

Camden Council
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Binder: Amendment No. 18 – Spring Farm East

4 September 2012

Peter Goth
Department of Planning and Infrastructure
Locked Bag 5020
PARRAMATTA NSW 2124

Dear Peter,

RE: CAMDEN LEP 2010 (AMENDMENT NO. 18) – SPRING FARM EAST

I refer to the Planning Proposal attached for the Department of Planning and Infrastructure's consideration.

On the 28 August 2012, Council resolved to submit this Planning Proposal to the Department of Planning and Infrastructure for Gateway Determination to correct zoning anomalies that resulted during the transition between Camden LEP 121 – Spring Farm and CLEP 2010 and carry out minor rezonings to reflect the amended 2011 Spring Farm Masterplan.

In this regard, please find enclosed the following documents accompanying this letter:

- Planning Proposal and associated attachments;
- Applicable s.117 directions;
- Council report dated 28 August 2012;
- Council Resolution; and
- Compact Disc containing the above material.

Should you or your officers require any further information, please do not hesitate to contact either myself on 4654 7801 or **Tanya Uppal** on 4654 7804.

Yours sincerely,

Kate Speare
A/Team Leader Strategic Planning



ORDINARY COUNCIL

ORD12

SUBJECT: SPRING FARM EAST PLANNING PROPOSAL

FROM: Director Governance

BINDER: Amendment 18 Spring Farm East

PURPOSE OF REPORT

The purpose of this report is to seek a Council Resolution to proceed with the submission of a Planning Proposal to the Department of Planning and Infrastructure (DPI) to correct zoning anomalies that resulted during the transition between Camden LEP 121 – Spring Farm and CLEP 2010 and carry out minor rezonings to reflect the 2011 amended Spring Farm Masterplan. The Planning Proposal is provided as **Attachment 1 to this report.**

BACKGROUND

The Spring Farm Residential Release Area was approved by the Minister in May 2004, with the gazettal of the Camden Local Environmental Plan No. 121 and Council's adoption of the Spring Farm Development Control Plan No. 123. Since the adoption of these plans, Council has undertaken a process, in accordance with State Government directions, to transition these plans into the consolidated Camden Local Environmental Plan 2010 (CLEP 2010) and Camden Development Control Plan 2011 (DCP 2011).

Landcom representatives met with Council officers in respect to the proposed changes to the Spring Farm Master Plan that related to the Spring Farm East Village and are supported by a Concept Masterplan by GM Urban Design & Architecture.

In July 2011, DCP amendments were submitted to Council which only applied to land already zoned residential. This was done in order to expedite consideration of the DCP amendment request and facilitate the earliest consideration of a Subdivision Application for Eastern Village. The DCP amendment was adopted in September 2011, and subsequently the only aspects of the Master Plan that are outstanding are those pertaining to this Planning Proposal.

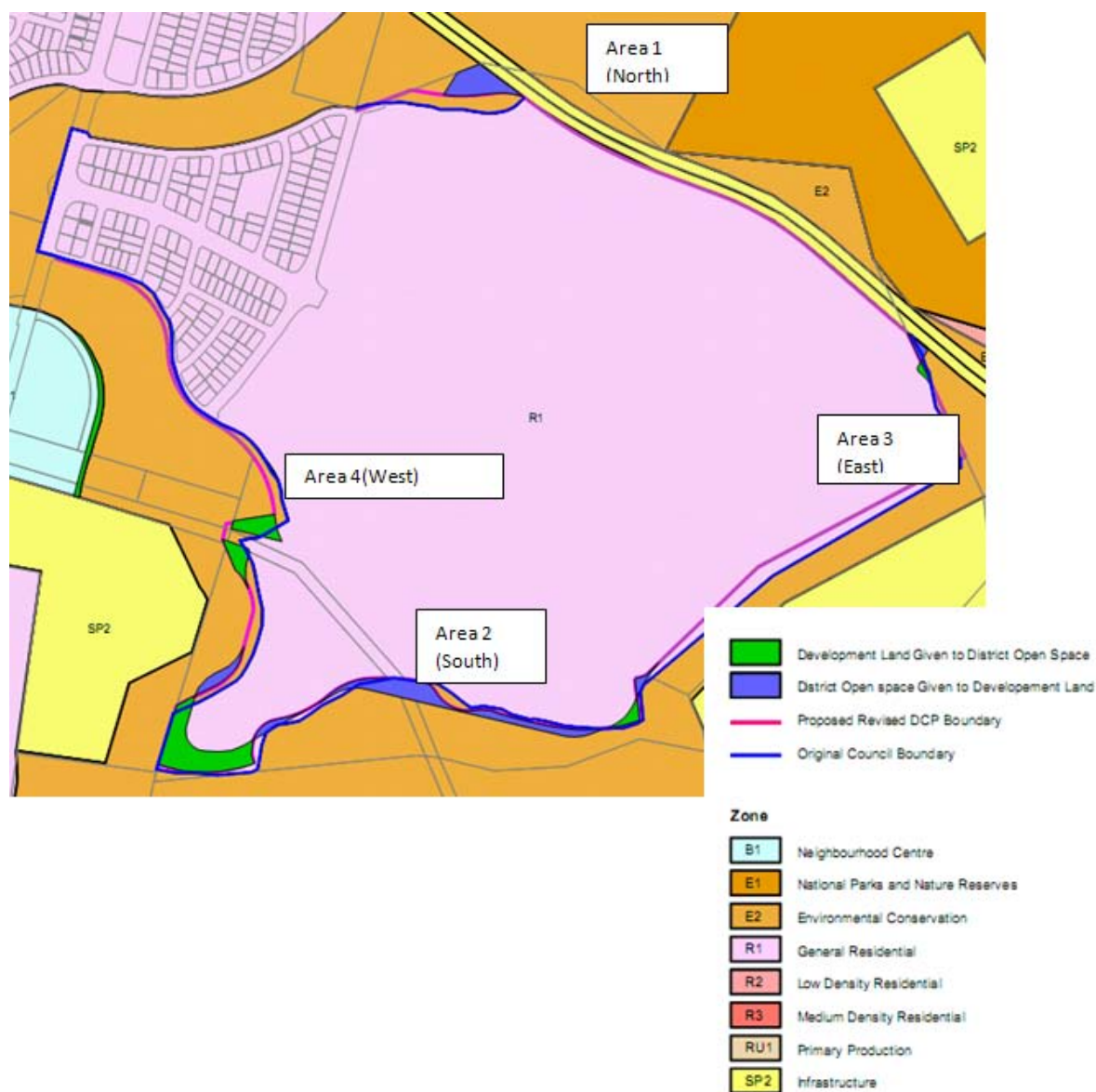
MAIN REPORT

The purpose of the Planning Proposal is to correct zoning anomalies that resulted during the transition between Camden LEP 121 – Spring Farm and CLEP 2010 and to carry out minor rezonings to reflect the 2011 amended Spring Farm Masterplan. The intended outcome is to create a more regularised road design which will allow the co-location of an electrical easement.

