
ORDINARY COUNCIL

ORD06

SUBJECT: PLANNING PROPOSAL - EMERALD HILLS, 1100-1150 CAMDEN VALLEY WAY LEPPINGTON.

FROM: Director Governance

BINDER: Emerald Hills

PURPOSE OF REPORT

The purpose of this report is to consider the Planning Proposal received for the property at 1100-1150 Camden Valley Way Leppington, to rezone the land for urban purposes. The submitted Planning Proposal is **Attachment 1 to this report**.

BACKGROUND

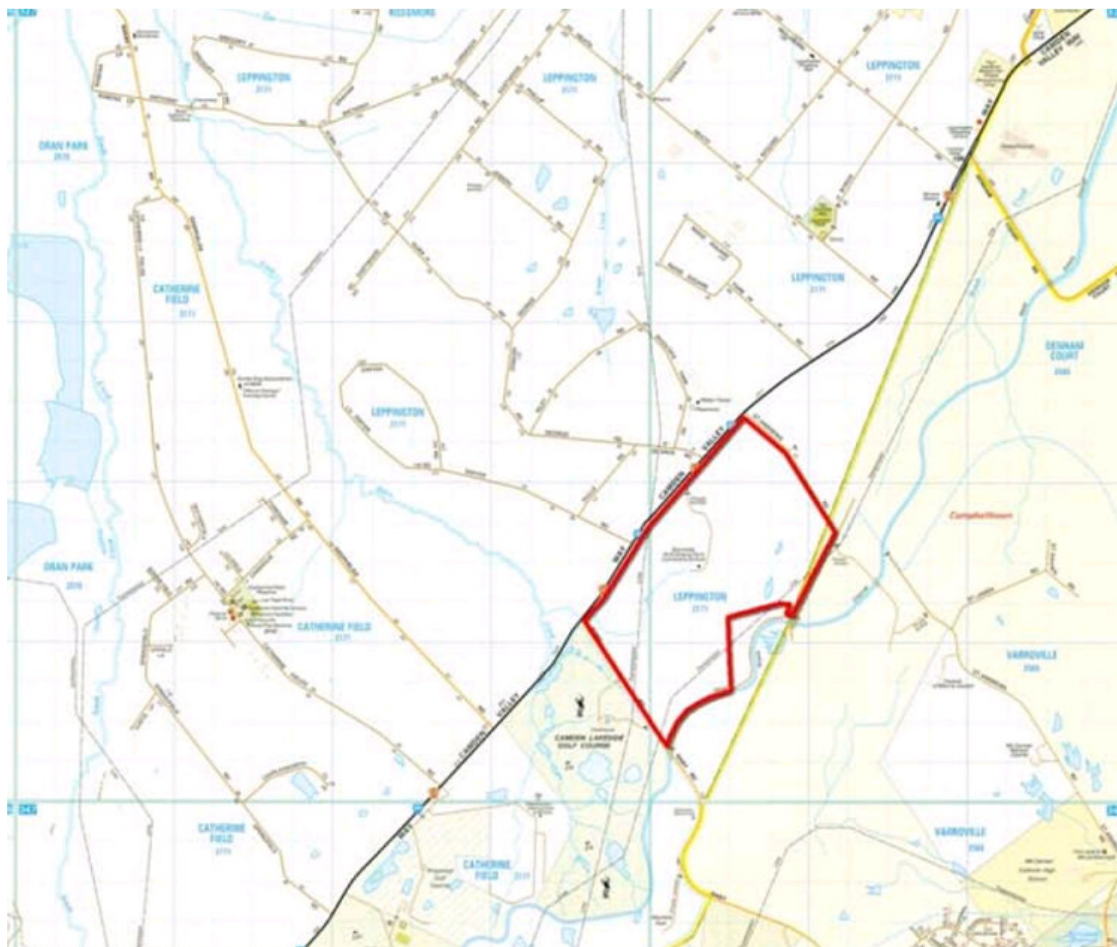
The subject site adjoins, but is not part of the South West Growth Centre. As reported to Council at its meeting of 31 January 2012, the land was nominated for inclusion as an urban development site as part of the Housing Land Review being undertaken by the Minister for Planning.

