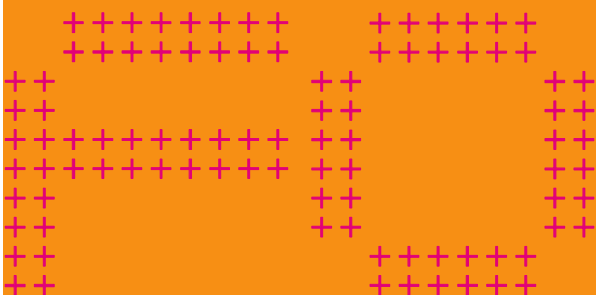
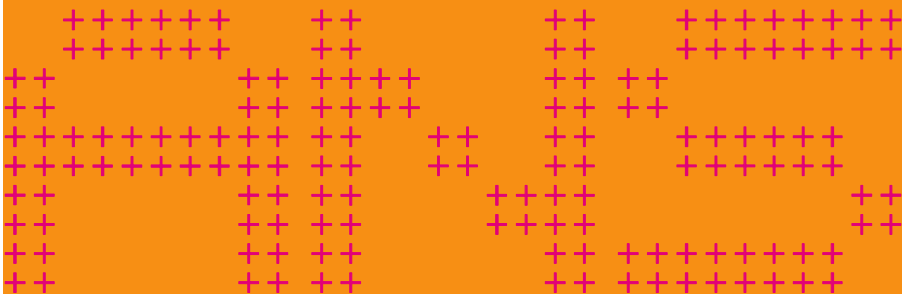
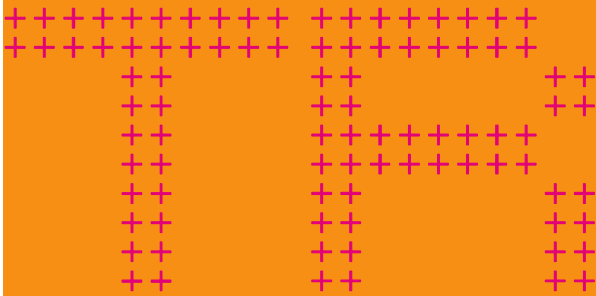


# Clause 6 Request and Preliminary Environmental Assessment

Seven Hills Central Precinct  
Housing NSW

August 2009







# Clause 6 Request and Preliminary Environmental Assessment Seven Hills Central Precinct

Prepared for Housing NSW

PO Box K100

HAYMARKET NSW 1240

August 2009

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## Statement of Validity

### Submission of Environment Assessment:

Prepared under Part 3A of the Environmental Planning and Assessment Act 1979.

### Environmental Assessment prepared by:

|                |  |
|----------------|--|
| Name/s:        | Jennifer Cooper (Associate Director)                           |
| Address:       | Urbis Pty Ltd.<br>Level 21, 321 Kent Street<br>Sydney NSW 2000 |
| In respect of: | Seven Hills Central Precinct                                   |

### Applicant and Land Details

|                         |  |
|-------------------------|--|
| Applicant:              | Housing NSW  |
| Applicant Address:      | Level 10, 234 Sussex Street, Sydney NSW 2000   |
| Land to be Redeveloped: | 21-47 First Avenue, 1-11, 2-6 and 12-16 Second Avenue, 1-3 and 13-15 Third Avenue and 85-95 Best Road, Seven Hills   |
| Lot and DP              | Lots 129-140 in DP 35708<br>Lots 147-152, 157-158, 165-167 and 170-180 in DP 35876<br>Lot 94 in DP 834013  |
| Project Summary:        | <p>The Seven Hills Central Precinct is to be renewed through the physical redevelopment of properties owned by Housing NSW to accommodate a mixture of private and public dwellings.</p> <p>The Concept Plan seeks to redevelop 35 lots that currently accommodate 27 detached dwellings and 36 attached dwellings (townhouses) to achieve an increase in residential density and accommodate approximately 600 dwellings in 14 apartment buildings, varying in height and up to eight storeys.</p> <p>The Project Application seeks to construct three of the apartment buildings proposed in the Concept Plan, including Buildings E1, C3 and C4, to provide a total of approximately 175 dwellings in the first stage of development. The design and number of dwellings will be resolved during the preparation of the architectural drawings.</p> |

### Environmental Assessment

A Preliminary Environmental Assessment is attached.

Declaration

I certify that the contents of the Preliminary Environmental Assessment to the best of our knowledge, has been prepared as follows:

- In accordance with the requirements of the Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulations 2000; and
- The information contained in this report is true in all material particulars and is not misleading.

A handwritten signature in blue ink, appearing to read 'Jennifer Cooper', is positioned above a dashed line.

-----  
Signature

Name: Jennifer Cooper

-----  
Date: 3 August 2009

# 1 Introduction

This report has been prepared on behalf of Housing NSW and in association with a Clause 6 request and Preliminary Environmental Assessment for a Concept Plan and Project Application.

