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Plan Finalisation Report – PP-2020-3107 (PP_2020_BLACK_004_00)

Blacktown Local Environmental Plan Amendment (Sydney Region Growth Centres – North West Growth Centre) (Map No 1) 2021: 115 Crown Street, Grantham Farm

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1 Introduction

1.1 Overview

1.1.1 Name of draft LEP

Blacktown Local Environmental Plan Amendment (Sydney Region Growth Centres – North West Growth Centre) (Map No 1) 2021.

The planning proposal is to amend the land-use zone, height of buildings, residential density and land reservation acquisition controls applying to 115 Crown Street, Grantham Farm under *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP) to facilitate public open space on a site that is surplus to the Department of Education’s needs.

The planning proposal also incorporates a section 3.22 minor mapping error correction for a site on Edmund Street.

1.1.2 Site description

Table 1: Site description

Site Description	The planning proposal (Attachment A) applies to 115 Crown Street, Grantham Farm (formally Riverstone) (the Site), which is located in the ‘Alex Avenue and Riverstone Precinct’ of the North West Growth Area, as established under the Growth Centres SEPP. The site is legally described as Lot 17, Section 26, Deposited Plan 1459.
Type	Site.
Council	Blacktown City Council (Council).
LGA	Blacktown Local Government Area (LGA).



Figure 1: Subject site (Source: SIXMaps 2021, amended by the Department)

The site is relatively flat, contains a single storey detached dwelling and garage and is approximately 1.23 hectares in area. (refer to **Figure 1**). The site is generally cleared of vegetation, with the exception of 'Shale Gravel Transition Forest' (SGTF) trees (an endangered ecological community) located along the western and southern site boundaries. The site is currently zoned part 'SP2 Infrastructure (Educational Establishment)' and part 'R2 Low Density Residential'. The subject land is privately owned, but the Department of Education is currently identified as the acquisition authority.

The site is surrounded by the following:

- **North:** Directly adjacent to the north is Crown Street. Further north is land containing bushland that has been subdivided to facilitate the future construction of detached low-density residential dwellings.
- **East:** Directly adjacent to the east is Medlock Street. Further east are recently constructed detached low-density residential dwellings.
- **South:** Directly adjacent to the south is a place of public worship and scattered vegetation. Further south are recently constructed detached low-density residential dwellings.
- **West:** Directly adjacent to the west is 109 Crown Street, Grantham Farm and 87 Hamilton Street, Grantham Farm, which currently contain rural residential properties and are zoned 'SP2 Infrastructure - (Educational Establishment)'. These sites will be developed for a future primary school. The size of the remaining two lots to be used for a primary school is approximately 2.54 hectares. Further west is Hamilton Street.

1.1.3 Purpose of plan

The adjoining land to the west, 109 Crown Street, Grantham Farm and 87 Hamilton Street, Grantham Farm are zoned 'SP2 Infrastructure - (Educational Establishment)'. The Department of Education (DoE) has indicated that these two lots will be redeveloped to facilitate a primary school.

DoE have confirmed that the subject site (which is approximately a third of the site zoned for education uses), is surplus to the school requirements.

Council have made a decision to acquire this land in the future for the construction of a new public park. This is an excellent outcome for the Riverstone community.

Direction 6.2 – Reserving Land for Public Purposes (made under Section 9.1 of the *Environmental Planning and Assessment Act 1979*) requires the relevant planning authority rezone and/or remove the relevant reservation in accordance with a request from a public authority to do so because the land is no longer designated by that public authority for acquisition.

To achieve this outcome, the draft LEP seeks to amend the Growth Centres SEPP as it applies to the site, as follows:

1. Amend North West Growth Centre Land Zoning Map 'Sheet LZN_004' to rezone the site from 'SP2 Infrastructure (Educational Establishment)' and 'R2 – Low Density Residential' to 'RE1 – Public Recreation'.
2. Amend North West Growth Centre Height of Buildings Map 'Sheet HOB_004' to remove the height of buildings control applying to the site.
3. Amend North West Growth Centre Residential Density Map 'Sheet RDN_004' to remove the residential density control applying to the site.
4. Amend North West Growth Centre Land Reservation Acquisition Map 'Sheet LRA_004' to include the whole site and nominate Council as the acquisition authority.