In addition to nominating the site as part of the Housing Land Review, the proponent has also submitted this Planning Proposal to Council. The proponent has indicated its preference to work with Council in pursuing the Planning Proposal compared to the Housing Land Review process. As part of the initial discussions with the proponent, a financial offer to fund the proposal, including technical studies, Development Contributions Planning and staff resourcing has also been made to Council.

MAIN REPORT

The planning proposal submitted is for the property at 1100-1150 Camden Valley Way, Leppington. The property is known as Lot2 DP 650698, Part Lot 1 DP 301830 and Part Lot B DP 418632. The site is located at the north eastern corner of Raby Road and Camden Valley Way. The site is also bounded by St Andrews Road to the North and the Sydney Water Supply Upper Canal.

A map is provided below:

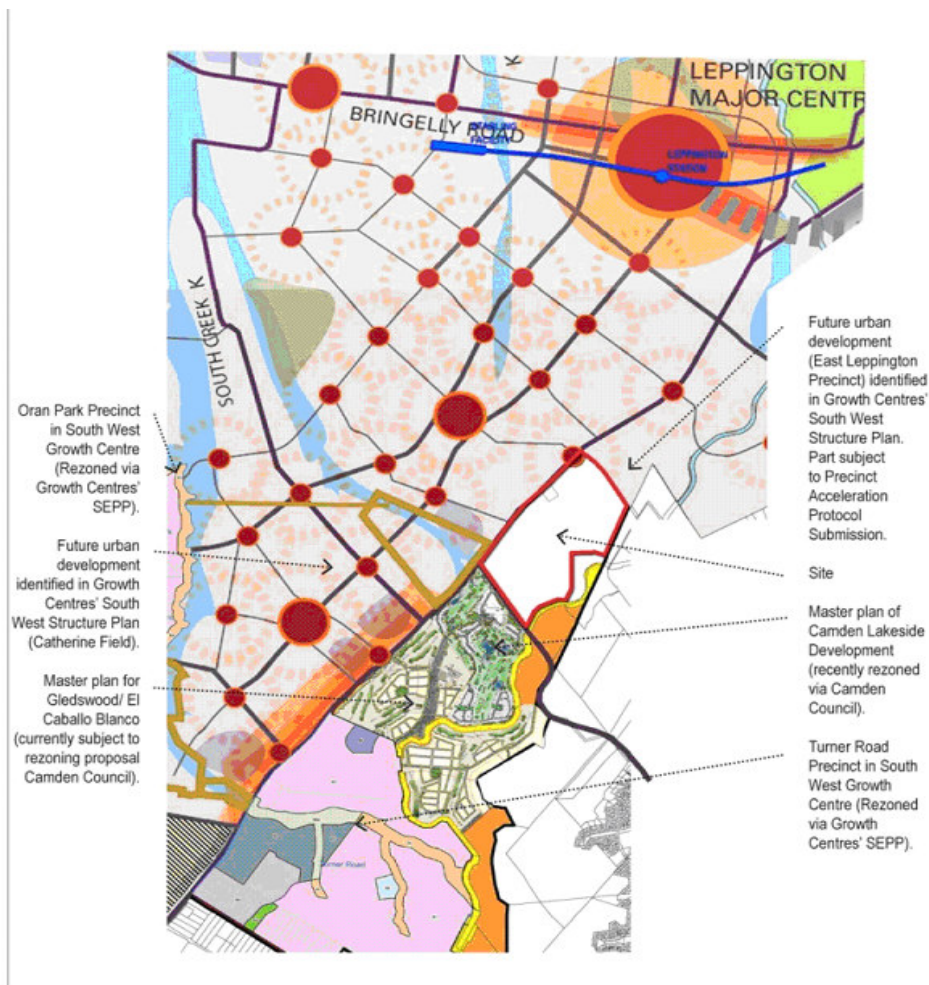


The site is currently used for cattle grazing. Previous uses include an institution for youth and other religious activities. The site is mostly cleared, with scattered pockets of vegetation, except along the frontage of St Andrews Road, where the site is moderately to heavily vegetated with remnant native vegetation and regrowth. The subject property, at its north eastern corner, extends into the Campbelltown LGA. Following joint discussions between the proponent and both Councils, the portion of land within the Campbelltown LGA has been excluded from the proposal.

