
ORDINARY COUNCIL

ORD04

SUBJECT: CAMDEN LEP 2010 AMENDMENT 30 - ORIELTON

FROM: Director Governance

TRIM #: 13/42717

PURPOSE OF REPORT

The purpose of this report is to seek endorsement from Council of a draft Planning Proposal to amend the minimum lot size for the Orielton Homestead lot in the Harrington Grove development. The draft Planning Proposal is **provided as Attachment 1 to this report.**

BACKGROUND

Harrington Grove West was rezoned in 2007 to facilitate limited residential development and the conservation of Orielton Homestead. The subject site was zoned R5 Large Lot Residential with a minimum lot size of 40ha (see map below). In order to deliver the development as outlined in the Structure Plan adopted in 2007, subdivision of the homestead lot from the balance of the site is required. This cannot be undertaken under the current minimum lot size.

MAIN REPORT

Proposal

The hatched area in the map shown below is zoned R5 Large Lot Residential with a range of minimum lot sizes from 700m², 2000m² and 6000m² and is one of the next precincts to be developed in the Harrington Grove development. This proposal facilitates the access required to ensure the timely release of this first stage of the development.

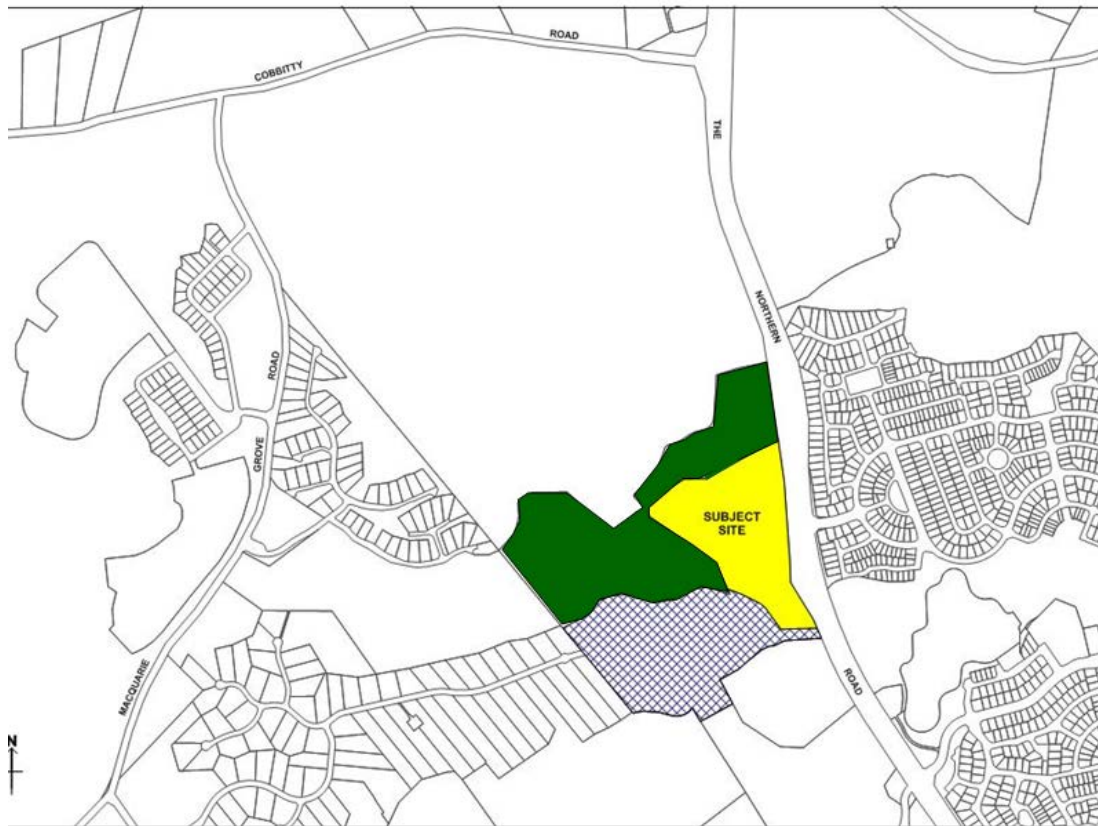
The proposal is to amend the minimum lot size of the subject site. The area as shown is 11ha, but will need to have a smaller minimum lot size to accommodate subdivision for an entry road, road widening for The Northern Road and drainage reserves. If subdivision for roads and drainage were to occur after the plan was made to reduce the minimum lot size then the area would be less than 11ha and the subdivision of the approved Structure Plan residential development could not occur. Therefore the proposal is to amend the minimum lot size from 40ha to 7ha. This will enable the heritage lot to be excised from the overall holding. It will not enable any further subdivision of the land as the minimum lot size will prevent this.

