



Schofields Amendment 1

January 2013

Post Exhibition Report

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1 Introduction

1.1 Overview

The Schofields Precinct in the North West Growth Centre was rezoned for urban development on 11 May 2012. Following a request by the landowner the Minister for Planning agreed to prepare an amendment to the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP) to reduce the residential density development standards for the DairyCorp owned land, located west of the existing Schofields Station, and to publicly exhibit the proposed amendment.

The package of exhibited documents included:

- An Explanation of intended effect of the proposed amendment to *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 – Changes to the Minimum Housing Density for Part of the Schofields Precinct*;
- Draft amended SEPP Maps;
- Draft Development Control Plan (DCP) Amendment 1;
- Draft Indicative Layout Plan (ILP) Amendment 1; and
- Schofields Precinct Amendment 1 Planning Report.

A draft Section 94 Contributions Plan is in the process of being prepared by Blacktown City Council to support the planning package for the overall Precinct. This will be separately exhibited by Council once finalised.

When complete, the suite of documents will rezone a small part of the Schofields Precinct and amend certain development standards for the land owned by DairyCorp, located south of the Local Centre and west of the Schofields Station.

This report documents the public consultation process, summarises the issues raised both in submissions and during further discussion with State agencies and other stakeholders, and reports on how they have been addressed in the finalisation of the Precinct Plan.

There have been no changes made to the Schofields Precinct Plan Amendment 1 following exhibition.

1.2 Summary of the Precinct Plan

The Growth Centres SEPP - Schofields Precinct Plan has been amended to facilitate the development of housing within the DairyCorp site. The amendment involves reducing the minimum permitted residential density for the area of land located south of the Local Centre and drainage line (see Figures 1 and 2 below).

