

Planning Services

Gateway Determination Report

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| LGA | Blacktown |
| PPA | Blacktown City Council |
| NAME | Increase maximum building height from 16m to 26m (additional 376 dwellings) |
| NUMBER | PP_2018_BLACK_010_00 |
| LEP TO BE AMENDED | State Environmental Planning Policy (Sydney Region Growth Centres) 2006 |
| ADDRESS | 34-72 Tallawong Road, Rouse Hill |
| DESCRIPTION | Part Lot 65 and Part Lot 66 DP 30186 and all of Lots 67-69 DP 30186 |
| RECEIVED | 21 November 2018 |
| FILE NO. | IRF18/7056 |
| POLITICAL DONATIONS | There are no donations or gifts to disclose and a political donation disclosure is not required |
| LOBBYIST CODE OF CONDUCT | There have been no meetings or communications with registered lobbyists with respect to this proposal |

INTRODUCTION

Description of planning proposal

The planning proposal is to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Sydney Region Growth Centres SEPP) by increasing the maximum building height from 16m to 26m where it applies to land at 34-72 Tallawong Road, Rouse Hill. The planning proposal will facilitate approximately 376 additional dwellings.

Site description

The planning proposal applies to the following land:

- Lot 69 DP30186 (34 Tallawong Road, Rouse Hill);
- Lot 68 DP30186 (42 Tallawong Road, Rouse Hill);
- Lot 67 DP30186 (50 Tallawong Road, Rouse Hill);
- Part of Lot 66 DP30186 (58 Tallawong Road, Rouse Hill); and
- Part of Lot 65 DP30186 (72 Tallawong Road, Rouse Hill).

The subject site is identified in **Figure 1**. It is noted that the planning proposal primarily affects 34-58 Tallawong Road. 72 Tallawong Road (Part of Lot 65 DP30186) is only included as a consequence of the alignment of the future extension of Rouse Road (**Figure 2**).



Figure 1: Site map (source: Nearmap 13 November 2018)

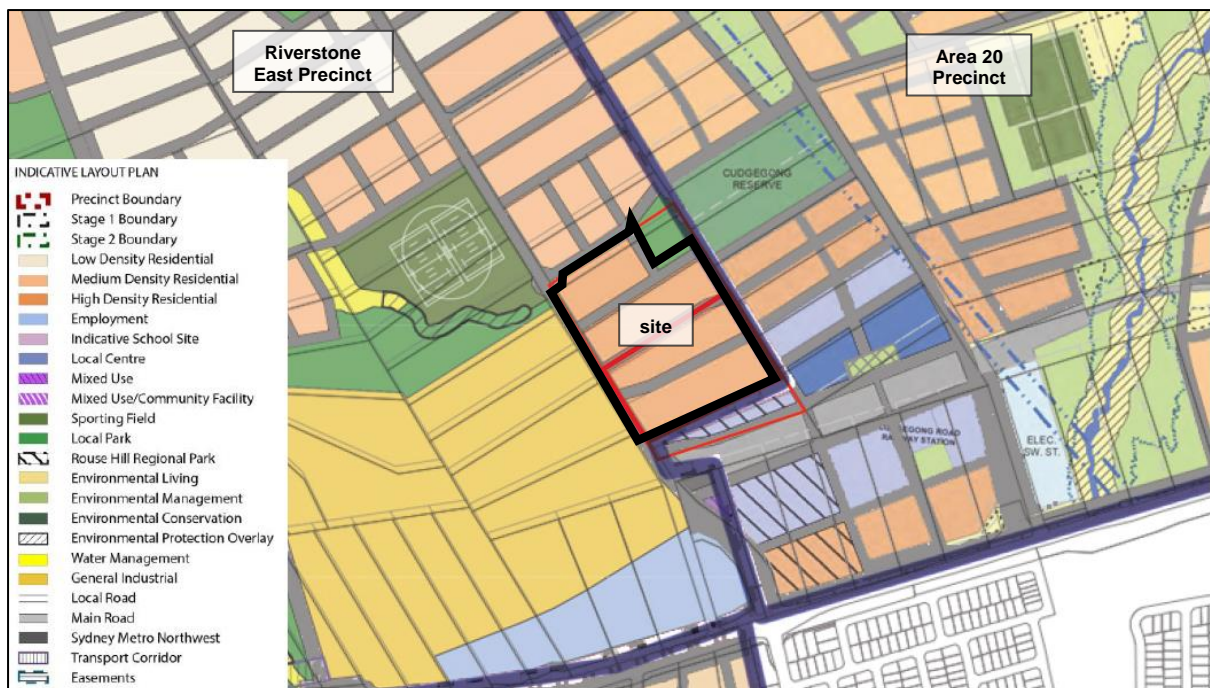


Figure 2: Extract of the Precinct Plan (source: Schedule 8 of Blacktown City Council Growth Centre Precincts Development Control Plan)

