

# SCHEYVILLE

## DRAFT LOCAL ENVIRONMENTAL PLAN A New Generation Macquarie Town

SUBMISSION IN RELATION TO THE DRAFT LOCAL ENVIRONMENTAL PLAN  
Hawkesbury Draft Local Environmental Plan 1989 (Amendment 1992 - 1)

Name of person making submission: .....

Address of person making submission: .....

(If the submission is in relation to the effect of the Draft Plan on a particular property please provide details to identify the property eg Lot, DP, Parish or Portion and sketch plan on a separate sheet) .....

Describe the part of the Draft Plan that is the subject of the Submission: .....

Nature of Submission (Whether in support or against the Draft Plan): .....

Reasons: .....

Use additional sheets of paper if insufficient room to include all details or collect a new Submission form from Exhibition

Signature: ..... Date: .....

### EXHIBITION OF SCHEYVILLE DRAFT LOCAL ENVIRONMENTAL PLAN

**Date and Times and Location of Exhibition:** From 17 August 1992 to 11 September 1992  
From 8.00 am to 4.30 pm Monday to Friday  
Council Offices, George Street, Windsor NSW 2756  
From 10.00 am to 8.00 pm Monday, Tuesday and Thursday  
10.00 am to 5.30 pm Wednesday and Friday  
9.00 am to 1.00 pm Saturday and 2.00 pm to 5.00 pm Sunday  
Hawkesbury City Council Windsor Library,  
George Street, Windsor NSW 2756

**Submissions:** Any person wishing to make a submission in respect of the provisions of the Draft LEP should do so in writing to:  
General Manager / Town Clerk  
Hawkesbury City Council  
George Street Windsor NSW 2756

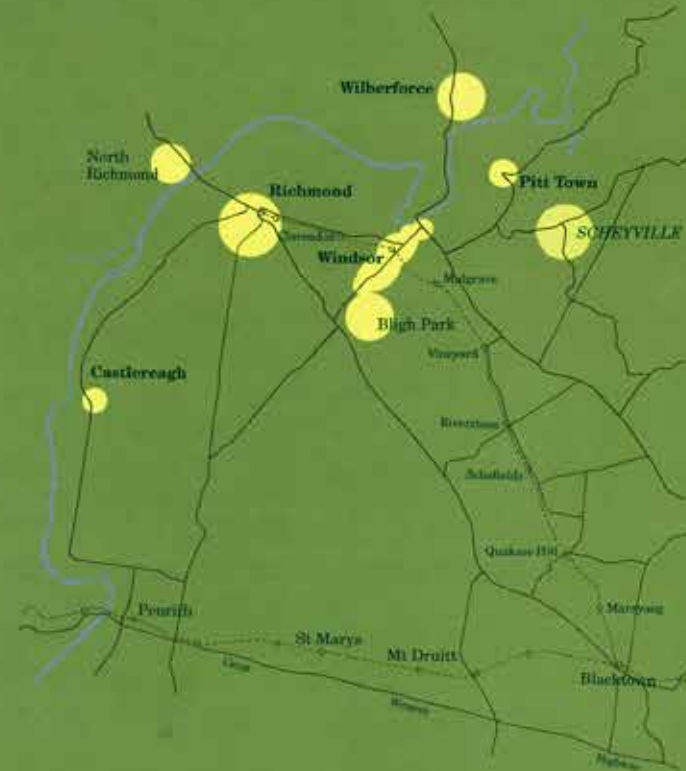
Submissions should be received at the above address on or before 4.30 pm 18 September 1992

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### HAWKESBURY CITY COUNCIL

George Street Windsor NSW 2756 Phone: (045) 87 7000



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### BACKGROUND TO PROPOSED SCHEYVILLE RESIDENTIAL DEVELOPMENT

On the 14th December 1989 the N.S.W. Government announced the proposed release of land at Scheyville for urban development. Following that announcement detailed discussions were held between officers of Council, the Department of Planning, the Department of Housing and the Water Board to:

- review the allocation of Crown and State owned land for housing and conservation uses;
- examine various conservation and environmental issues;
- consider the inclusion of Scheyville in the Urban Development Program.

