

**Blacktown Planning Proposal - Amendment to SEPP (Sydney Region Growth Centres) -
William Street and Edmund Street, Riverstone**

Proposal Title :	Blacktown Planning Proposal - Amendment to SEPP (Sydney Region Growth Centres) - William Street and Edmund Street, Riverstone		
Proposal Summary :	The planning proposal seeks to rezone the subject land from SP2 Infrastructure (Drainage) to R2 Low Density Residential to recognise that a drainage reserve is no longer needed on the site.		
PP Number :	PP_2016_BLACK_003_00	Dop File No :	16/07643

Proposal Details

Date Planning Proposal Received :	15-Jun-2016	LGA covered :	Blacktown
Region :	Metro(Parra)	RPA :	Blacktown City Council
State Electorate :	RIVERSTONE	Section of the Act :	55 - Planning Proposal
LEP Type :	Spot Rezoning		

Location Details

Street :	William Street		
Suburb :	Riverstone	City :	Postcode :
Land Parcel :	Part Lot 7 Section 27 DP 1459		
Street :	Edmund Street		
Suburb :	Riverstone	City :	Postcode :
Land Parcel :	Part Lot 19 Section 27 DP 1459		

DoP Planning Officer Contact Details

Contact Name : **Chris Browne**
 Contact Number : **0298601508**
 Contact Email : **chris.browne@planning.nsw.gov.au**

RPA Contact Details

Contact Name : **Zara Tai**
 Contact Number : **0298396237**
 Contact Email : **Zara.Tai@blacktown.nsw.gov.au**

DoP Project Manager Contact Details

Contact Name : **Derryn John**
 Contact Number : **0298601505**
 Contact Email : **derryn.john@planning.nsw.gov.au**

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Land Release Data

Growth Centre :	Sydney North West	Release Area Name :	Riverstone
Regional / Sub Regional Strategy :	Metro North West subregion	Consistent with Strategy :	Yes
MDP Number :		Date of Release :	
Area of Release (Ha) :	1.00	Type of Release (eg Residential / Employment land) :	Residential
No. of Lots :	0	No. of Dwellings (where relevant) :	15
Gross Floor Area :	0	No of Jobs Created :	0

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment :

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment :

Supporting notes

Internal Supporting Notes :

External Supporting Notes : **The planning proposal was received on 26 May 2016. However, further information (mapping) was required to enable processing of the planning proposal. This information was received on 15 June 2016.**

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **The intent of the planning proposal is to facilitate residential development of land that is no longer required for drainage purposes by rezoning it from SP2 Infrastructure (Drainage) to R2 Low Density Residential. This will also relieve Blacktown City Council of an acquisition requirement for the land.**

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **The planning proposal seeks to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006 by rezoning the subject land from SP2 Infrastructure (Drainage) to R2 Low Density Residential, applying a maximum height of 9m and maximum dwelling density of 15 dwellings per hectare, and removing the subject land from the land reservation acquisition map.**

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

3.1 Residential Zones

* May need the Director General's agreement

3.4 Integrating Land Use and Transport

4.3 Flood Prone Land

6.2 Reserving Land for Public Purposes

Is the Director General's agreement required? **Yes**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

e) List any other
matters that need to
be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

3.1 Residential Zones

The planning proposal seeks to rezone land from SP2 Infrastructure (Drainage) to R2 Low Density Residential. It will provide housing, and housing variety, in an area of the North West Growth Centre identified for residential development.

As such, it is consistent with this Direction.

3.4 Integrating Land Use and Transport

While there is currently limited public transport provision in the area, this is likely to change in the near future as development opportunities in the Riverstone Precinct are taken up and the local population grows. The proposed zone for the site is R2 Low Density Residential, which is an appropriate zone to provide housing where there is a relative lack of public transport.

It is therefore considered that any inconsistency with this Direction is minor.

4.3 Flood Prone Land

The land has not been identified as flood-prone. However, the land is currently used for stormwater drainage, and it is therefore likely that it is affected by overland flows. The planning proposal asserts that an engineer's report for the proposed alternative underground system was received by Council. The report was assessed by Council staff, who were satisfied that the alternative system will not create or increase any risk of flooding.

The planning proposal is therefore consistent with this Direction.

6.2 Reserving Land for Public Purposes

The planning proposal seeks to remove the requirement for Council to acquire the subject land for drainage purposes, and will amend the land reservation acquisition map accordingly.

This Direction requires, among other things, that a planning proposal must not reduce reservations of land for public purposes without the approval of the relevant public authority and the Secretary (or Secretary's delegate) of the Department of Planning and Environment.

Given that Blacktown City Council is the relevant public authority and is progressing the

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planning proposal, it can be assumed that Council approves of the removal of the reservation. Consistency with this Direction can be achieved by the Secretary's delegate agreeing that the land is no longer needed for the public purpose for which it has been reserved.

It is considered that, because an alternative means of drainage has been identified, the land in question is no longer required for drainage. The proposal is therefore consistent with this Direction.

SEPP (Sydney Region Growth Centres) 2006

Because the planning proposal applies to land covered by the SEPP, the Department's Land Release team has been consulted, and has provided the following comments:

- No objection is raised to the proposed removal of SP2 Infrastructure Zone for drainage purposes subject to Council being satisfied that alternate drainage arrangements will be provided.
- An assessment of the additional dwelling yield to be derived from the proposed rezoning of land from SP2 Infrastructure to R2 Low Density Residential, and implications for open space demand and traffic generation, are to be considered by Council.

It is considered that, prior to exhibition, the planning proposal should be updated to include an expected dwelling yield and some analysis of the implications of this on infrastructure requirements (particularly traffic and open space).

