

17-21 First Avenue, Blacktown

Request for Secretary Environmental Assessment Requirements (SEARs)

On behalf of
Good Luck Plaza Pty Ltd

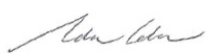
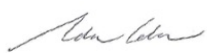


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Revision	Revision Date	Status	Authorised	
			Name	Signature
A	11-02-19	Final	AC	
B	14-02-19	Final	AC	

* This document is for discussion purposes only unless signed and dated by the persons identified. This document has been reviewed by the Project Director.

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1 Introduction

This report has been prepared by Mecone on behalf of Good Luck Plaza (proponent) in relation to a proposed 24 storey mixed use development at 17-21 First Avenue, Blacktown (the site).

This report requests the Secretary prepare Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) to accompany a State Significant Development Application (SSD).

Pursuant to Schedule 1 of *State Environmental Planning Policy (State and Regional Development)* (SEPP SRD), development for other tourist related purposes that has a capital investment value (CIV) of more than \$100 million is classified as SSD.

The total CIV for the hotel component of the development is \$114,769,920. while the CIV for the total development is \$173,955,997.

The proposed hotel development will provide a 24 storey mixed use building, comprising 277 hotel rooms and 110 serviced apartments.

To support the request for the SEARs, the following information is provided:

- An overview of the site and context;
- A description of the proposal;
- An overview of the statutory and strategic context; and
- An overview of the likely environmental and planning issues.

1.1 Background

At its ordinary Meeting on 6 July 2016, Council resolved to prepare a planning proposal (CBD Planning Proposal) that would provide the following key amendments to Blacktown LEP 2015:

- Remove FSR controls for the Blacktown and Mount Druitt CBDs;
- Increase building heights in the Blacktown and Mount Druitt CBDs; and
- Introduce incentive heights for Key Sites and Gateway Sites.

The site is located in an area of land identified within the CBD Planning Proposal, which is nominated a maximum building height of 80 metres. The CBD Planning Proposal has received Gateway in April 2017 and has since undergone public exhibition.

In December 2018, Council resolved to endorse the CBD Planning Proposal. It is currently with Department of Planning and Environment (DP&E) for finalisation. The proposal relies on the gazettal of Council's CBD Planning Proposal, which increases the maximum building heights and removes floor space controls from Blacktown and Mount Druitt CBD to allow increased development potential on the site.

2 The site

2.1 Site location

The subject site is a regular shaped allotment with a site area of approximately 3,179m². It is located in Blacktown CBD at the intersection of First Avenue and George Street.

Figure 1 provides an aerial of the site.



Figure 1: Site context

Source: SIX Maps

An overview of the site, its interface and surrounding context is provided in **Table 1**.

Table 1 – Site description	
Item	Description
Site addresses	17-21 First Avenue, Blacktown
Legal description	Lot 11 DP 1149825
Total area	Approx. 3,179m ² (by DP)
Frontages	South – Approx. 57 metres to First Avenue East – Approx. 55 metres to Prince Street
Existing use	The site is currently developed with two double storey retail/commercial buildings containing a supermarket, internal plaza, pharmacy and associated retail.

Table 1 – Site description

Item	Description
	On-site car parking is located in the southern portion of the site.
Existing context	<p>The site is located in an area defined by a mix of retail, commercial and residential buildings. These generally consist of low and mid-rise buildings however, the CBD has seen a gradual transition towards high density mixed use buildings to revitalise the CBD.</p> <p>This is particularly evident north of the rail line, which has seen the recent approval and construction of a series of new residential and mixed use buildings (refer to Section 2.2).</p>
Existing access	The site is accessed via private driveways from Prince Street and First Avenue.
Public transport	The site is located approximately 250m Blacktown Train Station.

2.2 CBD context

The immediate surrounding development in Blacktown CBD is described below.

