

3.1. PD420032 - Blacktown Health and Education Precinct post exhibition report

Director: Peter Conroy, Director City Planning & Development
Responsible Manager: Helen Budd
File: LEP-21-0001

Division is required

Previous item PD420027; PD410034; CT400026

Topic Adopt the Planning Proposal for the Blacktown Health and Education Precinct.

Analysis The Blacktown Health and Education Precinct is located between the Blacktown CBD and Blacktown Public Hospital. Refer attachments 1, 2 and 3.

This Planning Proposal is Part 1 of a staged approach to implementing the objectives of our long-term transformational program for the precinct.

The proposed enhancement and expansion of the Blacktown Health and Education Precinct will facilitate:

- better health services for our growing community
- more high-value jobs
- more employment, education, training and innovation opportunities located within walking distance of the CBD.

As a direct result of feedback received during the consultation process, work on a second stage of the project is now under development and will be reported to Council in February 2023. This will include:

- expansion of the existing precinct boundary south beyond Craiglea Street to Bungaribee Road
- review of the internal road network to manage and improve access within and to the precinct
- consideration of the long-term drainage needs of the precinct to alleviate the current risk of flooding.
- Finalisation of this Planning Proposal will provide a level of certainty to the market as to our commitment to the transformation of the Health and Education Precinct. This will allow interested investors and developers to progress plans and in doing so improve health and education outcomes for the community.
- Finalisation of this first Planning Proposal will lay the foundations and facilitate the progress of a second Planning Proposal over an expanded Health and Education Precinct. Planning is an iterative process which allows ongoing review and adjustment to planning controls to reflect the evolving vision for our City.

Attachment/s

1. Aerial Photograph [PD420032.1 - 1 page]
2. Aerial photograph and subject site [PD420032.2 - 1 page]
3. Key Features Map [PD420032.3 - 1 page]

**Report
Recommendation**

4. Existing Land Zoning Map [**PD420032.4** - 1 page]
 5. Proposed Land Zoning Map [**PD420032.5** - 1 page]
 6. Existing Height of Buildings Map [**PD420032.6** - 1 page]
 7. Proposed Height of Buildings Map [**PD420032.7** - 1 page]
 8. Proposed Height of Buildings Map - minimum area 2,000 sqm [**PD420032.8** - 1 page]
 9. Existing Incentive Height of Buildings Map [**PD420032.9** - 1 page]
 10. Proposed Incentive Height of Buildings Map [**PD420032.10** - 1 page]
 11. Previous report - P D 3.1 - P D 420027 - Blacktown Health and Education Precinct post exhibition rep [**PD420032.11** - 152 pages]
1. With the exception of the proposed drainage, open space, internal road network and associated compulsory acquisition arrangements, adopt the recommendations as outlined in this report.
 2. Authorise the Chief Executive Officer to make amendments to the Planning Proposal including any matters arising from further negotiations with the Department of Planning and Environment.
 3. Authorise the Chief Executive Officer to make the plan and request the Department of Planning and Environment to arrange notification on the NSW Legislation website.
 4. Authorise the Chief Executive Officer to determine the date when the Local Environmental Plan becomes effective.
 5. Prepare and exhibit a draft Development Control Plan for the Blacktown Health and Education Precinct including parking controls and design considerations.
 6. Prepare a Development Contributions Plan for the Blacktown Health and Education Precinct.
 7. Investigate and report back to Council in relation to:
 - a. the potential for development of land adjoining the Blacktown Health and Education Precinct, including Craiglea Street, as a subsequent Planning Proposal for Stage 2 of the Health and Education Precinct
 - b. the proposed drainage and associated compulsory acquisition arrangements, as part of the subsequent Planning Proposal for Stage 2 of the Health and Education Precinct
 - c. the proposed road network to manage and improve access within the Precinct, as part of the subsequent Planning Proposal for Stage 2 of the Health and Education Precinct.

Key reasons

1. The Health and Education Precinct was established in 2015

- a. Blacktown Local Environmental Plan 2015 came into effect on 7 July 2015. This established the Health and Education Precinct by:
 - rezoning the land between the Blacktown Public Hospital, Main Street,

Hereward Highway and Craiglea Street:

- from Zone No 2(a) low density residential under Blacktown Local Environmental Plan 1988
 - to SP1 Health Services Facility under Blacktown Local Environmental Plan 2015.
- b. The existing precinct boundaries, including at Craiglea Street, were established at that time.

2. What the Blacktown Health and Education Precinct Planning Proposal aims to achieve

- a. The NSW Government has recently invested around \$700 million in Blacktown Hospital. This is a major development of existing and new services to meet the growing needs of the community and reduce the need to travel out of the area for treatment.
- b. The expansion of Blacktown Hospital has made it the third-largest public hospital in NSW, generating more than 5,000 new jobs. It is also a major teaching hospital. The expansion has allowed higher order medical procedures and operations to be transferred from Westmead Hospital to Blacktown, benefiting our community.
- c. The Health and Education Precinct Transformational Project aims to realise and extend the benefits of this significant state investment in our City.
- d. Our research found there is demand for additional health and allied medical services, and that the most successful health precincts are:
- highly accessible
 - enable medical practitioners and health workers to easily move between public and private practice
 - enable a mix of complementary industry tenants, facilities, and services across the range of service provision, research and training activities
 - enable collaboration and innovation
 - accommodate changes in built form in response to technological advances.
- e. The draft amendments proposed to the Blacktown Local Environmental Plan 2015 will facilitate:
- better health services for our growing community
 - more high-value jobs
 - more employment, education, training and innovation opportunities in the Blacktown Strategic Centre.

3. Gateway Determination conditions

- a. The Department of Planning and Environment issued a Gateway Determination on 2 March 2022 in relation to the Blacktown Health and Education Precinct Planning Proposal. Under the Gateway Determination:
- we are required to report the Planning Proposal to Council for a final recommendation before 2 January 2023
 - the amendment to the Blacktown Local Environmental Plan 2015 must be completed before 2 March 2023. This includes the Parliamentary Counsel's Office drafting the final wording of the amendment, finalisation of the mapping and publication of all material on the NSW Legislation website.

- b. The next available Council meeting after December is 22 February 2023. This is 8 days before the NSW Government deadline expires. This provides insufficient time to progress the various administrative and procedural matters required to be completed between the date of a Council resolution on 22 February and the NSW Government completion date of 2 March 2023. Council officers were unable to secure an extension to this timeframe.
- c. If we do not meet the timeframes stipulated in the Gateway Determination, we will lose authorisation to make the proposed amendments. This will entail the appointment of a new local plan making authority, which will delay the finalisation process.
- d. Losing authorisation to make the proposed amendments would also impact on the timing and progress of the Stage 2 Planning Proposal to incorporate the area south to Bungarabee Road, including Craiglea Street. The more efficient method would be to retain the current approach of two distinct Planning Proposals. This would enable the current Planning Proposal to proceed as swiftly as possible, laying the foundation for the second Planning Proposal to follow.

Supporting analysis

1. Land use zone

- a. The current land use zones in the precinct are B3 Commercial Core, B4 Mixed Use, SP1 Special Activities, RE1 Public Recreation, RE2 Private Recreation and SP2 Infrastructure. Refer attachment 4.
- b. The draft amendment to Blacktown Local Environmental Plan 2015 proposes a range of B4 Mixed Use, SP1 Special Activities, RE1 Public Recreation and SP2 Infrastructure land use zones. Refer attachment 5. The proposed amendments aim to:
 - provide additional flexibility for investment in health and education uses
 - extend the current Health and Education Precinct west and north to connect with the Blacktown CBD
 - provide opportunities for mixed uses including shop top housing north of Main Street, reflecting a holistic approach to the wider Blacktown Strategic Centre
 - enable effective movement and access within and into the precinct, manage stormwater and current flood risk, and provide better access to open space within the precinct.

2. Building heights

- a. Existing maximum building heights in the precinct are 14 metres, 32 metres and unlimited. Refer attachment 6.
- b. The draft amendment to Blacktown Local Environmental Plan 2015 proposes to guide and manage building heights by way of the following controls:
 - Baseline control – a baseline control permitting a maximum building height under the current subdivision pattern ranging between 14 to 32 metres. Refer attachment 7
 - a maximum height of 14 metres is proposed across the area which is

predominantly composed of existing residential lots. This is more appropriate for the current lot pattern as the smaller the lot or parcel of lots, the less space there is on the site to position the new development in such a way as to ensure amenity for the surrounding sites

- a maximum height of 32 metres is proposed for the land north of Main Street which is proposed to be rezoned to B4 Mixed use. This matches the current maximum building height in this part of the precinct at Sunnyholt Road and Griffiths Street
- a maximum height of 32 metres is proposed on the corner of Main Street and Newton Road. This is appropriate for the high profile corner location, and matches the maximum permissible height directly north
- a maximum height of 32 metres is proposed immediately adjoining the public hospital to encourage construction of a high-technology vertically stacked private hospital in an optimal location as identified in our initial research
- Site amalgamation incentive – a maximum height of 26 metres is proposed for the lots on the eastern boundary of the existing school, and a maximum of 32 metres across the remainder of the precinct, where lots are consolidated into larger development parcels comprising a minimum of 2,000 sqm. Refer attachment 8.
 - larger sites provide more opportunity for high quality design of the development as a whole, including siting of the building and associated services and parking to maximise amenity on the development site and adjoining sites
 - a maximum of 26 metres is proposed on the eastern boundary of the existing school to reduce the potential impact on the amenity of the school. Because these sites are currently residential lots they are more limited in depth than the other sites adjoining the school, restricting the opportunity to minimise the impact on amenity through setbacks.
- Design excellence incentive on key sites – under Council's Design Excellence Guidelines, bonus height above the baseline is permitted for nominated sites. Refer attachment 9. The current Planning Proposal provides for a bonus height to a maximum of 44 metres on 3 key sites. The bonus height will:
 - facilitate road widening at the intersection of Sunnyholt Road/Newton Road and Main Street, required to manage additional demand generated by development of the CBD and adjacent Health and Education Precinct
 - enable construction of a high-technology vertically stacked private hospital. The bonus height is an acknowledgement of the significantly higher floor to floor heights required for this specific use to accommodate complex engineering requirements. Bonus height will be tied by a legislative clause to a private hospital use, and a maximum number of storeys being the maximum number of storeys permissible for a commercial building at the baseline height of 32 metres.

