



# Planning Proposal

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**Amendment to State Environmental Planning Policy (Sydney Region Growth Centres)  
2006, 2-12 Conferta Avenue, Tallawong**

**May 2021**

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## Part 1 – Objectives or intended outcomes

### 1.1 Introduction

This Planning Proposal relates to land described as Lot 294 DP 1213279, known as No. 2-12 Conferta Avenue, Tallawong (the site). The Planning Proposal has been prepared by Blacktown City Council (Council).

The purpose of the Planning Proposal is to remove the portion of the site identified on the Land Reservation Acquisition Map for acquisition for the purpose of open space under *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP). Council and the landowner have agreed in-principle for the open space to remain in private ownership, with a positive covenant on title securing full public access, with maintenance the responsibility of the landowner.

The Planning Proposal has been prepared having regard to the 'Guide to Preparing Planning Proposals' and addresses all relevant strategic plans, directions and considerations. There are no proposed changes to the Blacktown City Council Growth Centre Precincts Development Control Plan (Growth Centres DCP).

### 1.2 Applicable land

This Planning Proposal is located within the Tallawong Station Precinct (Figure 1) of the Growth Centres SEPP and relates to land legally described as Lot 294 DP 1213279, known as 2-12 Conferta Avenue, Tallawong (Figure 2).

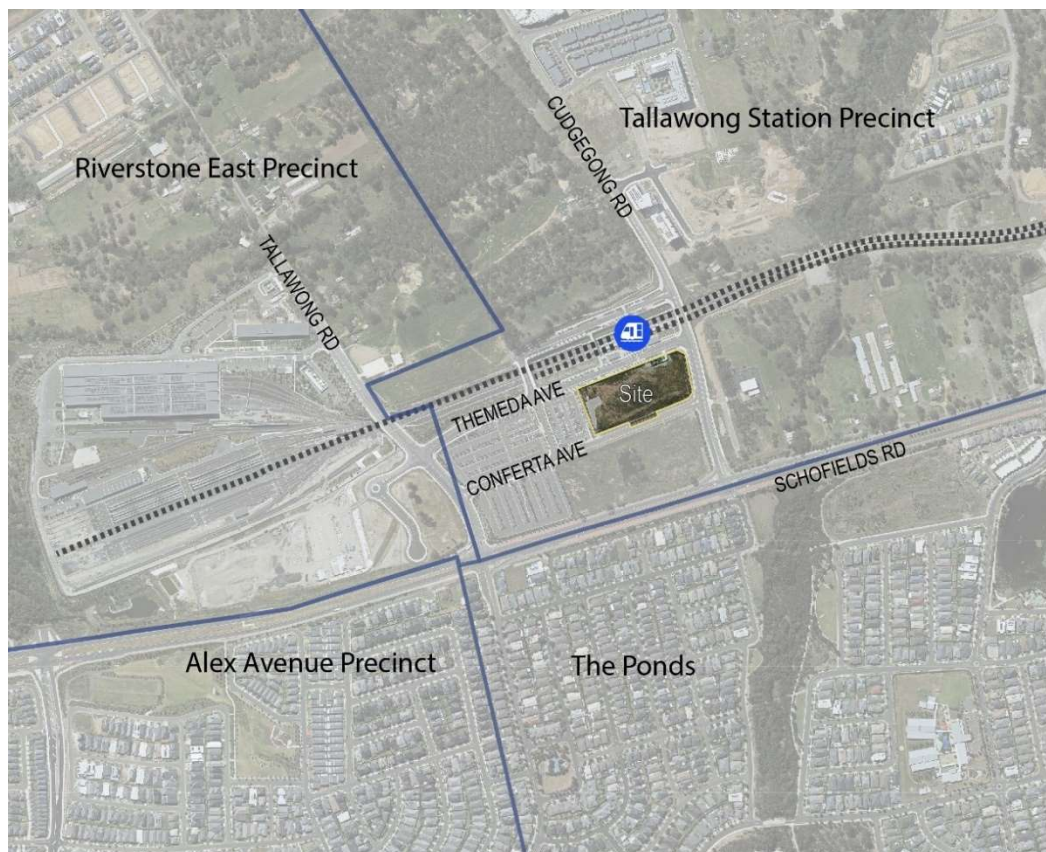


Figure 1: The site is located within the Tallawong Station Precinct.



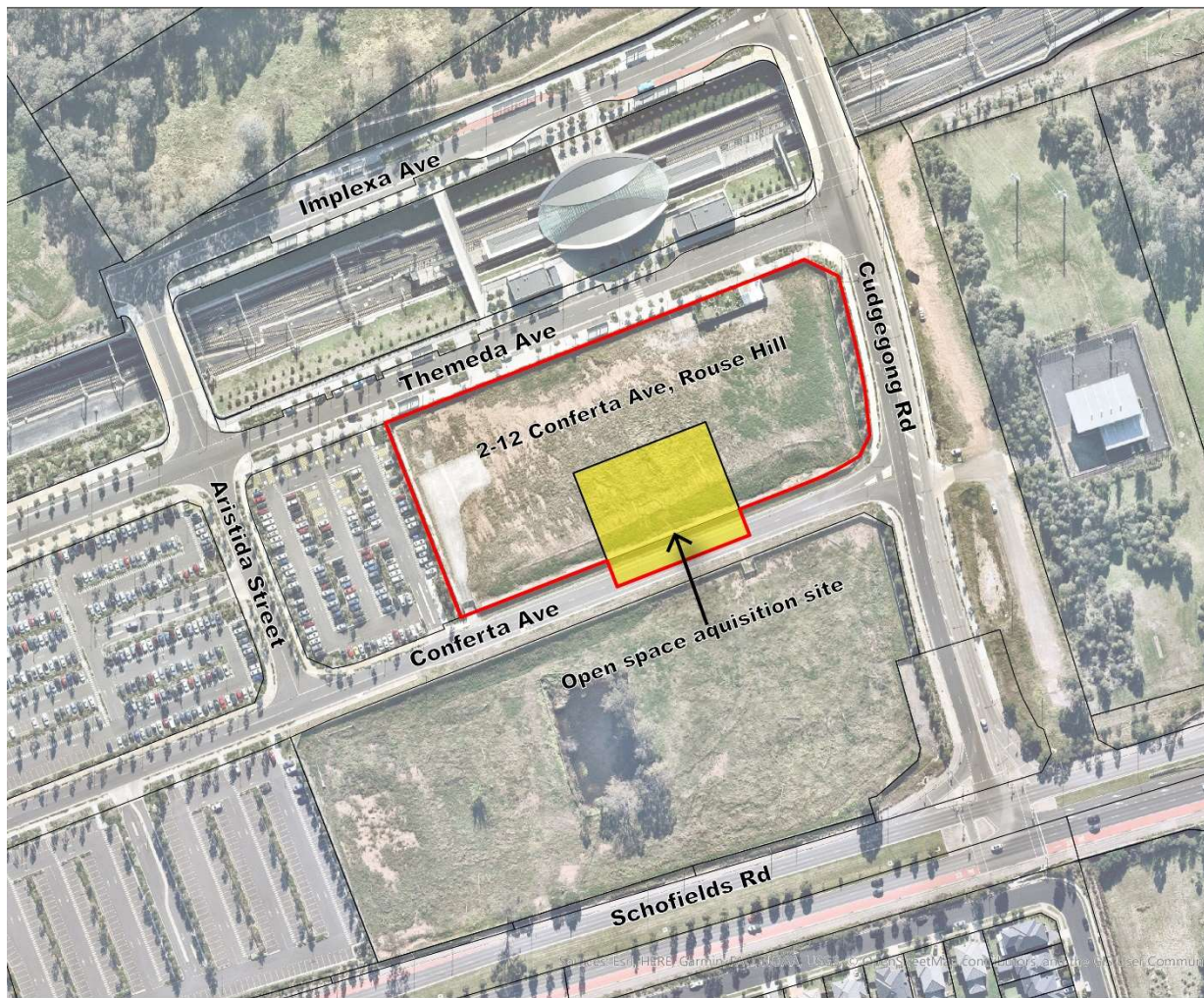


Figure 2: Subject site is edged in red outline. The open space acquisition area is coloured yellow and edged in black outline.