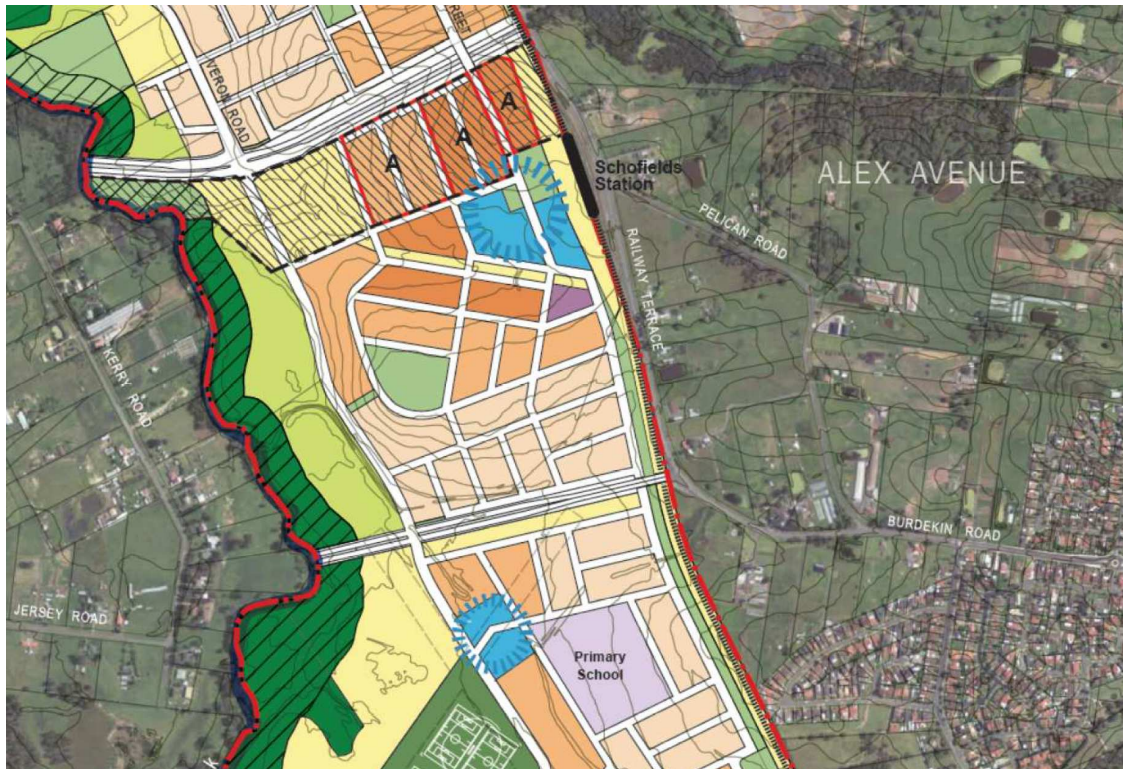


Figure 1: Published Schofields Precinct Plan

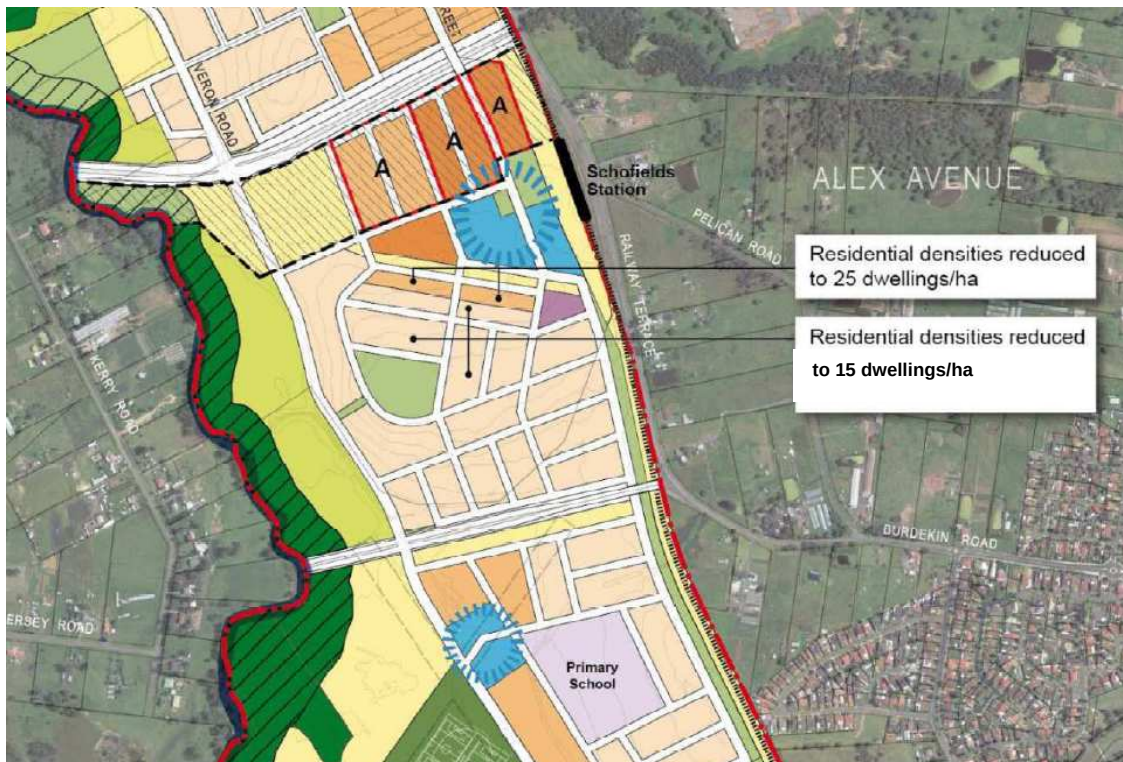


Figure 2: Proposed Schofields Precinct Plan Amendment 1

There have been no changes to the exhibited Indicative Layout Plan (ILP) Amendment 1 following exhibition. The amended ILP is included at **Appendix A** of this report. Table 1-1 summarises the main planning outcomes for the Schofields Precinct Plan Amendment 1.

There are no changes to the areas zoned for Commercial /Retail, Educational Uses, Community Uses, Open Space, Infrastructure, or Conservation Land.

