



CONCEPT PLAN (VOLUME 1)

Employment Lands (Huntingwood West)

for Landcom



September 2006

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EXECUTIVE SUMMARY

The Concept Plan application

The 61 ha land area and proposed development known as Huntingwood West is the subject of this Concept Plan Application and Environmental Assessment (EA) under Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979).

The employment and industrial development opportunities offered by the release of Huntingwood West are significant to the State. Up to 800 jobs will be created. Part of the revenue generated by the release of this land will be directed into the adjacent Western Sydney Parklands.

This employment lands application seeks consent to:

- Develop the land for employment uses;
- Subdivide the land;
- Construct a new intersections on the Great Western Highway and an upgrade to the existing roundabout on Brabham Drive;
- Adopt a set of development design controls that seek to ensure development will achieve the project vision; and
- Construct a wetland feature for the parklands.

The subdivision layout proposed is a result of a comprehensive urban planning exercise that seeks to maximise the site's opportunities and capitalise on it's proximity to Sydney's major transport network (i.e. the M7 and M4 motorways) and the adjacent regional Parklands.

The Vision

Huntingwood West will become a state of the art green employment estate with a strong connection to the Western Sydney Parklands, incorporating best practice urban design and environmentally sustainable initiatives.

The Principles

The principles underpinning the concept plan are:

- To deliver 'world's best practice';
- To create a high quality interface with the parklands;
- To provide future employees with a unique and pleasant working environment with easy access to Parkland facilities;

- To promote architectural excellence through a set of development design controls that apply to future development; and
- To promote easy access through the construction of a new intersection on the Great Western Highway and on Brabham Drive.

The Commitments

The Concept Plan commits to:

- 1 A Development Design Control document (DDC) for Huntingwood West which will provide the following details of the Concept Plan:
 - Employment development;
 - Relationship to Western Sydney Parklands;
 - Urban Design;
 - Landscaping;
 - Utilities Infrastructure;
 - Traffic and Transport; and
 - Stormwater Management.
- 2 A public consultation process that:
 - Provides a Concept Plan built upon the results of the Western Sydney Parklands Ideas Competition to address interface design with the Parklands; and
 - Provides information updates on a public accessible website (www.westernsydneyparklands.com.au) to keep the community informed of progress.
- 3 The construction of a wetland landscape feature for the Parklands that incorporates a pedestrian link between the Park and Huntingwood West.
- 4 The establishment of a Design Review Panel managed by Landcom for future development proposals.
- 5 The implementation of best practice Water Sensitive Urban Design measures.
- 6 The preparation of an Environmental Management Plan to address environmental mitigation measures including soil erosion and sediment control; archaeological investigation; air and water quality, noise attenuation and safety.
- 7 A monetary contribution to the Parklands Trust that offsets the removal of 5.6 hectares of Cumberland Plain Woodland within Huntingwood West.

- 8 The design of roads and water sensitive urban design features to meet Blacktown Council's current specifications.
- 9 The provision of interpretative features to reinforce the original scenic qualities of the former Rudders Lane.

The Assessment

This environmental assessment has been prepared in full compliance with the requirements of the Director General of the Department of Planning. It is assessed that the concept proposal will deliver a high quality employment estate that will result in:

- Positive impacts both socially and economically with respect to job creation for both Blacktown and the Western Sydney Region;
- A new model working environment for employees;
- New buildings seeking excellence in architectural design;
- Traffic managed through road improvement works and excellent connectivity to Sydney's regional road network;
- A best practice Water Sensitive Urban Design scheme including a new wetland for the adjoining Parklands; and
- Revegetation in the adjoining Parklands with Cumberland Plain Woodland landscape elements to aid biodiversity.

The Planning Group (NSW) Pty Ltd supports this application and recommends its approval.