Planning Proposal

The subject site, being Spring Farm East, is currently zoned R1 'General Residential' and E2 'Environmental Conservation' under CLEP 2010. Extracts of the LEP Zoning map as they relate to the sites are represented in *Attachment A of the Planning Proposal*. This planning proposal will achieve the intended outcome by making various minor mapping amendments which are discussed in the Planning Proposal and shown in the following plan.

Figure 1: Proposed changes to Spring Farm East. (Source: Camden Council. 2012)



The amendments to the zone boundaries will primarily require the Land Zoning map (Sheets 13 and 14) to be amended, with other related maps to be amended as a flow on effect. The amendments to the zone boundaries are shown diagrammatically in *Attachment A of the Planning Proposal*.

A portion of the land which forms part of Area 3 East is proposed to be rezoned E2 – Environmental Conservation. Correspondence received from the former NSW Department of Environment and Conservation (now known as Office of Environment and Heritage) dated 20 January 2011 and provided as *Attachment B to the Planning Proposal* raised no objection as the vegetation is in poor condition and its rezoning does not jeopardise the deemed concurrence for development in the release area.

In summary, the proposed amendment to the zone boundaries is essentially a 'zoning swap' which will result in an additional 1.20ha of Residential zoned land which will

present further housing opportunities and development opportunities. On the southern part of the Eastern Village, the regularised road and layout design will facilitate the implementation of the required electrical easement. The proposed electricity easement south of the precinct will result in improved ecological outcomes.

If Council determines to proceed with the Spring Farm East Planning Proposal, it will be sent to the DPI for gateway determination. Following receipt of a gateway determination, the Planning Proposal will be exhibited and consultation with public authorities will be undertaken.

The outcomes of the public exhibition and State Government consultation will be reported to Council at the conclusion of the public exhibition period. It is proposed to consult with the following authorities:

- Rural Fire Service
- Office of Environment and Heritage
- Endeavour Energy
- NSW Department of Primary Industries – Minerals and Petroleum
- Mine Subsidence Board

CONCLUSION

The Planning Proposal incorporates correcting minor zoning anomalies in the Camden Local Environmental Plan 2010 ('CLEP 2010') and proposed amendments to reflect the amended 2011 Masterplan. Through the proposed land zoning swaps, particularly on the southern part of Spring Farm East, a more regularised zoning boundary will be achieved allowing for better road and layout design outcomes. Further, the streamlined road will facilitate the implementation of the required electrical easement.

RECOMMENDED

That Council:

- i. support the Planning Proposal for Spring Farm East as outlined in the report;**
- ii. forward the Spring Farm East Planning Proposal to the Department of Planning and Infrastructure for gateway determination;**
- iii. upon receipt of a favourable gateway determination:**
 - a. consult relevant Public Authorities in accordance with the terms of the gateway determination;**
 - b. publicly exhibit the Planning Proposal in accordance with the terms of the gateway determination notice; and**
- iv. prepare a further report for Council Consideration at the conclusion of the public exhibition period.**

ATTACHMENTS

1. Planning Proposal



Camden Council

Minutes

Ordinary Council Meeting
28 August 2012

**Camden Civic Centre
Oxley Street
Camden**



ORDINARY COUNCIL

TABLE OF CONTENTS - ORDINARY COUNCIL

Present	4
Staff	4
Apologies.....	4
Declarations of Interest	4
Public Addresses	4
Confirmation of Minutes	5
ORD01 Site Inspection - Two Storey Additions at No 51 Menangle Road, Camden.....	5
ORD02 Construction of Two Storey Addition at No 51 (Lot 2 DP 302447) Menangle Road, Camden	5
ORD03 Construction of a 92 Place Child Care Centre and an Out Of School Hours (Oosh) Child Care Facility for up to 4 Children, Driveways, Car Parking, Landscaping, Fencing and Associated Site Works at No 45a (Lot 2053, DP 1109169) Folkes Street, Elderslie	5
ORD04 Mets Baseball Club - Request to Refund DA Fees	6
ORD05 Installation of a Wood Fire Heater at No 15 (Lot 8008 DP 1002148) Kinnear Street, Harrington Park	6
ORD06 Detached Principal and Secondary Dwelling Development and Strata Subdivision at No 2 (Lot 1468 DP 1153635) Duffy Avenue, Gregory Hills	6
ORD07 Electronic Housing Project Grant Funding	6
ORD08 Staged Subdivision (3 Stages) to Create Residential Lots, 1 Residue Lot and 1 Riparian Corridor Lot, and Construction Of Roads, Drainage, Landscaping and Associated Site Works at No 65 (Lot 1, DP 612821) Hilder Street, Elderslie	7
ORD09 Camden DCP Amendments - Section C9 Harrington Grove	7
ORD10 Post Exhibition Report of Amendments to Camden Development Control Plan 2011 Following the Adoption of the Camden Contributions Plan 2011	7
ORD11 Proposed Amendment to Remove Bulky Goods Cap Applying to Turner Road Employment Lands	7
ORD12 Spring Farm East Planning Proposal	8
ORD13 Transfer of Temporary Public Road from Council Ownership - Lot 809 DP 1165237, Stage 8 Hillcrest Estate, Elderslie	8
ORD14 Camden 2040 End of Term Report	8
ORD15 Camden 2040 Review Community Engagement Strategy.....	8
ORD16 Strengthening Your Community - Draft Submission to the NSW Independent Local Government Review Panel	9
ORD17 Investment Monies- July 2012	9

ORD18	2011/12 Budget - Expenditure Revotes	9
ORD19	Rates And Charges and Levies Written Off 2011/2012	9
ORD20	Community Small Grants Program 2012/2013.....	9
ORD21	Redevelopment of Ron Dine Reserve and Tender Outcome for Construction of New Clubhouse Amenities Building at Ron Dine Reserve	9
ORD22	Retail Supply of Electricity for Large Council Facilities and for Streetlighting.....	10
ORD23	Civic Centre - Cultural Performance Subsidy	10

PRESENT

Cr Warren (Mayor/Chairperson), Cr Anderson, Cr Cagney, Cr Campbell, Cr Cottrell, Cr Dewbery, Cr Funnell, Cr Symkowiak, Cr Patterson

STAFF

General Manager, Director Governance, Director Development and Health, Acting Director Works and Services (Manager Capital Works), Manager Corporate Services, Manager Environmentally Sustainable Design, Manager Development, Manager Environment and Health, Acting Manager Strategic Planning (Team Leader Strategic Planning), Manager Special Projects, Manager Employee & Community Relations, Manager Community Services, Manager Assets, Senior Governance Officer, Governance Officer.

APOLOGIES

There was no leave of absence to be granted.

DECLARATIONS OF INTEREST

Councillor Patterson declared an interest in Item 21 as he is a patron of the Camden Tigers Club, however did not consider it a pecuniary interest and would be participating in debate and voting.

