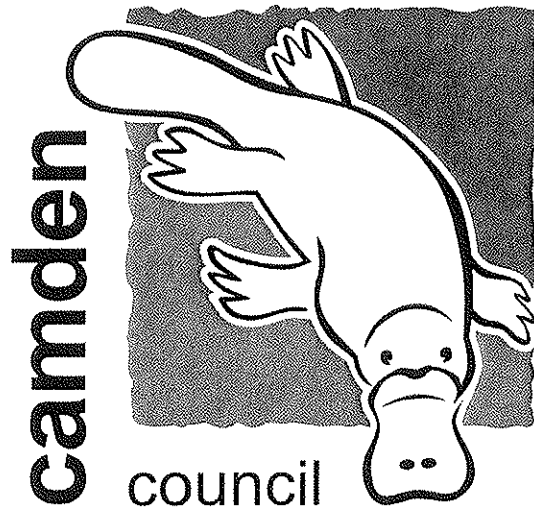




CAMDEN COUNCIL

DRAFT PLANNING PROPOSAL

Amendment No. 30 - Orielton

September 2013

Date (Version)

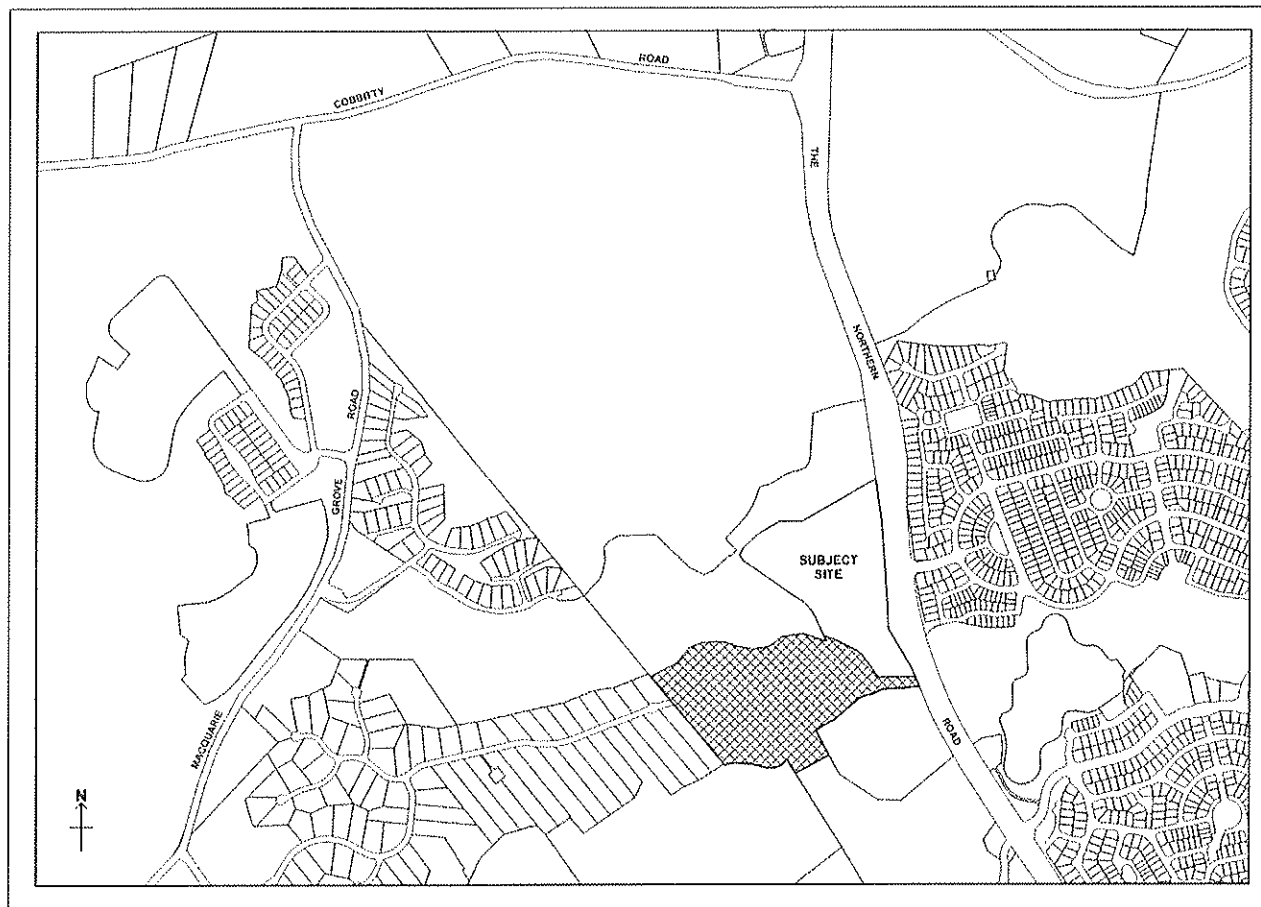
Contents

Background.....	3
Part 1 – Objectives or Intended Outcomes	4
Part 2 – Explanation of Provisions.....	4
Part 3 – Justification	4
Part 4 – Maps.....	10
Part 5 – Community Consultation	10
Part 6 – Project Timeline	11
Attachment A - Proposed Map Changes.....	12

BACKGROUND

The land subject to this planning proposal is identified as Orielton Heritage Homestead land (part of Lot 7 DP 270613), and is located within Harrington Grove West and adjacent to The Northern Road. A site map is shown below.

Site Map



BACKGROUND

Three heritage homestead areas (including the subject site) within the Camden LEP 74 were previously zoned 5(a) Special Uses Cultural Landscapes. The other sites are Wivenhoe and Harrington Park Homesteads. These sites did not have an assigned minimum lot size. With the consolidation of all Camden's LEPs into the consolidated LEP Template format the three heritage homestead areas were assigned the R5 Large Lot Residential zone and 40ha minimum lot size, as no further subdivision of these sites was believed to be required.

Since the rezoning there has been a subsequent change of minimum lot size for one of the heritage homestead areas (Harrington Park Homestead) to accommodate a subdivision for land tenure. This level of detail was not considered during the process of consolidation of all Camden LEPs into the LEP Template format.

Similarly further detail for the subject site (Orielton Homestead) is now being considered and a change to minimum lot size is required.

PROPOSAL

The subject site is currently zoned R5 Large Lot Residential and has a minimum lot size of 40ha. To enable the undertaking of the approved Structure Plan, residential development adjoining the site (hatched area) and for the consolidation of the heritage homestead lot, subdivision needs to occur. This cannot be done under the current minimum lot size of 40ha.

