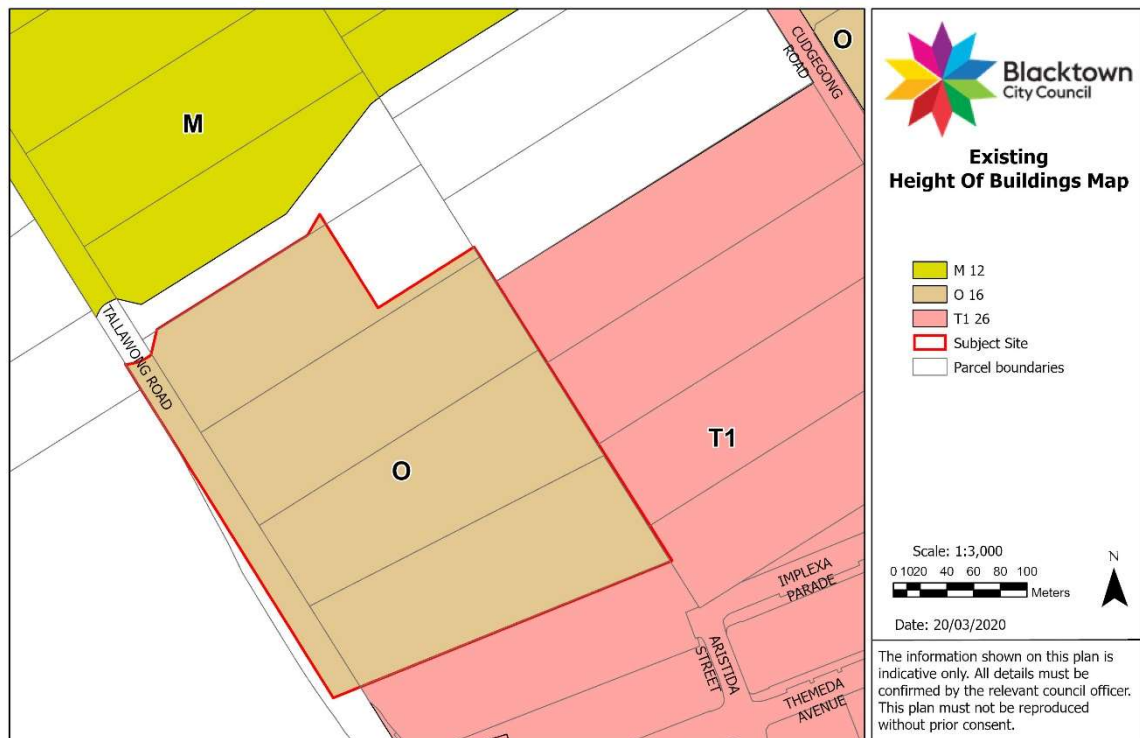
The intention is to apply the 26 m height limit to only the land shown in the revised Height of Buildings Map. Figure 3 shows the existing building height provisions over the subject site and Figure 4 shows the proposed amendments. As shown in Figure 4, the proposed height changes:

- Applies only to land south of the SP2 Infrastructure (Local Road) zone
- Does not apply to land north of the SP2 Infrastructure (Local Road) zone
- Does not apply to land zoned SP2 Infrastructure (Local Road) zone and RE1 (Public Recreation) zone.
- Are located adjacent to land with within the Tallawong Station Centre with a 26 m height of buildings.
- Will provide consistency with nearby R3 Medium Density Residential land adjacent to the Tallawong Station Centre, and a similar distance from Tallawong Station, and which already has a 26 m building height control.

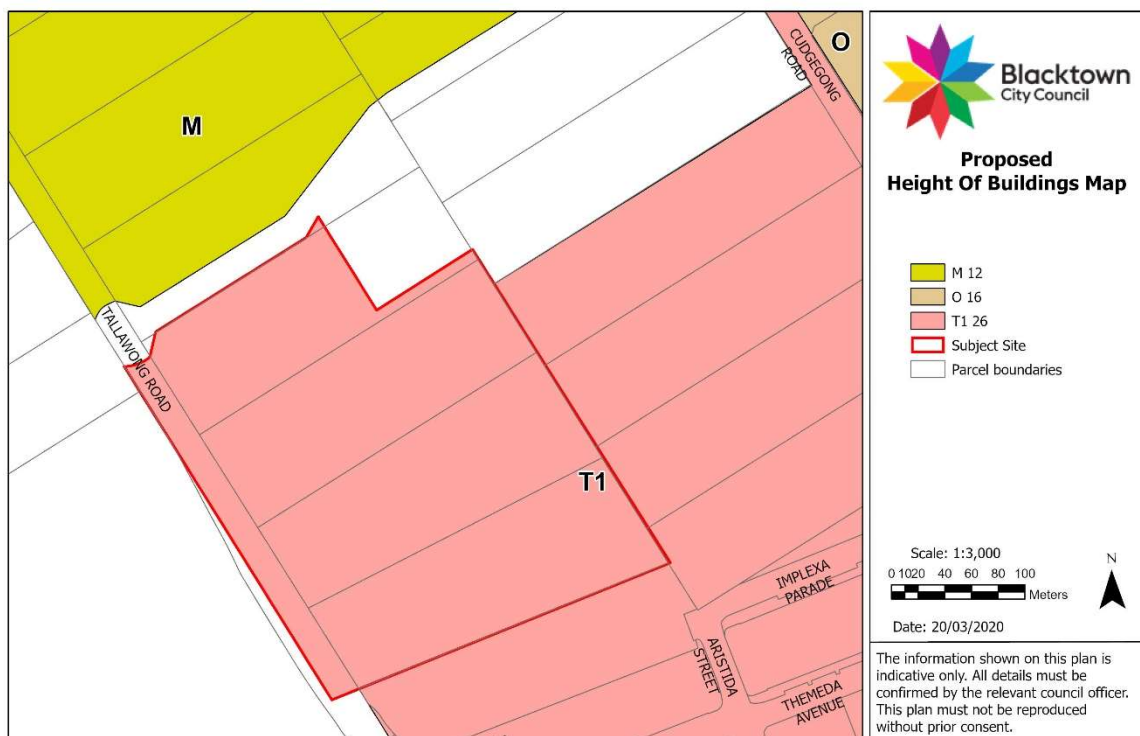
No additional amendments to the Growth Centres SEPP are proposed.