No other changes to the Growth Centres SEPP are proposed as part of the planning proposal, as shown in **Table 2**. The proposed amendments affect existing Growth Centres SEPP maps only.

Table 2: Current and proposed controls

Control	Current	Proposed
Zone	<ul style="list-style-type: none"> SP2 Infrastructure (Educational Establishment) R2 Low Density Residential 	RE1 Public Recreation (proposed change)
Maximum height of buildings	<ul style="list-style-type: none"> None (in SP2 Infrastructure (Educational Establishment) zone) 9m (in R2 zone) 	None (proposed change)
Residential density	<ul style="list-style-type: none"> None (in SP2 Infrastructure (Educational Establishment) zone) 15 dwellings per hectare (in R2 zone) 	None (proposed change)
Land reservation acquisition	<ul style="list-style-type: none"> 'School (SP2)' (in SP2 Infrastructure (Educational Establishment) zone) None (in R2 zone) 	'Local Open Space (RE1)' acquisition requirement And area to be acquired extended to include the whole site. (proposed change)
Floor space ratio	None	None (no change)
Minimum lot size	None	None (no change)

The planning proposal also rectifies a mapping error that was to be resolved through a separate section 3.22 amendment. In February 2018, an amendment was made to the Growth Centres SEPP to reduce the width of an 'SP2 Infrastructure – Drainage' zone near 33 Edmund Street, Grantham Farm. However, in February 2019, this gazetted amendment was reversed in error by a subsequent Growth Centres SEPP amendment. This error was also replicated in the relevant North West Growth Centre Height of Buildings, Land Reservation Acquisition and Residential Density Growth Centre SEPP maps.

A section 3.22 submission was prepared by the Department to rectify the February 2019 mapping amendment error (**Attachment E**). This section 3.22 amendment has been incorporated into this planning proposal to ensure amendments to the same map set are coordinated. This mapping error amendment does not impact the site or the Department's assessment of the planning proposal.

1.1.4 State electorate and local member

The site falls within the Riverstone state electorate. Mr Kevin Conolly MP is the State Member.

The site falls within the Greenway federal electorate. Ms Michelle Rowland MP is the Federal Member.

To the team's knowledge, neither MP has made any written representations regarding the planning proposal.

There are no donations or gifts to disclose, and a political donation disclosure is not required.

There have been no meetings or communications with registered lobbyists with respect to this planning proposal.

2 Gateway determination and alterations

The Gateway determination issued on 13 October 2020 (**Attachment B**) determined that the planning proposal should proceed, subject to conditions.

Council has met all the Gateway determination conditions, excluding the designated LEP completion timeframe condition.

In accordance with the Gateway determination, the planning proposal was due to be finalised 8 months following the date of the Gateway determination, or by 13 June 2021. Whilst this date was not met, Council resolved at an Ordinary Meeting on 26 May 2021 to submit the planning proposal to the Department for finalisation (**Attachment C**). Given that this Council resolution occurred prior to 13 June 2021, the technical inconsistency with this Gateway determination condition is considered to be justified in this instance.

3 Public exhibition and post-exhibition changes

3.1 Community submissions during exhibition

In accordance with the Gateway determination, the planning proposal was publicly exhibited by Council from 18 November 2020 to 23 December 2020. A total of 10 community submissions were received, none of which objected to the planning proposal (**Attachment C**). No public meeting was held following public exhibition.

As per the community submissions, there is support for public open space at the site because:

- There are a lot of young families in the area who don't have access to children play areas.
- Play areas are good for the development of children and a good place to meet new families in the area.
- There is a lack of parks/children's playgrounds in Grantham Farm. The area lacks a large play area for children such as the playground in the Elara Estate or The Gables.
- The large population increase in the local area creates demand for a park with modern facilities for use by the community.
- Residents don't want to travel to Box Hill, The Ponds or Marsden Park for parks.
- The area is growing with no extra public facilities.

