

Schedule 7

West Schofields (Townson Road) Precinct



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1 Introduction

1.1 Name and application of this Schedule

This Schedule forms part of the Blacktown City Council Growth Centre Precincts Development Control Plan 2010 (also referred to as BCC Growth Centre DCP 2010).

This Schedule applies to all development on the land shown in **Figure 1-1**. This schedule and related amendments to the BCC Growth Centres DCP give effect to the provisions of the BCC Growth Centres DCP for land within the part of the Schofields West Precinct now known as the Townson Road Precinct as shown on the Land Application Map.

1.2 Structure of this Schedule

This Schedule should be read in conjunction with the main body of the DCP and is in addition to the main body of the DCP. In the event of an inconsistency between this Schedule and the main body of this DCP, this Schedule takes precedence. Table 1-1 summarises the structure of Schedule 4 – Townson Road Precinct.

Table 1-1. Structure of this Schedule

Part	Summary
1 – Introduction	Identifies the land to which the Schedule applies.
2 – Subdivision Planning and Design	Establishes an overall vision and Indicative Layout Plan for the Townson Road Precinct. Provides Precinct specific figures that support the controls in Part 3 of the main body of the DCP in relation to the Townson Road Precinct.
3 – Precinct Development Controls	Provides additional controls that apply to specific sites in the Townson Road Precinct. Establishes additional objectives, controls and design principles for the Townson Road Precinct.

Additional notes to readers are provided throughout this document. These notes are not part of the formal provisions of the DCP, but are intended to provide additional guidance and explanation of the provisions. If further guidance is required on the interpretation of provisions in the DCP, readers should refer to the definitions or contact Council for advice.

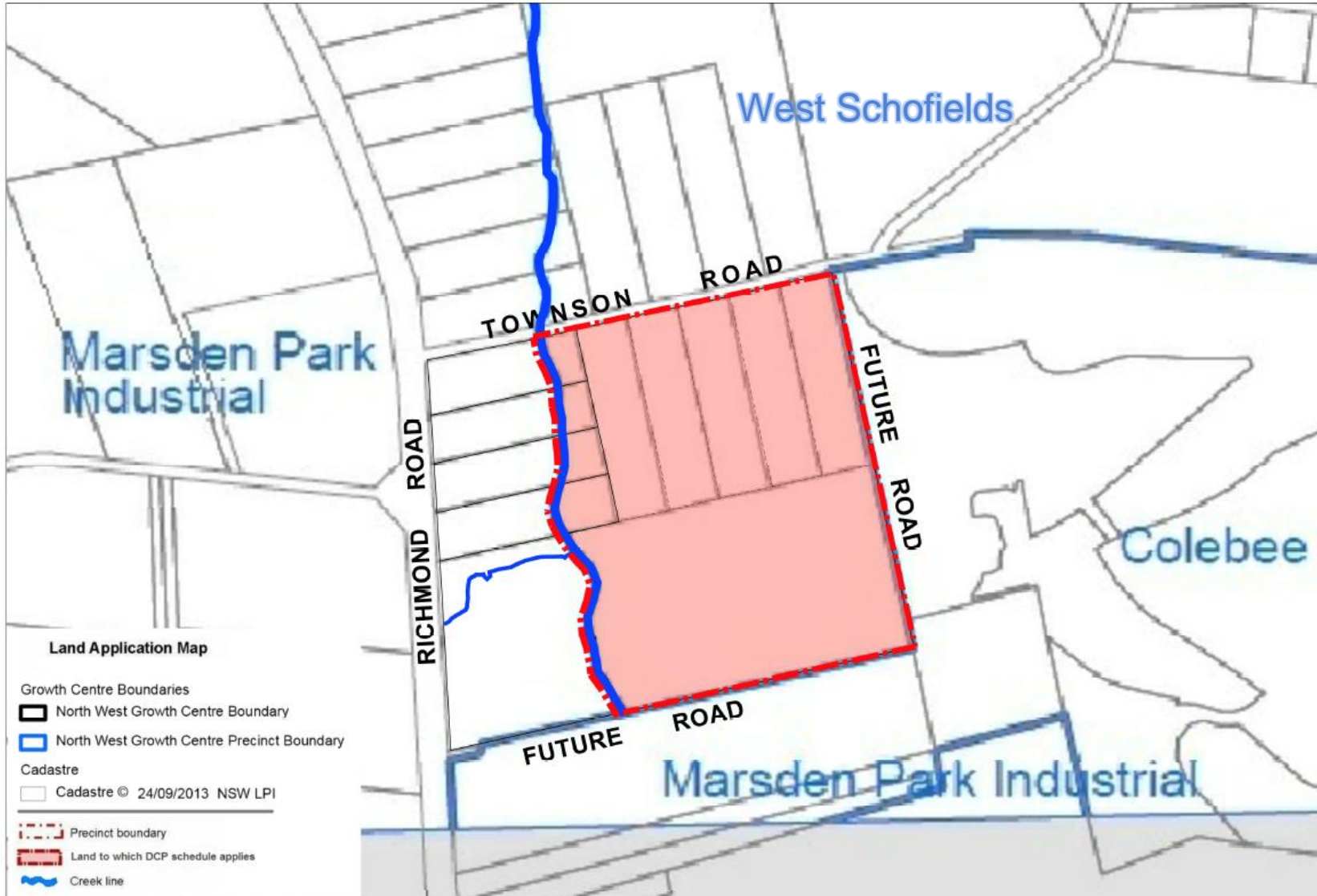


Figure 1 – Land Application Map
 Source: GDS

2 Subdivision planning and design

Note: *Apart from the Precinct Planning vision, this part provides Figures only. These figures are for the Townson Road Precinct and support the objectives, controls and design principles for the subdivision planning and design in Part 2 of the main body of the DCP.*

2.1 The Townson Road Precinct – Precinct Planning Vision

Planning for the Townson Road Precinct responds to the need for new and diverse housing in Sydney that is well connected to major centres and employment, protects natural assets and encourages sustainable living. Consideration of the surrounding context, history and natural environment has informed the precinct planning process.