Housing NSW has been working with Blacktown City Council and Railcorp for a number of years to facilitate an uplift in the local planning controls for residential land located adjacent to Seven Hills Railway Station to better integrate land use and transport. A number of masterplans have been developed, the most recent of which is being used to establish appropriate zoning and built form controls for the Blacktown Comprehensive Local Environmental Plan and Development Control Plan.

Housing NSW intends to continue working with Council with regard to the development of the local controls, however, there is an immediate and pressing need to deliver new social housing dwellings. As such, it is proposed to seek approval for a Concept Plan for the masterplanned redevelopment of 35 residential properties within this precinct and a Project Application for the construction of three of the residential flat buildings proposed in the Concept Plan.

This report formally requests that the Minister:

- Declare, under the provisions of Clause 6 of the Major Projects SEPP, that the proposed development is a type of development to which the provisions of Part 3A applies.
- Authorise, under the provisions of Clause 75M of the Environmental Planning and Assessment 1979, that a Concept Plan may be prepared for the project.

The report also provides a Preliminary Environmental Assessment and seeks the Director General's Environmental Assessment Requirements for the preparation of the Concept Plan and Project Application.

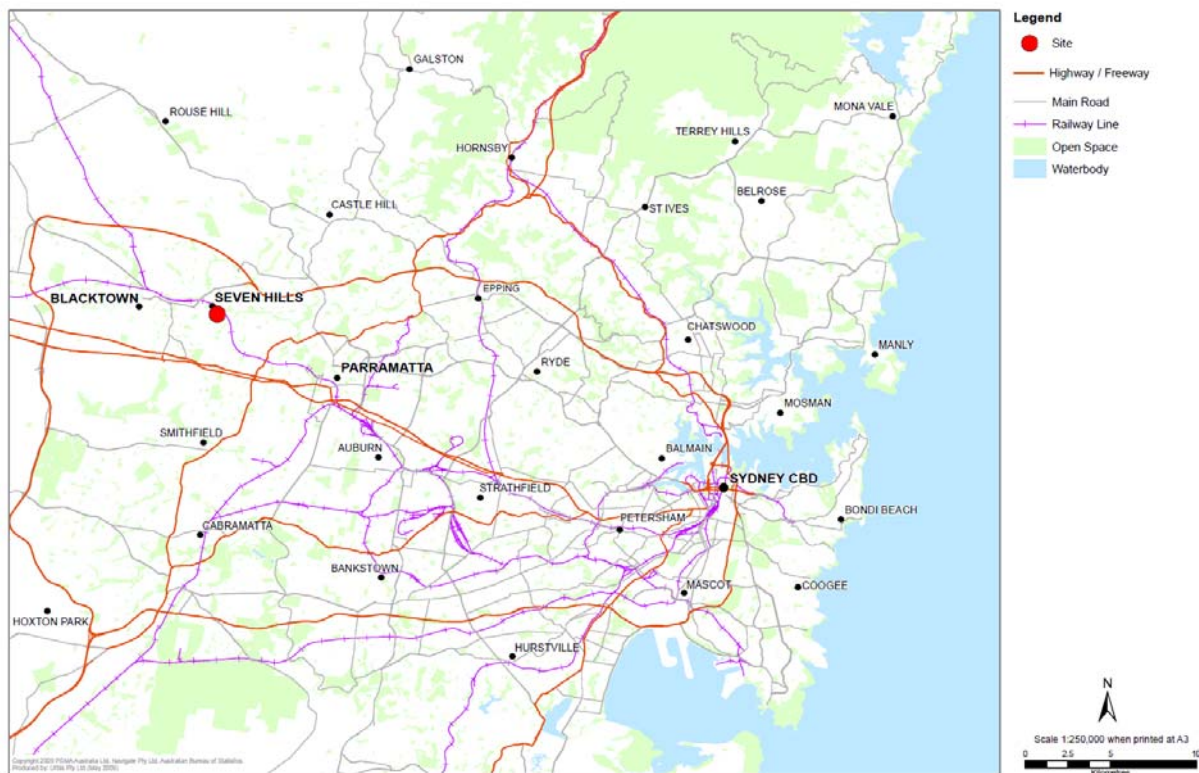


## 2 Site and Surrounds

### 2.1 Regional Context

Seven Hills is located approximately 28 kilometres from Sydney CBD, 8 kilometres north west of Parramatta CBD and 3 kilometres east of Blacktown CBD, as shown in the Regional Context Map in **Figure 1** below.

**Figure 1** – Regional Context Map



The area enjoys excellent access to the regional road network. The M2 and M7 Motorways and Old Windsor Road adjoin the north-western boundary of Seven Hills, providing access across the Sydney Metropolitan Region. The Prospect Highway provides access to the M4 Motorway to the south and Wall Park Avenue provides access to the Blacktown CBD to the west.

