Appendix C - Blacktown Council PAM Minutes and Applicant Responses



PRE-APPLICATION MEETING (PAM) MINUTES

Please note:

- A copy of these minutes must be submitted with any subsequent development application (DA).
- The information provided within these minutes are valid only at the time of issue.
- Please arrange a follow up PAM should you wish to discuss any changes to the proposed development.
- PAM advice is intended for those present at this pre-application meeting only. Those present should seek and rely on their own independent planning and/or legal advice on the development proposal.
- Any intended purchaser of the site is to seek and rely upon their own independent planning and/or legal advice, and attend a separate PAM with Council to discuss any proposed development of the site.

1. Executive Summary

Date of meeting: 31 August 2023

Site of proposal: Lot 37-38 Sec 17 DP 1480 - Sydney Street, Grantham Farm

Proposal: Planning Proposal – Land Rezoning of site from SP2 Drainage to R2 Low Density Residential by amending the State Environmental Planning Policy (Precincts—Central River City) 2021.

The applicant also in this meeting indicated that they are interested in developing a residential subdivision on other lots to the immediate east (lots 39-44 Sec 17, DP 1480) which are zoned R2 ahead of the PP being completed.

Precinct: Alex Avenue and Riverstone Precinct

Representing the applicant: Alexandra Hopkins, Kendall Pesavento (Planning Manager), Ravonni Legarde, Maria Luz Rizzonelli.

Council officers present: Pauline Daw (Coordinator Planning Assessment - Gateway), Edward Halmarick (Gateway Town Planner), Alex Kwok (Coordinator Drainage Development Assessment), Sue Hickman (Coordinator Development Engineering), Helen Budd (Manager Strategic Planning) Georg Eberl (Senior Coordinator Engineering.

Council officers providing comment (not in attendance):

Key issues:

- Road Design
- Stormwater Design
- Strategic Planning Compliance
- Bushfire Assessment Report

Key environmental planning instruments (EPIs) and development control plans (DCPs) relevant to the site of this development proposal:

State Environmental Planning Policy (Precincts—Central River City) 2021	
Chapter 3: Sydney Region Growth Centres	1
 App 7 – Alex Avenue and Riverstone Precinct Plan 	
State Environmental Planning Policy (Transport and Infrastructure) 2021	\checkmark



State Environmental Planning Policy (Planning Systems) 2021	\checkmark
State Environmental Planning Policy (Biodiversity and Conservation) 2021	\checkmark
Blacktown City Council Growth Centre Precincts Development Control Plan 2010 (Amended	1
March 2022)	×

Key controls and development standards of particular relevance to this development proposal:

Land Zoning

The subject site is zoned SP2 Drainage and R2 Low Density Residential under State Environmental Planning Policy (Precincts—Central River City) 2021. The SP2 zoned portion relates to Lot 37 Sec 17, DP 1480.

You are to confirm the zoning of the site by obtaining a Section 10.7 Planning Certificate (formerly referred to as a Section 149 Planning Certificate).

Minimum lot size:	The minimum lot size for subdivision is 300 sqm for a dwelling
	house on land zoned R2 "Low-Density Residential". Land zoned
	SP2 Infrastructure does not have a minimum lot size.
Active street frontage:	n/a
Terrestrial biodiversity:	n/a
Floor space ratio:	n/a
Maximum building height:	The maximum permitted building height measured from natural
	ground level is 9m
Key sites:	n/a
Land reservation acquisition:	Majority of Lot 37/17/1480 is zoned for acquisition for drainage
	purposes.
Residential density target:	Residential density is 15 dwellings per hectare for Lot 38/17/1480.
	15 dwellings per hectare also applies to Lots 39-44 Sec 17, DP
	1480.
Native vegetation protection:	n/a
Riparian protection area:	n/a
ILP Road Pattern	There is an ILP road pattern running through the southern portion of lots 37 and 38. In relation to the land to the immediate east that ILP road pattern also affects lots 39-44. The applicant will be responsible to construct the ILP road wherever it occurs on the applicant's land at their full cost.