The site is located within the future Tallawong Station local centre and is bound by Cudgegong Road to the east, Themeda Avenue to the north, Conferta Avenue to the south and an at-grade commuter car park to the west. The site is currently vacant, is sparsely covered with grass and rises from Conferta Avenue to the north and north west towards Themeda Avenue. A temporary pocket park is located on the northern boundary of the site with frontage to Themeda Avenue and is directly adjacent to the Tallawong Metro Station. Temporary fencing secures the site on all boundaries.

Immediately to the north of the site is the Tallawong Metro Station, accessible from Themeda Avenue. A large amount of temporary commuter car parking is located to the west and south west of the site. These sites will in the future transition into uses more suitable for a town centre. No.1-15 Conferta Avenue is located to the south of the subject site (on the opposite side of Conferta Avenue) and is an additional stage of the Tallawong Station South Precinct development project. Further to the south is Schofields Road, beyond which is The Ponds housing estate which is predominantly low density detached housing.

### 1.3 Blacktown Local Planning Panel

The Planning Proposal was referred to the Blacktown Local Planning Panel for advice. At its meeting of 13 November 2020 the Local Planning Panel advised the following:

*The Panel considered the assessment report on the matter and the material presented at the Panel meeting and supports the recommendation to progress the Planning Proposal for Gateway Determination.*

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

- The Proposal has strategic and site specific merit in regard to the natural environment, existing uses and likely future uses on and surrounding the site, and existing and required services and infrastructure*
- Council and the landowner have agreed in principle that the future open space will remain in private ownership, with public access in perpetuity and the landowner being responsible for ongoing maintenance. This arrangement has been proposed given the location of a retail basement carpark underneath the site of the publicly accessible open space. These arrangements will be the subject of a Voluntary Planning Agreement*
- The Planning Proposal supports the objectives and priorities of the Greater Sydney Region Plan and the Central City District Plan, in particular the use of place-based planning to encourage healthy, socially connected communities located in walking distance of local infrastructure and services*
- The panel recommends that the VPA be exhibited at the same time as this planning proposal to ensure certainty.*

### 1.4 Current planning controls

The site is located within Appendix 6 Area 20 Precinct Plan of the Growth Centres SEPP and is zoned B4 Mixed Use (Figure 3). The existing and proposed land acquisition requirements for the site are shown in Figure 4 at section 2.1, below. Removal of the land acquisition requirement on the site does not entail consequential amendments to any other planning controls.

No amendments to the Growth Centres DCP are necessary.

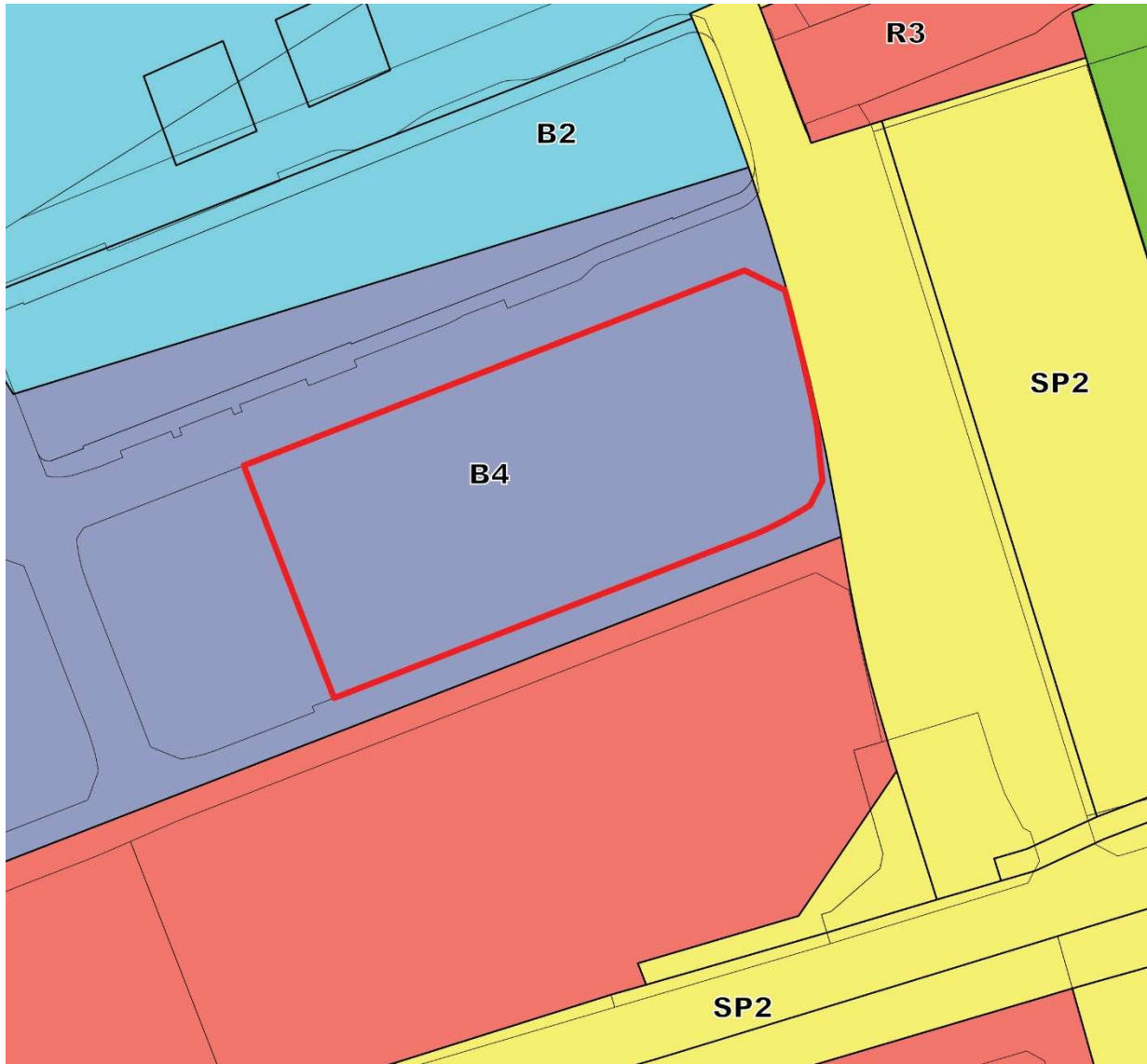


Figure 3: Existing Land zoning of 2-12 Conferta Avenue and surrounding land. There will be no change to land zones as a result of this Planning Proposal

## **1.5 Objectives and intended outcomes**

The objective of the Planning Proposal is to remove the obligation for Council to acquire the portion of the site identified on the Land Reservation Acquisition Map – Sheet LRA\_009 under the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*. Public access to the open space will instead be secured by legal agreement between the land owner and council.