The site is located in the Riverstone East Precinct of the North West Growth Area (NWGA) and is located on Tallawong Road. The site has an area of approximately 7.5ha. At present the site is used for rural residential purposes. However, the intent of the Riverstone East Precinct Plan is for the site to be developed for high density residential development. An extract of the Precinct Plan is provided in the **Figure 2** above which demonstrates the proposed road pattern relative to the site.

Existing planning controls

The site is zoned R3 Medium Density Residential (**Figure 3**) with a maximum building height of 16m (**Figure 4**) and a minimum residential density control of 45 dwellings per hectare (**Figure 5**).

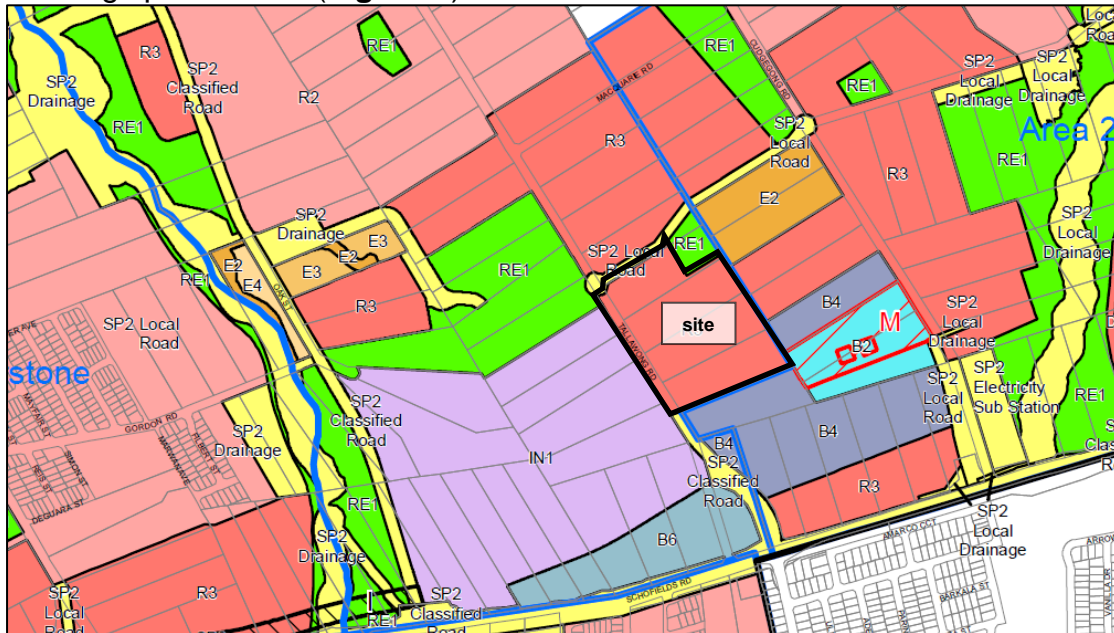


Figure 3: Extract of zoning map (source: Sydney Region Growth Centres SEPP)

It is noted that the proposed building height of 26m is the same height that applies to land to the east of the site which is also zoned R3, adjacent to the local centre and the same distance from Tallawong Station. Additionally, the minimum residential density control of 45 dwellings per hectare is consistent across the subject site, which as a 16m height limit and the adjoining land, which has a 26m height limit. There are no Floor Space Ratio Controls applicable to the site under the SEPP.

