

Precinct Plan Provisions	Consistency of the Concept Plan with the Intent of the Provisions
ECONOMIC DEVELOPMENT AND EMPLOYMENT	
	<p>The concept plan proposes development which will contribute to the economic development and the number and diversity of jobs in Central Western Sydney.</p> <p>The concept plan proposes a distribution of uses with the ability to accommodate a wide range of employment – generating development. It is anticipated that the proposed Concept Plan will create in the order of 270 jobs over an area of approximately 16 hectares. While this does not equate to the employment density target of 45 jobs per hectare the proposed concept involves the consolidation of the majority of the existing operations (occupying land in excess of 60 hectares) to an area of a greatly reduced footprint (approximately 16 hectares). The proposed concept plan therefore contributes a substantive increase in employment density over and above the historical pattern for the site. This collocation of the historical uses within a smaller area of land provides opportunity for increased employment on the remainder of the land.</p> <p>In the absence of compelling environmental constraints, it would be imprudent to limit the development potential of such a site below its economic capability, particularly in a locality where land has been identified for employment generation.</p>
GENERAL SERVICES	
Water Services	<p>A Water Cycle Management Strategy has been prepared by Martens and Associates to demonstrate that sufficient supply is available for the proposed development (See Section 6.6). While the proposed operations contemplated by the concept plan will have overall demand levels higher than those of the existing operations, the upgraded operations will involve sufficient water recycling to ensure that all uses will be adequately serviced through the existing water servicing arrangements (including purchase of 200KL per day and water recycling on site).</p> <p>The continuation of the existing servicing arrangement will not preclude the carrying out of future servicing in accordance with the Precinct Plan.</p> <p>Written advice that arrangements have been made for the provision of these services from the relevant provider will be provided at the appropriate stage as required by legislation and attendant regulations.</p>

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Sewerage Services	<p>The proposed operations contemplated by the concept plan are expected to have similar demands to the existing operations and therefore can be adequately serviced through the same method of on site sewage management (See Section 6.6).</p> <p>The continuation of the existing sewage management arrangements, including the operation of septic tanks, will not preclude the carrying out of future servicing in accordance with the Precinct Plan.</p> <p>Written advice that arrangements have been made for the provision of these services from the relevant provider will form part of the application at the appropriate stage as required by legislation and attendant regulations.</p>
Power	<p>The proposed operations contemplated by the concept plan are not expected to have power demands in excess of the current capacity available to the historical use of the site (namely 4050kVa).</p> <p>The subject site has the benefit of an easement for services (10.85 metres wide) to Old Wallgrove Road and Hanson Construction Materials Pty Ltd has the benefit of certain easements for services from the west of the site. A Deed of Easement with the landowner provides for easements for both gas and electricity.</p> <p>The continuation of the existing servicing arrangement will not preclude the carrying out of future electricity servicing in accordance with the Precinct Plan.</p> <p>This plan may be referred to the relevant service provider to confirm that sufficient power will be available on development of future infrastructure.</p> <p>Written advice that arrangements have been made for the provision of these services from the relevant provider will form part of the application at the appropriate stage as required by legislation and attendant regulations.</p>
Telecommunications	<p>The continuation of the existing servicing arrangement will not preclude the carrying out of future telecommunications servicing in accordance with the Precinct Plan.</p> <p>This plan may be referred to the relevant carrier to confirm that sufficient services will be available on development of future infrastructure.</p> <p>Written advice that arrangements have been made for the provision of these services from the relevant provider will form part of the application at the appropriate stage as required by legislation and attendant regulations.</p>

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Gas Supply	<p>The continuation of the existing servicing arrangement will not preclude the carrying out of future natural gas servicing in accordance with the Precinct Plan.</p> <p>As previously indicated, the proposed operations will have the benefit of easements for services to Old Wallgrove Road and the west of the site, including gas.</p> <p>This plan may be referred to the relevant service provider to confirm that sufficient gas will be available on development of future infrastructure.</p>
STORMWATER MANAGEMENT	
Existing Watercourses	<p>The basin as depicted in the Precinct Plan Figure 11 Stormwater Management Plan and existing on site is significantly in excess of the likely site requirements. In addition, the location of the basin, as depicted, is inappropriate being discontinuous with the riparian corridor depicted in the precinct plan.</p>
Controls and Objectives	<p>The stormwater management works contemplated by the proposed concept plan are in accordance with the principles identified in the Precinct Plan (including Water Sensitive Urban Design) and the distribution of uses contemplated by the proposed concept plan will not preclude the carrying out of stormwater management works in accordance with the Precinct Plan.</p> <p>The area of the site, on which the basin is identified, is planned for future expansion, subject to further environmental assessment. However, in the short term, the basin would continue to be used.</p> <p>The Stage 1 and Stage 2 development contemplated by the concept plan is located a significant distance from the riparian corridor in the south western corner of the site. No work is currently proposed in this area. The area would be subject to further environmental assessment in the instance that development was proposed in proximity to this riparian corridor identified by the Precinct Plan.</p>
EXTRACTION AND REHABILITATION	
Austral Bricks Quarry	Not Applicable