The intended outcomes of the Planning Proposal are:

- to facilitate the retention of the park as proposed in private ownership, with 24/7 public access via a legal agreement with Council
- to facilitate privately funded maintenance of the park in perpetuity.

## Part 2 – Explanation of provisions

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### 2.1 Amendments to Appendix 6 Area 20 Precinct Plan of the Growth Centres SEPP

This Planning Proposal seeks to amend the land use planning controls applying to the Tallawong Station Precinct (former Area 20 Precinct) which forms part of the North West Growth Area (NWGA). The intended outcomes and objectives of this Planning Proposal can be achieved by the following amendments to the Growth Centres SEPP:

1. Clause 5.1 Relevant acquisition authority – amend the table at subclause 2 to remove reference to 'Zone B4 Mixed Use and marked "Local Open Space"' and remove Council as the relevant acquisition authority
2. North West Growth Centre – Land Reservation Acquisition Map (Sheet 009) – remove identification of part of the site for acquisition.

The land currently identified for acquisition within the B4 zone at 2-12 Conferta Avenue will not be required for acquisition. This future open space will be delivered by an agreement on title negotiated between the landowner and Council.

There are no changes required to land use zone or other mapped controls within the Growth Centres SEPP.

The proposed changes to the Land Reservation Acquisition Map are shown in Figure 4. The change proposed under this Planning Proposal removes the requirement for Council to acquire the future open space.



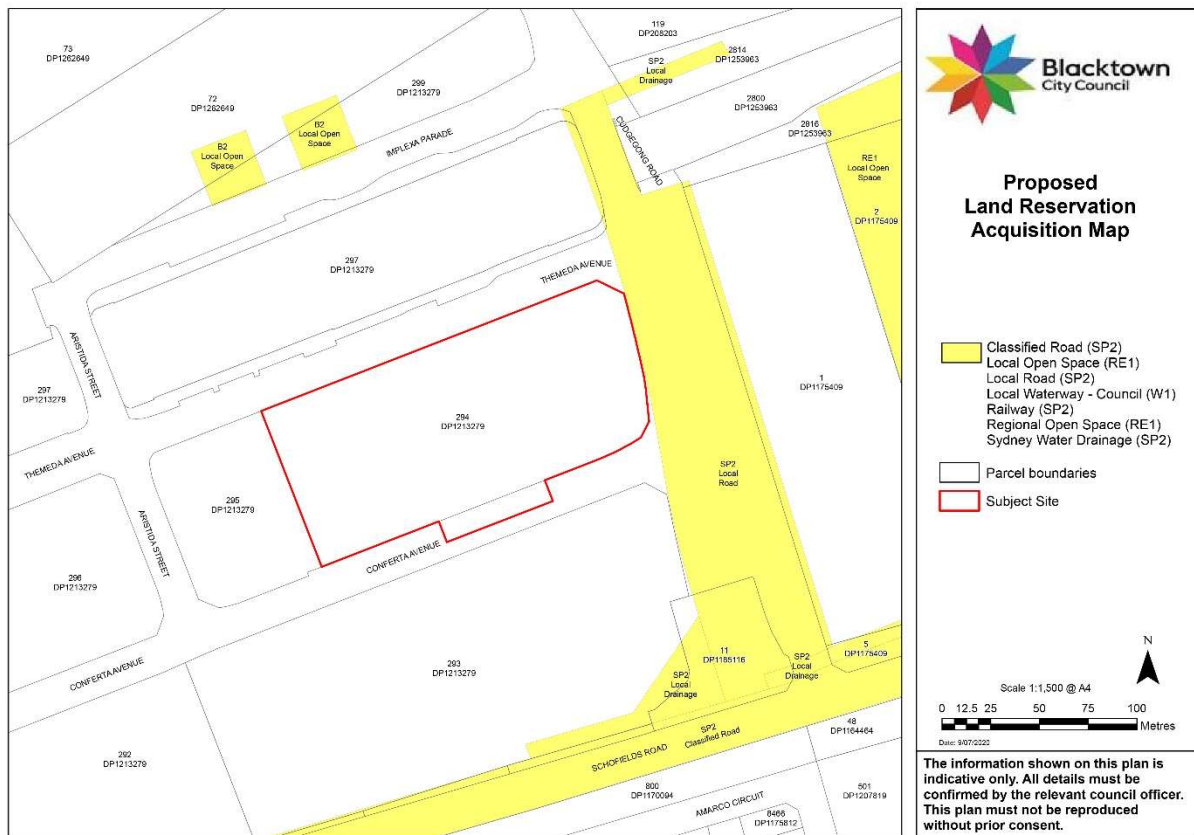
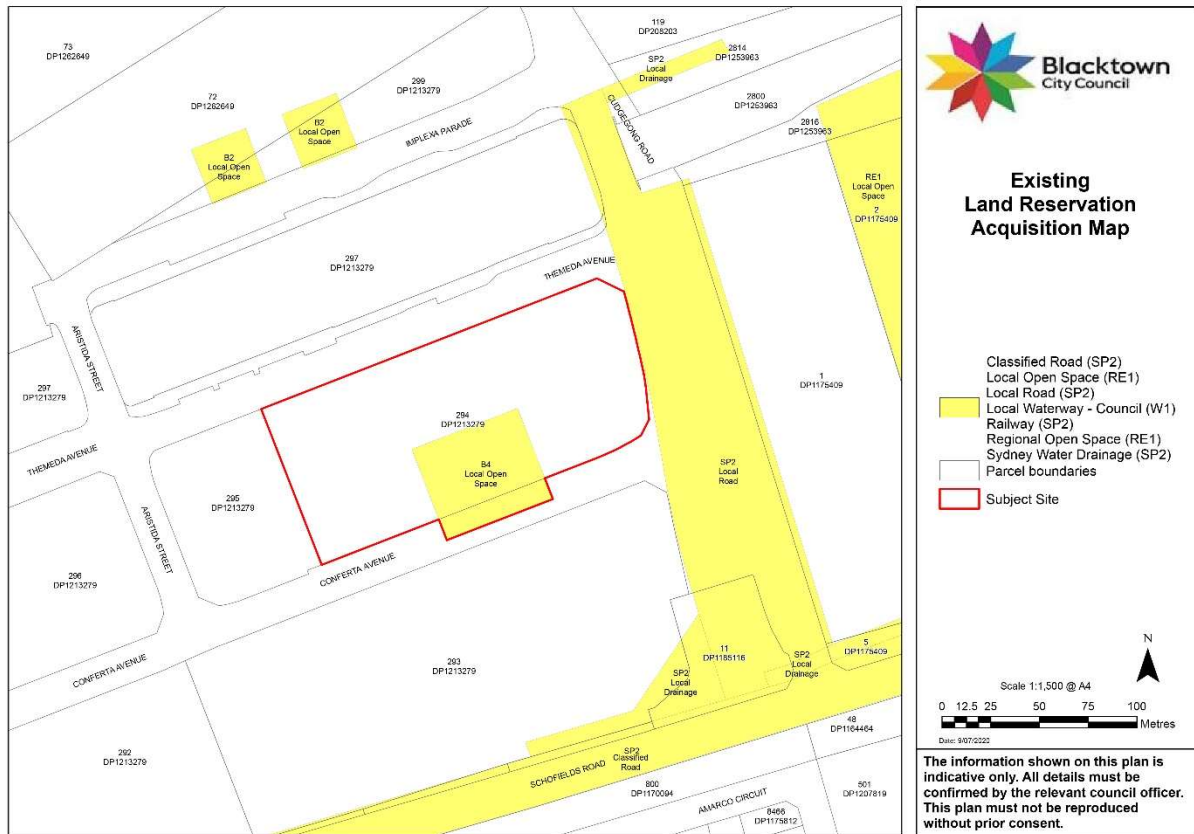


Figure 4: Existing and proposed land reservation and acquisition

## Part 3 – Justification

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

#### 3.1.1 Is the Planning Proposal a result of any strategic study or report?

The Planning Proposal is not the result of any strategic study or report. Rather it is the outcome of a State Significant Development which approved a Concept Plan over the site, and the site's developer is proposing to retain the open space in private ownership.