3. Matters arising from consultation to result in a further stage to the project

- a. In the course of progressing the draft amendment to the Blacktown Local Environmental Plan 2015, Council staff have consulted stakeholders. As a consequence, a second stage to the Blacktown Health and Education Precinct Transformational Project is now under development and will be presented to Council in February 2023.
 - We acknowledge the merits of expanding the boundary of the current Health and Education Precinct – as set in 2015 – to the south beyond Craiglea Street and towards Bungarribee Road. This will be included in the second stage project
 - We have considered the merits of upgrading the internal road network to improve access, promote active transport options and manage additional demand generated by the future development of the precinct. Refer attachment 11. This will be included in the second stage project.
 - We are currently investigating revised alignment designs for the Newton Road to Hereward Highway/Grafton Street connection, which will affect Lots 2 and 5 fronting Newton Road. Consideration of the ultimate land use zones for these lots will be deferred to allow for the investigation of the future road alignments.
 - We have considered the long term drainage needs of the precinct to alleviate the current flood risk. Refer attachment 11. This will be included in the second stage project.
- b. The above matters will require review, remodelling and updating of technical studies in relation to:
 - urban design
 - stormwater and water cycle management
 - transport and access impact assessment
 - car parking.

The findings of the updated technical studies will be reported to Council and a second Planning Proposal will be finalised based on the outcome of this additional work.

Context

1. Council resolution to progress the Transformational Project to a Planning Proposal

- a. Council's research confirmed the viability of the proposed Blacktown Health and Education Precinct Transformational Project. As a consequence, on 14 October 2020 Council formally resolved to progress the development of a planning proposal to facilitate further investment and associated employment opportunities potentially including:
 - a range of allied health services, educational activities, medical practices, assisted living, and aged care services
 - a private hospital to complement the upgraded public hospital
 - secondary support services such as cafes and car parking, incidental to the

range of specialist activities within the precinct.

2. Blacktown Local Planning Panel

- a. A formal planning proposal was presented to the Blacktown Local Planning Panel on 30 June 2021. The Panel unanimously endorsed the strategic merit of the project and recommended that Council seek a Gateway Determination from the State Government to progress the planning proposal.

3. Council resolution to seek a Gateway Determination

- a. At its meeting on 20 October 2021, Council considered a report in relation to the Blacktown Health and Education Precinct and resolved to:
 - Prepare a Planning Proposal to amend Blacktown Local Environmental Plan 2015 for the Blacktown Health and Education Precinct
 - Forward the Planning Proposal to the Department of Planning, Industry and Environment to request a Gateway determination
 - Prepare and exhibit an amendment in relation to parking controls within the Blacktown Development Control Plan 2015 for the Blacktown Health and Education Precinct and the wider CBD.

4. Gateway Determination

- a. In response, by way of letter dated 2 March 2022 the Department of Planning and Environment advised Council (in part) that:
 - it had determined that the Planning Proposal should proceed
 - Council was to be the authorised plan-making authority
 - Council was to complete the amendment to the Blacktown Local Environment Plan prior to 2 March 2023.

5. Progression of the Planning Proposal

- a. Subsequent to receiving the Gateway Determination in March 2022, Council staff progressed the planning proposal by:
 - consulting with a range of NSW Government stakeholders including the Western Sydney Local Health District, Transport for NSW, TAFE NSW and the Department of Education
 - notifying local land owners and occupiers of the proposal and the basis for its development
 - investigating a range of technical matters associated with flooding, local traffic movements, pedestrian movements and car parking.
- b. As a consequence of this body of work it was determined that a further expansion of the Health and Education Precinct south to Bungaribee Road, including Craiglea Street, had considerable merit. A second stage of the project is now under development and will be presented to Council in February 2023.
- c. Council considered the Blacktown Health and Education Precinct Planning Proposal at the meeting of the Planning, Development, Historical and Assets Committee on 30 November 2022. Refer attachment 11. The Planning Proposal was then considered at the Ordinary Meeting of 7 December 2022 where Council voted to defer the matter. This report represents the matter after that deferral.