Seven Hills is also well serviced by public transport. The Western Railway Line provides access from Seven Hills Railway Station to Parramatta, Sydney CBD and North Shore to the east and Penrith to the west. The Seven Hills Bus Interchange is located at Seven Hills Railway Station and provides local and regional bus services. Bus services are also provided to the southern side of the railway station. Details of each of the relevant services are provided below:

- Route 630 – Blacktown to Macquarie via Seven Hills Bus Interchange.
- Route 702 – Blacktown to Seven Hills via Best Road.
- Route 711 – Blacktown to Parramatta via Best Road.
- Routes 714 and 715 – Norwest and Bella Vista to Seven Hills Bus Interchange.

## 2.2 Local Context

Seven Hills generally comprises a number of distinct precincts, including residential, retail/commercial and industrial precincts that are physically separated from each other by railway infrastructure and the sub-arterial road network. Each of these precincts is described below:

**Retail and Commercial:** the main retail and commercial precinct is located on the southern side of Seven Hills Railway Station. An older, more traditional neighbourhood-level shopping strip comprising lower intensity retail and commercial uses is located on the eastern side of Prospect Highway, around Boomerang Place, Best Road and First Avenue. An enclosed district-level shopping mall and other retail and commercial services are located on the western side of Prospect Highway, known as Centro Seven Hills. A small neighbourhood strip of shops is also located north of the railway line, along Artillery Crescent. The key features of Seven Hills Town Centre are shown in the Blacktown City Council Map, provided below.

**Figure 2 – Seven Hills Town Centre Map (Source: Blacktown City Council)**



**Industrial:** the Seven Hills Industrial Area comprises a large and distinct area generally bound by Abbott Road to the north, Old Windsor Road to the east, the Prospect Highway to the west and the Main Western Railway Line and the Blacktown/Parramatta Local Government Area boundary to the south. A large multi-deck commuter car park is located in the south western corner of the industrial area, immediately to the north of Seven Hills Railway Station.

**Residential:** the balance of Seven Hills, to the north, west and south of the industrial area, is generally characterised by low density residential development, with local supporting facilities, including primary and secondary schools, churches, open space and the like.

## 2.3 Site Description

### 2.3.1 Concept Plan

The Concept Plan comprises four lot parcels as shown in **Figure 3**. These four lot parcels include 35 Torrens title lots, which currently accommodate 27 detached dwellings and 36 attached townhouse-style dwellings. Seven lots are vacant as the former residential dwellings have been demolished.

**Figure 3** – Concept Plan Sites



Each of the lot parcels is described further in **Table 1** below.

**Table 1** – Concept Plan Redevelopment Sites

| Street Address   | Lot Description                                  | Site Area            |
|--|--|----------------------|
| 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43 and 47 First Avenue, Seven Hills    | Lots 129-140 in DP 35708 and Lot 94 in DP 843013 | 11,520m <sup>2</sup> |
| 1, 3, 5, 7, 9 & 11 Second Avenue and 93 & 95 Best Road, Seven Hills                | Lots 173-180 in DP 35876                         | 4,483m <sup>2</sup>  |
| 12, 14 & 16 Second Avenue and 13 & 15 Third Avenue, Seven Hills                    | Lots 157-158 & 165-167 in DP 35876               | 2,835m <sup>2</sup>  |
| 2, 4 & 6 Second Avenue, 1 & 3 Third Avenue, 85, 87, 89 & 91 Best Road, Seven Hills | Lots 147-152 & 170-172 in DP 35876               | 5,372m <sup>2</sup>  |

The detached dwellings are generally single storey, of either brick or fibro construction, approximately 40-50 years old and in poor to average condition. The attached dwellings are two storey townhouse-

style buildings, approximately 15 years old and in good condition. All properties are owned by Housing NSW.

Housing NSW also owns eight other properties within the immediate vicinity. These properties have not been included within the Concept Plan as they are physically separated from other Housing NSW owned properties and not of a sufficient size to accommodate apartment buildings.



### 2.3.2 Project Application - Redevelopment Sites

The land that is the subject of the Project Application is described in detail in **Table 2** below.

**Table 2** –Project Application Redevelopment Sites

| Key Characteristics           | Site 1   | Site 2  |
|-------------------------------|--|---|
| Street Addresses              | 21-27 First Avenue, Seven Hills  | 1-3 Third Avenue and 85-87 Best Road, Seven Hills   |
| Legal Descriptions            | Lots 137-140 in DP 35708   | Lots 149-152 in DP 35876  |
| Site Area                     | 2,384m <sup>2</sup>  | 2,415m <sup>2</sup>   |
| Site Width and Road Frontages | 60.96 metres to First Avenue   | 58.7 metres to Third Avenue and 28.5 metres to Best Road                                    |
| Site Depth                    | 39.6 metres  | 36.5 metres (along northern boundary)   |
| Site Topography               | South to north - front property boundary (First Avenue) to rear property boundary (Railcorp commuter car park) | North west to south east - north western property boundary to front boundary (Third Avenue) |
| Easements and Restrictions    | Nil  | Nil   |
| Property Owner                | Housing NSW  | Housing NSW   |

Photographs of each of the existing dwellings within both Sites 1 and 2 are provided in **Figure 4** below and **Figure 5** on the following page.