##### 1. Concept Plan (SSD 9063)

In July 2018 Landcom lodged an application with the Department of Planning, Industry and Environment (DPIE) on behalf of Sydney Metro for a Concept Development Application (SSD 9063) for the Tallawong Station South Precinct for a mixed-use development south of Tallawong Station, comprising the following:

- a public park with an area of approximately 3,411 m<sup>2</sup>
- 16 buildings envelopes of varying heights and to a maximum of eight storeys
- maximum gross floor area of all buildings on site of 93,393 m<sup>2</sup>
- up to 1,100 dwellings
- approximately 9,000 m<sup>2</sup> GFA of commercial, retail and community uses
- a minimum 5% Affordable Housing
- allocation of car parking and bicycle parking rates, and
- establishment of a street pattern and landscaping of the public and private domain

On 21 February 2019 the DPIE approved the Concept Plan for the site which guides the future development outcomes. Importantly, any future development must be consistent with the approved concept plan for the site. While the concept plan does deliver open space on the site, it is not in the location identified on the Land Reservation Acquisition Map (see Figure 5).

Following approval of the Concept Plan, Landcom sought potential development partners to deliver the project. A competitive tender process involving a shortlist of developers resulted in Deicorp being awarded the contract due to deliver the site's development, in accordance with the approved Concept Plan.

##### 2. Stage 2 – Detailed Development Application (SSD 10425)

In May 2020, a State Significant Development application was submitted to the DPIE by the site developer. The development seeks to deliver the project known as the Tallawong Station Precinct South site.

The proposal seeks approval for a staged development of the site that delivers:

- a publicly accessible park with an area of approximately 3,507 m<sup>2</sup> and adjacent private street
- 17 buildings of between 2 and 8 eight storeys
- 93,393 square metres of gross floor area

- 987 dwellings comprised of 252 x 1 bedroom (26%), 682 x 2 bedroom (69%) and 53 x 3 bedroom (5%)
- 9,000 m<sup>2</sup> of commercial and retail uses
- basement car parking for 1,368 cars comprising 1,040 residential spaces, 28 residential visitor spaces, and 300 non-residential spaces. The basement car park includes the land underneath the publicly accessible park
- Minimum 5% Affordable Housing
- New public street and pedestrian connection in site 2
- New private street in site 1, and
- Landscaping of the site for public and private domain

The park is the focal point for the future town centre, with its design focusing on engaging with all users. This outcome will be facilitated by creating active and passive recreation spaces within a flexible and adaptable environment, along with an attractive interface to the abutting commercial and retail uses. Specific features of the proposed open space include:

- a 'Village Green' at the northern end
- a 'Playspace' at the southern end
- a variety of outdoor furniture and hardscape and softscape elements, and
- a flexible design that is adaptable and allows a range of community activities and events to be held.

The proposed open space, forming part of the SSD is shown in Figure 5.



Figure 5: Open space and public domain concept plan for the site.

### **Proposed delivery of Open Space**

Whilst under the approved Concept Plan the open space was intended to be dedicated to Council, the site's developer now proposes to retain the open space in private ownership. It would remain publicly accessible at all times. This would be similar to other squares delivered in places such as the Rouse Hill Town Centre which are retained in private ownership, but publicly accessible at all times for the benefit of the wider community.

Negotiations between the landowner and Council have resulted in an in-principle agreement that high quality publicly accessible open space will be delivered, with all liabilities held by the landowner and to be facilitated by a VPA. The quantity of proposed open space is not reduced. The following table summarises the in-principle agreement, with commentary.

<b>In Principle Agreement</b>	<b>Comment</b>
Minimum Area of 3,411 m <sup>2</sup> (in perpetuity)	<p>The applicant's development application proposes a slightly larger park at 3,507 m<sup>2</sup>.</p> <p>This is larger than the approximate 3,000 m<sup>2</sup> land area identified on the Land Acquisition Map. Furthermore, the proposed open space is not partly located over a roadway, as is the land currently identified for acquisition.</p> <p>The proposal therefore delivers a slightly larger open space area than required by the Growth Centres SEPP and subsequent Concept Plan approval.</p>
Publicly accessible at all times 24/7	<p>Though in private ownership, it operates as public open space due to it being accessible at all times.</p> <p>This would be similar to other squares delivered in places such as the Rouse Hill Town Centre which are retained in private ownership, but publicly accessible at all times.</p>
<p>Connections to adjacent public land must be retained and maintained in perpetuity.</p> <p>Integrated signage is to be included, noting public access, private ownership and contact number for queries, complaints and maintenance enquiries.</p>	<p>The proposal will create generous options for through site links which are publicly accessible and maintained. This creates opportunities to support retail and commercial uses, in addition to providing safe pedestrian routes within areas of high surveillance.</p>
The extent of maintenance responsibility must be clear and easily defined on the ground for maintenance crews.	<p>Retaining the site in private ownership, whilst retaining complete public access will result in a significant savings to Council.</p>

An operational maintenance plan is to be submitted for Council's approval, to ensure minimum standards of maintenance are met for all assets within the park.	A Maintenance Requirements Schedule is included in the exhibited VPA.
Generous deep soil areas with a depth ranging from 1.5 metres to 3.26 metres to provide sufficient volume for trees and vegetation.	This has been negotiated with Council's landscape specialists and is considered satisfactory. Importantly, it will allow a range of trees to be planted, thus providing much needed canopy cover and addressing the urban heat island effect.
The open space area is not to be impeded by structures from any development that occurs below the ground level, except with Council's agreement.	This provision will maintain the integrity of the open space, with consent required from Council for any change.
A legal agreement is required to set restrictions on further development of the subject land, such as structures and development above ground level.	This provision will maintain the integrity of the open space, with consent required from Council for any change.
The developer is not to receive a credit against section 7.11 contributions for the land value of the area or the cost of its embellishment	This ensures that development contributions will be received for the development, without any discount.

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

Yes. The Planning Proposal is the best means of achieving the objectives and intended outcomes for the site in a manner which reflects the in-principle agreement between Blacktown City Council and the landowner.

Importantly, the original intent for open space in this location will be realised, with it now being delivered privately and maintained privately in perpetuity, with full public access and use rights. The quantity of open space provided will not be reduced.



## **3.2 Section B – Relationship to strategic planning framework**

### **3.2.1 Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or district plan or strategy (including the Greater Sydney Region Plan)?**

#### **1. Greater Sydney Region Plan**

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.

More specifically the Tallawong Station area is identified in the Plan as a transit-oriented development and it is consistent with the key directions, objectives and strategies outlined within the Region Plan. In particular it provides for the supply of approximately 987 new dwellings in the Tallawong Station Precinct immediately adjacent to the Tallawong metro station. The proposal will therefore:

- deliver housing, jobs, services and open space at a highly accessible location,
- contribute to the goal of achieving a 30-minute city, and
- optimising infrastructure use.