The community submissions also suggest public open space facilities that should be provided at the site. These suggestions comprise playgrounds, picnic tables, BBQs, park benches, bubbler/water bottle refill stations, walking and cycling paths, toilets, fitness facilities and trees/vegetation. A submission from an adjoining property owner also suggests the construction of a fence between 109 Crown Street, Grantham Farm and the site for privacy.

Council resolved that no changes to the planning proposal were required to respond to the community submissions. Council noted the wide support for public open space at the site and will provide the suggestions to Council's Recreation Planning and Design team to investigate.

The Department considers Council's response to the community submissions to be adequate. No further action is required to respond to the community submissions.

3.2 Advice from agencies

In accordance with the Gateway determination, Council was required to consult with the agencies listed below in **Table 3**, who have provided the following feedback.

Table 3: Advice from public authorities

Agency	Advice raised	Council response and Department response
NSW Rural Fire Service (RFS)	<ul style="list-style-type: none"> “Upon acquisition, a Plan of Management should be adopted by the Council requiring maintenance to the standards of Inner Protection Area (IPA) as outlined in Appendix 4 of Planning for Bush Fire Protection 2019 (PBP) to prevent bush/grass fire threat to the adjoining future school and surrounding residential uses.” “Future half road width construction by the Council should be designed to comply with non-perimeter road requirements under Table 5.3b of PBP upon its completion at full road width.” 	<p><u>Council Response:</u></p> <p>No changes are required to the planning proposal to respond to RFS.</p> <p>The recommendations provided by RFS will be referred to Council’s Property and Recreation Planning and Design teams to ensure they are implemented at the appropriate stage.</p> <p><u>Department Response:</u></p> <p>Council’s response is considered adequate. No further action is required to respond to this submission.</p>
Sydney Water	N/A	<p><u>Council Response:</u></p> <p>A letter was sent to Sydney Water advising of the exhibition of the planning proposal. No response was received from Sydney Water.</p> <p><u>Department Response:</u></p> <p>Council’s response is considered adequate. Sydney Water matters will be addressed as part of any future Development Application (DA) for the site.</p>
NSW Department of Education (DoE)	N/A	<p><u>Council Response:</u></p> <p>A letter was sent to DoE advising of the exhibition of the planning proposal. No response was received from DoE.</p> <p><u>Department Response:</u></p> <p>Council’s response is considered adequate. DoE previously advised Council that the site is no longer required for the construction of a primary school.</p>
NSW Environment, Energy and Science (EES)	<ul style="list-style-type: none"> “EES supports the planning proposal to rezone the site to RE1 to assist with mitigating the shortfall in RE1 zoned land as it is also likely to assist in mitigating the potential for recreational pressure being placed on land that 	<p><u>Council Response:</u></p> <p>No changes are required to the planning proposal to respond to EES.</p> <p>The recommendations provided by EES will be referred to Council’s Biodiversity and Recreation Planning and Design</p>

Agency	Advice raised	Council response and Department response
	<p>is zoned for conservation purposes.”</p> <ul style="list-style-type: none"> • “When council moves to establish the park, EES recommends: <ul style="list-style-type: none"> ○ A qualified bush regenerator is engaged by Council to: <ul style="list-style-type: none"> ▪ Extend the urban tree canopy and rehabilitate the EEC and provide a buffer along the western and southern boundaries of the site; and ▪ Collect seed from the native trees on the site and grow local provenance trees and plants and/or source local native provenance plant species, so that local provenance plants are available to be planted and the trees to be planted are advanced in size to improve the urban tree canopy and local biodiversity. ○ Any native trees that need to be removed are salvaged and reused on the site including tree hollows, tree trunks (greater than 25-30 centimetres in diameter and three metres in length), and root balls to enhance habitat.” • “The row of trees along the western and southern edge of the site is mapped on EES vegetation mapping as the endangered ecological community, Shale Gravel Transition Forest (SGTF). Attachment 3 states Council will aim to retain healthy trees on the subject site.” 	<p>teams to ensure they are implemented at the appropriate stage.</p> <p><u>Department Response:</u></p> <p>Council’s response is considered adequate. An assessment of the impacts of SGTF at the site has been provided in section 4.1.2 of this report. No further action is required to respond to this submission.</p>

The Department considers that Council has adequately addressed each of the matters raised in the submissions from public authorities.