This planning proposal is for the amendment of the minimum lot size for the subject site (Orielton heritage homestead area). The area is 11ha, but will need 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 then the area would be less than 11ha and the subdivision for the approved Structure Plan residential development could not occur. Therefore the proposal is to amend the minimum lot size from 40ha to 7ha.

The use of a minimum lot size of 7ha will ensure that:

- 1) no further subdivision of the heritage homestead lot once it is subdivided from the approved Structure Plan;
- 2) subdivision required for the entry road, road widening and drainage reserves.
- 3) subdivision of the approved Structure Plan residential development.

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The objective of this Planning Proposal is to amend the minimum lot size of the subject site (part of Lot 7 DP 270613) to enable the subdivision of the approved Structure Plan residential development. This amendment will also enable the subdivision required for the entry road, road widening and drainage reserves within the subject site.

PART 2 – EXPLANATION OF PROVISIONS

The objective of this Planning Proposal is to amend Camden LEP 2010 by amending the minimum lot size of the subject site from 40ha to 7ha.

This will be undertaken by amending the following Lot Size Maps:

- Sheet LSZ_007
- Sheet LSZ_012

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 a 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?

Currently the subject site has a minimum lot size of 40ha. To enable subdivision of the approved Structure Plan residential development the minimum lot size of the subject site needs to be reduced. A Planning Proposal is the only way to achieve this.

Section B – Relationship to strategic planning framework.

3. 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)?

The Planning Proposal is consistent with the objectives and actions of the Sydney Metropolitan Strategy and the Draft west sub regional Strategy.

