

## Attachment 3

SREP 30 - St Marys, Aims and Performance Objectives  
KEYLAN Consulting

## Sydney Regional Environmental Plan No 30 – St Marys

The Sydney Regional Environmental Plan No 30 – St Marys (SREP 30) is the main environmental planning instrument applying to the St Marys Development site. The principal aims of SREP 30 include to:

- support the *St Marys Environmental Planning Strategy, 2000* by providing a framework for the sustainable development and management of land
- rezone certain land for urban and employment-generating development
- rezone land for conservation purposes and conserve the significant heritage values
- ensure that urban development achieves desirable environmental, social and economic outcomes
- provide opportunities for recreation facilities that meet identified needs
- ensure that development of the land to which this plan applies is integrated with established surrounding areas.

The aims of this plan are responded to in the following table.

PART 1 – INTRODUCTION		
Aim	Response	Compliance
<b>3 Aims of this Plan</b>		
(a) support the St Marys Environmental Planning Strategy, 2000 (EPS) of the Department of Urban Affairs and Planning by providing a framework for the sustainable development and management of the land to which this plan applies,	The Amendment supports the EPS as discussed at <b>Attachment 5</b> .	Complies
(b) rezone certain land for urban and employment-generating development, and	The Amendment proposes to rezone Employment to Urban land within the Central Precinct. There is strong economic justification for the proposed rezoning, which represents the best possible land use outcome for the Central Precinct and would have fewer amenity impacts.	Complies
(c) rezone land for conservation purposes and conserve the significant heritage values of the land to which this plan applies, and	The proposed changes to the size (2.65 ha) and location of drainage basins and the rezoning of 1.2 ha of Urban land to Regional Park would result in an overall increase in the size of the Regional Park (3.85 ha), which would have additional biodiversity and ecological benefits.	Complies
(d) ensure that urban development on the land achieves desirable environmental, social and economic outcomes, and	The Employment land within the Central Precinct is significantly disadvantaged due to its isolated out of centre location, remoteness from major road infrastructure and uncompetitive compared with other significant existing Employment lands. The Amendment proposes to rezone this Employment land to	Complies

<b>PART 1 – INTRODUCTION</b>		
<b>Aim</b>	<b>Response</b>	<b>Compliance</b>
	Urban land, to provide approximately 500 new dwellings and contribute to addressing current housing undersupply and local and State housing targets.	
(e) provide opportunities for recreation facilities that meet the needs of the regional and local community, and	The increase in the total number of dwellings will necessitate an amendment to the Penrith Planning Agreement including the provision of additional contributions towards open space, community facilities, local transport works and human services.	Complies
(f) ensure that development of the land to which this plan applies is integrated with established surrounding areas.	The proposed rezoning of Employment to Urban land would provide for a seamless integration of additional residential land into the Central Precinct and broader surrounding area.	Complies

SREP 30 includes 14 Performance Objectives that set out the desired environmental, social and economic outcomes for development on the land within the St Marys Development.

The Amendment has been assessed against the relevant Performance Objectives within the following table<sup>1</sup>.

<b>PART 5 – PERFORMANCE OBJECTIVES</b>		
<b>Performance Objective</b>	<b>Response</b>	<b>Compliance</b>
<b>22 Ecologically sustainable development</b>		
Development on the land to which this plan applies is to be planned and carried out so that it supports the goal of ecologically sustainable development (ESD) within the region declared under the Act and known as the Sydney Region.	The Amendment would promote ESD by increasing housing, improving housing choice, increasing the size of the Regional Park (3.85 ha), improving drainage basin design and reducing erosion, protecting additional areas of sensitive Cumberland Plains Woodland.	Complies
<b>23 Air quality</b>		
(2) Development on the land to which this plan applies should contribute to improved regional air quality by containing growth in vehicle kilometres travelled, by achieving higher than normal public transport use, encouraging walking and cycling, and promoting energy-efficient businesses and homes.	The Amendment would not have any adverse traffic impacts. In addition, the proposed rezoning from Employment to Urban land is likely to result in an overall reduction in AM and PM peak vehicle trips, which would have a beneficial impact on the operation of the local road network and intersections.  Cycle and walking paths and public transport routes will continue to be provided in accordance with the Development Control Strategy.	Complies
<b>24 Conservation</b>		
(1) A representative and significant proportion of	Refer to comment at Part 1, 3(c)	Complies