**Figure 4** – Photographs of Site 1 (21-27 First Avenue)



**Picture 1** – 21 First Avenue, Seven Hills



**Picture 2** – 23 First Avenue, Seven Hills



Picture 3 – 25 First Avenue, Seven Hills



Picture 4 – 27 First Avenue, Seven Hills

**Figure 5 – Photographs of Site 2 (1-3 Third Avenue and 85-87 Best Road)**



Picture 5 – 1 Third Avenue, Seven Hills



Picture 6 – 3 Third Avenue, Seven Hills



Picture 7 – 85 Best Road, Seven Hills



Picture 8 – 87 Best Road, Seven Hills

### 2.3.3 Surrounding Development

The immediately surrounding land is characterised by a mixture of retail, commercial, industrial and residential uses as outlined below.

- North - the Main Western Railway Line separates the residential precinct from the Seven Hills Industrial Area. A large multi-deck commuter car park is located to the north of the railway station. A narrow strip of land owned by Blacktown City Council and an at-grade commuter car park, which is owned by Railcorp, immediately adjoins Site 1.
- East - Best Road Park is located immediately to the south-east of the Seven Hills Central Precinct and Site 2. This park comprises playing ovals and a small area of play equipment. The park is bound by Grantham Creek on the eastern side with predominantly low density residential development located further to the east, in Fourth, Fifth, Sixth, Seventh and Eighth Avenues.
- West - the business zoned land around Boomerang Place and Best Road generally accommodates lower order retail and commercial services, including specialty retail and dining (eg Indian groceries, restaurants and takeaway outlets), personal services (eg hairdressers, beauticians, etc) and other local activities less reliant on passing trade. The business zoned land further west on the opposite side of Prospect Highway comprises a district level shopping centre known as Centro Seven Hills, which is anchored by Woolworths, Coles and Aldi supermarkets. The Seven Hills Early Childhood Health Centre is located on the corner of First Avenue and Boomerang Place, immediately adjoining the Seven Hills Central Precinct and in close proximity to Site 1.
- South - the land to the south and south-west comprises predominantly residential development. The Seven Hills Toongabbie RSL Club and a KFC outlet are located on the southern and western corners of Best Road and William Street, immediately opposite the Third Avenue Redevelopment Site.

Photographs of surrounding local development are provided in **Figure 6** on the following page.

**Figure 6 – Photographs of Surrounding Development**



**Picture 9 – Seven Hills railway station and commuter car park**



**Picture 10 – Best Road Park**



**Picture 11 – Seven Hills Baby Health Centre**



**Picture 12 – Pedestrian walkway between railway line and the townhouses owned by Housing NSW**



**Picture 13 – Boomerang Place neighbourhood shopping strip and associated car park**



**Picture 14 – Centro Seven Hills Shopping Centre**

## 3 Development Description

### 3.1 Background

Housing NSW has undertaken a series of masterplanning and yield studies for the predominantly residential land located to the south east of Seven Hills Railway Station, comprising First, Second and Third Avenues in Seven Hills. This precinct is generally bound by:

- A narrow strip of land owned by Blacktown City Council adjoining the Railcorp commuter car park, Seven Hills Railway Station and the Main Western Railway Line to the north.
- Best Road Park to the east.
- The retail and commercial area along Boomerang Avenue to the west.
- Best Road to the south.

A number of submissions have been made to Blacktown City Council, including a previous study that was jointly funded by Council, Railcorp and Housing NSW. A draft masterplanning study for the entire precinct was prepared by Annand Alcock Urban Design in September 2008. The design concept included residential flat development of between five and eight storeys taking into account the proximity of the site to existing retail and commercial services and public infrastructure, including rail and bus services. This study was submitted to Blacktown City Council to inform the preparation of the new Blacktown Comprehensive Local Environmental Plan (LEP), which is due to be finalised in 2010.

However, it is necessary to lodge a Concept Plan and Project Application under the provisions of Part 3A of the Environmental Planning and Assessment Act 1979 to ensure that there are no unnecessary delays to the proposed redevelopment.

The Concept Plan application only includes land owned by Housing NSW that is capable of accommodating greater residential density. As such, the proposal does not include all of the land previously identified in the masterplanning studies described above. The properties that are excluded include:

- Lots that are owned by Housing NSW but physically separated from other lots owned by Housing NSW to enable an apartment building to be accommodated.
- Privately owned dwellings that are generally similar in age and character to those owned by Housing NSW, with a small number of more recent two storey dwellings.
- Non-residential development including the Early Childhood Centre on the corner of First Avenue and Boomerang Place, the New Apostolic Church and a privately owned heritage listed house ('Fairholme') proposed to be used as a child care centre on First Avenue and the St Peter's Anglican Church on Second Avenue.

A Precinct Development Strategy and the Long Term Aerial View for the entire residential precinct are provided in **Figures 7 and 8** on the following page. These drawings do not form part of the current application and have been provided only to demonstrate that the Concept Plan will not compromise the future redevelopment of the overall precinct in accordance with the future planning controls.