**Figure 3: Existing Height of Building Map**



**Figure 4: Proposed amendments to the Height of Building SEPP Map**



## **PART 3 – Justification**

### **Section A – Need for the Planning Proposal**

#### **1. Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?**

Strategic planning work was undertaken during the preparation of the Riverstone East Precinct Plan. This body of work (amongst other things) created the Indicative Layout Plan (ILP) and the SEPP Land Zoning Map. Strategic planning by the Greater Sydney Commission has also provided the opportunity for more recent review of sites across the city. This local strategic planning supports initiatives derived from the Greater Sydney Region Plan and the Central City District Plan within the Blacktown Local Government Area.

This Planning Proposal has arisen from the proponents detailed urban design analysis of the site, with consideration of its immediate context. Consistency with the strategic planning framework is established in Section B of this Planning Proposal.

#### **2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

Yes. The proposed change to building height over the subject site requires an amendment to the Growth Centres SEPP Map in accordance with Section 3.31 of the Environmental Planning and Assessment Act 1979 (EPAA 1979).

### **Section B – Relationships to Strategic Planning Framework**

#### **3. Is the Planning Proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?**

##### ***Greater Sydney Region Plan: A Metropolis of Three Cities***

The Greater Sydney Region Plan outlines how Greater Sydney will manage growth and change and guide infrastructure delivery. It sets a 40-year vision and strategy for Greater Sydney, to be implemented at a local level through District Plans. The vision is underpinned by the organisation of Sydney into a metropolis of three cities being the Western Parkland City west of the M7, a Central River City with Greater Parramatta at its heart and an Eastern Harbour City.

The Greater Sydney Region Plan incorporates ten directions with metrics and objectives to fulfil the requirements of Section 3.3 of the Environmental Planning and Assessment Act 1979.

Implementation of the Plan will be achieved through its use as a framework for decision making and to inform district plans, local environmental plans and to provide context for Council's community strategic plans. Implementation of the Plan will also be achieved through integration with Future Transport 2056 and the State Infrastructure Strategy, by:

- providing guidance to the private sector; and
- informing the engagement process with the community at a regional, district and local level.

Table Two below describes how the proposal is consistent with the objectives of the Greater Sydney Regional Plan.

The amendments to the Growth Centres SEPP as proposed will support and facilitate the directions of the Plan. Specifically, the amendments will:

- Increase housing supply and mix in locations that are well serviced by public transport.
- Provide housing in a location that is highly accessible to employment, retail and commercial services and community infrastructure.
- Implement a compact city form that consolidates higher density land uses within and close to centre to reduce environmental impacts and offer transport choice.

Table 2: Consistency with Greater Sydney Region Plan	
Central City District Plan Priorities & Actions	Consistency
<b>Objective 1:</b> <b>Infrastructure supports the three cities</b>	<p>The proposed amendments do not compromise the delivery of any infrastructure that supports growth within Riverstone East, the adjacent Tallawong Station Precinct and the wider North West Growth Area. The proposal takes advantage of its location adjacent to the Tallawong Metro Station and key roads such as Schofields and Tallawong Road.</p> <p>The proposed amendments ensure that sites located close to centres and with high accessibility by public transport and road, allows opportunities for higher density living. This supports compact communities, public transport use and contained communities.</p>
<b>Objective 2:</b> <b>Infrastructure aligns with forecast growth</b>	<p>The proposed amendments maintain the provision of infrastructure within the Precinct to ensure services are provided for the future community.</p>
<b>Objective 3:</b> <b>Infrastructure adapts to meet future needs</b>	<p>Consistent. The proposal capitalises on the location of existing and planned infrastructure by providing the context for highly accessible additional dwellings within close proximity to the metro, along with public and regional open spaces. A town square is considered suitable in this location as it will support open spaces proposed within the Tallawong Station Centre.</p>

Table 2: Consistency with Greater Sydney Region Plan	
Central City District Plan Priorities & Actions	Consistency
	In addition, it is noted that Council has undertaken a strategic review of open space within the LGA. This review has highlighted where additional open space across the North West Growth Area can be provided to satisfy demand.
<b>Objective 4:</b> <b>Infrastructure use is optimised</b>	The Planning Proposal is consistent with the Objective as it supports the metro rail network at Tallawong, the road network around the subject site, services provided within the town centre itself and public open spaces.
<b>Objective 6:</b> <b>Services and infrastructure meet communities' changing needs</b>	The proposal remains consistent with the Indicative Layout Plan for the Riverstone East Precinct and controls within the DCP.
<b>Objective 7:</b> <b>Communities are healthy, resilient and socially connected</b>	The Planning Proposal supports and enhances social opportunities by allowing additional population within close proximity to the town centre, public transport infrastructure such as the metro, along with the broader open space and movement network established within the Indicative Layout Plan.
<b>Objective 8:</b> <b>Greater Sydney's communities are culturally rich with diverse neighbourhoods</b>	By providing higher densities within and around centres, opportunities are established for the development and enhancement of culturally rich and diverse neighbourhoods.
<b>Objective 12: Great places that bring people together</b>	The proposal remains consistent with the ILP and broader planning and design requirements for the Riverstone East Precinct.
<b>Objective 13: Environmental heritage is conserved and enhanced</b>	<p>The site is not subject to any heritage listings. However, consideration has been given to ensuring that the increased building height over the subject site does not impact on the State Significant Rouse Hill House and Estate.</p> <p>To understand any potential impacts, a Heritage Impact Statement prepared by <i>Weir Phillips Heritage and Planning</i> and a Visual Impact Assessment prepared by <i>Ethos Urban</i> was prepared for the subject site. These reports are attached to this Planning Proposal at Appendix 5 and 6.</p> <p>Both these assessments have confirmed that there is no visual impact to Rouse Hill House and Estate as a result of increased building height on the subject site.</p>
<b>Objective 22: Investment and business activity in centres</b>	The proposal supports the centre developed around Tallawong Station by providing additional residential accommodation. This effectively increases the 'living population' within the centre itself.
<b>Objective 25: The coast and waterways are protected and healthier</b>	The Planning Proposal seeks a relatively modest increase in building height only. Accordingly, this objective remains satisfied.
<b>Objective 26: A cool and green parkland city in the South Creek corridor</b>	The proposal does not prevent the achievement of this objective.