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Figure 1: Artist's impression of the employment land vision

Figure 2: Proposed subdivision concept plan

Figure 3: Artist's impression of the proposed Eco-median

Figure 4: Section through the Park Edge Road and proposed wetland

APPENDICES

Appendix A: Proposed Subdivision Plans

Appendix B: Subdivision Layout Options

Appendix C: Development Design Controls

See also

VOLUME 2 Environmental Assessment

VOLUME 3 Supporting Documents

1. PROJECT VISION

"Huntingwood West will become a state of the art green employment estate with a strong connection to the Western Sydney Parklands, incorporating best practice urban design and environmentally sustainable initiatives."



Figure 1: Artist's impression of the Employment land vision

It will deliver a high quality employment estate that:

- Provides for a diverse range of employment opportunities to deliver up to 800 new jobs;
- Offers a seamless transition from the Western Sydney Parklands into the employment zone;
- Requires new buildings to seek excellence in architectural design;
- Features best practice Water Sensitive Urban Design schemes including a new wetland for the Parklands;
- Builds biodiversity by requiring Cumberland Plain Woodland landscape elements and contributing to revegetation in the adjoining Parklands;
- Provides extensive landscaping that enhances visual amenity to adjoining roads; and
- Offers excellent accessibility and connectivity to Sydney's regional road network, the adjoining employment zones and the Parklands.

To ensure efficient delivery of business and employment opportunities to Western Sydney, this Concept Plan will deliver a scheme attractive to smaller and larger scale enterprises.

2. THE CONCEPT

The principles underpinning this Concept Plan are:

- To deliver 'world's best practice';
- To create a high quality interface with the parklands;
- To provide future employees with a unique and pleasant working environment with easy access to Parkland facilities;
- To promote architectural excellence through a set of development design controls that apply to future development; and
- To promote easy access to the development.

The proposed subdivision (See **Appendix A**) is a result of a comprehensive analysis capitalising on the site's opportunities, on its proximity to the Western Sydney Parklands and Sydney's major transport network being the M7 and M4 motorways.

A number of subdivision layout options were explored as part of the planning exercise and these are presented in **Appendix B** of this Volume.



Figure 2 Proposed subdivision plan

3. KEY ELEMENTS

The following are the key elements proposed in the Concept Plan that will ensure the principles outlined in Section 1 are met.

3.1 GREAT WESTERN HIGHWAY CONNECTION (accessibility and connectivity)

A new four way intersection will be built on the Great Western Highway.

The new intersection will:

- Provide access to both the Huntingwood West Employment Land and the Western Sydney Parklands located to the north and south of the Great Western Highway;
- Improve performance of the existing Great Western Highway/Brabham Drive intersection; and
- Provide a safe and convenient pedestrian and cycle crossing connecting the Parklands areas located north and south of the highway.

3.2 ACCESS THE EXISTING BRABHAM DRIVE ROUNDABOUT (accessibility and connectivity, urban character, minimisation of environmental impacts)

An east-west collector road that connects to Brabham Drive at the existing roundabout with Huntingwood Drive, will:

- Provide site accessibility and connectivity to and from the existing industrial zone (east of the site);
- In conjunction with the new intersection on the Great Western Highway, reduce the traffic impacts on the existing intersection: Great Western Highway / Brabham Drive;
- Feature an eco-median that incorporates stormwater management within a landscape setting – i.e. an eco-median road;
- Create green streetscapes with strong visual identity, retaining existing trees and supporting an integrated network of access links catering for pedestrian and cycle links; and
- Create a visual corridor to the Parklands.

3.3 ECO-MEDIAN (urban character, minimisation of environmental impacts)

A 14.5 m wide central eco-median is proposed along the main road (east-west) that connects the site to the existing Brabham Drive roundabout.

The eco-median:

- Provides an opportunity to retain existing vegetation within the public domain to preserve biodiversity and maximise site amenity;
- Reinforces the 'green' character of the proposed employment estate;
- Forms part of the integrated landscape and WSUD strategy – bio retention system treating stormwater discharge from the site and the industrial upstream catchment;
- Brings the Parklands into the employment estate, providing a seamless transition between the landscaping and the Parklands vegetation.