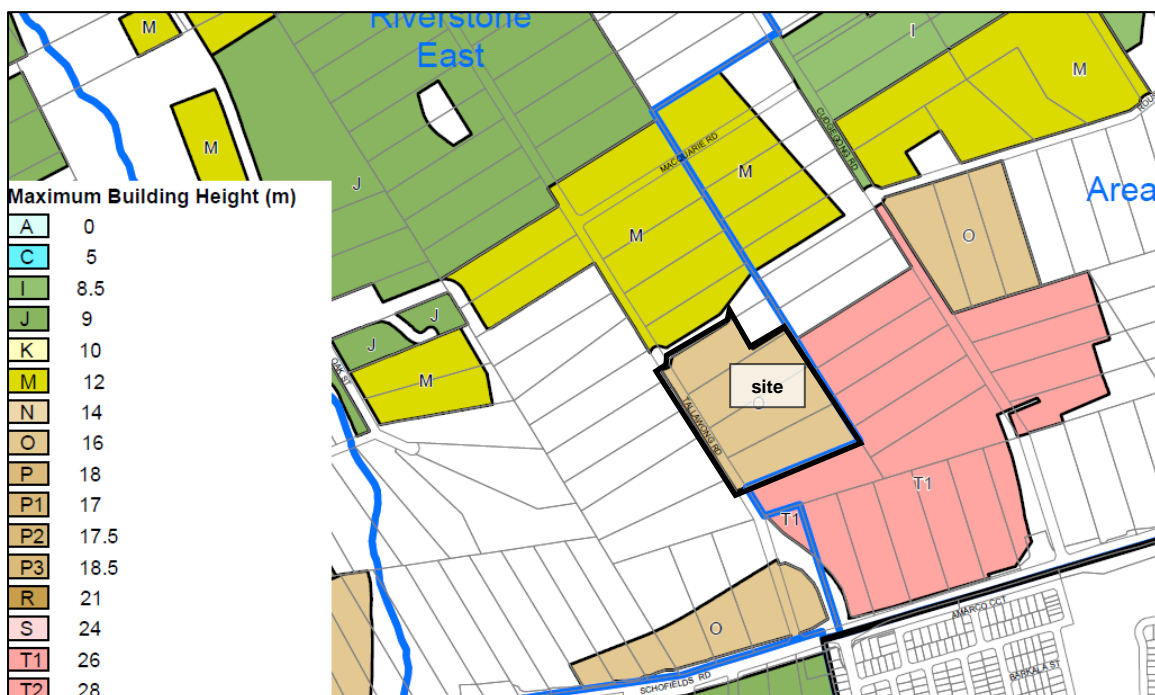


Figure 4: Extract of height of building map (source: Sydney Region Growth Centres SEPP)

