

Greystanes Estate SEPP 59 Residential 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 on 3 June 2002. 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.

ACKNOWLEDGMENTS & SUPPORTING STUDIES

The following studies were prepared and have been submitted to Holroyd Council. These studies which formed the basis for the preparation of the Precinct Plan may be useful if further information is needed on a particular issue.

- ❖ Landscape & Urban Form Controls - Spackman & Mossop, Hill Thalys & Ian Perkins Consultancy Services (2001)
- ❖ Transport Studies - Sinclair Knight Merz (1999 & 2001)
- ❖ Heritage and Biodiversity Report - Environmental Resources Management Australia (1999)
- ❖ General Services Plan - Patterson Britton (1999) & PPK (2001)
- ❖ Extraction and Rehabilitation Plan - Environmental Resources Management Australia (1999)
- ❖ Retail Assessment - BIS Shrapnel (2000) & Hirst Consulting (2000)
- ❖ Consultation report - Environmental Resources Management Australia (2000)
- ❖ Acoustic Assessment - Richard Heggie & Associates (1999)
- ❖ Stability Assessment - Jeffrey & Katauskas (1999)
- ❖ Remediation Action Plan - HLA Envirosciences (2001)
- ❖ Soil Salinity Assessment Site Investigation - Environmental Resources Management Australia (2001)
- ❖ Access Review - Morris - Goding Accessibility Consulting (2001)

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1.1 INTRODUCTION

Greystanes Estate is one of the largest privately owned parcels of land in Western Sydney. The site is owned by Boral Resources (NSW) Pty Ltd 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, the State Government gazetted State Environmental Planning Policy No. 59 – Central Western Sydney Economic and Employment Area (SEPP 59) which 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 total site is approximately 330 hectares with an employment precinct of approximately 200 hectares and a residential precinct of approximately 110 hectares. The Widemere land, which is part of Greystanes Estate, is approximately 20 hectares.

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;
- ❖ protection of Cumberland Plain Woodland (also known as Grey Box Woodland), an endangered ecological community;
- ❖ improved access to Prospect Reservoir and

surrounding recreation areas;

- ❖ new landscaping to enhance the existing character of Greystanes;
- ❖ creation of pedestrian tracks and cycleways with links to the proposed Lower Prospect Canal Reserve;
- ❖ more open space and parkland; and
- ❖ a village centre including shops, community facilities and professional services to service the existing and proposed community.

This Precinct Plan has been prepared to guide the development of the Residential 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

SEPP 59 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 SEPP 59, the Precinct Plan is required to:

- ❖ be consistent with the Guiding Principles contained in SEPP 59;
- ❖ be consistent with the zones established by SEPP 59; 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 planning principles in SEPP 59 and providing more specific guidelines. The Precinct Plan:

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

The document is organised into sections addressing:

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

Terms and definitions within this Precinct Plan are provided in the Glossary.

