

PART 1: INTRODUCTION AND PLANNING CONTEXT

1.0 Introduction

This Plan is known as the North & South Dunheved Precincts Precinct Plan.

It has been prepared by JBA Urban Planning Consultants Pty Ltd on behalf of Maryland Development Company Pty Ltd in accordance with the requirements of Sydney Regional Environmental Plan 30 - St Marys (SREP 30) and the St Marys Environmental Planning Strategy 2000 (the St Marys EPS).

The Precinct Plan applies to all land within the North & South Dunheved Precincts, St Marys. It is a key part of the planning process established by the NSW Government for the St Marys site.

The future development of the North & South Dunheved Precincts for employment generating land uses is a key component in the implementation of the St Marys Development Employment Development Strategy (EDS).

Prepared with input from local Councils, State Government agencies and business organisations, and endorsed by the Employment Development Strategy Committee, the St Marys EDS identifies the actions and initiatives to be implemented to meet the employment and business development performance objectives for the St Marys site set out in SREP 30.

The St Marys EDS includes strategies and an action plan for the:

- Creation of a targeted 5,300 ongoing new jobs (both on site and off site), equating to one job for every resident worker.
- Creation of an anticipated additional 8,600 jobs during the construction phase.
- Establishment of a range of capacity building initiatives to provide opportunities for education and training, and to build a platform for long term skill development and knowledge generation within the new and established communities.

- Development of partnerships with regional employment and training stakeholders to provide a range of employment initiatives for the benefit of the new residents and the surrounding community.

The development of the North & South Dunheved Precincts for employment uses to generate a targeted 600 local jobs is fundamental to the achievement of these outcomes.

1.1 Purpose and aims of the Precinct Plan

The purpose of the Precinct Plan is to establish common planning strategies, development principles and development controls to be administered jointly by both Blacktown City Council (BCC) and Penrith City Council (PCC) to guide the future development of all land within the North & South Dunheved Precincts in an integrated manner.

It will form part of the regulatory planning framework for both Councils to assess and make decisions about the development of the North & South Dunheved Precincts, including the design of physical infrastructure, public domain and buildings, and environmental management.

The Precinct Plan provides a vision and framework for the future development of the land and identifies how development can occur in a sustainable and environmentally responsible manner. It will ensure that future development within the North & South Dunheved Precincts achieves the aims, objectives and requirements of SREP 30, the St Marys EPS and the St Marys EDS.

Parts 2, 3 and 4 of the Precinct Plan include proposals for and provide information about the following for the North & South Dunheved Precincts:

- Distribution of major land uses and phasing of development;
- Access for public transport, pedestrians, bicycles and vehicles;
- An indicative subdivision road layout;

- Location, function and intent of public facilities and open space;
- Analysis and management of potential impacts on the physical and environmental characteristics of the land, including significant native flora and fauna habitat and soil characteristics;
- Analysis and management of potential impacts on adjoining land within the Regional Park zone;
- Identification and management of Aboriginal and non-Aboriginal heritage;
- Identification and management of remnant contamination risk, drainage and flooding issues including the identification of flood evacuation routes;
- Infrastructure requirements;
- Identification of design principles developed from an analysis of the site's characteristics; and
- Guidelines for the design, siting and construction of buildings.

A key focus of the Precinct Plan is the promotion of innovative development that ensures environmental, social and economic sustainability. This approach affects all levels of planning and design and will shape the growth of this new employment precinct.

The Precinct Plan aims to ensure the efficient, effective and flexible delivery of future development as an integral component of this overall development approach.

Both Councils have agreed to a single set of site specific development guidelines and controls for the North & South Dunheved Precincts. These are included at Part 4 of the Precinct Plan.

The development guidelines and controls will be complemented by BCC's and PCC's existing planning controls that will be applied to future development within the Precincts (refer to **Appendix B**).

1.2 Development vision

The vision for the North & South Dunheved Precincts is intended to shape the planning, design, and management of the future development.

The overall vision for the North & South Dunheved Precincts is to:

- Facilitate a wide range of development/employment generating land use opportunities.
- Provide a high quality built environment that will attract high job creation industries complimentary to the existing industry clusters within the adjoining Dunheved industrial estate.
- Offer a diverse range of lot sizes to accommodate a dynamic market.
- Create an employment area within a landscape setting, that is sympathetic to the adjoining Regional Park's natural and cultural conservation values (including significant flora and fauna values and heritage) and that has a strong urban character.
- Integrate new development with the existing industrial area of Dunheved, and encourage visual and access links.
- Ensure compatibility of future development with the curtilage of the Dunheved homestead heritage site within the Regional Park to the south west of the site.
- Ensure new development addresses and integrates with the surrounding Regional Park.
- Manage water cycle impact, flood/fill impact and incorporate Water Sensitive Urban Design principles and practices (WSUD) where possible.
- Incorporate best practice environmental planning and design, particularly techniques for conserving the consumption of energy and water in all buildings, and the control of noise and emissions.

