

Ambarvale and Rosemeadow Planning Proposal

Prepared on behalf of Housing NSW.

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1 Introduction

Urbis has been engaged by Housing NSW (HNSW) to prepare a Planning Proposal in accordance with the requirements of "Guide to Preparing a Planning Proposal" (Department of Planning, 2009) for the proposed rezoning of open space lands located within the Ambarvale and Rosemeadow Precincts. It is proposed to rezone the subject sites (4.8ha in total) to allow residential uses in accordance with the proposed HNSW master plan.

The proposal is to rezone the lands from the current zones of Zone 6 (a)—Local Open Space Zone and Zone 5 (a)—Special Uses A Zone (Drainage) to a Zone 2 (b) – Residential B Zone under the Campbelltown City Council LEP 2002.

Located in the Campbelltown Local Government Area the Rosemeadow and Ambarvale communities were constructed in 1982 with all properties built on superlots (no properties currently have individual Torrens titles). The combined estates contain 623 public housing properties.

On 15 September 2009, the NSW Minister for Housing, the Hon. David Borger MP, announced a funding package worth almost \$40 million that will allow low income families to buy a home, revitalise public housing and improve the quality of life for the local communities in Rosemeadow and Ambarvale. The package included:

- \$9.89 million from the Commonwealth's Housing Affordability Fund to upgrade and sell 50 homes and create and sell 80 new building lots that will be sold to eligible owner occupiers in the low or moderate income bracket - particularly first home owners, at a discounted price;
- 117 of the 130 homes and building lots will be available at a discounted price to eligible low income families in accordance with the agreed HAF guidelines;
- Another 40 homes will also be upgraded and retained as social housing;
- A further \$30 million to upgrade and renovate 550 public housing homes, extend local roads and create new Torrens Title subdivisions.

In February 2010, Housing NSW Officers made a presentation to Campbelltown City Council Councillors on the project. To ensure project success, Council and HNSW agreed to work collaboratively in delivering this project.

This proposal is in accordance with s.56 of the *Environmental Planning and Assessment Act 1979* which states:

After preparing a planning proposal, the relevant planning authority may forward it to the Minister (in this case the council for the local government area to which the proposed instrument is to apply).

After a review of the planning proposal, the Minister is to determine the following:

- (a) whether the matter should proceed (with or without variation),*
- (b) whether the matter should be resubmitted for any reason (including for further studies or other information, or for the revision of the planning proposal),*
- (c) community consultation required before consideration is given to the making of the proposed instrument (the community consultation requirements),*
- (d) any consultation required with State or Commonwealth public authorities that will or may be adversely affected by the proposed instrument,*
- (e) whether a public hearing is to be held into the matter by the Planning Assessment Commission or other specified person or body,*
- (f) the times within which the various stages of the procedure for the making of the proposed instrument are to be completed.*

2 The Subject Sites

The subject areas, known as Nurra Reserve and Julius Reserve, are located approximately 3km to the south of the Campbelltown CBD in the suburbs of Rosemeadow (Julius Reserve) and Ambarvale (Nurra Reserve) as shown in Figure 1 below.

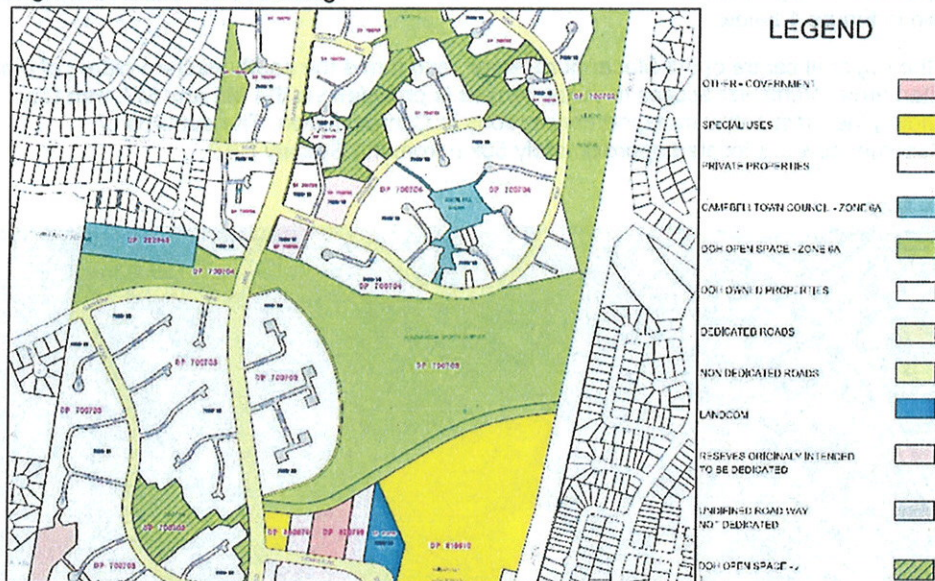
Campbelltown is the regional centre of the Macarthur Region, and forms the south-western extent of the Sydney Metropolitan area. Vehicular access to these centres is provided via the M5 and M7, with City Rail services providing the main public transport connections to Campbelltown. The suburbs of Ambarvale and Rosemeadow are located approximately 50km from the Sydney CBD.