3.3 Post-exhibition changes

3.3.1 Council resolved changes

At Council's Ordinary Meeting on 26 May 2021, Council resolved to proceed with the planning proposal with no post-exhibition changes (**Attachment C**).

3.3.2 The Department's recommended changes

The Department has made no post-exhibition changes to the planning proposal.

3.4 Section 3.22 mapping error correction

In February 2018, an amendment was made to the Growth Centres SEPP to reduce the width of an 'SP2 Infrastructure – Drainage' zone near 33 Edmund Street, Grantham Farm. However, in February 2019, this gazetted amendment was reversed in error by a subsequent Growth Centres SEPP amendment. This error was also replicated in the relevant North West Growth Centre Height of Buildings, Land Reservation Acquisition and Residential Density Growth Centre SEPP maps.

The images below identify North West Growth Centre Land Zoning Map 'Sheet LZN_004' pre-February 2018 (**Figure 2**), after the correct February 2018 mapping amendment (**Figure 3**) and after the incorrect February 2019 mapping amendment (**Figure 4**).

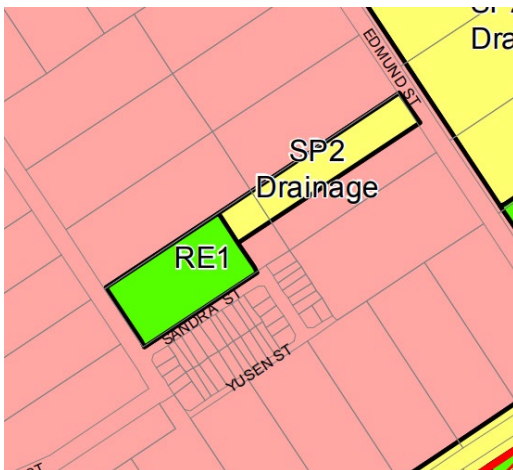


Figure 2: Extract of North West Growth Centre Land Zoning Map 'Sheet LZN_004' showing the pre-February 2018 width of the 'SP2 Infrastructure – Drainage' land (Source: Legislation NSW)

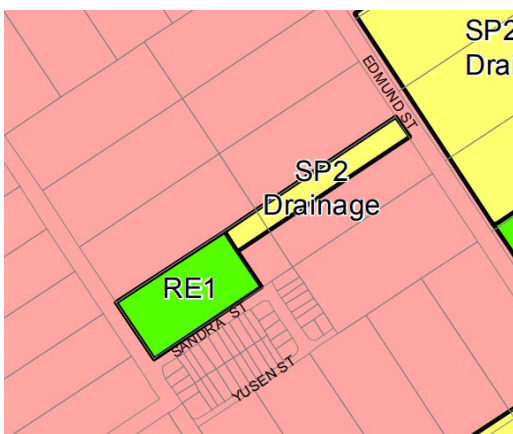


Figure 3: Extract of North West Growth Centre Land Zoning Map 'Sheet LZN_004' after the correct February 2018 mapping amendment showing the reduced width of 'SP2 Infrastructure – Drainage' land (Source: Legislation NSW)

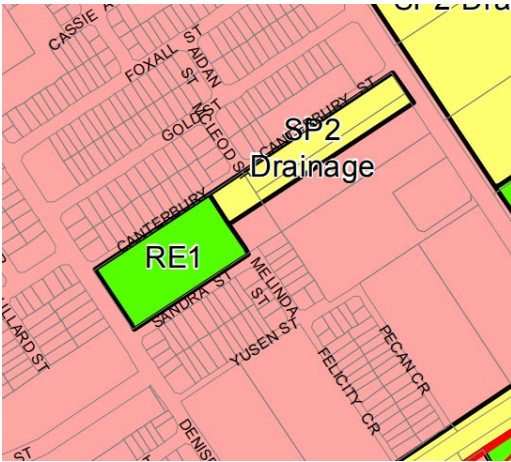


Figure 4: Extract of North West Growth Centre Land Zoning Map 'Sheet LZN_004' showing the width of 'SP2 Infrastructure – Drainage' land incorrectly reverted back to the pre-February 2018 width (Source: Legislation NSW)

A section 3.22 submission was prepared by the Department to rectify the February 2019 mapping amendment error that is shown in **Figure 4 (Attachment E)**. Council confirmed on 28 April 2021 that it was agreeable with the proposed mapping error amendment (**Attachment F**).