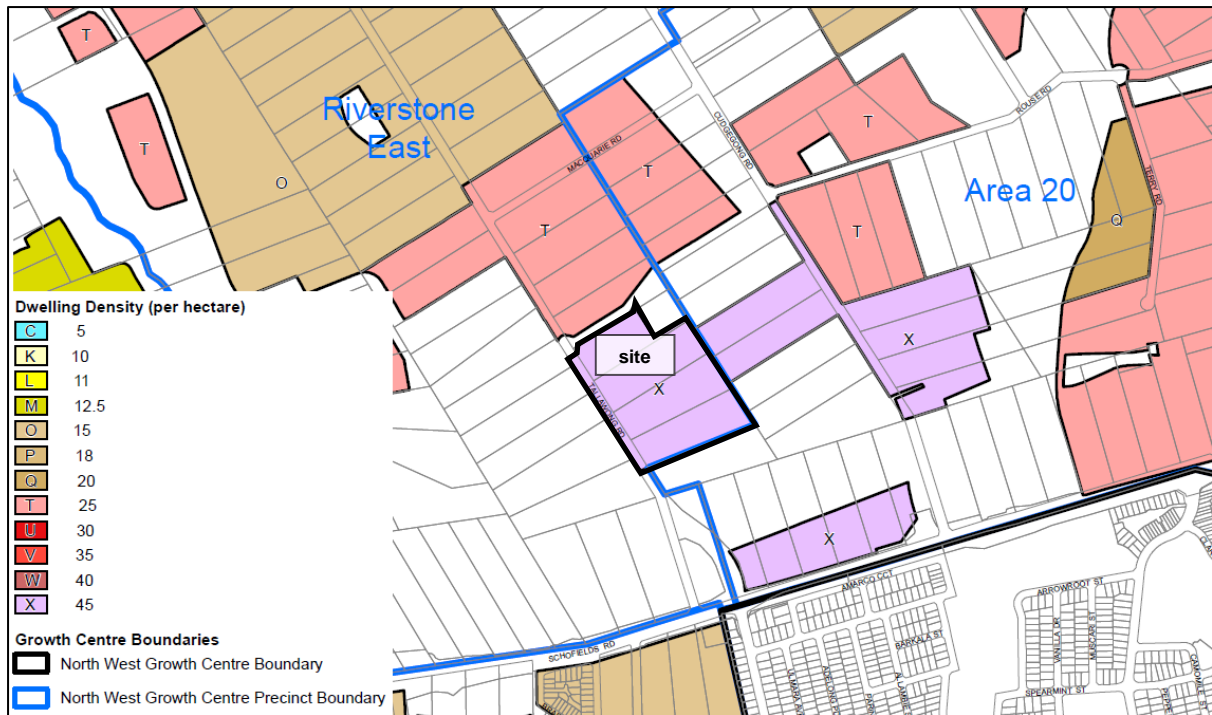


Figure 5: Extract of dwelling density map (source: Sydney Region Growth Centres SEPP)

Surrounding area

The site is located adjacent to a local centre and the majority of the site is within a 400m walking catchment of Tallawong Station on the new Sydney Metro Northwest line. Rouse Hill Regional Park which contains the state significant heritage item Rouse Hill House and Estate is located to the North East. To the west of the site is the Sydney Metro Trains stabling and maintenance facility.

The site is within close proximity to Schofields Road, which was upgraded to a 4 lane divided carriageway in 2014. Schofields Road feeds into Windsor Road, a principal arterial road which has been upgraded to take account of the increased demand generated by development within the NWGA.

A locality map is provided in **Figure 6**.

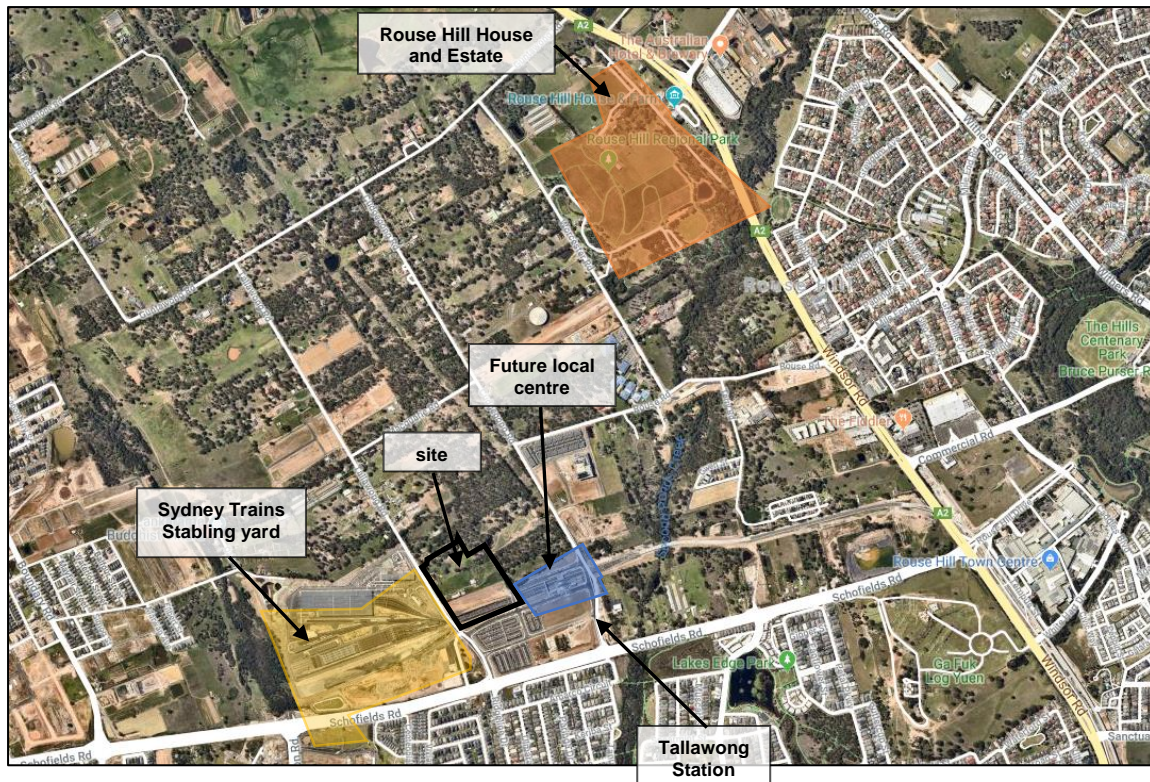


Figure 6: Locality map (source: Nearmap 13 November 2018)

Summary of recommendation

The Greater Sydney Region Plan and Central City District Plan reflect the need to provide housing in the right place, to co-ordinate the intensification of land use with the location of centres and key transport, services and facilities infrastructure and it is considered that the planning proposal provides the opportunity to give effect to these plans. It is recommended that the planning proposal proceed with conditions.