Figure 7 – Precinct Development Strategy



Figure 8 – Long Term Aerial View



### 3.2 Concept Plan

The Concept Plan includes the redevelopment of 35 properties that are currently owned by Housing NSW, as shown in the Concept Application Redevelopment provided as **Figure 9**. A complete set of drawings, provided as **Figures 3 and 7-9** within the body of this report, are attached as **Appendix A**.

**Figure 9** – Concept Application Redevelopment



The Concept Plan includes the demolition of all existing dwellings and the construction of 14 residential flat buildings comprising approximately 600 dwelling units, as outlined in **Table 3** below.

**Table 3** – Concept Plan Redevelopment

| Building Reference | Street Address                   | Building Height |
|--------------------|----------------------------------|-----------------|
| Building A5        | 93-95 Best Road, Seven Hills     | 6 storeys       |
| Building A6        | 1-5 Second Avenue, Seven Hills   | 6 storeys       |
| Building B3        | 7-11 Second Avenue, Seven Hills  | 6 storeys       |
| Building C1        | 89-91 Best Road, Seven Hills     | 6 storeys       |
| Building C2        | 1-5 Second Avenue, Seven Hills   | 6 storeys       |
| Building C3        | 85-87 Best Road, Seven Hills     | 8 storeys       |
| Building C4        | 1-3 Third Avenue, Seven Hills    | 6 storeys       |
| Building D2        | 12-16 Second Avenue, Seven Hills | up to 4 storeys |
| Building D8        | 13-15 Third Avenue, Seven Hills  | 6 storeys       |

| Building Reference | Street Address                   | Building Height |
|--------------------|----------------------------------|-----------------|
| Building E1        | 21-27 First Avenue, Seven Hills  | 8 storeys       |
| Building E2        | 29-37 Second Avenue, Seven Hills | 6 storeys       |
| Building F1        | 47 First Avenue, Seven Hills     | 6 storeys       |
| Building F2        | 47 First Avenue, Seven Hills     | 6 storeys       |
| Building F3        | 39-43 First Avenue, Seven Hills  | 6 storeys       |

### 3.3 Project Application

The Project Application seeks to construct three of the residential flat building developments proposed in the Concept Plan.

Site 1 comprises the demolition of the four single detached residential dwellings at 21-27 First Avenue, Seven Hills and the construction of a residential flat building (referred to as Building E1). Key characteristics of the proposed building are provided below:

- The building will accommodate approximately 90 residential units and approximately 100m<sup>2</sup> of internal community space.
- A mixture of dwellings will be provided, comprising approximately 50% one bedroom units and 50% two bedroom units.
- The building will have a maximum height of eight storeys with some six storey building elements, generally in accordance with the Precinct Masterplan prepared by Annand Alcock.
- The building is to be designed to be suitable for aged persons, however, the building will not be limited to Seniors Living. Lift access or level access will be provided to all units. 5% of the units are to be fully modified and an additional 10% of the units are to be adaptable.
- Car parking will be either on grade, semi-recessed or basement and provided at a rate of one space per five units.

Site 2 comprise the demolition of the four single detached residential dwellings at 1-3 Third Avenue and 85-87 Best Road, Seven Hills and the construction of two adjoining residential flat buildings (referred to as Buildings C3 and C4). Key characteristics of the proposed development are provided below:

- The buildings will accommodate approximately 85 units and 100m<sup>2</sup> of internal community space.
- A mixture of dwellings will be provided, comprising approximately 50% one bedroom units and 50% two bedroom units.
- The building will have a maximum height of eight storeys with some six storey building elements, generally in accordance with the Precinct Masterplan prepared by Annand Alcock.
- The building is to be designed to be suitable as general housing. Lift access will be provided to all units above two storeys. 5% of the units are to be fully modified.
- Car parking will be either on grade, semi-recessed or in the basement and provided at a rate of one space per two units.

The design and composition of the proposed residential flat buildings will be resolved during the preparation of the architectural drawings.



## 4 Planning Context

### 4.1 State Environmental Planning Policies

#### 4.1.1 State Environmental Planning Policy (Major Projects) 2005

Clause 6 of the Major Projects SEPP identifies development that, in the opinion of the Minister, is development that is described in the provisions of the SEPP and is declared to be development to which the provisions of Part 3A of the Environmental Planning and Assessment Act 1979 (EPAA) applies.

Schedule 1 of the Major Projects SEPP lists the types or classes of development that may be considered as Part 3A projects. The classes of development may be subject to thresholds, such as a minimum total capital investment value. Group 5 includes residential, commercial or retail projects:

13 *Residential, commercial or retail projects*

(1) *Development for the purpose of residential, commercial or retail projects with a capital investment of more than \$100 million.*

(2) *This clause does not apply to major development within the meaning of section 31 of the City of Sydney Act 1988.*

The project has a capital investment value of approximately \$225-250 million (refer to **Appendix B**), which significantly exceeds the minimum threshold. Accordingly, the Minister's opinion is sought that he proposed development is a Major Project under the provisions of the SEPP.