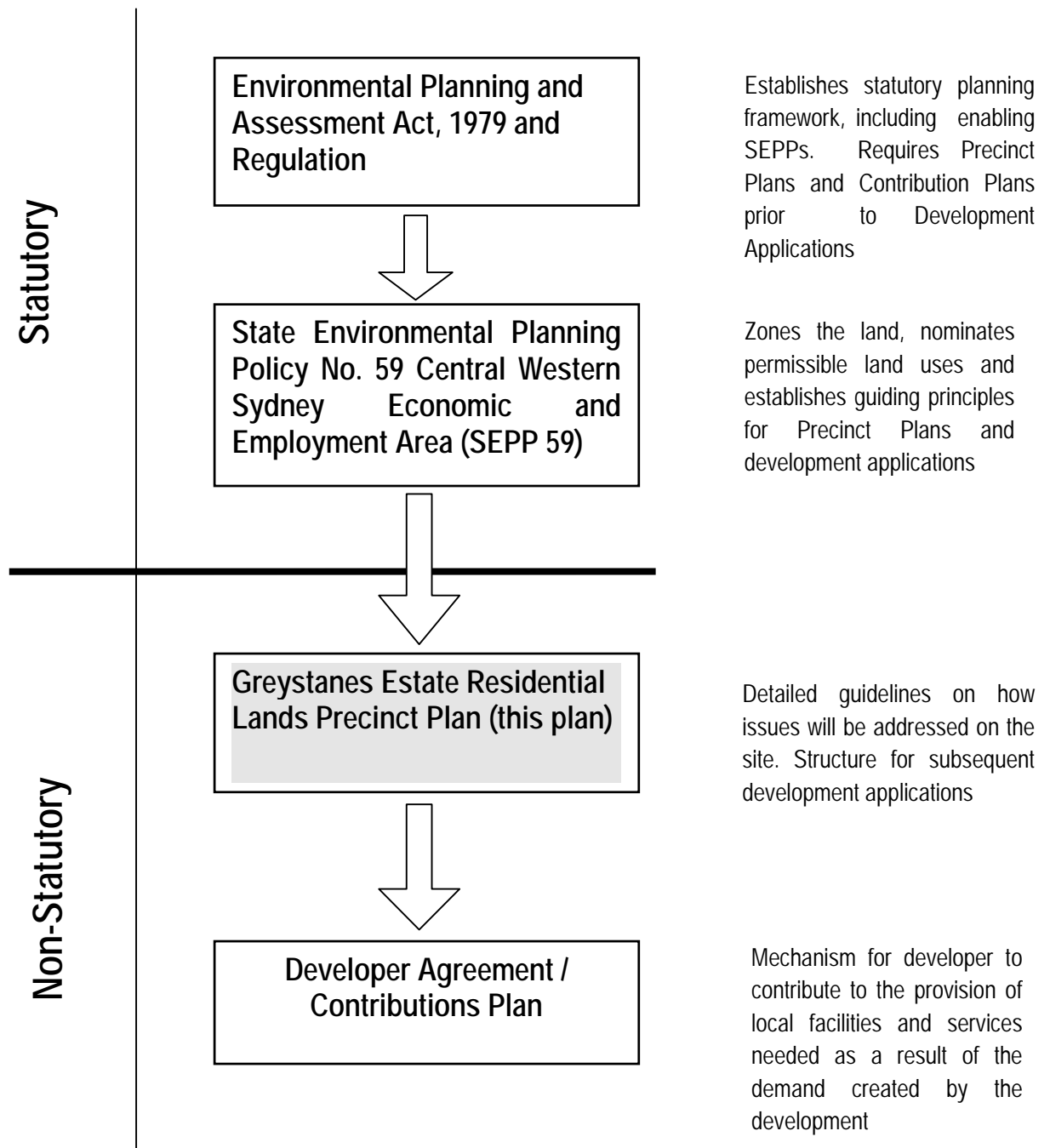
This Precinct Plan has been prepared in consultation with Holroyd City Council, relevant State Government agencies and the community.

The Precinct Plan, prepared on behalf of the Landowner, 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 Environment Resources Management (ERM) and SKM;
- ❖ ecological issues and biological diversity which includes flora, fauna, Aboriginal and European heritage, and archaeological investigation by ERM;
- ❖ a general services plan by Patterson Britton & Partners, updated by PPK;
- ❖ a quarry 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 Spackman & Mossop and Hill Thalys;
- ❖ remediation action plan by HLA Envirosciences;
- ❖ stability assessment by Jeffrey and Katauskas Pty Ltd;
- ❖ soil salinity assessment site investigation by ERM;
- ❖ retail assessments by BIS Shrapnel and Hirst Consulting Services;
- ❖ a consultation report that details all groups and agencies that have been consulted during the preparation of the draft Precinct Plan, and
- ❖ an access review by Morris Goding Accessibility Consultants.

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

RELATIONSHIP BETWEEN DOCUMENTS - GREYSTANES ESTATE RESIDENTIAL LANDS



While SEPP 59 and the Precinct Plan provide the guidelines for development of the Estate, these will be further refined through development applications. These applications will be required to follow the guidelines established by the Precinct Plan and Holroyd City Council's DCPs as supplementary guidelines and will consider a range of more detailed 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 Developer Agreement(s) and S94 Contributions Plan(s) which will address the provision of public amenities and services required as a consequence of the development. At this stage it is envisaged the S94 Contributions Plan(s) and Agreement(s) will include, but not be limited to:

- ❖ the conservation area;
- ❖ other open space areas;
- ❖ roads and traffic facilities;
- ❖ human services and community facilities; and
- ❖ water quality management.

1.3 LAND COVERED BY THE PRECINCT PLAN

The land covered by this Precinct Plan, referred to as the Residential Lands, is shown in *Figure 1*. The site is within the Holroyd Local Government Area (LGA).

This Precinct Plan applies to the residential component of the Greystanes Precinct that was defined in SEPP 59. Lands not included are the Employment Lands within Greystanes Estate, the Widemere Lands and the CSIRO Lands.

The Widemere Lands, south of the Lower Prospect Canal Reserve are not subject to the provisions of this plan, as this site has not yet been rezoned. A separate Precinct Plan has been prepared for the Employment Lands of Greystanes Estate and was approved by the Minister for Urban Affairs and Planning in June 2001.

While this Precinct Plan specifically relates to the Residential 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 the East-West Link Road and open space linkages to the CSIRO lands and public transport, cycle and pedestrian access to the Employment Lands.

