

Assessment report to Sydney Central City Planning Panel

Panel reference: 2017SWC145

Development Application

DA number	SPP-17-00043	Date of lodgement	1 December 2017
Applicant	Universal Property Group P/L		
Owner	UPG 29 Pty Ltd		
Proposed development	Construction of a multi dwelling housing development in 2 stages, containing 230 2-storey dwellings, 402 car parking spaces, internal private roads, stormwater drainage works and landscaping		
Street address	27 Boundary Road (Lot 2 DP 1219130), 29 Schofields Road (Lot 500 DP 1195372), 31 and 33 Schofields Road (Lots 213 and 214 DP 1189773), Schofields		
Notification period	14 to 28 February 2018	Number of submissions	None

Assessment

Panel criteria Section 7, SEPP (State and Regional Development) 2011	Capital investment value (CIV) over \$20 million (DA has CIV of \$46 million).
Relevant section 4.15(1)(a) matters	<ul style="list-style-type: none"> • Sydney Regional Environmental Plan No. 20 – Hawkesbury – Nepean River • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy (Sydney Region Growth Centres) 2006 • Blacktown City Council Growth Centre Precincts Development Control Plan 2018 • Central City District Plan 2018
Report prepared by	Holly Palmer, Senior Project Planner
Report date	24 July 2019
Recommendation	Approve, subject to the conditions listed in attachment 7.

Attachments

- 1 Location map
- 2 Aerial image
- 3 Zoning map and height of building map extracts
- 4 Detailed information about proposal and DA submission material
- 5 Development Application plans
- 6 Assessment against planning controls
- 7 Draft conditions of consent

Checklist

Summary of section 4.15 matters

Have all recommendations in relation to relevant section 4.15 matters been summarised in the Executive summary of the Assessment report? Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments, where the consent authority must be satisfied about a particular matter, been listed and relevant recommendations summarised in the Executive Summary of the Assessment report? Yes

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (Clause 4.6 of the SEPP) has been received, has it been attached to the Assessment Report? No

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (section 7.24)? Yes

Conditions

Have draft conditions been provided to the Applicant for comment? Yes

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1 Executive summary

- 1.1 The key issues that need to be considered by the Panel in respect of this application are the suitability of the:
 - scale of the proposed development
 - private roads.
- 1.2 Assessment of the application against the relevant planning framework and consideration of matters by our technical departments have not identified any issues of concern that cannot be dealt with by conditions of consent.
- 1.3 The application is therefore considered to be satisfactory when evaluated against section 4.15 of the Environmental Planning and Assessment Act 1979.
- 1.4 Assessment of the application has also been undertaken in line with Clause 7 of State Environmental Planning Policy No. 55 (Remediation of Land) and we are satisfied that the site can be made suitable for residential development, subject to conditions.
- 1.5 This report recommends that the Panel approve the application subject to the recommended conditions listed in attachment 7.

2 Location

- 2.1 The site is in the suburb of Schofields. It is within the Riverstone Precinct in the North West Growth Area as identified by State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP). The location of the site is shown at attachment 1.
- 2.2 The site is 1.45 km to the north-east of the Schofields Railway Station and future Schofields Local Centre. The site is 2.15 km to the south-west of the Tallawong Metro Station and future Cudgegong Local Centre.
- 2.3 The site and surrounding properties to the east and west, which comprise the corridor that runs along the northern side of Schofields Road, are zoned R3 Medium Density Residential with a permitted building height of 16 m.
- 2.4 The land to the north of Lot 1 is also zoned R3 Medium Density Residential and is capable of development for residential flat building (RFBs) up to 16 m in height. However, in December 2017 DA-16-04065 was approved for subdivision into 10 community title residential lots capable of accommodating 2-storey dwellings.
- 2.5 Similarly, the land to the south of Lot 1 is also zoned R3 Medium Density Residential and is capable of development for RFBs up to 16 m in height. This land (Lot 215 DP 1189773) is currently owned by RMS. Should this land be developed for RFBs, it will be similar to RFBs currently under construction to the east on the opposite side of Boundary Road. Alternatively, this site may also be subject to medium density residential development for 2-storey dwellings consistent with this application.
- 2.6 Schofields Road is zoned SP2 Infrastructure (Classified Road). The southern end of Boundary Road is zoned SP2 Infrastructure (Local Road) and works have been undertaken to upgrade this portion of Boundary Road and its intersection with Schofields Road.
- 2.7 The properties further to the north are zoned R2 Low Density Residential with a permitted building height of 9 m.
- 2.8 There is land zoned RE1 Public Recreation (future Council Reserve 920) to the north of the site which will be developed in the future as a local park.