- To the north:** Development to the north contains a mix of retail, residential and mixed use buildings. Immediately to the north is 'Altitude' – a 24 storey mixed use development under construction, while further north is 'Inspire' an approved 20 storey residential flat building.
- To the south:** Development to the south contains a mix of low and mid-rise retail and commercial buildings and Blacktown Train Station. Land further south on the opposite side of the train line includes Westfield Shopping Centre, TAFE NSW Blacktown and Blacktown Hospital.
- To the east:** Development to the east contains low rise retail and commercial buildings, vacant lots. Development further east on the opposite side of Sunnyholt Drive transitions towards low and medium density residential dwellings.
- To the west:** Development to the west contains hardstand, a mix of low and mid-rise commercial buildings including Blacktown RSL and Blacktown Train Station. Development on the opposite side of Third Avenue transitions towards low and medium density residential dwellings.

A summary of planned, approved and constructed buildings is provided at **Figure 2**.



1. **Altitude** – 24 storeys, under construction
2. **Belysa** – 19 storeys, under construction
3. **2-8 Second Avenue** – 19 storeys, DA approved
4. **Inspire** – 20 storeys, DA approved
5. **16 Third Avenue** – 18 storeys, DA approved
6. **Vision** – 18 storeys, DA approved
7. **2-4 First Avenue** – 18 storeys, DA approved
8. **Warrick Lane Masterplan** – 100m height proposed under CBD planning Proposal



Figure 2: Surrounding development

Source: SIX Maps Modified by Mecone

3 The proposal

3.1 Development overview

The SSD application will seek approval for the development of 17-21 First Avenue, Blacktown as a hotel development. The SSD will include:

- Demolition of existing structures;
- Construction of a 24 storey mixed use development including:
 - 277 hotel rooms;
 - 110 serviced apartments;
 - Ground floor commercial and retail;
 - Lobby, function, conference, dining and communal areas; and
 - Construction of five levels of basement parking to accommodate 331 parking spaces.
- Approximately 16,900m² of the GFA will be for hotel related purposes; and
- A total GFA of 29,463m² will be for hotel, serviced apartment, lobby, function, conference, dining and communal areas.

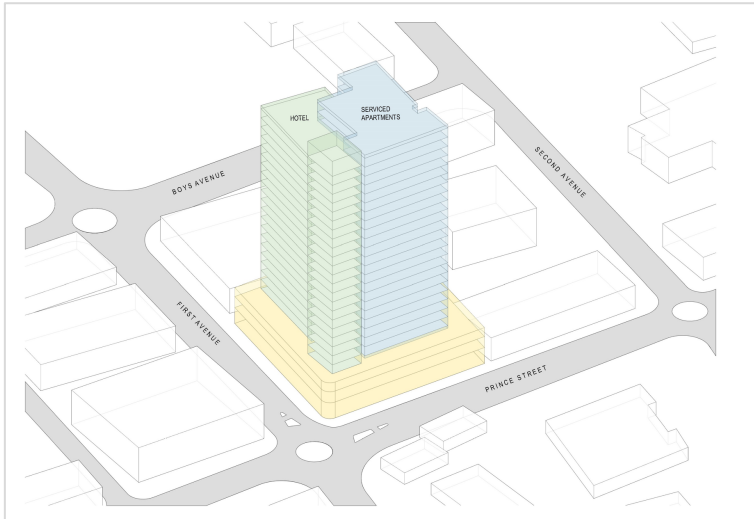


Figure 3: Proposed built form at 17-21 First Avenue, Blacktown
Source: Jackson Teece



Figure 4: Site plan at 17-21 First Avenue, Blacktown
Source: Jackson Teece



Figure 5: Typical ground floor plan at 17-21 First Avenue, Blacktown
Source: Jackson Teece



Figure 6: Typical tower floor plan at 17-21 First Avenue, Blacktown
Source: Jackson Teece



Figure 7: Proposed render at 17-21 First Avenue, Blacktown
Source: Jackson Teece

4 Planning framework

The relevant state and local planning instruments apply to the proposed development:

- State Environmental Planning Policy (State and Regional Development) 2011;
- Blacktown Local Environmental Plan 2015; and
- Blacktown Development Control Plan 2015.