Councillor Warren declared an interest in Item 20 as he is a member of the Cobbitty Narellan Cricket Club, however did not consider it a pecuniary interest and would be participating in debate and voting.

Councillor Dewbery declared that she was a member of the Liberal Party but did not consider that a conflict of interest and would participate in debate and voting.

Resolution: Moved Councillor Campbell, Seconded Councillor Cagney that the declarations be noted.

ORD196/12 THE MOTION ON BEING PUT WAS **CARRIED**

PUBLIC ADDRESSES

Mr Michael Defilippis addressed the Council in relation to Item ORD03.

Mr David Taylor addressed the Council in relation to Item ORD11.

Mr Brad Martin addressed the Council in relation to Item ORD02.

MOTION

Moved Councillor Campbell, Seconded Councillor Dewbery that a two (2) minute extension be granted for Mr Martin

ORD197/12 THE MOTION ON BEING PUT WAS **CARRIED**

Mr Lloyd Williams addressed the Council in relation to Item ORD03.

Mr Dean Boone addressed the Council in relation to Item ORD02.

Mr Ryan Miller addressed the Council in relation to Item ORD03.

Resolution: Moved Councillor Funnell, Seconded Councillor Campbell that the public

addresses be noted.

ORD198/12 THE MOTION ON BEING PUT WAS **CARRIED**

CONFIRMATION OF MINUTES

Resolution: Moved Councillor Funnell, Seconded Councillor Dewbery that the Minutes of the Ordinary Council Meeting held 14 August 2012, and the Minutes of the Local Traffic Committee held 21 August 2012, copies of which have been circulated, be confirmed and adopted

.ORD199/12 THE MOTION ON BEING PUT WAS **CARRIED**

ORD01 Site Inspection - Two Storey Additions at No 51 Menangle Road, Camden

Resolution: N/A

ORD02 Construction of Two Storey Addition at No 51 (Lot 2 DP 302447) Menangle Road, Camden

Resolution: Moved Councillor Funnell, Seconded Councillor Dewbery that Council approve Development Application 461/2012 for the demolition of a two storey addition and garage and the construction of a two storey addition at No 51 (Lot 2 DP 302447) Menangle Road, Camden subject to the draft Development Consent conditions shown above.

ORD200/12 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Anderson, Dewbery, Funnell, Symkowiak, Warren, Cottrell and Patterson voted in favour of the Motion. Councillors Cagney and Campbell voted against the Motion.)

ORD03 Construction of a 92 Place Child Care Centre and an Out Of School Hours (Oosh) Child Care Facility for up to 4 Children, Driveways, Car Parking, Landscaping, Fencing and Associated Site Works at No 45a (Lot 2053, DP 1109169) Folkes Street, Elderslie

Resolution: Moved Councillor Funnell, Seconded Councillor Anderson that Council approve Development Application 1522/2011 for a child care centre at No 45A Folkes Street (Lot 2053, DP 1109169), Elderslie subject to the draft development consent conditions shown above.

*Councillor Patterson left the Chamber, the time being 7.11pm.
Councillor Dewbery left the Chamber, the time being 7.12pm.*

*Councillor Patterson returned to the Chamber, the time being 7.13pm.
Councillor Dewbery returned to the Chamber, the time being 7.14pm.*

AMENDED MOTION

Moved Councillor Campbell, Seconded Councillor Funnell that Council approve

Development Application 1522/2011 for a child care centre at No 45A Folkes Street (Lot 2053, DP 1109169), Elderslie subject to the draft development consent conditions shown above, with the deletion of the upstairs juliet balcony from the plans.

ORD201/12 THE AMENDED MOTION ON BEING PUT WAS **CARRIED**
(Councillors Anderson, Cagney, Campbell, Dewbery, Funnell, Symkowiak, Warren, Cottrell and Patterson voted in favour of the Motion. No Councillors against for the Motion.)

ORD202/12 THE AMENDED MOTION ON BECOMING THE MOTION ON BEING PUT WAS **CARRIED**
(Councillors Anderson, Cagney, Campbell, Funnell, Symkowiak, Warren, Cottrell and Patterson voted in favour of the Motion. Councillor Dewbery voted against the Motion.)

ORD04 Mets Baseball Club - Request to Refund DA Fees

Resolution: **MOTION**

Moved Councillor Campbell, Seconded Councillor Funnell that the DA fees of \$874.97 be reimbursed from Councillor Ward Funds.

ORD203/12 THE MOTION ON BEING PUT WAS **CARRIED**

ORD05 Installation of a Wood Fire Heater at No 15 (Lot 8008 DP 1002148) Kinnear Street, Harrington Park

Resolution: Moved Councillor Funnell, Seconded Councillor Dewbery that Council approve Development Application 617/2012 for the installation of a wood fire burner at No 15 (Lot 8008, DP 1002148) Kinnear Street, Harrington Park, subject to the draft Development Consent Conditions shown above.

ORD204/12 THE MOTION ON BEING PUT WAS **CARRIED**
(Councillors Anderson, Campbell, Dewbery, Funnell, Symkowiak, Warren, Cottrell and Patterson voted in favour of the Motion. Councillor Cagney voted against the Motion.)

ORD06 Detached Principal and Secondary Dwelling Development and Strata Subdivision at No 2 (Lot 1468 DP 1153635) Duffy Avenue, Gregory Hills

Resolution: Moved Councillor Funnell, Seconded Councillor Anderson that Council approve Development Application 603/2012 for the construction of a detached principal and secondary dwelling development and strata subdivision at No 2 (Lot 1468 DP 1153635) Duffy Avenue, Gregory Hills, subject to the draft Development Consent conditions shown above.

ORD205/12 THE MOTION ON BEING PUT WAS **CARRIED**
(Councillors Anderson, Campbell, Dewbery, Funnell, Symkowiak, Warren, Cottrell and Patterson voted in favour of the Motion. Councillor Cagney voted against the Motion.)

ORD07 Electronic Housing Project Grant Funding

Resolution: Moved Councillor Funnell, Seconded Councillor Dewbery that Council:

- i. accept the DPI funding of \$29,931.82 (excluding GST) for software and hardware, staff training and upgrades to property information required to implement the Electronic Housing Code; and
- ii. authorise the relevant documentation to be completed under Council Seal as necessary.

ORD206/12 THE MOTION ON BEING PUT WAS **CARRIED**

ORD08 Staged Subdivision (3 Stages) to Create Residential Lots, 1 Residue Lot and 1 Riparian Corridor Lot, and Construction Of Roads, Drainage, Landscaping and Associated Site Works at No 65 (Lot 1, DP 612821) Hilder Street, Elderslie

This Item was withdrawn from consideration at the Council Meeting.

ORD09 Camden DCP Amendments - Section C9 Harrington Grove

This Item was withdrawn from consideration at the Council Meeting.

ORD10 Post Exhibition Report of Amendments to Camden Development Control Plan 2011 Following the Adoption of the Camden Contributions Plan 2011

Resolution: Moved Councillor Dewbery, Seconded Councillor Funnell that Council:

- i. adopt the proposed amendments to the Camden Development Control Plan 2011; and
- ii. publicly notify Council's decision in accordance with Clause 21 of the Environmental Planning and Assessment Regulation 2000.

