

Greystanes Estate SEPP 59 Employment Lands

This Section comprises part of Part G - Site Specific Controls of Draft Holroyd Development Control Plan 2007 and has been prepared in accordance with the provisions of the Environmental and Planning Assessment Act, 1979. This Section is to be read in conjunction with the whole document.

This Section came into force as a Precinct Plan under State Environmental Planning Policy No. 59 – Central Western Sydney Economic and Employment Area in 2001. It became a deemed development control plan under amendments to the Environmental Planning and Assessment Act in 2006. It was subsequently incorporated into Holroyd Development Control Plan 2007 upon adoption of the latter document.

Any references to “this Plan” or “this Precinct Plan” are to be interpreted as referring to Holroyd Development Control Plan 2007.

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SUPPORTING STUDIES

The following studies were prepared and submitted with the draft Precinct Plan and may be useful if further information is needed on a particular issue. The general services plan, Transport plan and urban design plan have been reviewed and information relevant to the provision of a framework for future development assessment has been incorporated into this document. The extraction and rehabilitation plan is adopted in total and forms part of the Precinct Plan. The studies are available from the Department of Urban Affairs and Planning (Sydney Region West Office), Holroyd City Council and Blacktown City Council.

- ❖ Transport Plan
- ❖ Heritage and Biodiversity Report
- ❖ *General Services Plan*
- ❖ Extraction and Rehabilitation Plan
- ❖ Urban Design Analysis
- ❖ Retail Assessment
- ❖ Consultation report
- ❖ Acoustic Assessment
- ❖ Stability Assessment

1.1 INTRODUCTION

Greystanes Estate is one of the largest privately owned parcels of land in Western Sydney. The Estate, with approximately 350 hectares is owned by Boral and Sydney Water and is used for quarrying and associated activities. The quarry, known as Prospect Quarry, has been producing aggregate used in construction materials for the last 100 years. It is however, nearing the end of its economic life.

In February 1999, State Environmental Planning Policy No. 59 - Central Western Sydney Economic and Employment Area (SEPP 59) was gazetted. The policy applies to a number of landholdings in Western Sydney including the Greystanes Estate. The SEPP rezones the Greystanes Estate for urban development including employment generating and residential land uses and establishes the planning framework for the development of the land.

The development of the Greystanes Estate will provide employment for the residents of Western Sydney and a range of housing opportunities. The development of Greystanes Estate will bring other benefits including:

- ❖ improved transport options - both road and public transport;
- ❖ improved access to Prospect Reservoir and surrounding recreation areas;
- ❖ new landscaping incorporating local indigenous species to enhance the existing character of Greystanes;
- ❖ creation of pedestrian tracks and cycleways with links to the proposed Lower Prospect Canal Linear Park;
- ❖ more open space and parkland; and
- ❖ a community local shopping centre to service the existing and proposed community.

This Precinct Plan has been prepared to guide the development of the Employment Lands within Greystanes Estate so that it meets the environmental, economic and social objectives prescribed in SEPP 59.

1.2 ROLE AND STRUCTURE OF THE PRECINCT PLAN

The SEPP requires the preparation of a Precinct Plan to guide the planning and development of the site. The Precinct Plan must be taken into consideration when development applications are being assessed.

Under the SEPP, the Precinct Plan is required to:

- ❖ be consistent with the Guiding Principles contained in the SEPP;
- ❖ be consistent with the zones established by the SEPP; and
- ❖ have regard to a range of matters including servicing, transport, extraction and rehabilitation, ecological issues and development guidelines.

The Precinct Plan is an important element in the development process, building on the broad land use and principles of the SEPP and providing more specific guidelines. The Precinct Plan will:

- ❖ establish the structure and principles for planning the site;
- ❖ provide guidance on the type, scale and form of development;
- ❖ allow flexibility to respond to market and commercial needs over time;
- ❖ enable development to proceed with a degree of certainty;
- ❖ assist in the community's understanding of future development of the site; and
- ❖ assist in the consideration of future development applications.