PROPOSAL

Objectives or intended outcomes

The intended outcome, as described in the planning proposal, is to amend the Growth Centres SEPP to maximise the development potential of the site and to improve the built form outcome for the town centre. The objectives and intended outcomes of the planning proposal are considered clear, and are explained in 'Part 1 – Objectives and Intended Outcomes'.

Explanation of provisions

The proposed outcome will be achieved by amending the Growth Centres SEPP Height of Building Map from 16m to 26m for the site. All other planning controls applying to the site will remain unchanged. The explanation of provisions is accurate.

Mapping

The proposal contains amendments to the Height of Building Map (**Figure 7**). The supporting mapping information is considered adequate for community consultation purposes.

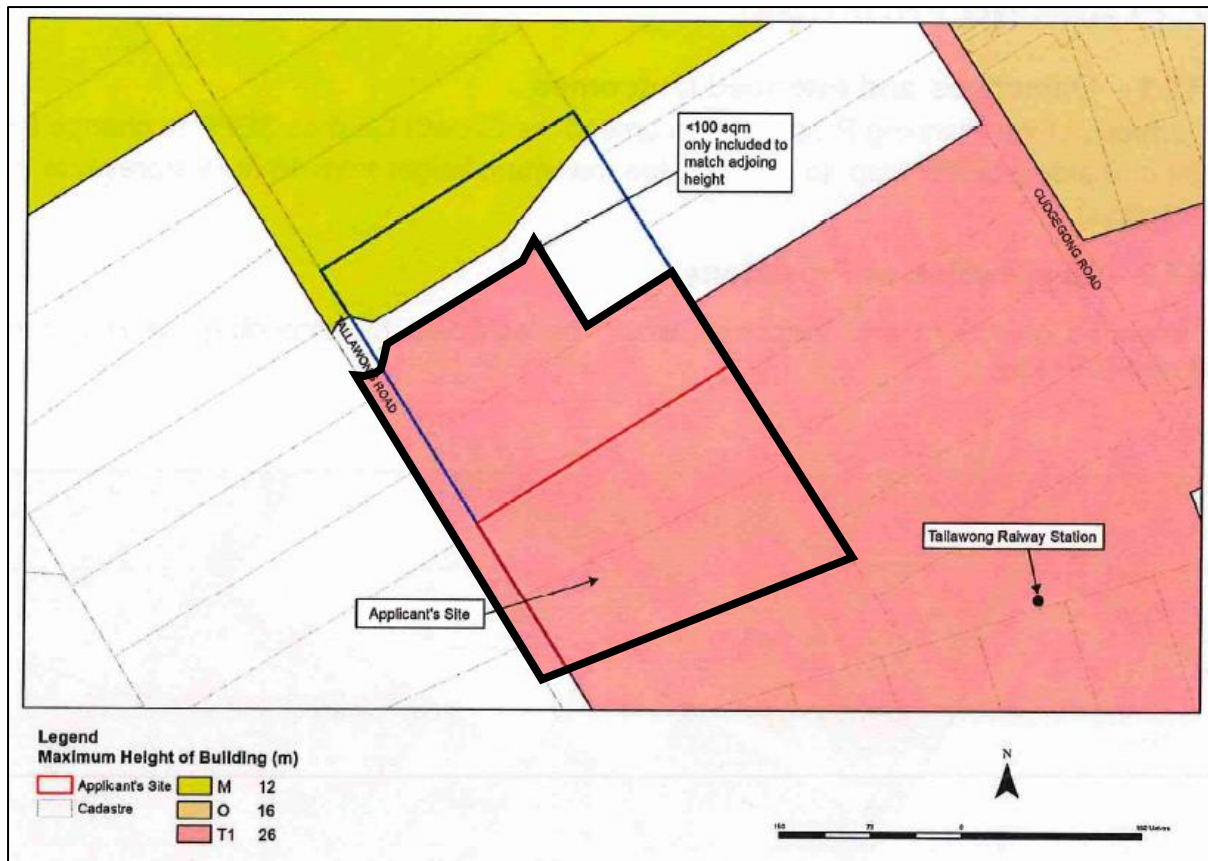


Figure 7: Proposed Height of Building Map

NEED FOR THE PLANNING PROPOSAL

The planning proposal has not been made as a result of any strategic study or report. The proposal seeks to maximise the site's development potential in line with the greater strategic framework for the area. The proposal is the best means for achieving the intended outcomes.