<b>PART 5 – PERFORMANCE OBJECTIVES</b>		
<b>Performance Objective</b>	<b>Response</b>	<b>Compliance</b>
<p>the natural values of the land are to be conserved within a regional park in order to protect the variety of Western Sydney vegetation communities, native flora and fauna species and fauna habitat.</p> <p>(2) Urban design and site planning in the Employment and Urban zones are to have regard to significant stands of trees and, where practicable, retain those trees.</p> <p>(3) Adverse impacts on the vegetation and fauna habitats within the Regional Park and Regional Open Space zones resulting from the development of areas zoned Employment or Urban are to be minimised.</p> <p>(4) Infrastructure is to be designed and located to minimise potential adverse impacts on the conservation values of the land.</p> <p>(5) Infrastructure and recreational facilities within the regional park are to be sited and constructed to minimise adverse impact on the park's natural values.</p>	<p>As part of the drainage basin design, significant trees within the Regional Park have been retained and no threatened species under the EPBC Act are expected to be removed. In addition, the deletion of Basin C2 and reduction in the size of Basin B would collectively return mature Cumberland Plains Woodland, connective riparian corridor vegetation, and mature woodland and forest types in good condition to the Regional Park. Refer to comment at Part 5, 24(1)</p> <p>Refer to comment at Part 5, 24(1)</p> <p>Refer to comment at Part 5, 24(1)</p> <p>The revised drainage basin design shall incorporate the most up to date stormwater management practices and basin building techniques. The basins will reduce the distance of stormwater discharges from the precinct and therefore reduce potential erosion impacts and improve access for maintenance. In addition, all basins have been designed to be incorporated into the access track network and drainage infrastructure.</p> <p>Refer to comment at Part 5, 24(1) and 24(4)</p>	<p>Complies</p> <p>Complies</p> <p>Complies</p> <p>Complies</p>
<b>25 Heritage</b>		
<p>(2) Development is not to adversely affect the heritage significance of</p>	<p>There are seven heritage items located near existing Employment land within the Central Precinct and Drainage Basins. However, due to the separation distance, design and</p>	<p>Complies</p>



<b>PART 5 – PERFORMANCE OBJECTIVES</b>		
<b>Performance Objective</b>	<b>Response</b>	<b>Compliance</b>
items of environmental heritage and their settings.	location of the zones, the Amendment would not have any impacts on the heritage significance of identified items.	
<b>27 Open space and recreation</b>		
(1) A range of open space and recreation areas and facilities for passive and active recreation is to be provided, including local playgrounds and neighbourhood parks.	Refer to comment at Part 1, 3(e)	Complies
(3) Recreational activities and facilities within each precinct are to be located and designed to maximise conservation of the cultural and natural environmental values of buildings, works and places within the precinct.	Refer to comment at Part 1, 3(e)	Complies
<b>28 Watercycle</b>		
(5) There is to be only minimal impact upon flood levels upstream or downstream of the land to which this plan applies as a consequence of its development.	The Amendment does not include any change to the location or amount of fill imported to the site and therefore the Amendment would not change the flooding dynamics, assumptions and conclusions established for the St Marys Development.	Complies
(6) Drainage lines are to be constructed and vegetated so that they approximate as natural a state as possible. Where it is necessary to modify existing drainage lines to accommodate increased stormwater runoff from urban areas, this should be done in a manner which maximises the conservation of indigenous flora in and around the drainage lines.	Refer to comment at Part 5, 24(1) and 24(4)	Complies
(7) Development is to be carried out in a manner that minimises flood risk to both people and property.	Refer to comment at Part 5, 28(5)	Complies
(8) Changes in local flow regimes due to development are to be minimised for rainfall events up to the 50% AEP rainfall event.	Refer to comment at Part 5, 28(5)	Complies

