



# Planning Proposal

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## Tallawong Road, Rouse Hill

**Part of Lot 65 and 66 DP 30186 and all of Lots 67-69 DP 30186  
34-72 Tallawong Road, Rouse Hill**

**November 2018**

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## INTRODUCTION

Blacktown City Council has received a request from Ethos Urban, on behalf of the developer Metro Award Tallawong Pty Ltd, to submit a Planning Proposal, to amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*, (Growth Centres SEPP). The purpose of the Planning Proposal is to change the Height of Building SEPP Map, to increase the maximum height from 16 m (5 storeys) to 26 m (8 storeys) on the subject land in Tallawong Road, Rouse Hill.

### The Site

The Planning Proposal relates to part of Lots 65 and 66 DP 30186 and all of Lots 67, 68 and 69 DP 30186, being 34-72 Tallawong Road, Rouse Hill. The sites are located in the Riverstone East Precinct in North West Growth Area (NWGA). The subject sites are located on the eastern side of Tallawong Road, north-west of Tallawong Station.

The subject site is used for rural residential purposes. It is cleared of most vegetation. The subject lots are zoned R3, SP2 Local Road and RE1. The total site area zoned R3 is approximately 7.5 ha. Only the southern part of Lot 65 DP 30186 is included in the proposal. The proposal excludes the northern part of the lot because it is separated by a proposed local road.

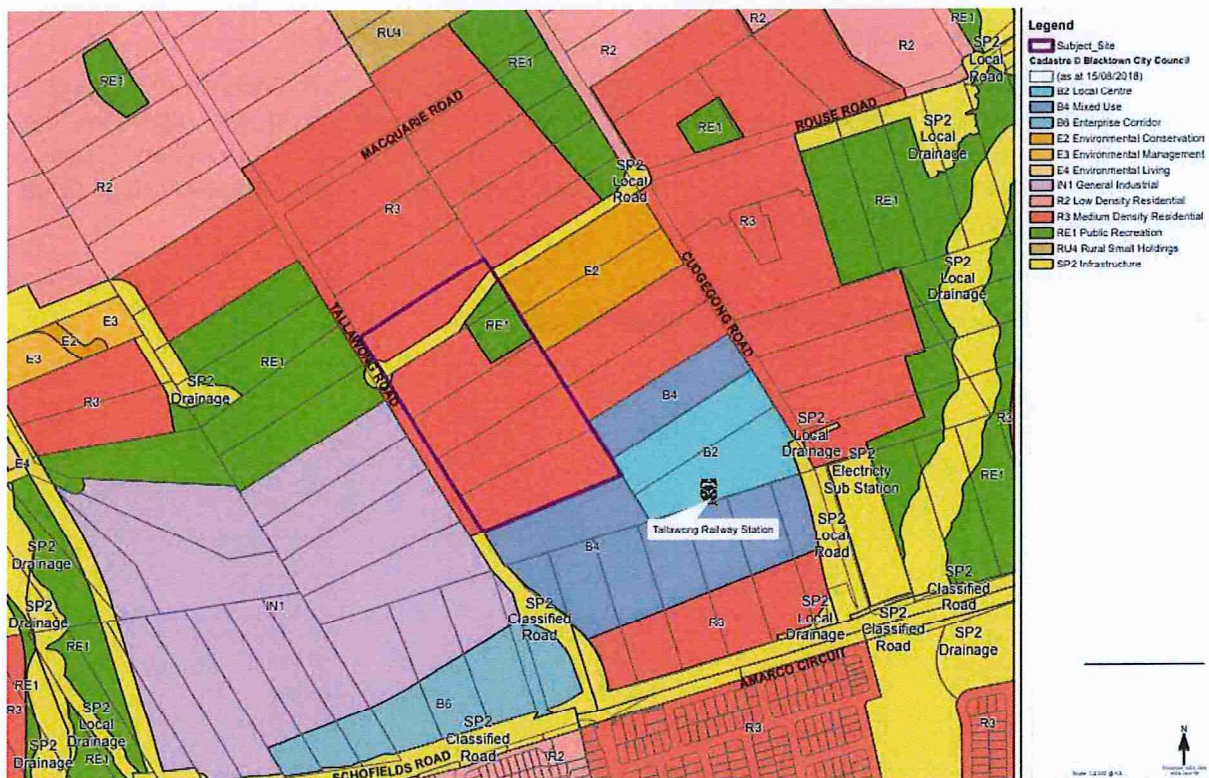


Figure 1: Zoning Map

## **Blacktown Local Planning Panel**

The request for the Planning Proposal was reported to the Blacktown Local Planning Panel meeting of 13 September 2018 for advice in accordance with the Local Planning Panel's 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 (EP&A Act).