End of report



Aerial Photograph

Scale: 1:4,000 @ A3
0 50 100 200
Meters
Printed: 6/12/2022



-  Railway Station
-  Railway Line
-  Subject site

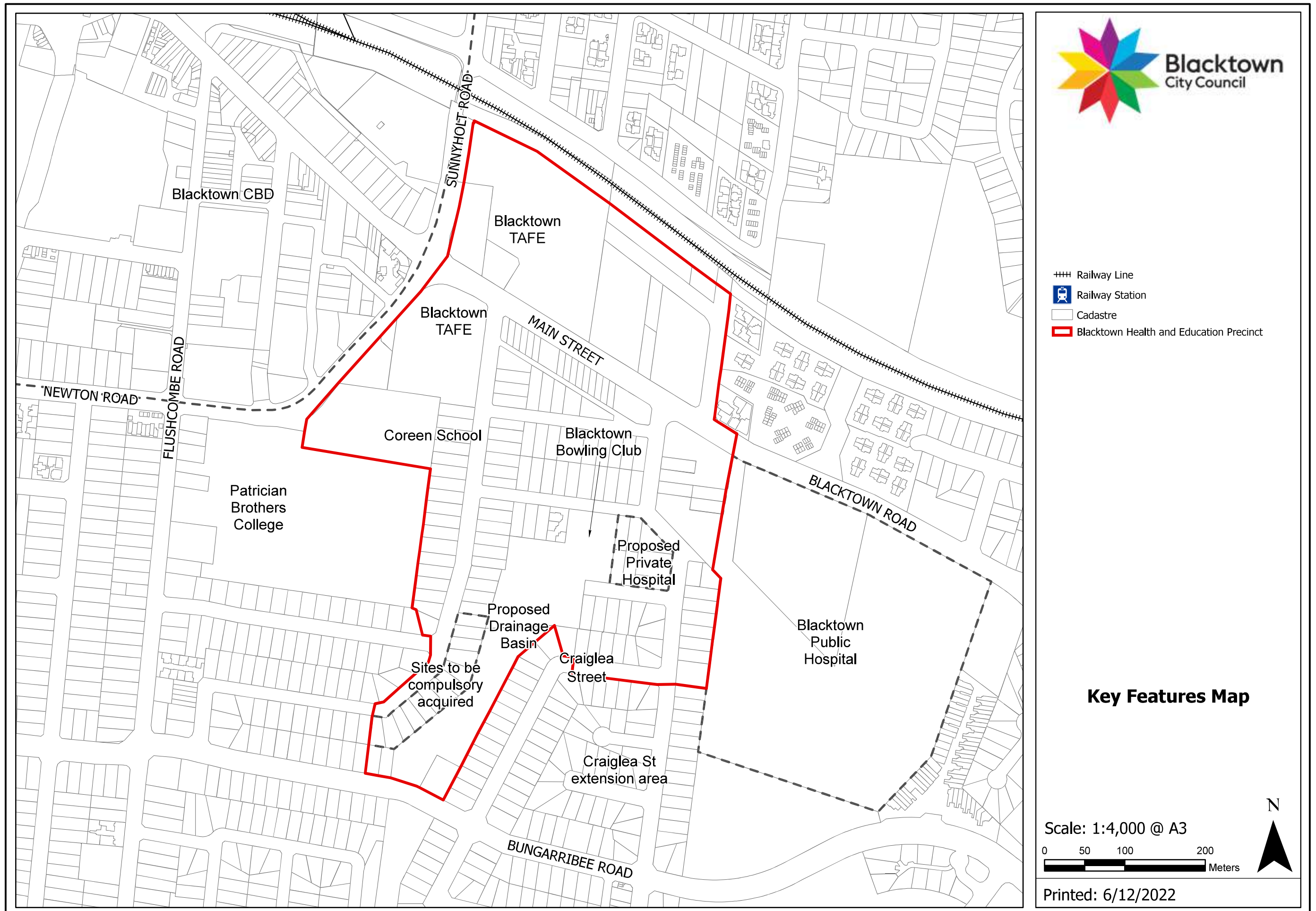
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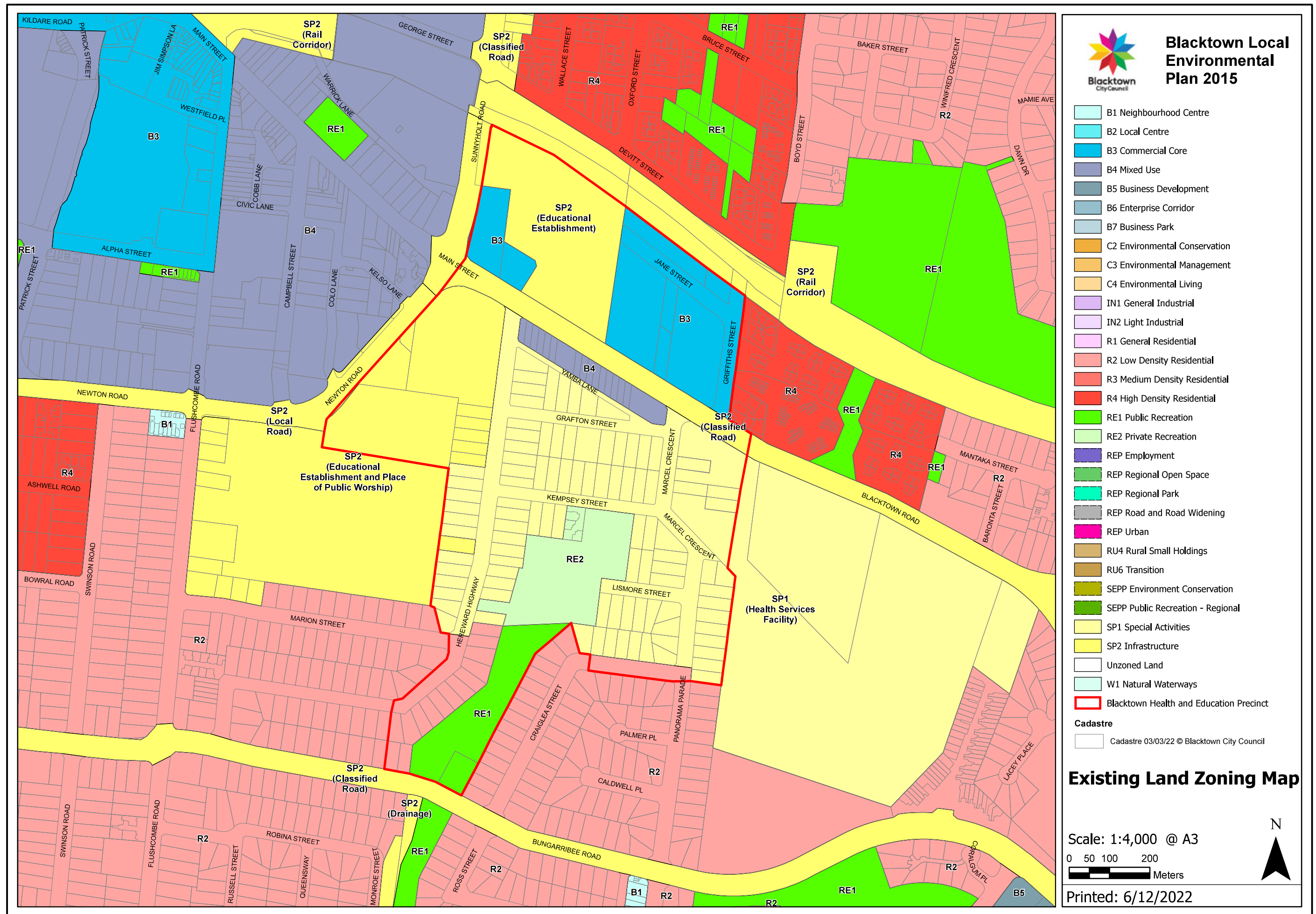