ORD207/12 THE MOTION ON BEING PUT WAS **CARRIED**
(Councillors Anderson, Cagney, Campbell, Dewbery, Funnell, Symkowiak, Warren, Cottrell and Patterson voted in favour of the Motion. No Councillors against for the Motion.)

ORD11 Proposed Amendment to Remove Bulky Goods Cap Applying to Turner Road Employment Lands

Resolution: *Councillor Cottrell left the Chamber, the time being 7.55pm.
Councillor returned to the Chamber, the time being 7.57pm.*

Moved Councillor Funnell, Seconded Councillor Anderson that Council:

- i. notes the outcome of the public exhibition of the planning proposal;
- ii. adopts the planning proposal and DCP amendment as exhibited;
- iii. forwards the planning proposal, supporting documents and the outcomes of the public exhibition to the Department of Planning and Infrastructure so that the planning proposal can be made; and
- iv. advise all submitters of Council's determination.

ORD208/12 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Anderson, Cagney, Dewbery, Funnell, Symkowiak, Warren, Cottrell and Patterson voted in favour of the Motion. Councillor Campbell voted against the Motion.)

ORD12 Spring Farm East Planning Proposal

Resolution: Moved Councillor Anderson, Seconded Councillor Dewbery that Council:

- i. support the Planning Proposal for Spring Farm East as outlined in the report;
- ii. forward the Spring Farm East Planning Proposal to the Department of Planning and Infrastructure for gateway determination;
- iii. upon receipt of a favourable gateway determination:
 - a. consult relevant Public Authorities in accordance with the terms of the gateway determination;
 - b. publicly exhibit the Planning Proposal in accordance with the terms of the gateway determination notice; and
- iv. prepare a further report for Council Consideration at the conclusion of the public exhibition period.

ORD209/12 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Anderson, Cagney, Campbell, Dewbery, Funnell, Symkowiak, Warren, Cottrell and Patterson voted in favour of the Motion. No Councillors against for the Motion.)

ORD13 Transfer of Temporary Public Road from Council Ownership - Lot 809 DP 1165237, Stage 8 Hillcrest Estate, Elderslie

Resolution: Moved Councillor Funnell, Seconded Councillor Campbell that Council:

- i. consent to the closure of the temporary public road comprising Lot 809 DP 1165237 Asimus Circuit, Elderslie and the transfer of this lot to Crownland Developments Elderslie (No. 2) Pty Limited, as provided under the Roads Act 1993; and
- ii. authorise the seal of Council to be affixed to all transfer documentation associated with Lot 809 DP 1165237 Asimus Circuit, Elderslie to Crownland Developments

ORD210/12 THE MOTION ON BEING PUT WAS **CARRIED**

ORD14 Camden 2040 End of Term Report

Resolution: Moved Councillor Anderson, Seconded Councillor Campbell that Council:

- i. note the report; and
- ii. publish the report as part of the Annual Report in November 2012.

ORD211/12 THE MOTION ON BEING PUT WAS **CARRIED**

ORD15 Camden 2040 Review Community Engagement Strategy

Resolution: Moved Councillor Anderson, Seconded Councillor Patterson that Council adopt the Draft Community Engagement Strategy for the review of Camden 2040.

ORD212/12 THE MOTION ON BEING PUT WAS **CARRIED**

ORD16 Strengthening Your Community - Draft Submission to the NSW Independent Local Government Review Panel

Resolution: Moved Councillor Cagney, Seconded Councillor Campbell that Council:

- i. endorse the contents of this report; and
- ii. forward the attached Draft Submission to the Independent Review Panel.

ORD213/12 THE MOTION ON BEING PUT WAS **CARRIED**

ORD17 Investment Monies- July 2012

Resolution: Moved Councillor Funnell, Seconded Councillor Symkowiak that:

- i. Council note that the Principal Accounting Officer has certified that all investments held by Council have been made in accordance with the *Local Government Act*, Regulations, and Council's Investment Policy.
- ii. the list of investments for July 2012 be noted.
- iii. the weighted average interest rate return of 5.50% p.a. for the month of July 2012 be noted.

ORD214/12 THE MOTION ON BEING PUT WAS **CARRIED**

ORD18 2011/12 Budget - Expenditure Revotes

Resolution: Moved Councillor Anderson, Seconded Councillor Cagney that Council adopt the list of projects requiring revote as identified within the attachment at the end of this report and endorse the inclusion of these projects in the 2012/13 Budget.

ORD215/12 THE MOTION ON BEING PUT WAS **CARRIED**

ORD19 Rates And Charges and Levies Written Off 2011/2012

Resolution: Moved Councillor Anderson, Seconded Councillor Campbell that Council note and write-off rates, charges and levies outlined in this report totalling \$593,312.15 for the 2011/2012 financial year.

ORD216/12 THE MOTION ON BEING PUT WAS **CARRIED**

ORD20 Community Small Grants Program 2012/2013

Resolution: Moved Councillor Cagney, Seconded Councillor Campbell that Council:

- i. approve grants to projects 1 to 28, totalling \$80,000 as outlined in this report, to be funded from the 2012/2013 Community Small Grants Program; and
- ii. write to each applicant, both successful and unsuccessful, advising them of the outcome.

ORD217/12 THE MOTION ON BEING PUT WAS **CARRIED**

ORD21 Redevelopment of Ron Dine Reserve and Tender Outcome for

Construction of New Clubhouse Amenities Building at Ron Dine Reserve

Resolution: Moved Councillor Funnell, Seconded Councillor Anderson that Council:

- i. decline to accept any of the tenders submitted in response to Tender No. T111/2012 - Construction of New Clubhouse Building at Ron Dine Reserve Camden South and enter into negotiations with any person (whether or not the person was a tenderer) with a view to entering into a contract in relation to the subject matter of the tender;
- ii. in accordance with Clause 178(4) of the Local Government (General) Regulation 2005, decline to invite fresh tenders, as it is considered the tenders previously received provide a sufficient basis for negotiating a contract price within the budget allocation, and in a timeframe that will minimise delays to the commencement of works as outlined in the Funding Agreement with the Federal Government; and
- iii. delegate authority to the General Manager to negotiate with the six most competitive and suitable contractors as evaluated and detailed in the confidential supporting document, with the outcome of negotiations to be reported back to Council for further consideration.

ORD218/12 THE MOTION ON BEING PUT WAS **CARRIED**

ORD22 Retail Supply of Electricity for Large Council Facilities and for Streetlighting

Resolution: Moved Councillor Funnell, Seconded Councillor Patterson that Council:

- i. Note the participation in a tender process through Regional Procurement Initiative (a division of Hunter Councils Inc.) and their partners EnergyAction, for the retail supply of electricity to Council's seven large sites as described in this report and for streetlighting for a period of 30 months, commencing 1 January 2013; and
- ii. endorse Management to assess the outcome of the tender process and enter into a retail supply agreement for Council's large sites and for streetlighting on behalf of Council.