The Panel's advice is at **Appendix 1**. The Panel supported the proposal being forwarded to the Department of Planning and Environment (DPE) for a Gateway Determination. They also noted that there are inconsistencies in planning controls across the NWGA and recommend that the State Government commence a review of the planning controls to ensure consistency across the NWGA.

## **Council's Consideration**

On 31 October 2018, the request to facilitate an amendment to the Growth Centres SEPP was considered by Council. 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**.



## THE PLANNING PROPOSAL

### PART 1 – Objectives and Intended Outcomes

The purpose of the Planning Proposal is to amend the Growth Centres SEPP to change the Height of Building SEPP Map, to increase the maximum height from 16 m (5 storeys) to 26 m (8 storeys).

### PART 2 – Explanation of Provisions

The intended objectives and outcomes would be achieved by amending the Height of Building SEPP Map.

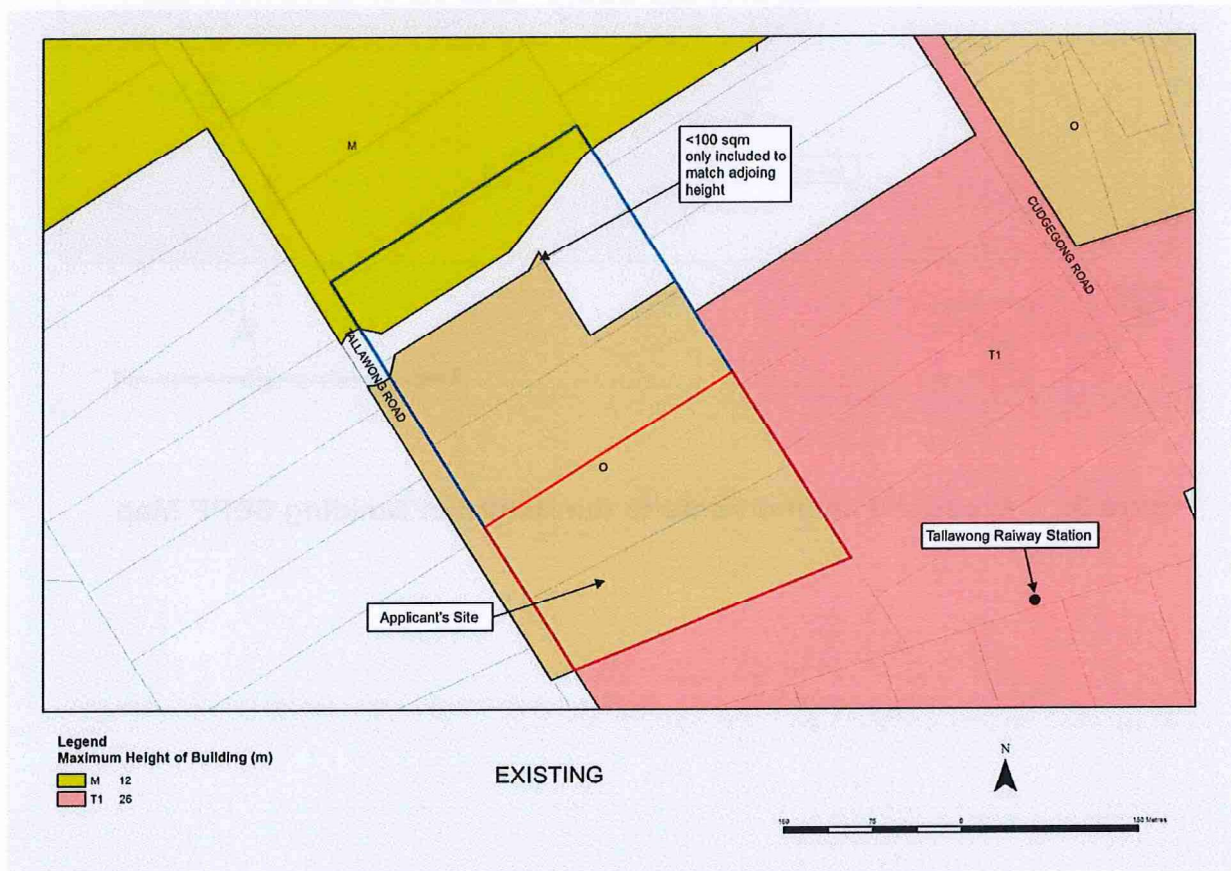
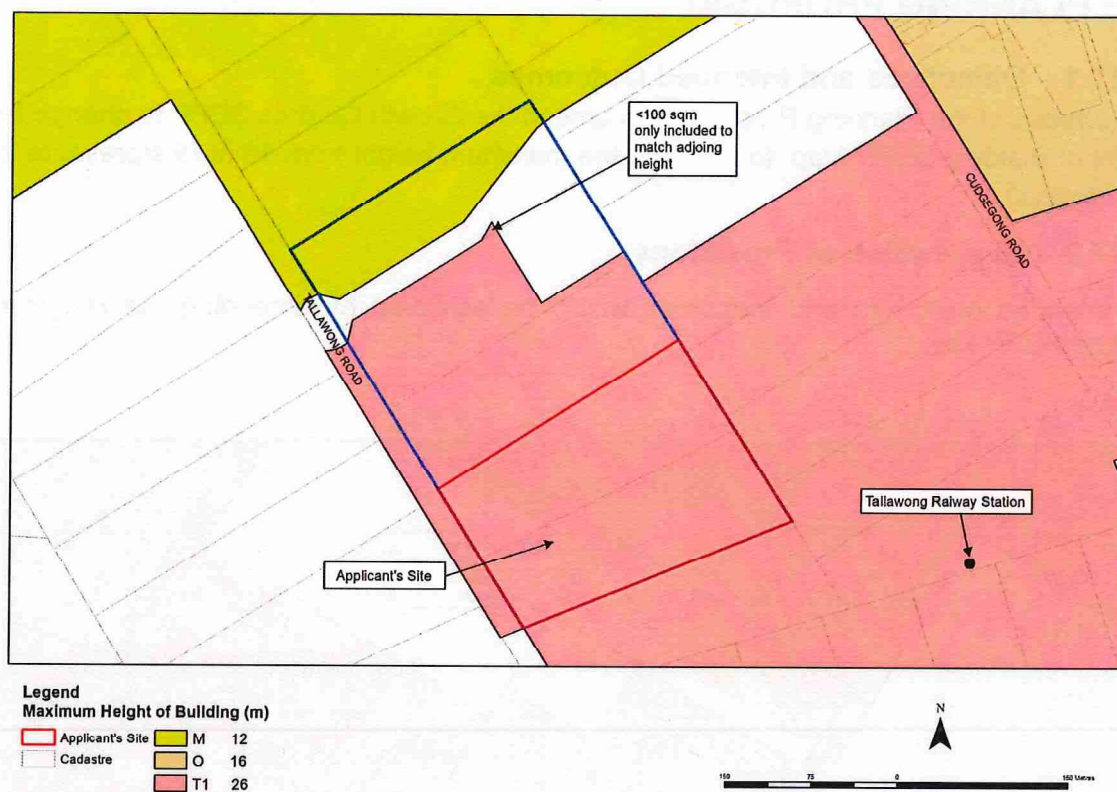


Figure 2: Existing Height of Building Map



**Figure 3: 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 any strategic study or report?**

No. The proposal seeks to maximise the site's development potential in line with the greater strategic framework for the area, to provide an improved built form outcome on the site and in the centre.

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

Yes. The proposed changes to the height control can only be achieved via amendments to the Growth Centres SEPP Map in accordance with Section 3.31 of the EP&A Act.

### **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 main actions of the Plan relate to new land use and transport networks. Key actions include:

- accelerate housing supply across Sydney
- improving housing choice to suit different needs and lifestyles
- create healthy built environments.

The Plan forecasts growth in the employment and residential sectors with residential dwelling targets of an additional 725,000 new homes by 2036. The NSW population projections indicate that the Blacktown LGA will grow by 41%-57%, that is an additional 143,650-199,300 people between 2016 and 2036.

The Greater Sydney Region Plan discusses housing in Section 4 – Liveability. Objective 10 is about increasing housing supply. The NWGA is an area where housing is to be supplied. The additional dwellings which are to be provided as a result of this planning proposal will contribute by providing additional housing.