Since preparing the section 3.22 submission, the Department's legal team has recommended that this mapping error amendment be incorporated into this draft LEP and maps to ensure amendments to the same map series are coordinated, and as such the section 3.22 amendment has been incorporated into this planning proposal. This mapping error amendment does not impact the site or the Department's assessment of the planning proposal.

4 Department's assessment

The planning proposal has been subject to detailed review and assessment through the Department's Gateway determination and subsequent planning proposal processes. It has also been subject to a high level of public consultation and engagement.

The following section reassesses the planning proposal against relevant Section 9.1 Ministerial Directions, State Environmental Planning Policies (SEPPs), Regional and District Plans and Council's Local Strategic Planning Statement. It also reassesses any potential key impacts associated with the planning proposal.

The planning proposal submitted to the Department for finalisation:

- Is consistent with the Regional and District Plans relating to the planning proposal.
- Is consistent with the Local Strategic Planning Statement relating to the planning proposal.
- Is consistent with all relevant Section 9.1 Ministerial Directions relating to the planning proposal, excluding with Direction 3.1 (which was previously justified in the Gateway determination report (**Attachment G**)) and Direction 2.6, which are justified.
- Is consistent with all relevant SEPPs relating to the planning proposal.

The following tables identify whether the planning proposal is consistent with the assessment undertaken at the Gateway determination stage as outlined in the Gateway determination report on the planning proposal (**Attachment G**). Where the planning proposal is inconsistent with this assessment, requires further analysis or requires reconsideration of any unresolved matters, these are addressed in section 4.1 of this report.

Table 4: Summary of strategic assessment

Strategic assessment	Consistent with Gateway determination report assessment	
Regional Plan	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No, refer to section 4.1
District Plan	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No, refer to section 4.1
Local Strategic Planning Statement	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No, refer to section 4.1
Local Planning Panel (LPP) recommendation	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No, refer to section 4.1
Section 9.1 Ministerial Directions	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No, refer to section 4.1
SEPPs	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No, refer to section 4.1

Table 5: Summary of site-specific assessment

Site-specific assessment	Consistent with Gateway determination report assessment	
Social and economic impacts	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No, refer to section 4.1
Environmental impacts	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No, refer to section 4.1
Infrastructure	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No, refer to section 4.1

4.1 Detailed assessment

The following section provides an assessment of the matters relating to the planning proposal that are marked as inconsistent in **Table 4** and **Table 5** with the previous Gateway determination report for the planning proposal dated 13 October 2020 (**Attachment G**).

4.1.1 Section 9.1 Ministerial Directions

The planning proposal is assessed against Section 9.1 Ministerial Directions that weren't previously considered in the Gateway determination report on the planning proposal (**Attachment G**) or require further assessment in **Table 6**.

The planning proposal's technical inconsistency with Direction 3.1 – Residential Zones, was previously justified in the Gateway determination report (**Attachment G**).

The planning proposal's consistency with Direction 6.2 – Reserving Land for Public Purposes, was previously justified in the Gateway determination report (**Attachment G**). Direction 6.2 restricts planning proposals from reducing existing zonings and reservations of land for public purposes without approval from the relevant public authority.

Approval has been granted by the Department of Education (DoE), who are the relevant acquisition authority for the current SP2 zoned land. DoE have indicated that they do not require the SP2 portion of land that forms part of the site, as the adjacent two allotments are large enough for the future school use.

Under Direction 6.2, when a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal to rezone and/or remove a reservation of any land that is

reserved for public purposes because the land is no longer designated by that public authority for acquisition, the relevant planning authority must rezone and/or remove the relevant reservation in accordance with the request.