Figure 1 – Locality Map



The specific areas to be rezoned from Zone 6 (a)—Local Open Space Zone and Zone 5 (a)—Special Uses A Zone (Drainage) to residential uses are shown hatched green in Figure 2.

Figure 2 – Lands for Rezoning



2.1.1 Ambarvale (Nurra Reserve)

The existing open space at Ambarvale is known as Nurra Reserve and is currently zoned 6(a) Local Open Space under the provisions of the Campbelltown (Urban Area) Local Environmental Plan 2002. The reserve covers two allotments – Lot 12 DP700701 (area of 1.404ha) and Lot 13 DP700702 (area of 1.788ha).

The proposed area to be rezoned is an open space area containing a variety of small areas of native plantings scattered throughout the site with open grassed areas covering about 90% of the site. The allotment is bounded by a mix of single and two storey dwelling residential lots.

Surrounding land uses for the Ambarvale site include:

- North – The continuation of Nurra Reserve borders the site to the north. The surrounding land use is residential.
- West – Copperfield Drive and residential properties border the site, and are present across Copperfield Drive to the west.
- South – Vacant land is adjacent to the south-western boundary of the Ambarvale site. Residential land is adjacent to the site and across Whitechapel Road.
- East – Residential properties border the site, and are present beyond Dickens Road. Open space is present beyond these properties, and extends to Appin Way.

The lots are identified in Figures 3 and 4 below. Photographs of the site are included as Figure 5.

Figure 3 – Nurra Reserve, Ambarvale (Lot 13, DP700702 highlighted orange)



Figure 4 – Nurra Reserve, Ambarvale (Lot 12, DP700701 highlighted orange)



Figure 5 – Ambarvale Site Photography



Picture 1 – Site looking north



Picture 2 – Site looking south towards Dickens Road.

2.1.2 Rosemeadow

The existing open space at Rosemeadow is known as Julius Reserve and is currently zoned 6(a) Local Open Space and Zone 5 (a)—Special Uses A Zone (Drainage) under the provisions of the Campbelltown (Urban Area) Local Environmental Plan 2002 as indicated in the figure below. The site covers one allotment, Lot 33 DP 700703 and is 1.577Ha in area.

The proposed area to be rezoned is currently used as open space containing a variety of small areas of native plantings scattered across open grassed areas covering about 90% of the site. The allotment is bounded by a mix of single and two storey dwelling residential lots.

The site is bounded by Copperfield Drive to the east, Cleopatra Drive to the north and Julius Road to the west and south (Refer Figure 1). The area is surrounded by single dwelling residential lots with the exception of approximately 1.6 Ha of grassed open space in the south western corner.

Surrounding land uses for the Rosemeadow site include:

- North – Residential properties border the site.
- West – Julius Road borders the site, with residential properties beyond
- South – Residential properties border the site
- East – the allotment fronts Copperfield Drive to the east. Beyond Copperfield Drive is the Ambarvale shopping centre located at the intersection of Thomas Rose Drive and Copperfield Drive.

The lot is identified in Figures 6 below. Photographs of the site are included as Figure 7.

Figure 6 – Julius Reserve, Rosemeadow (Lot 33, DP 700703 highlighted orange)



Figure 7 – Rosemeadow Site Photography



Picture 3 – Rosemeadow site looking south east from Julius Road



Picture 4 – Rosemeadow site looking west.

3 Objectives and Intended Outcomes

This Planning Proposal seeks the following outcome:

"To rezone areas of public open space and drainage in the ownership of Housing NSW to enable the master plan redevelopment of the Ambarvale and Rosemeadow public housing estates for residential purposes."

The preliminary master plans prepared by Housing NSW are detailed in Section 3.1 below.

3.1 Ambarvale and Rosemeadow Concept Master Plan

HNSW has prepared a preliminary master plan for the Ambarvale and Rosemeadow public housing estates. The master plan is proposed to provide the following:

- 170 lots at Rosemeadow;
- 453 lots at Ambarvale;
- Upgrading of existing roads and new connections;
- Associated civil works;
- Creation of new lots;
- Torrens title subdivision;
- Upgrading of existing dwellings;
- Upgraded landscaping of entrances.

To enable implementation of the master plan it is proposed to rezone 4.8ha of public open space currently in the ownership of Housing NSW. Campbelltown Council have identified that this open space land is in excess of their existing requirements, and are therefore supportive of HNSW seeking this rezoning.