The Precinct will consist of a mix of housing types that allows greater choice for different household types. It is predominantly accommodated with low density housing.

Items and places of significant heritage value, particularly Aboriginal Heritage have been integrated into the planning of the Precinct and protected through a sensitive design approach.

There are road connections to the nearby Schofields Railway Station which will ensure regional public transport accessibility. A safe and permeable street network will promote accessibility, connectivity and social interaction. The provision of cycle ways and pedestrian connections as well as public transport connections to surrounding centres will promote a community that is less dependent on private vehicle use.

2.2 Referenced Figures

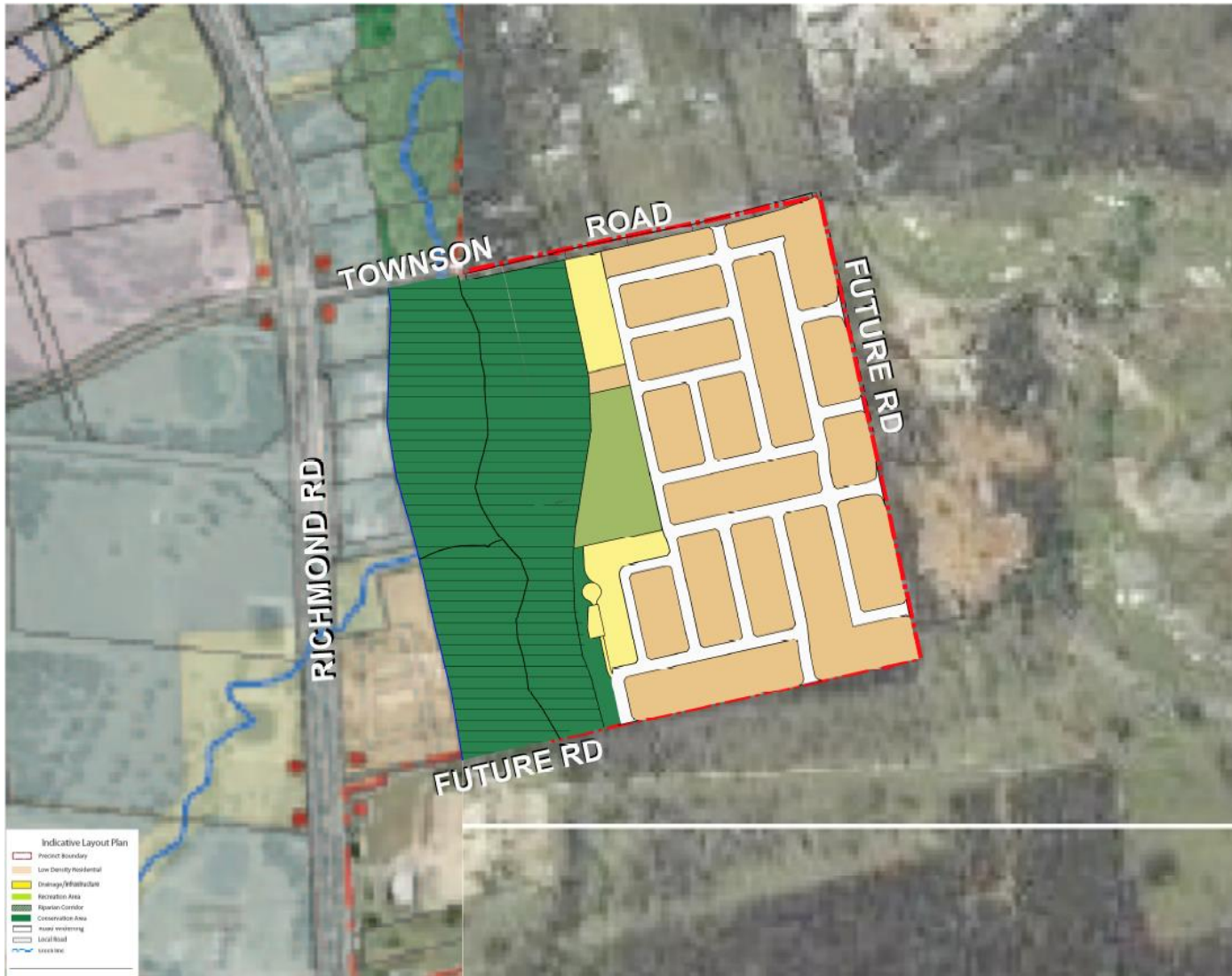


Figure 2 – Indicative Layout Map (Source: GDS)