ORD219/12 THE MOTION ON BEING PUT WAS **CARRIED**

ORD23 Civic Centre - Cultural Performance Subsidy

Resolution: Moved Councillor Campbell, Seconded Councillor Anderson that Council:

- i. provide \$6,200 (GST exclusive) to the applicants as noted in this report, under Council's Civic Centre Cultural Performance Subsidy, and advise each of the applicants of the outcome in writing; and
- ii. authorise Civic Centre management to utilise the balance of \$4,900 to source additional cultural events which meet the needs of the 0-3, seniors and adult profiles.

ORD220/12 THE MOTION ON BEING PUT WAS **CARRIED**

Councillor Cagney left the Chamber, the time being 8.39pm.

Councillor Cagney returned to the Chamber, the time being 8.43pm.

COUNCILLOR ADDRESSES

Each Councillor addressed Council and provided remarks on the current term of

Council.

The General Manager then responded on behalf of Council staff.

THE MEETING CLOSED AT 8.52PM.



CAMDEN COUNCIL

PLANNING PROPOSAL

Amendment No. 18 – Spring Farm East

Zone Boundary Adjustments

August 2012

Contents

Background	3
Part 1 – Objectives or Intended Outcomes	4
Part 2 – Explanation of provisions.....	4
Part 3 – Justification	7
Part 4 – Community Consultation.....	9
Schedule of Attachments	9

BACKGROUND

The Spring Farm Residential Release Area was approved by the Minister in May 2004, with the gazettal of the Camden Local Environmental Plan No. 121 and Council's adoption of the Spring Farm Development Control Plan No. 123. Since the adoption of these plans, Council has undertaken a process in accordance with State Government directions to transition these plans into the consolidated Camden Local Environmental Plan 2010 (LEP 2010) and Camden Development Control Plan 2011 (DCP 2011).

Landcom representatives met with Council officers in respect to the proposed changes to the Spring Farm Master Plan that related to the Spring Farm East Village and are supported by a Concept Masterplan by GM Urban Design & Architecture.

In July 2011, DCP amendments were submitted to Council which only applied to land already zoned residential. This was done in order to expedite consideration of the DCP amendment request and facilitate the earliest consideration of a Subdivision Application for Eastern Village. The DCP amendment was adopted in September 2011, and subsequently the only aspects of the Master Plan that are outstanding are those pertaining to this Planning Proposal.

Proposed Amendments to the Spring Farm Masterplan

This planning proposal will achieve the intended outcome via making various mapping amendments which are described below. **Figure 2** illustrates the proposed changes to Spring Farm East Village.

The Camden LEP 2010 will be amended in the following manner:

Location	Proposed amendment
Area 1 (North)	Rezone 8124sqm from E2 – Environmental Conservation to R1 – General Residential Rezone 884sqm from R1 General Residential to E2 –Environmental Conservation
Area 2 (South)	Rezone 8739sqm from E2 – Environmental Conservation to R1 General Residential Rezone 10697sqm R1- General Residential to E2 – Environmental Conservation
Area 3 (East)	Rezone 1195sqm from E2 - Environmental Conservation to R1 – General Residential Rezone 8212sqm from R1 -General Residential to E2 – Environmental Conservation
Area 4 (West)	Rezone 31,824sqm from E2 – Environmental Conservation to R1 – General Residential Rezone 33,866sqm from R1 – General Residential to E2 – Environmental Conservation
Town Centre	Rezone 1,774.64sqm from B1 - neighbourhood centre to E2 - Environmental Conservation

These items will require amendment to the land zoning maps in accordance with the above. As a consequence, the height of building map, minimum lot size map and the additional permitted uses map will be amended to coincide with the amendment of the zone boundaries. In this regard, the following maps are proposed to be updated:

- Land Zoning Map – Sheet LZN_013
- Land Zoning Map – Sheet LZN_014
- Height of Building Map – Sheet HOB_013

- Height of Building Map – Sheet HOB_014
- Minimum Lot Size Map – Sheet LSZ_013
- Minimum Lot Size Map – Sheet LSZ_014