The open space between Julius Place and Copperfield Drive at Rosemeadow identified above is proposed to be subdivided for residential purposes and road connections servicing the new lots.

Similarly, Nurra Reserve at Ambarvale seeks to subdivide part of the open space at Nurra Reserve, currently utilised predominantly for drainage purposes for additional residential purposes and road connections.

It is anticipated that the concept master plans will be further refined following detailed inspections and completion of specialist consultant reports, this will be undertaken following commencement of this planning proposal to the Gateway process, prior to the subdivision approval.

The concept master plan proposals are provided as Figures 8 and 9 below and attached as Appendix E.

Figure 8 – Proposed Master plan for the subject site at Rosemeadow

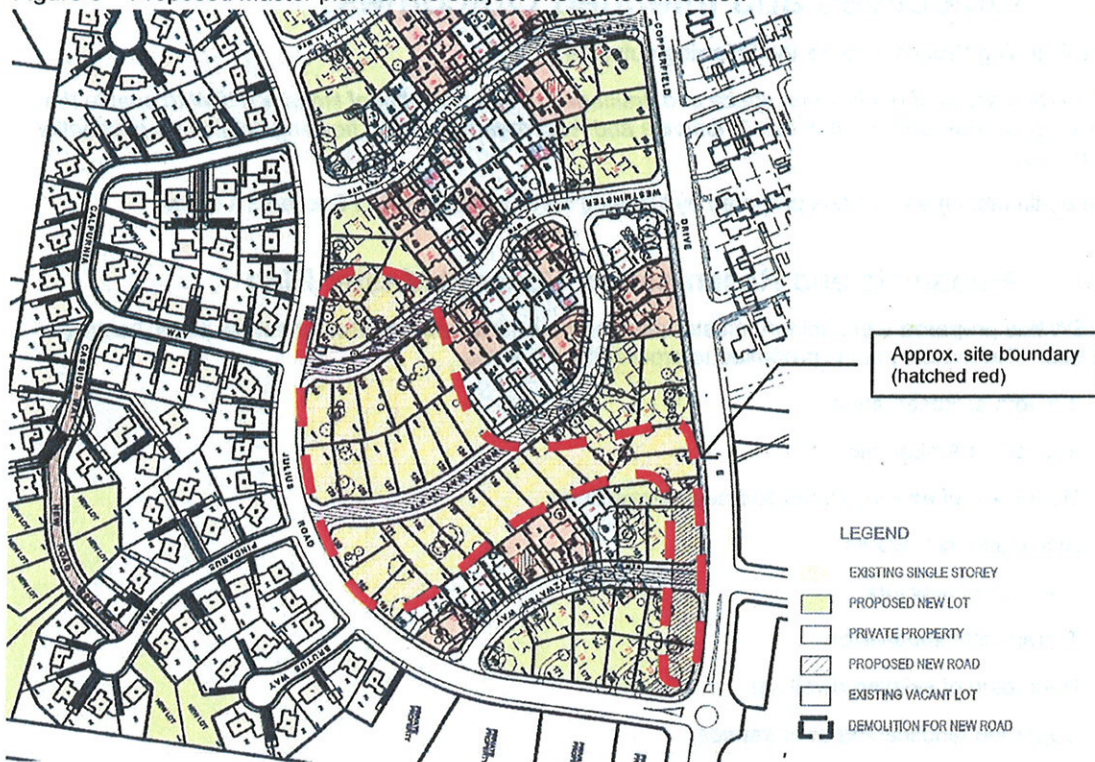
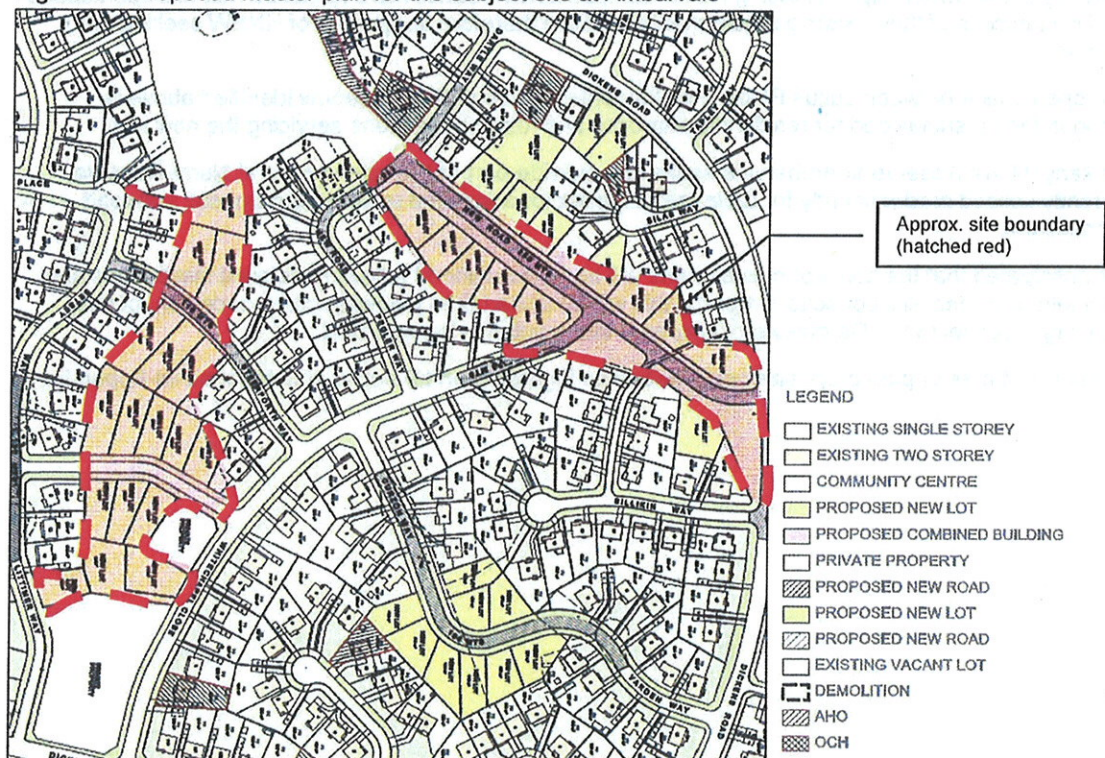