Subsequently the Government resolved that approximately 500 ha of land at Scheyville would be used for housing. However, before the rezoning of the area would proceed, issues relating to water cycle management and water quality were to be resolved. Both the Water Board and the Environment Protection Authority have examined the water recycle management proposals for Scheyville and both organisations have indicated the water management proposals are satisfactory. The Water Board has indicated that there is no longer an impediment to the public exhibition of a draft rezoning plan for urban development at Scheyville.

Following acceptance of the Water Cycle Study, Scheyville has been included in the Urban Development Program.

### THE NEXT STEPS

Hawkesbury City Council resolved to prepare a draft Local Environmental Plan to rezone land at Scheyville that would enable both environmental conservation and urban development objectives to be achieved. The draft Local Environmental Plan has been prepared and will be placed on public exhibition. People are invited to review the draft Local Environmental Plan and make submissions to Hawkesbury City Council during the exhibition period.

Information on how to make a submission and the locations and times when the draft Local Environmental Plan can be inspected are contained on the back of this Brochure.

This Brochure also contains a summary of other information about the proposed development and conservation of lands at Scheyville.

People can obtain additional information about the proposed development at Scheyville by contacting Hawkesbury City Council.



### WHY SCHEYVILLE

The existing Sydney Metropolitan Urban Development Program recognises the need to identify areas suitable to provide housing for Sydney's increasing population. Sydney's population is

anticipated to increase from about 3.5 million (1986) to about 4.5 million (2011).

Hawkesbury has traditionally provided for part of Sydney's growing population. Council

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has adopted a housing strategy aimed at providing opportunities for supplying a variety of appropriate housing for different market types and tenures suitable to all income and age groups.

The Scheyville site provides the opportunity to supply a range of housing types and lot sizes. As the area is largely under one ownership, the site can be economically developed and can provide a range of affordable accommodation for the different housing markets. In the short term, Scheyville offers the best opportunity to provide land that is ideally suited to meet the urban development objectives of affordable housing in north and western Sydney.

suitable for urban development.

The development of Scheyville would be the continuation of Council's policy to develop a series of towns and villages in the rural hinterland of the City. Scheyville is also ideally located to meet the housing needs of local families and those wishing to make Hawkesbury City their home.

### WHAT ARE THE ALTERNATIVES

When Bligh Park is fully developed there are currently no other large consolidated areas that are available and suitable for meeting Council's future urban development policies. Council could decide to do nothing and not provide for the additional housing needs of local families and people wishing to locate to the City of Hawkesbury. However, this would be contrary to Council's corporate aims and objectives.

Council could provide for the development of other areas, however those areas potentially suitable for urban development within the City are generally small, fragmented land parcels and are not as easily or economically developed as a large consolidated land parcel.

### SCHEYVILLE

Scheyville will be a self contained residential village community which will have its own village style shopping centre, a community centre, three primary schools and a high school as well as a number of sporting and recreation facilities aimed at meeting the needs of the resident community. The surrounding residents will also benefit from these facilities.

The proposed urban area would provide for about 4,800 dwelling units. Special provision will be made in the planning of the residential neighbourhoods to conserve items of heritage significance and special pedestrian and cycle networks will be developed to encourage less reliance on the motor car. A bus service will be developed to operate through the village linking Scheyville with Windsor and the railway network.

To enable orderly development to proceed,



With the completion of the successful Bligh Park residential community, Hawkesbury has a shortage of suitable land that can be readily developed for housing and which meets Council's housing policy objectives. Council adopted a Strategy Plan for Hawkesbury City in 1981 which identified Scheyville as being



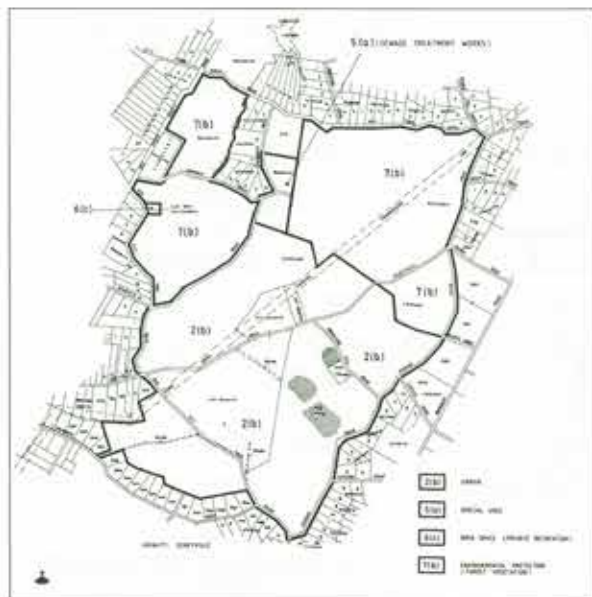
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three land use zones are proposed:

- **Zone 2 Urban Zone** which will allow for the provision of housing and all associated services and facilities;
- **Zone 5 Special Uses Zone** which will designate land to be used for specified community facilities;
- **Zone 7 Environment Protection (Forest vegetation)** which will protect the remnant stands of Cumberland forest and Longneck Lagoon wetland area.

Of the area to be rezoned about 360 hectares has been set aside as Environment Protection



to conserve the remnant areas of Cumberland forest and about 500 hectares has been identified for urban uses.

Access to the site will be via Pitt Town Road / Scheyville Road and Boundary Road / Pitt

Town Road. These roads will be improved and upgraded to safely handle the increase in traffic volumes.

### ENVIRONMENTAL AND PLANNING ISSUES

A number of agencies have been involved in the investigation of planning, infrastructure and environmental issues to confirm the suitability of the site for urban development and to guide the detailed planning of that development. The studies that have been carried out include:

- **Water Cycle Management Report** prepared by Gutteridge Haskins & Davey Pty Ltd
- **Surface Water Investigation Report** prepared by Kinhill Engineers Pty Ltd
- **Historical Context and Discussion Paper Scheyville NSW** prepared by Wendy Thorp
- **Conservation Plan For Scheyville Site Former Officer Training Camp** prepared by Graham Edds and Associates
- **Scheyville Natural Habitat Study** prepared by Kinhill Engineers Pty Ltd
- **Archaeological Study of the Scheyville Development Area** prepared by Mary Dallas & Kerri Navin

- **Scheyville Development Area Social Plan** prepared by R Johnston

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- **Study of Retail Needs Scheyville Development Area** prepared by Retail Surveys Australia Pty Ltd
- **Scheyville Development Area Geotechnical Assessment** prepared by Prince Geotechnique Pty Ltd
- **Scheyville Transportation Environments and Access Study** prepared by Stapleton & Hallam



In addition to the above, other investigations relating to the integration and conservation of the masonry buildings as part of the Village / Community Centre have been carried out by Architects Alex O'Grady and Robert Pont; McKinlay Morgan & Associates have provided survey and mapping information for the project and McKenzie Land Planning Services Pty Limited have conducted preliminary planning for the project and prepared the Concept Masterplan.

### Water Cycle Management Report and Surface Water Investigation Report

The purpose of these reports was to investigate means of:

- maintaining the existing water cycle balance in the Scheyville catchment;
- minimising environmental impacts of water, sewerage and drainage services on Longneck Lagoon and the Hawkesbury River.

During the investigations there were ongoing consultations with the Water Board and the Environment Protection Authority. Both

organisations have accepted the findings and conclusions of the Water Cycle Management studies. The studies concluded that the Water Management objectives and goals could be met and that water discharge from the Scheyville development area would be of an acceptable quality and would not have any detrimental impacts on Longneck Lagoon or the Hawkesbury River system.

One of the significant features of the Water Management studies was the evaluation of a range of reclaimed water usage schemes which would satisfy the dual objectives of:

- virtually eliminating the discharge of treated effluent and hence nutrient loads to receiving waters;
- reducing demand for potable water.

The final choice will be between two prime candidate schemes which are:

- irrigation of large tracts of open spaces and parks with reclaimed water;
- providing water to dwellings for toilet flushing and external use and irrigating a smaller area of parks and open space.