The Planning Proposal at **Attachment 1 to this report** seeks to rezone the property to permit a mix of urban uses on the site, including residential development, a commercial centre of approximately 10,000 square metres, large residential and environmental living properties and open space and riparian areas. A Draft Masterplan outlining a possible development outcome is included at Page 14 of the attached proposal.

The Planning Context of the site:

The subject site is bounded by the South West Growth Centre (SWGC) to the north and west. Rural land lies to the east and the Lakeside and El Caballo/Gledswood proposals to the south. The context of the site in relation to the proposed surrounding development is illustrated below:



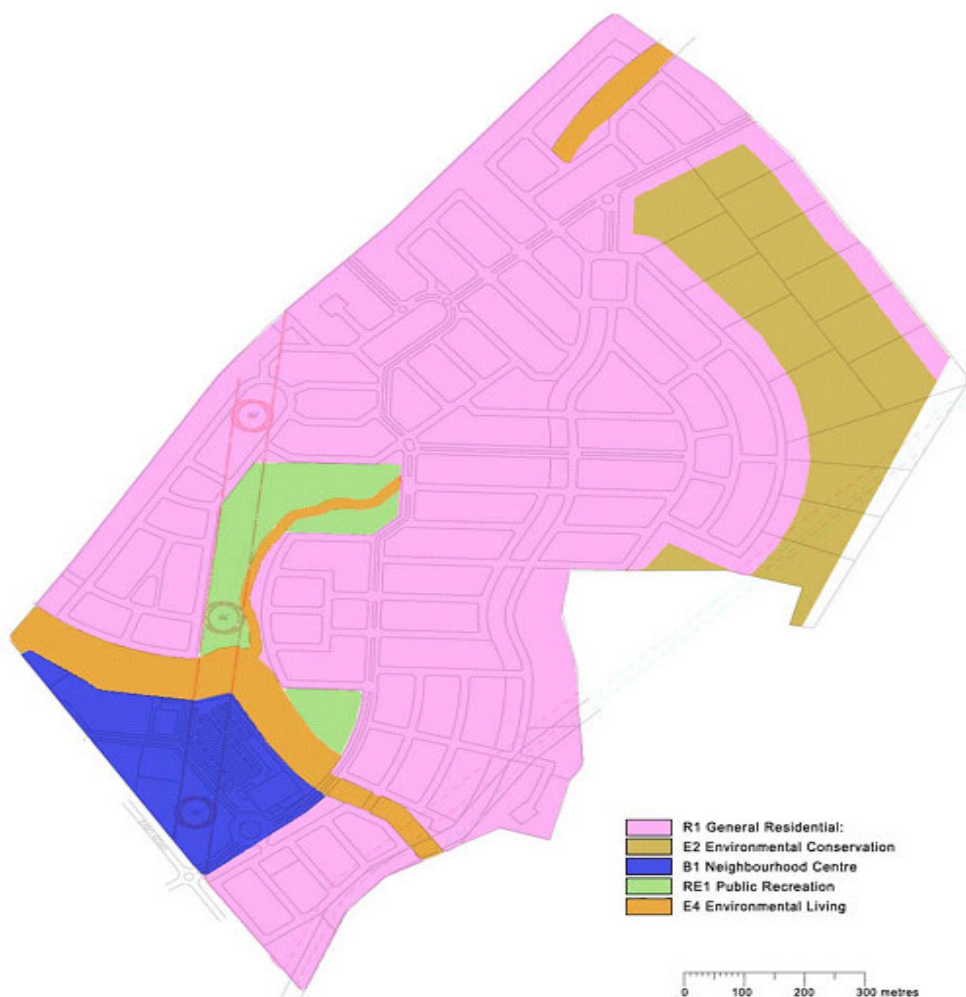
> Map showing location of site and the proposed urban development surrounding the site

As shown on the figure above, the subject site could be considered to be the missing link between the either approved or current development releases on the eastern side of Camden Valley Way.