Figure 9 – Proposed Master plan for the subject site at Ambarvale



4 Explanation of Provisions

This Planning Proposal supports an application to amend the Campbelltown Local Environmental Plan 2002 to rezone land currently owned by NSW Housing. The zoning adjustment will allow the subdivision of the lands to allow residential uses in accordance with the Housing NSW master plan for the Ambarvale and Rosemeadow estates.

- Explanation of provisions provided??*
- * The subject sites at Rosemeadow and Ambarvale are currently zoned Zone 6 (a)—Local Open Space Zone and Zone 5 (a)—Special Uses A Zone (Drainage) under the provisions of the Campbelltown (Urban Areas) Local Environmental Plan 2002.
 - * This planning proposal intends to rezone the subject land Zone 2 (b) – Residential B Zone. The objectives of the 2(b) zone are as follows:
 - to make general provision for land to be used for housing and associated purposes, and
 - to permit the development of a range of housing types, and
 - to encourage a variety of forms of housing that are higher in density than traditional dwelling houses, including accommodation for older people and people with disabilities, in locations which are accessible to public transport, employment, retail, commercial and service facilities, and
 - to allow the carrying out of a reasonable range of activities from dwellings, where such activities are not likely to adversely affect the amenity of the locality, and
 - to allow development which:
 - is compatible with residential use, and
 - is capable of visual integration with the surrounding buildings, and
 - serves the needs of the surrounding population without conflicting with the residential intent of the zone, and
 - does not place demands on services beyond the level reasonably required for residential use.
 - a further objective of this zone is to encourage a high quality standard of development which is aesthetically pleasing, functional and relates sympathetically to nearby and adjoining development.

Prohibited development in the zone includes:

amusement centres; animal boarding or training establishments; auction premises; bulky goods retailing; bus depots; caravan parks; clubs; commercial premises; computer processing centres; extractive industries; helipads; heliports; hotels; industrial machinery showrooms; industries; institutions; intensive horticulture; intensive livestock keeping; junk yards; landscape supply establishments; liquor stores; motels; motor showrooms; motor vehicle body repair workshops; motor vehicle repair stations; motor vehicle spare parts and accessories outlets; plant hire; public buildings; recreation establishments; recreation facilities; refreshment rooms; research establishments; residential flat buildings; retail plant nurseries; retail plant propagation nurseries; roadside stalls; service stations; shops; storage establishments; towing services; transport terminals; veterinary establishments; warehouses; wholesale plant nurseries.

It is considered that the provisions of the 2(b) zone are suitable for the lands and their intended use.

On 31 March 2006, the NSW Government gazetted the standard instrument for preparing new Local Environmental Plans (LEPs). The standard instrument provides a 'template' which councils will use as the basis for preparing a new LEP for their local area within the next five years, using standard zones (including standard zone objectives and mandated permitted and prohibited uses), definitions, clauses, and format.

Campbelltown Council are currently in the transition to the standard LEP format and are scheduled to exhibit their Draft LEP in mid 2011. In terms of the Standard LEP Template, we would consider the Zone R1 – General Residential zone as best applicable to this rezoning.