STRATEGIC ASSESSMENT

Regional

Greater Sydney Region Plan - A Metropolis of Three Cities

The Greater Sydney Region Plan provides a 40-year vision for the Greater Sydney region. The planning proposal is generally consistent with the objectives and actions for liveability and sustainability in the plan, as the NWGA is an area where housing is identified to be supplied. Additional housing will provided as a result of the planning proposal which is consistent with Objectives 10 and 11, therefore giving effect to the Plan.

District

Central City District Plan

The Central City District Plan is a 20-year plan to manage growth in the context of economic, social and environmental matters. It is a guide for implementing the Greater Sydney Region Plan at a district level and is a bridge between regional and local planning.

The following planning priority of the Central City District Plan is relevant to the proposal:

- Planning Priority C5 – Providing housing supply, choice and affordability with access to jobs, services and public transport.

The planning proposal is consistent with the above planning priority as it will provide greater housing supply in a location with access to jobs, services and public transport and provides the opportunity to give effect to the Plan, provided adequate social and community infrastructure is available to support the intended increase in population .

Local

Our Blacktown 2036

The Blacktown Planning Strategy 2036 is Council's main land use planning document. 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; and
6. A leading city.

The planning proposal is consistent with this local strategy by providing housing within a key growth area, however, further information needs to be provided demonstrating that the increased density will be supported by appropriate infrastructure.

Section 9.1 Ministerial Directions

The applicable section 9.1 Ministerial Directions are:

2.3 Heritage Conservation

The site does not have any heritage significance, however, it is located 1.3km south-west of the state significant Rouse Hill House and Estate located in the Area 20 Precinct of the NWGA. Precinct controls in the area were formulated having regard to a specific landscape and visual analysis that was used in the master planning for this area. These controls are to protect the heritage landscape, as well as to retain the positive views and vistas that the historic Rouse Hill House contributes to the area and the broader Rouse Hill character.

The planning proposal identifies the site as being outside the primary view corridor of the Rouse Hill House and Estate, however, the increase in height to 26m, may impact the views from the Farm.

It is recommended that the planning proposal is updated to assess any potential impact of the additional height on the view corridors from the Farm. The consistency with this Direction remains unresolved until this issue is considered further.

Consultation is also required with the Sydney Living Museums, who are the public entity of the site owner, Historic Houses Trust of NSW. The Gateway determination has been conditioned accordingly.

3.1 Residential Zones

The planning proposal will provide approximately 376 additional dwellings equating to approximately 940 persons. The additional housing provided make better use of infrastructure as it is in close proximity to the future local centre, recreational areas (being the future sporting field to the west and the future local park to the north) and public transport. Additionally, the site is not burdened by any environmental constraints that would prevent or restrict development. The planning proposal is therefore consistent with this Direction.

3.4 Integrating Land Use and Transport

The land subject of the planning proposal is within a 400m walking catchment to Tallawong Station and the future local centre. The proximity of the site to key local transport, infrastructure and services provides potential capacity to accommodate the increased residential density without undue adverse impact on the neighbouring areas. The planning proposal is therefore consistent with this Direction.

7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan

The planning proposal is consistent with the relevant key action to provide more land supply for new homes. The intent of the Precinct Plan is that the site be developed for high density residential. The increase in height will allow for additional housing within a key location. The planning proposal is therefore consistent with this Direction.

State environmental planning policies

The proposal is consistent with all relevant State Environmental Planning Policies.

SITE-SPECIFIC ASSESSMENT

Social

The planning proposal has the potential to result in a positive social outcome, as the increase in density will support the viability of the new local centre and will assist housing affordability and choice in an accessible location.

Environmental

Natural environmental

The planning proposal does not impose any adverse impact on the critical habitat or threatened species, populations or ecological communities or their habitats.