The Plan discusses open space in Section 6 – Sustainability. Objective 31 requires public open space to be accessible, protected and enhanced. It states that key considerations for planning open space areas are quantity, quality and distribution. Additional open space as a result of increased densities may be required in the area. This will be funded through additional S7.11 Contributions.

The amendments to the Growth Centres SEPP suggested in this Proposal will support and facilitate the directions of the Plan. Specifically, the amendments will:

- Enable a variety of new dwellings to improve choice and supply in locations that are well serviced by public transport.
- Deliver homes with access to jobs, retail and community facilities.
- Accommodate additional density within a new centre to support government investment in the Sydney Metro Northwest.

- Maximise opportunities for residential and related land uses without significant impacts on the environment.

### **Central City District Plan**

Blacktown LGA is located in the Central City District. One of the key focus areas is the creation of a liveable city. This is discussed in Chapter 3: Liveability. The aim of the Planning Priority C5 is to provide housing supply, choice and affordability with access to jobs and services. The additional number of dwellings enabled by the increase in height will create the opportunity for greater housing choice and affordability.

The District Plan sets the strategic direction for the region over the next 20 years. The key drivers for the Plan include:

- The need to provide housing choice and affordability to meet the needs of a changing society
- Provide access to jobs, homes, and the creation of the '30 minute city'

The Planning Proposal reflects the objectives and actions of the District Plan.

### **North West Growth Area Land Use and Infrastructure Implementation Plan**

The draft Land Use and Infrastructure Implementation Plan (LUIIP) rationalises existing statutory planning controls and facilitates a transition from the Growth Centres SEPP to local plans, prioritising the delivery of infrastructure, urban development and open space through to 2027 and beyond.

The LUIIP outlines actions which guide development of the NWGA. These actions address issues including housing, housing affordability, housing choice and infrastructure.

Under the LUIIP, the centre at Tallawong Station is identified as an "Urban Centre" with an 800m walking and cycling catchment. The subject site is located 250m west of the metro-station and as such, is within the inner part of the catchment.

### **Riverstone East Precinct Plan**

Stages 1 and 2 of the Riverstone East Precinct Plan and Appendix 8 to the Blacktown Growth Centres Precincts Development Control Plan were approved/ rezoned in August 2016. The ILP sets the vision for the Precinct and establishes the hierarchy of roads, housing densities, infrastructure, open space and community facilities and services. The DCP provides more detailed design controls for development in the Precinct.