The Zone R1 – General Residential zone includes objectives of:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

Land uses permitted with consent include:

Attached dwellings; Boarding houses; Child care centres; Community facilities; Dwelling houses; Group homes; Hostels; Multi dwelling housing; Neighbourhood shops; Places of public worship; Residential flat buildings; Semi-detached dwellings; Seniors housing; Shop top housing

It is considered that the provisions and permissible land uses of the Zone R1 – General Residential zone are suitable for the lands and their intended use.

5 Justification

5.1 Need for the Planning Proposal

Is the planning proposal a result of any strategic study or report?

The planning proposal has come about as a result of Housing NSW's commitment to providing affordable housing opportunities for low income families in south-western Sydney. Key reports or studies that have identified the need for the proposal include:

- The Commonwealth Government's Housing Affordability Fund has allocated \$9.89 million to develop homes and housing lots that will be sold to eligible owner occupiers in the low or moderate income bracket – particularly first home owners, at a discounted price;
- Housing NSW Local Asset Management Plan Campbelltown, Camden, Wollondilly & Wingecarribee LGA's 2009: a roadmap for the cohesive management of the Department's assets and incorporates the Division's Portfolio Strategy/Business Plan for 2007/08 for a 10 year period to 2017/18. It gives a broad outline for levels of asset activities in redevelopment, demolitions, acquisitions and sales for each Local Government Area (LGA).

Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The preparation of a Planning Proposal has been identified by Campbelltown City Council as the most appropriate means of having the subject sites rezoned to permit residential dwellings.

At present, the current 6(a) and 5(a) zones prohibit residential uses and as such, the lands require rezoning.

Will the net community benefit outweigh the cost of implementing and administering the planning proposal?

The Ambarvale and Rosemeadow areas experience high concentrations of social housing tenants in Housing NSW controlled housing estates. Combined with changing demographics and high local unemployment, these communities have experienced growing social and economic disadvantage. In addition to this, the traditional 'Radburn' design and layout of many social housing communities has contributed significantly to poor amenity, surveillance and security issues leading to diminished social capital and community cohesiveness.

The master planning process aims to reduce the high social costs of isolation, unemployment, crime and social disadvantage and is improving the quality of life for people living in areas where there is a high concentration of social housing. The master planning process, which requires the rezoning of some 6(a) and 5(a) zoned open space land will provide key outcomes such as:

- Improve the physical environment, open spaces and urban amenity for residents;
- Improve traffic and transport in the area, in addition to pedestrian and cycle movements;
- Reduce the perception of crime and improving safety. This has immeasurable impacts on the overall costs to HNSW, Council and the community on both private and public infrastructure;
- Improve the image of Ambarvale / Rosemeadow which will impact on sale of homes to the private sector – an important consideration in reducing the concentration of social housing in the area;
- Align housing supply to projected future needs. The redevelopment program is designed to meet the specific needs of each of the areas, particularly in the ratio of one and two bedroom units in both general and Seniors Living projects
- Reduced concentration of public housing and increased social mix of the area.

- Improved subdivision and dwelling design to increase surveillance, connectivity and activation to reduce crime, vandalism and anti-social behaviour

As with all developments by Housing NSW, residents living in the affected homes will be found alternative public housing, with all reasonable removal costs and the cost of reconnecting to services covered by Housing NSW.

Having regard to these factors it is considered that there is a positive community benefit resulting from the proposal.

* 5.2 Relationship to Strategic Planning Framework

Is the planning proposal consistent with the objective and actions contained within the applicable regional or subregional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The draft South West Subregional Strategy applies to the Campbelltown LGA. The strategy sets out a number of objectives and actions relating to areas such as employment, housing, transport, environment and public places. The housing target for the strategy for the Campbelltown LGA aims to create an additional 19,953 additional dwellings by 2031. This planning proposal is entirely consistent with the objectives of the draft South West Sub-Regional Strategy as it will facilitate the development of new residential dwellings within the Campbelltown LGA.

- * Key actions outlined in the Subregional Strategy relevant to this proposal include:

Table 1 – Compliance with Subregional Strategies

Subregional Strategies	Compliance
C1.3 Plan for increased housing capacity targets in existing areas	As stated above, the subregional strategy aims to create an additional 19,953 additional dwellings by 2031. This proposal will result in an increased number of dwellings within the locality.
C2.3.6 State Government to work with councils to identify suitable locations for affordable housing projects, including housing close to employment, transport and services.	Housing NSW has worked with Campbelltown Council have identified the two sites as suitable locations for affordable housing due to their proximity to employment, transport and services.
C4.1 Improve the affordability of housing	The proposed rezoning of the two sites will allow for an increase in the number of dwellings available as affordable housing within the LGA.
C4.1.1 The NSW Government to develop options for improving housing affordability with a focus on affordable housing for particular groups in the community.	In compliance with the directions developed by NSW Government for affordable housing, the proposal is consistent with the strategy to improve affordability for particular groups in the LGA.
C4.1.2 The Department of Housing and Department of Planning to identify how possible affordable housing initiatives can be applied to the South West Subregion	In compliance with the directions developed by NSW Government for affordable housing, the proposal is consistent with the strategy to improve affordability in the subregion.
C4.2.1 Prior to the preparation of Local Environmental Plans, local councils to consult with the Department of Housing regarding the redevelopment and renewal of Department of Housing assets.	Housing NSW and Campbelltown Council have identified the sites as appropriate locations for affordable housing and this Planning Proposal seeks to amend the Campbelltown LEP.
C4.3 Use planning mechanisms to provide affordable housing	Through the s.56 of the EP&A Act, Housing NSW has prepared a planning proposal to justify the rezoning of the land for the purpose of residential dwellings.
C2 plan for a housing mix near jobs, transport and	The sites have been identified as appropriate for