Proposed rezoning

The proposal seeks to rezone the subject site for a mix of urban and environmental purposes. The majority of the site is proposed to be zoned R1 General Residential. Most of the northern section of the property, in the proposal is to be E2 – Environmental Conservation, with a sliver of residential fronting St Andrew's Road. A Business zoning is proposed for part of the southern portion of the site, to permit a neighbourhood shopping centre. Open space and riparian areas are also to be provided.

A map showing the proposed zones is shown below:



> The Requested Zoning of the Site in this Planning Proposal

The proposed rezoning, if it proceeds, would result in the following typical development outcome as shown in the draft masterplan:

- 78 hectares of detached dwelling housing lots resulting in approximately 1200 dwellings, inclusive of small lots;
- 3.7 hectares of Hill Side allotments (min 2,000 square metres);
- 28.3 hectares of larger environmental allotments (2,000 to 6,000 square metres); and
- 8.1 hectares of Local Neighbourhood Centre
- Minimum lot size of 125 square metres in higher density areas (consistent with the Growth Centre precincts)
- A range of minimum lot sizes providing for larger lots in sensitive locations in between 2,000 and 6,000 square metres.

Key Planning Issues

The advancement of the proposed rezoning would require the assessment of several planning issues. The key matters include servicing of the site, protection of Native Vegetation, traffic generation and justifying the need for the proposed neighbourhood centre. Other matters include the protection of riparian areas and the Scenic Hills as viewed from the east and any impact upon the Sydney Water Supply Canal.

Each of these matters is briefly considered below:

Servicing

The site is not currently serviced by any of the required infrastructure, including water, sewer and sufficient electricity. The proponent has carried out a Preliminary Servicing Review that is included in the Planning Proposal documentation at **Attachment 1**.

The review indicates that water is likely to be provided from the water mains that are located along Camden Valley Way or one main that traverses the site. Many options have been investigated for the provision of sewer. Two main options are currently being investigated and both require the construction of a new pumping station at the south western corner of the site. One option is for a new rising main of approximately 6 kilometres in length to Kearns, feeding into the Glenfield system. A similar length main forms part of the other option, linking up to the West Camden system through the pumping station at Gregory Hills. This is a critical matter that must be satisfied if the planning proposal is to proceed. Should a favourable Gateway Determination be received then it is recommended that the applicant undertake a servicing strategy for the site. Sydney Water will be invited to provide comment on the proposal and to sign off on the provision of sewer to the development.

Protection of Native Vegetation

From the information provided in the Planning Proposal, along with a review of aerial photos and a site inspection, it can be seen that there is a significant stand of Native Vegetation at the northern portion of the site. The proposed rezoning incorporates a strip of residential land along St Andrews Road and an Environmental Conservation zone immediately to the south. Such a zone arrangement is not considered to be appropriate, particularly if the development is to be carried out generally consistent with the draft masterplan.

There are two main concerns with the current arrangement in this area. Firstly, if there is to be fragmented ownership in this locality and an Environmental Conservation zone imposed over the lots, there may be pressure for the acquisition of the land by Council as the zone is considered to be reserving land for a public purpose. Secondly, whether fragmented ownership of the stand of native vegetation is appropriate is also to be tested. Fragmented ownership will make management of the vegetation difficult and may lead to a degradation of the same. There is merit in not considering any development of this area.

Should the Planning Proposal be supported by Council and receive a favourable Gateway Determination then a study of the native vegetation, outlining the importance of the stand and the best management arrangement for it must be carried out. The Office of Environment and Heritage will also be consulted.