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Pioneer Quarry	<p>The application lodged by Light Horse Business Park, on public record on the Department of Planning's Major Projects register is a separate application on a separate allotment consistent with and reliant upon the proposed boundary adjustment of Lot 11 DP 558723.</p> <p>Due to the site's disassociation from the quarry and subsequent subdivision of the site, it is considered that the rehabilitation plan will be submitted as part of the application by Light Horse Business Park for the remainder of the northern lots containing the quarry pit.</p> <p>The distribution of uses contemplated by the proposed concept plan will not preclude the implementation of 30 metre setback in accordance with the Precinct Plan. The proposed concept plan includes a 30 metre setback from the top of the quarry to all structures other than the road. Geotechnical analysis of the structural capacity of the road (accompanying the application) confirms that the road can be safely located within this setback.</p>
ENVIRONMENTAL MANAGEMENT	
Controls and Objectives	<p>The future development, as contemplated by the concept plan, will be consistent with the principles of ecologically sustainable development.</p> <p>The concept plan will be consistent with the principles of total water cycle management, including minimising total water usage, minimising waste water requiring treatment and disposal, minimising stormwater impacts on the environment, and maximising water retention and reuse.</p> <p>The concept plan will be consistent with the principles of waste minimisation and will ensure that waste is minimised through re-use, recycling and reprocessing, with disposal being the last resort option.</p> <p>The concept plan will be planned to achieve energy efficiency through such measures as building location, design and materials use, the selection of energy and water efficient building services, equipment and appliances.</p> <p>No significant adverse environmental impacts in terms of air quality, waste, contamination salinity and noise and vibration will result from the proposed concept plan as addressed in Section 6 of this report.</p>
BIODIVERSITY	

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Existing Ecological Values, Biodiversity Conservation Areas & Management Strategies	<p>Flora and fauna studies of the Stage 3 release area, including the subject site, were undertaken as part of the preparation of the Precinct Plan. These studies are reflected in the Provisions of Section 8 of the Precinct Plan and, in particular, Figure 15. The areas of the site subject to Stages 1 and 2 of the project represent a highly disturbed landscape and are not identified as being of any ecological significance. No threatened species, population or ecological community was identified as being present within the Stage 1 and Stage 2 areas of the site.</p> <p>The area of the site identified as of “low ecological value” within Figure 15 – Existing Habitat in the Precinct Plan should not be precluded from any future development before ground truthing by a qualified ecological consultant has taken place. This area of the site is planned for future expansion, subject to further environmental assessment. Notwithstanding these future plans, the distribution of uses contemplated by the proposed concept plan will not preclude this area from being retained. Flora and Fauna is discussed further at Section 6.8 to this report.</p> <p>In respect of bushfire management, the site is identified as being affected by an area notated as “bushfire prone land – vegetation buffer” within Figure 18 Extract from Council’s Bushfire Prone land Map. This buffer is associated with bushfire prone land identified on a neighbouring site to the west (namely Lot 122 DP 1049623). As noted within the Precinct Plan <i>“APZ’s are to be located wholly within the development site, outside of any conservation area or riparian corridor”</i>. The bushfire hazard arising from Lot 122 DP 1049623 should be managed within any application of that adjoining land.</p>
HERITAGE	
Non-Indigenous Heritage	No sites of non-Indigenous heritage significance area are identified in proximity to the site
Indigenous Heritage	<p>Due to past site disturbance it is assumed that any archaeological sites or features which may have been present have been damaged or destroyed. The site is therefore unlikely to have any archaeological significance. Studies of the potential Indigenous heritage value of the Stage 3 release area, including the subject site, were undertaken as part of the preparation of the Precinct Plan. These studies are reflected in the Provisions of Section 9 of the Precinct Plan and, in particular, Figure 21. The areas of the site subject to Stages 1 and 2 of the project represent a highly disturbed landscape and are identified as being of the lowest classification of sensitivity for Indigenous heritage values.</p> <p>Notwithstanding this, monitoring would take place during construction of any subsequent project approvals.</p>
TRAFFIC AND TRANSPORT	
Regional Road Network	The proposed concept plan is consistent with the intent of these provisions.

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Local Road Network	<p>Current access to the site is via a right-of-carriageway, from Old Wallgrove Road, connecting to the eastern boundary of the site. This right-of-carriageway is to be retained.</p> <p>Future road layout is addressed in the accompanying traffic report and Section 6.1.2 of this report. The proposed layout will not preclude the upgrading of the access to a standard collector road in accordance with the Precinct Plan.</p> <p>The proposed concept plan does not prejudice the future alignment of the proposed Standard Collector Road as this would be located within a future expansion area (which does not form part of the subject of this application). While the proposed alignment is not that reflected in the Precinct Plan maps, the Hanson proposed alignment provides for the grouping of related land uses and avoids the isolation or severance of parcels of land. Satisfactory access to each lot will not be precluded by the concept plan. The proposed road alignment is located along the historic right of access and is in accordance with geotechnical analysis.</p> <p>It is anticipated that the proposed concept plan will not generate traffic movements in excess of the existing situation. The demand on the local road network when the proposed facilities are operating will remain unchanged. Therefore no road upgrade works are proposed as no additional capital infrastructure is required.</p> <p>The internal design and layout of the site will respond to appropriate connections to existing and any proposed alteration or modification of transport networks.</p>
URBAN DESIGN	
Objectives and Controls	<p>While the site is not located within a highly visible area of the Precinct, the concept plan will achieve positive urban design outcomes, including landscape quality.</p> <p>The buildings with a potential frontage to the possible future Standard Industrial Collector Road are designed to address the street and will have clearly defined entries. No building or hardstand areas (other than driveways) are proposed within 10 metres of the possible future Standard Industrial Collector Road.</p> <p>Given the appropriate site design, parking and vehicular arrangements incorporated within the proposal, there are few implications likely to arise for adjoining and adjacent employment lands.</p> <p>The environmental assessment will give detailed consideration to the potential impacts of the proposal associated with noise from vehicles and plant operations, air quality and safety.</p>
COMMUNITY SERVICES	
Objectives and Controls	The proposed concept plan is consistent with the intent of these provisions.
OPEN SPACE	
Objectives and Controls	The proposed concept plan is consistent with the intent of these provisions.
LANDSCAPING	
Objectives and Controls	The proposed concept plan is consistent with the intent of these provisions.