Subregional Strategies

services

Compliance

residential uses due to their location in the Campbelltown LGA in terms of access to employment, transport and services.

C2.1 Focus residential development around centres, town centres, villages and neighbourhood centres

The sites are in close proximity to the Campbelltown centre as well as the Rosemeadow 'small village'.

C2.1.1 South West councils to ensure location of new dwellings increases the subregion's performance against the target for State Plan Priority E5 (proximate public transport).

A number of local bus services operated by Busways service the study area connecting to the Campbelltown CBD.

C2.2 Provide self care housing for seniors and people with a disability.

The proposal will result in dwellings identified as suitable for self care, seniors or people with a disability.

C2.3 Provide a mix of housing

The proposal will provide a mix of housing types and ownership options, which will be further analysed within the rezoning application.

C2.3.7 Provide a mix of housing in the South West Growth Centre which meets density targets.

The proposal will provide a mix of housing types and ownership options, which will be further analysed within the rezoning application.

In addition, the proposal is in accordance with State and Federal Government Policy.

Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

Consultation between Housing NSW and Campbelltown Council indicates that the proposal is consistent with the future direction intended for the Ambarvale and Rosemeadow localities within the Campbelltown LGA.

Council is currently developing their Community Strategic Plan and has recently sought community input. In March 2010, a discussion paper and response form was circulated to every household in Campbelltown to encourage community participation in the Community Strategic Plan process. Five Community Discussion Forums were held in March at various locations throughout the city in addition to this. Council is currently considering community feedback received and is now developing its strategic plan.

A Strategic Plan Vision Analysis Workshop was held on 12 April 2010 that addressed the following key issues:

- Current State of Play – What has changed during the Strategic Plan Period (2005 – 2010)?
- A Vision of the Future – What is envisaged / important for the next 10 year period in the Council area? Where do we want to be?
- A Progressive Vision – What needs to be done to bring the Vision to life?
- Reflection on the Vision – What was the most important thing to come out of the Visioning Process?
- Key Reflections on the Vision

Housing NSW will seek to engage this process to ensure the final rezoning is in alignment with council's Community Strategic Plan.

✱ ***Is the planning proposal consistent with applicable state environmental planning policies?***

The proposal is consistent with the provisions of the following State Environmental Planning Policies:

- SEPP No. 55 – Remediation of Land
- SEPP No. 70 – Affordable Housing (Revised Schemes)
- SEPP (Affordable Rental Housing) 2009
- SEPP (Building Sustainability Index: BASIX) 2004

A summary of compliance with the above State Environmental Planning Policies will be undertaken during the full rezoning process.

✱ ***Is the planning proposal consistent with the applicable Ministerial Directions (s117 directions)?***

Table 2 – Section 117 Directions

Direction	Comment
1. Employment and Resources 1.1 Business and Industrial Zones 1.2 Rural Zones 1.3 Mining, Petroleum Production and Extractive Industries 1.4 Oyster Aquaculture 1.5 Rural Lands	Not Applicable
2. Environment and Heritage 2.1 Environment Protection Zones 2.2 Coastal Protection 2.3 Heritage Conservation 2.4 Recreation Vehicle Areas	An archaeological heritage review may be required in the final rezoning document
3. Housing, Infrastructure and Urban Development 3.1 Residential Zones 3.2 Caravan Parks and Manufactured Home Estates 3.3 Home Occupations 3.4 Integrating Land Use and Transport 3.5 Development Near Licensed Aerodromes	The proposal directly encourages a variety of choice of housing types to provide for future housing needs in the Ambarvale and Rosemeadow localities. Residential development will not occur until land is adequately serviced. The proposal has been designed to ensure that subdivision and street layouts improve access to housing, jobs and services by walking, cycling and public transport and reducing dependency on cars. The proposal is consistent with the local planning directions in terms of residential zones and integrating land use and transport. A full examination of these issues will occur during the rezoning application.
4. Hazard and Risk 4.1 Acid Sulfate Soils 4.2 Mine Subsidence and Unstable Land 4.3 Flood Prone Land 4.4 Planning for Bushfire Protection	As further discussed in the Contamination and Flooding assessments submitted with this document, the proposal has considered the potential for hazard and risk in terms of acid sulphate soils and flood prone land. The proposal is considered to be consistent with the relevant directions. A full examination of will occur during the rezoning application.
5. Regional Planning 5.1 Implementation of Regional Strategies 5.2 Sydney Drinking Water Catchments 5.3 Farmland of State and Regional Significance on	Not Applicable