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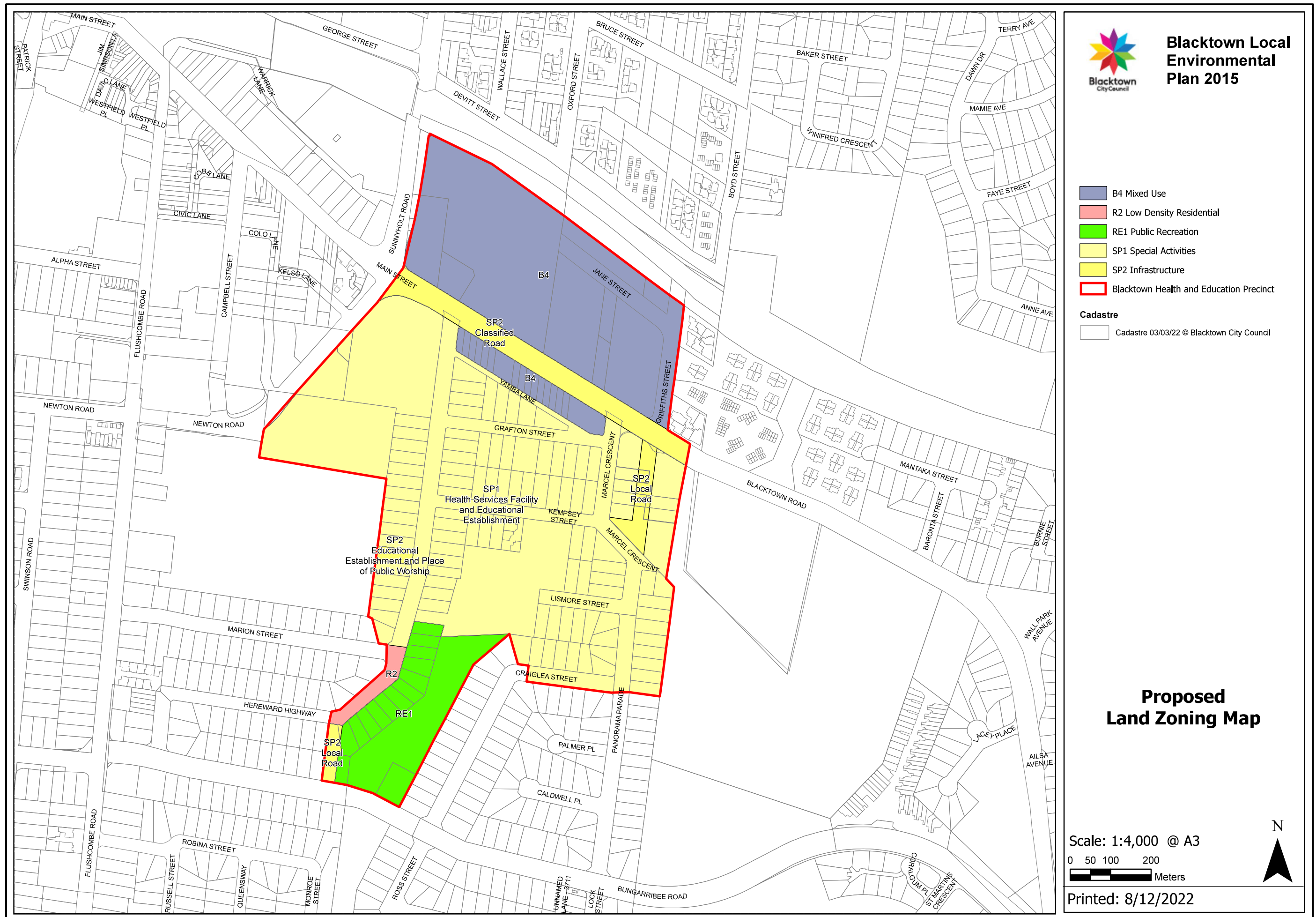
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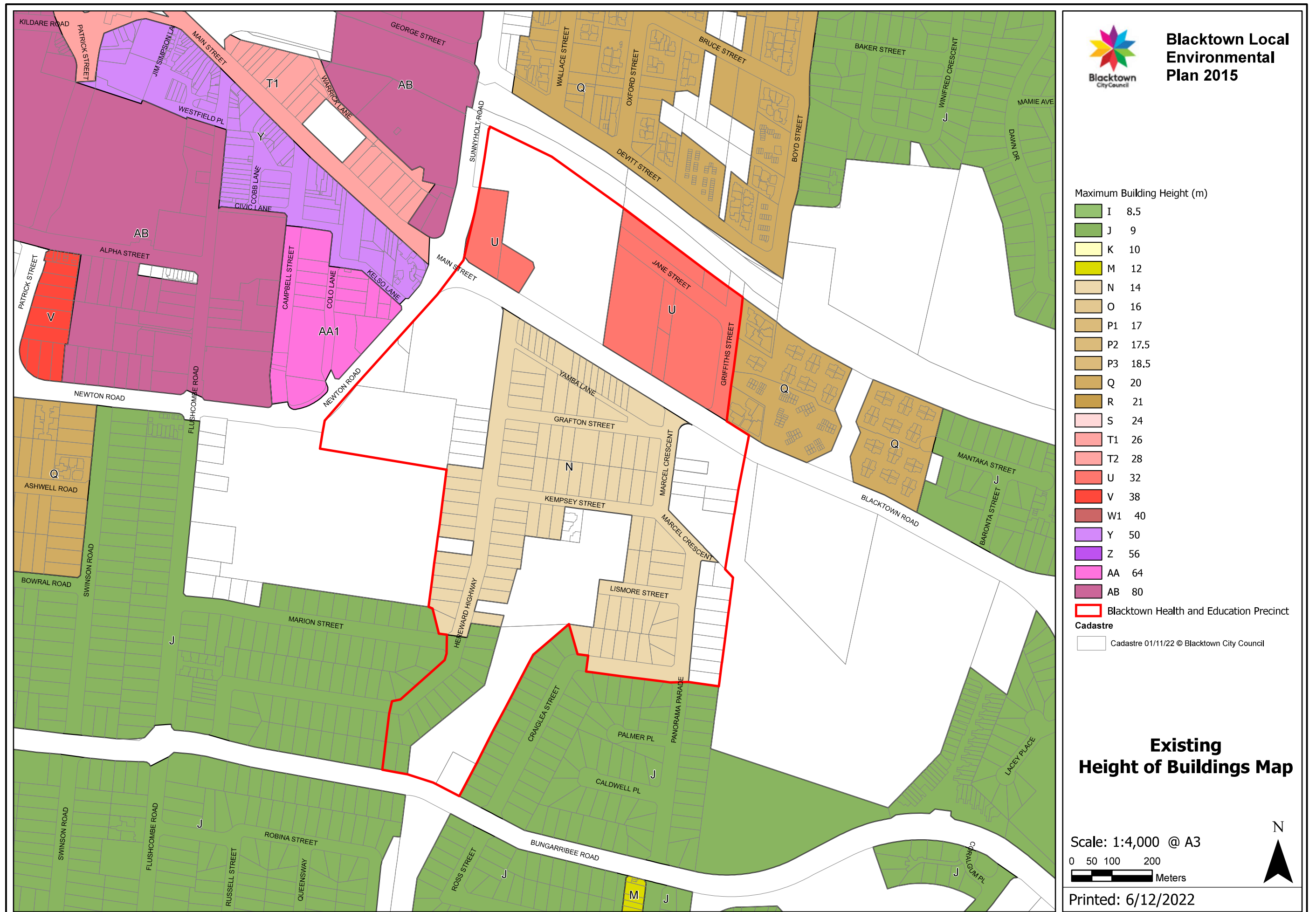
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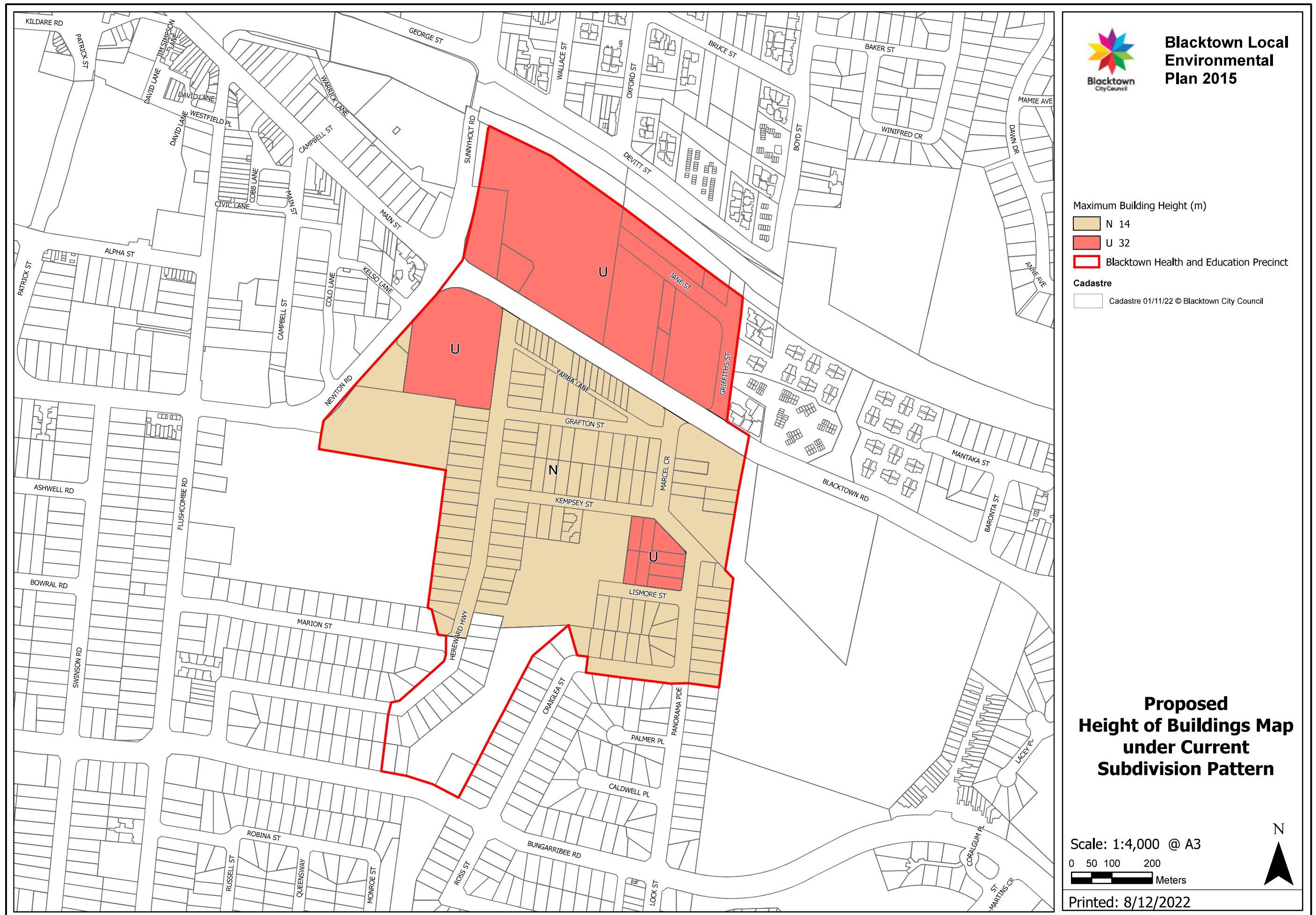
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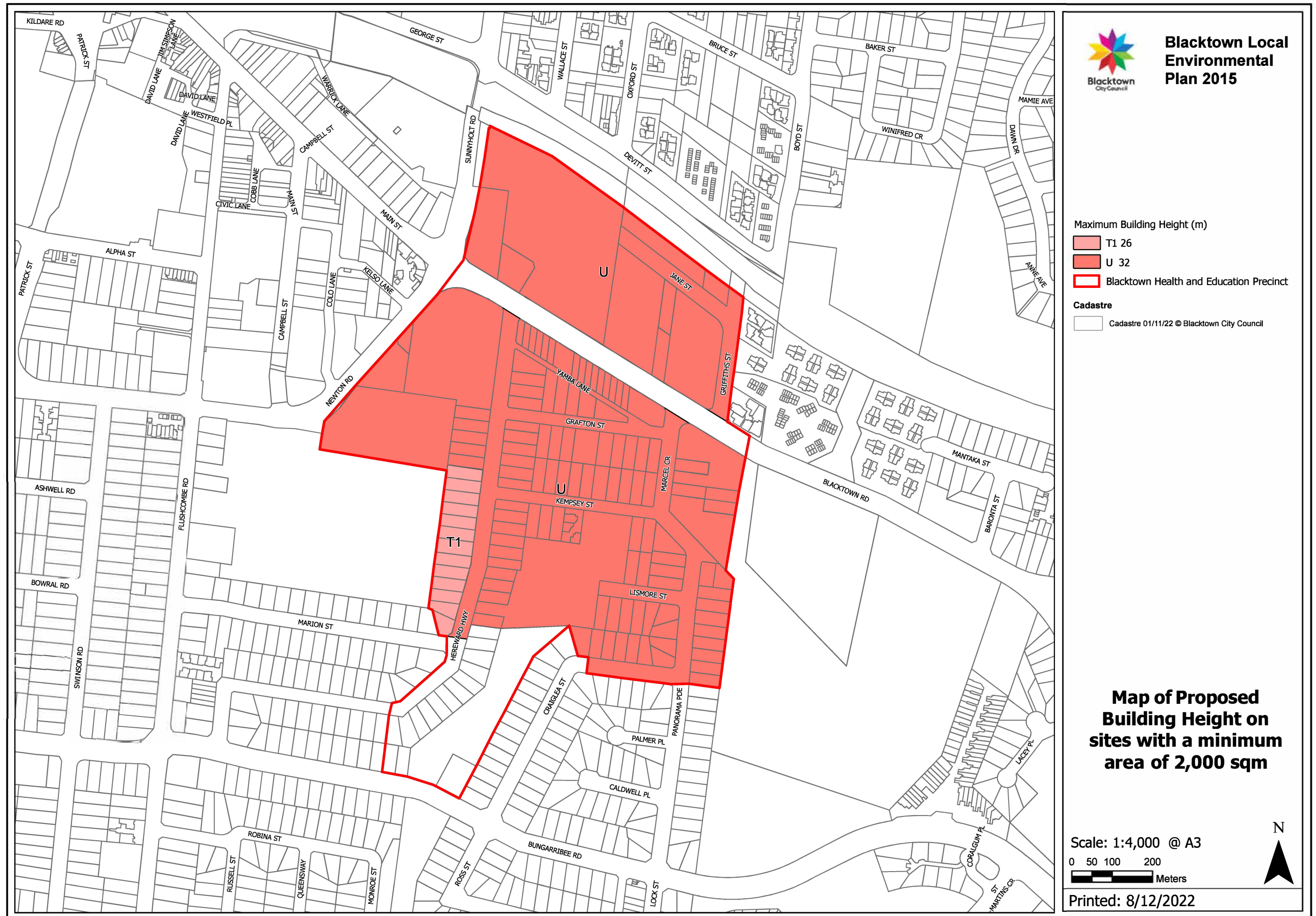


