

# **Draft Voluntary Planning Agreement for the Western Sydney Parklands Bungarribee / Doonside Residential Parcel Project**

## **Explanatory note**

### **Introduction**

The purpose of this explanatory note is to provide a plain English summary to support the notification of a draft planning agreement prepared under section 93F of the *Environmental Planning and Assessment Act, 1979* (the Act).

### **Who has negotiated the planning agreement?**

Landcom (the Proponent) has negotiated a draft planning agreement with the planning authority for the site.

The planning authority is the Minister for Planning following his declaration on 7 December 2006 that the site would be considered to be listed as State significant under Schedule 3 of *State Environmental Planning Policy (Major Projects) 2005* and the Major Project provisions of part 3A of the *Environmental Planning and Assessment Act 1979* (the *EPA Act*) applies to the development of the site.

The Planning Agreement makes provision for parties to agree in the future to Blacktown City Council and Western Sydney Parklands Trust taking the benefit of the land owner's obligations under the agreement.

### **Why is a planning agreement being initiated?**

The Proponent is initiating a planning agreement as they have lodged a State significant site study and an Environmental Assessment of the Concept Plan for future development on the site.

### **What is the purpose of the Planning Agreement?**

The Act requires that planning agreements may only be employed for a public purpose.

The public purpose of this draft planning agreement negotiated are:

- the provision of public amenities or public services, and
- the provision of transport or other infrastructure relating to land.

### **What contributions does the Planning Agreement offer?**

The draft Planning Agreement offers developer contributions to be paid, made or provided as part of the State significant site and Concept Plan proposals. The contributions offered are summarised as:

#### **Land dedication**

- Dedication of 450,128m<sup>2</sup> land in the Doonside Residential Precinct to Blacktown City Council including public roads, public open space, special purposes (heritage) and community land;

#### **Works**

- Provision of local roads and street tree planting, upgrading of existing intersections, provision of pedestrian bridges and crossings, pedestrian and cycleway and pedestrian network and three bus stops;
- Conservation of archaeological remains (other than ongoing maintenance) of the former Bungarribee House and its surrounds;
- Construction of a community facility (Douglas Road Community Facility) to be operated by Blacktown Council, with part funding from Council;
- Creation of a vegetative acoustic buffer along Doonside Road;
- Rehabilitation, revegetation and enhancement of two internal creeks;
- Provision of detention basins along Bungarribee and Eastern Creeks and implementation of Water Sensitive Urban Design (WSUD) scheme;
- Embellishment of passive local space and public art, and;

## **Monetary Contributions**

- Payment of \$1,096,400 to the Western Sydney Parklands Trust to fund the provision of a vegetation offset in Western Sydney Parklands.

The total value of draft Planning Agreement contributions for the Western Sydney Parklands Bungaribee Precinct / Doonside Residential Parcel is \$18,494,400.

## **Who will provide the contributions offered in the Planning Agreement?**

The draft planning agreement requires the land owner to provide the contributions.

If the current land owner chooses to sell part or all of the land within the site, the new land owner will be bound by the planning agreement and will need to provide the contributions in accordance with the planning agreement.

## **How does the Planning Agreement promote the Objects of the Act?**

The draft planning agreement promotes the Objects of the Act by encouraging:

- the proper management, development and conservation of artificial resources for the purpose of promoting the social and economic welfare of the community and a better environment,
- the provision of land for public purposes, and
- the provision and co-ordination of community services and facilities.

The draft planning agreement will achieve these Objects by making land owners provide open space, community facilities, and transport infrastructure.

## **How does the Planning Agreement promote the public interest?**

The draft planning agreement promotes the public interest by providing services and for the needs of the new population of the Doonside Residential Parcel and surrounding communities.

## **Further Information**

- Visit the Department's internet site where you can view a copy of the planning agreement and the Concept Plan MP 06\_0171 at the Department's website ([www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)) by following the links to *On Exhibition/Major Projects Part3A*).
- Visit the Department's website where you can view a copy of the Planning Circular *Changes to the development contributions system in NSW* (PS05-003) that explains the reforms to developer contributions. ([www.planning.nsw.gov.au/planning\\_reforms/p/dipnr\\_ps05\\_003.pdf](http://www.planning.nsw.gov.au/planning_reforms/p/dipnr_ps05_003.pdf))
- Contact the Department on 1300 305 695 or via email [information@planning.nsw.gov.au](mailto:information@planning.nsw.gov.au)