Table 1-1 Summary of Planning Outcomes for the Schofields Precinct Plan Amendment 1

Development Parameters	Final ILP
Gross site area*	464.8 Ha (100%)*
Residential areas	196.9 Ha (42.4%)*
Low density residential	126.3 Ha = 1,892 dwellings
Medium density residential (25d/ha)	1.7 Ha = 43 dwellings
Medium density residential (30d/ha)	20.1 Ha = 603 dwellings
Medium to high density residential (40d/ha)	6.5 Ha = 260 dwellings
Environmental living	42.3 Ha = 13 dwellings*
Commercial / Retail*	4.7 Ha (1%)*
Schofields station local centre	2.7 Ha*
Burdekin Road local centre	1.6 Ha*
Grange Avenue neighbourhood centre	0.4 Ha*
Educational Uses*	77.7 Ha (16.7%)*
Nirimba Education Precinct	73.3 Ha*
Primary School	4.4 Ha*
Community Uses*	0.45 Ha (0.1%)*
Open space*	31.2 Ha (6.7%)*
Infrastructure*	92.7 Ha (19.9%)*
Conservation land	61.3 Ha (13.2%)*

* No change from gazetted Schofields Precinct Plan

2. Exhibition Details

2.1 Exhibited Materials

The following documentation was publicly exhibited as part of the Planning Package for the proposed Schofields Precinct Plan Amendment 1:

- Explanation of intended effect of the proposed amendment to *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (SEPP) – Changes to the Minimum Housing Density for Part of the Schofields Precinct*;
- Draft amended SEPP Maps;
- Draft Development Control Plan (DCP) Amendment 1;
- Draft Indicative Layout Plan (ILP) Amendment 1; and
- Schofields Precinct Amendment 1 Planning Report.

A Section 94 Development Contributions Plan for the Precinct was not placed on exhibition and is presently being prepared by Blacktown City Council.

2.2 Exhibition Period

The draft Planning Package was publicly exhibited for 28 days from 19 September 2012 to 17 October 2012.

2.3 Exhibition Venues

The draft Planning Package was available to the public at the following locations:

- Department of Planning and Infrastructure, Level 5, 10 Valentine Avenue, Parramatta
- Department of Planning and Infrastructure, 23 - 33 Bridge St, Sydney
- Blacktown City Council, 62 Flushcombe Road, Blacktown
- Max Webber Library, Corner Alpha Street and Flushcombe Road, Blacktown
- Growth Centres website, www.growthcentres.nsw.gov.au
- Department of Planning and Infrastructure website, www.planning.nsw.gov.au

2.4 Public Notice

Advertisements were placed in the following newspapers:

Media	Appearance Dates	Placement
Rouse Hill Times	19 September 2012	Early General News
Blacktown Sun	18 September 2012	Early General News
Blacktown Advocate	19 September 2012	Early General News

2.5 Notification of Land Owners

The Department of Planning and Infrastructure wrote to 67 landowners within and around the Schofields Precinct in September 2012 advising of the public exhibition.

2.6 Notification of Key Stakeholders

The Department of Planning and Infrastructure wrote to 82 other key stakeholders prior to exhibition in September 2012 advising of the public exhibition. These stakeholders included the local councils, State government agencies, environmental and development industry interest groups.

3 Submissions Summary

3.1 Number of submissions

A total of 9 submissions were received relating to the Schofields Precinct Plan Amendment 1. Submissions were accepted by mail and email. All submissions are listed and summarised at Appendix B. A summary of submissions grouped into major stakeholder groups is provided at Table 3-1.

Table 3-1 Summary of Submissions

Received From	No of Submissions
Local Government (Blacktown City Council)	1
State Government Agencies and Utility Providers	5
Landowners and other community members	3
TOTAL	9

Whilst the formal closing date for submissions was 17 October 2012, the submission from Blacktown City Council was received late and has been considered.

3.2 Response to Submissions

Following publication of the amended Precinct Plan, further correspondence will be sent to all submitters to advise of the Minister's decision. This report will also be published on the Growth Centres website.

3.3 Issues raised in Submissions

All submissions received were reviewed by Departmental staff and considered in detail.

