

File no: F13/1963

23 December 2016

Mr Bruce Colman
Director, Land Release
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Bruce,

Exhibition of Draft Development Control Plan - Ropes Creek Precinct

Thank you for the opportunity to comment on the draft development control plan for the Ropes Creek Precinct (the DCP) under *State Environmental Planning Policy (Western Sydney Employment Area) 2009*, and the supporting technical studies.

As previously advised, we prefer a single DCP to apply to the whole of the Ropes Creek Precinct. We also request that the DCP be reviewed to ensure that the controls are consistent with the controls in the adjoining Eastern Creek Precinct given that both precincts are essentially part of the same larger employment lands precinct. We would welcome the opportunity to work with you to ensure alignment of development controls. This will make it easier to rationalise the development controls across the precinct into a future single employment lands DCP.

Attached to this letter are some specific comments on various aspects of the DCP that we would like addressed. We are also not able to comment on the drainage provisions as the water cycle management strategy was not been included as part of the exhibition documentation. We understand that this strategy will be finalised for review in early 2017. We request that no decision be made on the draft DCP until a full review of the water cycle management strategy has been undertaken.

If you would like to discuss this matter further, please contact our Strategic Planner, Wint Khin Zaw on 9839 6424.

Yours faithfully,



Chris Shannon
Manager Strategic Planning

Blacktown City Council Submission
Ropes Creek Precinct
Draft Development Control Plan

1. Roads and traffic

- a. A road along the western edge of the Precinct should be included, with east-west connections to Archbold Road at the designated intersections proposed by RMS and supported by Council, rather than using long culs-de-sac. This will satisfy the concerns from traffic management and emergency response point of views. It is also necessary to access RE1 Public Recreation zoned land along the riparian corridor.
- b. We also believe that a left-in left-out intersection on the western edge road at Lenore Drive should be included.

2. Flooding and water cycle management

- a. We are unable to provide any drainage or flooding comments in the absence of a water cycle management strategy report and modelling. We have no understanding of how the consultants are proposing to manage the stormwater runoff from the public infrastructure and to mitigate the flooding impacts due to filling within the floodplain.
- b. We need to have a full review of water cycle management strategy and modelling followed by recommendations to amend Section 6.4 and 6.6 of the draft DCP.
- c. The DCP should not be finalised or adopted without having these issues being addressed.

3. Comments on specific controls relating to recreation, landscape and biodiversity

a. Control 3.3.6 Signage

- Add Control (c) – *'Street signage should be limited, e.g. replace cycling signs with a painted sign on paths and replace no stopping sign with a yellow line on the road'*.

b. Control 3.4 Landscape design

- Control (e) – Replace 10 metres with 8 metres for minimum tree spacing, and replace 50% with 70% shading of the car park at ten year maturity.
- Control (f) – Delete as this is a repeat of control 3.3(b)
- Control (i) – Add *'trees'* to plantings and hedging
- Control (j) – Replace 1m with 2m for minimum height of trees.

c. Control 3.5 Cut and fill

- Control (c) – Add a sentence at the start *'Retaining walls are to be avoided and replaced with batters at a 1:3 grade where possible'*.

d. Control 4.3 Pedestrians and Cycling

- Control (b) – Footpaths are to be a minimum of 1.5m wide

- Control (c) – Delete ‘as shown in Figure 6’ (Figure 6 is Stream Order of Site which is irrelevant). Control (c) should read - *‘Pedestrian bike link is to be along the internal road along the western precinct boundary at the edge of the Ropes Creek riparian corridor and be a minimum of 3m wide’.*
 - Add Control (d) – *‘Cycleways are to form connectivity through the north-south and east-west road networks. Cycleways are to be provided along road carriageways where width allows. This will eliminate the need for shared paths. Connectivity and transition from cycleways along roads to shared paths along verges will need to be safe and transparent’.*
- e. **Control 4.4 Car Parking**
- Fix Controls numbering error.
- f. **Control 4.5 Public transport**
- Control (b) – Add a sentence *‘Bins around seating should be placed in line with bus stops and opposing traffic in order to reduce visual pollution’.*
- g. **Control 5.0 Infrastructure Services**
- Incorporate this control for all services – *‘Services placed within the verge must allow for co-location underneath the footpath. Vegetation such as trees will be planted within the verge (1m back of kerb and 1m from boundary) therefore all underground utilities be placed under footpaths or road carriageways’.*
- h. **Control 5.5 Telecommunications**
- Control (a) – Add a sentence *‘Telecommunication connections are to be carried out as per Blacktown Council telecommunication guidelines’.*
- i. **Control 6.3.1 Significant vegetation**
- Objective (1) - Refer to the definition of ‘significant vegetation’ or a map (to make developers accountable it must be defined or mapped in the DCP)
 - Figure 9 title - remove the word ‘Recommended’
 - Figure 9 - Significant vegetation should be shown on the map and added to the legend
 - The following clause should be added to this section to include controls relating to ‘Ongoing Management’ -

Development in Zone E2 Environmental Conservation

(1) This clause applies to land within Zone E2 Environmental Conservation

(2) The consent authority must not grant development consent for development on land to which this clause applies unless it has considered a vegetation management plan that relates to all of that land.

(3) The vegetation management plan must address, to the satisfaction of the consent authority, the following matters:

- (a) the environmental values of the land,*
- (b) methods to be used to revegetate and rehabilitate the land,*
- (c) weed control,*
- (d) the monitoring and ongoing management of the land,*
- (e) other measures:*
 - (i) to control threats to the health of any remnant riparian vegetation on the land, and*
 - (ii) to increase species diversification and riparian vegetation cover on the land, and*
 - (iii) to improve the land's resistance to future weed colonisation.*

j. **Control 6.3.2 Riparian zone controls**

- Controls (a) and (b) to be combined as just control (a) relating to buffer zones.
- Add the following sentence at the end of current Control (d) which should be control (c) when a and b combined

'A dam dewatering assessment is required if the dam is to be removed'.