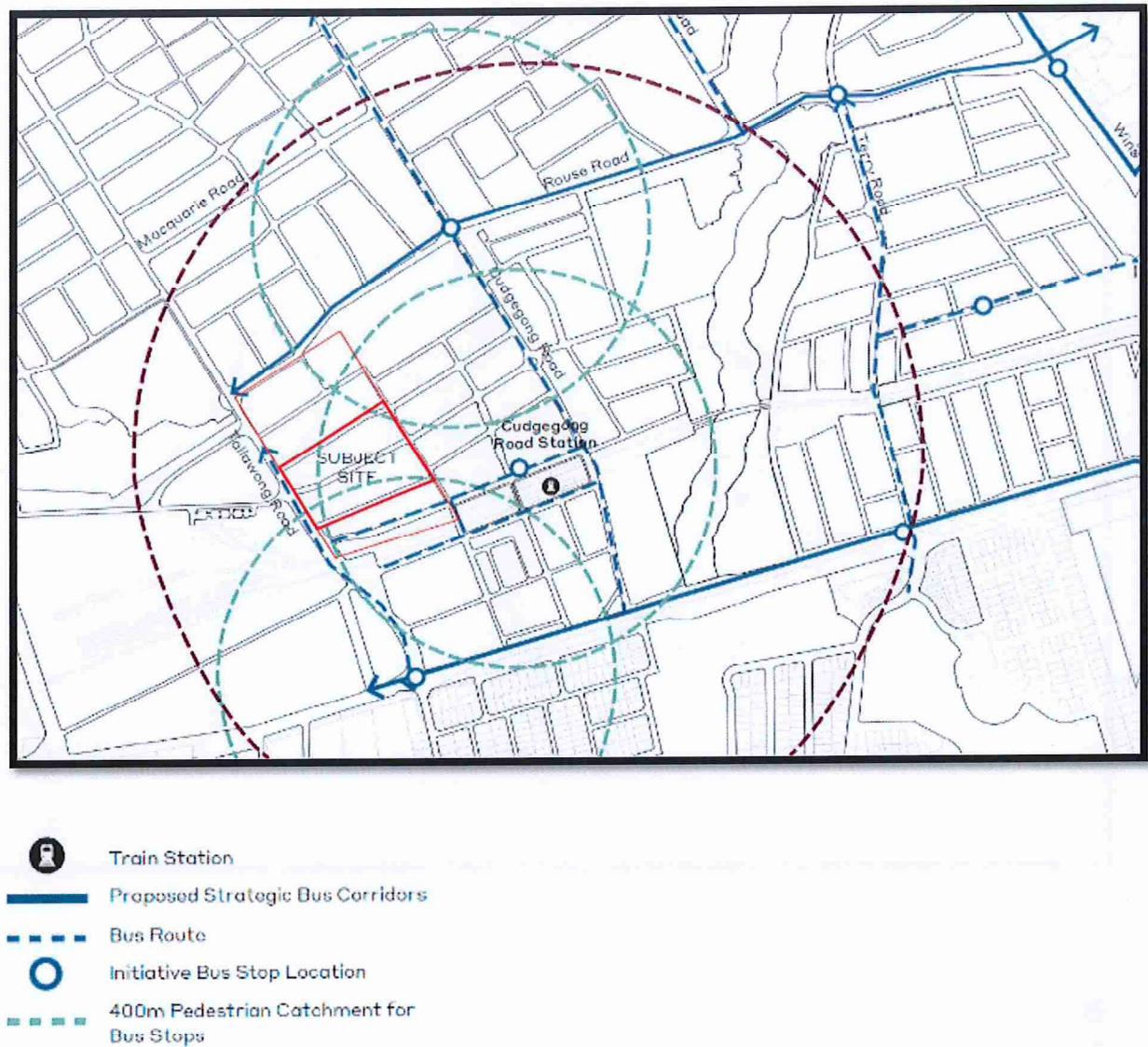
In the Precinct Plan, the site is zoned for medium density residential development. The site forms a transition between the planned Cudgegong Road Centre to the east and the lower density residential areas in the north. The intention is to maximise the potential for medium density development on land near Tallawong Station and the new centre. The current height controls limit development opportunities near the Station and centre.

Tallawong Road is planned to provide a segregated pedestrian and cycling pathway. This pathway will connect through to an existing share-way in Schofields Road and an east/west share-way to Rouse Road. This encourages the use of alternative modes of transport and supports the overall accessibility of the site.

The site is located within the catchment of three future bus stops and strategic bus corridors along Rouse Road and Schofields Road. These corridors will link Rouse Hill and Marsden Park (See Figure 4).



The site is close to existing and planned public open space and conservation areas (See Figure 5).



**Figure 4: Site and Study area proximity to Public Transport**



- | Public Domain |                                   | Semi - Public Domain |  |
|---------------|-----------------------------------|----------------------|--|
| 1             | Rouse Hill Regional Park          | 1                    | Rouse Hill House & Estate                    |
| 2             | Rouse Road Gateway                | 2                    | Allotments adjoining Windsor Road            |
| 3             | Rouse Road School Park            | 3                    | Allotments fronting east-west collector road |
| 4             | Second Ponds Creek Corridor       | 4                    | Allotments fronting north-south local road   |
| 5             | Rouse Road Pocket Park            | 5                    | Anglican School Oval                         |
| 6             | Cudgegong Reserve                 |                      |  |
| 7             | Sports Field and Drainage Reserve |                      |  |
| 8             | Knoll Park                        |                      |  |
| 9             | Public park                       |                      |  |

**Figure 5: Site and Study Area proximity to Planned Open Space**

#### **4. Is the Planning Proposal consistent with a Council's local strategy or other local strategic plan?**

The *Blacktown Planning Strategy 2036* is Council's main land use planning document. It facilitates and manages future growth and development within Blacktown to 2036. By 2036 Blacktown LGA will grow to approximately 500,000 people in 180,000 dwellings. A key direction under the strategy is to accommodate population and employment growth within the new release areas in the NWGA.