- Provide public open spaces and vegetation/ drainage corridors that are interconnected with a high level of well-lit pedestrian and cycle access routes, and that link into the surrounding environment.
- Engender a sense of place within the precinct by providing supporting amenities such as recreational areas, and local convenience retail activities and services.
- Implement quality architectural standards and guidelines as well as appropriate environmentally sensitive building design.
- Create a well-connected and easily understood street network.
- Incorporate quality development, where businesses enjoy high levels of accessibility by customers and are supported by an attractive public domain that is both pedestrian friendly and efficient.
- Encourage the provision of transport links including a bus route.
- Facilitate provision of advanced telecommunications systems to support employment activities.

1.3 Development objectives

The strategic objective for the Dunheved Precincts is to create a “21st Century Production Enterprise” (SGS Economics and Planning, July 2003), development that will foster the growth of manufacturing in sectors offering prospects for inter-regional exports and to promote advanced production techniques.

The employment vision for the Dunheved Precincts is:

- To create an environment which encourages product and process innovation.
- To build a strong value chain of industrial clusters that foster synergy and give the region a competitive advantage.
- To establish a sustainable, supportive and quality business environment.

- To ensure efficient resource use.
- To encourage investment in people.
- To encourage education industry links.
- To raise self sufficiency.
- To develop a high quality built environment.
- To contribute to the creation of the St Marys site as a place to live, work and invest.

The employment vision for the Dunheved Precincts is illustrated at **Figure 1**.

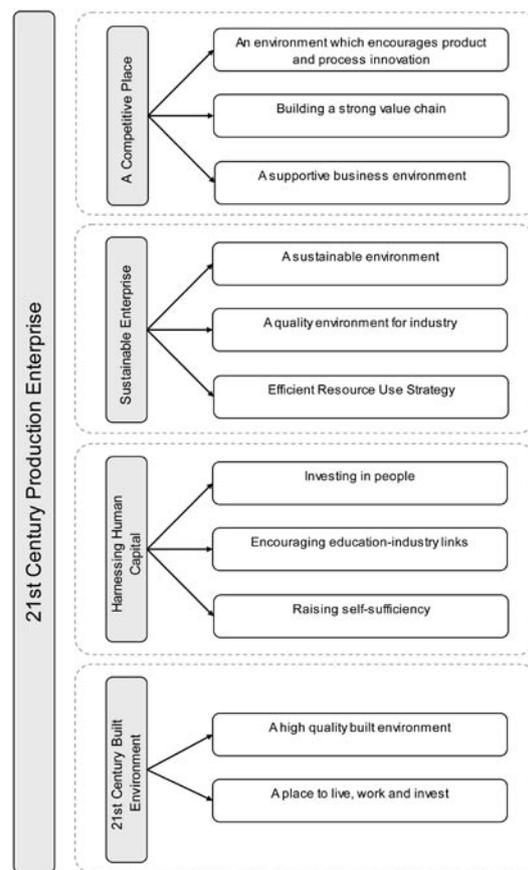


Figure 1 - The employment vision for the North & South Dunheved Precincts

(Source: Dunheved Employment Implementation Strategy)

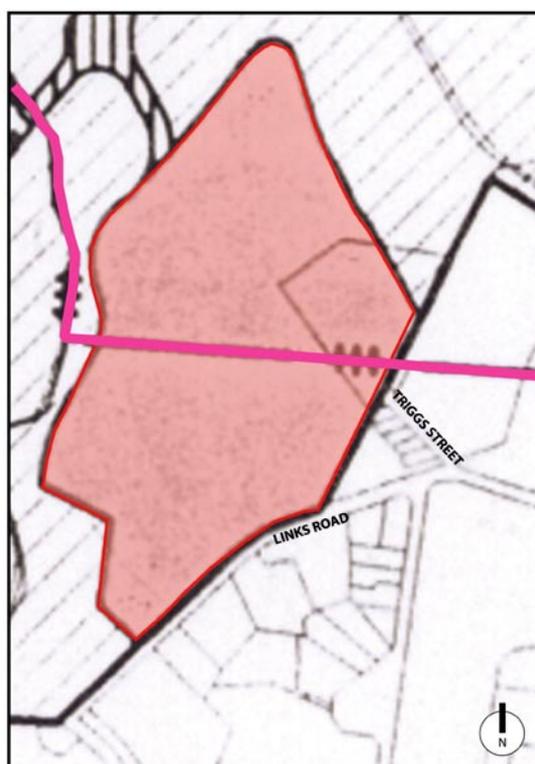
This vision generates the following strategic employment objectives for the North & South Dunheved Precincts Employment Vision:

- To offer an environment which encourages innovation through business support infrastructure, such as business networks, which encourage firms to share their knowledge and skills and achieve efficiency gains through working together.
- To build upon 'clusters of industry' to establish a strong value chain which will benefit firms within the 'cluster' through encouraging innovation and developing a competitive advantage for the area.
- To develop a supportive business environment that offers business support services.
- To encourage environmentally sensitive industries and industrial practices.
- To develop a high quality industrial precinct that assists in improving the image of the existing Dunheved industrial estate.
- To target industries that minimise resource use and waste and maximise opportunities to reuse and recycle products.
- To encourage firms that invest in staff training and pursue high skill strategies to increase productivity.
- To target industries that will develop a competitive advantage through working with research centres located in the area.
- To facilitate local people's ability to capture jobs within the site.
- To encourage architectural design, attractive landscapes and streetscapes to create a high quality built environment to generate a competitive advantage.
- To create a place to live and work through the encouragement of a high level of amenity and links to the surrounding residential development.

1.4 Land to which the Precinct Plan applies

This Precinct Plan applies to all the land in the St Marys North & South Dunheved Precincts as identified in SREP 30, being land bounded generally by the existing Dunheved industrial estate and the St Marys sewerage treatment plant to the south, and the future St Marys Regional Park to the east, north and west.

The North & South Dunheved Precincts have areas of 18.4 hectares and 11.9 hectares respectively, and a combined area of 30.3 hectares. The boundaries of the North & South Dunheved Precincts are shown on **Figure 2**.



Precinct boundary

SREP 30 - St Marys Structure Plan

- Employment
- LGA Boundary

Figure 2 - The land to which the Precinct Plan applies

The North Dunheved Precinct is located within the City of Blacktown and the South Dunheved Precinct is located within the City of Penrith.

Whilst the Precinct Plan deals specifically with land in the North & South Dunheved Precincts, planning for this area has also taken into account the:

- Relationship of the future development within the North & South Dunheved Precincts to the future Regional Park lands located to the north, east and west, including the Dunheved homestead site;
- Opportunities and constraints presented by the Ropes Creek and Eastern Precincts, which lie to the east; and
- Future integration of the North & South Dunheved Precincts with the balance of the St Marys site and existing surrounding development, particularly the existing Dunheved industrial estate to the south.

It is noted that future development within the Regional Park (ie outside the boundaries of the North & South Dunheved Precincts) is subject to determination through the preparation of a Regional Park Plan of Management by the Department of Environment and Conservation (DEC) (formerly National Parks and Wildlife Service (NPWS)).

1.5 Date of adoption

This Precinct Plan was adopted by Blacktown City Council on 12 January 2007 and by Penrith City Council on 11 December 2006.

1.6 How to use the Precinct Plan

The Precinct Plan comprises 2 Volumes consisting of written information, maps and diagrams containing provisions and illustrating a proposed pattern of development and development controls for the land within the Precincts.

Volume 1

Volume 1 of the Precinct Plan is divided into 4 main parts:

Part 1: Introduction & Planning Context: contains background information and provides an overview of the statutory planning context for the preparation and adoption of the Precinct Plan, and for the future development of the North & South Dunheved Precincts. It also outlines the vision and objectives for the North & South Dunheved Precincts development.

Part 2: Site Characteristics & Development Principles: identifies the key planning issues, opportunities and constraints that have informed preparation of the Precinct Plan and development of the Precinct Framework Plan, and articulates the development principles upon which the future development of the Precincts will be based.

Part 3: Framework Plan & Environmental Management Strategies: describes the Framework Plan for the North & South Dunheved Precincts. The Framework Plan conceptually illustrates how the proposed development of the North & South Dunheved Precincts will respond to the development principles identified in Part 2.

This Part comprises a series of plans and proposals for, and accompanying explanatory notes relating to, the following matters:

- Urban structure;
- Major land uses;
- Conservation of natural values;
- Road hierarchy;
- Location of major cycleways and pedestrian routes;
- Location of public transport routes and stops;
- Structure, location and function of public open spaces;
- Location of drainage systems including WSUD elements and riparian corridors;
- Location of bushfire asset protection zones; and
- Phasing of development.

This part also incorporates key recommended outcomes, performance objectives, management measures and planning provisions contained within the management plans and strategies that have been prepared to provide the framework for the long term management of the site's environmental issues. The detailed management plans and strategies, which will be used to guide future development, are contained in Volume 2 of the Precinct Plan.

Part 4: Subdivision Design & Built Form Controls: contains specific objectives and development guidelines/controls for subdivision design, the design, layout and siting of buildings, and environmental management.