The document is organised into sections addressing:

- ❖ land use and built form guidelines;

- ❖ traffic and transport arrangements;
- ❖ biodiversity, archaeological and heritage issues; and
- ❖ environmental management criteria.

The Precinct Plan has been prepared in consultation with Holroyd and Blacktown Councils, relevant State Government agencies and the community.

The draft Precinct Plan, prepared by the developer was accompanied by a number of investigations which are available as support documentation. These background reports cover:

- ❖ a transport plan which includes a regional traffic and transport study by Sinclair Knight Merz (SKM) and local transport investigations by Environmental Resources Management (ERM) and SKM;
- ❖ ecological issues and biological diversity which includes flora, fauna, Aboriginal and European heritage, and archaeological investigation by ERM and Navin Officer;
- ❖ a general services plan by Patterson Britton & Partners and updated by PPK;
- ❖ an extraction and rehabilitation plan by Boral supported by a noise and blasting assessment by Richard Heggie Associates;
- ❖ an acoustic assessment by Richard Heggie Associates;
- ❖ an urban design analysis by LFA (Pacific) Pty Ltd;
- ❖ remediation action plan by Woodward Clyde;
- ❖ stability assessment by Jeffrey and Katauskas Pty Ltd;
- ❖ a retail assessment by BIS Shrapnel and Hirst Consulting Services; and
- ❖ a consultation report that details all groups and agencies that were consulted during the preparation

of the draft Precinct Plan.

The draft Precinct Plan and the accompanying background reports were advertised for public comment during the period 13 December, 2000 to 9 February, 2001. Submissions received were taken into account in finalising this plan.

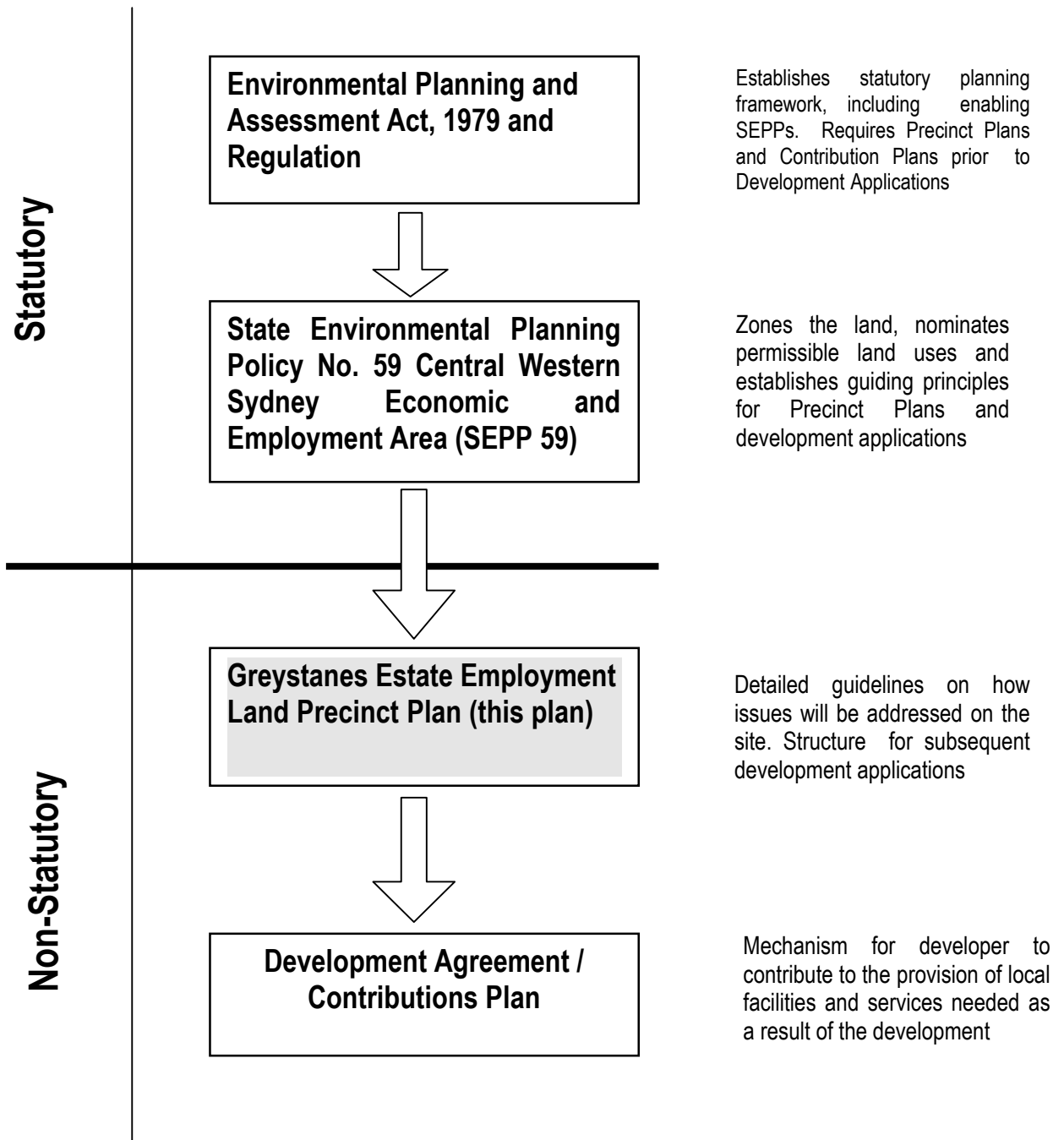
The Precinct Plan is a component of the planning framework. The relationship of this plan with other documents is summarised by the following chart.