- 2.9 The Land Zoning Map of the Growth Centres SEPP has identified the area immediately on the northern side of Schofields Road as a Transport Corridor Investigation Area. Clause 6.10 Appendix 4 of the Growth Centres SEPP states that consent must not be granted to development in the Transport Corridor without the concurrence of Transport for NSW.
- 2.10 The RMS is currently undertaking road widening works in the area immediately to the south of the site.
- 2.11 The locality is in transition. It comprises a mix of rural-residential properties and properties under development. The range of redevelopment occurring in this locality includes dwelling houses and RFBs. An aerial image of the site and surrounding area is at attachment 2.

3 Site description

- 3.1 The 6.095 hectare site is irregular in shape. The site is currently under construction for the provision of new public roads and site preparation works as approved in DA-16-04135 to create Lots 1, 2, 3 and 4 (where the subject works are proposed).
- 3.2 Due to RMS road widening and improvements to Schofields Road, there is no longer access to the site from Schofields Road. The site has road frontages to Schofields Farm Road to the west and Boundary Road to the east, and new public roads to the north, including Dalli and Wangolove Streets.
- 3.3 The site slopes from the eastern part of the site near Boundary Road to the western part of the site at Schofields Farm Road. The change in levels is up to 12.5 m.

4 Background

- 4.1 In May 2010, the overall site was rezoned to R3 Medium Density Residential and SP2 Infrastructure (Classified Road) under the Growth Centres SEPP. The zoning map for the site and surrounds is at attachment 3.
- 4.2 On 16 May 2017, DA-16-04135 was approved for consolidation of 4 lots (27 Boundary Road and 29, 31 and 33 Schofields Road, Schofields) and re-subdivision of the land into 5 superlots to facilitate future residential development (Lots 1, 2, 3, and 4), a separate lot for land zoned SP2 Infrastructure (Lot 5), construction of public roads, site preparation works and drainage works. The few existing trees on the site were approved for removal to facilitate the infrastructure and site preparation works.
- 4.3 This application was lodged on 1 December 2017.
- 4.4 The site also benefits from development consents issued by the NSW Land and Environment Court on 1 and 4 December 2017. These development approvals were for 5 storey RFBs comprising a total of 851 apartments in Lots 1, 2, 3 and 4 in Development Applications DA-16-04365, JRPP-16-03330, JRPP-16-03337 and JRPP-16-03339. The Applicant has not yet acted on these consents.
- 4.5 On 22 November 2018, the Applicant lodged a section 4.55(2) Modification Application (MOD-18-00613) to the Subdivision Application (DA-16-04135) to relocate the temporary on-site stormwater basins from Lots 2 and 3 to Lots 2 and 4. This is consistent with the stormwater system proposed in Stage 1 of this subject application. This modification application is currently under assessment.
- 4.6 On 9 January 2019, the Applicant submitted amended information in response to a request by our Sustainable Resources Project Officer.
- 4.7 On 31 January 2019, the Applicant submitted additional information in response to RMS correspondence. RMS confirmed that the additional information was satisfactory on 9 April 2019.

- 4.8 On 24 April 2019, the Applicant submitted amended engineering plans. Our engineers have advised that the amended proposal is satisfactory and now in a form which we support.

5 The proposal

- 5.1 The Development Application has been lodged by Universal Property Group P/L. The works relate to proposed Lots 1, 2, 3 and 4 approved in subdivision DA-16-04135 at 27 Boundary Road and 29, 31 and 33 Schofields Road, Schofields.
- 5.2 The proposal is for the construction of a multi dwelling housing development in 2 stages containing 230 2-storey dwellings, 402 car parking spaces, internal private roads, stormwater drainage works and landscaping.
- 5.3 Details of the proposal are at attachment 4. A copy of the development plans is at attachment 5.

