

SHORT MINUTES : Ordinary Meeting MEETING DATE: 31.10.18 ENCL.NO.

PD3.4 - DD380125 - Planning Proposal to amend maximum building height at 34-72 Tallawong Road, Rouse Hill F17/584

MOTION (Cr Bleasdale/Cr Bunting)

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.

AN AMENDMENT (Cr JG Diaz)

That this matter be deferred.

THE MOTION was, on being put to the meeting, declared **CARRIED**.

COUNCIL DIVISION:

Supported: Cr Griffiths, Cr Benjamin, Cr Israel, Cr Bleasdale, Cr Bunting & Cr Bali.
Opposed: Cr JG Diaz, Cr JM Diaz, Cr Brillo, Cr Santos & Cr Camilleri.
Absent: Cr Quilkey, Cr Singh, Cr Gillies & Cr Collins.

REFERRED TO:	DPD	FOR:	Attention	DATE:	12.11.18
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COMMITTEE: Planning, Development, Historical & Assets MEETING DATE: 31.10.18 ENCL.NO.

PD3.4

DD380125 - Planning Proposal to amend maximum building height at 34-72 Tallawong Road, Rouse Hill F17/584

RECOMMENDATION

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COMMITTEE DIVISION:

Supported: Cr Collins, Cr Griffiths, Cr Bleasdale, Cr Camilleri & Cr Israel.



REFERRED TO: DPD

FOR: Attention

DATE: 01.11.18

PD171018 3.4 DD380125 - Planning Proposal to amend maximum building height at 34-72 Tallawong Road, Rouse Hill

Director: Glennys James, Director Design & Development
Author: Helen Budd
File: F17/584

Division is required

Topic Preparation of a Planning Proposal to amend the maximum height of building control at 34-72 Tallawong Road, Rouse Hill.

Analysis A request to prepare a Planning Proposal has been received from Ethos Urban on behalf of the developer, Metro Award Tallawong Pty Ltd. The proposal seeks to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006 to change the Height of Buildings map to increase the maximum building height from 16 m (5 storeys) to 26 m (8 storeys) at 34-72 Tallawong Road.

An increase in building height to facilitate additional residential yield is appropriate for this site as it is located adjacent to the future local centre and is within walking distance of Tallawong Station. Proximity to key transport and services will ensure that essential infrastructure is available to support the needs of future residents.

There is strategic merit in extending the Proponent's proposal to also apply to 50, 58 and 72 Tallawong Road.

The change in development control is aligned with the controls which apply to the surrounding land. The proposed 26 m height limit is the same height control that applies to land in the same zone and located the same distance from the future local centre and metro station. Associated changes to the DCP will be drafted to make a minor amendment to the Indicative Layout Plan road pattern.

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. The Panel supported the recommendation of Council officers.

Attachment/s

1. Existing Height of Building map [DD380125.1]
2. Proposed Height of Building map [DD380125.2]
3. Existing Land Zoning map [DD380125.3]
4. Existing Residential Density map [DD380125.4]
5. Proposed road pattern amendment [DD380125.5]
6. Blacktown Local Planning Panel advice to Council [DD380125.6]

**Report
Recommendation**

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.

Key reasons

1. **It is appropriate to increase residential density on the subject site**
 - a. The coordination and intensification of land uses with the location of centres and key transport, services and facilities infrastructure is consistent with the Central City District Plan. This both provides essential support for future residents and visitors and provides critical mass to support the viability of centres and services. These factors, in turn, contribute to the creation of strong, vibrant and socially connected communities.
 - b. The subject site is located adjacent to the future local centre and the majority of the site is within a 400 m walking catchment of Tallawong Station on the new Sydney Metro Northwest line. The site's proximity to essential services makes it appropriate to facilitate an increase in residential density.
2. **The increase in building height is appropriate in the context of the surrounding land**
 - a. The proposed change in the height control is appropriate in the context of the controls which apply to the surrounding land.
 - i. The subject site is zoned R3 Medium Density Residential. The proposed 26 m (8 storey) height limit is the same height that applies to land to the east of the subject site which is also zoned R3, adjacent to the local centre and the same distance from the Metro station.
 - ii. The intent of the Precinct Plan is that the subject site be developed as medium to high density residential land. A minimum residential density control of 45 dwellings per hectare currently applies both to the subject site (16 m height limit) and surrounding land (26 m height limit). The subject site is not differentiated from the surrounding land by means of other planning controls.
 - iii. The existing 16 m (5 storey) building height limit is out of context with that which applies to similar surrounding land.