Figure 3: Artist's impression of the proposed Eco-median

3.4 PARK EDGE ROAD (interface, accessibility and connectivity)

Its sinuous layout is deliberate and represents a transition between an active employment environment and more natural and contemplative surroundings.

The proposed park edge road will be limited to cars and light vehicles only, thus creating an appropriate interface with the Western Sydney Parklands.

Development Design Controls (DDC) have been designed to avoid the 'back of house' facing the internal roads and to encourage high quality facades presented to the Parklands.



Figure 4: Section through the Park Edge Road and proposed wetland

3.5 WETLAND SYSTEM

(interface, minimisation of environmental impacts)

The principle consideration in the design of the drainage network is the integration and relationship with the Western Sydney Parklands.

The stormwater management strategy consists of gross pollutant traps (GPT's) and a downstream, off-site constructed wetland. The stormwater strategy is fully integrated with the landscape strategy.

GPT's will take the form of 'precinct parks' (three) located within the development. These will:

- retain gross pollutants;
- reduce the suspended solids load; and
- balance flood detention requirements.

The wetland was identified as an ideal feature of the Western Sydney Parklands, providing a suitable interface with the Parklands.

The wetland will:

- Protect water quality and provide flood storage;
- Overcome the higher risk of damage to on-site measures such as street scale bio retention systems in an industrial precinct,
- Provide a cost effective way to meet flood storage requirements to minimise post development stormwater discharge impacting Eastern Creek;
- Provide the potential to treat stormwater runoff from the site and adjoining industrial upstream catchments that drain through the site; and
- Provide passive recreational opportunities for employees.

The proposed subdivision is complemented by a robust landscape design (Appendix B) that responds to the opportunities of both the site and the Parklands.

The Western Sydney Parklands provides not only a parkland environment for 'Huntingwood West' but a 27km linear link to other areas of Western Sydney, ie pedestrian and cycle-based links for employees. At both a commuter and recreational level the Parklands provide a unique opportunity to promote healthy workers and healthy working environments.

Critical to this parkland association is the proposed extension of the ecological corridor vegetation into the streetscapes and eco-median of the main boulevard. The Parkland literally has finger extensions into the employment lands, as wildlife/bird conduits, as cycle and walkway conduits, as conduits of recreational and ecological expression into the employment zone.

Water from the site is expressed in swales and wetlands which provide best practice treatment prior to water entering Eastern Creek, safeguarding the emergent ecologies of the creek line and creating a landscape aesthetic which is informed by the creek line itself.

Consistent with 'working in the park' significant vegetative buffers are in place along the M4 and Great Western Highway boundaries so that buildings will always be viewed through a foil of significant fully structured plantings, and where both backdrop and foreground will always be expressed in the strongly vegetated form of 'the park'.

4. DRAFT STATEMENT OF COMMITMENTS

4.1 A DEVELOPMENT DESIGN CONTROL DOCUMENT

This Concept Plan commits to providing a DDC, in full, that provides details of the Concept Plan as follows:

4.1.1 Employment development

This Concept Plan commits to:

- A best practice employment zone that capitalises on its parkland setting incorporating quality design and environmental measures;
- Requiring excellence in architectural design to promote state of the art built form for high job creation industries;
- Creating an employment zone that has a high quality public domain integrating landscape treatments and built form; and
- Diverse land use opportunities through the provision of a range of lot sizes.

4.1.2 Relationship to the Western Sydney Parklands

This Concept Plan commits to:

- A green employment area that integrates with and builds the biodiversity values of the adjoining Western Sydney Parklands;
- A seamless transition through ecological, visual and access linkages from the Western Sydney Parklands to employment development;
- Providing an open space network in the form of wide verges, an eco-median and nominated on-site landscaping that connects to the Parklands.

4.1.3 Urban design

This Concept Plan commits to a set of Development Design Controls to which future development must adhere. This document has been based on a rigorous and thorough analysis of the site and its context, Western Sydney Parklands Ideas Competition and a review of high quality employment designs elsewhere.