4. 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. Specifically the proposal is consistent with Key Direction 1 Actively Managing Camden's Growth:

- Growth Objective 1.1: Camden has the best of both worlds - Strategy 1.1.2 Conserving and enhancing heritage.
- Growth Objective 1.3: There are housing choices – Strategy 1.3.1 Ensuring greater choice and diversity of housing.

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

State Environmental Planning Policy	Applicable	Comment	Consistent
Standard Instrument (Local Environmental Plans) Order 2006	Yes	The Planning Proposal intends to amend Council's LEP conforming to the standard instrument by amending the minimum lot size of the subject area from 40ha to 7ha.	Yes
Standard Instrument—Principal Local Environmental Plan	Yes	The Planning Proposal intends to amend Council's LEP conforming to the standard instrument by amending the minimum lot size of the subject area from 40ha to 7ha.	Yes
State Environmental Planning Policy No 1—Development Standards	N/A		
State Environmental Planning Policy No 4—Development Without Consent and Miscellaneous Exempt and Complying Development	N/A		
State Environmental Planning Policy No 6—Number of Storeys in a Building	N/A		
State Environmental Planning Policy No 14—Coastal Wetlands	N/A		
State Environmental Planning Policy No 15—Rural Landsharing Communities	N/A		

State Environmental Planning Policy No 19—Bushland in Urban Areas	N/A		
State Environmental Planning Policy No 21—Caravan Parks	N/A		
State Environmental Planning Policy No 22—Shops and Commercial Premises	N/A		
State Environmental Planning Policy No 26—Littoral Rainforests	N/A		
State Environmental Planning Policy No 29—Western Sydney Recreation Area	N/A		
State Environmental Planning Policy No 30—Intensive Agriculture	N/A		
State Environmental Planning Policy No 32—Urban Consolidation (Redevelopment of Urban Land)	N/A		
State Environmental Planning Policy No 33—Hazardous and Offensive Development	N/A		
State Environmental Planning Policy No 36—Manufactured Home Estates	N/A		
State Environmental Planning Policy No 39—Spit Island Bird Habitat	N/A		
State Environmental Planning Policy No 44—Koala Habitat Protection	N/A		
State Environmental Planning Policy No 47—Moore Park Showground	N/A		
State Environmental Planning Policy No 50—Canal Estate Development	N/A		
State Environmental Planning Policy No 52—Farm Dams and Other Works in Land and Water Management Plan Areas	N/A		
State Environmental Planning Policy No 55—Remediation of Land	N/A		
State Environmental Planning Policy No 59—Central Western Sydney Regional Open Space and Residential	N/A		

State Environmental Planning Policy No 60—Exempt and Complying Development	N/A		
State Environmental Planning Policy No 62—Sustainable Aquaculture	N/A		
State Environmental Planning Policy No 64—Advertising and Signage	N/A		
State Environmental Planning Policy No 65—Design Quality of Residential Flat Development	N/A		
State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)	N/A		
State Environmental Planning Policy No 71—Coastal Protection	N/A		
State Environmental Planning Policy (Affordable Rental Housing) 2009	N/A		
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	N/A		
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	N/A		
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	N/A		
State Environmental Planning Policy (Infrastructure) 2007	N/A		
State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007	N/A		
State Environmental Planning Policy (Kurnell Peninsula) 1989	N/A		
State Environmental Planning Policy (Major Development) 2005	N/A		
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	N/A		
State Environmental Planning Policy (Penrith Lakes Scheme) 1989	N/A		
State Environmental Planning Policy (Rural Lands) 2008	N/A		
State Environmental Planning Policy (SEPP 53 Transitional Provisions) 2011	N/A		