4.1 State Environmental Planning Policy (State and Regional Development) 2011

The proposed development is SSD, pursuant to Clause 13(2) of Schedule 1 of State Environmental Planning Policy (State and Regional Development) 2011 (SEPP SRD).

Pursuant to Schedule 1 Clause 13, development for the following purposes is SSD.

(2) Development for other tourist related purposes (but not including any commercial premises, residential accommodation and serviced apartments whether separate or ancillary to the tourist related component) that:

(a) has a capital investment value of more than \$100 million, or

(b) has a capital investment value of more than \$10 million and is located in an environmentally sensitive area of State significance or a sensitive coastal location.

The proposed development has an estimated CIV of over \$100 million (excluding GST) and is not located in an environmentally sensitive location. The \$100 million threshold is exceeded whether or not ancillary components are included in the estimated cost.

The total CIV for the hotel component of the development is \$114,769,920. while the CIV for the total development is \$173,955,997. The proposed development is therefore SSD for the purposes of SEPP SRD.

Pursuant to Clause 8 (2) of SSD SEPP, if a single proposed development the subject of one development application comprises development that is only partly State significant Development declared under subclause (1), the remainder of the development is also to be State significant development, except for:

so much of the remainder of the development as the Director-General determines is not sufficiently related to the State significant development,

The proposed hotel development establishes uses that are sufficiently related to be considered SSD. This has given consideration to physical relationship of the uses, size of the non-SSD component, its statutory context and nature of the uses.

The proposed development demonstrates building components that share a physical relationship that are not only interrelated, but also interdependent to one another. The hotel and serviced apartment components will share basement, ground floor, podium and tower components with each other via a central lift core. This reinforces the relationship and complementary nature of each use.

The proposed hotel will account for 57% of the total development gross floor area, while the non-SSD component will account for 43%. In our view, the hotel serves as the predominant use of the development complemented by serviced apartments.

Based on the above, the proposed development satisfies the requirements for SSD consistent with Clause 13 (2) of Schedule 1 of SSD SEPP.

4.2 Blacktown Local Environmental Plan 2015

Blacktown Local Environmental Plan (BLEP) 2015 is the principle planning instrument that applies to the site. The following key provisions apply:

Table 2 – BLEP 2015

Control	Current LEP	CBD Planning Proposal
Zone	The site is zoned B4 Mixed Use. Under the B4 Mixed Use zone, the following types development are permitted with consent:	The CBD Planning Proposal does not amend the zoning of the site.

Table 2 – BLEP 2015

Control	Current LEP	CBD Planning Proposal
	<p><i>Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Heliports; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Water reticulation systems; Any other development not specified in item 2 or 4</i></p> <p>Hotel or motel accommodation, tourist and visitor accommodation, function centres and commercial premises are all types of development permitted with consent in the B4 mixed use zone. The proposal is therefore permissible with consent.</p>	
CI 4.3 – Height of buildings	The site has a maximum height of 72 metres, marked 'AA2' on the Height of Buildings Map.	The CBD Planning Proposal amends the permitted maximum building height to 80 metres.
CI 4.4 – Floor space ratio	The site has a maximum floor space ratio of 8.5:1, marked 'AC' on the Floor Space Ratio Map.	The CBD Planning Proposal removes floor space controls for Blacktown and Mount Druitt CBD.

4.3 Blacktown Development Control Plan 2006 – Part 5 Development in Business Zones

Blacktown Development Control Plan (BDCP) 2006 provides guidelines to assist with the design and assessment of development applications for land located within Blacktown CBD and sub-regional centres. The key controls applicable to the development are:

Part 4 General Guidelines for Development

- 4.1 – Building design and construction
- 4.3 – Building setbacks
- 4.4 – Landscaping
- 4.6 – Vehicular access and circulation
- 4.7 – Service laneways
- 4.8 – Car parking
- 4.9 – Signs

Part 5 Sub-Regional Centres

- 5.1 – Car parking
- 5.3 – Blacktown Central Business District – General requirements
- 5.3.1 – Residential/mixed-Use development – Specific controls
- 5.4 – Blacktown Central Business District – Detailed precinct plans

The EIS will assess the proposal against the relevant DCP provisions.