Direction	Comment
the NSW Far North Coast	
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	
5.6 Sydney to Canberra Corridor (Revoked 10 July 2008. See amended Direction 5.1)	
5.7 Central Coast (Revoked 10 July 2008. See amended Direction 5.1)	
5.8 Second Sydney Airport: Badgerys Creek	
6. Local Plan Making	The proposal does not include any concurrence or referral requirements.
6.1 Approval and Referral Requirements	A full examination will occur during the rezoning application.
6.2 Reserving Land for Public Purposes	
6.3 Site Specific Provisions	

5.3 Environmental, Social and Economic Impact

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

As investigated in detail within the Ecology Assessment prepared by Storm Consulting and submitted with this proposal as **Appendix A**, the proposal will not result in an adverse impact on critical habitats or threatened species, further outlined below.

Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Contamination and Flooding Assessments have been undertaken to support this Planning Proposal, as required by Council in early negotiations with Housing NSW. There are no additional likely environmental effects that cannot be suitably mitigated in further design development as a result of the planning proposal. The lands are deemed to be suitable for residential uses.

How has the planning proposal adequately addressed any social and economic effects?

Housing NSW in conjunction with the Campbelltown City Council continues to improve social housing communities through a combination of community development and asset enhancements. In addition to the physical upgrading of the area, which is the subject of this Planning Proposal, Housing NSW has been working in partnership with the local community and Council to improve the local social and economic health of the community. This includes:

- Improved training and employment for residents including supporting the review of youth service provision and ensuring the area has appropriate support for the youth population;
- Increased social and economic participation of social housing residents through employment and training strategies;
- Better health for residents including working with older residents to ensure the success of the new seniors living development and ensure adequate support are in place;
- Allow older people to live within their area with the support of their neighbours;
- Improving recreation and culture including establishing the Rosemeadow Ambarvale Community Meeting Place (The Meeting Place) to work alongside other significant community hubs, such as Tallowood Community Centre and Yummy Café;

- Strengthening the community's capacity and skills including increasing the focus on learning and employment by establishing the Tallwood Community, with The Junction Works, as a centre for young people's education, computer training for older people, and capacity building for young mothers;
- Strengthening the local interagency service (Rosemeadow Ambarvale Community Interagency) and working with the Aboriginal community to increase cultural awareness and to address their support needs through consultations with Elders, the Tharawal Aboriginal Corporation and residents;
- Quality affordable housing outcomes and assistance and opportunities for the most vulnerable in social housing communities;
- Active engagement of residents and other community members in decisions that affect them and their communities.

The net community benefit has been explored in Section 5.1 above.

5.4 State and Commonwealth Interests

Is there adequate public infrastructure for the planning proposal?

The proposal will not negatively impact on public infrastructure. The proposed rezoning of open space for the purpose of the residential master plan is considered to be an appropriate upgrade and reuse for the subject site without placing an additional strain on public infrastructure.

In terms of the impact on Open Space provision, an assessment of Open Space is provided as **Appendix B** and detailed within Section 5.8 below.

New local roads will be incorporated into the proposal with any new dwellings to continue to utilise the existing public transport system and will be addressed in detail as part of any future rezoning.

The increase in population as a result of the additional dwellings will make use of the existing services within the Campbelltown LGA. As part of future works, the provision of hard infrastructure will be addressed in detail as part of any future rezoning.

5.5 Ecological Assessment

The Ecological Assessment prepared by Storm Consulting concluded that the planning proposal would not adversely impact the subject sites for the following reasons:

- No threatened flora species were found at the sites. It is highly unlikely that any such species would be found during other seasons due to the highly disturbed condition of the sites.
- Both sites possess limited fauna habitat value due to the highly disturbed condition of the sites and the lack of complex vegetation structure, the relatively young age of the trees and a lack of tree hollows, rock and fallen logs and the close proximity to human disturbance.
- It is recommended that further fauna surveys would not be required.
- The (*Cumberland Plain Woodland*) plantings within both the Ambarvale and Rosemeadow sites are of little or no value in terms of the conservation of *Cumberland Plain Woodland*, however a TSC Act Assessment of Significance (7 part test) and an EPBC Act Significance Assessment as part of the Development Application process is required to provide a formal assessment of potential impacts on EECs.

The report is included as **Appendix A**.