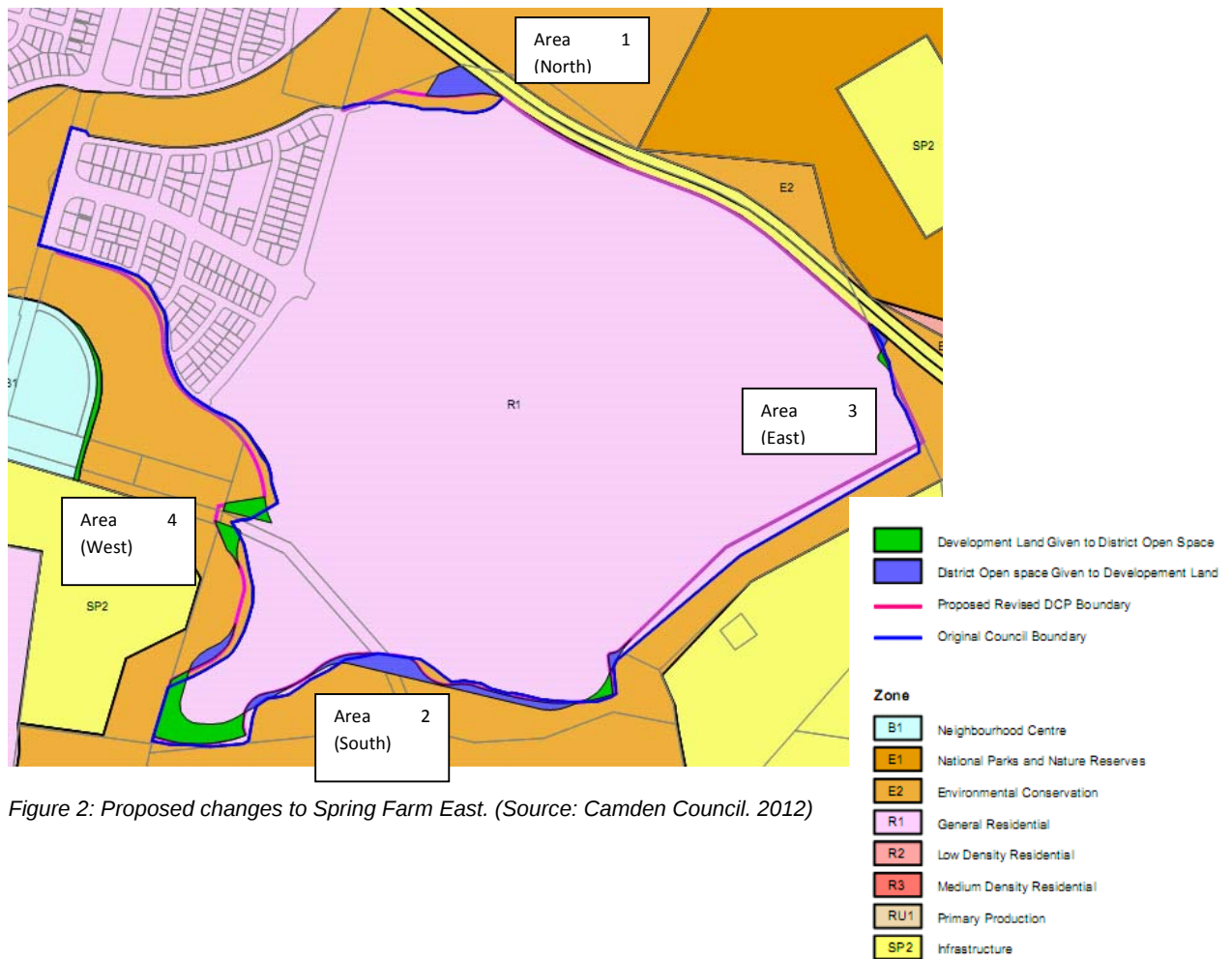


Figure 2: Proposed changes to Spring Farm East. (Source: Camden Council. 2012)

Proposed Outcome

In summary, the proposed amendment to the zone boundaries is a zoning 'swap' which will result in an additional 1.20ha of Residential zoned land and will present further housing opportunities and development opportunities. The Town Centre amendment will correct a mapping error which occurred during the transition between Camden LEP 121 – Spring Farm to Camden LEP 2010. On the southern part of the eastern village, the regularised road and layout design will facilitate the implementation of the required electrical easement. The proposed electricity easement south of the precinct will result in improved ecological outcomes.

Other associated maps will be amended to coincide with the zone boundaries described above.

PART 3 – JUSTIFICATION

Section A – Need for the planning proposal.

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

This planning proposal is not the result of any strategic study or report.

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

The planning proposal is considered to be the only means of facilitating the objectives or intended outcomes.

3. Is there a net community benefit?.

A Net Community Benefit Test as adapted from the Draft Centres Policy is provided as **Attachment C** to this Planning Proposal. In summary, it is considered that the proposal would offer a Net Community Benefit by facilitating the development of additional residential land at Spring Farm which would otherwise be sterilised.

Section B – Relationship to strategic planning framework.

4. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

On 16th December 2010, the NSW Government released the Metropolitan Plan 2036, which is a follow up of the 'City of Cities' Metropolitan Strategy released in 2005. The Draft South West Subregional Strategy still remains a draft and is considered in this submission.

It is considered that the planning proposal is consistent with the Metropolitan Plan and the Draft Subregional Strategy. Objective D1 of the Metropolitan Plan 2036 is to ensure an adequate supply of land and sites for residential development.

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

The planning proposal is consistent with Camden Council's Strategic Plan Camden 2040.

6. Is the planning proposal consistent with applicable state environmental planning policies?

The planning proposal is consistent with the following applicable State planning policies:

* State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55); and

* Sydney Regional Planning Policy No. 20 – Hawkesbury Nepean River (SREP 20).

7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The planning proposal is consistent with the applicable Ministerial Directions. Please refer to the assessment as **Attachment D** to this Planning Proposal.

Section C – Environmental, social and economic impact.

8. 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?

Vegetation mapping undertaken as part of initial environmental investigations for Spring Farm does not identify the region of the proposal as having an impact on high biodiversity conservation lands.

A portion of the land which forms part of Area 3 East is proposed to be rezoned E2 – Environmental Conservation.

Correspondence received from the former NSW Department of Environment and Conservation (now known as Office of Environment and Heritage) dated 20/01/2011 and provided as **Attachment B** to this Planning Proposal outlines (i) the proposed amendment removes 0.35ha of poor condition Cumberland Plain Woodland from the bush corridor; and (ii) would not jeopardise the deemed concurrence for development in the release area.

It is intended that the proposal will be referred to the Office of Environment and Heritage and Rural Fire Service to further comment on the transmission line (132KV) works associated with the Macarthur Bulk Supply Point.

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

There will not be any other likely environmental effects due to the minor nature of the proposed rezoning.

10. How has the planning proposal adequately addressed any social and economic affects?

The planning proposal is considered the best means of creating a regularised zone boundary which will allow for a better overall road and layout design.

Given the minor nature of the proposal, social and economic effects over and above those associated with the already planned Spring Farm Release Area would be negligible.

Section D – State and Commonwealth interests.

11. Is there adequate public infrastructure for the planning proposal?

The implementation of the proposed rezoning will aid in providing public infrastructure as it will allow for the best solution to integrate the power lines. The rezoning itself is not considered to create any additional strain on the existing public infrastructure.

12. What are the views of state and Commonwealth public authorities consulted in accordance with the gateway determination?

Given the minor nature of the issues listed in this planning proposal no Commonwealth public authorities have been consulted as of yet. However, as part of this process, Council intend to consult with a range of relevant State government agencies.

The following state agencies are proposed to be consulted with:

- Rural Fire Service
- Office of Environment and Heritage
- Endeavour Energy
- NSW Department of Primary Industries – Minerals and Petroleum
- Mine Subsidence Board