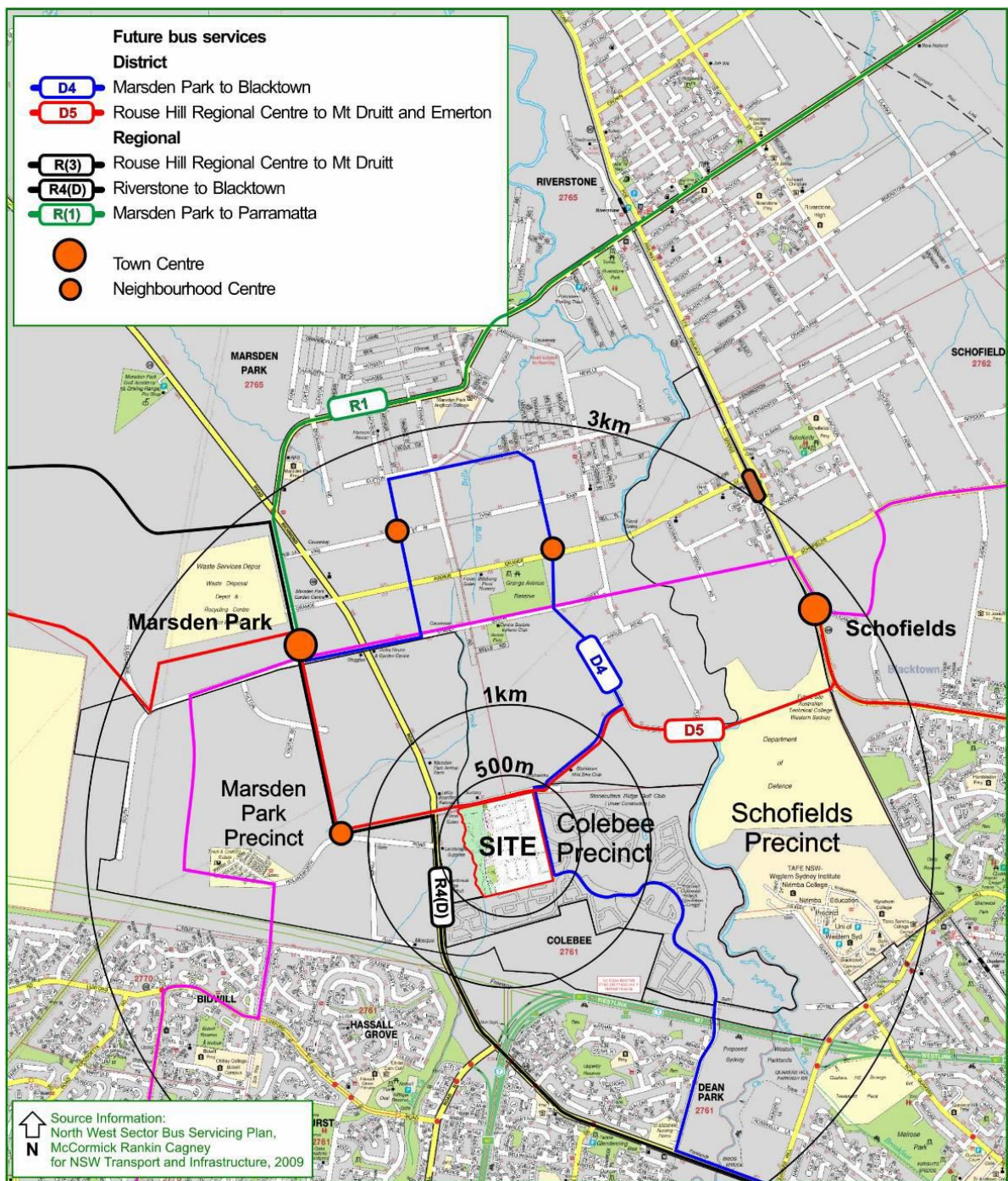


Figure 3 – Future Public Transport Network
 Source: Traffic Impact Assessment Townson Road, Colebee Traffix (April 2014)



Figure 4 – Key elements of the water cycle management and ecology strategy
 Source: *Water Quality Modelling and WSUD Assessment for Rezoning Application, Hyder (March 2014), modified by Mecone*