This Concept Plan commits to the following urban design principles:

- High quality public domain with generous landscaping and well designed buildings addressing the street and the Parklands.
- Landscaped building set backs that flow onto the park;
- An Urban Footprint that allows for view lines into and out of the Parklands via landscaped fingers; and
- Water Sensitive Urban Design initiatives.

This Concept Plan commits to a design outcome creating a leading-edge employment development.

4.1.4 Landscaping

This Concept Plan commits to:

- Generously landscaped public domain that links to the Parklands in accordance with the Landscape Plan and specifications in the DDC;
- The planting of Cumberland Woodland species to promote the biodiversity values within the Parklands.
- Ensuring landscape treatments conform to Water Sensitive Urban Design principles.
- Preserving mature trees and landscaping features where practicable.
- Providing shade along pedestrian pathways and streets through the planting of street and park trees.
- Creating safe and open spaces that are overlooked by active building frontages.
- Minimising water usage and maintenance by selecting hardy drought tolerant native species, including those listed in the Sydney Water Plant Selector.
- Selecting plants that are non-invasive or indigenous.
- Treating stormwater through landscape techniques such as the wetland, eco-median, bio-retention systems and landscaped swales.
- Requiring foot and cycle paths as an integrated part of the open space network, and
- Requiring landscaping that can be easily maintained.

4.1.5 Utilities infrastructure

This Concept Plan commits to:

- The provision of the site for a new electrical substation that meets the needs of Integral Energy; and
- Ensuring sufficient land is provided within road reserves for utilities.

4.1.6 Traffic and transport

This Concept Plan commits to:

- The construction of a Park Edge Road;
- The construction of a new road into the site from the existing roundabout at Brabham Drive;
- The construction of a new intersection on the Great Western Highway that provides access to Huntingwood West and the Parklands;

- The construction of an internal road network in accordance with the DDC and current Blacktown Council standards.
- Payment of a monetary contribution for local and regional roads as agreed with the RTA.

4.1.7 Stormwater management

This Concept Plan commits to:

- Constructing stormwater management controls to ensure that development does not result in any net impact on the water quality or quantity of Eastern Creek;
- Ensuring stormwater management is facilitated by best practice Water Sensitive Urban Design measures;
- Constructing an east west eco-median road that manages stormwater and improves water quality;
- Requiring 1.19 hectares of drainage reserve that are linked to the Western Sydney Parklands and the street network; and
- Requiring landscaped swales and/or bio-retention systems to manage stormwater in secondary roads.

4.2 A PUBLIC CONSULTATION PROCESS

This Concept Plan commits to a public consultation process that:

- Provides a Concept Plan built upon the results of the Western Sydney Parklands Ideas Competition to address interface design with the Parklands; and
- Provides information updates on a publicly accessible website (www.westernsydneyparklands.com.au) to keep the community informed of progress.

4.3 WETLAND

This Concept Plan commits to:

- Provision of a wetland landscape feature for the Parklands that incorporates a pedestrian access link between the Parklands and Huntingwood West.

4.4 DESIGN REVIEW PANEL

This Concept Plan commits to:

- The establishment of a Design Review Panel managed by Landcom for future development proposals to ensure quality.

4.5 WATER SENSITIVE URBAN DESIGN

This Concept Plan commits to:

- The implementation of best practice Water Sensitive Urban Design measures.

4.6 ENVIRONMENTAL MANAGEMENT PLAN

This Concept Plan commits to:

- The preparation of an Environmental Management Plan to address environmental mitigation measures including soil erosion and sediment control archaeological investigation; air and water quality, noise attenuation and safety.

4.7 VEGETATION OFFSET STRATEGY

This Concept Plan commits to:

- A monetary contribution to the Parklands Trust that offsets the removal of 5.6 hectares of Cumberland Plain Woodland within Huntingwood West.

4.8 MEETING BLACKTOWN COUNCIL SPECIFICATIONS

This Concept Plan commits to:

- The design of roads and water sensitive urban design features to meet Blacktown Council's current specifications.

4.9 RUDDERS LANE

This Concept Plan commits to:

- Provide interpretative features to reinforce the original scenic qualities of the former Rudders Lane.