6 Assessment against planning controls

- 6.1 An assessment of the Development Application against the section 4.15(1)(a) matters and relevant planning controls is at attachment 6.

7 Key issues

7.1 Suitability of the scale of the development

- 7.1.1 The proposal is for 230 houses in the form of a multi dwelling development with internal private roads. The Applicant proposes this scale of development despite already having development consent for the construction of RFBs on the site for 851 apartments (being 155 dwellings per hectare). The Applicant proposes to construct this lower scale of development in the form of 230 houses in response to market conditions.
- 7.1.2 Although this is a lower scale of development, the proposal still provides 42 dwellings per hectare, which exceeds the Growth Centres SEPP minimum dwelling density requirement of 25 dwellings per hectare for this site.
- 7.1.3 The proposed 2-storey scale of this proposal is consistent with the scale of the houses (under construction or recently constructed) adjoining the site to the north and the subdivision of the land adjoining Lot 1 to the north as detailed at Section 2.4. The sites to the east and west along Schofields Road comprise RFBs under construction with a scale of 5 storeys. The site south of Lot 1 is owned by RMS and capable of development similar to this application or similar to RFBs currently under construction to the east on the opposite side of Boundary Road.
- 7.1.4 As viewed from Schofields Road, the proposal offers differentiation between higher scale RFBs and provides the opportunity for a visual break between buildings and a treed environment comprising 674 new trees in the development and 103 new street trees at the perimeter of the new blocks. The resulting scale of the development and streetscape presentation is suitable.

7.2 Suitability of the private roads

- 7.2.1 The proposal seeks to construct a multi dwelling development with the dwellings accessed via driveways from the new public roads or new internal private roads. This includes new access points from Boundary Road and Schofields Farm Road.

- 7.2.2 This is considered consistent with the road layout in the Indicative Layout Plan as the primary public roads are provided. The proposal demonstrates suitable circulation and access (residents, visitors and waste trucks can enter and exit in a forward direction) and is a safe design from our perspective.
- 7.2.3 The pedestrian pathways, private roads and parking bays are to have a coloured concrete finish which differs from the new public roads, being coloured concrete in a light grey colour for private roads and driveways, light brown wooden colour for parking bays and pewter colour for pedestrian pathways. Refer to the Landscape Plans at attachment 5. The purpose of this is to provide differentiation between the private and public spaces and to present them as inviting and safe accessways. Suitable landscaping is also provided.

8 Issues raised by the public

- 8.1 The proposed development was notified to property owners and occupiers in the locality between 14 and 28 February 2018. The Development Application was also advertised in the local newspapers and a sign was erected on the site.
- 8.2 No submissions were received.

9 External referrals

- 9.1 The Development Application was referred to the following external authorities for comment:

Authority	Comments
Transport for NSW and Sydney Trains	Acceptable, subject to conditions
Roads and Maritime Services	Acceptable, subject to conditions
Sydney Water	Acceptable, subject to conditions
NSW Police (Local Area Command)	Acceptable, subject to conditions

10 Internal referrals

- 10.1 The Development Application was referred to the internal sections of Council and is considered acceptable subject to conditions of consent.

11 Conclusion

- 11.1 The proposed development has been assessed against all relevant matters and is considered to be satisfactory. The likely impacts of the development have been satisfactorily addressed and the proposal is in the public interest. The site is considered suitable for the scale of development proposed, subject to conditions.

12 Recommendation

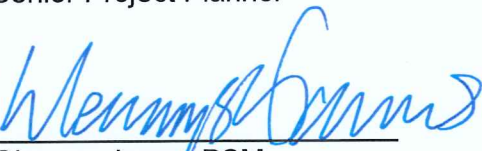
- 1 Approve Development Application SPP-17-00043 for the reasons listed below and subject to the conditions listed in attachment 7:
 - a The proposal is in the public interest.
 - b The site is considered suitable for the proposed development.
- 2 Council officers notify the Applicant of the Panel's decision.



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