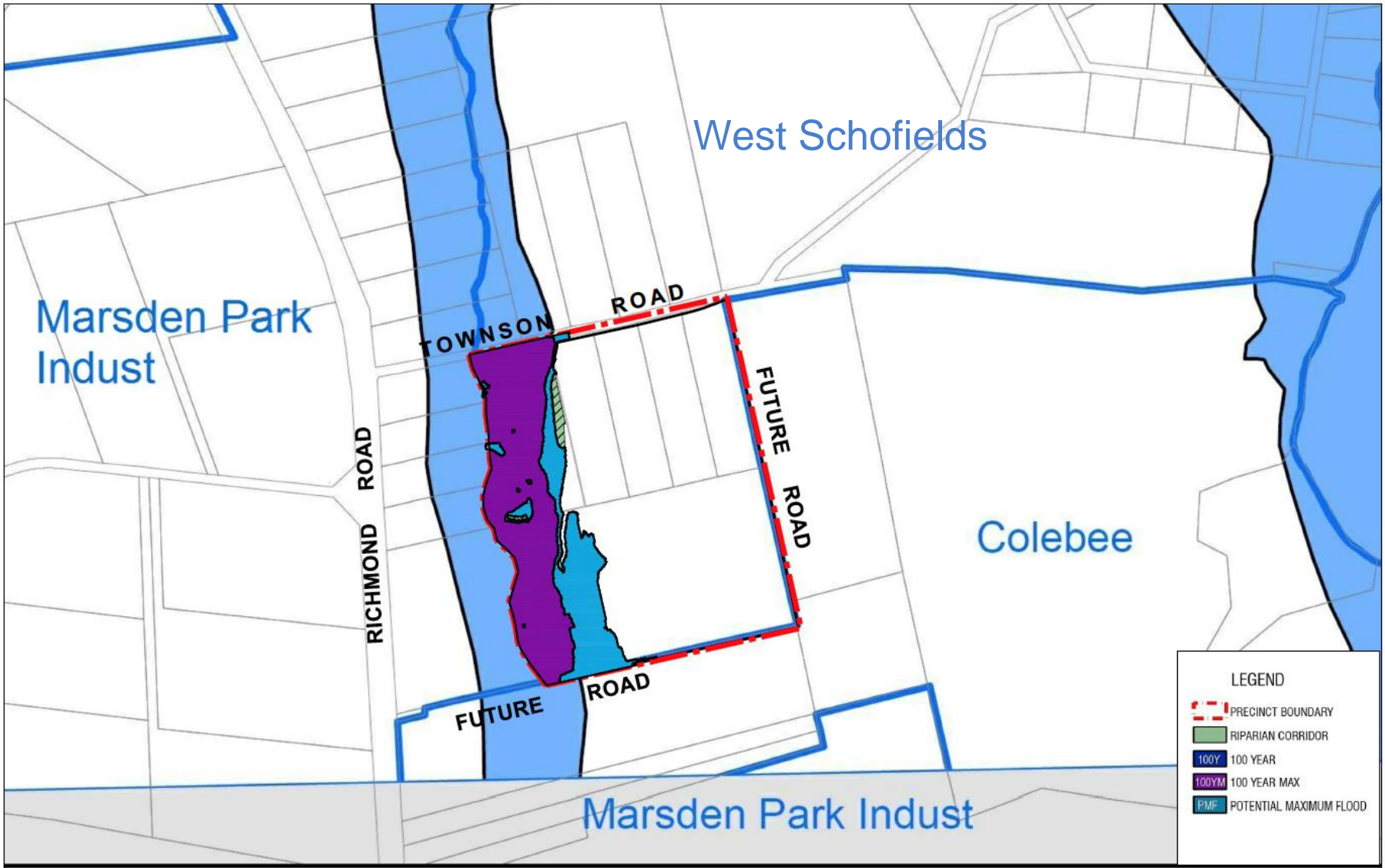
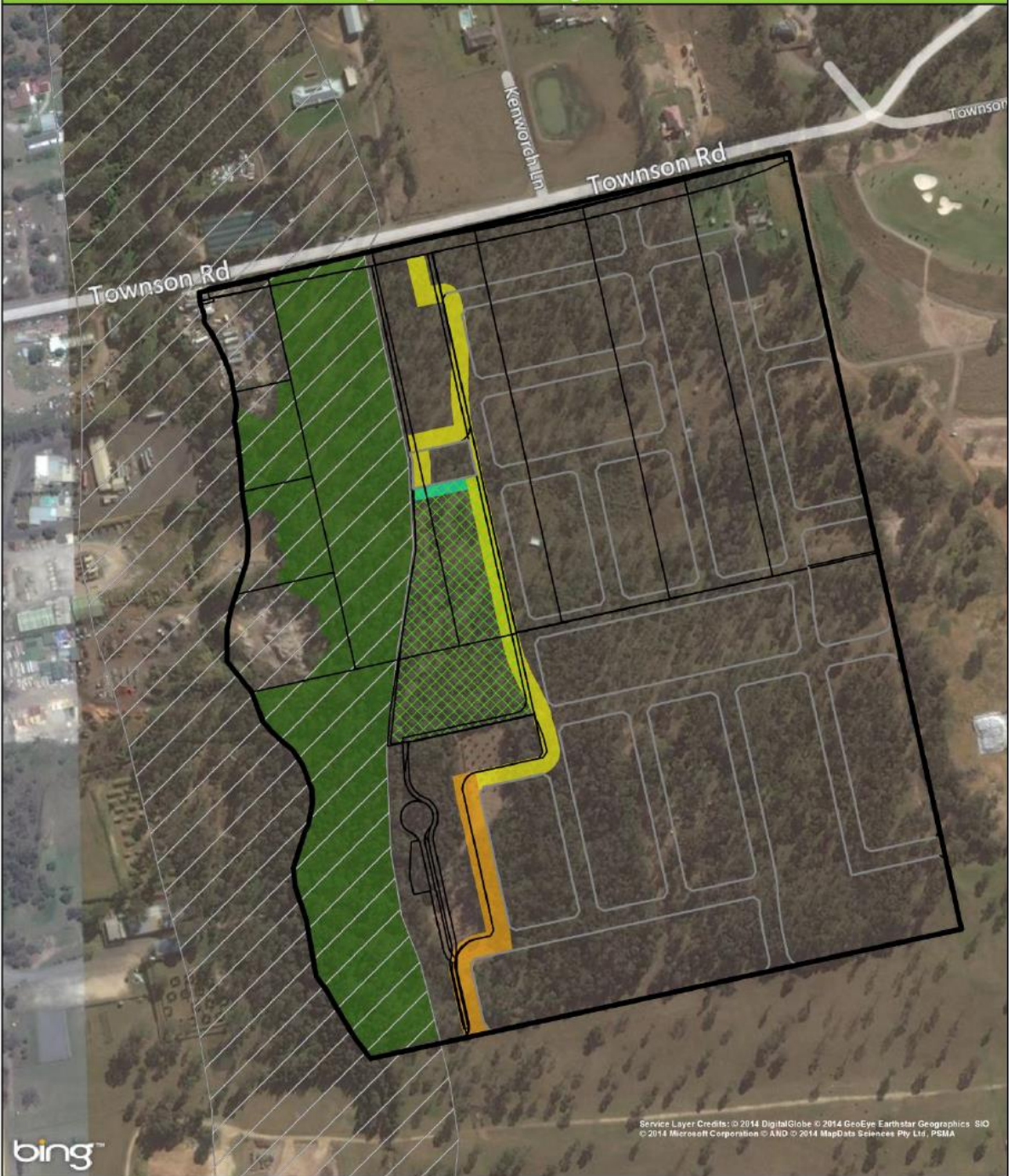