- b. The existing height limit restricts the ability to fully leverage the locational advantages of the site. Appropriate intensity of use of land surrounding local centres and transport nodes is important in supporting the viability of this infrastructure. It also supports the Liveability Priorities in the Central City District Plan to increase the availability and diversity of residential options in appropriate locations and to create active, vibrant communities.

3. The potential increase in residential yield will not have an adverse impact on the surrounding area

- a. The site has good access to infrastructure and services which have the capacity to accommodate the increased residential density without undue adverse impact on the neighbouring area. Residents' requirements for services and facilities will be met by the adjacent local centre, Tallawong Station and being located within walking distance of a planned local sporting field and passive open space areas.
- b. The proposal seeks to amend the height of building control only. Other planning controls, including zone and residential density, will remain unchanged. It is anticipated that future development of the site will complement the role and function of the local centre without detracting from them.

Supporting analysis

1. Additional yield

- a. The Proponent requested a Planning Proposal to increase the maximum building height on 34 and 42 Tallawong Road only, as these 2 lots are under their control. The technical reports, justification for the Planning Proposal and estimate of additional yield provided by the Proponent assume an increase in building height on these lots only. The Proponent estimates that the proposed increase in height will yield an additional 229 dwellings and 422 persons over a site area of 4.05 ha.
- b. There is strategic merit in extending the site area from 34-42 Tallawong Road to an extended area, being 34-72 Tallawong Road, as these properties share the same planning controls and are located within a 400 m walking catchment from the future local centre and Metro station.
- c. The revised site area is 7.5 ha (excluding the RE1 Public Recreation zone). It is estimated that the developable area is approximately 5.97 ha. The additional yield generated by increasing the height of building control from 16 m (5 storeys) to 26 m (8 storeys) is estimated at 376 dwellings. The additional population is estimated at 940 persons.

	<i>Height</i>	<i>Dwellings</i>	<i>Persons</i>
Existing controls	16 m	627	1,567
Proposed controls	26 m	1,003	2,507
Additional yield		+ 376	+ 940

- d. Additional technical reports which consider the extended site area will be required to support the Planning Proposal. These reports relate to transport and accessibility, yield and feasibility analysis, open space and community facilities needs analysis and assessment of utilities capacity. It is likely that this will be a condition of any Gateway Determination. The Proponent was requested to provide reports for the extended site area prior to lodgement. This is the subject of ongoing discussion.

2. Heritage impact

- a. The subject site is located in proximity to the Rouse Hill Regional Park which contains the State Significant Rouse Hill House and Estate. 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 amenity, 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.
- b. The 10 m height variation at this specific location is not objected to on heritage grounds given that the character of the surrounding area is undergoing rapid urban growth and change.
- c. Comment will be sought from Sydney Living Museums as the public entity of the site owner, Historic Houses Trust of NSW, when the Planning Proposal is placed on exhibition.

3. Traffic and transport impacts

- a. The subject site is located within easy walking distance of a key public transport hub.
- b. The site is well serviced by the local road network. It is located on Tallawong Road, which is identified as a collector road. It is close 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 North West Growth Area.

4. Open space and community infrastructure requirements

- a. 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 Environmental Planning and Assessment Act 1979.

5. Road pattern amendment

- a. The Riverstone East Precinct Indicative Layout Plan (ILP) shows a half width local road on the southern boundary of the site. The adjoining site is located within the Area 20 Precinct, however the corresponding half of the local road is not shown on this Precinct's ILP. This is shown in attachment 5.
- b. The road pattern will be amended to delete the half width road from the Riverstone East ILP. This amendment is justified on the following grounds:
 - i. The local road is not required for traffic circulation or site access.
 - ii. The landowner of the adjoining site, Transport for NSW, has confirmed it does not require a road in this location.
 - iii. Retention of the road requires an intersection to be located too close to the point where the main east-west road providing access to Tallawong Station and the local centre intersects with Tallawong Road.

Context

1. Details of the subject land

- a. The proposal relates to an area of approximately 7.5 ha within the Riverstone East Precinct in the North West Growth Area.

- b. The proposal primarily affects 34-58 Tallawong Road, Rouse Hill. 72 Tallawong Road is only included as part of the site area as a very small part (less than 100 sqm) is zoned R3 Medium Density Residential as a consequence of the alignment of the future extension of Rouse Road.