State Environmental Planning Policy (State and Regional Development) 2011	N/A		
State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011	N/A		
State Environmental Planning Policy (Sydney Region Growth Centres) 2006	N/A		
State Environmental Planning Policy (Temporary Structures) 2007	N/A		
State Environmental Planning Policy (Urban Renewal) 2010	N/A		
State Environmental Planning Policy (Western Sydney Employment Area) 2009	N/A		
State Environmental Planning Policy (Western Sydney Parklands) 2009	N/A		
Sydney Regional Environmental Plan No 8 (Central Coast Plateau Areas)	N/A		
Sydney Regional Environmental Plan No 9—Extractive Industry (No 2—1995)	N/A		
Sydney Regional Environmental Plan No 16—Walsh Bay	N/A		
Sydney Regional Environmental Plan No 18—Public Transport Corridors	N/A		
Sydney Regional Environmental Plan No 19—Rouse Hill Development Area	N/A		
Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River (No 2—1997)	N/A		
Sydney Regional Environmental Plan No 24—Homebush Bay Area	N/A		
Sydney Regional Environmental Plan No 25—Orchard Hills	N/A		
Sydney Regional Environmental Plan No 26—City West	N/A		
Sydney Regional Environmental Plan No 28—Parramatta	N/A		
Sydney Regional Environmental Plan No 30—St Marys	N/A		
Sydney Regional Environmental Plan No 33—Cooks Cove	N/A		
Sydney Regional Environmental Plan (Sydney Harbour	N/A		

Catchment) 2005			
-----------------	--	--	--

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

The following table provides an assessment of the planning proposal with the relevant S117 Directions:

s.117 Direction	Objective	Response
2.3 Heritage Conservation	The objective of this direction is to conserve items, areas, objectives and places of environmental heritage significance and indigenous heritage significance.	The Planning Proposal is consistent with this proposal as it will ensure that the heritage homestead lot cannot be subdivided further.
3.1 Residential Zones	The objectives of this direction are: (a) To encourage a variety and choice of housing types and 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 lands.	The Planning Proposal will reduce the minimum lot size of the subject site from 40ha to 7ha. This will enable the subdivision of the approved Structure Plan residential development.

Section C – Environmental, social and economic impact.

7. 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?

Prior to the conversion of Camden's LEPs to the LEP template format the subject site was previously zoned, as part of a wider rezoning, 5(a) Special Purposes Cultural Landscape. At the time of this previous rezoning process an E2 (Environmental Conservation) zone was allocated to areas of environmental significance. These areas are outside the subject site. Therefore there is no likelihood of any adverse affect on any critical habitat or threatened species, populations or ecological communities, or their habitats, as a result of this proposal.

8. 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 as a result of the Planning Proposal

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

The purpose of this Planning Proposal is to enable the approved Structure Plan residential development and to ensure there will be no further subdivision of the heritage homestead lot once it is subdivided from the approved Structure Plan. This will improve the operation of Camden LEP 2010 by allowing the approved residential area to be developed and provides a social benefit by ensuring the heritage homestead is conserved.

Section D – State and Commonwealth interests.

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

The Planning Proposal will not require further public infrastructure. Any public infrastructure that is required for the approved Structure Plan has previously been planned.

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

The subject site of this proposal is within a heritage curtilage. As a result of this the Office of Environment and Heritage (Heritage Branch) will be consulted.

PART 4 – MAPS

The following Lot Size Maps will be amended:

- Sheet LSZ_007
- Sheet LSZ_012

PART 5 – COMMUNITY CONSULTATION

It is proposed to publicly exhibit the Planning Proposal for 28 days

PART 6 – PROJECT TIMELINE

The Planning Proposal is yet to receive Gateway Determination and as a result project timelines and expected completed dates cannot be determined. Given that the Planning Proposal is of a minor nature the timeframe of the Planning Proposal is likely to be 6 months.

Anticipated commencement date (date of Gateway determination)	
Anticipated timeframe for the completion of required technical information	
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	
Commencement and completion dates for public exhibition period	
Dates for public hearing (if required)	
Timeframe for consideration of submissions	
Timeframe for the consideration of a proposal post exhibition	
Date of submission to the department to finalise the LEP	
Anticipated date RPA will make the plan (if delegated)	
Anticipated date RPA will forward to the department for notification	

Schedule of Attachments

Attachment A - Proposed Map changes

Attachment A – Proposed Map Changes

To be inserted post Gateway Determination.