The key issues include:

- Calculation of lot yield.
- Reduction in lot yield.
- Acquisition and reservation of infrastructure provisions.
- Retention of local heritage items.
- Lack of flexibility in land use zoning.

4 Consideration of Issues

This section identifies the issues raised in submissions and also those raised in ongoing discussions with Council, State agencies and key stakeholder groups. In responding to the issues raised, the Department has formed a position in the context of State planning policies and guidelines, informed where necessary by additional specialist advice.

Appendix B provides a summary of issues raised in individual submissions together with a cross-reference to the relevant section.

There have been no changes made to the Schofields Precinct Plan Amendment 1 following exhibition. Refer to Appendix A.

4.1 Calculation and reduction in lot yield

Blacktown City Council Submission

Issue:

Council raised concerns with the reduction of the residential density development standards for land in close proximity to Schofields Railway Station, explaining that this is contrary to state and local policies, which aim to maximise residential densities around commercial centres and railway stations. However, Council acknowledges the intent to facilitate the delivery of housing in the short term and accepts the proposed Schofields Precinct Plan Amendment 1 in this instance.

Council also mentions previous discussions with the landowner and Villawood, regarding the future preparation of a Planning Proposal to amend the zoning of the Local Centre, west of Schofields Station, and the SP2 Infrastructure zoned land located in the Transport Corridor. Council recommends that the current proposed amendment be considered concurrently with the future Planning Proposal, to balance out the reduction in lot yield across the site.

Response:

The Department acknowledges that the balance in lot yield for the Precinct, based on the reduction in density provisions for the DairyCorp site, also depends on the Planning Proposal being assessed and approved by Council. However, to facilitate the development of housing in the Precinct, in the short to medium term, the proposed increase in flexibility to allow reduced density requirements for the DairyCorp site is considered appropriate, and therefore an early amendment to the provisions is warranted.

Browns Consulting Submission (on behalf of Villawood Properties)

Issue:

The submission seeks clarification on the area of land included in the calculations for the expected dwelling yield for the Low Density Residential area, and the dwelling yield for the land zoned E4 Environmental Living. Browns provided its own calculations of the lot yield for the DairyCorp site (see Table 4-1 below). Browns explains that if the Environmental Living zoned area of the DairyCorp site is 3.8 ha, based on a minimum lot size of 12,000m² as specified in Schedule 5 of the Blacktown City Council Development Control Plan, this would equate to a total of 3 dwellings.

Table 4-1: Comparison of lot yield calculations for Schofields Precinct Plan Amendment 1

Zone	LFA Calculations		Browns Calculations	
	Area of land	No. of dwellings	Area of Land	No.of dwellings
Low Density Residential (R2)	18.7	281	15.35	231
Environmental Living (E4)	3.8	1	3.8	3

Response:

The lot yield for the Schofields Precinct Amendment 1 was calculated based on the proposed reduction in housing density for the DairyCorp site and included in the planning documents exhibited as part of the proposed Schofields Precinct Plan Amendment 1. The lot yield for the amended Precinct Plan was calculated by LFA to be 2,845 dwellings, a reduction of 109 dwellings from the gazetted ILP.

Following review of Browns' submission, LFA has clarified that the density calculations, undertaken for the purpose of master planning, are in accordance with the Growth Centres Development Code. LFA has confirmed that the dwelling yield for the Low Density Residential land area was calculated based on the area of the R2 Low Density Residential zone, excluding the SP2 Infrastructure and RE1 Public Recreation zones, and therefore the area of 18.7 ha is correct.

With regard to the application of the E4 Environmental Living zone, LFA used the density figure of 0.3 dw/ha to calculate the total number of dwellings for the DairyCorp site. This is consistent with the calculations for the gazetted Precinct Plan. The density figure of 0.3 dw/ha was not further refined in accordance with the minimum lot sizes of 12,000m², as defined in Schedule 5 of the DCP, for land zoned Environmental Living. The submission is correct in stating that, based on the minimum lot size of 12,000m², the Environmental Living zone in the DairyCorp site would generate 3 dwellings.