Studies

Given the minor nature of this Planning Proposal it is recommended that no studies are required for this change to the LEP. It is noted that the subject land is listed as an item of state significance on the state heritage register. During the initial rezoning process a Heritage Agreement, Voluntary Planning Agreement and Heritage Conservation Management Plan were prepared. These documents assessed the heritage significance of the site and determined that this site, together with the adjacent open space, shown green on the map below, would provide a sufficient curtilage to the site.

This Planning Proposal facilitates the delivery of the outcome intended by these documents. As these documents have already been prepared for the site previously, it is not considered that any further studies are necessary given the nature of the Planning Proposal and that it is consistent with these documents.

Subject site: Orielton Heritage Homestead



Agency Consultation and Public Exhibition

Given the listing of the site on the state heritage register, it is necessary to consult with the Office of Environment and Heritage (Heritage Branch). Due to the extensive consultation undertaken during the previous rezoning and the fact that this amendment will only facilitate the timely subdivision of residential land and ensure that the subject site cannot be further subdivided, it is recommended that no other public agencies be consulted.

It is recommended that the public exhibition period for the Planning Proposal be 28 days and be conducted in the following manner:

- consultation with Camden Historical Society advising of the details of the exhibition;
- an advertisement be placed in the Camden Advertiser advising of the exhibition period;
- exhibition material displayed at Narellan and Camden Customer Service Centres and Libraries; and
- exhibition material will be available on Council's website.

At the conclusion of the exhibition period, a report will be submitted back to Council detailing any submissions received to the draft Planning Proposal.

LEP Delegation

Council intends to use its delegation pursuant to Section 23 Environmental Planning and Assessment Act 1979 for this Planning Proposal. This will enable Council to streamline the processing of the amendment to the Camden LEP. The request for delegation will be made as part of the Gateway submission. The General Manager is Council's nominated officer.

Where to from here

If Council resolves to support the draft Planning Proposal it will be forwarded to the DP&I for Gateway Determination. If Gateway Determination to proceed is received the draft Planning Proposal will be placed on exhibition for 28 days. At the conclusion of the exhibition period the matter will be reported back to Council for consideration of any submissions received and for final determination of the Planning Proposal.

Given this Planning Proposal is minor in nature it is anticipated that the rezoning process will take approximately 6 months from the time of Gateway Determination.

FINANCIAL IMPLICATIONS

There are no direct financial implications to Council as a result of this Planning Proposal.

CONCLUSION

The draft Planning Proposal, to reduce the minimum lot size of the subject site from 40ha to 7ha will ensure that:

- 1) there is no further subdivision of the heritage homestead lot once it is subdivided in accordance with the approved Structure Plan with allowance for the entry road, road widening and drainage reserves; and
- 2) subdivision of the approved Structure Plan residential development can proceed.

Should Council resolve to proceed with the draft Planning Proposal it will be forwarded to Gateway for determination. Following the public exhibition period, the draft Planning Proposal and any submissions will be reported back to Council.

RECOMMENDED

That Council:

- i. **endorse the draft Planning Proposal to reduce the minimum lot size of the subject site from 40ha to 7ha, and forward to the Department of Planning and Infrastructure for Gateway Determination;**
- ii. **upon favourable Gateway Determination place the draft Planning Proposal on public exhibition for 28 days; and**
- iii. **require a report be brought back to Council following the completion of the public exhibition.**

ATTACHMENTS

1. Amendment 30 Orielton Planning Proposal

Ordinary Council Resolution

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

- i. endorse the draft Planning Proposal to reduce the minimum lot size of the subject site from 40ha to 7ha, and forward to the Department of Planning and Infrastructure for Gateway Determination;
- ii. upon favourable Gateway Determination place the draft Planning Proposal on public exhibition for 28 days; and
- iii. require a report be brought back to Council following the completion of the public exhibition.

ORD287/13 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Sidgreaves, Copeland, Symkowiak, Fischer, Dewbery, Fedeli and Bligh voted in favour of the Motion. No Councillors against for the Motion.)