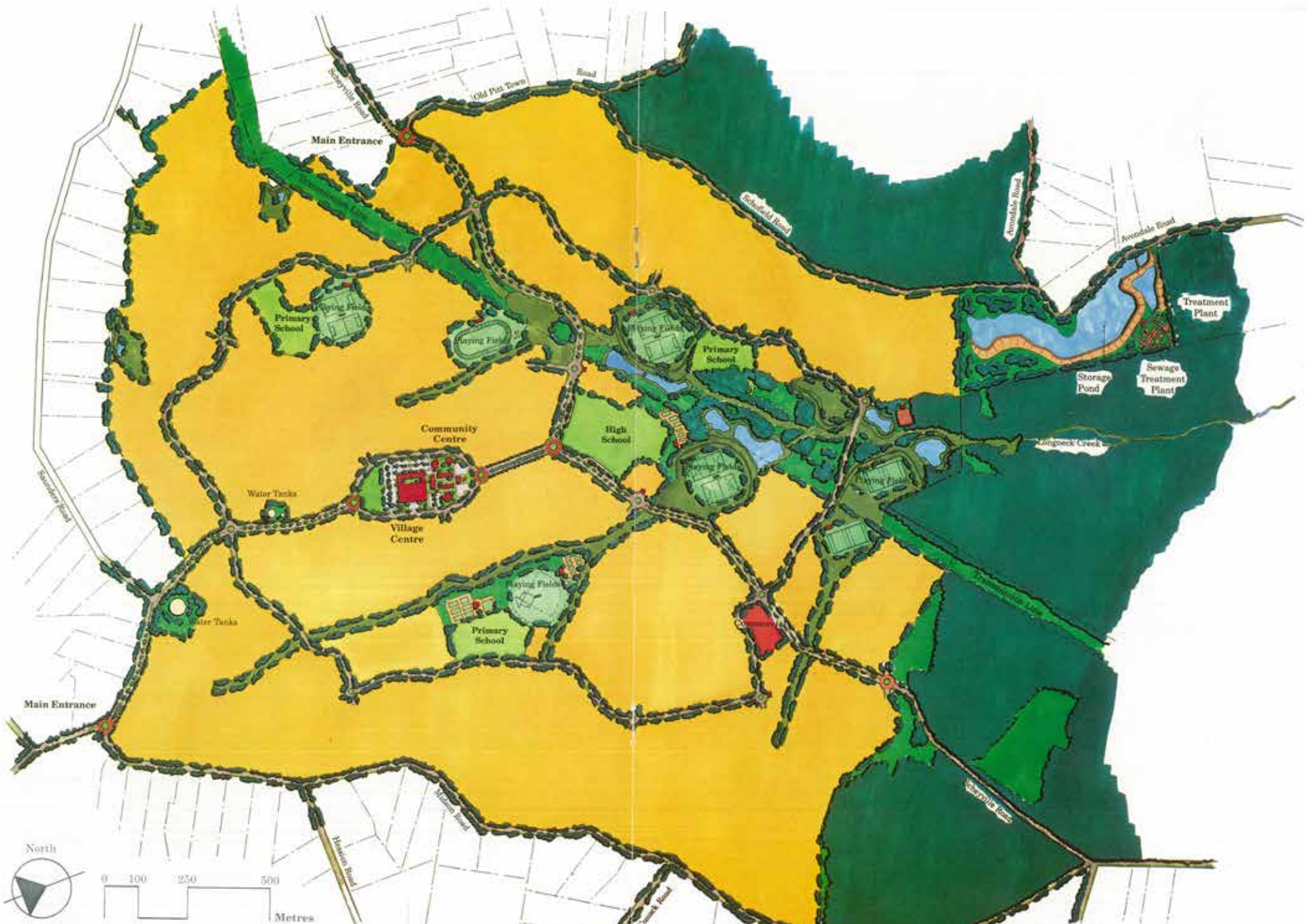
The two options are considered to have similar environmental benefits but the second will cost approximately double including a direct cost of about \$1,400 to new home purchasers.



Studies propose that stormwater run off will pass through an innovative combination of trash racks, coarse sediment basins, dry detention basins and

wetlands so that on an annual basis nutrient and sediment exported from the site in the runoff will be less than that now occurring.