Figure 5 – Flood prone land and riparian corridor
 Source: Flood Study and Detention Assessment, Hyder (March 2014)

Asset Protection zones and Proposed Precinct Layout



Legend

- Proposed Layout
- ▭ Townson Road Study Area
- ▨ Non-Certified Land
- ▤ Public Recreation
- Asset Protection Zone - 10m
- Asset Protection Zone - 15m
- Asset Protection Zone - 20m

0 20 40 80
Metres
GDA 1994 MGA Zone 56

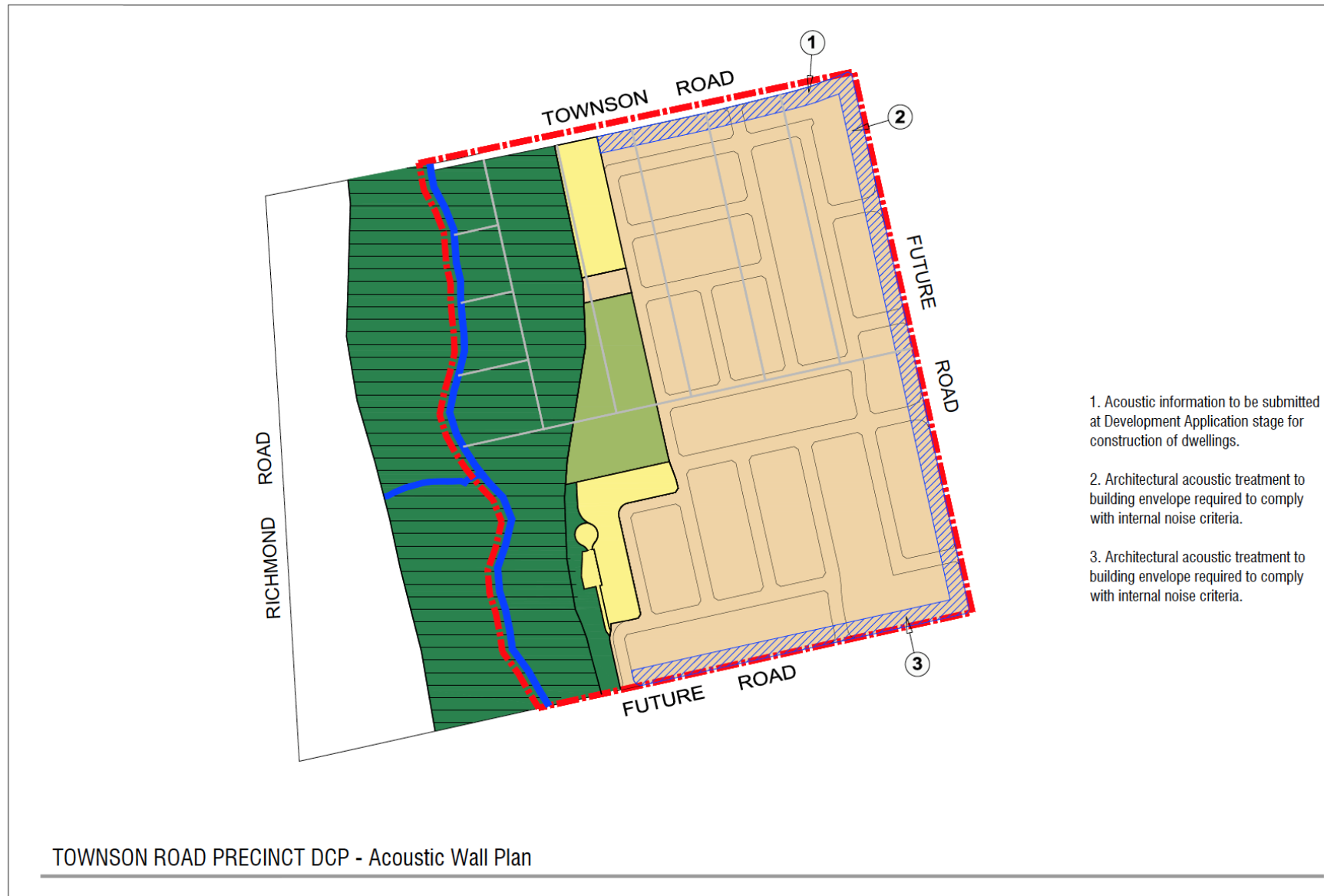


eco logical
 AUSTRALIA
 www.ecoaus.com.au
 Prepared by: MW Date: 28/07/2014

Figure 6 – Bushfire risk and Asset Protection Zone requirements
 Source: Biodiversity, Riparian and Bushfire Assessment, EcoLogical Australia (March 2014)