#### 4.1.2 Other State Environmental Planning Policies

The other State Environmental Planning Policies that will need to be considered are listed and briefly discussed as follows:

- **State Environmental Planning Policy 55 – Remediation of Land** - SEPP 55 states that land must not be rezoned or developed unless contamination has been considered and, where relevant, land has been appropriately remediated.
- **State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development** - SEPP 65 aims to improve the design quality of residential flat development by ensuring that it is sustainable in social and environmental terms, will provide satisfactory built form, satisfy the increasing demand and changing needs of the community and maximise amenity, safety and security for the benefit of its occupants and the wider community. The provisions of SEPP 65 apply to buildings with three or more storeys and four or more self contained dwellings and as such, will apply to this proposal.
- **State Environmental Planning Policy (Seniors Living) 2004** - the Seniors Living SEPP aims to encourage the provision of housing that will increase the supply and diversity of residences that are of a good design, meet the needs of seniors or people with a disability and make efficient use of existing infrastructure and services. Building E1 is to be designed to be suitable for aged persons, however, the proposal does not limit the occupation of any of the buildings to solely Seniors Living and as such the SEPP does not apply.
- **State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004** - BASIX aims to encourage sustainable residential development by requiring a list of commitments by the applicant as to the manner in which the development will be carried out at the development consent stage. It is intended that the Concept Plan will facilitate the development to proceed in the absence of further approvals and as such, it is proposed to provide BASIX certificates with the Environmental Assessment.

- **State Environmental Planning Policy (Infrastructure) 2007** - Subdivision 3 of the SEPP allows Housing NSW to develop a residential flat building or multi dwelling housing within close proximity of certain infrastructure. However, the provisions only apply where a residential flat building or multi dwelling housing is not permissible on the land under another environmental planning instrument. Townhouses are permitted under the provisions of Blacktown Local Environmental Plan 1988 (refer to **Section 4.2.2** below) and as such, a residential flat building is not permitted under the provisions of the SEPP. Further, the Roads and Traffic Authority will need to be consulted during the assessment of the Concept Plan as over 300 dwellings are proposed. Further, if excavation works in excess of two metres are required, the chief executive officer of the rail authority for the rail corridor will need to be consulted during the assessment process.

## 4.2 Regional Planning Policies

### 4.2.1 Sydney Metropolitan Strategy

The Sydney Metropolitan Strategy aims to guide growth and change in the Sydney Metropolitan Region over the next 30 years. The Strategy has been prepared with five aims, four of which are directly relevant to the proposed redevelopment of this site and discussed further below:

**Enhance liveability** - the proposed revitalisation of the Precinct by replacing the ageing residential dwellings with approximately 600 apartments will enhance Sydney's liveability by providing increased housing choice, including adaptable and accessible housing that is capable of meeting the needs of an ageing and changing population. The site has an established residential use and is capable of accommodating new buildings that are designed to avoid unacceptable impacts to the existing residential amenity.

**Ensure fairness** - the site is located within walking distance of existing retail and commercial services and public infrastructure, including regional rail and bus services. The site offers the potential to provide additional housing that would benefit from access to these existing services and avoid reliance on private motor vehicle use.

**Protect the environment** - this precinct offers the opportunity to provide additional housing that is close to existing services and transport, reducing the potential impact of new residential development on Sydney's urban and environmental footprint.

**Improve governance** - the proposed redevelopment is entirely consistent with the strategic planning policy with regard to increased residential densities within close proximity to services and infrastructure. It is considered appropriate to utilise the Part 3A legislation to advance the proposal to enable the timely delivery of social housing in well serviced location.

### 4.2.2 Draft Subregional Strategy for North West Subregion

The Draft Subregional Strategy for the North West Subregion provides a target of 140,000 new dwellings by 2031, of which 140,000 dwellings are to be located outside the North West Growth Centre. Blacktown Local Government Area has a target of 21,500 additional dwellings. The proposed redevelopment projects are consistent with the key strategies and actions of the Draft Subregional Strategy for the North West Subregion as outlined below.

**Locate New Dwellings in Strategic and Local Centres** - Action NW C2.1.2 states 'Councils to provide in their LEPs zoned capacity for a significant majority of new dwellings to be located in strategic and local centres'. Seven Hills is nominated as a Town Centre, which is generally described in the Draft Strategy as having an 800 metre radius and the following characteristics 'Town Centres have one or two supermarkets, community facilities, medical centre, schools, etc. Contain between 4,500 and 9,500 dwellings. Usually a residential origin than employment destination'.

Seven Hills Town Centre is generally consistent with the type of non-residential activities described in the above general description, however, the current residential density is quite low, comprising predominantly single detached dwellings on medium to large sized lots.