North

0 100 250 500 Metres

# SCHEYVILLE

CONCEPT MASTERPLAN

March 1992

Project Planner:  
McKENZIE LAND PLANNING  
SERVICES PTY LIMITED



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### Conservation Plan For Scheyville Development Area

A detailed examination of the remaining buildings and artefacts was conducted to assess their heritage significance. The site retains farming artefacts associated with the past agricultural use of the area as well as a main building precinct constructed in the Georgian Revival style (a style not represented elsewhere in the Hawkesbury region) along with other associated buildings and facilities.

The conservation plan identifies a number of buildings and artefacts considered worthy of conservation. The most significant of these are the masonry buildings that form part of the main building and quadrangle precinct (Circa 1929). It is proposed to restore the building complex and curtilage areas and use them as part of the Village retail facilities and community centre. Other items and artefacts will be integrated into the development as considered appropriate and practicable.



The Draft LEP contains provisions to conserve the site's heritage items. Significant buildings have been listed for conservation as items of Environmental Heritage under provisions of the Draft LEP and Hawkesbury Local Environmental Plan 1989.

### Historical Context and Discussion Paper Scheyville NSW

In 1804 the general locality of Scheyville was set aside as a Common, then in 1889 a notification of an impending resumption of the Common for residential development was issued. Subsequently the Common was used for a Military College and Depot (1890). Then in 1893 the Pitt Town Cooperative labour settlement was inaugurated and was

subsequently dissolved in 1896. In 1909 there were agreements to sponsor immigrants to Australia under the Dreadnought Trust and from 1910 to 1940 Scheyville was used to train people in farming techniques.

The scheme closed in 1940 and the Commonwealth Government used the area for military training during the war. After the war the area was used as a migrant hostel which was finally closed in 1964. The site was then used again for military training (National Service Training program) however this use of the site ceased in 1967. Since then there has been varied and sporadic use of the site and various proposals to use the site ranging from a metropolitan rubbish tip to an airport and prison.

The Draft LEP contains provisions to conserve the site's historical features. Significant relic sites have been identified as requiring special attention and have been given recognition under provisions of the Draft Local Environmental Plan and the Heritage Act.

In addition, the Council is committed to ensuring that the history of the site is recorded and presented as a public display as part of the Village retail and Community Centre development and that significant artefacts are conserved and integrated into the open space where practicable. A plan of management will also be prepared. This plan will assess each item of conservation heritage and determine the most appropriate conservation strategy.

### Scheyville Natural Habitat Study

The value of the adjacent surrounding forest area, and particularly Longneck Lagoon as a habitat area for a high diversity of bird life has been recognised since 1970. The forest area supports a number of birds which are rare to the north west Sydney region. The inclusion of wetlands and landscaping as part of the development will supplement and increase the diversity of habitat for birds.

Apart from the importance as a habitat area, the surrounding forest is also significant as a remnant area of Cumberland forest. This particular forest type has been extensively cleared and is generally not well conserved in the Cumberland basin.

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Three species of plants of particular interest were found in the woodland areas. Two species, *Acacia pubescens* which is classified as endangered and *Dillwynia tenuifolia* which is classed as vulnerable and inadequately conserved, were found in areas which will not be developed but will be protected within the area set aside as Environment Protection (Forest Vegetation) zone.



The third plant species was an individual of the plant *Pultenaea parviflora* which is classified as vulnerable by Briggs and Leigh, (1988) because of its restricted distribution. This individual plant was located at Scheyville in the south western area of the site. The plant generally occurs only on heavy soils of the western part of the Cumberland Plain and significant numbers of it are known to occur only in the Castlereagh State Forest, near Penrith.

Native mammal fauna are severely depleted throughout the surrounding forested and cleared areas due mainly from the presence of introduced species including grazing animals,

rabbits, foxes, cats and dogs.

The main conservation actions proposed by the natural habitat study were that:

- the environment protection zone be extended to include the major forested areas generally contiguous with Longneck Lagoon;
- a buffer between the housing area and the forested areas should be provided;
- measures should be taken to protect native fauna from domestic animals.

The Draft LEP proposes that the forested areas be zoned Environmental Protection. In addition, provisions would be adopted to create a buffer zone between the main forest areas and housing development.

As part of the future management of the Environment Protection zone areas a plan of management will be prepared and any existing grazing animals will be removed. The buffer zone separating the forested areas from other development in the Longneck Creek catchment will include provisions aimed at excluding dogs and cats from the Environment Protection zone.