5.6 Stormwater Assessment

The following tasks were undertaken as part of the stormwater study:

- Site visit to inspect drainage features;
- Review of existing information;
- Liaison with Council to ascertain their stormwater requirements;
- Assessment of flow paths (drainage easements and overland flow path locations) and the adequacy of these to convey flood flows;
- Assessment of suitable areas for detention requirements with the aim of maintaining existing flow conditions;
- Assessment of suitable types of water quality treatment measures;
- Opportunities and constraints analysis of all this information in relation to environmental, social and economic impacts (multi-criteria assessment).

The proposed development is a combination of new development and redevelopment of existing housing. The stormwater assessment concludes that objectives from a stormwater perspective are not straightforward and will vary for the different development areas.

For new development in open space areas, the stormwater report established appropriate targets of:

- Maintain peak flows at existing levels by providing detention;
- Provide water quality treatment measures to meet current NSW best practice. These targets (expressed as load reductions from developed levels) are currently:
 - 85% Total Suspended Solids
 - 65% Total Phosphorus
 - 45% Total Nitrogen

(Managing Urban Stormwater – Environmental Targets, Consultation Draft 2007, DECCW)

The stormwater study concludes that for the development of the master plan:

- Peak flows will not be significantly altered and therefore detention should not be required;
- Stormwater quality will not be significantly altered and therefore minimal stormwater treatment measures will be required;
- Where the existing system is found to have problems (e.g. frequent flooding is occurring), it may be appropriate to consider implementing increased pipe capacity, detention and/or stormwater quality where appropriate opportunities exist.

The report is included as **Appendix C**.

5.7 Contamination Assessment

JBS Environmental Pty Ltd was engaged by NSW Department of Housing to conduct a Preliminary Site Investigation (PSI) at two sites in Rosemeadow and Ambarvale, NSW. This investigation is submitted with this report in **Appendix D**.

Based on the results of the investigation, it is considered that there are no potential sources of significant contamination present at the sites.

5.8 Open Space Assessment

An Open Space Assessment has been undertaken by Urbis on behalf of Housing NSW to analyse the net social impact resulting from the loss of open space within Ambarvale and Rosemeadow.

The report has found that the proposed rezoning will not result in an additional strain on the existing open space of the region and the subject sites are considered to be appropriate for the rezoning from open space to residential uses.

The report is included as **Appendix B**.

5.9 Further investigations

It has been established through discussions with Council that further investigations may be required throughout the rezoning and subdivision development application stages in the following areas:

- Archaeological heritage potential of the lands to be rezoned;
- Traffic to be addressed in final rezoning document;
- Threatened Species Conservation Act 1995 Act Assessment of Significance (7 part test) and an EPBC Act Significance Assessment as part of the Development Application process.

6 Community Consultation

Extensive consultation has occurred to inform this Planning Proposal, including:

- Community information sessions at Ambarvale High School to ensure that the community are consulted through the various stages.
- Councillor briefing to Campbelltown City Council Councillors.
- Resident letters and fact sheets delivered to all tenants in the area.
- Access to a HNSW Relocations Coordinator to discuss rehousing needs, assist with the tenant's move and a main contact for all issues about rehousing.
- Information is also readily available via the Housing NSW website.
- Ongoing Housing NSW Translating and Interpreting Service are available.

Housing NSW has always maintained a strong relationship with existing tenants and will continue to inform the community to changes within their locality.

-  Further community consultation will be undertaken in accordance with Division 4 of the Environmental Planning and Assessment Act 1979.

7 Conclusion

This Planning Proposal relates to the rezoning of land currently zoned Zone 6 (a)—Local Open Space Zone and Zone 5 (a)—Special Uses A Zone (Drainage) under the provisions of the Campbelltown (Urban Areas) Local Environmental Plan 2002. This Planning Proposal intends to rezone the subject land to Zone 2 (b) – Residential B.

* The rezoning process is considered minor and is required to enable the formal consideration of the Housing NSW master plan to rejuvenate the disadvantaged social housing areas at Ambarvale and Rosemeadow.

The overall net community benefit that will result from the proposal, as demonstrated within this document, is considered to be a positive outcome for the community for the following reasons:

- Improved physical environment, open spaces and urban amenity.
- Improved subdivision and dwelling design to increase surveillance, connectivity and activation to reduce crime, vandalism and anti-social behaviour
- Quality affordable housing outcomes and assistance and opportunities for the most vulnerable in social housing communities.
- Allow older people to live within their area with the support of their neighbours
- Reduced concentration of public housing and increased social mix of the area.
- Active engagement of residents and other community members in decisions that affect them and their communities.

As such, we consider this planning proposal as a favourable outcome for the Campbelltown LGA and respectfully seek Campbelltown City Council support the Gateway determination to allow the Department's consideration of the Planning Proposal for Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979.

CONCLUSION