Table 2: Consistency with Greater Sydney Region Plan	
Central City District Plan Priorities & Actions	Consistency
<b>Objective 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced</b>	The Planning Proposal does not include any changes that could impact this objective. However, by enabling greater housing supply over the subject site, which facilitates a more compact urban form, opportunities for the protection of biodiversity and urban bushland are achieved.
<b>Objective 28: Scenic and cultural landscapes are protected</b>	The Planning Proposal relates to building height only within an existing area zoned R3 Medium Density Residential. A Heritage Impact Statement prepared by Weir Phillips Heritage and Planning and a Visual Impact Assessment prepared by Ethos Urban have confirmed that there will be no visual impact to the scenic landscape looking towards the site from Rouse Hill House and grounds.
<b>Objective 30: Urban tree canopy cover is increased</b>	The urban design concept submitted with the Planning Proposal anticipates a 'green corridors' linking to the wider open space network as the site develops. In addition, the concept also recognizes that a stand of trees within the eastern part of the site could potentially be retained. Furthermore, new streets can incorporate tree plantings to increase the canopy cover within this area. Whilst this is a concept only, it does show how the urban tree cover can be effectively increased.
<b>Objective 31: Public open space is accessible, protected and enhanced</b>	<p>The subject site is highly accessible to public open space within the Tallawong Station town centre, neighbourhood public open space and the wider regional open space network.</p> <p>In addition, it is noted that Council has undertaken a strategic review of open space within the LGA. This review has highlighted where additional open space demand is across the North West Growth Area.</p> <p>Notwithstanding the above, it is noted that future development of the site will provide open space as part of a future VPA. Furthermore, Section 7.11 contributions will capture additional open space demand as required. The Planning Proposal therefore facilitates additional open space provision and public domain improvements.</p>
<b>Objective 32: The Green Grid links parks, open spaces, bushland and walking and cycling paths</b>	The Urban Design Concept submitted with the proposal shows that potential 'green corridor' connections to open space areas are possible within the vicinity of the site. There is no inconsistency with the Indicative Layout Plan as result of increasing the building height over the subject site from 16 m to 26 m.
<b>Objective 33: A low carbon city contributes to net zero emissions by 2050 and mitigates climate change</b>	The Planning Proposal is consistent with this objective as it encourages the use of the existing public transport assets such as the north west Metro, accessible from Tallawong Station.
<b>Objective 37: Exposure to natural and urban hazards is reduced</b>	The Planning Proposal is consistent with the objective, being wholly contained within existing land zoned R3 Medium Density Residential. In addition, the separation of the site from the metro stabling yard, along with building design, can adequately mitigate any potential noise from the metro stabling operations.
<b>Objective 38: Heatwaves and extreme heat are managed</b>	Future development of the site can incorporate measures to mitigate extreme heat.



## Central City District Plan

District Plans align with the Greater Sydney Region Plan and provide a 20-year framework to manage growth and achieve the plans long term vision, while enhancing Greater Sydney's liveability, productivity and sustainability into the future. They are a guide for implementing the Greater Sydney Region Plan at a District level and a bridge between regional and local planning. The Riverstone East Precinct, which includes the subject site, is located within the Central City District.

Consistency with the themes, priorities and actions of the Central City District Plan are discussed in Table 3. This analysis shows that Planning Proposal is consistent with relevant priorities and actions of the Central City District Plan.

Table 3: Consistency with Central City District Plan	
Central City District Plan Priorities & Actions	Consistency
<p><b>Planning Priority C1 - Planning for a city supported by infrastructure</b></p> <p>Applicable Actions</p> <p><i>Maximise the utility of existing infrastructure assets and consider strategies to influence behaviour changes, to reduce the demand for new infrastructure, including supporting the development of adaptive and flexible regulations to allow decentralised utilities.</i></p>	<p>It is proposed to increase the building height on the site as it is directly adjacent to the town centre, based around the Tallawong Metro Station. This increase in building height allows for greater residential density within close proximity to public transport infrastructure, retail and commercial services, along with public and community facilities.</p>
<p><b>Planning Priority C4 - Fostering healthy, creative, culturally rich and socially connected communities</b></p> <p>Applicable Actions:</p> <p><i>Deliver inclusive places for people of all ages and abilities that support healthy, resilient and socially connected communities by:</i></p> <ol style="list-style-type: none"> <li><i>providing walkable places with active street life and a human scale</i></li> <li><i>prioritizing opportunities for people to walk, cycle, and use public transport.</i></li> </ol>	<p>The Planning Proposal, located within the Riverstone East Precinct of the NWGA, seeks to increase the building height only over the subject site. It remains consistent with the broader objectives of this priority and the planning supporting the NWGA.</p> <p>Furthermore, future development of the site in a manner envisioned in the ILP and shown in the development concept submitted by the proponent show:</p> <ul style="list-style-type: none"> <li>a permeable and walkable street blocks can be established</li> <li>an active street and public domain can be provided at a human scale</li> <li>links to the wider open space network can be established to encourage its use by pedestrian and cyclists.</li> <li>An increased residential population over the subject site, resulting from the adjusted building height will support the usage of the North West Metro from the Tallawong Station.</li> </ul>
<p><b>Planning Priority C5 - Providing housing supply, choice and affordability, with access to jobs and services</b></p> <p>No applicable Actions</p>	<p>Though this action is not applicable, the Planning Proposal remains consistent with its ideal. The increase in height over the site will permit development up to 26 m or 8 storeys. This modest increase of an additional 3 storeys will facilitate increased housing supply and choice within a walkable distance to Tallawong Station and the centre itself, ensuring access to local and out of area jobs and</p>