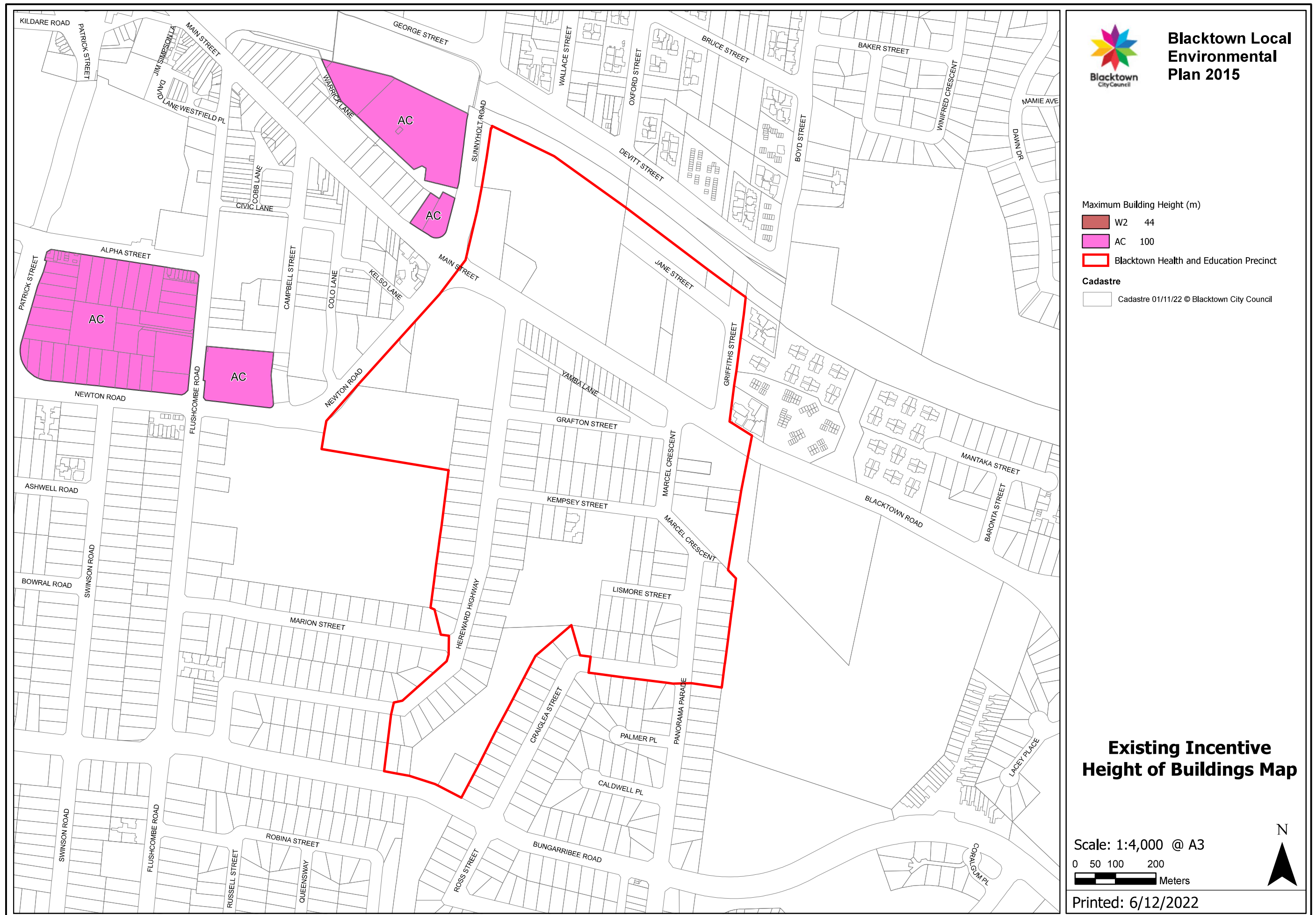


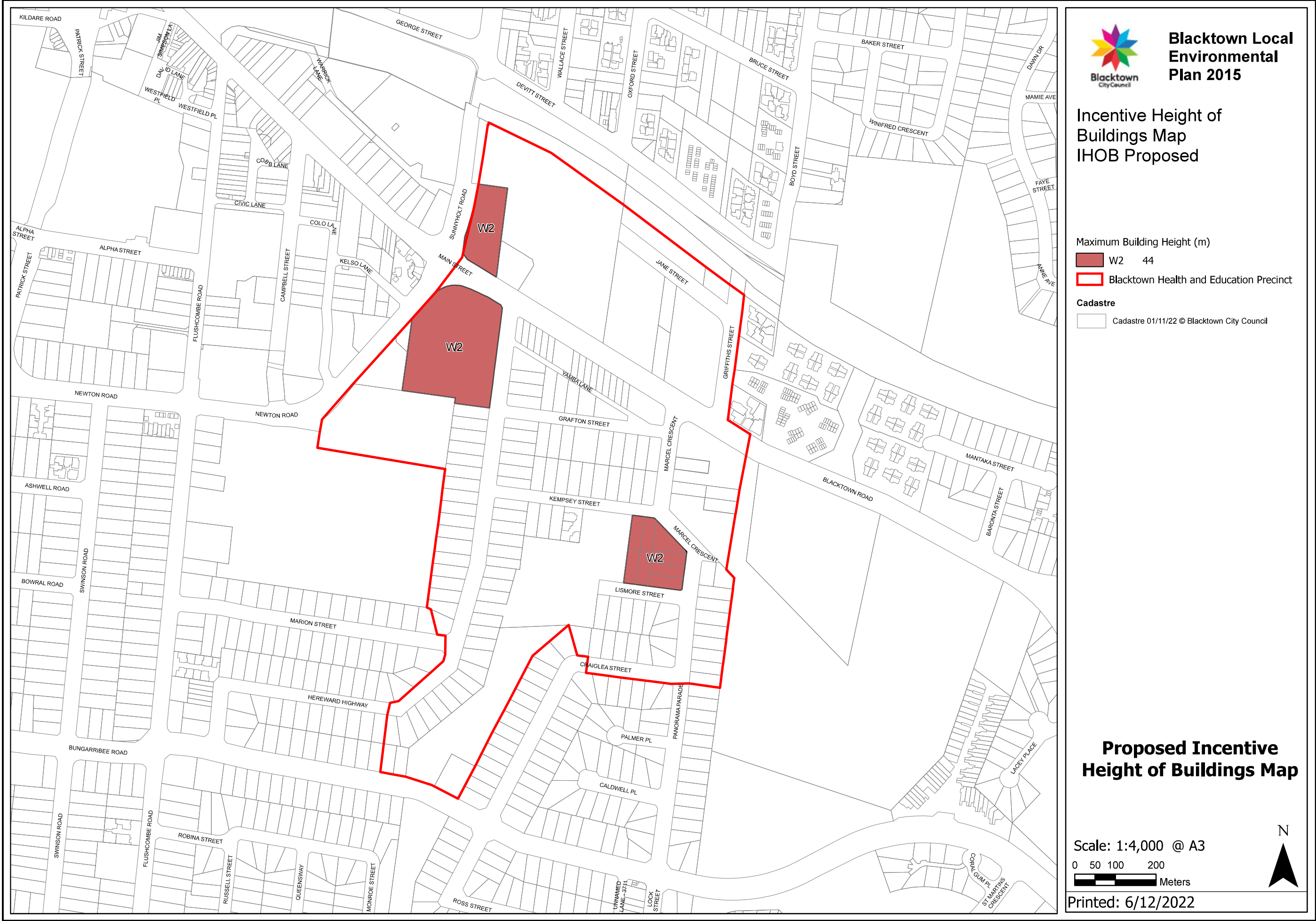












3.1. PD420027 - Blacktown Health and Education Precinct post exhibition report

Director: Peter Conroy, Director City Planning & Development
Responsible Manager: Helen Budd, Acting Manager Strategic Planning
File: LEP-21-0001

Division is required

Previous item PD410034; CT400026;

Topic Adopt the Planning Proposal for the Blacktown Health and Education Precinct.

Analysis The Planning Proposal was exhibited from 25 May to 24 June 2022 following the Department of Planning and Environment's Gateway Determination on 2 March 2022. Refer attachments 1, 2 and 3 for the location map, context map and exhibited Planning Proposal.

We received a total of 50 submissions, including a 51-signatory petition from residents and representatives of Craiglea Street requesting that Council include the street and surrounding area as part of the Health and Education Precinct. Council considered the petition at the Ordinary Meeting of 6 July 2022 with a motion that the matters raised in the petition be investigated.

None of the matters raised by the Department in its Gateway Determination and/or from the exhibition necessitate substantial amendments that put the objectives of this transformational project at risk. However, we do propose a number of amendments to the planning proposal, including:

- additional permitted uses to apply in the SP1 Special Activities Health Services Facility and Educational Establishment zone:
 - centre-based child care facilities
 - community facilities
 - place of public worship
 - retail activities that support the health and education special uses and services provided elsewhere within the precinct
- additional permitted use of affordable housing to apply to the proposed Blacktown Private Hospital site only
- amend the Incentive Height of Buildings Map to include a part of the proposed Blacktown Private Hospital site

- amend Clause 7.7A to remove the restriction on that clause that limits its application to only the Blacktown and Mount Druitt CBDs.

Upon adoption of the Planning proposal, we will also need to amend the Blacktown Development Control Plan 2015. This will set specific controls including parking, public domain, amenity, architectural design and local flooding controls to guide the development of the Precinct. We will also prepare a Developer Contributions Plan to ensure infrastructure delivery aligns with development in the Precinct.

The Development Control Plan and Contributions Plan will be exhibited early in 2023 and reported to Council for its consideration. It is therefore proposed that we proceed to complete this Planning proposal but defer its commencement date to enable the Development control plan and contributions plan to be adopted and come into operation, ensuring that development applications are assessed accordingly.

Attachment/s

1. Location Map [PD420027.1 - 1 page]
2. Context Map [PD420027.2 - 1 page]
3. Planning Proposal as Exhibited [PD420027.3 - 38 pages]
4. Gateway Determination [PD420027.4 - 4 pages]
5. Notification Map and Information Booklet [PD420027.5 - 11 pages]
6. Submissions Summary Report [PD420027.6 - 64 pages]
7. Existing and Proposed Land Zone Maps [PD420027.7 - 2 pages]
8. Existing and Proposed Height of Buildings Maps [PD420027.8 - 2 pages]
9. Existing and Proposed Incentive Height of Buildings Maps [PD420027.9 - 2 pages]
10. Proposed Height of Buildings Map for 2,000 sqm sites [PD420027.10 - 1 page]
11. Existing and Proposed Lot Size Maps [PD420027.11 - 2 pages]
12. Existing and Proposed Land Reservation Acquisition Maps [PD420027.12 - 2 pages]
13. Original and Amended DCP road layout [PD420027.13 - 2 pages]

Report Recommendation

1. Adopt the recommendations as outlined in this report and Attachments.
2. Authorise the Chief Executive Officer to make amendments to the Planning Proposal including any matters arising from further negotiations with the Department of Planning and Environment.
3. Authorise the Chief Executive Officer to make the plan and request the Department of Planning and

- Environment to arrange notification on the NSW Legislation website.
4. Authorise the Chief Executive Officer to determine the date when the Local Environmental Plan becomes effective.
 5. Prepare and exhibit a draft Development Control Plan for the Blacktown Health and Education Precinct including parking controls and design considerations.
 6. Prepare and exhibit a Development Contributions Plan for the Blacktown Health and Education Precinct.
 7. Investigate the potential for development of land adjoining the Blacktown Health and Education Precinct, including Craiglea Street, as a subsequent Planning Proposal for Stage 2 of the Health and Education Precinct.

Key reasons

1. Council resolved to prepare the Planning Proposal

- a. Council resolved to prepare the Planning proposal at its Ordinary meeting of 20 October 2021.
- b. We submitted the draft proposal to the Department of Planning and Environment for its Gateway Determination, which was received on 2 March 2022. Refer attachment 4. The matters set out in the Gateway Determination have been addressed, including the removal of a reference to reclassification of public land (see Supporting analysis 2).
- c. The Gateway Determination requires Council to complete the Local Environmental Plan by 2 March 2023.

2. We exhibited the proposal from 25 May to 24 June 2022.

- a. We provided detailed information on Council's website, including a detailed information booklet, and invited submissions on the Planning proposal.
- b. We sent letters and the information booklet to 611 landowners/occupiers advising them that the Planning proposal was on public exhibition and inviting them to make a submission. A map showing the notification area and a copy of the information booklet are at attachment 5.
- c. We notified relevant public authorities and agencies in line with the Gateway Determination. Refer attachment 4.
- d. We received a total of 50 submissions from members and representatives the community, businesses and developers, government agencies and Council teams. Refer attachment 6 for a full listing.

- e. The submissions show general support for the Planning proposal and the need to create a health and education precinct leveraging the recent NSW Government investment in the Blacktown Hospital through services and facilities to meet growing demand from the population.
- f. The key matters raised in the submissions are summarised in the Supporting analysis 1 section of this report and include:
 - i. request to expand the area to be rezoned
 - ii. queries around rezoning of land
 - iii. concerns regarding the proposed acquisition of land
 - iv. queries regarding the permissibility of certain land uses
 - v. refinement of the application of Clause 7.7A Height of buildings exhibiting design excellence.
- g. The issue of amending Clause 7.7A to remove the limitation of its applicability to only the Blacktown and Mount Druitt CBDs is also addressed at Supporting analysis 1.

3. We have refined the Planning proposal in response to the exhibition process

- a. The post-exhibition changes include:
 - i. to make the following uses permissible with consent in the SP1 Special Activities Health Services Facility and Educational Establishment zone in the Blacktown Health and Education Precinct:
 - centre-based childcare facilities
 - community facilities
 - place of public worship
 - specialised retail activities that support the health and education land uses and services provided elsewhere within the Blacktown Health and Education Precinct
 - ii. to identify the proposed Blacktown Private Hospital as a site on which affordable housing for key workers may be permitted with consent
 - iii. to amend the Incentive Height of Buildings map to identify a part of the proposed Blacktown Private Hospital site as a site to which Clause 7.7A 'Height of buildings exhibiting design excellence' applies
 - iv. amendments to Clause 7.7A 'Height of buildings exhibiting design excellence in Blacktown CBD and Mount Druitt CBD' to:
 - remove the restrictive reference to Blacktown and Mount Druitt CBDs to allow the clause to apply across the local government area, on sites identified on the Incentive Height of Buildings map
 - increasing the flexibility of the clause to enable design excellence to be pursued through alternative arrangements with the Blacktown City Architect, instead of only through holding an architectural design competition
 - refer to the Blacktown City Council Design Excellence Guidelines.

- b. The proposed amendments to the Blacktown Local Environmental Plan 2015 maps are at attachments 7 to 12.