Figure 7 – Potential Aboriginal archaeological sites
 Source: *Aboriginal Heritage Assessment, Kelleher Nightingale Consulting (October 2013)*



1. Acoustic information to be submitted at Development Application stage for construction of dwellings.
2. Architectural acoustic treatment to building envelope required to comply with internal noise criteria.
3. Architectural acoustic treatment to building envelope required to comply with internal noise criteria.

Figure 8 – Acoustic requirements
 Source: Based on *Environmental Noise Impact Assessment*, Renzo Tonin & Associates (March 2014)

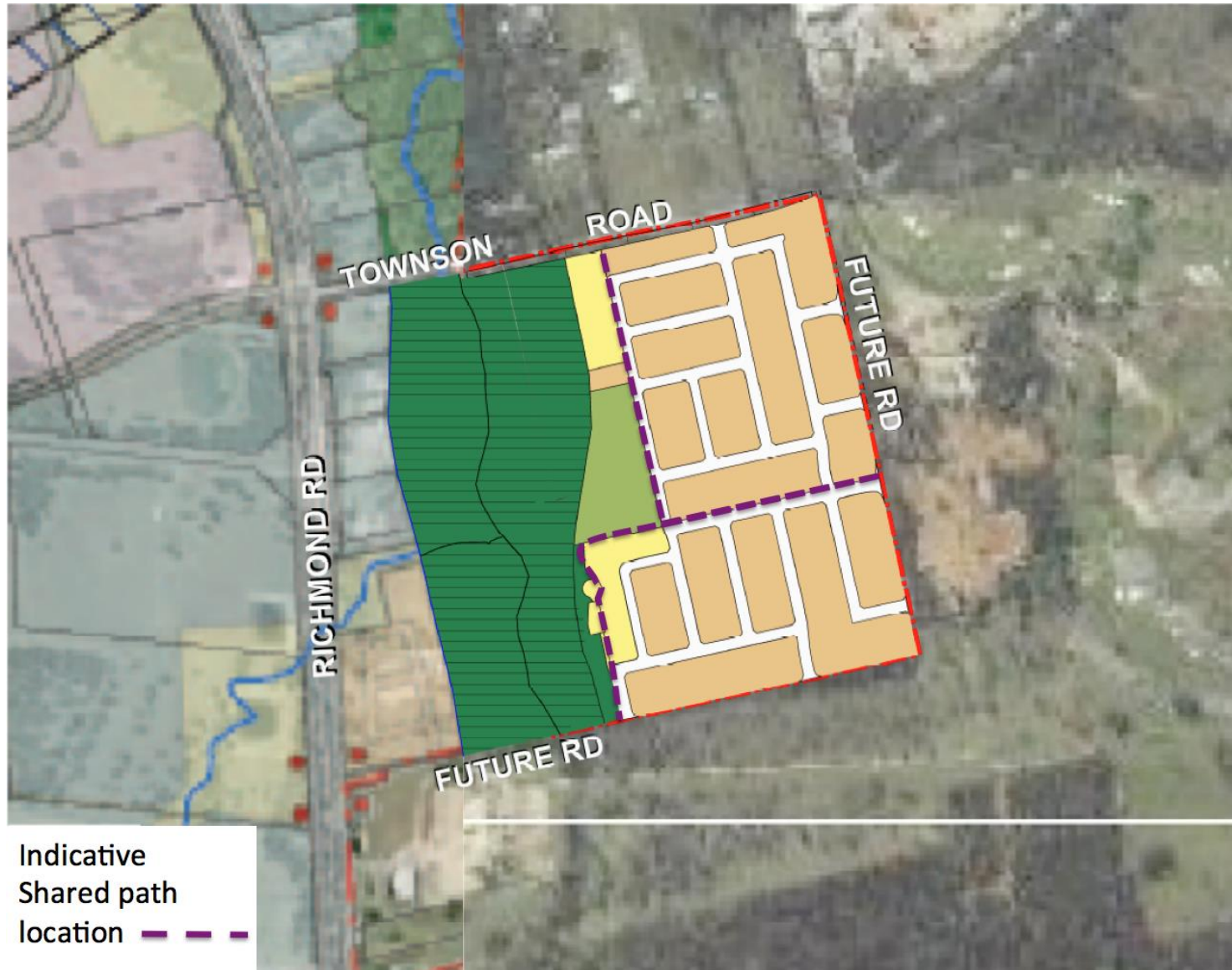


Figure 9 – Precinct Road Network and Hierarchy
Source: GDS

3 Additional Development Controls

3.1 Neighbourhood and subdivision design

Note: The referenced figures below support the objectives, controls and design principles for the subdivision planning and design in Part 3 of the main body of the DCP.