The strategic directions outlined in the plan include:

1. A vibrant and inclusive community
2. A clean and sustainable environment
3. A smart and prosperous economy
4. A growing city supported by accessible infrastructure
5. A sporting and active city
6. A leading city

The Planning Proposal is consistent with this local strategy by providing housing within a key growth area. Having increase housing supply through increasing density supports Direction 1 by providing a vibrant and inclusive community through its proximity to the local centre.

#### **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.

An assessment of the relevant SEPPs is shown in the following table.

<b>SEPP</b>	<b>Aim</b>	<b>Comments</b>
Growth Centres SEPP	<p>Relevant aims of the Blacktown Growth Centres Precinct Plan under clause 1.2 include:</p> <ul style="list-style-type: none"><li>• To rezone land to allow for development to occur in the manner envisaged by the growth centre structure plan and the indicative layout (ILP) for the land to which this Precinct Plan applies</li><li>• To deliver housing choice and affordability by accommodating a wide range of residential dwelling types that cater for housing diversity; and</li><li>• To guide bulk and scale of future development within the Precinct.</li></ul>	<p>The Planning Proposal is consistent with the aims of the Growth Centres SEPP.</p> <p>The Planning Proposal will allow for development to occur as planned for the Riverstone East Precinct. The development of the site by allowing increase in height will result in a smaller and cheaper housing product close to transport.</p>

SEPP 55 – Remediation of land	<p>Relevant considerations of SEPP 55 relating to Planning Proposals under clause 6 include:</p> <ul style="list-style-type: none"> <li>• the planning authority has considered whether the land is contaminated,</li> <li>• if the land is contaminated, the planning authority is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for all the purposes for which land in the zone concerned is permitted to be used, and</li> <li>• if the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, the planning authority is satisfied that the land will be so remediated before the land is used for that purpose.</li> </ul>	<p>A strategic assessment has been undertaken at the rezoning of the precinct. The DA for development will consider this issue further.</p>
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**Table 1: Relevant SEPP which apply to the sites**



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

The Section 9.1 Ministerial Directions (formerly S117 Directions) of the EP&A Act, provide local planning direction and are to be considered when rezoning land. The proposed amendment is generally consistent with Directions issued by the Minister for Planning and Environment.

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

Direction		Consistency of Planning Proposal
1	Employment and Resources	Strategies 1.1-1.5 are not applicable
2	Environment and Heritage	Strategies 2.1-2.2 and 2.4 and 2.5 are not applicable
2.3	Heritage Conservation	The site does not have any heritage significance. It is close to Rouse Hill House and Farm which is a state significant heritage item. There may be impact on views from the proposed increase in height from the subject site on the Farm.
3	Housing, Infrastructure and Urban Development	Strategies 3.2, 3.3, 3.5 and 3.6 are not applicable
3.1	Residential Zones	The proposed amendments will provide housing which meets the needs of the existing and future population. It will make better use of infrastructure being in close to services, recreation areas and public transport. The site is not burdened by any environmental constraints that would prevent or restrict development.
3.4	Integrating Land Use and Transport	The Proposal will result in an additional 376 dwellings. The land to be rezoned is immediately adjacent to the proposed mixed use centre with buses and trains proposed to service the area.
4	Hazard and Risk	
4.1	Acid Sulphate Soils	The site is not located on the Springwood/ Riverstone Acid Sulphate Soil Risk Map.
4.2	Mine Subsidence and Unstable Land	Not applicable The site is not identified as being within a Mine Subsidence District.
4.3	Flood Prone Land	The site is located within the Riverstone East Precinct. The subject land is not flood prone.
4.4	Planning for Bushfire Protection	The site is currently bushfire prone as the site is located in a rural area. The bushfire threat will be eliminated when the area is redeveloped for urban purposes.
5	Regional Planning	Strategies 5.2-5.8 are not applicable.
5.1	Implementation of Regional Strategies	The Proposal is consistent with the relevant aims and objectives of the Greater Sydney Region Plan, the Central City District Plan and the LUIPP, as detailed in Section B of the Planning Proposal.
6	Local Plan Making	Strategies 6.1-6.3 are not applicable.
7	Metropolitan Planning	Strategies 7.2-7.3 are no applicable.
7.1	Implementation of the Metropolitan Strategy	The Planning Proposal is consistent with the relevant aims and objectives of the Greater Sydney Region Plan, the Central City District Plan and the LUIPP.

**Table 2: S9.1 Ministerial Directions**



## **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?**

No. The subject lots are cleared and are being used for rural residential purposes.