Development standards and key affectations as applicable to the subject site



4. Will any NSW legislation cause the proposal to be integrated development (under Clause 4.46 of the Environmental Planning & Assessment Act 1979)?

	Likely	Not likely
Fisheries Management Act 1994		
(*Note: the development will become integrated development if any permit under the		⊠*
Fisheries Management Act 1994 is required)		
Heritage Act 1977		
(*Note: the development will become integrated development if any works are proposed		*
to an item on the State Heritage Register)		
Mine Subsidence Compensation Act 1961		
(*Note: the development will become integrated development if approval is sought to		R ⊡ ★
alter or erect improvements within a mine subsidence district or to subdivide land		
therein)		
Mining Act 1992		
(*Note: the development will become integrated development if the proposal relates to		⊠*
the granting of a mining lease)		
National Parks and Wildlife Act 1974		
(*Note: the development will become integrated development if a grant of Aboriginal		⊠*
heritage impact permit is required)		
Petroleum (Onshore) Act 1991		
(*Note: the development will become integrated development if a grant of production		⊠*
lease is required)		
Protection of the Environment Operations Act 1997		
(*Note: the development will become integrated development if an environmental		⊠*
protection licence under POEO Act 1997 is required)		
Roads Act 1993		
(*Note: the development will become integrated development if it is proposed to erect a		
structure or carry out a work in, on or over a public road; or dig up or disturb the surface	_	™ ≉
of a public road; or remove or interfere with a structure, work or tree on a public road;		4
or pump water into a public road from any land adjoining the road; or connect a road,		
whether public or private to a classified road)		
Rural Fires Act 1997		
(*Note: the development will become integrated development if authorisation under	X	□*
section 100B of RF Act 1997 is required)		
Water Management Act 2000		
(*Note: the development will become integrated development if water use approval,		
water management work approval or a controlled activity approval under Part 3 of		⊠*
Chapter 3 of the Water Management Act 2000 is required). Please refer to NSW		
SixMaps for confirmation (https://maps.six.nsw.gov.au/)		

Note: It is the applicant's responsibility to identify whether the proposed development is 'integrated' development. Detailed reports accompanying the development application may confirm the application is 'integrated' and requires approval from other approval bodies.

Integrated development

Should the development application (DA) trigger integrated development under Clause 4.46 of the Environmental Planning and Assessment Act 1979, the following fees in addition to ordinary development assessment fees will apply:



PAM Number: C23/37440 File Number: PR2023/0098

- \$401.00 (payable directly through the NSW Planning Portal to each relevant authority)
- \$176.00 (administration fee payable to Blacktown City Council for each integrated referral).

5. Key issues and submission requirements:

Should you proceed with a DA, key issues which should be addressed in the first instance include, though are not limited to:

Engineering	
Linginiceting	 A concept engineering plan will need to demonstrate road and drainage
	design in accordance with Council's Engineering Guide for Development -
	current revision July 2020.
	a Demonstrate road design
	i. ILP new road 14.5m wide road reserve with formation 3.5-
	7.5-3.5
	 Sydney Street road reserve 20.12m wide existing road
	reserve with formation 5.56-9.0-5.56
	 S7.11 CP20 roundabout at the intersection of Sydney St
	and Edmund Street
	iv. Path paving consistent with Blacktown City Council Growth
	Centre Precincts DCP 2010
	 Vertical alignment of ILP road extending beyond the SP2
	land to clearly demonstrate the impact of proposed levels
	on adjoining lots.
	 Demonstrate stormwater design in accordance with Blacktown City
	Council Growth Centre Precincts DCP 2010 and Engineering Guide
	for Development 2005
	Demonstrate extent of cut and fill design
	Demonstrate existing and proposed stormwater catchment plan with
	contours
	Please note that these minutes only relate to the lots for which the PAM was sought which are Lots 37 and 38 Sec 17 DP 1480. If you are intending to do a subdivision
	that takes on other lots (ie noting you indicated during the meeting that you may be
	wanting to also develop lots 39-44 Sec 17, DP 1480) then you would need to obtain
	separate advice in relation to what engineering requirements may apply to those
	other lots. For instance, the ILP plan provides for the ILP to run also within the
	southern portion of lots 39-44 Sec 17, DP 1480 and then it runs within lot 44 Sec 17
	DP 1480 in a northly direction from Dumaresq Street to Sydney Street to entail the
	need to widen Edmund Street. All ILP roads (where they occur on an applicant's
	development site) are to be constructed at the cost of the applicant.
Strategic	Strategic planning for this planning proposal is dependent upon the outcome of
Planning	engineering and drainage issues. A proposal to rezone the land (Lot 37) will only be
	considered once it is demonstrated that drainage can be managed in an acceptable
	way to Council and that there are no adverse impacts on adjoining properties or
	their ability to develop their land. Once engineering and drainage issues have been
	their ability to develop their land. Once engineering and drainage issues have been
	resolved, please contact Council in preparation of the planning proposal.
Bushfire	A bushfire assessment report is to be prepared by an appropriately qualified
Assessment	bushfire consultant in accordance with the Rural Fires Act 1997. This report will
Report	need to address the current Category 1 Bushfire zoning affecting the site and the
· · · · · · · · · · · · · · · · · · ·	surrounding Bushfire zoning and its potential impact on the site.

Pre- Application Meeting Advice Applicant Response

Engineering

1. A concept engineering plan will need to demonstrate road and drainage design in accordance with Council's Engineering Guide for Development – current revision July 2020.

- a. Demonstrate road design
- i. ILP new road 14.5m wide road reserve with formation 3.5-7.5-3.5

ii. Sydney Street road reserve 20.12m wide existing road reserve with formation 5.56-9.0-5.56

- iii. S7.11 CP20 roundabout at the intersection of Sydney St and Edmund Street
- iv. Path paving consistent with Blacktown City Council Growth Centre Precincts DCP 2010

v. Vertical alignment of ILP road extending beyond the SP2 land to clearly demonstrate the impact of proposed levels on adjoining lots.

b. Demonstrate stormwater design in accordance with Blacktown City Council Growth Centre Precincts DCP 2010 and Engineering Guide for Development 2005

- 2. Demonstrate extent of cut and fill design
- 3. Demonstrate existing and proposed stormwater catchment plan with contours

Please note that these minutes only relate to the lots for which the PAM was sought which are Lots 37 and 38 Sec 17. DP 1480. If you are intending to do a subdivision that takes on other lots (ie noting you indicated during the meeting that you may be wanting to also develop lots 39-44 Sec 17, DP 1480) then you would need to obtain separate advice in relation to what engineering requirements may apply to those other lots. For instance, the ILP plan provides for the ILP to run also within the southern portion of lots 39-44 Sec 17, DP 1480 and then it runs within lot 44 Sec 17 DP 1480 in a northly direction from Dumaresq Street to Sydney Street to entail the need to widen Edmund Street. All ILP roads (where they occur on an applicant's development site) are to be constructed at the cost of the applicant.

Comment:

A Concept Engineering Plan has been prepared in accordance with Council's Engineering Guide and the above items detailed by Council that demonstrates the proposed stormwater catchment design will support the submission of a Planning Proposal.

Strategic Planning

Strategic planning for this planning proposal is dependent upon the outcome of engineering and drainage issues. A proposal to rezone the land (Lot 37) will only be considered once it is demonstrated that drainage can be managed in an acceptable way to Council and that there are no adverse impacts on adjoining properties or their ability to develop their land. Once engineering and drainage issues have been resolved, please contact Council in preparation of the planning proposal.