2. Blacktown Local Planning Panel advice

- a. The intended 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.
- b. The Panel's advice is at attachment 6, being that the proposal has strategic merit in the context of the surrounding planning controls, proximity to the future local centre and transport infrastructure and absence of impact on sightlines from Rouse Hill House and Farm. The Panel supported the proposal being forwarded to the Department of Planning and Environment for a Gateway Determination. The Panel further noted that there are inconsistencies in planning controls across the North West Growth Area and recommended that the State Government commence a review of planning controls to ensure consistency across the Growth Area.

End of report

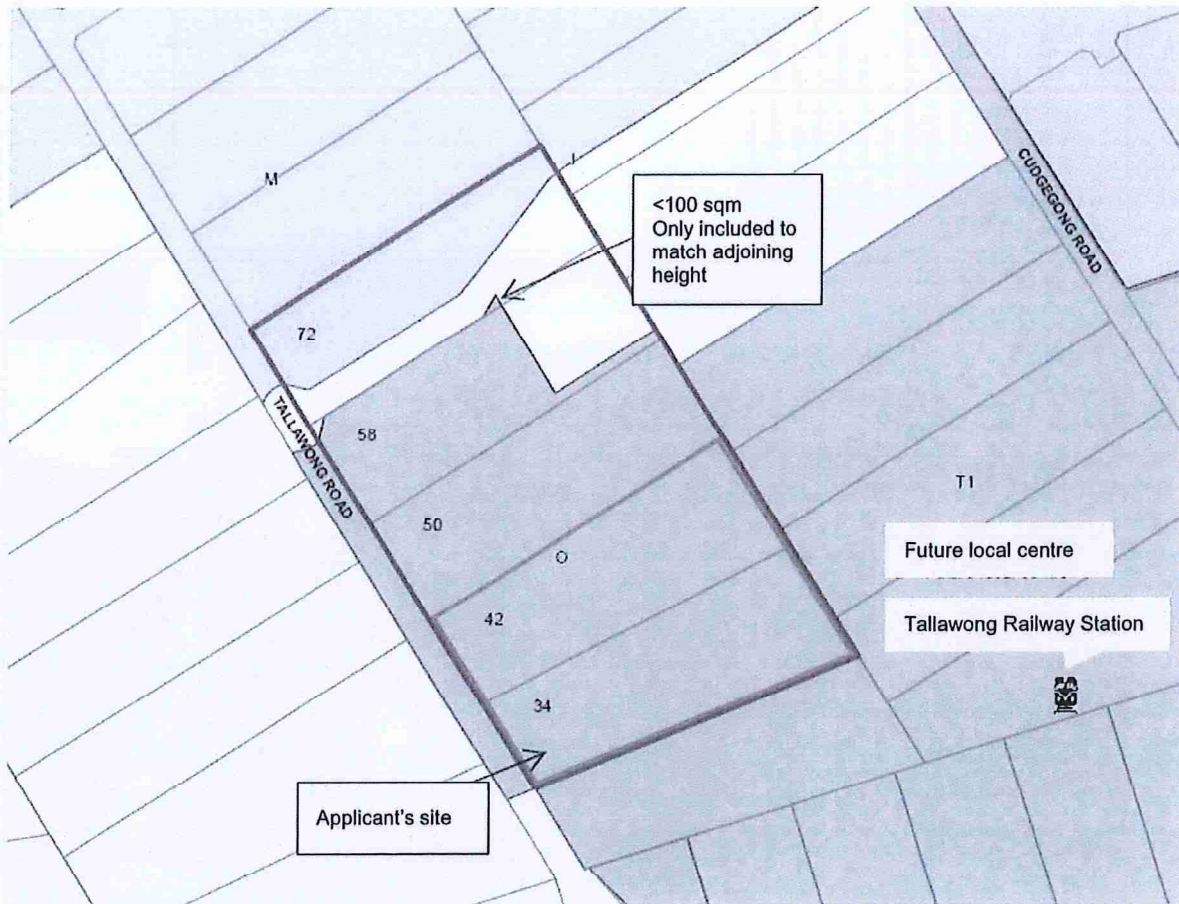
Existing Height of Buildings map



Maximum Building Height (m)