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

#### Traffic and Pedestrian Issues

An assessment of the potential traffic generated by the additional capacity created by the Planning Proposal was undertaken. The Assessment found the development is expected to generate the following:

- 0.19 peak hour trips per dwelling for residential flat buildings in the AM peak;
- 0.15 peak hour trips per dwelling for residential flat buildings in the PM peak; and
- 1.94 peak hour trips per 100m<sup>2</sup> for the retail, and food and drink premises in the AM peak.
- 9.84 peak hour trips per 100m<sup>2</sup> for the retail, and food and drink premises in the PM Peak.

There is an increase of 82 movements in the AM peak (vph) and 164 movements in the PM peak (vph). This is a moderate increase which can be accommodated by the surrounding road network with no change to the Level of Service to key intersections. The Traffic Assessment is found in Appendix 3.

In addition, the subject site is located within walking distance to a major public transport hub. Tallawong Road is a collector road. It is close to Schofields Road, a 4 lane divided carriageway. Schofields Road feeds into Windsor Road, an upgraded arterial road.

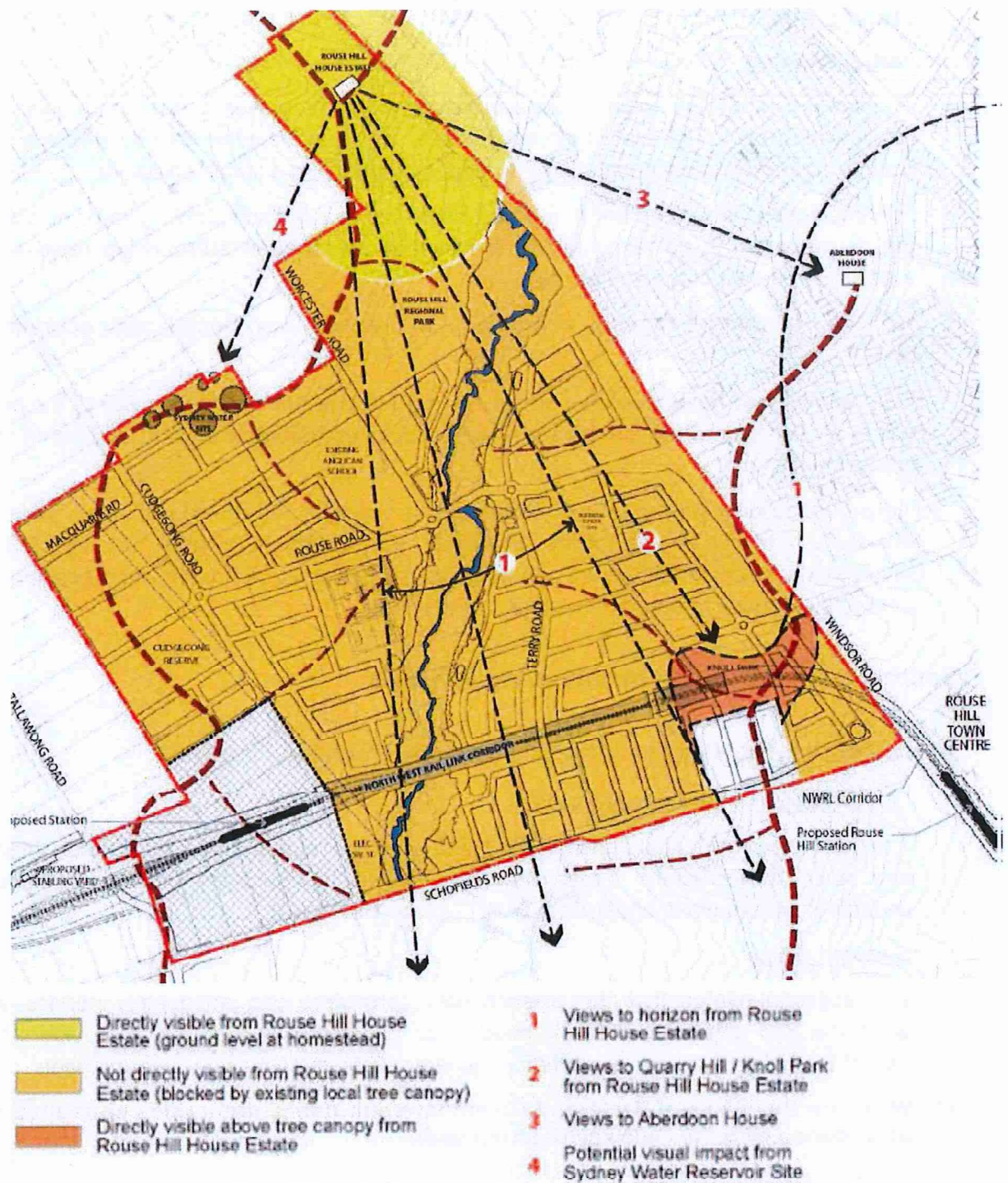
#### Heritage Impact

The subject site does not contain local or state heritage items, however, it is located within 1.3 km of the State Significant Rouse Hill House and Farm located in the Area 20 Precinct. This Precinct has strict controls on the height of buildings adjacent to, or in the vicinity of the Farm. This is to protect historically significant views from the Farm to the Blue Mountains.

The proposal is outside the primary view corridor of the Farm (see Figure 6). The Farm is already impacted by the reservoir in Cudgegong Road and the ridge (see Figure 7). The RL at the subject site is shown as RL58 and RL70 at the Farm. The increase in maximum height to 26 m at the subject site will result in an RL of 84. This will impact the views from the Farm by 14m. Buildings on the site may however, be obscured by the reservoir in Cudgegong Road at RL of 74 m (see Figure 7).

The Landscape and Visual Analysis Report by Connybeare Morrison (2010) may provide assistance in the examination of this issue.

This matter will be further assessed by Sydney Living Museums, as a condition of the Gateway Determination or as initiated by Blacktown Council during public exhibition.



**Figure 6: View corridors extending from Rouse Hill House**

Source: Area 20 Precinct Public Domain and Landscape Strategy, LFA (Pacific) Pty Ltd (August 2011)



**Figure 7: Long Section illustrating context of Rouse Hill House to the subject site**

Overshadowing

An increase in building height and massing may exacerbate overshadowing on adjacent residential areas to the east of the subject site. This may be minimised by stepping the built form, appropriately orientating buildings, and adopting suitable setbacks.