While the SEPP and Precinct Plan provide the guidelines for development of the Estate, these will be further refined through development applications. These applications will follow the guidelines established by the Precinct Plan and will consider a range of more detail planning issues such as the alignment of streets, lot boundaries, parks, location of services, and planning to preserve existing significant trees.

The Precinct Plan will also be supplemented by a development agreement(s) or s94 contribution plans. The agreement(s) between the developer and the consent authorities or the contributions plans will address the provision of public amenities and services required as a consequence of the development. At this stage it is envisaged the agreements/plans will cover:

- ❖ open space areas;
- ❖ roads and traffic facilities;
- ❖ human services; and
- ❖ water quality management.

RELATIONSHIP BETWEEN DOCUMENTS - GREYSTANES ESTATE EMPLOYMENT LANDS



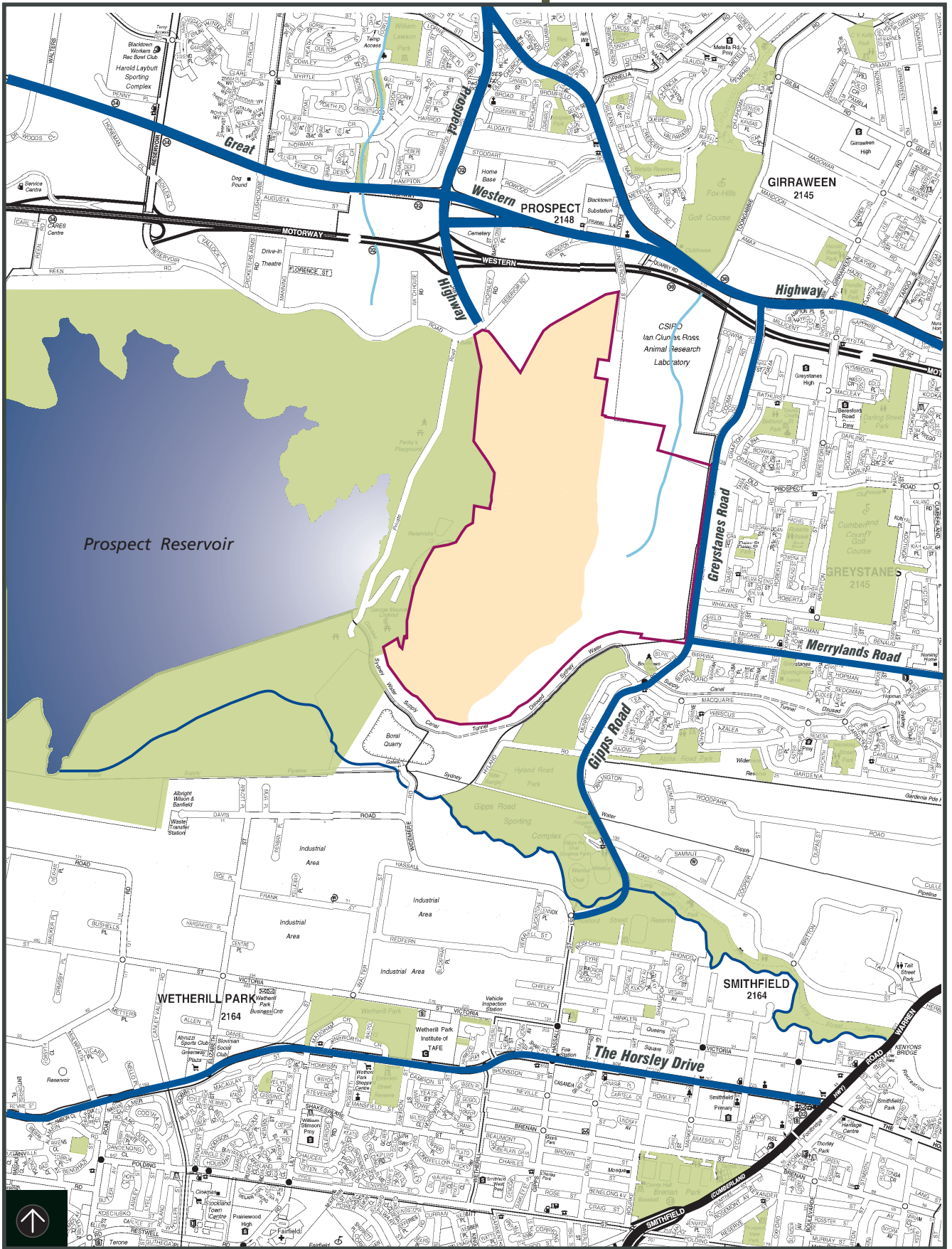
1.3 LAND COVERED BY THE PRECINCT PLAN

This Precinct Plan relates only to the Employment Lands. The land covered by this Precinct Plan is shown in *Figure 1*. The majority of the site is within Holroyd local government area (LGA), although some parts of the site are in Blacktown LGA.

This Precinct Plan does not apply to the whole of the Greystanes Precinct that was defined in the SEPP. Lands not included are the residential land within the Greystanes Estate, Widemere Estate and the CSIRO property.

The Widemere Estate, south of the Prospect Canal is not subject to the provisions of this plan, as this site has not been rezoned. Separate Precinct Plans have been prepared for the CSIRO lands and the residential lands and proposed conservation area on the eastern part of the Greystanes Estate. Both these plans are currently being assessed by Holroyd Council.

While this Precinct Plan only relates to the Employment Lands, the development concept outlined in the following chapter has been prepared to allow for integration with the adjoining lands. This includes the sharing of common access from Greystanes Road/Old Prospect Road and open space linkages.



G:\jobs\2001\01033-F1 Site Context.cdr 03 05 2001 DM Environmental Resources Management Australia Pty Ltd

Figure 1 Site Context



- Main Road Network
- Greystanes Estate
- Land to which this Precinct Plan applies
- Parkland/Reserve/Open Space