Supporting analysis

1. Key matters arising from submissions

a. Expand the precinct boundary

Issue	Council response
<p>i. Request to expand the boundary of the Health and Education Precinct to include adjacent land, in particular Craiglea Street, and rezone land from R2 Low Density Residential to R4 High Density Residential or SP1 Special Activities (Health Services Facility and Educational Establishment).</p> <p>It is suggested that this will mitigate negative impacts and loss of amenity associated with increased traffic, noise and overshadowing and provide housing opportunities to support the health and education services.</p>	<p>The Health and Education Precinct is within the Blacktown Strategic Centre Urban Renewal Precinct and close to the Blacktown CBD. The Blacktown Local Strategic Planning Statement recognises that significant opportunities exist within our strategic centres and identified urban renewal precincts to ensure there is sufficient supply of land to meet the future demand for housing and employment, to integrate land use and transport planning, to provide for housing diversity and to encourage multiple and mixed uses.</p> <p>Council's approach, as identified in the Local Strategic Planning Statement, is for sustainable growth that focuses on development of the centres that offer access to jobs, transport, services and facilities including the Blacktown Strategic Centre. It also ensures we plan for and coordinate new housing with the required supporting infrastructure, in collaboration with the NSW Government, the community and other partners.</p> <p>We are currently investigating the feasibility of high-density residential uses on land adjacent to the currently proposed Health and Education Precinct, including Craiglea Street. High density residential uses in this location have the potential to support both:</p> <ul style="list-style-type: none"> the health and education services and facilities within the Precinct development in the Blacktown Strategic Centre more generally. <p>This work has progressed and is anticipated to be reported to Council for consideration in early 2023.</p>

b. Rezoning and land acquisition

Issue	Council response
<p>i. Uncertainty about zoning and the process and timing for acquisition of land proposed for open space and road on Hereward Highway.</p>	<p>The Planning proposal identifies 13 lots on Hereward Highway and 2 lots on Bungarribee Road for future acquisition for public open space and a new road connection. These lots are currently zoned R2 Low Density Residential with 1 lot zoned SP1 Health Services Facility.</p> <p>Additional lots are also identified for acquisition between Main Street and Marcel Crescent, for a future road</p>

Issue	Council response
	<p>connection to improve access and circulation in the Precinct. These lots are the site of the Blacktown Community Health Service and a car park. Further work is proposed in relation to the internal road network within the Precinct. The alignment of future road connections and potential land acquisition will be deferred and considered holistically with the Precinct-wide road network requirements, including any strategic consideration of key sites required to support the delivery of the network.</p> <p>We acknowledge that the prospect of a person's home being acquired is distressing and potentially confronting for the individuals concerned, particularly for long-standing residents of many years. This is not proposed lightly by us.</p> <p>Blacktown City is changing in many ways, in the number of people who call our City home, the age and life stage of our residents, in the types of jobs and educational opportunities our residents want access to and in the types of businesses that want to invest in our City.</p> <p>The Health and Education Precinct is an opportunity to facilitate more knowledge-intensive and population-serving jobs as well as access to more education and training opportunities. At the same time, it addresses a pressing need for more health services and facilities for our growing and aging population, which was acknowledged in many of the submissions we received.</p> <p>This Planning proposal is the end result of detailed consideration of the opportunities across the Precinct as a whole. The proposed land uses are informed by technical studies which investigated the best way to both manage local flooding in the Precinct as well as to create greater amenity for future workers, visitors and residents within the Precinct. The proposal to expand Captain Cook Memorial Park will achieve both objectives, providing dual use as drainage as well as opening up access to the Memorial Park.</p> <p>Acquisition of land by a public authority is managed under legislation to ensure a fair and equitable process. There are also processes in place which enable a landowner to request Council to acquire their land if they will suffer hardship before the planned acquisition of their land.</p> <p>The timing of any future acquisition of land in the Precinct is dependent on:</p> <ul style="list-style-type: none"> • the proposed amendments to the Blacktown Local Environmental Plan 2015 being made • the availability of funding • timing of when the land is required for the identified

Issue	Council response
	public purpose (being open space and road).
<p>ii. Request for further information on the impact of the proposed rezoning on the liveability and amenity of the area with regards to anticipated residential and worker population increase, demand on facilities and impact on traffic and safety.</p>	<p>The renewal of the Precinct for health and education services and associated uses aligns with the NSW Government's investment in Blacktown Hospital, which is an incentive to reinforce and capitalise on health and education activities for the growing population. It will also encourage vibrancy of the Precinct and the Blacktown Strategic Centre as a whole.</p> <p>The Planning proposal is supported by various technical studies including a market assessment and traffic and transport modelling and analysis. These suggest:</p> <ul style="list-style-type: none"> • there is demand for up to 110,000 m² additional gross floor area by 2036 • the Precinct could support between 750-880 dwellings in the B4 Mixed Use zone • the redevelopment of the Precinct is anticipated to generate approximately 785-885 additional traffic movements daily • the traffic and transport analysis has identified road network improvements to manage the additional demand. These include potential future upgrades key intersections, as well as additional connections into and through the Precinct. <p>More detail regarding the road network improvements is discussed later and is also provided in the submissions report at attachment 6.</p>
<p>iii. The land currently used as a TAFE campus north of Main Street should remain zoned for educational purposes to ensure the continued provision of TAFE services within Blacktown</p>	<p>We value education and encourage and promote facilities that enable educational establishments in the City.</p> <p>The TAFE site north of Main Street is proposed to be rezoned from SP2 Educational Establishment to B4 Mixed Use, consistent with the proposed zoning of the adjoining land. Educational establishment remains a permissible use in the proposed B4 zone.</p> <p>The TAFE site south of Main Street is proposed to be rezoned from SP2 Educational Establishment to SP1 Special Activities Health Services Facilities and Educational Establishment, again consistent with the proposed zoning of the adjoining land. The proposed rezoning does not disrupt the continued operation of TAFE on either site.</p> <p>This Planning proposal will facilitate considerable investment in specialist health services, education and research facilities across the Precinct. This has the potential to provide additional partnership opportunities for TAFE, synergies with research and health service providers and additional teaching opportunities.</p>

c. Rezone Lot 2 DP 234588 and Lot 5 DP 215924 Newton Road, Blacktown

Issue	Council response
<p>i. Request to rezone these 2 lots (which form the triangular car park adjacent to the TAFE on the east side of Newton Road) from SP2 Educational Establishment & Place of Public Worship to B4 Mixed Use due to the:</p> <ul style="list-style-type: none"> • sites' proximity to the Blacktown CBD • evolving nature of the transformation of Blacktown CBD – Warrick Lane and the potential Blacktown Brain and Spinal Institute development • likely future character of the Precinct • site's strategic location: <ul style="list-style-type: none"> ○ between the CBD and the Hospital and related health services/uses (current and future) ○ on Newton Road, which functions as a main ring road that defines the CBD ○ adjacent to the primary access corridor connecting Blacktown CBD and Blacktown Hospital • potential for the site to be developed for a range of intermediary and supporting uses between the CBD and Health Precinct • B4 Mixed Use zone is less restrictive but still permits educational establishments and places of public worship as per the current SP2 zoning. 	<p>The Planning Proposal seeks to rezone the lots from SP2 Infrastructure (Educational Establishment & Place of Public Worship) to SP1 Special Activities (Health Services Facility and Educational Establishment).</p> <p>One of the lots is owned by Council, and the other is owned by the Department of Education. Regardless of the ownership details, the rezoning of these lots to B4 Mixed Use does have merit. The site is on the fringe of the Health and Education Precinct, facing and adjacent to the CBD. The ultimate configuration of this land will also be influenced by the proposed future road connection between Grafton Street and the CBD.</p> <p>The Development Control Plan which is being prepared for the Health and Education Precinct will consider local road connections and road upgrades to be delivered as part of future development on affected sites within the Precinct. These are:</p> <ul style="list-style-type: none"> • Newton Road to Hereward Highway and Grafton Street • Jane Street to Main Street. <p>We are currently investigating revised alignment designs for the Newton Road to Hereward Highway and Grafton Street connection, which will affect Lots 2 and 5. Refer to Attachment 13. The land use zones for these lots will be deferred until a later date, to allow for the investigation of the future road alignments.</p>

d. Land use permissibility

Issue	Council response
i. Request to permit the following	Centre-based childcare facility

Issue	Council response
<p>land uses within the Blacktown Health and Education Precinct:</p> <ul style="list-style-type: none"> • Centre-based childcare facility • Place of public worship • Community facilities • Shops • Key worker housing <p>The current Blacktown Local Environmental Plan 2015 SP1 Special Activities zone permits:</p> <p>Aquaculture; Recreation areas; Roads; Signage; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose.</p> <p>A number of submissions requested we make certain additional uses permissible within the intended SP1 Health Services Facility and Educational Establishment zone to support the District Plan requirement that the Precinct deliver ancillary uses which add value to the core health and education facilities.</p>	<p>Centre-based childcare facilities will be permitted with consent in the part of the Precinct which will be zoned B4 Mixed Use. However, the SP1 Special Activities zone will only permit a childcare facility where this is ancillary to the primary use. The standard definition of educational establishment, which applies to the Blacktown Local Environmental Plan 2015, does not include centre-based childcare facilities.</p> <p>We recommend a new clause in the LEP to set out specific provisions that apply in the Blacktown Health and Education Precinct to make Centre-based childcare facilities a permissible use with development consent in the proposed SP1 Special Activities Health Services Facility and Educational Establishment zone. This complements the intent of the Precinct and provides for childcare facilities for workers, visitors and residents consistently across the Health and Education Precinct.</p> <p>Community facilities</p> <p>In the Blacktown Local Environmental Plan 2015</p> <p>community facility means a building or place—</p> <p>(a) owned or controlled by a public authority or non-profit community organisation, and</p> <p>(b) used for the physical, social, cultural or intellectual development or welfare of the community,</p> <p>but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.</p> <p>Community facilities will be permitted with consent in the part of the Precinct to be zoned B4 Mixed Use. The SP1 Special Activities zone will only permit community facilities where this is ordinarily incidental or ancillary to the primary development permitted in the zone.</p> <p>We recommend the proposed new clause make Community facilities a permissible use with development consent within the proposed SP1 Special Activities Health Services Facility and Educational Establishment zone to complement services provided in the Precinct and the Blacktown Strategic Centre.</p>
	<p>Place of public worship</p> <p>The Blacktown Local Environmental Plan 2015 defines a place of public worship as follows:</p> <p>place of public worship means a building or place used for the purpose of religious worship by a congregation or religious group, whether or not the building or place is also used for counselling, social events, instruction or religious training.</p> <p>Place of public worship will be permissible in the part of the Precinct zoned B4 Mixed Use. The proposed SP1</p>

Issue	Council response
	<p>Special Activities zone will only permit Place of public worship where this is ordinarily incidental or ancillary to the primary development permitted in the zone.</p> <p>There are at least 2 existing places of public worship in the Precinct, the Salvation Army and the Russian Orthodox Church. Both are currently zoned SP1 Special Activities Health Services Facility, are proposed to be rezoned to SP1 Special Activities Health Services Facility and Educational Establishment. While they will retain existing use rights to continue to operate in their current location, existing use rights are restrictive and do not provide a level of certainty over time to cater for community needs or allow for the potential to relocate to an alternate site.</p> <p>It is therefore recommended that a proposed new clause make Place of public worship a permissible use with development consent within the proposed SP1 Special Activities Health Services Facility and Educational Establishment zone.</p> <p>See ii and iii re Key worker housing and retail shops</p>
<p>ii. Request to permit key worker housing in the Precinct to support health and hospital uses. A key worker is anyone who is employed in essential industries like health care, education, emergency services and law enforcement. Key worker housing would be affordable housing for key workers who are likely to experience housing stress if they seek to pay market rents in order to live close to their place of employment.</p>	<p>The Blacktown Local Environmental Plan 2015 does not define 'key worker housing' as a specific land use term. Residential development is permitted as shop top housing in the B4 Mixed Use zone, which will be expanded as part of this Planning Proposal. The focus for the SP1 Special Activities Health Services Facility and Educational Establishment zone is for health and education uses rather than residential land uses.</p> <p>However, permitting affordable housing in a prescribed area will complement the main focus on health and education services by enabling the provision of accommodation for key workers and students close to their place of employment or education while controlling the risk of proliferation of residential uses to the detriment of health and education uses.</p> <p>It is therefore recommended that a new clause be inserted in the LEP and a corresponding amendment is made to the Key Sites map identifying the proposed Blacktown Private Hospital site as land on which affordable housing is permitted with development consent. Under current definitions of affordable housing, any dwellings constructed on the site will be required to be made available as affordable housing for at least 15 years and be managed by a community housing provider. We are working with the Department of Planning on options to enable delivery of key worker housing in perpetuity.</p>
<p>iii. Request to permit 'Shops' as a</p>	<p>The Blacktown Local Environmental Plan 2015 defines a</p>