4.4 Other planning policies

In addition to the above, the following policies and legislation apply to the site and will need to be considered as part of the SSD application:

- State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55);
- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy No. 64 – Advertising and Signage;
- Greater Sydney Region Plan;
- Central City District Plan;
- State Infrastructure Strategy 2018-2038;
- NSW State Plan 2021;
- Future Transport Strategy 2056; and
- Our Blacktown 2036.

The EIS will provide a comprehensive assessment against all the relevant strategic plans and statutory provisions.

As noted earlier, the proposal relies on the gazettal of Council's CBD Planning Proposal, which increases the maximum building heights and removes floor space controls from Blacktown and Mount Druitt CBD to allow increased development potential on the site.

5 Overview of likely environmental planning issues

Based on our preliminary environmental assessment, the following environmental assessment issues will likely need to be considered as part of the future SSD:

- Architecture and built form;
- Amenity;
- Streetscape and public domain;
- Traffic, transport and parking;
- Wind impacts;
- Reflectivity;
- Operational noise and vibration;
- Ecologically Sustainable Development (ESD);
- Stormwater;
- Social and economic impacts;
- Infrastructure servicing and utilities;
- Accessibility, fire safety and BCA compliance;
- Waste management;
- Geotechnical;
- Structural engineering; and
- Crime Prevention through Environmental Design (CPTED).

A description of some of the key issues that will need to be addressed is provided below.

5.1 Architecture and built form

The EIS will detail how the proposed built form complements and responds to the future quality and character of Blacktown CBD, as consistent with the planning outcomes of the CBD Planning Proposal. Consideration will be made to the overall site layout, façade treatment, private and public amenity, massing, setbacks and materials and finishes.

The EIS will include an assessment of the impacts of the proposed development on surround land uses. This will include potential impacts on views enjoyed by surrounding residents and any overshadowing impacts that may occur.

5.2 Streetscape and public domain

The EIS will be accompanied by a landscape/public domain plan, which will identify the scope of public domain improvements, street activation and landscaping treatments within the development.

5.3 Traffic, transport and parking

A traffic impact assessment will form part of the EIS, addressing issues relating to impacts on the existing road network and parking, arrangement of on-site parking, potential delays and peak traffic movements generated by the proposal and details of any linkages to existing and planned public transport.

5.4 Ecological sustainable development (ESD)

The EIS will detail how ESD principles will be incorporated into the design and ongoing operation of the development. This will include measures to implement and minimise the consumption of resources, water and energy.

5.5 Services and utilities

The EIS will address how the proposed development can be adequately serviced by utility and service provider provisions. This will include an analysis of existing capacity and any augmentation requirements needed to service the development.

5.6 Waste management

A Waste Management Plan will be submitted with the EIS to detail the management and monitoring of the waste generated due to the hotel and serviced apartment operations of the development.

5.7 Construction management

A Preliminary Construction Management Plan will be submitted with the EIS and will detail key management and mitigation measures used during construction. This will address all relevant measures including construction traffic, noise, vibration, soil erosion, dust control, staging and protection works.

6 Consultation

During preparation of the EIS, we anticipate consultation will be undertaken with the following authorities:

- Blacktown City Council;
- Department of Planning and Environment
- Roads and Maritime Services;
- Environment Protection Authority; and
- Service providers.

7 Conclusion

The purpose of this document is to request the SEARs for the preparation of an EIS for the development of a hotel at 17-21 First Avenue, Blacktown. It includes a description of the site, an overview of the proposed development and an outline of what are considered to be the likely environmental issues for assessment of the SSD application.

We trust that the information detailed in this document is sufficient to enable to Secretary to issue the SEARs. Should you have any queries about this matter, please do not hesitate to contact me on 8667 8668 or acoburn@mecone.com.au.



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