The subdivision design controls relate to the overall site structure and subdivision layout including:

- Minimum lot size and dimensions;
- The establishment of bushfire asset protection zones;
- Creation and embellishment of the riparian corridor, public open space and public domain areas;

- Development of the vehicular, pedestrian, cycle and public transport networks within the site; and
- Environmental site management including the management of cultural heritage, water cycle, flooding, soils and salinity, energy efficiency, tree retention, contamination, domestic and feral animals and weeds.

The objectives and development controls for the layout, siting and design of buildings include:

- Building envelope;
- Parking;
- Loading and servicing;
- Recycling and waste management;
- Landscaping;
- Building design and appearance;
- Signage;
- Fences and walls;
- External industrial activities;
- Safety;
- Fire construction standards; and
- Energy efficiency, water use and air quality.

Part 4 is the section that will ultimately be used by the relevant consent authorities as the basis against which to assess all future Development Applications within the North & South Dunheved Precincts.

Development Application (DA) Checklists are included at **Appendix A** of the Precinct Plan. These Checklists are designed for use by applicants seeking to lodge DAs for land contained within the Dunheved Precincts.

Appendix B of the Precinct Plan:

- Identifies Council development control plans (DCPs) which are relevant to land uses or activities which are permitted under the SREP within the precinct;
- Indicates relevant development controls contained within the DCPs; and
- Indicates and justifies any proposed departures from the relevant development controls.

Volume 2

The detailed management plans and strategies that form part of the Precinct Plan are included at Volume 2.

These management plans and strategies, which have been prepared in consultation with relevant local and State government authorities, are:

- Landscape and Open Space Masterplan dated June 2006 prepared by Environmental Partnership;
- Landscape and Open Space Handover and Maintenance Plan dated June 2006 prepared by Environmental Partnership;
- Biodiversity Assessment dated February 2005 prepared by Cumberland Ecology;
- Weed Management Plan dated March 2005 prepared by Cumberland Ecology;
- Feral and Domestic Animal Management Strategy dated March 2005 prepared by Cumberland Ecology;
- Bushfire Management Strategy dated April 2005 prepared by Bushfire and Environmental Services;
- Human Services and Community Facilities Report dated April 2005 prepared by Elton Consulting;
- European Heritage Assessment, Dunheved Precincts, dated March 2005 prepared by Casey and Lowe Pty Ltd;

- Archaeological Assessment of Indigenous Heritage Values in the Dunheved Precinct of the St Marys Development dated March 2005 prepared by Jo McDonald Cultural Heritage Management Pty Ltd;
- Contamination Management Plan dated December 2004 prepared by URS;
- Water, Soils and Infrastructure Report (incorporating Watercycle Management Strategy, Groundwater Management Strategy, Soil and Water Management Strategy, Flood Evacuation Strategy and Electromagnetic Survey), dated May 2006 prepared by SKM;
- Traffic and Transport Report dated June 2006 prepared by Hutcheson Transport Solutions Pty Limited;
- Dunheved Precinct Employment Implementation Strategy dated April 2005 prepared by SGS Economics and Planning;
- Dunheved Precinct Tree Survey dated June 2004 prepared by Whelans Surveyors.

1.7 Consultations

The consultation process for the preparation of the Precinct Plan has involved:

- Business, employment and economic development stakeholder meetings;
- A Community Information and Feedback Session;
- Newsletters;
- Website and telephone responses; and
- Press advertisements.

The purpose of the community consultation has been to provide information to the surrounding community on the proposed development of the North & South Dunheved Precincts, as well as to provide an opportunity for the community to give feedback on the draft Precinct Plan, prior to its finalisation and submission to BCC and PCC.

The supporting studies have been prepared in consultation with the numerous stakeholders including state agencies (DEC and DIPNR), the Employment Development Strategy Committee and Infrastructure Coordination Group, (including the People and Place Working Group) as required by SREP 30. The Derrubbin Local Aboriginal Land Council, Darug Tribal Aboriginal Corporation and the Darug Custodian Aboriginal Corporation were also consulted where relevant.

The Precinct Plan has been publicly exhibited in accordance with the statutory public consultation and exhibition requirements of SREP 30.

1.8 Submission of applications

In accordance with SREP 30, Development Applications (DAs) must be lodged for all employment developments, as well as the majority of infrastructure proposed in the North & South Dunheved Precincts.

BCC is the consent authority for DAs relating to land within the North Dunheved Precinct, and PCC is the consent authority for DAs relating to land within the South Dunheved Precinct.

Applicants are encouraged to discuss their development with Council officers prior to lodging a DA. This will help to ensure that issues are resolved before the DA is lodged and that the DA contains all necessary information.

In addition to the Precinct Plan and to the approvals process already required by the Councils, purchasers will be required to obtain design approval for their development proposal prior to lodging any plans for approval by Council. This process will ensure lot purchasers adhere to the requirements of this Plan, in particular the built form controls at Part 4.