However, besides the minimum lot size, there are a number of additional controls included in Schedule 5 of the DCP with regard to the Environmental Living zone. The controls include (but are not limited to):

- a minimum width of 60m for lots larger than 12,000m²;
- that lots created through subdivision must be capable of providing a building platform for the dwelling at least 20m clear of any restrictions or building line setbacks;
- that the dwelling platform must be above the 1 in 100 year flood extent; and
- that dwellings must be located within 30m of a public road.

Schedule 5 of the DCP also includes Figure 5-1 which shows the preferred subdivision pattern of the Environmental Living zoned land in the Schofields Precinct, which is based on these controls. This figure shows the Environmental Living zone in the DairyCorp site with 1 lot only.

Recalculation of Lot Yield

During the process of reviewing the calculations for the lot yield it was revealed that the original calculations for the Schofields Precinct Plan and the revised calculations for the Schofields Precinct Plan Amendment 1 were based on a dwelling density of 45 dw/ha for the Medium to High Density Residential area. However, the Residential Density Map in the SEPP shows these areas with a density of 40 dw/ha. Based on this, the dwelling lot yield for the overall Precinct, including the Schofields Precinct Plan Amendment 1, would be 2813.

Notwithstanding, for all residential zones the calculations are based on the general layout of the ILP and are indicative only. Any development proposal must meet, but may exceed, the relevant density provisions of the SEPP and the controls set out in Schedule 5 of the DCP.

4.2 Land Reservation Acquisition Map

Issue:

Browns seeks clarification as to why Veron Road, which is proposed to run north/south through the eastern portion of the DairyCorp site, has not been identified on the gazetted Land Reservation Acquisition Map to be acquired by a public authority, given it is zoned SP2 Local Road on the Land Zoning Map in the SEPP. Browns also argues that the road is identified as 'sub-arterial' in Schedule 5 of the DCP and is shown as having no driveway access to properties that run along the eastern side of the road and therefore should be acquired by Council.

Response:

The development controls set out in Schedule 5 of the DCP require the developer to construct the Veron Road extension as a major collector road with a median. The total width of the road shown in Figure 4-6 of Schofields Precinct Schedule 5 of the DCP is 22.5m. A standard sub-arterial road has a minimum road reservation of 26m wide. The cross-section required by the DCP provides flexibility for future upgrade to a sub-arterial road by converting the parking lane to a second travel lane and extending the width of the road carriageway.

While the road is shown as sub-arterial, with no driveway access, in Figure 3-1 of Schedule 5 of the DCP, it does allow 3 points of access from local roads in the DairyCorp site and will be the primary access point for the DairyCorp site and therefore the construction of the road to the major collector road standard by the landowner is not considered to be unreasonable. Any future upgrade to sub-arterial would be subject to future funding arrangements and traffic demand.

Further, it should be noted that Browns/Villawood presented the argument that more Low Density Residential land was necessary for the DairyCorp site, particularly for the area south of the Schofields Local Centre, as the cost of running services and extending Veron Road to the southern section of the site would make the development of this area less viable in the short term. If the extension to Veron Road were included in the Land Reservation Acquisition Map there would be less need to reduce the density provisions for this area and therefore lessen the argument to amend the Schofields Precinct Plan to provide for more Low Density Residential land for the DairyCorp site.

4.3 Heritage Items

Issue:

One submission raised concerns regarding the lack of identification of local heritage items on the ILP, for both the original Precinct Plan and proposed amendments. The submission seeks clarification as to why the heritage items are not included on the ILP, as they are required to be protected during development. The submission also highlights the removal of the Schofields aerodrome to the south of the Precinct as a loss to aviation centred recreation and employment for the area.

Response:

Schedule 5 of the DCP applies to all development on land within the Precinct and sets specific provisions for the development of the site. Section 2.7 of Schedule 5 sets out the objectives and

controls for the conservation and interpretation of non-Indigenous heritage items and areas of heritage importance within the Precinct. All development in the areas of identified on Figure 2-7 must consider any heritage items shown and areas of historical importance. While these heritage items are not shown on the ILP, it does not negate the need for appropriate consideration of these items during the preparation and assessment of development applications for developments located within the Precinct.