Table 3: Consistency with Central City District Plan	
Central City District Plan Priorities & Actions	Consistency
	services. Increased supply and choice may also positively impact on housing affordability within the LGA.
<p><b>Planning Priority C6 - Creating and renewing great places and Local Centres, and respecting the District's heritage</b></p> <p><b>Applicable Actions:</b></p> <p>1. <i>Using a place-based and collaborative approach throughout planning, design, development and management deliver great places by:</i></p> <ul style="list-style-type: none"> <li>a) <i>prioritising a people-friendly public realm and open spaces as a central organising design principle</i></li> <li>b) <i>recognising and balancing the dual function of streets as places for people and movement</i></li> <li>c) <i>providing fine grain urban form, diverse land use mix, high amenity and walkability, in and within a 10-minute walk of centres</i></li> <li>d) <i>integrating social infrastructure to support social connections and provide a community hub</i></li> <li>e) <i>recognising and celebrating the character of the place and its people</i></li> </ul>	<p>The Planning Proposal remains consistent with this action. It supports the facilities and services to be provided within the town centre, based around Tallawong Station. Likewise, the development concept submitted with the Planning Proposal shows how the site can develop in a manner consistent with this direction. Importantly, the proposal seeks to only increase building height over the subject site to better reflect permissible densities within the NWGA.</p> <p>No changes to zoning or permitted land uses form part of this Planning Proposal. Development of the site would therefore remain consistent with the ILP for Riverstone East, along with the detailed planning in the Growth Centres SEPP and supporting DCP.</p>
<p><b>Planning Priority C6 (Continued)</b></p> <p>2. <i>Identify, conserve and enhance environmental heritage by:</i></p> <ul style="list-style-type: none"> <li>a) <i>engaging with the community early in the planning process to understand heritage values and how they contribute to the significance of the place</i></li> <li>b) <i>applying adaptive re-use and interpreting heritage to foster distinctive local places</i></li> <li>c) <i>managing and monitoring the cumulative impact of development on the heritage values and character of places</i></li> </ul>	<p>The site is not subject to any heritage listings. However, consideration has been given to ensuring that the increased building height over the subject site has not impact on the State Significant Rouse Hill House and Estate.</p> <p>To understand any potential impacts, a Heritage Impact Statement prepared by <i>Weir Phillips Heritage and Planning</i> and a Visual Impact Assessment prepared by <i>Ethos Urban</i> was prepared for the subject site. These reports are attached to this Planning Proposal at Appendix 5 and 6. Both these assessments have confirmed that there is no visual impact to Rouse Hill House and Estate as a result of increased building height on the subject site.</p>
<p><b>Planning Priority C9 Delivering integrated land use and transport planning and a 30-minute city</b></p> <p>32. <i>Integrate land use and transport plans to deliver the 30-minute city.</i></p>	<p>The Planning Proposal capitalises on the site's strategic location adjacent to the town centre based around Tallawong Station. By increasing the delivery of housing choice and supply over the subject site, the Planning Proposal remains consistent with the principles of a 30-minute city. Specifically, by increasing housing supply within close proximity to the Tallawong Station and centre, accessibility to job, services, community facilities, open space and events is enhanced.</p>

Table 3: Consistency with Central City District Plan	
Central City District Plan Priorities & Actions	Consistency
<b>Planning Priority C16 – Increasing urban tree canopy cover and delivering Green Grid connections</b> <i>68. Expand urban tree canopy in the public realm</i>	Development of the site will provide opportunities for street tree planting and other soft landscaping components. This priority can therefore be satisfied.
<b>Planning Priority C17 – Delivering high quality open space</b> <i>71. Maximise the use of existing open space and protect, enhance and expand public open space by:</i> <i>b) providing opportunities to provide new open space so that all residential areas are within 400 metres of open space and all high density residential areas are within 200 metres of open space</i> <i>d) planning new neighbourhoods with a sufficient quantity of new open space</i>	<p>The subject site is highly accessible to public open space within the Tallawong Station town centre, neighbourhood public open space and the wider regional open space network.</p> <p>In addition, it is noted that Council has undertaken a strategic review of open space within the LGA. This review has highlighted where additional open space demand is across the North West Growth Area.</p> <p>Notwithstanding the above, it is noted that future development of the site will provide open space as part of a future VPA. Furthermore, Section 7.11 contributions will capture additional open space demand as required. The Planning Proposal therefore facilitates additional open space provision and public domain improvements.</p>

### Riverstone East Precinct Plan

The Riverstone East Precinct Plan was published in August 2016. Along with planning provisions within the Growth Centres SEPP, detailed controls for the precinct are found within the Blacktown Growth Centres Precincts DCP. Held in the DCP is the Indicative Layout plan which sets the broad parameters and overarching vision for Precinct. Specifically, new development within the precinct needs to be generally in accordance with the indicative location and hierarchy of roads, housing densities, infrastructure, open space and community facilities and services, as shown on the ILP. The Planning Proposal remains consistent with the ILP as it only seeks to increase building height, with no impact on any other provision or control.

#### 4. Will the planning proposal give effect to a council's endorsed local strategic planning instruments, or another endorsed local strategy or strategic plan?

##### a) Our Blacktown 2036 - Community Strategic Plan (CSP)

Our Blacktown 2036 identifies the main priorities of the local community and aspirations for the City to 2036. Its directions and objectives are based on principles of sustainability and social equity and includes transformational projects to ensure the vision is delivered. The Planning Proposal remains consistent with the strategic directions of Our Blacktown 2036.