Attachment 1 describes how the proposal is consistent with the Greater Sydney Region Plan.

#### **2. 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 plan's 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 Tallawong Station Precinct, which includes the subject site, is located within the Central City District.

Consistent with the Greater Sydney Region Plan, the Central City District Plan identifies the Cudgegong area (now known as Tallawong Station) as a transit-oriented development located adjacent to the metro line and in close proximity to the Rouse Hill Strategic Centre.

The proposal is consistent with the relevant key priorities of the Central City District Plan as it:

- will provide new development supported by infrastructure;
- increases the supply and choice of housing in the area;
- increase the supply of employment floor space in the area; and
- proposes new green open space for the community to enjoy.

Consistency with the themes, priorities and actions of the Central City District Plan are discussed in Attachment 1.

### **3. Area 20 Precinct Plan (now known as Tallawong Station)**

The Tallawong Station Precinct Plan was published in June 2015. 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 (ILP) which sets the broad parameters and overarching vision for the 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 the open space envisioned for this area will be delivered, albeit in a manner different to originally intended. A publicly accessible open space area of approximately 3,500 m<sup>2</sup> in size will be delivered, providing a town square and focal point for the community at Tallawong Station. The Planning Proposal therefore remains consistent with the intent of the Precinct Plan and ILP.

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

##### **1. 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 in facilitating the delivery of open space in an appropriate location which will enhance amenity and liveability and contribute to building the local character of the area.

##### **2. 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 Local Planning Priorities and Actions relevant to this Planning Proposal are discussed in Attachment 1.

## **North West Growth Area - revised growth forecasts and analysis of unplanned infrastructure needs**

The 'North West Growth Area - revised growth forecasts and analysis of unplanned infrastructure needs' study was prepared by Blacktown City to identify the shortfall of infrastructure within the NWGA. This study, amongst other matters, identified an overall shortfall of open space of approximately 300 ha in the NWGA and potential strategies to meet this unplanned demand.

The planning proposal slightly increases the provision of open space in Area 20 by approximately 500 m<sup>2</sup>. As the open space will be delivered on site (approximately 3,500 m<sup>2</sup>) by legal agreement by the landowner and Council, the Planning Proposal is consistent with the objectives of the aforementioned study.

### **3. 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 have no significant impact to land or planning within the Tallawong Station Precinct of the NWGA. Development of the site, including the provision of open space is guided by an approved Concept Plan by DPIE.

#### **3.2.3 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 Attachment 2. This Planning Proposal does not contain provisions that will contradict or would hinder the application of these SEPPs.

#### **3.2.4 Is the Planning Proposal consistent with applicable Ministerial Directions (s.9.1 Directions by the Minister)?**

The Section 9.1 Ministerial Directions provide local planning direction for Planning Proposals. The proposed amendment is generally consistent with the relevant Ministerial Directions. Consistency with Ministerial Directions is demonstrated in Attachment 3.

### **3.3 Section C – Environmental, Social and Economic Impacts**

#### **3.3.1 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 Planning Proposal will not adversely impact any critical habitat, threatened species, populations or ecological communities, or their habitats.

#### **3.3.2 Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?**

There are no negative environmental effects which would arise as a result of the Planning Proposal.

#### **3.3.3 How has the Planning Proposal adequately addressed any social and economic effects?**

The Planning Proposal has no expected negative social effects. A legal agreement between the land owner and Council will ensure that the park remains wholly publicly accessible and will be maintained to a high standard.

The site is zoned B4 Mixed Use in recognition of the need for land use flexibility and function within a town centre, located directly adjacent to a new Metro train station. The Planning Proposal will facilitate flexible, high quality and innovative design outcomes above, at and below ground level which would not be possible were the land acquisition obligation to remain.

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

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

Open Space on the site is a requirement of an approved Concept Plan by the DPIE, which is consistent with the ILP. Open space will therefore be delivered as intended, though via a different mechanism.

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

It was not considered necessary for the proposal to be referred to State and Commonwealth authorities prior to submission for a Gateway Determination.

The Planning Proposal was referred to the NSW Rural Fire Service (RFS), in accordance with Condition 1 of the Gateway Determination. We wrote to the NSW RFS on 19 April 2021 and requested feedback by 10 May 2021. On 17 May 2021, the NSW RFS wrote to Council and advised that they have no concerns or issues.



## Part 4 – Mapping

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The Planning Proposal will require the amendment of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 Land Reservation Acquisition Map - Sheet LRA\_009 by removing the yellow colouring and Local Open Space notation from the subject property.

The Planning Proposal is accompanied by the following relevant maps:

- Existing Land Reservation Acquisition Map
- Proposed Land Reservation Acquisition Map

The map sheet reference number under the Growth Centres SEPP is 009.

These maps are compiled as Attachment 4 to this Planning Proposal.

## Part 5 – Community consultation

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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 timeframe for public exhibition will be guided by 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*.

## Part 6 – Timeline

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An indicative timeline is identified below for this Planning Proposal.

Stage	Estimated Date
Resolution to prepare	February 2021
Gateway Determination	14 April 2021
Public exhibition	May-June 2021
Consider submissions	June 2021
Council resolution to adopt	August 2021
Forward Planning Proposal to Department of Planning, Industry and Environment for the Minister to make the plan	September 2021

## Consistency with Greater Sydney Region Plan, Central City District Plan, Blacktown Community Strategic Plan and Blacktown Local Strategic Planning Statement

### A. Greater Sydney Region Plan – A Metropolis of 3 Cities

Direction	Objective	Does this objective apply to the Planning Proposal	How does this Planning Proposal implement the Direction and Objective?
<b>Infrastructure and Collaboration</b>			
A city supported by infrastructure	<b>Objective 1:</b> Infrastructure supports the 3 cities	Yes	The proposal is guided by an approved SSD concept plan and capitalises on its location adjacent to the Tallawong Metro Station
	<b>Objective 2:</b> Infrastructure aligns with forecast growth – growth infrastructure compact	Not relevant	The proposal is guided by an approved SSD concept plan and capitalises on its location adjacent to the Tallawong Metro Station
	<b>Objective 3:</b> Infrastructure adapts to meet future needs	Not relevant	The proposal is guided by an approved SSD concept plan and capitalises on its location adjacent to the Tallawong Metro Station
	<b>Objective 4:</b> Infrastructure use is optimised	Not relevant	The proposal is guided by an approved SSD concept plan and capitalises on its location adjacent to the Tallawong Metro Station
A collaborative city	<b>Objective 5:</b> Benefits of growth realised by collaboration of governments, community and business	Not relevant	Not relevant
<b>Liveability</b>			
A city for people A city of great places	<b>Objective 6:</b> Services and infrastructure meet communities' changing needs	Yes	The proposal will deliver open space within a town centre at Tallawong, providing active and passive recreation enjoyment opportunities.
	<b>Objective 7:</b>	Not relevant	Not relevant