A	0
C	5
I	8.5
J	9
K	10
M	12
N	14
O	16
P	18
P1	17
P2	17.5
P3	18.5
R	21
S	24
T1	26
T2	28

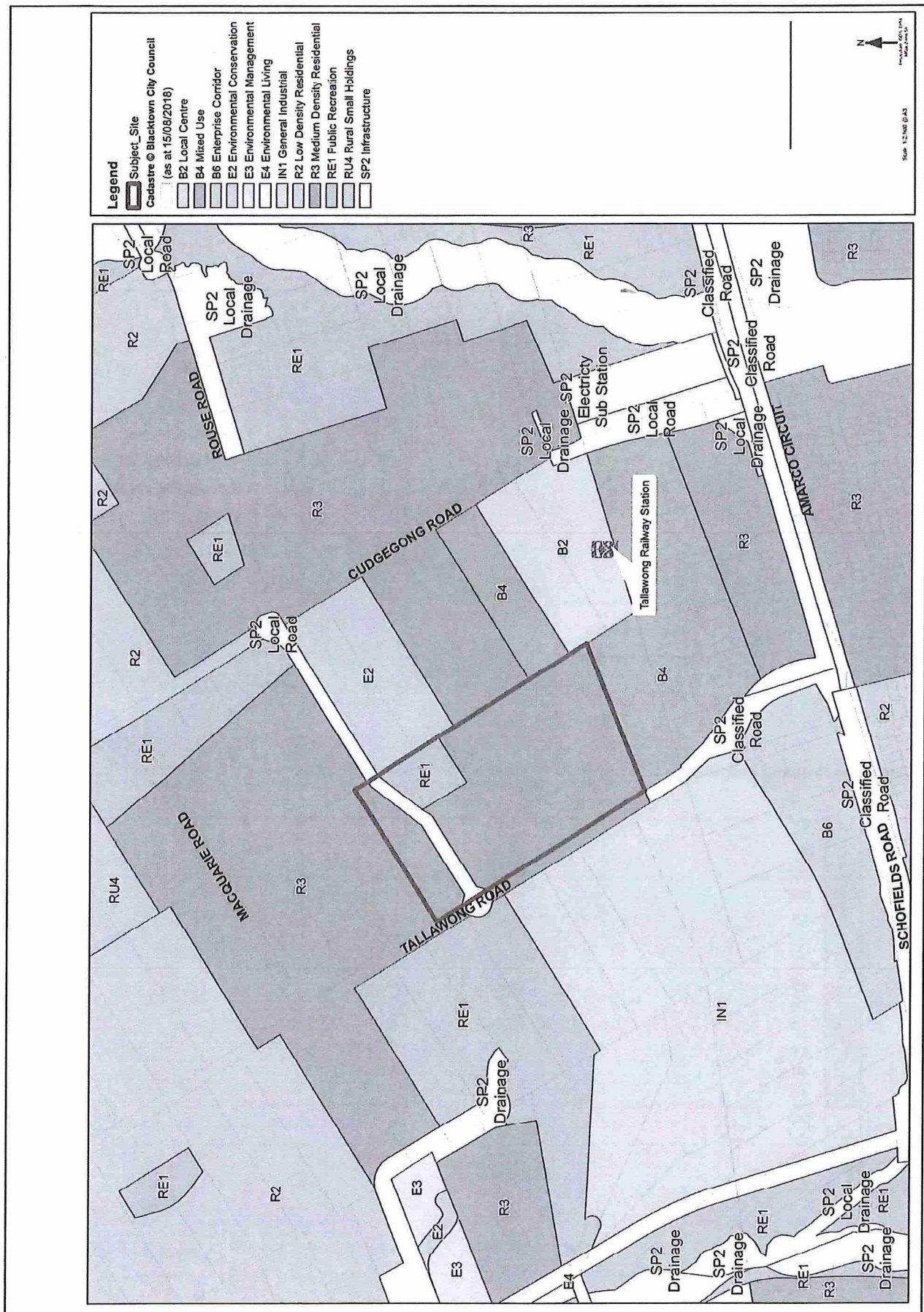
Proposed Height of Buildings map