### Archaeological Study of the Scheyville Development Area

During the course of the initial studies an archaeological investigation and survey was conducted which involved liaison with the Daruk Local Aboriginal Land Council representatives to identify Aboriginal artefacts and proposed management recommendations. During the survey a number of sites were identified both within and outside the area of proposed urban development. Those sites which are situated outside the area now proposed for urban development are located within the proposed Environment Protection zone.

Within the development area, one of the sites identified, was considered worthy of preserving. Subsequently, in consultation with a representative of the Local Aboriginal Land Council, measures have been taken to ensure that the site will not be affected by development.



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All Aboriginal sites are protected under the provisions of the National Parks and Wildlife Act. Before any site can be destroyed permission must be obtained from the Director of the Service. National Park and Wildlife Service policy also requires that any developer consult with local Aboriginal people to ascertain whether a site that may be

a community worker and child care services, good public transport, early provision of a primary school and other community services and facilities.

Council will liaise and will consult with existing and new residents to determine the appropriate provision of recreation and community facilities and services. Council will have an adopted Section 94 Contributions Plan and funds collected as part of the development of the area will be used to finance the provision of recreation and community facilities.



destroyed is of significance to them. The Daruk Local Aboriginal Land Council has recently recommended that:

- all Aboriginal sites within the study area be fully protected;
- Daruk Local Aboriginal Land Council oppose the proposed use of Longneck Creek as a wet detention basin;
- Daruk Local Aboriginal Land Council oppose the proposed development of the study area and suggest that an environmentally sound alternative land use be considered.

### Scheyville Development Area Social Plan

The social plan provided an estimate of the need for community services and recreational facilities to meet the requirements of the Scheyville residents. Apart from indicating the need for a range of recreation facilities it is recognised that the community will require

### Study of Retail Needs Scheyville Development Area

The retail needs study indicated that there was opportunity for retailing in Scheyville, however, it was limited primarily to food based shopping. Such a shopping facility was likely to provide up to 6,000 m<sup>2</sup> of retail floor space and 350 car parking spaces. It would accommodate a major chain supermarket, ancillary food and convenience retailing plus some provision for professional offices and possibly a small medical centre with doctor and dental facilities.

It is envisaged that the Dreadnought Farm building complex and curtilage areas would be restored and used as part of the Village retail facilities and community centre. The importance of timing the provision of shopping facilities is recognised and it is likely the services will be developed over a number of stages. In addition to the main Village retail centre, provision will be made for other commercial activities such as a

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service station and convenience store and other local business related activities to provide local employment opportunities.

account in their design and area requirements.

### TRAFFIC CIRCULATION



**Scheyville Transportation Environments and Access Study**  
The development will be designed to encourage the use of bicycles and make it easy for pedestrian to access the village centre and community facilities. A series of interconnected open space pathway systems will link the village centre and community facilities to the neighbourhood schools and district sporting facilities.

Residents will also be encouraged to use public transport. The local bus company has indicated its willingness to provide bus services to the area. Peak time bus services to the Vineyard railway station and Windsor and off peak services to Windsor and Mungerie Park will be provided. The early provision of a bus service will be arranged to encourage the use of public transport and reduce the dependence on the motor vehicle.

The traffic study proposed a four tier road hierarchy ranging from local streets shared by vehicles and pedestrians to an arterial road system relatively free of pedestrians. Existing roads would serve the development satisfactorily in the early stages, however local roads (Pitt Town and Boundary Roads) would be upgraded.

### Other Planning Matters

An assessment has been carried out in relation to the State Environmental Planning Policies, Regional Environmental Plans and Section 117 Directions that apply to the draft Local Environmental Plan. These can be inspected at the exhibition of the draft Local Environmental Plan and any person making a submission should have regard to the application of the State Environmental Planning Policies, Regional Environmental Plans or Section 117 Directions that apply.

### Scheyville Development Area Geotechnical Assessment

A preliminary geotechnical study of the site has indicated the property has a low risk of slope instability and apart from the drainage area of Longneck Creek is suitable for residential development. The soils tend to have a low absorptive capacity and the drainage detention system and effluent recycling proposals have taken this factor into