	Communities are healthy, resilient and socially connected		
	<b>Objective 9:</b> Greater Sydney celebrates the arts and supports creative industries and innovation	Not relevant	Not relevant
	<b>Objective 10:</b> Greater housing supply	Not relevant	Not relevant
	<b>Objective 11:</b> Housing is more diverse and affordable	Not relevant	Not relevant
	<b>Objective 12:</b> Great places that bring people together	Not relevant	The proposal will deliver open space within a town centre at Tallawong, providing active and passive recreation enjoyment opportunities
	<b>Objective 13:</b> Environmental heritage is identified, conserved and enhanced	Not relevant	Not relevant
<b>Productivity</b>			
A well-connected city	<b>Objective 14:</b> A Metropolis of 3 Cities – integrated land use and transport creates walkable and 30- minute cities	Not relevant	The land is currently zoned B4 Mixed Use and therefore supports the 30-minute city ideal
	<b>Objective 15:</b> The Eastern, GOP and Western Economic Corridors are better connected and more competitive	Not relevant	Not relevant
	<b>Objective 16:</b> Freight and logistics network is competitive and efficient	Not relevant	Not relevant
	<b>Objective 17:</b> Regional connectivity is enhanced	Not relevant	Not relevant
<b>Jobs and skills for the city</b>	<b>Objective 18:</b> Harbour CBD is stronger and more competitive	Not relevant	Not relevant
	<b>Objective 19:</b>	Not relevant	Not relevant

	Greater Parramatta is stronger and better connected		
	<b>Objective 20:</b> Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City	Not relevant	Not relevant
	<b>Objective 21:</b> Internationally competitive health, education, research and innovation precincts	Not relevant	Not relevant
	<b>Objective 22:</b> Investment and business activity in centres	Not relevant	Not relevant
	<b>Objective 23:</b> Industrial and urban services land is planned, retained and managed	Not relevant	Not relevant
	<b>Objective 24:</b> Economic sectors are targeted for success	Not relevant	Not relevant
<b>Sustainability</b>			
A city in its landscape	<b>Objective 25:</b> The coast and waterways are protected and healthier	Not relevant	Not relevant
	<b>Objective 26:</b> A cool and green parkland city in the South Creek corridor	Not relevant	Not relevant.
	<b>Objective 27:</b> Biodiversity is protected, urban bushland and remnant vegetation is enhanced	Not relevant	Not relevant.
	<b>Objective 28:</b> Scenic and cultural landscapes are protected	Not relevant.	Not relevant.
	<b>Objective 29:</b> Environmental, social and economic values in rural areas are protected and enhanced	Not relevant	Not relevant.

	<b>Objective 30:</b> Urban tree canopy cover is increased	Yes	The proposal makes a significant contribution to canopy cover through the provision of extensive deep soil areas, as well as green roofs.
	<b>Objective 31:</b> Public open space is accessible, protected and enhanced	Yes	The agreement being negotiated between Council and the landowner will increase the provision of open space from 3,000 sqm to approximately 3,500 sqm.
	<b>Objective 32:</b> The Green Grid links parks, open spaces, bushland and walking and cycling paths	Not relevant	Not relevant.
An efficient city	<b>Objective 33:</b> A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change	Not relevant	The park's design will contribute to mitigating the impacts of climate change
	<b>Objective 34:</b> Energy and water flows are captured, used and re-used	Not relevant	The proposal does not prevent the implementation of these objectives in a development proposal.
	<b>Objective 35:</b> More waste is re-used and recycled to support the development of a circular economy	Not relevant	Not relevant
A resilient city	<b>Objective 36:</b> People and places adapt to climate change and future shocks and stresses	Not relevant	Not relevant.  The proposal does not prevent the implementation of these objectives in a development proposal.
	<b>Objective 37:</b> Exposure to natural and urban hazards is reduced	Not relevant	
	<b>Objective 38:</b> Heatwaves and extreme heat are managed	Not relevant	
Implementation			
Implementation	<b>Objective 39:</b> A collaborative approach to city planning	Not relevant	Not relevant.
	<b>Objective 40:</b>	Not relevant	Not relevant.



	Plans refined by monitoring and reporting		
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## B. Central City District Plan

Planning Priorities	Does this priority apply to the Planning Proposal	How does this Planning Proposal implement the Planning Priority and Action
<b>Infrastructure and Collaboration</b>		
<b>C 1:</b> Planning for a city supported by Infrastructure	Yes	The planning proposal will facilitate the provision of a public park at the site. The provision of public open space at the site aligns with required open space requirements in Rouse Hill to support its growing population.
<b>Liveability</b>		
<b>C 3:</b> Providing services and social infrastructure to meet people's changing needs	Yes	The planning proposal will facilitate the provision of a public park at the site. The provision of public open space at the site aligns with required open space requirements in Rouse Hill to support its growing population.
<b>C 4:</b> Fostering healthy, creative, culturally rich and socially connected communities	Yes	The planning proposal will facilitate the provision of a public park at the site. This space will allow residents of Rouse Hill to interact, exercise and play.
<b>Sustainability</b>		
<b>C 16:</b> Increasing urban tree canopy cover and delivering Green Grid connections	Yes	The SSD-10425, currently being assessed by the DPIE makes provision to deliver open space which will include trees and other vegetation cover. The planning proposal will facilitate the provision of a public park at the site that contains extensive tree and vegetation cover.
<b>C 17:</b> Delivering high quality open space	Yes	The planning proposal will facilitate a public park at the site that is larger (allowing for more tree and vegetation cover) and better positioned in comparison to what could be provided under the Growth Centres SEPP

## C. Blacktown Community Strategic Plan

Strategic Direction	Compliance
A vibrant and inclusive City	Complies.
A clean, sustainable and healthy environment	Complies.
A growing city supported by accessible infrastructure	Complies
A sporting and active city	Complies.

Strategic Direction	Compliance
A leading city	Complies.

#### D. Blacktown Local Strategic Planning Statement

The Blacktown Local Strategic Planning Statement (LSPS) sets out a 20 year land use vision and structure plan for Blacktown City.

The following is an assessment of the Planning Proposal against the Blacktown LSPS.

Local Planning Priority	Action	How does this Planning Proposal implement the Planning Priorities and Action
<b>Infrastructure and Collaboration</b>		
LPP1: Planning for a City supported by infrastructure	<ol style="list-style-type: none"> <li>1. Collaborate to identify the full range of infrastructure required to support the City's growth and sustainability as part of a comprehensive, rolling infrastructure delivery program</li> <li>2. Collaborate to prioritise infrastructure planning and investment in the right place, at the right time and for the right cost, to align with forecast growth</li> <li>3. Work with the NSW Government and agencies to secure, protect and build transport corridors, including the Sydney Metro extension from Tallawong to St Marys, the Outer Sydney Orbital, Bells Line of Road-Castlereagh Connection and the Western Sydney Freight Line</li> <li>4. Continue to maintain and upgrade essential community infrastructure in areas in Blacktown City to meet contemporary standards</li> </ol>	<p>Open space will be delivered on the site to meet the needs of the future community.</p> <p>The planning proposal will facilitate a public park at the site that is larger (allowing for more tree and vegetation cover) and better positioned in comparison to what could be provided under the Growth Centres SEPP.</p>
LPP2: Collaborating , partnering and engaging to implement the LSPS	<ol style="list-style-type: none"> <li>5. Maintain an updated Community Engagement Strategy and Community Participation Plan</li> <li>6. Work with the NSW Government, Central City and Western City District councils, WSROC, the private sector and the community to implement the district plans</li> <li>7. Work with the Australian and NSW governments, the private sector and the community to implement the LSPS</li> </ol>	Not Applicable
<b>Liveability</b>		
LPP3: Providing services and social infrastructure to	8. Collaborate with the NSW Government to improve the funding	The planning proposal will facilitate a public park at the site that is larger (allowing for more tree and vegetation