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : Council has provided a location map and current zoning, height of buildings, residential density and land reservation acquisition maps. Council has also provided the proposed zoning map.

The mapping provided in the planning proposal is sufficient to identify the subject land but leaves some ambiguity regarding the intended provisions. Council has subsequently provided the proposed maps, and these clearly show the intended provisions. Should the planning proposal proceed, these maps should be included in the exhibition materials.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : The planning proposal is unlikely to have any significant impact on the local community. As such, a community consultation period of 14 days should be sufficient.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP : **Blacktown LEP 2015 is a Principal LEP.**

Assessment Criteria

Need for planning proposal :

The planning proposal is not the result of any strategic work, but has instead been initiated by the land owner. It has, however, been demonstrated that the site's stormwater disposal function can be effectively delivered via an underground system, allowing the site to be used for low density residential development, which is consistent with the zoning of the surrounding area.

Consistency with strategic planning framework :

A PLAN FOR GROWING SYDNEY

Nothing in the planning proposal is inconsistent with A Plan for Growing Sydney. The planning proposal is consistent with Direction 2.1: Accelerate housing supply across Sydney, and with Action 2.1.1: Accelerate housing supply and local housing choices. By increasing housing supply in a Precinct of the North West Growth Centre already identified for increased residential development, the planning proposal will help to deliver one of the objectives of this Action, which is to facilitate housing supply and choice through Priority Precincts.

BLACKTOWN COMMUNITY STRATEGIC PLAN

Blacktown City 2030: City of Excellence was adopted in 2013 and contains six key strategic directions to create a framework for Blacktown's growth over the next fifteen years. The six strategic directions are:

- A Vibrant and Inclusive City
- A Clean and Sustainable Environment
- A Smart and Prosperous Economy
- A Growing City Supported By Infrastructure
- A Sporting and Active City
- A Leading City

The objective of the direction 'A Growing City Supported By Infrastructure' is to provide 'well-planned and liveable neighbourhoods with housing that meets the diverse needs of our growing community and is supported by transport and infrastructure that serves our current and future needs'. The planning proposal seeks to provide housing that is consistent with the surrounding land use. There is nothing in the planning proposal to suggest that the proposed development would not be adequately served by existing infrastructure; consultation with utilities and transport agencies is recommended to ensure that the planning proposal would not place undue burdens on infrastructure.

Environmental social economic impacts :

ENVIRONMENTAL

No critical habitats, threatened species populations or ecological communities or habitats have been identified on the subject land. The site is largely cleared and has been used for stormwater drainage purposes. No significant adverse environmental effects are likely as a result of the proposed residential development.

SOCIAL

The provision of housing on land surrounded by land identified for housing by the North West Growth Centre precinct planning process is likely to have a generally positive social impact. While the planning proposal may result in increased pressure on existing social

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infrastructure, it is likely that any such impact will be minor.

ECONOMIC

No negative economic impacts are anticipated as a result of the planning proposal. The planning proposal is likely to deliver roughly fifteen new dwellings, the construction of which will have a minor positive economic impact.

Assessment Process

Proposal type : **Minor** Community Consultation Period : **14 Days**

Timeframe to make LEP : **9 months** Delegation : **DDG**

Public Authority Consultation - 56(2)(d) : **Integral Energy
Transport for NSW - Roads and Maritime Services
State Emergency Service
Sydney Water
Telstra**

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
William and Edmund - Cover letter.pdf	Proposal Covering Letter	Yes
William and Edmund - Planning proposal.pdf	Proposal	Yes
William and Edmund - Council resolution and report.pdf	Proposal	Yes
SEPP_SRGC_NW_LZN_004_020_20160513.pdf	Map	Yes
SEPP_SRGC_NW_HOB_004_020_20160513.pdf	Map	Yes
SEPP_SRGC_NW_LRA_004_020_20160603.pdf	Map	Yes
SEPP_SRGC_NW_RDN_004_020_20160513.pdf	Map	Yes

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

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S.117 directions: 3.1 Residential Zones
 3.4 Integrating Land Use and Transport
 4.3 Flood Prone Land
 6.2 Reserving Land for Public Purposes

Additional Information : 1. Prior to exhibition, Council must update the planning proposal to include the proposed maps (zoning, height of building, residential density and land reservation acquisition), to include a predicted dwelling yield and discussion of the impact of this on the existing infrastructure (particularly in terms of traffic and open space) and to remove any internal inconsistencies in the detail of the proposal.

2. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant S117 Directions:

Endeavour Energy;
Transport for NSW - Roads and Maritime Services;
State Emergency Service;
Sydney Water; and
Telstra.

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and be given at least 21 days to comment on the proposal.

3. Community consultation is required under Section 56(2)(c) and 57 of the EP&A Act as follows:

(a) the planning proposal must be publicly exhibited for a minimum of 14 days; and

(b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with the planning proposal as identified in section 5.5.2 of A Guide to preparing local environmental plans (Department of Planning and Environment 2013).

4. A public hearing is not required to be held in relation to this matter by any person or body under section 52(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

5. The timeframe for completing the local environmental plan is to be 9 months from the week following the date of the Gateway determination.

DELEGATION TO COUNCIL

As the planning proposal is to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006, it is recommended that Council not be issued with delegation to make the Plan.

Supporting Reasons : The planning proposal has merit in that it seeks to rationalise the use of land via a design solution to its current purpose as drainage land. It will provide further low density housing in an area already identified by the North West Growth Centre Precinct planning process for that purpose, and is likely to have no significant negative impacts.

Signature:



Printed Name:

DERRYN JOHN

Date:

23 JUNE 2016