Table 6: Section 9.1 Ministerial Directions assessment

Directions	Consistent/ Inconsistent	Reasons for consistency or inconsistency
Direction 2.6 – Remediation of Contaminated Land	Inconsistent, but justified (previously assessed as not consistent)	<p>Within the Gateway determination report (Attachment G), the planning proposal was considered to be inconsistent with Direction 2.6, as no assessment had been made on whether the site is contaminated. The Gateway determination (Attachment B) therefore included a condition (condition 1(a)) that required Council to amend the planning proposal to identify that the planning proposal is capable of complying with Direction 2.6.</p> <p>In accordance with condition 1(a), the planning proposal was updated by Council to state that the planning proposal is capable of complying with Direction 2.6, because:</p> <ul style="list-style-type: none"> • “It is not considered that the land is subject to contamination. The site currently has a dwelling. There is no indication in Council’s records that the site has been used for any other purpose.” • “A search of Council’s records confirms that the site does not appear to have been used for any sensitive land uses that are contained in Table 1 of Managing Land Contamination – Planning Guidelines SEPP 55-Remediation of Land, such as agricultural activities or scrap yards.” • “Further assessment in relation to any potential contamination will be undertaken as part of any remediation works required with respect to the future redevelopment of the site for open space. Should remediation works be required then these will be undertaken at this stage.” <p>The Department considers this commentary by Council to be acceptable at responding to condition 1(a). Detailed site and contamination studies will be required to support any future DA(s) affecting the site to satisfy <i>State Environmental Planning Policy No 55 – Remediation of Land</i>. The Department therefore considers that the planning proposal’s inconsistency with Direction 2.6 is justified.</p>
Direction 4.3 – Flood Prone Land	Consistent (previously assessed as not consistent)	<p>Within the Gateway determination report (Attachment G), the planning proposal was considered to be inconsistent with Direction 4.3, as the planning proposal provided insufficient information on the delivery of a regional basin by Council that will capture runoff from the adjacent subdivision. The Gateway determination (Attachment B) therefore included a condition (condition 1(a)) that required Council to amend the planning proposal to identify that the planning proposal is capable of complying with Direction 4.3.</p> <p>In accordance with condition 1(a), the planning proposal was updated by Council to state that the planning proposal is capable of complying with Direction 4.3, because:</p> <ul style="list-style-type: none"> • “There are no flood planning controls that apply to the site.”

Directions	Consistent/ Inconsistent	Reasons for consistency or inconsistency
		<ul style="list-style-type: none"> • “The site is on top of a hill and it is not flood affected.” • “At the corner of Crown Street and the new Medlock Street is a floodway area which is below surrounding ground level and contains pooling water. This floodway is a temporary on-site detention (OSD) system which accommodates runoff from the adjacent subdivision and will be extinguished when a regional basin is provided by Council. The temporary OSD system is downstream of the site. Contribution Plan No 20 (CP20) Basin F19 is not yet built. Basin F19 will eventually accommodate future runoff, including servicing the adjoining subdivision that is currently serviced by the subject site. The temporary OSD system is still required because F19 is not yet built. The temporary OSD system will not have any impacts on the proposed open space. CP20 Basin F15 is due for delivery between 2021 and 2026. CP20 Basin F19 is listed for delivery between 2027 and 2032. At time of delivery of the basin, the temporary OSD system will be decommissioned. No regional basins have since been constructed.” <p>The Department considers this commentary by Council to be an acceptable response to condition 1(a). Given that the site is not flood prone, the Department considers the planning proposal to now be consistent with Direction 4.3.</p>
Direction 4.4 – Planning For Bushfire Protection	Consistent (previously assessed as not consistent)	<p>Within the Gateway determination report (Attachment G), the planning proposal was considered to be inconsistent with Direction 4.4, as the site is contained to a bushfire “Vegetation Buffer” area. The Gateway determination (Attachment B) therefore included a condition (condition 1(b)) that required Council to consult with RFS prior to exhibition in accordance with Direction 4.4 to confirm that RFS does not object to the progression of the planning proposal.</p> <p>As outlined in Table 3 of this report, RFS was consulted on the planning proposal prior to public exhibition and did not object to its progression. The Department considers this acceptable at responding to condition 1(b). The Department considers the planning proposal to now be consistent with Direction 4.4.</p>
Direction 5.10 – Implementation of Regional Plans	Consistent	<p>The planning proposal is consistent with this Direction, as the planning proposal is consistent with a range of objectives contained to the ‘Greater Sydney Regional Plan - A Metropolis of Three Cities’ (Region Plan).</p>