meet people's changing needs	<p>model for community facilities in the NWGA</p> <p>9. Collaborate with the NSW Government to rectify the gap in planning for and provision of infrastructure arising from development occurring at higher densities than forecast in the NWGA, impacting on transport, open space, schools and other community facility needs</p> <p>10. Review facilities against forecast population growth and monitor the community's changing needs</p> <p>11. Collaborate with the NSW Government and other education providers to maximise opportunities for shared and joint use of education facilities</p> <p>12. Implement the BISP masterplan and deliver the International Centre of Training Excellence</p> <p>13. Construct the Blacktown Animal Rehoming Centre</p>	cover) and better positioned in comparison to what could be provided under the Growth Centres SEPP
LPP4: Respecting heritage and fostering healthy, creative, culturally rich and socially connected communities	<p>14. Maintain an updated heritage strategy</p> <p>15. Plan for facilities and spaces that foster healthy, creative, culturally rich, safe and socially connected communities</p> <p>16. Plan for arts, culture, health and social interaction opportunities in the master planning for Strategic Centres and Urban Renewal Precincts, supported by equitable funding</p> <p>17. Implement the St Bartholomew's Cemetery Transformational Project</p>	The planning proposal will facilitate a public park including a playground at the site, providing opportunities for informal social interactions in an outdoor setting.
LPP5: Providing housing supply, choice and affordability with access to jobs, services and public transport	<p>18. Maintain an updated Blacktown Local Housing Strategy</p> <p>19. Collaborate on housing affordability across Greater Sydney</p>	Not Applicable
LPP6: Creating and renewing great places and centres	<p>20. Undertake place-based planning appropriate to the hierarchy and role of each strategic centre and Urban Renewal Precinct</p> <p>21. Maintain an updated strategy for all commercial centres</p> <p>22. Collaborate on planning for the Schofields and Seven Hills precincts and planning for the Marsden Park Strategic Centre</p>	The planning proposal will facilitate a public park at the site that is larger (allowing for more tree and vegetation cover) and better positioned in comparison to what could be provided under the Growth Centres SEPP

	<p>23. Review planning controls to enhance and promote great places in Blacktown City</p> <p>24. Collaborate with the NSW Government to plan for and renew social housing, in particular in conjunction with place-based planning for the new Sydney Metro extension between St Marys and Tallawong</p>	
<b>Productivity</b>		
LPP7: Delivering integrated land use and transport planning and a 30-minute city	<p>25. Maintain an updated integrated land use and transport management plan</p> <p>26. Review planning controls to facilitate integration of land use planning and transport corridors and encourage sustainable transport choices</p> <p>27. Improve connectivity and accessibility in Strategic Centres and Urban Renewal Precincts</p> <p>28. Collaborate with the NSW Government to identify, secure and protect transport corridors</p>	Not Applicable
LPP8: Growing mixed use, investment, business and job opportunities in Strategic Centres	<p>29. Collaborate with the NSW Government to undertake place-based planning and review planning controls in the Blacktown, Mount Druitt and Marsden Park Strategic Centres</p> <p>30. Implement Warrick Lane Transformational Project in the Blacktown Strategic Centre</p>	Not Applicable
LPP 9: Maximising opportunities to attract advanced manufacturing to, and innovation in, industrial and urban services land	<p>31. Review planning controls to promote advanced manufacturing and innovation in industrial and urban services land</p> <p>32. Review planning controls to manage the interfaces between industrial and urban services land and other uses</p>	Not Applicable
LPP10: Growing targeted industry sector	<p>33. Maintain an updated economic development strategy</p> <p>34. Collaborate with the NSW Government and the private sector to promote health, medical research and innovation, and education opportunities in the Blacktown and Mount Druitt Strategic Centres and implement the Health Precinct Transformational Project</p>	Not Applicable

	<p>35. Investigate a future health precinct around the planned Rouse Hill Hospital</p> <p>36. Implement the Australian Catholic University – Blacktown Transformational Project</p>	
<b>Sustainability</b>		
LPP11: Protecting and improving the health and enjoyment of waterways	<p>37. Maintain an updated Integrated Water Management Strategy</p> <p>38. Promote best practice water sensitive urban design to address the impacts of stormwater</p> <p>39. Collaborate on a catchment-wide scale to improve waterway health and community access to waterways</p> <p>40. Collaborate to deliver projects that rehabilitate waterways to a more natural condition</p>	Not Applicable
LPP12: Creating a Parkland City urban structure and emphasising the importance of South Creek	<p>41. Collaborate as part of a whole-of-catchment approach to managing South Creek</p> <p>42. Collaborate with the NSW Government to improve public access to Eastern Creek and South Creek for walking and cycling</p>	Not Applicable
LPP13: Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes	<p>43. Maintain an updated biodiversity strategy for Blacktown City</p> <p>44. Identify and protect scenic and cultural landscapes</p> <p>45. Maintain updated plans of management for natural areas, parks and areas of cultural significance</p>	Not Applicable
LPP14: Increasing urban tree canopy cover and Green Grid connections	<p>46. Collaborate to increase tree canopy cover, deliver Green Grid connections and cool the urban environment</p> <p>47. Collaborate to extend the Western Sydney Parklands north along Eastern Creek to connect with South Creek</p>	The planning proposal will facilitate a public park at the site that is larger (allowing for more tree and vegetation cover) and better positioned in comparison to what could be provided under the Growth Centres SEPP
LPP15: Delivering high quality open space	<p>48. Maintain an updated recreation and open space strategy</p> <p>49. Collaborate to address the shortfall in open space and recreation facilities in the NWGA</p> <p>50. Collaborate to maximise shared and joint use of school facilities to optimise community use of recreation space</p> <p>51. Plan for open space and recreation when master planning</p>	The planning proposal will facilitate a public park at the site that is larger (allowing for more tree and vegetation cover) and better positioned in comparison to what could be provided under the Growth Centres SEPP



	<p>Strategic Centres, Urban Renewal Precincts and the NWGA</p> <p>52. Collaborate to explore new recreational opportunities, including at Prospect Reservoir</p>	
LPP16: Reducing carbon emissions and managing energy, water and waste efficiently	<p>53. Investigate options to improve energy, water and waste efficiency in Urban Renewal Precincts and the NWGA via master planning</p> <p>54. Incorporate best practice energy, water and waste management for Council-led projects</p> <p>55. Review energy, water and waste efficiency provisions in planning controls</p> <p>56. Collaborate on a Greater Sydney-wide response to the management of waste</p>	Not Applicable
LPP17: Adapting to the impacts of urban and natural hazards and climate change	<p>57. Review planning controls to reduce urban heat, particularly in the NWGA</p> <p>58. Collaborate to implement Resilient Valley, Resilient Communities as it relates to Blacktown City</p> <p>59. Maintain an updated flood risk management plan and planning controls</p>	Not Applicable
<b>Implementation</b>		
LPP18: Delivering, monitoring and reporting on the actions in the LSPS	<p>60. Establish a Blacktown City LSPS Implementation Monitoring Committee to oversee and report on LSPS implementation, chaired by Council and incorporating senior representatives of relevant State agencies</p> <p>61. Use the Monitoring Committee to report progress against the LSPS to Council every quarter as part of Council's Integrated Planning and Reporting Framework</p> <p>62. Advocate for the fair allocation of funding to Blacktown City in support of our growing community</p> <p>63. Review the LSPS within 7 years as required by legislation</p>	Not Applicable