1.4 VARIATIONS TO THE PROVISIONS OF THIS PLAN

The Precinct Plan sets out the objectives and guidelines for development on Greystanes Estate. There may be instances where a proposed development departs from the provisions of this plan. Such development will be considered on its merits and submitted for Council's determination.

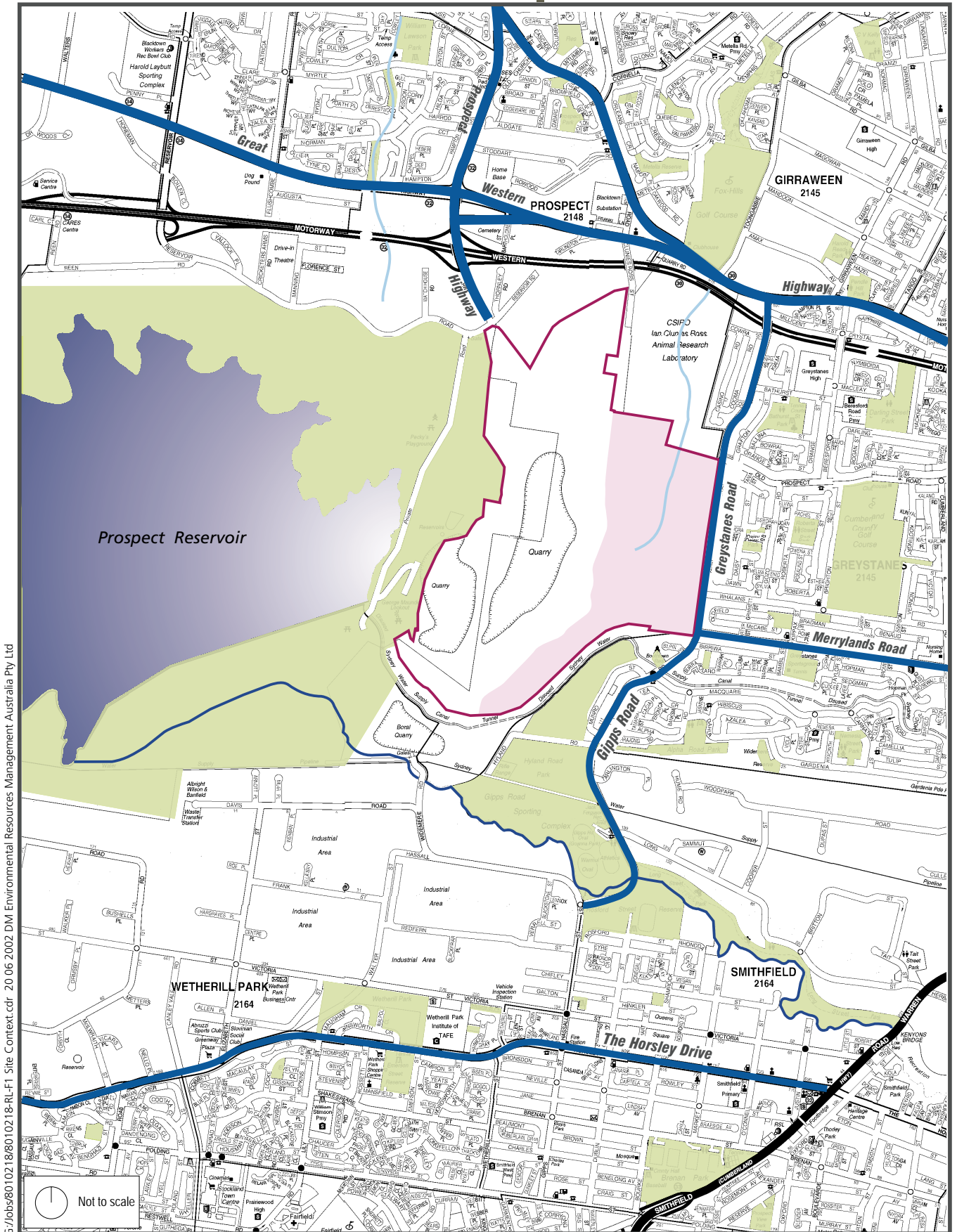
Where this occurs, the development application must:

- ❖ outline the provision proposed to be varied by the development;
- ❖ outline the details of the development and the nature of the departure;
- ❖ provide reasons for the departure;
- ❖ demonstrate that the objectives and principles of the plan are being met; and
- ❖ demonstrate that compliance with the provision to be varied is unnecessary and unreasonable.

This is to be in the form of a written submission that accompanies the development application.

1.5 RELATIONSHIP TO OTHER PLANS

Where this Precinct Plan does not provide guidance on a specific development matter, reference shall be made to the provisions of Holroyd City Council's Development Control Plans, Codes and Policies, and the aims and objectives of these plans and relevant controls will be considered in the determination of the Development Application.



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Figure 1 Site Context



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