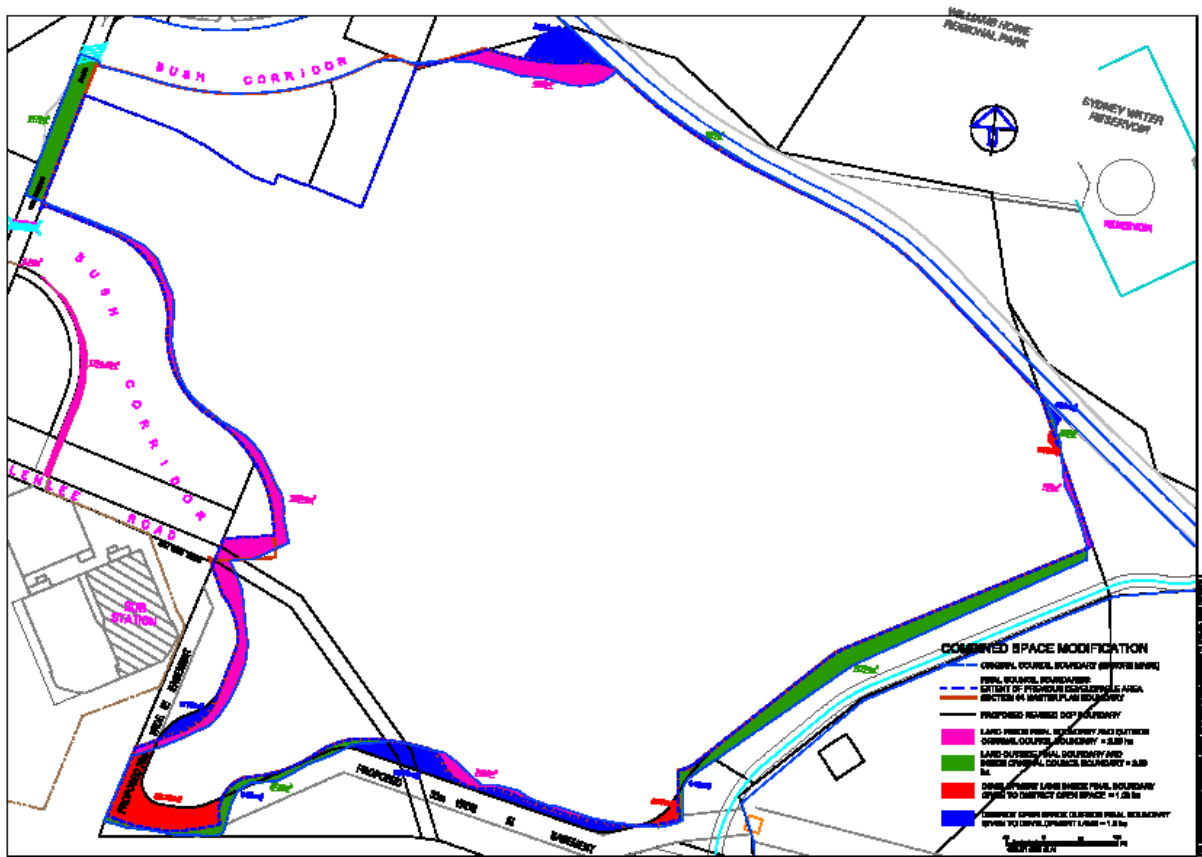
PART 4 – COMMUNITY CONSULTATION

Council intends to place the Planning Proposal on public exhibition for a 28 day period in accordance with the provisions of the Environment Planning and Assessment Act and Regulations.

SCHEDULE OF ATTACHMENTS

Attachment A -	Proposed Map changes
Attachment B -	DEC Letter Dated 20/01/2011
Attachment C -	Net Community Benefits Test
Attachment D -	Section 117 Directions

Attachment A – Proposed Map Changes



Attachment B - DEC Letter Dated 20/01/2011

Our reference: FIL00/14954 DOC/0032431
Contact: Ray Giddins, 99256811

Mr Richard Wood
Development Director
Landcom
PO Box 237
Parramatta, NSW 2124



Dear Mr Wood

Garden Gates and Spring Farm Land Use Proposals

I refer to your letter of 12 July 2010, our meeting of 7 September 2010 and subsequent discussions and meetings you have had with Ray Giddins regarding the above.

Spring Farm

Landcom has proposed some changes to its developable area within the Spring Farm release area as shown in the map you provided with your letter (Ref 76744.01.M100).

- The proposed adjustment near the proposed Garner St in the far east of the site does not impact on any of the bushland corridors planned for the release area. As such, it has no impact on the Department of Environment, Climate Change and Water's (DECCW's) deemed concurrence for development in the release area.
- The proposed adjustments near Glenlee Road (approx. AMG's 290767 6227389 (AGD 1966)) are additions to the bushland corridor system. As such, they have no impact on DECCW's deemed concurrence for development in the release area.
- The proposed adjustment in the north of the site, near the future link road (approx. AMG's 291119 6228119), removes 0.35 ha of poor condition Cumberland Plain Woodland from the bushland corridor. This would not jeopardise DECCW's deemed concurrence for development in the release area.
- There are a series of adjustments along the southern and south western boundaries of the development. The largest is 8232 m² and is an addition to the bushland corridor net work. It is mostly, however, under a proposed Integral Energy powerline easement and would not be able to be completely regenerated. There are also likely to be 2-3 pairs of powerline poles, with access tracks, within this area, which would require permanent clearing. Without these restrictions it is likely that this area would be regenerated as Elderslie Banksia Scrub Forest.
- A small area at the western end of the southern boundary (1287 m²) proposed for addition to the bushland corridors is also substantially within the easement and may not be able to be completely regenerated.
- The three areas along the southern boundary proposed to be removed from the bushland corridors (673 m², 8185 m² and 403 m²) are almost entirely within the area mapped to be recreated as EBSF, as is the final area to be added to the corridors (472 m²). This makes a balance of 8788 m² to be removed from the bushland corridors.

The Department of Environment and Climate Change NSW is now known as the Department of Environment, Climate Change and Water

PO Box 668 Parramatta NSW 2124
Level 7, 79 George Street Parramatta NSW
Tel: (02) 8996 5000 Fax: (02) 9995 6900
ABN 30 841 387 271
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Department of Environment and Climate Change NSW



- It is understood that the area in the south west corner of the site (fourth dot point, above) is proposed as an offset for these losses. However, as noted above, this area will not be able to be completely recreated as EBSF if the Integral Energy easement is present. It is also noted that, at a recent meeting you had with Ray Giddins and Integral Energy staff, this area was also proposed as partial offset for the impacts that the remainder of the easement will have. It is unlikely that this part of the site will be able to act as an offset for both the additions to the Landcom development area and the impacts of the Integral Energy easement.

DECCW recommends that a more detailed study of the likely impacts and benefits of the additions and losses from the bushland corridor network along the southern and south western boundaries of the development be conducted in order to better quantify the relative gains and losses. It would be useful if this was done in conjunction with any assessment that Integral Energy makes of the impacts of its easement as the two proposals share common sites. DECCW will then be in a position to review that information and provide further advice.

Garden Gates

At our meeting of September last year, DECCW advised that the land that Landcom wishes to transfer to the NPWS for addition to William Howe Regional Park, appeared to have few conservation values, but that we had little data on it. Landcom said at the time that it would review previous development applications for Garden Gates to see if any relevant data existed. That information is yet to be received by DECCW.

If you have any further questions in relation to this matter, please contact Ray Giddins, Regional Biodiversity Conservation Officer, on 99956811 or ray.giddins@environment.nsw.gov.au.

Yours sincerely



20/1/11

Deborah Stevenson
A/Manager, Metro Projects and Support
Environment Protection and Regulation

Attachment C - Net Community Benefits Test

Key Criteria	Y/N	Assessment
Will the LEP be compatible with agreed State and regional strategic direction for development in the area (e.g. land release, strategic corridors, development within 800 metres of a transit node)?	Y	The LEP is considered to be compatible with the Metropolitan Plan for Sydney 2036 and the Draft South West Subregional Strategy by supporting increased opportunities for residential housing within the Camden Local Government Area without compromising environmental objectives
Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/subregional strategy?	N	The subject land is not identified within a key strategic centre or corridor.
Is the LEP likely to create a precedent or create or change the expectations of the landowner or other landholders?	N	The LEP amendment is unlikely to change the expectation of landowners or other landholders. The purpose of this submission is to correct zoning anomalies between Camden Local Environmental Plan 2010 ('CLEP 2010') and the original Spring Farm Masterplan as detailed in Camden LEP 121 – Spring Farm and to regularize the zone boundaries through strategic land swaps.
Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?	Y	A spot rezoning proposal for the Southern and Western village of Spring Farm has received Gateway determination (passed with conditions) on 17 February 2012. Both the spot rezoning and the rezoning as proposed in this submission aims to improve overall road design and lot layout of the locality. The Southern & Western Village proposal also slightly increased the residential yield. It is considered unlikely that there will be any adverse effects.
Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?	N	The LEP amendment does not facilitate permanent employment generating activity. It would not result in a loss of employment lands.
Will the LEP impact upon the supply of residential land and therefore housing supply and affordability?	Y	The LEP would have a positive impact on residential land & housing supply and affordability and allow for a better road and layout design.
Is the existing public infrastructure (roads, rail, and utilities) capable of servicing the proposed site? Is there good pedestrian and cycling access? Is public transport	Y	This matter was dealt with as part of the original Spring Farm rezoning process. Relatively speaking the amendments as proposed in this submission are relatively minor and would not

currently available or is there infrastructure capacity to support future public transport?		cause an increased demand.
Will the proposal result in changes to the car distances travelled by customers, employees and suppliers? If so, what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?	N/A	N/A