##### b) Blacktown Local Strategic Planning Statement 2020



On 25 March 2020, Council adopted The Blacktown Local Strategic Planning Statement 2020 (LSPS) which establishes how future growth and change will be managed throughout the City. Specifically, the LSPS:

- sets a 20-year land use vision and structure plan for the entire local government area;
- identifies the characteristics that make the Blacktown City community unique;
- directs how future growth and change will be managed across the local government area;
- informs changes to the *Blacktown Local Environmental Plan 2015* and *Development Control Plan 2015* and to other plans that affect our City; and
- identifies where further detailed strategic planning may be needed.

To achieve the above objectives, the LSPS includes priorities and actions to support the vision for our City and to guide development, balancing the need for housing, jobs and services with the natural environment. The vision of the LSPS has been built within the framework established under the Blacktown Community Strategic Plan and Our Blacktown 2036 and gives effect to the NSW Government's Greater Sydney Region Plan and Central District Plan.

The following Local Planning Priorities and Actions are relevant to this Planning Proposal:

Table 4: The Blacktown Local Strategic Planning Statement 2020		
Local Planning Priority	Action	How does this Planning Proposal implement the Planning Priority and Action?
LPP5: Providing housing supply, choice and affordability with access to jobs, services and public transport.	19. Collaborate on housing affordability across Greater Sydney	The Planning Proposal seeks to increase supply within a walkable distance to a town centre based around the Tallawong Metro Station. This contributes to a supply of housing in an accessible location to jobs, services and public transport.  Increased housing supply and diversity contribute to a range of housing types, which may enhance housing affordability across the City.
LPP7: Delivering integrated land use and transport planning and a 30-minute city.	26. Review planning controls to facilitate integration of land use and transport corridors and encourage sustainable transport choice.	This Planning Proposal has provided the opportunity to review the planning controls adjacent to a town centre, based around the Tallawong Metro Station.

		<p>The proposal remains contained with the land area zoned R3 Medium Density Residential. The building height is proposed to be increased to 26 m, a rise of 3 storeys. This change better reflects the sites capacity, supports the Metro Station at Tallawong Road, and local bus services.</p> <p>The increase in building height therefore provides the opportunity for more dwellings within close proximity to public transport corridors.</p>
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## 5. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

A review of the State Environmental Planning Policies (SEPPs) has been undertaken and the consistency of the Planning Proposal with the applicable SEPPs is summarised in Table 1. This Planning Proposal does not contain provisions that will contradict or would hinder the application of these SEPPs. Further assessment of the relevant SEPPs will be undertaken at the DA stage.

Table 5: Consistency with State Environmental Planning Policies	
State Environmental Planning Policy	Consistency
SEPP No 1 - Development Standards	Not Applicable
SEPP No 19 - Bushland in Urban Areas	<p>Consistent.</p> <p>The Planning Proposal does not alter the extent of the land zoned R3 Medium Density Residential. In addition, the site is located within the NWGA which has been issued a Biodiversity Certification under the <i>Threatened Species Conservation Act 1995</i></p>
SEPP No 21 Caravan Parks	Not Applicable
SEPP No 33 - Hazardous and Offensive Development	Not Applicable
SEPP No 36 - Manufactured Home Estates	Not Applicable
SEPP No 50 - Canal Estate Development	Not Applicable
SEPP No 55 - Remediation of Land	<p>Consistent.</p> <p>A strategic assessment has been undertaken when the precinct was rezoned, which identified the land suitable for urban development. Remediation of land can be further investigated at the development application stage, if required.</p>
SEPP No 64 - Advertising and Signage	Not Applicable



<b>Table 5: Consistency with State Environmental Planning Policies</b>	
<b>State Environmental Planning Policy</b>	<b>Consistency</b>
SEPP No 65 - Design Quality of Residential Apartment Development	Not Applicable
SEPP No 70 - Affordable Housing (Revised Schemes)	Not Applicable
SEPP (Affordable Rental Housing) 2009	Not Applicable
SEPP (Building Sustainability Index: BASIX) 2004	Not Applicable
SEPP (Concurrences) 2018	Not Applicable
SEPP (Educational Establishments and Child Care Facilities) 2017	Not Applicable
SEPP (Exempt and Complying Development Codes) 2008	Not Applicable
SEPP (Housing for Seniors or People with a Disability) 2004	Not Applicable
SEPP (Infrastructure) 2007	Not Applicable
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Not Applicable
SEPP (Miscellaneous Consent Provisions) 2007	Not Applicable
SEPP (Primary Production and Rural Development) 2019	Not Applicable
SEPP (State and Regional Development) 2011	Not Applicable
SEPP (State Significant Precincts) 2005	Not Applicable
SEPP (Sydney Drinking Water Catchment) 2011	Not Applicable
SEPP (Sydney Region Growth Centres) 2006	Consistent.  The Planning Proposal will allow for development to occur as planned for the Riverstone East Precinct. By raising the building height, it will facilitate greater housing choice and diversity over the site, providing a contribution to housing affordability within the LGA.
SEPP (Urban Renewal) 2010	Not Applicable
SEPP (Vegetation in Non-Rural Areas) 2017	Not Applicable
SEPP (Western Sydney Employment Area) 2009	Not Applicable
SEPP (Western Sydney Parklands) 2009	Not Applicable
<b>Sydney Regional Environmental Plans</b>	
Sydney REP No 9 - Extractive Industry (No 2 - 1995)	Not Applicable
Sydney REP No 20 - Hawkesbury-Nepean River (No 2 - 1997)	Not Applicable

Table 5: Consistency with State Environmental Planning Policies	
State Environmental Planning Policy	Consistency
Sydney REP No 30 - St Marys	Not Applicable
Sydney REP (Sydney Harbour Catchment) 2005	Not Applicable

### Consistency with Land Use and Infrastructure Implementation Plan and associated SEPP amendments North West Priority Growth Centres

The proposed amendment to the Growth Centres SEPP will increase the building height over a contained site within the Riverstone East Precinct of the North West Growth Area. The residential density maps are proposed to have a minimum and maximum to ensure infrastructure planning can be more accurately undertaken to meet the needs of future residents.