## Consistency with Applicable SEPPs and REPs

State Environmental Planning Policy	Consistency
SEPP No 1 - Development Standards	Not Applicable
SEPP No 19 - Bushland in Urban Areas	Not Applicable
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	Consistent
SEPP No 64 - Advertising and Signage	Not Applicable
SEPP No 65 - Design Quality of Residential Apartment Development	<p>The planning proposal will facilitate a public park at the site that is larger (allowing for more tree and vegetation cover) and better positioned in comparison to what could be provided under the Growth Centres SEPP</p> <p>SSD-10425, currently being assessed by the DPIE makes provision to deliver the open space which will include trees and other vegetation cover.</p>
SEPP No 70 - Affordable Housing (Revised Schemes)	Not Applicable
SEPP (Aboriginal Land) 2019	Not Applicable
SEPP (Activation Precincts) 2020	Not Applicable
SEPP (Affordable Rental Housing) 2009	Not Applicable
SEPP (Building Sustainability Index: BASIX) 2004	Not Applicable
SEPP (Concurrences and Consents) 2018	Not Applicable
SEPP (Educational Establishments and Child Care Facilities) 2017	Not Applicable
SEPP (Exempt and Complying Development Codes) 2008	Consistent. The planning proposal does not propose provisions that would impact the application of this SEPP.
SEPP (Housing for Seniors or People with a Disability) 2004	Not Applicable

State Environmental Planning Policy	Consistency
SEPP (Infrastructure) 2007	Consistent. The planning proposal does not propose provisions that would impact the application of this SEPP.
SEPP (Major Infrastructure Corridors) 2020	Not Applicable
SEPP (Mining, Petroleum Production and Extractive Industries) 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	Complies. The planning proposal seeks to amend this SEPP to remove the local open space acquisition requirements that currently apply to the site. This is the best means of achieving the objectives and intended outcomes of the planning proposal.
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)	Consistent. The planning proposal does not propose provisions that would impact the application of this SEPP.
Sydney REP No 30 - St Marys	Not Applicable
Sydney REP (Sydney Harbour Catchment) 2005	Not Applicable

## Consistency with relevant Section 9.1 Directions by the Minister

Direction	Consistency of Planning Proposal
<b>1. Employment and Resources</b>	
1.1 Business and Industrial Zones	Consistent
1.2 Rural Zones	Not Relevant
1.3 Mining, Petroleum Production and Extractive Industries	Not Relevant
1.4 Oyster Aquaculture	Not Relevant
1.5 Rural Lands	Not Relevant
<b>2. Environment and Heritage</b>	
2.1 Environment Protection Zones	Not Relevant
2.2 Coastal Management	Not Relevant
2.3 Heritage Conservation	Not Relevant
2.4 Recreation Vehicle Areas	Not Relevant
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	Not Relevant
2.6 Remediation of Contaminated Land	The planning proposal is consistent with this Direction. A Detailed Site Investigation was submitted with SSD-10425 affecting the site. It concluded that widespread contamination was not identified at the site and that the site can be made suitable for the proposed land uses (which includes the public park).
<b>3. Housing, Infrastructure and Urban Development</b>	
3.1 Residential Zones	Not Relevant
3.2 Caravan Parks and Manufactured Home Estates	Not Relevant
3.3 Home Occupations	Not Relevant
3.4 Integrating Land Use and Transport	The planning proposal is consistent with this Direction, as it will facilitate the provision of a public park at the site as part of the Tallawong Station South Precinct. This precinct is located adjacent to Tallawong Metro Station.

Direction	Consistency of Planning Proposal
3.5 Development Near Regulated Airports and Defence Airfields	Not Relevant
3.6 Shooting Ranges	Not Relevant
3.7 Reduction in non-hosted short term rental accommodation period	Not Relevant
<b>4. Hazard and Risk</b>	
4.1 Acid Sulphate Soils	Not Relevant
4.2 Mine Subsidence and Unstable Land	Not Relevant
4.3 Flood Prone Land	Not Relevant
4.4 Planning for Bushfire Protection	<p>The site is identified as containing 'Category 1' and 'Buffer' bushfire prone land.</p> <p>The RFS have advised that there is no issues or concerns in relation to bushfire.</p>
<b>5. Regional Planning</b>	
5.1 [Revoked]	-
5.2 Sydney Drinking Water Catchments	Not Relevant
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not Relevant
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not Relevant
5.5 [Revoked]	-
5.6 [Revoked]	-
5.7 [Revoked]	-
5.8 [Revoked]	-
5.9 North West Rail Link Corridor Strategy	Not Relevant
5.10 Implementation of Regional Plans	The planning proposal is consistent with this Direction, as the planning proposal is consistent with a range of objectives contained in the Region and District Plan.
5.11 Development of Aboriginal Land Council land	Not Relevant
<b>6. Local Plan Making</b>	

Direction	Consistency of Planning Proposal
6.1 Approval and Referral Requirements	The planning proposal is consistent with this Direction, as it will remove the need for Council to acquire land at the site to construct a public park. The planning proposal will allow the public park to instead be constructed and maintained by the landowner.
6.2 Reserving Land for Public Purposes	<p>Justifiably inconsistent.</p> <p>Whilst the planning proposal seeks to remove the local open space acquisition requirements that apply to the site under the Growth Centres SEPP, the inconsistency is justified as the planning proposal will result in the facilitation of a public park at the site that is larger (allowing for more tree and vegetation cover) and better positioned in comparison to what could be provided by retaining the acquisition obligation. The site was zoned B4 Mixed Use at the initial precinct planning stage in recognition of the need for flexibility within the context of a town centre, located directly adjacent to a new Metro train station. The Planning Proposal will facilitate flexible, high quality and innovative design outcomes above, at and below ground level which would not be possible were the land acquisition obligation to remain.</p> <p>In addition, the planning proposal will facilitate a public park at the site that does not need to be paid for, constructed or maintained by Council. This will enable resources to be used to acquire, enhance and maintain other social infrastructure in the catchment.</p>
6.3 Site Specific Provisions	The planning proposal is consistent with this Direction, as it removes restrictive open space acquisition requirements that currently apply to the site under the Growth Centres SEPP. The removal of these requirements will allow the landowner to construct a public park at the site.
<b>7. Metropolitan Planning</b>	
7.1 Implementation of A Plan for Growing Sydney	Consistent
7.2 [Revoked]	-
7.3 Parramatta Road Corridor Urban Transformation Strategy	Not Relevant
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	<p>Consistent.</p> <p>The planning proposal responds to 'Action 8 – Improve pedestrian, cycle and green connectivity' in the North West Priority Growth Area Land Use and Infrastructure Implementation Plan by facilitating a public park at the site to meet the needs of the future</p>

Direction	Consistency of Planning Proposal
	community, providing active and passive recreation opportunities. The Planning Proposal is consistent with the Precinct Plan, and facilitates a publicly accessible park that is larger and better positioned in comparison to the ILP.
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not Relevant
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not Relevant
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not Relevant
7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	Not Relevant
7.9 Implementation of Bayside West Precincts 2036 Plan	Not Relevant
7.10 Implementation of Planning Proposals for the Cooks Cove Precinct	Not Relevant
7.11 Implementation of St Leonards and Crows Nest 2036 Plan	Not Relevant
7.12 Implementation of Greater Macarthur 2040	Not Relevant
7.13 Implementation of the Pyrmont Peninsula Place Strategy	Not Relevant



# Existing and Proposed Map Amendments