4.1.2 Environmental impacts

The Gateway determination report (**Attachment G**) outlined that there are no critical habitats or threatened species, populations or ecological communities, or their habitats on or around the site. However, as outlined in EES’s submission on the planning proposal, the site has been identified as containing traces of Shale Gravel Transition Forest (SGTF), which is an endangered ecological community. Identified SGTF at the site is marked in lilac in **Figure 2**.



Figure 2: SGTF at the site (Source: EES vegetation mapping - Remnant vegetation of the Western Cumberland Subregion, 2013 Update, amended by the Department)

As identified in **Table 3** of this report, Council has confirmed that it will refer on the recommendations provided by EES in their submission to Council's Biodiversity and Recreation Planning and Design teams to ensure they are implemented in the design and development approval process for the park.

Providing public open space at the site provides ample opportunity to retain and protect the SGTF, which Council has committed to in its planning proposal.

5 Post-assessment consultation

The Department consulted with the following stakeholders after the assessment (shown in **Table 7**).

Table 7: Consultation following the Department's assessment

Stakeholder	Consultation	The Department is satisfied with the draft LEP
Mapping	<p>The following maps have been prepared by the Department's ePlanning team and meet the technical requirements (Attachment Maps):</p> <ul style="list-style-type: none"> • Amendment to North West Growth Centre Land Zoning Map 'Sheet LZN_004'. • Amendment to North West Growth Centre Height of Buildings Map 'Sheet HOB_004'. • Amendment to North West Growth Centre Residential Density Map 'Sheet RDN_004'. • Amendment to North West Growth Centre Land Reservation Acquisition Map 'Sheet LRA_004'. 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, see below for details

Stakeholder	Consultation	The Department is satisfied with the draft LEP
Council	Council was consulted on the terms of the draft instrument under clause 3.36(1) of the <i>Environmental Planning and Assessment Act 1979</i> . Council confirmed on 13 July 2021 that it approves of the draft LEP and that the plan should be made (Attachment D).	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, see below for details

6 Recommendation

It is recommended that the Minister's delegate as the local plan-making authority determine to make the draft LEP under clause 3.36(2)(a) of the Act because:

- The planning proposal has strategic merit, being consistent with the following plans and strategies:
 - Greater Sydney Region Plan – A Metropolis of Three Cities.
 - Central City District Plan.
 - Blacktown Local Strategic Planning Statement 2020.
 - Our Blacktown 2036 – Community Strategic Plan.
 - Blacktown City Council Recreation and Open Space Strategy.
- The planning proposal has site-specific merit, as it will facilitate public open space at the site on land no longer required for a school. This will enhance the liveability of Grantham Farm by delivering additional open space to meet current and future open space requirements for the local community.
- The planning proposal is generally consistent with the Gateway determination.
- The planning proposal is consistent with all relevant Section 9.1 Ministerial Directions relating to the planning proposal, excluding with Direction 3.1 (which was previously justified in the Gateway determination report (**Attachment G**)), and Direction 2.6, which are justified.
- The planning proposal is consistent with all SEPPs relevant to the planning proposal.
- The planning proposal will not have any adverse social, environmental or economic impacts on the surrounding locality.



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Attachments

Attachment	Document
Maps	Draft Maps
A	Planning Proposal dated November 2020
B	Gateway Determination dated 13 October 2020
C	Council Meeting Report dated 26 May 2021
D	Council Consultation under S3.36(1) of the Act dated 13 July 2021
E	Section 3.22 Submission
F	Council Consultation On Section 3.22 Submission dated 28 April 2021
G	Gateway Determination Report dated October 2020