The subject site is located north and east of the rail corridor and stabling yard. As such, the development is not expected to significantly overshadow surrounding residential areas located east of the subject site.

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

The proposal may have a positive social impact. It should support the viability of the new centre at Tallawong Station and will assist housing affordability and choice in an accessible location.

The proposed development will facilitate transit oriented and mixed-use development, consistent with the sustainability, liveability and productivity goals of the NSW Government. Local infrastructure contributions will assist to fund public open space and community facilities to support the needs of residents.

**Section D – State and Commonwealth interests**

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

Open space and Community Facilities

The increased residential density will generate additional requirements for open space and social infrastructure. These requirements will be managed through additional developer contributions under Section 7.11 of the EP&A Act.

Service Utilities

The applicant states that the existing utility providers can adequately service an additional 376 dwellings. This will need to be confirmed by the service providers as part of the public authority consultation, as directed by the Gateway Determination.

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

The following government authorities may need to be consulted:

- Sydney Water, Endeavour Energy and Telstra

These utility providers need to advise if there is enough capacity in their systems to provide for extra residential development.

- Sydney Living Museums

The site is located near Rouse Hill House and Farm which is on the State Heritage Register. The Growth Centres SEPP provides controls which limit the impact of

development on the heritage item including the blocking of views from the Farm to the Blue Mountains.

Consultation with relevant State and Commonwealth public authorities will be undertaken as directed by the Gateway Determination.

#### **Part 4 – Mapping**

The only map that needs to be amended is the Height of Building SEPP Map.

#### **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'. The usual exhibition is 28 days. Public consultation will occur in accordance with the Gateway Determination made by the DP&E in accordance with Section 3.34 of the EP&A Act.

#### **Part 6 – Project Timeline**

<b>Milestones</b>	<b>Anticipated Month</b>
Forward Planning Proposal to the DP&E	November 2018
Date of Gateway Determination	January 2019
Completion of required technical information & Government agency consultation	February 2019
Commencement of public exhibition	March 2019
Completion of public exhibition	April 2019
Timeframe for consideration of submissions	April 2019
Council's consideration & resolution on the report	June 2019
Date of submission to the Department to finalise the SEPP Amendment	July 2019
Anticipated date RPA will make the plan	September 2019

**Table 3: Projected Timeline**