<b>PART 5 – PERFORMANCE OBJECTIVES</b>		
<b>Performance Objective</b>	<b>Response</b>	<b>Compliance</b>
<b>30 Transport</b>		
(4) Development of the land to which this plan applies is to effectively link that land into the surrounding road network and traffic generated by the development is to be catered for at a satisfactory level of service.	The Amendment would not have any adverse traffic impacts and is likely to result in a reduction in overall trips during the AM and PM peak periods, which would have a beneficial impact on the overall operation of the local road network and intersections.	Complies
(7) High trip-generating uses such as employment development, retailing and multi-unit housing are to be concentrated adjacent to major public transport routes and nodes.	Refer to comment at Part 5, 30(4)	Complies
(8) The overall development of land to which this plan applies is to include a range of land uses sufficient to minimise demand for travel outside the land to which this plan applies.	Refer to comment at Part 5, 30(4)  The Amendment of Employment to Urban lands is confined to the Central Precinct, and does not propose the amendment of other land uses within the St Marys Development.	Complies
<b>31 Urban form</b>		
(1) Development of the land to which this plan applies is to result in an attractive and safe built environment which satisfies a diverse range of community needs.	The rezoning of Employment to Urban land and creation of approximately 500 additional dwellings would better integrate into the approved residential neighbourhood within the southern half of the Central Precinct. The removal of Employment land would result in a reduction in amenity impacts, particularly noise and traffic.	Complies
(2) Development is to integrate the new community with existing adjoining communities.	Refer to comment at Part 5, 21(1)	Complies
<b>32 Employment and business development</b>		
(1) The total number of jobs generated by development on land to which this plan applies (including jobs generated on the surrounding land) is to approximate the number of workers who will be resident on the land to which this plan applies after the development has been carried out.	The Applicant has supported job creation within the St Marys Development via the Skilling and Employment Centre (SEC) in the St Marys town centre, which has facilitated achievement of 3,800 jobs. The SEC has also facilitated, through direct funding and partnership, skill development and training for 1,900 people. Although it was not possible for all of these jobs to be located on the site, it achieved 70% of jobs within 10 km of the St Marys Development.	Complies

<b>PART 5 – PERFORMANCE OBJECTIVES</b>		
<b>Performance Objective</b>	<b>Response</b>	<b>Compliance</b>
	<p>There is strong economic justification for the proposed rezoning and when the job generation by the SEC is included the job ratio of the St Marys Development is 1:1.18 (excluding the potential contribution from the Central Precinct).</p> <p>In addition, the Applicant is proposing the following job creation initiatives, which are predicted to create a further 1,165 jobs:</p> <ul style="list-style-type: none"> <li>• extend the Construction Trades Advisor role for 3 years</li> <li>• establish a 3-year Productivity Bootcamp Program at Penrith</li> <li>• implement Pathways to Health &amp; Care Careers Prevocational training for workers in health, disability and residential care sectors complete an audit of skills gaps and training needs in the Nepean/Blue Mountains Health District</li> <li>• establish Health and Care Career Adviser to promote career opportunities in the sector</li> <li>• complete an audit of skills gaps and training needs in the Nepean/Blue Mountains Health District.</li> </ul>	
(2) Retail and commercial development on the land to which this plan applies is not to undermine the regional and district retail and commercial centre hierarchy.	The removal of Employment land from the Central Precinct would reinforce the regional and district retail and commercial centre hierarchy.	Complies
(4) Noise conflict between employment or business-related development and nearby residential development is to be minimised.	The rezoning of Employment to Urban land would remove the interface between differing land uses and reduce the likelihood of noise impacts on surrounding residential areas	Complies
<b>33 Housing</b>		
(1) Residential development on the land to which this plan applies will provide for a choice of housing and allotment types and sizes, including multi-unit housing, attached housing and detached housing.	The provision of approximately 500 new dwellings will contribute to addressing current housing undersupply, local and State housing targets and improve housing choice within the locality.	Complies

<sup>1</sup> SREP 30 Performance Objectives that are solely applicable to the detailed design or operation of future buildings, infrastructure or subdivision are not considered relevant to the current Amendment and have therefore been excluded from the table.