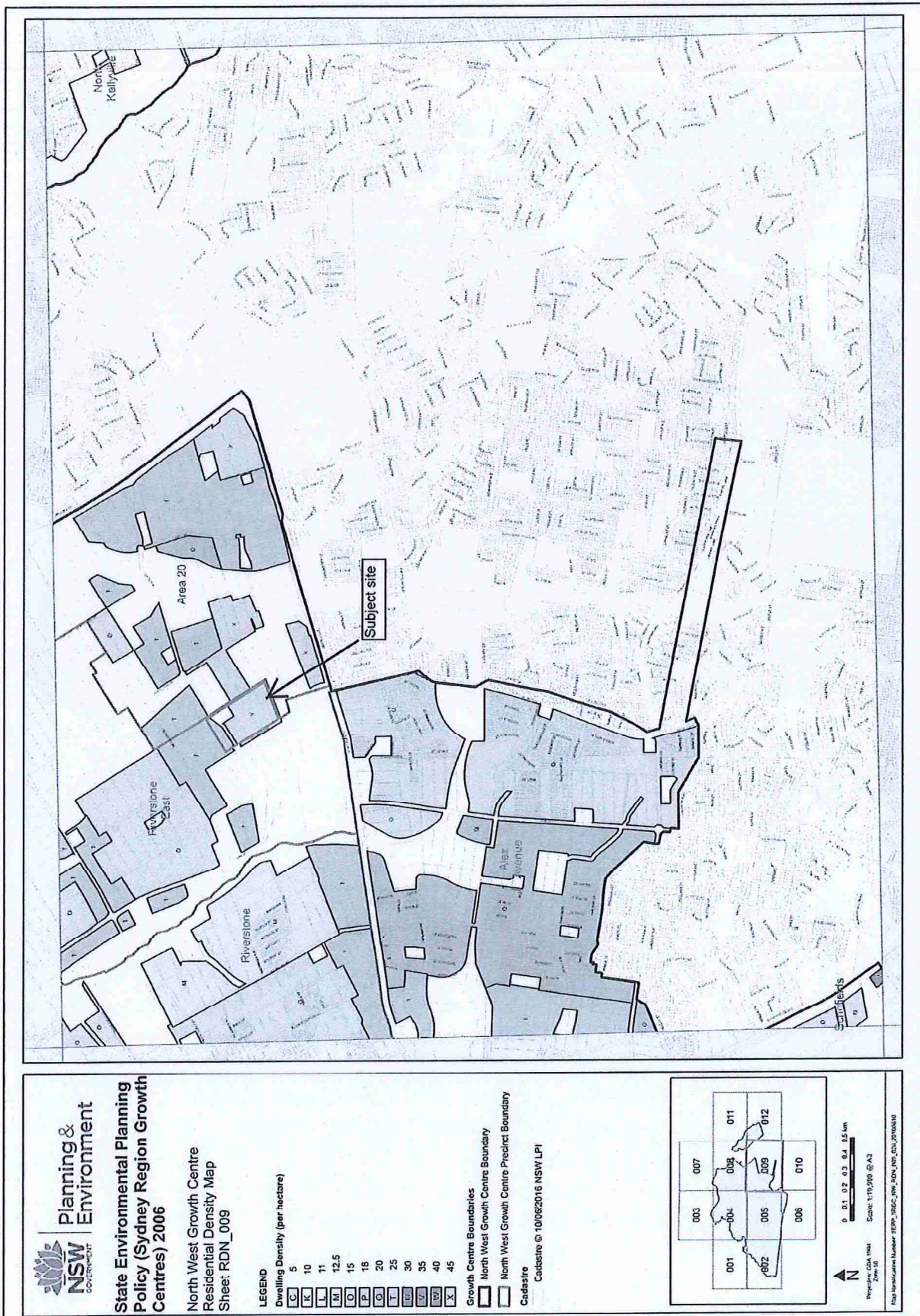
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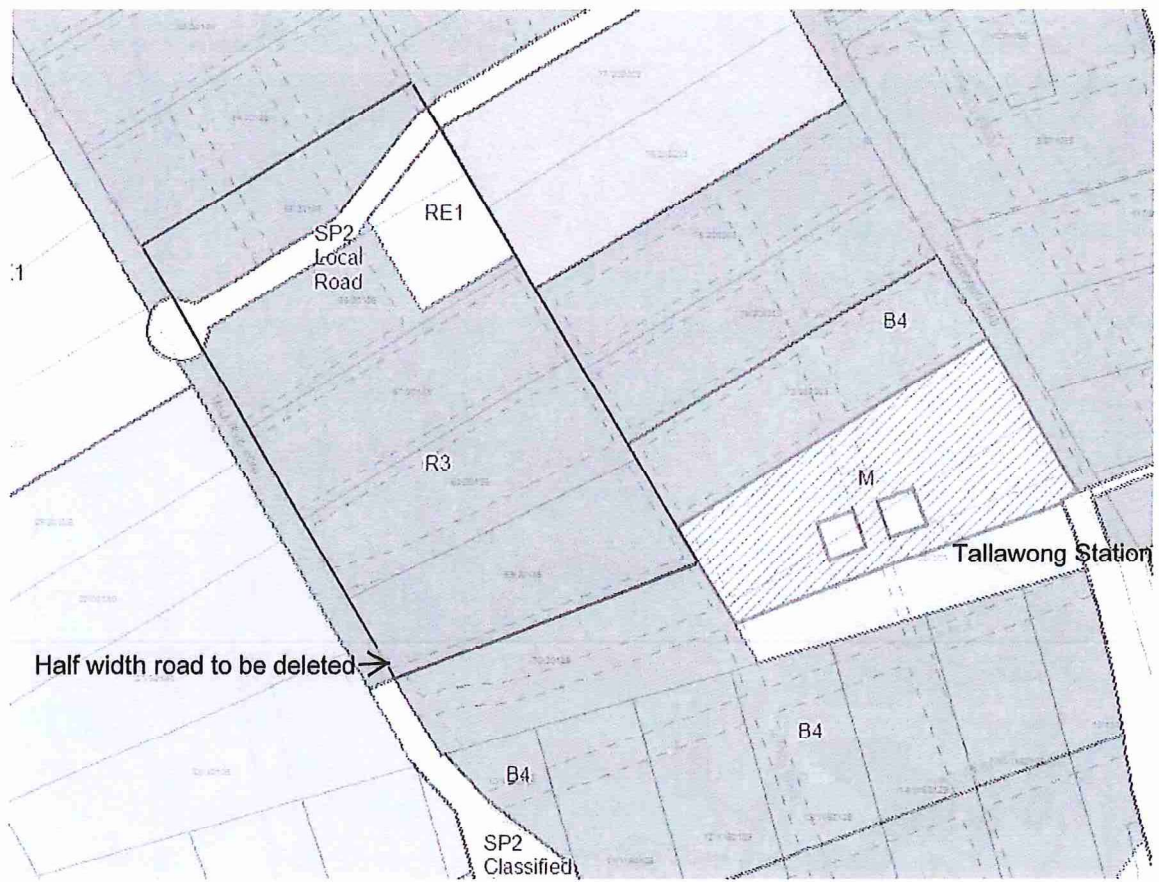
Existing Land Zoning Map