Built Form and Overshadowing

The planning proposal was accompanied by an Urban Design Report which provided a built form outcome that could be achieved by the proposed increase in building height. An increase in building height may exacerbate overshadowing impacts, however, this may be minimised through an appropriate built form and building

setbacks. Land uses to the immediate south and west of the site, are unlikely to be adversely impacted by overshadowing, given that these uses consist of the rail corridor and the stabling yard.

Traffic

An assessment of the potential traffic generated by the planning proposal was undertaken. The assessment found that the moderate increase in traffic generation can be accommodated by the surrounding road network with no change to the level of service to key intersections.

Economic

The planning proposal advises that the proposed density increase as a result of the additional height will result in an increased population that will support the viability of the local centre and services.

Infrastructure

Service Utilities

The planning proposal states that existing utility providers can adequately service the additional residential density. This will need to be confirmed by the service providers as part of the public authority consultation, following Gateway Determination.

Open Space and Community Infrastructure

The planning proposal will result in approximately 940 additional persons. The increase in residential density may generate additional requirements for open space and community infrastructure. Council Officers have advised, that in the request for the planning proposal, the proponents did mention the possibility of a voluntary planning agreement (VPA) to cover the following items or a combination thereof:

- Construction, embellishment and dedication of a portion of the site for use as public open space;
- Works in kind construction and dedication of floorspace for a new community facility;
- Works in kind construction of improved pedestrian and cyclist facilities including wider road verges and more landscaping along key pedestrian routes through the site;
- Partial construction of upgrades to Tallawong Road where it runs past the site; and/or
- Financial contribution towards improvements to future proposed public domain areas/riparian zones.

Council Officers advised that the request for a VPA was not followed up and that the proposed items were not items Council was willing to consider as part of the VPA. Council Officers consider that public open space will be provided as part of the development of the local centre and that additional open space is not required. The planning proposal states that any requirement for additional open space can be met through s7.11 contributions, as embellishment of open space in existing and planned areas to meet the needs of the Precinct.

To better understand any potential impacts that the planning proposal may have on requirements for any additional open space and community infrastructure, it is recommended that prior to public exhibition, Council updates the planning proposal to assess the need for additional infrastructure to support the proposal. In addition, it

is also recommended that Council consult with the NSW Department of Education in relation to any impacts the proposal may have on local schools.

CONSULTATION

Community

The planning proposal will require community consultation for a period of 28 days. A consultation period of 28 days has been scheduled into Council's project timeframe.

Agencies

The Department recommends that Council consult with the following agencies in relation to the planning proposal:

- Roads and Maritime Services;
- Transport for NSW;
- NSW Department of Education;
- Sydney Living Museums; and
- Relevant utility and service providers.

Should these agencies require any additional information, or specify any additional matters to be addressed, the proposal is to be updated to respond to the submission, a copy of which is to be included with the updated planning proposal.

TIME FRAME

Council have indicated a timeframe of 9 months from the date of Gateway Determination to finalise the making of the plan. Given the nature of the planning proposal the timeframe nominated by Council is considered acceptable.

LOCAL PLAN-MAKING AUTHORITY

As the planning proposal relates to an amendment to a SEPP, authorisation to exercise delegation shall not be provided to Council.

CONCLUSION

It is recommended that the planning proposal proceed, with conditions, as

- The increase in density associated with the increase in building height on the site is appropriate given its location to the future local centre, services and public transport;
- The increase in building height is considered acceptable in context of surrounding land; and
- The potential increase in residential yield is unlikely to have an adverse impact on the surrounding area.

RECOMMENDATION

It is recommended that the Director, Sydney Region West, as delegate of the Secretary:

1. note that the consistency with section 9.1 Directions 2.3 Heritage Conservation is unresolved and will require justification.

It is recommended that the delegate of the Minister for Planning determine that the planning proposal should proceed subject to the following conditions:

1. That the planning proposal is 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.
2. The revised planning proposal shall be forwarded to the Department for review and approval prior to exhibition.
3. The planning proposal should be made available for community consultation for a minimum of 28 days.
4. Consultation is required with the following public authorities:
 - Roads and Maritime Services;
 - Transport for NSW;
 - NSW Department of Education;
 - Sydney Living Museums; and
 - Relevant utility and service providers.
5. The time frame for completing the LEP is to be 9 months from the date of the Gateway determination.
6. Given the nature of the planning proposal, Council should not be authorised to be the local plan-making authority to make this plan.



21/12/2018

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23/01/2019

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