3.2 Road Hierarchy and Pedestrian Cycle Network

Objective

- To encourage the use of public transport through the provision of integrated bus routes, pedestrian and cycle routes.

Controls

1. All roads within the Townson Road Precinct are local level roads.
2. Shared pedestrian and cycle links and routes should generally be provided in accordance with Figure 9.
3. Shared paths are to be a minimum of 2.5m wide.

3.3 Residential controls

3.3.1 Introduction

This Part stipulates objectives and controls in addition to those parts of Part 2 and Part 3 in the main body of the DCP, specific to residential development in the Townson Road Precinct. These controls will ensure that an appropriate level of amenity will be provided to lots within the Townson Road Precinct.

3.3.2 Residential lot adjacent to the land zoned E2 Environmental Conservation

Objectives

- To ensure adequate management of land zoned E2 Environment Conservation
- To ensure passive surveillance of land zoned E2 Environment Conservation
- To ensure appropriate protection of non-certified vegetation with land zoned E2 Environmental Conservation and to ensure appropriate clearing of vegetation under the 10/50 code.

Controls

1. Any fence which separates or partly separates the land zoned R2 Low Density Residential and E2 Environmental Conservation shall be of a style that allows passive surveillance of the land zoned E2 Environmental Conservation.
2. Any development on the land zoned R2 Residential which is adjacent to the land zoned E2 Environmental Conservation shall comply with 3.4 Ecological and Riparian controls
3. A Property Management Plan (PMP) under Section 113B of the *Threatened Species Act 1995* (TSC Act) must be prepared for any lot created zoned R2 Residential that adjoins or includes land zoned E2 Environmental Conservation. The PMP is to prevent the clearing of vegetation within the E2 zoned land under the *10/50 Vegetation Clearing Code of Practice or equivalent*.
4. The PMP is to be submitted to the Office and Environment and Heritage for comment. Approval must be sought in accordance with S113B of the TSC Act prior to issue of the Subdivision Certificate for the R2/E2 lot. The PMP is to be registered on the legal title of the lot that is zoned R2 and E2. This is to be shown on the Subdivision Certificate.
5. The minimum rear setback of any habitable structure is to be at least 15 m from the zone boundary between the R2 Residential and E2 Environmental Conservation zone.

3.3.3 Acoustic amenity and Precinct interface

Objectives

- To provide an appropriate level of acoustic amenity for lots adjoining busy roads
- To ensure that visual impacts along Townson Road are effectively managed
- To create a positive urban design outcome within the precinct and to ensure the local streets within the precinct have a residential character
- To create a positive urban design outcome along Townson Road

Noise wall controls

1. The first row of lots located along Townson Road are to incorporate solid acoustic fencing on the northern boundary up to a maximum height of 2m. The fence will need a return along the eastern and western boundaries of the first row of property lots.
2. Lots along the eastern boundary of the precinct may incorporate solid fencing subject to more detailed acoustic analysis and visual impact.
3. The external appearance of fencing is to incorporate variation in colours and materials along the Townson Road frontage to break up the visual appearance of the fencing. Details of the fence shall be submitted to Council for approval at the DA stage for the subdivision.
4. Fencing is to be of a sufficient mass to achieve suitable noise reduction within the dwelling from traffic noise originating from Townson Road
5. Fences are to be screened with suitable low water and low maintenance native landscaping
6. Any gates are required to incorporate rebates to reduce gaps

Other residential controls

7. Any proposed dwellings located within the first row of lots facing the roads identified in Figure 8 – Acoustic requirements are required to comply with the acoustic architectural treatment identified in Table 2 (Category 1, 2 or 3 as shown in Figure 8). Only the upper levels of dwellings within the first row of lots along Townson Road are required to comply with Table 1 as the acoustic fencing will achieve the internal noise criteria requirements at the ground floor level.
8. Alternative compliance may be achieved by submitting acoustic information with a Development Application to provide an alternative solution that achieves compliance with the internal noise criteria.
9. Dwellings proposed on lots located along Townson Road are to address the new internal street within the Precinct to create a residential streetscape character and encourage passive surveillance.