The proposed redevelopment is considered consistent with the Draft Strategy as it will achieve both increased dwelling numbers and an increased mix of dwelling types, including adaptable and accessible housing. The site is within walking distance of a major railway station and both local and regional bus services, providing access to a number of nominated Strategic Centre, including Parramatta, Penrith, Norwest, Blacktown and Burwood.

**Redevelop and Regenerate Department of Housing Stock** - The Draft Strategy acknowledges that Housing NSW has significant land holdings, many of which are no longer appropriate to meet the needs of existing and future clients. The Draft Strategy recognises that redevelopment of these properties would enable dwellings to be provided that meet these needs in terms of dwelling sizes, location and special requirements, while implementing best practice urban design.

Action NWC4.2.1 states '*Local councils to consult with the Department of Housing regarding the redevelopment and renewal of Department of Housing assets, prior to the preparation of LEPs*'.

Housing NSW will continue to liaise with Blacktown City Council regarding the preparation of the Comprehensive LEP and appropriate controls that will facilitate the redevelopment of the entire precinct. The Concept Plan is consistent with the precinct masterplan and the desired future bulk, height, scale and character of the area.

**Influence Travel Choices to Encourage More Sustainable Travel** - The proposed redevelopment is consistent with the provisions of the Draft Strategy as it will encourage walking, cycling and public transport by better integrating land use and transport. A reduced rate of car parking is provided that meets the demands of social housing residents and visitors.

## 4.3 Local Planning Controls

### 4.3.1 Blacktown Local Environmental Plan 1988

The primary local environmental planning instrument that currently applies to the site is Blacktown Local Environmental Plan 1988. The land affected by the Concept Plan (and Project Application) is located within Zone No 2(a) (Residential "A" Zone). The objectives for the 2(a) zone are listed below:

- (a) *to make general provision to set aside land to be used for the purpose of housing and associated facilities;*
- (b) *to identify existing residential areas of a predominantly single dwelling character, and to maintain that character by prohibiting residential flat buildings;*
- (c) *to enable sensitive infill development of other housing types if the infill development is of a bulk, scale and appearance that does not adversely impact on adjoining development or the amenity of the locality;*
- (d) *to enable development for a variety of housing forms, including townhouses, villas, integrated housing, dual occupancies and the like, if such development does not interfere with the amenity of surrounding residential areas by way of overshadowing, overlooking, or loss of privacy;*
- (e) *to allow people to carry out a reasonable range of activities from their homes, where such activities are not likely to adversely affect the living environment of neighbours; and*
- (f) *to allow within the zone a range of non-residential uses which -*
  - (i) *are capable of visual integration with the surrounding environment;*
  - (ii) *either serve the needs of the surrounding population or the needs of the City of Blacktown without conflicting with the basic intent of the zone; and*
  - (iii) *do not place demands on public services beyond the level reasonably required for residential use.*

Residential flat buildings are listed as a specifically prohibited use within the 2(a) zone. Other types of residential development, including medium density development, are permitted with development consent (or as complying development).

It is noted that 'Fairholme', a privately owned house at Lot 102 in DP 631570 on First Avenue (and not included within the Concept Plan), is listed as an item of heritage significance under the provisions of Schedule 2 of the LEP.

#### 4.3.2 Blacktown Development Control Plan 2006

Blacktown Development Control Plan 2006 (BDCP 2006) provides the detailed development standards, policies and guidelines. The relevant Parts include:

- Part A - Introduction and General Guidelines.
- Part C - Development in the Residential Zones.
- Part K - Notification of Development Applications.
- Part O - Site Waste Management and Minimisation.

#### 4.3.3 Local Plan Making Process

The proposed development is considered to be consistent with the anticipated future provisions of the Blacktown Comprehensive Local Environmental Plan and Consolidated Development Control Plan. Housing NSW has been working with Blacktown City Council and Railcorp to develop local planning controls that will guide the future redevelopment of this residential precinct. The Concept Plan has been developed in a manner that is consistent with the previous masterplanning studies for the site that have been used to develop the draft local planning controls.

Housing NSW will continue to liaise and work with Council (and the Department of Planning) during the preparation, exhibition, assessment and gazettal of the Comprehensive Local Environmental Plan to ensure that the future local controls are appropriate and will enable the redevelopment of the entire residential precinct (refer to **Figures 7 and 8**) to be realised.

## 5 Key Environmental Issues and Management Measures

### 5.1 Built Form and Urban Design

The previous masterplanning study undertaken for the site provide the broad design context for the redevelopment of the Precinct, including appropriate building locations, maximum building heights, setbacks and the like. It is anticipated that the built form outcomes will be incorporated into a set of design guidelines that will guide future development associated with the Concept Plan.

Particular regard will be given to the compliance of the proposed buildings with the performance measures identified in State Environmental Planning Policy No 65 - Design Quality of Residential Flat Buildings and State Environmental Planning Policy Building Sustainability Index: BASIX) 2004 during the detailed preparation of the architectural drawings associated with the Project Application.

### 5.2 Acoustic Impacts

It is acknowledged that Site 1, and to a lesser extent Site 2, may be impacted by railway noise due to the proximity of the redevelopment sites to the Main Western Railway Line.