The Planning Proposal does not propose to change any other requirement of the Growth Centres SEPP and associated DCP. It therefore remains consistent with the ILP and the draft Land Use and Infrastructure Implementation Plan as far as it relates to the site.

## 6. Is the Planning Proposal consistent with applicable Ministerial Directions?

The Section 9.1 Ministerial Directions provide local planning direction and are to be considered when preparing a Planning Proposal. The proposed amendment is generally consistent with relevant Directions issued by the Minister for Planning and Public Places.

The following table outlines the consistency of the Planning Proposal to the Directions.

Table 6: Consistency with Section 9.1 Ministerial Directions	
Direction	Consistency of Planning Proposal
<b>1) Employment and Resources</b>	
1.1 Business and Industrial Zones	Not Applicable
1.2 Rural Zones	Not Applicable
1.3 Mining, Petroleum Production and Extractive Industries	Not Applicable
1.4 Oyster Aquaculture	Not Applicable
1.5 Rural Lands	Not Applicable
<b>2) Environment and Heritage</b>	
2.1 Environment Protection Zones	Not Applicable
2.2 Coastal Management	Not Applicable
2.3 Heritage Conservation	Consistent.  The site is not subject to any heritage listings. However, consideration has been given to ensuring that the increased building height over the subject site has no

**Table 6: Consistency with Section 9.1 Ministerial Directions**

Direction	Consistency of Planning Proposal
	<p>impact on the State Significant Rouse Hill House and Estate, located approximately 1.6 km to the north east.</p> <p>To understand any potential impacts, a Heritage Impact Statement prepared by Weir Phillips Heritage and Planning and a Visual Impact Assessment prepared by Ethos Urban was prepared for the subject site. These reports are attached to this Planning Proposal at Appendix 5 and 6. Both these assessments have confirmed that there is no visual impact to Rouse Hill House and Estate as a result of increased building height on the subject site.</p> <p>This is further addressed in Section C (8) of this Planning Proposal.</p>
2.4 Recreation Vehicle Areas	Not Applicable
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	Not Applicable
<b>3) Housing, Infrastructure and Urban development</b>	
3.1 Residential Zones	<p>Consistent.</p> <p>The proposal remains within the land area previously zoned R3 Medium Density Residential. The changes to building height will increase the residential density possible over the site which will:</p> <ul style="list-style-type: none"> <li>• bring it into line with the site's capacity</li> <li>• contribute to affordability of housing by increasing housing choice and diversity, and</li> <li>• contribute to a compact city based around public transport infrastructure.</li> </ul>
3.2 Caravan Parks and Manufactured Home Estates	Not Applicable
3.3 Home Occupations	Not Applicable
3.4 Integrating Land Use and Transport	<p>Consistent.</p> <p>The Planning Proposal supports this direction by enabling greater housing choice and diversity in a highly accessible location. An increase in housing supply in this location contributes to a highly accessible compact city based around public transport infrastructure including the North West Metro at Tallawong Station and bus services.</p>
3.5 Development Near Regulated Airports and Defence Airfields	Not Applicable
3.6 Shooting Ranges	Not Applicable
3.7 Reduction in non-hosted short term rental accommodation period	Not Applicable
<b>4) Hazard and Risk</b>	
4.1 Acid Sulphate Soils	Not Applicable. The subject site is not identified as containing Acid Sulphate Soils on the <i>North West Growth Centre Acid Sulphate Soils Map</i>
4.2 Mine Subsidence and Unstable Land	Not Applicable

**Table 6: Consistency with Section 9.1 Ministerial Directions**

Direction	Consistency of Planning Proposal
4.3 Flood Prone Land	Not Applicable. The subject site is not identified as flood prone land.
4.4 Planning for Bushfire Protection	Not Applicable. The subject site will transition from its current rural residential character to medium density residential land, adjacent to a town centre.
<b>5) Regional Planning</b>	
a) Implementation of Regional Strategies	Not Applicable
b) Sydney Drinking Water Catchments	Not Applicable
c) Farmland of State and Regional Significance on the NSW Far North Coast	Not Applicable
d) Commercial and Retail Development along the Pacific Highway, North Coast	Not Applicable
e) [Revoked]	-
f) [Revoked]	-
g) [Revoked]	-
h) [Revoked]	-
i) North West Rail Link Corridor Strategy	Consistent. The proposal is located within close distance to the North West Metro at Tallawong Station, supporting the principles of transit orientated development. Future extension of the Metro to the Aerotropolis and beyond is not prevented by increasing the building height over the subject site.
j) Implementation of Regional Plans	Not Applicable
k) Development of Aboriginal Land Council land	Not Applicable
<b>6) Local Plan Making</b>	
a) Approval and Referral Requirements	Consistent. The Planning Proposal seeks to increase building height over the subject site only.
b) Reserving Land for Public Purposes	Not Applicable.
c) Site Specific Provisions	Consistent. The Planning Proposal seeks to increase building height over the subject site only. No site specific provisions are proposed.
<b>7) Metropolitan Planning</b>	
a) Implementation of A Plan for Growing Sydney	Consistent. The proposal supports compact cities around public transport infrastructure. It also contributes to housing affordability by improving dwelling supply and choice.
b) Implementation of Greater Macarthur Land Release Investigation	Not Applicable
c) Parramatta Road Corridor Urban Transformation Strategy	Not Applicable
d) Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Consistent.
e) Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not Applicable

**Table 6: Consistency with Section 9.1 Ministerial Directions**

Direction	Consistency of Planning Proposal
f) Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not Applicable
g) Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not Applicable
h) Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	Not Applicable
i) Implementation of Bayside West Precincts 2036 Plan	Not Applicable
j) Implementation of Planning Proposals for the Cooks Cove Precinct	Not Applicable



## **Section C – Environmental, Social and Economic Impact**

### **7. 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?**

The subject site is subject to biodiversity certification under the Growth Centres SEPP. This process has ensured that any potential impacts of urban development were considered and resolved during the original rezoning of the NWGA. In addition, the Planning Proposal seeks to increase building height only and makes no change to permissible land uses within the R3 Medium Density Residential Zone. Environmental impacts have therefore been appropriately considered, with the proposed height increase having little or no adverse impact.