Issue	Council response
permissible use in the Blacktown Health and Education Precinct.	<p>'shop as a type of Retail premises and includes neighbourhood shops and neighbourhood supermarkets.</p> <p>Commercial premises, including retail premises and shops, are permitted with consent in the part of the Precinct zoned B4 Mixed Use. The proposed SP1 Special Activities Health Services Facility and Educational Establishment zone will only permit shops where this is ancillary to the primary use.</p> <p>The intent of the Planning Proposal is to maintain the focus on health and education uses within the Precinct, with neighbourhood shopping needs catered for in the B4 zone and a wider range of retail available in the Blacktown CBD. However, there is merit in permitting retail activities within the Precinct that support the health and education services provided elsewhere within the Precinct.</p> <p>It is therefore recommended that the proposed new clause permit specialised retail activities that support the health and education services provided in the precinct in the SP1 Special Activities Health Services Facility and Educational Establishment zone.</p>

e. Design excellence and identification of an additional site to which Clause 7.7A applies

Issue	Council response
<p>i. Additional height is requested on part of the proposed Blacktown Private Hospital site to enable similar design requirements for private hospitals such as The Sydney Adventist Hospital, Liverpool Private Hospital, Campsie Private Hospital and the Campbelltown Health Precinct. The request is to enable:</p> <ul style="list-style-type: none"> levels that contain operating theatres and require a floor-to-floor height of minimum 4.5 m – 5 m to allow for the highly technical mechanical services requirements. Inpatient ward levels currently require a minimum 3.5 m - 3.8 m floor to floor level, which is likely to increase once legislation is updated 	<p>The technical studies for the Planning Proposal include the 'Blacktown Private Hospital Independent Market Assessment' (O'Connell Advisory, 2018) and 'Blacktown Health Precinct Potential Market Assessment' (Macro Plan, 2019). They both identify and confirm the benefits of establishing a private hospital in close proximity to the public hospital to complement facilities and services provided in the existing Blacktown Public Hospital.</p> <p>A private hospital will be a catalyst to development within the Precinct and will complement Blacktown Hospital to establish a quality health facility for Blacktown City and Western Sydney.</p> <p>It is recommended that Council nominate this site as a site to which Clause 7.7A 'Height of buildings exhibiting design excellence' applies. Under this clause, a bonus height of up to 44 metres in total can be achieved, on the basis of that the development:</p> <ul style="list-style-type: none"> relates to a private hospital use does not result in an increase in the gross floor area or number of levels that would otherwise be possible at the proposed maximum building height of 32 metres. The maximum number of commercial

Issue	Council response
<ul style="list-style-type: none"> modern health facilities in a vertically stacked, integrated hospital with high velocity, programmable lifts for efficient movement of staff and patients flexibility to allow for complimentary functions such as clinical trials, teaching and research functions which require specific relationships and adjacencies to the functions of the private, and potentially public hospital, and which will develop over time as the hospital establishes and grows. <p>The additional height is requested to apply to the eastern section of the proposed Blacktown Private Hospital site generally fronting Marcel Crescent, Kempsey Street, Panorama Parade and Lismore Street.</p>	<p>levels achievable within 32 metres is 8</p> <ul style="list-style-type: none"> reflects design excellence. <p>The above will enable good quality, state of the art private hospital design and development that is consistent with the design requirements for other private hospitals.</p> <p>Hospital design is a specialist field. As such, it may also be prudent to consider establishing an alternative design excellence process to ensure the resulting building both exhibits design excellence and functions well as a hospital. This is discussed later in the report.</p> <p>Under State Environmental Planning Policy (Planning Systems) 2021 Schedule 1, a development application for a private hospital will trigger a State Significant Development assessment process. This will include consideration of Design Excellence through the State Design Review Panel process, of which Council will be a part.</p> <p>The key sites identified in the exhibited Planning Proposal either side of the intersection of Sunnyholt/Newton Roads and Main Street are to remain unchanged.</p>

f. Amendment to Clause 7.7A and our Guidelines for Architectural Design Competition

Issue	Council response
<p>i. Blacktown Local Environmental Plan 2015 Clause 7.7A Height of buildings exhibiting design excellence in Blacktown CBD and Mount Druitt CBD was inserted into our Local Environmental Plan in 2020 by our Planning Proposal to amend zoning and building heights in the Blacktown and Mount Druitt CBDs. This clause introduced the concept of permitting an additional bonus height above the mapped maximum building height on identified key sites, provided that the proposed development exhibits excellence in design established through an architectural design</p>	<p>As Blacktown City develops over time, more areas will be identified as key sites with potential for incentive additional height, provided design excellence criteria are met. An administrative amendment is proposed to remove reference to the Blacktown and Mount Druitt CBDs from Clause 7.7A to enable more flexible application of the clause.</p> <p>Council currently has an adopted Design Excellence Guideline which should be referred to in Clause 7.7A for design excellence to enable Council's specific requirements and local context to be considered for development. An administrative amendment is proposed to refer to Council's Design Excellence Guidelines as amended from time to time.</p> <p>Certain amendments are also proposed to the Blacktown City Council Guidelines for Architectural Design Competition to:</p> <ul style="list-style-type: none"> update out of date references acknowledge that large sites requiring the master

Issue	Council response
<p>competition.</p> <p>Consideration of matters raised during the exhibition of the Health and Education Precinct has identified the need to refine the wording of Clause 7.7A to refer to the Blacktown City Council Guidelines for Architectural Design Competition, as amended from time-to-time.</p> <p>In addition, the Blacktown City Council Guidelines for Architectural Design Competition requires updating to:</p> <ul style="list-style-type: none"> • remove out of date references • allow for alternative processes capable of achieving design excellence. 	<p>planning of multiple buildings or amalgamation of sites may require flexibility to relocate incentive sites to achieve an overall optimum design result</p> <ul style="list-style-type: none"> • provide for alternative processes capable of achieving design excellence • incorporate the greater understanding developed in the design community in recent years in regard to Designing with Country, urban heat load and sustainability.

2. **Reclassification of Public land is no longer proposed**

- a. The original Planning proposal sought to classify and reclassify land under the *Local Government Act 1993* by:
 - amending Schedule 4 (Classification and reclassification of public land) of Blacktown LEP 2015 to classify the R2 Low Density Residential zoned land being rezoned to RE1 Public Recreation and SP2 Infrastructure (Local Road) as Operational Land.
 - amending Schedule 4 (Classification and reclassification of public land) of Blacktown LEP 2015 by reclassifying Captain Cook Memorial Park from Community Land to Operational Land.
- b. The Gateway Determination issued by the NSW Government instructed us to remove reference to reclassification of land as this was not required.

3. **Parking controls for the precinct and wider CBD will be addressed as part of the review of the Development control plan**

- a. At its Ordinary Meeting of 20 October 2021, Council resolved to:

Prepare and exhibit an amendment in relation to parking controls within the Blacktown Development Control Plan 2015 for the Blacktown Health and Education Precinct and wider CBD.
- b. There are 2 dimensions to the consideration of this Council resolution. One relates to permissibility, the other relates to parking rates.
- c. In relation to permissibility, the following points are relevant.
- d. The Health and Education Precinct is planned to maximise active and public transport use wherever possible, capitalising on the Precinct's proximity to the

Blacktown CBD, train station and bus interchange. However, the nature of the specialist uses will also require easy access to car parking, particularly for users of the health service facilities.

- e. It is recommended that the proposed new clause make car park a permitted use with development consent in the proposed zones in the Health and Education Precinct:
 - SP1 Special Activities Health Services Facility and Educational Establishment
 - B4 Mixed Use
 - RE1 Public Recreation.
- f. Access to parking within the Health and Education Precinct will enhance the usability, viability and attractiveness of the Precinct.

4. We will prepare and exhibit a Development control plan to set detailed objectives and controls for the precinct

- a. At its 20 October 2021 Ordinary Meeting Council resolved to:

Prepare and exhibit an amendment in relation to parking controls within the Blacktown Development Control Plan 2015 for the Blacktown Health and Education Precinct and wider CBD.
- b. To realise the vision for a Health and Education Precinct, development controls are required. Council is preparing a draft Development Control Plan to set detailed development objectives and controls to complement the amendments to Blacktown Local Environmental Plan 2015 and guide and support future development in the Blacktown Health and Education Precinct.
- c. The draft Development Control Plan will set various planning controls for built form and movement and access including parking controls and rates to provide adequate car parking to meet the specific needs of visitors and users in the Precinct as well as promote alternative means of transport including public transport, walking and cycling.
- d. The car parking rates proposed within the Precinct will be aligned with the Parking Management Plan adopted by Council in April 2015. A rate of 1 parking space per 100 square metres of gross floor area will be utilised. This is the same rate that the Parking Management Plan applies to office development within the Blacktown CBD.
- e. The Development Control Plan is being prepared in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulation 2000.
- f. The draft Development Control Plan is anticipated to be exhibited in the first half of 2023.

5. We will prepare and exhibit a Development contributions plan to fund infrastructure delivery and acquisition costs

- a. To ensure infrastructure delivery aligns with development of the Health and Education Precinct, infrastructure delivery and acquisition costs are proposed to be

funded through a contributions plan. Therefore, Council is developing a contributions plan to support this Planning Proposal.

- b. The Gateway Determination also recommends that Council progress the contributions plan in a timely manner to align infrastructure provision. This does not prevent the Planning Proposal from progressing in accordance with the Gateway Conditions.
- c. We are well advanced with preparing a 'stand-alone' contributions plan for the Health and Education Precinct.
- d. The contributions plan will provide a contribution rate for development in the precinct based on the demand and estimated cost for the local infrastructure that is needed as a result of the Planning Proposal.
- e. The draft Development contributions plan will be reported to Council for consideration in early 2023.
- f. Progressing the Planning proposal is not dependent on the contributions plan.