Comment:

A Concept Engineering Plan has been prepared in accordance with Council's Engineering Guide that demonstrates the proposed stormwater catchment design will support the submission of a Planning Proposal and will not cause any adverse impacts to neighbouring properties. This Concept Plan has been reviewed by Council, and confirmation was received via email that Council will support the

submission of the Planning Proposal given the engineering and drainage issues were resolved. An excerpt of Councils confirmation is provided below.

Bushfire Assessment Report

A bushfire assessment report is to be prepared by an appropriately qualified bushfire consultant in accordance with the Rural Fires Act 1997. This report will need to address the current Category 1 Bushfire zoning affecting the site and the surrounding Bushfire zoning and its potential impact on the Site.

Comment:

A Bushfire Impact Assessment has been prepared and submitted with the Planning Proposal as Appendix C. The Bushfire Assessment supports the proposal.

From: Pauline Daw <Pauline.Daw@blacktown.nsw.gov.au>

Sent: Monday, February 5, 2024 12:40 PM

To: Kendell Pesavento <kendell@gdsland.com.au>

Cc: Edward Halmarick <Edward.Halmarick@blacktown.nsw.gov.au>; Megha Shakya

<Megha.Shakya@blacktown.nsw.gov.au>; Helen Budd <Helen.Budd@blacktown.nsw.gov.au>

Subject: RE: [#P00608] Sydney Street Grantham Farm - Engineering design for site and proposed PP for removal of SP2 Drainage zoning

Kendell

Our drainage engineering section have provided comments on your proposal and they have indicated that:

The revised plans by GDS provide road gradings for both Dumaresq and Sydney Streets that avoid trapped low points in these streets. The indicative fill levels in Dumaresq Street are in the order of 1.2m which appears workable.

The drainage lines proposed are generally consistent with our previous design by Orion. The pipe sizes are generally the same or larger than our previous design so appear reasonable and should be able to satisfy our Engineering Guide requirements. I haven't undertaken a check of the design sizing at this stage.

Therefore, from a technical civil works perspective, the removal to the SP2 drainage corridor is feasible and can be supported from drainage engineering perspective.

Planning and other issues to be considered by others.

Following the receipt of the drainage engineers comments our DSU engineer (Megha) has advised us that -

Based on Georg's email below it should be ok to accept the PP from the engineering perspective and we can assess other engineering matters in detail during DA assessment.

A copy of DSU engineering comments have previously been forwarded to you. A copy of these are also contained here.

Please see below development engineers comments on the draft Sydney Street Planning Proposal plans.

- 1. Provide pre development and post development catchment plan.
- Internal and external catchments are to be indicated differently. Also, show proposed design contours with levels and catchment areas.

- Extent of works to be clearly shown on the plans. Proposed road design should only extend up to the boundary of lot 36 unless the temporary turning head is proposed with the consent from the neighbouring lot.
- No works should be proposed on lot 35.
- Ensure all driveways have minimum 1m clearance from stormwater pits and 6m clearance from kerb return T.P.
- 6. All batters shall have maximum slope of 1:5
- 7. Show indicative driveway locations for proposed lots 201 to 204.
- 8. Minimum LS grading of the road shall preferably be 1%, unless it is not feasible.
- 9. Show road LS at 15m chainage intervals.
- 10. Minimum VC length for the road design is to be 25m
- 11. Provide pavement plan
- 12. Provide sediment erosion plan
- 13. Provide swept path plan

Kendall – Now that you have the comments of our DSU and Drainage engineering sections we suggest you just check with our strategic planners to ensure your PP is accompanied by the applicable documentation Strategic planners require prior to lodgement.

Thanks Pauline Daw



Pauline Daw Coordinator Planning Assessment

9839 6950 | 0421 619 352 PO Box 63 Blacktown NSW 2148 blacktown.nsw.gov.au

We acknowledge the Darug as the First People of the Blacktown City region

We support a First Nations Voice to Parliament Visit voice.gov.au for information about the Voice, and the upcoming referendum

Follow us on social media