Existing Residential Density Map



Proposed road pattern amendment - deletion of half width road



 Site area



Blacktown Local Planning Panel

PLANNING PROPOSAL ADVICE

DATE	13 September 2018
PANEL MEMBERS	Ian Reynolds, Chair Mary-Lynne Taylor, Independent expert Milan Marecic, Independent expert Sean Castle, Ward 1 community representative
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Ian Reynolds declared that the applicant speaking on this matter, Mr Paul Robilliard, is known to him as they worked for the Growth Centres Commission and Department Planning and Infrastructure together between approximately 2007 and 2011.

Meeting held at Blacktown City Council, Committee Rooms 2 and 3, 62 Flushcombe Road, Blacktown on 13 September 2018, opened at 5.12 pm and closed at 5.31 pm.

PLANNING PROPOSAL

1. F17/584: Planning Proposal to amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* to increase the maximum building height from 16 m to 26 m at 34-72 Tallawong Road, Rouse Hill.

PANEL ADVICE

The Panel considered the assessment report on the matter and the material presented at the Panel meeting.


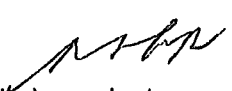

The Panel provided the following advice for the Planning Proposal described above:

- The Panel notes the strategic merit of the proposal in the context of:
 - Surrounding planning controls
 - Proximity of the subject land to the future town centre and major transport infrastructure currently under construction
 - Absence of impact on sight lines from Rouse Hill House and Regional Park.



Blacktown
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- Supports the matter being referred to Gateway consideration, noting that a range of issues will need to be examined in detail should the proposal proceed beyond Gateway determination, including but not necessarily limited to:
 - Calculation of additional yield and populations to inform transport analysis, additional open space needs and additional community facilities needed.
- Notes that these are a number of inconsistencies in planning control across the North West Growth Area and recommends that the State review these controls to rationalise the planning and development process across the Growth Area.

PANEL MEMBERS	
Ian Reynolds (Chair)	
Mary-Lynne Taylor (Independent expert)	
Milan Marecic (Independent expert)	
Sean Castle (Ward 1 community representative)	