Key Criteria	Y/N	Assessment
Are there significant Government investments in infrastructure or services in the area whose patronage will be affected by the proposal? If so, what is the expected impacts	N	The rezoning to the southern portion of the eastern village will ultimately enable the undergrounding of the existing overhead electricity power lines., There will be negligible impacts on the patronage.
Will the proposal impact on land that the Government has identified a need to protect (e.g. land with high biodiversity values) or have other environmental impacts? Is the land constrained by environmental factors such as flooding?	Y	Part of the amendment sought to the northern edge of the eastern village has been identified as a part of the Spring Farm bush corridor. DEC's letter of 20/1/11 confirms that these amendments to the northern edge would only affect degraded Cumberland Plain Woodland and that this would not affect the deemed concurrence. The DEC letter also states that the amendments to the eastern and western edges of the Eastern Village would also not affect the deemed concurrence. In respect to the southern edge the comments of DEC in their letter have been taken into account in the planning for the route of the relocated 132kv transmission line. Endeavour Energy's draft REF concludes that the proposed route will not have a significant impact on the environment. The proposal provides an outcome capable of facilitating the transmission line relocation, restoration of EBSF in a sustainable manner and providing an appropriate buffer to residential development.
Will the LEP be compatible /complementary with surrounding land uses? What is the impact on amenity in the location and wider community? Will the public domain improve?	Y	The LEP will be compatible/complementary with surrounding land uses. The planning proposal would ultimately correct zoning anomalies between the current LEP and the previous LEP and also regularise the zoning boundary of the subject site to allow for a better road and layout design and increase E2 – Environment Conservation Zone. It does not represent a significant change to the future planned outcome

		for the Spring Farm Release Area.
Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?	N	The proposal will not increase the number of retail and commercial premises operating in the area.
If a stand-alone proposal and not a centre, does the proposal have the potential to develop into a centre in the future?	N/A	N/A
What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?		This proposal will ultimately finalise the adopted Spring Farm Master Plan relating to the Eastern Village and balance both urban and environmental outcomes, especially in that portion to the south.

Attachment D – Section 117 Directions

s.117 Direction	Objective	Response
1.3 Mining Petroleum and Production and Extractive Industries	The objective of this direction is to ensure that the future extraction of State or regional significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.	There are two areas of consideration. These are coal mining and sand extraction. Having regard to these, it can be noted that the whole site is located within a Mine Subsidence District and any future subdivision development would not preclude underground coal mining. The sand extraction will continue with normal operations until resources are extinguished which would then permit the planned development of the land for residential and recreation purposes.
2.1 Environment Protection Zones	The objective of this direction is to protect and conserve environmentally sensitive areas	It is considered that the proposal will facilitate the protection and conservation of environmentally sensitive areas. DEC's letter of 20/1/11 confirms that the amendments to the northern, eastern and western edges of the Eastern Village would not affect the deemed concurrence. In respect to the southern edge the comments of DEC in their letter have been taken into account in the planning for the route of the relocated 132kv transmission line. Endeavour Energy have prepared a draft review of environmental factors (REF) which concludes that the proposed route will not have a significant impact on the environment. The Planning Proposal including a copy of the REF will be referred to the

		office of environment and Heritage.
3.1 Residential Zones	The objective of this direction are: (a) to encourage a variety and choice of housing types to provide for existing and future housing needs, (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (c) to minimise the impact of residential development on the environment and resource land	The proposal seeks to rezone parts of the subject site from E2 Environmental Protection to R1 General Residential. The amendment will facilitate residential development and provide for future housing needs. The regularised road and layout design will be the best way to implement the required electrical easement required to service future development.
3.4 integrating Land Use and Transport	The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives: (a) improving access to housing, jobs and services by walking, cycling and public transport, and (b) increasing the choice of available transport and reducing dependence on cars, and	The proposed rezoning will only be minor extensions to an already zones residential release area and therefore will not affect transport.

	(c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and (d) supporting the efficient and viable operation of public transport services, and (e) providing for the efficient movement of freight.	
4.4 Planning for Bushfire Protection	The objectives of this direction are: (a) to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and (b) to encourage sound management of bushfire prone areas	The proposed amendments to the southern edge of the Eastern Village have taken into account APZ requirements in the location of the transmission line easement and proposed EBSF restoration areas. Whilst portions of the subject land are bushfire affected, the additional residential development created as a result of the rezoning will be subject to the same bushfire assessment procedures as the rest of the bushfire affected lots in the release area.
6.1 – Approval and Referral Requirements	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of	The requested planning proposal does not include provisions that require the concurrence, consultation and referral of development

	development.	applications to a minister or public authority.
6.2 Reserving land for Public Purposes	The objectives of this direction are: (a) to facilitate the provision of public services and facilities by reserving land for public purposes, and (b) to facilitate the removal of reservation of land for public purposes where the land is no longer required for acquisition.	The planning proposal would alter the existing <i>E2 Environmental Conservation</i> zone, proposed for bush corridor regeneration and public dedication. DEC's letter of 20/1/11 confirms that the amendments to the northern, eastern and western edges of the Eastern Village would not affect the deemed concurrence.. The proposal provides an outcome capable of facilitating the transmission line relocation, restoration of EBSF in a sustainable manner and providing an appropriate buffer to residential development. Its impact on land for public purposes is considered to be of minor significance having regard to the Direction's objectives of: <i>(a) to facilitate the provision of public services and facilities by reserving land for public purposes, and</i> <i>(b) to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.</i>
7.1 – Implementation of the Metropolitan	The objective of this direction is to give legal	The proposed rezoning is relatively minor in the

Plan for Sydney 2036	effect to the vision, land use strategy, policies, outcomes and actions contained in the Metropolitan Strategy.	context of the Metropolitan Plan for Sydney 2036 and will have the same consistency with the objectives and actions contained in the above strategies as the current zoning. Please refer to Part 3.0 Section B of this Planning Proposal for the discussion of how the Planning Proposal is consistent with the metropolitan plan.
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