### **8. Are there any other likely Environmental Effects as a result of the planning proposal and how are they proposed to be managed?**

#### **a) Traffic Impact Assessment**

A Traffic Impact Assessment (Appendix 5) has been prepared by Ason Group and submitted with the Planning Proposal. The Traffic Impact Assessment has been informed by an indicative concept plan prepared for the site, which includes the development capacity, based on an increase in building height from 16 m to 26 m.

The Traffic Impact assessment considers that the increased density of housing over the subject site will encourage the use of both the public and active transport network. This is because of its high accessibility to the bus and Metro rail network from Tallawong Station, in addition to pedestrian and bicycle connections. Greater use of alternative transport modes would reduce private vehicle trips from the site, enhancing public benefits.

The site is expected to generate an increase of 175 vph (vehicles per hour) and 138 vph over those found within the Riverstone East Precinct Transport Study's. It was concluded that this represents a moderate increase which is unlikely to have any significant impact on the operation of the key intersection providing access to the site and the wider street network.

#### **b) Department of Planning, Industry and Environment considerations**

On 23 January 2019, the Department of Planning, Industry and Environment wrote to Council and advised in part:

- 1. The planning proposal shall be updated to:*
  - a. address any need for open space and community infrastructure for the additional residential yield;*

- b. address any potential impact of the additional height on the view corridors from Rouse Hill House and Estate; and
- c. assess the proposals consistency with section 9.1 Direction 2.3 Heritage Conservation.

This updated Planning Proposal has addressed Condition 1 of the Gateway Determination.

### Open Space and Community Facilities Impact Assessment

An Open Space and Community Facilities Impact Assessment (Appendix 8) has been prepared by Ethos Urban. The assessment seeks to better understand the additional demand for open space and community facilities in the NWGA, resultant from the additional development yield due to the increase in building height over the subject site. The assessment considers this additional demand as being provided both on-site and across the NWGA. The following table summarises the demand for open space and community facilities generated from development of the site if the building height was 26 m.

<b>Table 8: Demand for Open Space and Community Facilities generated by the Planning Proposal</b>							
<b>Infrastructure</b>	<b>34-42 Tallawong Road</b>			<b>50-58 Tallawong Road</b>			<b>TOTAL (m<sup>2</sup>)</b>
	<b>Existing (m<sup>2</sup>)</b>	<b>Proposed (m<sup>2</sup>)</b>	<b>Increased demand (m<sup>2</sup>)</b>	<b>Existing (m<sup>2</sup>)</b>	<b>Proposed (m<sup>2</sup>)</b>	<b>Increased demand (m<sup>2</sup>)</b>	
<i>Open Space (active and passive)</i>	31,265	44,574	13,310	23,399	35,027	11,628	24,938
<i>Community Facilities</i>	516	734	220	385	578	192	412

The above table has been separated to distinguish between land controlled by the proponent and neighbouring landowners. The assessment also notes that the increased yield will also deliver additional Section 7.11 Contributions which could be used by Council to provide additional, better provisioned open space in areas.

There is also a significant quantity of local and regional open space within the vicinity of the subject site, including regional passive open space connections, Cudgegong Reserve and local parks and sports grounds. The quantity and quality of existing and future open space area and the highly urbanised context of the site, a smaller urban square is a more appropriate to support the future residents within this area.

Given this context and the quantity of open spaces within short distance of the site, an additional large parcel of open space, more typically found within lower density subdivisions, is considered overly burdensome. An additional area of large open space on

the site could also detract from form and function of the open space areas to be provided in the future Tallawong Station Town Centre.

The proponent and Council are also working together to determine how open space will be provided on site, with a Voluntary Planning Agreement to be negotiated. The Planning Proposal will be exhibited with the VPA, providing certainty for the provision and quality of open space on the proponents site. In addition to the above, Section 7.11 contributions will also capture funds for future open space for the balance of the site not controlled by the owner of No.34 – 42 Tallawong Road, Rouse Hill (refer to Figure 1).

Council has also prepared, and separately provided the Department of Planning, Industry and Environment an analysis of additional infrastructure demand in the NWGA. The purpose of the study is to identify additional open space land to better cater for the generally higher residential densities in the NWGA as a whole. This process has enabled Council to identify and plan for the future provision of open spaces and social infrastructure in the most appropriate locations within the NWGA. Council remains confident that the open space generated by the proposal can be provided in locations where demand is greatest, thus resolving shortfalls of open space in other areas.

Increasing the building height over the site will also increase demand for community facilities as shown in Table 8. On the proponents lots (34-42 Tallawong Road), this represents an increased demand of 220 m<sup>2</sup>. The Department's policy decision not to include the construction of community facilities buildings on the Essential Works List means that Council is unable to levy S7.11 contributions to address the increased demand.

### Heritage and views

Though no heritage item is located on the subject site, it is located within a potential view corridor from the State Significant heritage item of Rouse Hill House and Estate.

Accordingly, a Heritage Impact Statement (HIS) (Appendix 5) was prepared by Weir Phillips Heritage and Planning to:

- understand potential impacts (if any) of additional height of buildings on the subject site when viewed from Rouse Hill House and Estate, and
- assess the consistency of the proposal with Section 9.1 Direction 2.3 Heritage Conservation.

The HIS notes that the subject site is outside of the ridgeline that define the vistas from Rouse Hill House and Estate. The vegetated ridgeline view is important as it defines the middle ground and contributes to the establishment of the rural character from Rouse Hill House and Estate. It is also evident from the HIS that a Sydney Water Reservoir is the only

structure visible from Rouse Hill House and Estate, with the subject site being further removed (approximately 1.6 km), below the tree canopy on the ridgeline.