There have been no changes to the Heritage map in the SEPP or section 2.7 of Schedule 5 of the DCP as a result of the proposed amendments.

4.4 Flexibility in Permitted Land Uses

Issue:

A submission received from Urban Taskforce, a development industry representative, supports the amendments to the density provisions for the DairyCorp site. However, Urban Taskforce believes that these amendments highlight the need for greater flexibility in permitted land uses in zoning tables and development standards. Urban Taskforce advises that outright prohibitions are not necessary if a zone has clear objectives and a plan includes clear and reasonable development standards grounded by market realities and development feasibility.

Response:

The Department has consulted the industry on this issue and is investigating options and mechanisms to facilitate housing developments generally, and in particular, in relation to detached housing on small lots in the Growth Centres in the first instance.

4.5 Development Control Plan

No change following exhibition. Exhibited amendments to the DCP will be adopted at the same time as the amendments to the Growth Centres SEPP.

4.6 SEPP Instrument Changes

The exhibited draft plan included a plain-English Explanation of Intended Effect (EIE) of the proposed *State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Schofields Precinct) 2011*. There were no changes made to the EIE following exhibition.

No changes have been made to the proposed SEPP maps following exhibition.

5 Consistency with State Policies

5.1 Growth Centres Structure Plan

The Schofields Precinct Plan Amendment 1 proposes to reduce the minimum residential density development standards for part of the DairyCorp site in the Schofields Precinct. While the amendments to the Schofields Precinct Plan result in a minor reduction in the minimum number of dwellings required to be constructed across the Precinct, higher yields are capable of being achieved. There are no changes to the general layout of the Precinct or the amount of land zoned for residential use. Therefore the proposed Schofield Precinct Amendment 1 is considered to be consistent with the North West Growth Centre Structure Plan.

5.2 Growth Centres Development Code

The Growth Centres Development Code is a guide to the preparation of the Precinct Plans. The Development Code provides for consistent standards of development across the Growth Centres. The Schofields Precinct Plan Amendment 1 has been considered with reference to the Development Code and other development controls including those of Blacktown City Council, to enable controls to be consistent with surrounding areas.

The Development Code established density targets for precinct planning. The Schofields Precinct Plan Amendment 1 is consistent with these targets (see Table 5-1 below).

Table 5-1 Consistency with relevant controls of the Growth Centres Development Code

Development Code Requirements	Precinct Planning Controls
Density Targets: - Low: 12.5-20 dwellings/ha - Medium: 20-40 dwellings/ha - High: 40 dwellings/ha	Minimum density controls for the Schofields Precinct Plan Amendment 1 are: - Low (Zone R2): 15 dwellings/ha - Medium (Zone R2): 25 dwellings/ha - Medium (Zone R2): 30 dwellings/ha - Medium/High (Zone R3): 40 dwellings/ha