Table 2-1. Acoustic Constructions for Treatment Categories

Room	Construction Element	Recommended Acoustic Performance	Indicative Construction
Category 1			
Bedrooms	Glazing*	Less than 2m ² = R _w 27 2m ² - 4m ² = R _w 30	No specific treatment required 6.38mm laminated glass with acoustic seals
	Roof/Ceiling		Standard Constructions
	Walls	RW 46	Brick Veneer Construction, standard internal plasterboard with R1.5 wall batts Or Reverse Brick Veneer Construction, external metal or FC cladding with R1.5 wall batts Or Metal studs with 1 layer of 16mm fire-rated plasterboard inside, metal or FC external cladding, R1.5 wall batts
Lounge/Living Rooms	Glazing*	Less than 4m ² = R _w 32 4m ² - 8m ² = R _w 35	6.38mm laminated glass with acoustic seals 10.38mm laminated glass with acoustic seals
	Roof/Ceiling	RW 46	Standard Constructions
	Walls		Brick Veneer Construction, standard internal plasterboard with R1.5 wall batts Or Reverse Brick Veneer Construction, external metal or FC cladding with R1.5 wall batts Or Metal studs with 1 layer of 16mm fire-rated plasterboard inside, metal or FC external cladding, R1.5 wall batts
Category 2			
Bedrooms	Glazing*	Less than 2m ² = R _w 30 2m ² - 4m ² = R _w 33	6.38mm laminated glass with acoustic seals 10.38mm laminated glass with acoustic seals
	Roof/Ceiling		Tiled or metal pitched roof / 2 x 13mm plasterboard ceiling / bulk insulation in cavity
	Walls	RW 49	Brick Veneer Construction, standard internal plasterboard with R1.5 wall batts Or Reverse Brick Veneer Construction, external metal or FC cladding with R1.5 wall batts Or Metal studs with 2 layers of 16mm fire-rated plasterboard inside, metal or FC external cladding, R1.5 wall batts
Lounge/Living Rooms	Glazing*	Less than 4m ² = R _w 35 4m ² - 8m ² = R _w 38	10.38mm laminated glass with acoustic seals Heavy laminated glass or double glazing with acoustic seals
	Roof/Ceiling		Tiled or metal pitched roof / 2 x 13mm plasterboard ceiling / bulk insulation in cavity
	Walls	RW 49	Brick Veneer Construction, standard internal plasterboard with R1.5 wall batts Or Reverse Brick Veneer Construction, external metal or FC cladding with R1.5 wall batts Or Metal studs with 2 layers of 16mm fire-rated plasterboard inside, metal or FC external cladding, R1.5 wall batts
Category 3			

Room	Construction Element	Recommended Acoustic Performance	Indicative Construction
Bedrooms	Glazing*	Less than 2m ² = R _w 33 2m ² - 4m ² = R _w 36	10.38mm Laminated glass with acoustic seals 12.38mm laminated glass with acoustic seals
	Roof/Ceiling	Tiled or metal pitched roof / 2 x 13mm fire-rated plasterboard ceiling / bulk insulation in cavity	
	Walls	RW 52	Brick Veneer Construction, standard internal plasterboard with R1.5 wall batts Or Reverse Brick Veneer Construction, external metal or FC cladding with R1.5 wall batts Or Staggered metal studs with 2 layers of 13mm fire-rated plasterboard inside, metal or FC external cladding, R1.5 wall batts
Lounge/Living Rooms	Glazing*	Less than 4m ² = R _w 38 4m ² - 8m ² = R _w 41	Heavy laminated glass or double glazing with acoustic seals Double glazed with acoustic seals
	Roof/Ceiling	Tiled or metal pitched roof / 2 x 13mm fire-rated plasterboard ceiling / bulk insulation in cavity	
	Walls	RW 52	Brick Veneer Construction, standard internal plasterboard with R1.5 wall batts Or Reverse Brick Veneer Construction, external metal or FC cladding with R1.5 wall batts Or Staggered metal studs with 2 layers of 13mm fire-rated plasterboard inside, metal or FC external cladding, R1.5 wall batts

Source: Environment Noise Assessment, Renzo Tonin & Associates (March 1014)

3.4 Ecological and riparian controls

3.4.1 Introduction

This Part stipulates objectives and controls in addition to those parts of Part 2 and Part 3 in the main body of the DCP, specific to residential development in the Townson Road Precinct. These controls will ensure that an appropriate level of amenity will be provided to lots within the Townson Road Precinct.

3.4.2 Top soil and seed retrieval

Objectives

- To encourage similar soil conditions across the precinct to provide planting with the soil medium they require.
- To retrieve seeds and cuttings from endemic plants across the development site, to be used for the revegetation works across the Precinct
- To encourage the natural regeneration of the indigenous vegetation community and the planting of local provenance plants following the redevelopment of the precinct
- To provide for ongoing private maintenance and ownership of the Bells Creek corridor.
- To assist the long term survival of threatened fauna and flora species by locating those that exist within the development site and translocating these into the non-certified portion of the development site where possible

Controls

1. Where cut and fill is proposed within the precinct, existing top soil should be used where practical.
2. Seed and cuttings are to be collected from as many native species as possible from the existing native vegetation across the development site. The collecting must be undertaken by a qualified bush regeneration company or an ecological contractor and should ideally commence well before construction starts. *Grevillea Juniperina subsp juniperina* and *Dillwynia Tenuifolia* should be particularly targeted for seed collection and cuttings within the precinct. The developer is to engage a nursery to grow on these species for the future planting of these species into the non-certified areas of the site. Appropriate applications to the NSW Office of Environment and Heritage (OEH) are to be made. Any excess seed collected should be given to Blacktown Council via its Kent Street Nursery.
3. A targeted Cumberland Plain Land Snail survey is to be conducted on the development site, prior to construction. If weather permits the survey should take place after a major rain event as this is when the snails are most active and easily sighted. Any Cumberland Land Snails identified on the site should be relocated into the non-certified land within the Townson Road Precinct.

3.5 Bells Creek Corridor

The Bells Creek corridor is to be maintained in private ownership. A comprehensive vegetation management plan for the private ownership of the riparian corridor should be provided to Council with the subdivision application/s.

3.6 Information Technology

Objectives

- To provide the necessary Information Technology infrastructure, such as high speed internet; and
- To ensure that all new development has access to information technology services.

Controls

1. The main network system must be provided in all streets and meet NBNSCo requirements.
2. Subdivision developments shall outline a strategy to deliver optic fibre.
3. Solutions to new technology advances will be considered on merit.