The HIS also considered a Visual Impact Assessment for the subject site, which took into consideration views from Rouse Hill House and Estate. The heritage planners concurred with the findings of the Visual Impact Assessment that "...the proposed increase in height will have no impact on Rouse Hill House and Estate provided that the intervening tree line is maintained." The Visual Impact Assessment is discussed below.

### Visual Impact Assessment

A Visual Impact Analysis (Appendix 6) has been prepared by Ethos Urban, on behalf of the proponent. This analysis considered key views from the Rouse Hill House and Estate to determine if the increased building height over the subject site had the potential for any negative impact on Rouse Hill House and Estate. Four (4) key viewing corridors were selected through desktop research of relevant documents, and a site inspection with Wier Phillips Heritage and Planning, Sydney Living Museums and SDG Surveyors. Photomontages used to assess view impacts were prepared using the accepted policy of the NSW Land and Environment Court.

The Visual Impact Analysis identified views from the:

- highest accessible vantage points within Rouse Hill House that allow views over the landscape to the south west (views A and B); and
- estate grounds (views C and D). This addresses views from the natural landscape setting and the uninterrupted vistas across the estate.

The findings of the visual impact assessment are summarised in the table below, with further detail found in Appendix 6.

Table 7: Summary of Visual Impact Assessment Results		
View	Location	Assessment
A	Second floor window of Rouse Hill House which aligns with an internal stairwell	No Impact. The proposal is completely obscured due to existing trees, the slope of the land, and the Sydney Water Reservoir.
B	Second floor window of Rouse Hill House from within the western wing	No Impact. The proposal is completely obscured due to existing trees, the slope of the land, and the Sydney Water Reservoir.
C	Paddock to the south of Rouse Hill House	No Impact. The proposal is completely obscured due to existing trees, the slope of the land, and the Sydney Water Reservoir.

D	Paddock south west of Rouse Hill House	No Impact.  The proposal is completely obscured due to existing trees, the slope of the land, and the Sydney Water Reservoir.
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The above summary in Table 7 demonstrates that a number of obstructions, including the natural landscape and man-made elements, are situated within the viewing corridor from Rouse Hill House and Estate. Together, these obstructions help to completely obscure views towards the site from Rouse Hill House and Estate. It is noted that the adjacent local centre and R3 Medium Density Residential Zone, located in the Tallawong Station Precinct, already have a maximum permissible height of 26 m. These adjacent sites are located on the eastern side of the ridgeline and have a higher natural ground level than the subject site, which is located on the western side of the ridgeline and thus further removed from the heritage view corridor. Together, the natural landscape, topography, the water reservoir and the future town centre will ensure that the proposed maximum building height of 26 m over the subject site has no impact on Rouse Hill House and Estate.

The Visual Impact Assessment demonstrates that an increase in building height to 26 m over the subject site is appropriate as:

- The proposal does not have any impact to any areas of high visual significance or scenic quality within view corridor.
- There is a significant mature vegetation corridor which will be retained as they form part of proposed local parks, environmental conservation areas, Cudgegong Reserve and the Rouse Hill Regional Park.
- Other structures such as the Sydney Water Reservoir already established within the view corridor and are visible from Rouse Hill House and Estate.
- The nature of the selected views does not change and the scale of the proposal is in line with the visual character of the Tallawong Station precinct.
- The view composition is retained in all views.
- No view loss or blocking is apparent.

This assessment has been reviewed and supported by the heritage consultant Wier Phillips Heritage and Planning, who assessed potential heritage impacts of the proposed building height changes.

## **9. Has the Planning Proposal adequately addressed any social and economic effects?**

The proposal will have a positive social and economic impact by supporting the new centre at Tallawong Station and contributing to the viability of transit orientated development. Through offering transport choice, improved economic, social and environmental benefits



can be realised by reducing the potential for private vehicle trips and encouraging walking and cycling to open spaces, facilities and services. Increased building height on the site also establishes opportunities for housing affordability by increased housing diversity and choice.

## **Section D – State and Commonwealth interests**

### **10. Is there adequate public infrastructure for the Planning Proposal?**

The Planning Proposal seeks to increase building height only across the subject site. The provision of open space has been addressed in Section 8 of this report. In addition, a Water, Wastewater and Utilities Servicing Strategy, prepared by BG&E Pty Ltd has been prepared and submitted with the Planning Proposal application. This report demonstrates that utility infrastructure can be delivered to the site to service future development.

### **11. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?**

It is not considered necessary for the proposal to be referred to State and Federal public authorities at this stage. Formal consultation with the relevant State and Commonwealth public authorities can be undertaken in conjunction with the exhibition of the Planning Proposal following the Gateway Determination. Consultation with relevant State and Commonwealth public authorities will be undertaken as directed by the Gateway Determination.

## **PART 4 – Mapping**

The Planning Proposal is accompanied by the following relevant maps:

- Existing Height of Buildings Map
- Proposed Height of Buildings Map

These maps are compiled as Appendix 8 and 9 to this Planning Proposal.

## **PART 5 – Community Consultation**

The Gateway Determination will stipulate the nature and extent of required community consultation in accordance with the document 'A guide to preparing local environmental plans'. Public exhibition will be in accordance with the Gateway Determination.

Public consultation will take place in accordance with the Gateway Determination made by the Minister in accordance with Sections 3.34 of the Environmental Planning & Assessment Act 1979. In this regard, consultation will be undertaken in a manner consistent with the Department's advice of 23 January 2019.

## PART 6 – Project Timeline

Stage	Estimated Date
Resolution to prepare	July 2019
Gateway Determination	April 2020
Public exhibition	May 2020
Consider submissions	June 2020
Council resolution to adopt	September 2020
Forward Planning Proposal to Department of Planning, Industry and Environment for the Minister to make the plan	October 2020