5.3 Other Relevant SEPPs

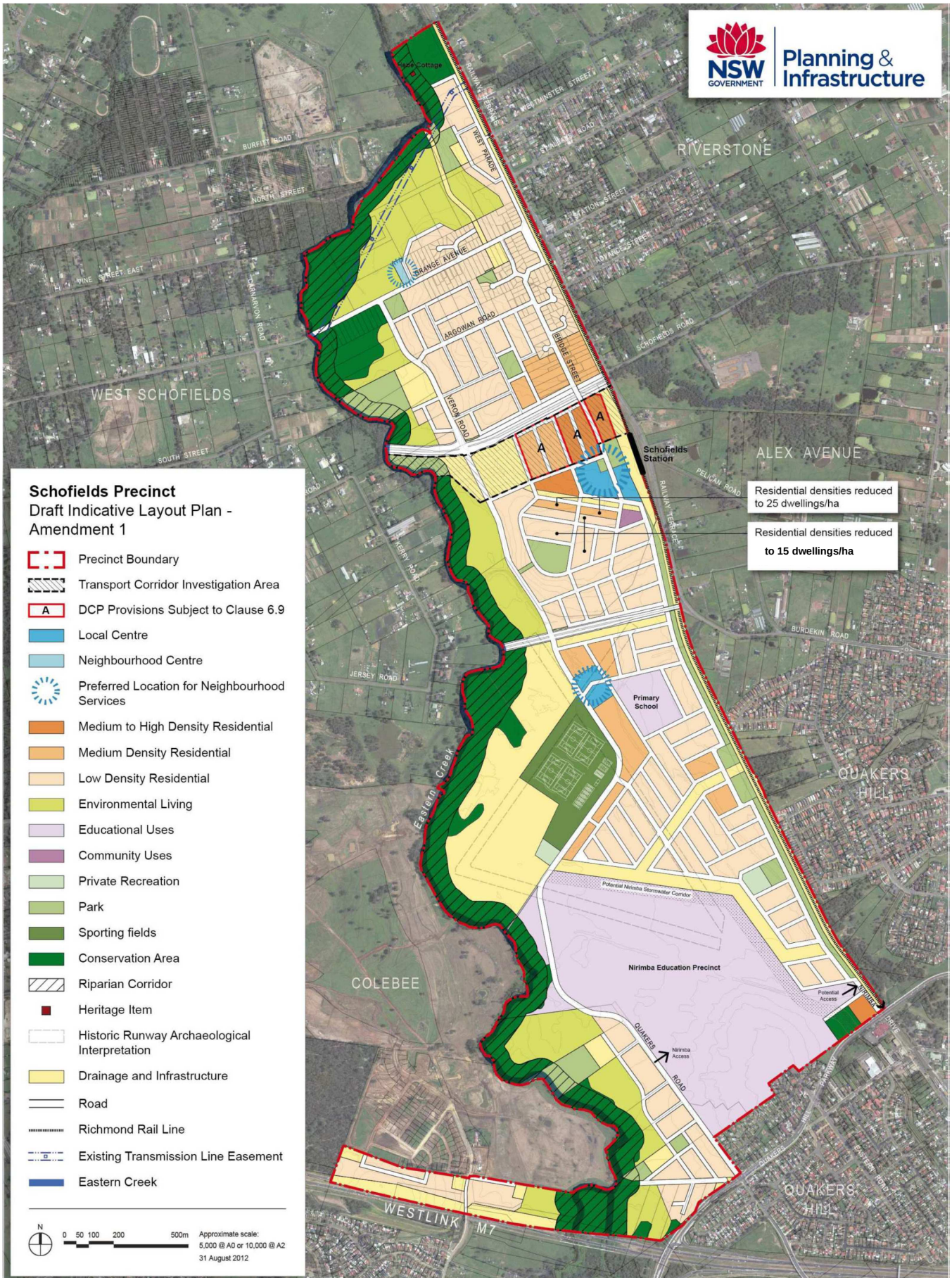
Table 5-2 Consistency with Other SEPPs

Relevant Plan	Consistency
Draft SEPP 66 – Integrating Land Use and Transport	The proposed SEPP amendment is consistent with these SEPPs to the extent they are relevant at this stage. Most relate to the statutory requirements and considerations at the Development Application stage. The impact of urban development has been considered at a strategic level to ensure that Development Applications will be capable of complying with these SEPPs.
SEPP 55 – Remediation	
SEPP 11 – Traffic Generating Development	
SEPP 19 – Bushland in Urban Areas	

5.4 Section 117(2) Directions

A SEPP is not required to conform to s117(2) Directions, which are issued by the Minister under the *Environmental Planning and Assessment Act 1979*, as policy guidance for Local Environmental Plans (LEPs). However as the provisions in the Schofields Precinct Plan may ultimately be transferred from the Growth Centres SEPP to Blacktown City Council's comprehensive LEP, the original Precinct Plan was assessed for consistency with the s117(2) Directions. The proposed Schofields Precinct Plan Amendment 1 will have no impact on the compliance of the Precinct Plan with the s117(2) Directions.

Appendix A | Final Indicative Layout Plan



Appendix B | Summary of Submissions