Traffic Generation

The creation of 1200 dwellings and a neighbourhood centre will generate significantly more traffic than the current situation. A Traffic Study must be carried out as part of the rezoning process. The Study should focus on the impacts of the development on the service levels of Camden Valley Way and Raby Road. Consideration of the possible creation of through traffic routes through the development will also need to be carried out.

Shopping Centre

A Shopping Centre is proposed to be provided near the Raby Road frontage of the site. The centre is proposed to serve a neighbourhood function, although its size of 10,000 square metres is not considered to be small as outlined in the Planning Proposal and a Retail Needs and Demand Analysis will be required. This should be carried out as part of further planning for the site, particularly considering the existing and proposed neighbourhood and town centres in the vicinity of the site and the detailed structure planning that has been carried out in the adjoining Growth Centre area.

Riparian Areas

The site has a limited amount of riparian areas which are concentrated in the southern portion of the site. The riparian areas are currently proposed to be located in the Environmental Living zone, although no details on how they will form part of a private landholding or other management regime has been provided at this stage. This will need to be further explored as part of the detailed studies to be carried out.

Scenic Hills & the Water Supply Canal

The site is located adjacent to the Sydney Water Supply Canal, which is listed on the State Heritage Register and the Ingleburn Dam. Importantly, there are water security issues, along with heritage impact, that will need to be addressed as part of the planning process. Being located adjacent to the Scenic Hills area in Campbelltown, the proposal will be notified to Campbelltown Council for comment. The site is also visible from the west as a result of its elevation and there will be a need to consider appropriate solutions to impacts on valuable landscapes as part of any rezoning of the site.

Height of Buildings

The Planning Proposal seeks to permit buildings of 18 metres in height in the medium density areas. This height limit is significantly greater than that allowed elsewhere in the Camden LGA. Most of the medium density sites subject to the Camden LEP 2010 have a height limit of 9.5 metres, whilst Oran Park and Turner Road precincts, by way of the relevant SEPP, permit heights of 9.5 metres and 16 metres for Residential Flat Buildings. Accordingly, it is recommended that prior to the Planning Proposal being forwarded to the Department of Planning for a Gateway Determination that the proposed height limit be removed for residential areas.

Consistency with State and Local Strategies

The proposed rezoning is generally consistent with the following State and Local Government strategies:

- The NSW State Plan 2021;
- The Metropolitan Plan for Sydney 2036;
- The draft South West Sydney Subregional Strategy;
- The South West Growth Centre Structure Plan and Development Code
- Camden 2040.

The Process from Here

If Council determines to proceed with the Planning Proposal, it will be sent to the Department of Planning and Infrastructure (DPI) for Gateway Determination. Based on previous experience it is expected that a response would be received from DPI within six (6) weeks, although there are no time guidelines.

As part of Gateway Determination, there may also be recommendations to send the Planning Proposal to other public authorities or government departments. A further report will be submitted to Council following the consideration of any further studies and comments that may arise from Council staff and Government Departments.

CONCLUSION

The Planning Proposal seeks to amend Camden LEP 2010 to permit residential development on the site. As outlined in the report above, the proposed changes are considered to be appropriate and will achieve an appropriate development outcome for the site subject to further investigations.

RECOMMENDED

That Council:

- support the Planning Proposal to amend the Camden Local Environmental Plan 2010 as outlined in this report;**
- forward the Planning Proposal to the Department of Planning and Infrastructure for Gateway Determination;**
- upon receipt of a favourable Gateway Determination:**
 - obtain written agreement from the proponent to fund all the costs associated with the Planning Proposal,**
 - consult relevant Public Authorities in accordance with the terms of the Gateway Determination;**
- subject to (iii (a)) above and following the conclusion of further studies and technical advice, prepare a further report to Council prior to the public exhibition period.**

ATTACHMENTS

1. Planning Proposal - Emerald Hills December 2011