Context

1. The Blacktown Health and Education Precinct is about 20 hectares of land forming part of the Blacktown Strategic Centre

- a. The precinct is bounded by the Western Railway Line to the north, Sunnyholt Road and Newton Road to the west, Griffiths Street, Marcel Crescent and Blacktown Hospital to the east and Bungarribee Road to the south.
- b. Land to the north, across the railway line, and to the south of the Precinct is predominantly residential. Blacktown Hospital immediately adjoins the Precinct to the east. The Blacktown CBD is to the west of the Precinct and is zoned mainly B4 Mixed Use, B3 Commercial Core and RE1 Public Recreation.
- c. The precinct is well connected to major transport networks and is the focus of commercial activities within Blacktown City offering a variety of business, retail, mixed- use residential and administrative functions.
- d. The Warrick Lane development in the Central Business District along Main Street, is also a Transformational Project for Blacktown City with mixed use and commercial development together with a new university campus for the Australian Catholic University.

2. The Blacktown Health and Education Precinct is a key transformational project and program for Blacktown City

- a. Blacktown Hospital is part of the health facilities and specialist services for Greater Sydney. The NSW Government's investment of \$700 million into Blacktown Hospital facilitates a new emergency department, intensive care unit, eight new operating theatres, new purpose-built wards, paediatric services, medical imaging, sterilising and non-clinical support services and over 600 hospital beds. This significant investment is a catalyst to enabling transformation of the Precinct.
 - b. The Planning proposal will facilitate the transformation of the Precinct from a single storey, mainly residential area to a higher density, mixed use offering. The
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objective of the proposal is to support hospital and allied health services, medical practices, assisted living, aged care and secondary support services such as cafes, car parking facilities and incidental businesses that are envisaged within the Precinct. The key landowners in the Precinct include NSW TAFE and Blacktown Hospital, which is the subject of significant investment from the NSW Government.

3. The Local Planning Panel unanimously supported the proposal ahead of its presentation to Council

- a. On 14 October 2020, Council resolved to progress a planning proposal to facilitate the transformation of the Precinct from a single storey, mainly residential area to a higher density, mixed use offering. The objective of the proposal is to support hospital and allied health services, medical practices, assisted living, aged care and secondary support services such as cafes, car parking facilities and incidental businesses that are envisaged within the Precinct.
- b. We submitted and sought endorsement of the intended Planning proposal to the Blacktown Local Planning Panel. The Panel determined the matter on 30 June 2021 and unanimously supported the recommendation to progress the Planning Proposal for Gateway Determination. The Panel specifically advised that the proposal:
 - has strategic merit in regard to the environment of the locality, existing uses and likely future uses in and surrounding the area, and existing and required services and infrastructure
 - is responding to changing circumstance which are recognised by or accommodated within current planning controls such as new infrastructure needs and a changing demographic profile
 - will facilitate the provision of a wide range of health facilities of benefit to the Blacktown and wider communities in a location with good access to transport and higher order retail and commercial services
 - supports the community vision and strategic objectives within 'Our Blacktown 2036 Community Strategic Plan'
 - aligns with the objectives and priorities in the Blacktown Local Strategic Planning Statement
 - is consistent with the Greater Sydney Region Plan: A Metropolis of Three Cities and the Central City District Plan
 - encourages healthy, socially connected communities located within walking distance of local infrastructure and services.
- c. At its Ordinary Meeting of 20 October 2021, Council resolved the following:
 1. Prepare a Planning Proposal to amend Blacktown Local Environmental Plan 2015 for the Blacktown Health and Education Precinct.
 2. Forward the Planning Proposal to the Department of Planning, Industry and Environment to request a Gateway determination.

3. Prepare and exhibit an amendment in relation to parking controls within the Blacktown Development Control Plan 2015 for the Blacktown Health and Education Precinct and wider CBD.
4. A further report be presented to Council following public exhibition of the Planning Proposal and Development Control Plan amendment.

4. Transformation of the Precinct is supported by numerous studies

- a. Transformation of the Precinct is being undertake in phases. Phase 1 investigations included analysis of the demand for a private hospital and allied health business. Urban design studies underpinned by a review of existing land use zones, development heights, traffic, flooding and open space were also completed.
- b. Phase 2 of the investigations includes amendments to the planning framework via this Planning Proposal and refining infrastructure costings.
- c. The demand for a private hospital, other allied health service facilities as well as supporting commercial activity in the vicinity of the Blacktown Hospital has been outlined in various studies as set out below.

- i. Market assessment

The 'Blacktown Private Hospital Independent Market Assessment' (O'Connell Advisory, 2018) (market assessment) and 'Blacktown Health Precinct Potential Market Assessment' (Macro Plan, 2019) identified the need to expand the range of permissible uses and scale of development to both incentivise and encourage transformative change in the Precinct.

- **The O'Connell report** found that the growth of the catchment is much faster than Sydney metropolitan annual growth rate, with the majority of the growth occurring in Baulkham Hills, Blacktown and Mount Druitt statistical areas. The report also identified a range of Private Hospital scenarios that could be established which include combinations of different speciality groups. The scenarios assume the private hospital can be established on a site in the vicinity of the existing Blacktown Hospital.

It identified the feasibility and demand for a private hospital to be established to complement facilities provided in the existing Blacktown Hospital. The report outlines that such a hospital would have significant benefits to the community, including (but not limited to):

- approximately 327 to 376 new skilled jobs by 2032
- a capital project in the range of \$124 to \$142 million delivering jobs and economic benefit during construction
- creating greater scale on the health campus to attract clinicians (including allied health professionals) who will deliver more public and private health services for the local community
- Western Sydney Local Health District would have potential to gain economies of scale, rental and recruitment benefits
- teaching, training and research opportunities would be boosted.

It also identified that the next steps required are to:

- identify the availability of land co-located with Blacktown Hospital, and
- development of the Precinct to provide a framework for the development of efficient, effective service delivery.
- **The Macroplan report** considered the existing and potential future provisions of health services and other businesses in the surrounding locality and identifies where business synergies are possible. The assessment has identified future market conditions for specific land and floorspace uses in the Precinct. In providing a review of successful health precincts it outlines the Precinct will be successful by developing a competitive advantage in:
 - a broadly-based strategy that integrates a mix of uses
 - globally recognised tenants
 - a deep 'industry structure' facilitating the growth of subject matter experts
 - anchor infrastructure
 - points of difference.

ii. Urban design

In 2019, a draft urban design concept report was prepared by Hames Sharley for Council for the Health Precinct. This tested the capacity of the Precinct to accommodate development identified in the O'Connell and Macroplan reports and tested options for resolving traffic and flooding issues.

The Hames Sharley report included Council's preliminary assessment and design of drainage and flood mitigation measures within the Precinct and identified key roads and intersections likely to require improvement. Council officers reviewed this work and translated it into a series of diagrams representing traffic engineering, drainage engineering, planning and open space design for the Precinct. More detailed infrastructure design work is being carried out to provide more certainty on infrastructure costs and to prepare a draft contributions plan.

iii. Architectural design excellence

We are encouraging a high standard of architectural design excellence and have introduced requirements for an architectural design competition, or alternative arrangements with the Blacktown City Architect.

A bonus additional maximum height is proposed to be applied to new construction on key sites in the Precinct provided the design of the new buildings have been selected through an architectural design competition. This will encourage high standards, diversity and innovation in the design of landmark buildings within the Precinct.

iv. Traffic and Transport

GTA (now Stantec) Consultants worked with Council and Transport for NSW to develop a base model for traffic conditions surrounding three of Council's Transformational Projects including, Warrick Lane, Blacktown CBD and the Blacktown Health and Education Precinct.

Using the base model, GTA Consultants reviewed the necessary works for an anticipated yield of approximately 110,000 m² of additional GFA within the Precinct, which translates into the need to accommodate approximately 785-885 traffic movements generated within the Precinct. To address the traffic impacts, the Planning Proposal has identified a number of intersections that may require upgrades including: Marcel Crescent/Griffiths Street/Main Street intersection; Sunnyholt Road/Main Street, and Hereward Highway/Main Street intersection.

Additional connections are proposed into and through the Precinct and include:

- connections between Newton Road and Grafton Street, with a new intersection
- Jane Street extension to Main Street, including new intersection which will be identified as a road in the Development Control Plan
- Griffiths Street through to Panorama Parade and Kempsey Street including new intersections
- Hereward Highway through to Bungarribee Road including a new intersection.

Further work is proposed in relation to the road network into and within the Precinct. The alignment of future road connections and potential land acquisition will be deferred and considered holistically with the Precinct-wide road network requirements, including any strategic consideration of key sites required to support the delivery of the network.

A shuttle bus formerly operated in the Blacktown Hospital area. The bus routes were revised by the NSW Government. All destinations along the former shuttle bus route are serviced by existing, regular bus services. A loop service also operates between Blacktown Station, Westpoint and Blacktown Hospital.

v. Drainage and flooding


Council engaged Catchment Simulation Solutions to investigate flooding constraints by mapping the existing and future 1% AEP and Probable Maximum Flood (PMF) flood levels and to assist in devising solutions. This culminated in the development of a drainage strategy that ensures the northern portions of the Precinct and the existing Bowling Club site will largely be above the 1% AEP flood level. This includes the construction of basins in parts of the Captain Cook Memorial Park as well as additional upgrades to associated stormwater infrastructure.

Preparation of the upcoming Development Control Plan will investigate special flood considerations which may be required for the Blacktown Health and Education Precinct.

5. The Planning proposal aligns with Council and NSW Government strategic plans

- a. The Planning proposal:
- supports the community vision, guiding principles and strategic directions within *Our Blacktown 2041* (community strategic plan). It will contribute to a thriving Blacktown Strategic Centre and Central Business District with a variety of public spaces, commercial, health and residential uses that complement a growing Blacktown City
 - aligns with the objectives and priorities in the Blacktown Local Strategic Planning Statement. It will help Council collaborate with the NSW Government and private sector to promote health, medical and innovation, and education opportunities in the Blacktown Strategic Centre.
- b. The Planning proposal is consistent with the Greater Sydney Region Plan: A Metropolis of Three Cities and the Central City District Plan. It will realise and extend the benefits of the NSW Government's investment in Blacktown Hospital by re-planning and designing the Precinct to encourage allied medical health services and educational development within the Precinct.

End of report




**Blacktown
City Council**

**Proposed
Location**

Blacktown Health and Education Precinct

Cadastral

N 

Scale: 1:8,000 @ A4

0 65 130 260 Meters

Date: 5/11/2021

