



KEYLAN
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Attachment 4

SREP 30 - St Marys, Environmental Planning Strategy
KEYLAN Consulting

Environmental Planning Strategy 2000

The Environmental Planning Strategy (EPS) describes the approach to be taken in managing development and conservation. The EPS identifies:

- the aims for the future use and management of the site
- specific performance objectives
- actions to be undertaken by local and State governments
- development controls
- the obligations of developers.

The EPS, combined with Sydney Regional Environmental Plan No 30 - St Marys (SREP 30) and the proposed Development Agreement, establish town planning, urban design and environmental conservation principles to guide the long-term development and conservation of the site.

The relevant Performance Objectives relating to the proposed SREP 30 amendment are responded to in the following table.

4 – Conservation		
Performance Objective	Response	Compliance
(1) A representative and significant proportion of 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>The Amendment results in a reduction of 2.65 ha in the size of drainage basins and corresponding increase in the size of Regional Park. The revision results in additional significant trees, originally approved to be removed, being retained.</p> <p>The rezoning of 1.2 ha Urban land to Regional Park would reduce the environmental pressure on the Farm Dam Park and further protect existing sensitive Cumberland Plains Woodlands.</p>	Complies
(2) Urban design and site planning in the employment and urban areas are to have regard to significant stands of trees and, where practicable, retain those trees.	Refer to comment on Objective 4(1).	Complies
(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 urban or employment are to be minimised.	<p>Refer to comment on Objective 4(1).</p> <p>The rezoning from Employment to Urban land would not result in any additional impacts beyond what has already been approved.</p>	Complies
(4) Infrastructure is to be designed and located to minimise potential	Refer to comment on Objective 4(1).	Complies

adverse impacts on the conservation values of the land.		
(5) Infrastructure and recreational facilities within the regional park are to be sited and constructed to minimise impact on the park's natural values.	Refer to comment on Objective 4(1).	Complies
5 – Cultural Heritage		
Performance Objective	Response	Compliance
(2) Development is not to adversely affect the heritage significance of heritage items and their settings.	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 location of the zones, the Amendment would not have any impacts on the heritage significance of identified items.	Complies
6 – Water and Soils		
Performance Objective	Response	Compliance
(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
(7) Development is to be carried out in a manner that minimises flood risk to both people and property.	An updated flooding and evacuation report has been prepared, which concludes that future residents will be able to safely and efficiently evacuate the Central Precinct, should they need to do so, during a flood event.	Complies
(9) Development is to have regard to soil constraints to ensure that the risk of adverse environmental and economic impacts is minimised.	Refer to comment on Objective 6(5)	Complies
7 – Transport		
Performance Objective	Response	Compliance
(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.	<p>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.</p> <p>Public transport (bus routes) have been located in accordance with the Development Control Strategy, which make public transport a viable options for residents.</p>	Complies

8 – Urban Form		
Performance Objective	Response	Compliance
(6) 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 Amendment proposes to rezone this Employment land to Urban land, to provide approximately 500 new dwellings and contribute to addressing current housing undersupply and local and State housing targets. The rezoning represents the best possible land use outcome for the Central Precinct and would have fewer amenity impacts.	Complies
10 – Human Services		
Performance Objective	Response	Compliance
(8) Recreation activities and facilities within each precinct are to be located and designed to maximise the conservation of the cultural and natural environmental values of buildings, works and places within the precinct.	The proposed amendments to the size and location of Drainage zones and the rezoning of 1.2 ha Urban land to Regional Park would result in an overall increase in the size of the Regional Park and further protection of biodiversity and ecology.	Complies
11 – Employment		
Performance Objective	Response	Compliance
(1) The total number of jobs generated by development on land to which this clause 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.	<p>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.</p> <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"> • extend the Construction Trades Advisor role for 3 years • establish a 3-year Productivity Bootcamp Program at Penrith • implement Pathways to Health & Care Careers Prevocational training for workers in health, disability and residential care sectors complete an audit of skills gaps 	Complies

<p>(4) Noise conflict between employment or business-related development and nearby residential development is to be minimised.</p>	<p>and training needs in the Nepean/Blue Mountains Health District</p> <ul style="list-style-type: none"> • establish Health and Care Career Adviser to promote career opportunities in the sector • complete an audit of skills gaps and training needs in the Nepean/Blue Mountains Health District. <p>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</p>	<p>Complies</p>
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