A noise impact assessment will be undertaken to measure background noise, in particular, the impacts associated with rail noise and vibration. The assessment will include recommendations to mitigate any identified negative impacts on the amenity of future and existing occupants of the proposed residential development.

### 5.3 Open Space and Landscaping

An arborist will be engaged to assess the condition of any existing significant vegetation on the two redevelopment sites and establish the anticipated impact of the proposed developments, if any, on the existing vegetation.

A Landscape Management Plan will be prepared in accordance with the requirements of Council and any other relevant authorities to demonstrate the proposed landscape treatment of the redevelopment sites.

### 5.4 Heritage

The land affected by the Concept Plan and the Site 1 proposal are located in close proximity of 'Fairholme', which is listed as a heritage item of local significance under the provisions of Blacktown Local Environmental Plan 1988.

A Heritage Impact Assessment will be undertaken by an appropriately qualified consultant to establish the significance of 'Fairholme', assess the potential impacts of the Concept Plan redevelopment and provide recommendations for any required mitigation measures to minimise the potential impacts.

### 5.5 Ecologically Sustainable Development

The Concept Plan may include various Ecological Sustainable Development (ESD) elements, such as:

- Compliance with BASIX requirements.
- Provision of appropriate windows and doors to assist with natural ventilation and natural light.
- Initiatives to encourage walking, cycling and the use of public transport.
- Communal waste collection areas to accommodate recyclable waste.

- Use of materials which are durable, long-lasting and require minimal maintenance.

The potential ESD elements to be incorporated into the Concept Plan will be assessed further during the detailed design process and will be in accordance with the requirements of Council and relevant authorities.

## 5.6 Traffic and Transport

Housing NSW proposes to engage a traffic consultant to prepare a Traffic Management Plan that assesses the likely traffic generation of the proposed developments, identifies the likely impacts on the local road network and makes recommendations for any mitigation measures required to address the identified impacts.

The Traffic Management Plan will also assess the reduced rate of car parking proposed to be provided to ensure that it will meet the anticipated demand by residents and visitors, while encouraging the use of public transport, cycling and walking as a means of transport.

## 5.7 Infrastructure and Services

It is proposed that Housing NSW will consult with each of the relevant utility/service providers to ensure that any potential requirements arising from the development can be met, as outlined below:

- Water and Sewer – Housing NSW will consult with Sydney Water to ensure that any potential water supply and sewer demand impacts associated with the redevelopment are identified and mitigated (if necessary).
- Stormwater - a Stormwater Management Plan will be prepared in accordance with the requirements of Council to ensure that any potential stormwater or drainage impacts associated with the redevelopment are identified and mitigated (if necessary).
- Power – Housing NSW will consult with Integral Energy to ensure that any potential demand impacts associated with the development are identified and mitigated (if necessary).
- Telecommunications - Housing NSW will consult with Telstra and/or other relevant authorities to ensure that any potential telecommunications demands can be met.
- Gas – Housing NSW will consult with the relevant provider(s) to ensure that any potential gas infrastructure demand impacts associated with the redevelopment are identified and mitigated (if necessary).
- Waste Management - it is proposed to prepare a Waste Management Plan in accordance with the requirements of Council and any other relevant authorities.

## 6 Community and Stakeholder Consultation

Housing NSW will consult with the community over the life span of the project, during the mobilisation, development and operational phases, to identify and manage any potential impacts of the proposal. It is intended that consultation will be undertaken with:

- Social housing tenants.
- Private landowners and tenants, including the New Apostolic Church and St Peter's Anglican Church.
- Local retailers, including the local Chamber of Commerce.
- The Member for Toongabbie, the Hon Nathan Rees MP.

Further, it is acknowledged that the following additional stakeholders may be consulted with as part of a Planning Focus Meeting, should it be considered necessary –

- Blacktown City Council.
- NSW Department of Planning.
- NSW Roads and Traffic Authority.
- Railcorp.
- Sydney Water.
- Integral Energy.
- Telstra Corporation.
- AGL.

## 7 Summary

This Clause 6 Request and Preliminary Environmental Assessment have been prepared on behalf of Housing NSW and are submitted to the Minister for Planning pursuant to Part 3A of the Environmental Planning and Assessment Act 1979 and State Environmental Planning Policy (Major Projects) 2005.

The report provides a comprehensive overview of the redevelopment proposal and Housing NSW formally requests that the Minister:

- Declare, under the provisions of Clause 6 of the Major Projects SEPP, that the proposed development is a type of development to which the provisions of Part 3A applies.
- Authorise, under the provisions of Clause 75M of the Environmental Planning and Assessment 1979, that a Concept Plan may be prepared for the project.

Housing NSW also requests that the Director-General of the Department of Planning issue Director-General's requirements for the Concept Plan and Project Application in accordance with Section 75F of the Environmental Planning and Assessment Act 1979.









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# Appendix A    Concept Plan Drawings



# Appendix B    Capital Investment Value