

It is therefore considered appropriate to investigate what areas are suitable within the study area to allow subdivision to create allotments of 2 hectares minimum site area, ie. Rural Small Holdings.

4.3 Denham Court

In Denham Court there are currently areas generally along Denham Court Road, Fox Valley Way and Camden Valley Way which are zoned 1(c) which has a 2 hectare minimum lot size development standard. There are also areas generally in the lower or valley sections of Denham Court which are zoned 1(b) which provides a minimum subdivision size of 1 hectare. The area in Denham Court which is zoned 1(d) is approximately 302 hectares, with the area zoned 1(d) being 210.7 hectares, whilst the forest lawn memorial gardens cemetery located on Camden Valley Way is zoned 1(a) and has an area of approximately 57 hectares. **Illustration 2** provides a breakdown of the areas of each land use zoning in the Liverpool LGA that is relevant to this study.

4.4 Proposed Badgery's Creek International Airport

Section 5 of this report indicates what part of the subject site is affected by the ANEF contours. It is not considered appropriate to reduce the minimum lot size for areas that are within the 20 ANEF noise contour, although dwellings are permitted in the 25 ANEF contour. This is also consistent with Section 117 Direction No. 24 as discussed in Section 2 of this report.

4.5 Sydney Regional Environmental Plan No. 9 – Extractive Industries

The study area contains regionally significant clay shale deposits which are required to be protected under SREP 9. Similarly, Section 117 Directions indicate that such deposits should also be preserved. Preservation in this regard means ensuring that the minimum lot size provisions contained within Environmental Planning Instruments is not reduced. It is possible to make a submission to the Director General to allow a reduction in minimum subdivision sizes on land affected by SREP 9, however in the current circumstances it is not considered a beneficial option to consider reducing the lot sizes in the areas affected by SREP 9 at this point. The reason being is that there is still a significant amount of 2 hectare allotments in the Liverpool LGA which may not be developed for a significant period of time. Secondly, as the South West Growth Centre is developed, there will be a significant demand for building materials which may be exploited from land in the SREP 9 area in the Liverpool LGA.

4.6 Agricultural Viability including Soil Class Maps

The Agribiz report concluded that agricultural production in the primary study area was generally confined to land along the Nepean River and the large holdings of the Leppington Pastoral Company. The majority of the study area was not being used for economic agricultural purposes. Whilst there was a significant amount of agricultural pursuits in Martin Road which is in the secondary study area and is subject to the South West Growth Centre, it was considered unlikely that these agricultural uses would relocate to the primary subject area. Despite these recommendations, it is considered prudent to restrict rural small holdings from areas adjacent to significant agricultural pursuits and on land that is Class 1 or Class 2 agricultural capability.

Therefore these will be considered constraints for the purposes of this Study.

4.7 Tourism

As discussed in Section 3, the Agribiz report indicates that there were only a few tourism operations in the rural areas of the study area, and as such they do not represent a

proposed Badgerys Creek Airport. As such, they will be located in areas where the minimum 40 hectare subdivision area is maintained.

The only exception is the area located within Sector E of the constraint maps in the vicinity of Tyson Road and Carr Road. This area contains existing 10ha lots which adjoin the Dwyer Road/Findley Road precinct, which contains lots that are generally around 2 hectares. This could be considered a natural extension to allow 2 hectare lots into the Tyson Road/Carr Road locality. However, it contains remnant Cumberland Plain Woodland of regional significance which also represents a bushfire hazard and as such, it is considered inappropriate to allow rural small holdings in this locality. Therefore, this area would appropriately be zoned for rural landscape purposes. These allotments are generally 10 ha in site area and it is recommended that no additional subdivision occur to preserve the regionally significant bushland. Therefore it is recommended that a 10ha minimum lot size subdivision control be provided.

The Liverpool LEP 1997 contains an environmentally significant layer on the LEP map. The only location where it is appropriate to consider rural small holdings on land where the environmentally significant land layer exists is to the east of Matingara Road. Given that the environmentally sensitive land is on the eastern edge of the proposed extension of the rural small holdings land, it is considered that future subdivision of this area into 2 hectare allotments could preserve the environmentally sensitive land and provide additional opportunities for this area to be rehabilitated and/or extended through the subdivision process. The remainder of the environmentally sensitive land is located in areas where the 40 hectare minimum allotment size subdivision control is proposed to be retained. It is considered that the minimum 40 hectare subdivision requirement will provide a degree of protection of these environmentally sensitive lands. As will be discussed further in Section 7 of this study, additional aims and objectives and development standards relating to the environmentally sensitive land will provide additional safeguards.

It is not appropriate to allow land uses that will have the expectation that the EEC on the sites can be removed. Notwithstanding, the mandatory control in the Standard Instrument LEP is that extensive agriculture be permitted with development consent. Therefore it is necessary to allow with development consent less intensive agricultural pursuits. It is recommended that only low scale tourist operations be permitted with consent.

6.7.3 Zone RU4 Rural Small Holdings

The area identified as being appropriately zoned for Rural Small Holdings is the area to the south and east of Orient Road, Greendale, subject to future road connections to Cut Hill Road. Appropriate uses are all primary industries with the exception of rural industries as it is not considered appropriate to allow uses such as abattoirs in this locality as there is not a large enough buffer available to adjoining dwellings. Similarly it is not considered appropriate to allow large scale tourist facilities however small scale tourism should be allowed with consent.

As previously identified in the Liverpool LGA it is considered necessary for a small scale economically viable agricultural activity to require a minimum lot size of 10ha.

6.7.4 Rural Residential R5 Large Lot Residential

As discussed in the conclusions for each sector in Section 5 of this report, it is recommended that there are 3 areas where rural small holdings can be accommodated. These are as follows:

- Land to the north-east of the Luddenham Village.
- Land to the west of Findley Road bounded by Greendale Road to the south, Greendale Road to the west and the Leppington Pastoral Company land to the north.
- Land adjoining Matingara Way, Wallacia.

→ It is recommended that the Rural zoned land in Denham Court with the exception of the cemetery site be zoned R5 Large Lot Residential. It is recommended that the areas currently zone Rural 1(d) be permitted to retain the 1ha minimum however land on the higher sections along Denham Court Road and Fox Valley Road that are currently zoned Rural 1(c) should be zoned R5 Large Lot Residential but retain the 2ha minimum lot size subdivision control to preserve the scenic visual quality of the area and the rural character of the area.

The amount of potential lots generated by the R5 Large Lot Residential area will not replicate the amount lost to the South West Growth Centre, however this represents the only areas where it is considered appropriate to allow rural small holdings. Given that it is likely that the main use of the Rural Small Holdings will be for dwellings and recreational horse use, it is considered appropriate that the Rural Residential R5 Large Lot Residential be a minimum lot size of 2 hectares. 2 hectare minimum sized allotments will maintain the rural ambience and allow environmentally significant land to be maintained on lots and provide opportunities for bushfire safety management (ie. provision of Inner Protection Zones) and proper disposal of sewage via a septic tank or envirocycle system. Pump out sewage systems on 2ha allotments should not be permitted.

It is appropriate that agricultural pursuits that are likely to cause land use conflict with adjoining dwellings should be prohibited in this essentially residential area. It is appropriate to allow some commercial agricultural pursuits in this zone and low scale tourist facilities such as bed and breakfasts, galleries, restaurants and cafes.

6.7.5 Village Boundaries

The only village within the study area is the Luddenham Village. The recommendation from the 1994 Liverpool Rural Lands Study was that expansion of the village should be held in abeyance until a commitment to proceed or not proceed with the Badgerys Creek Airport was made. The Liverpool LEP 1997 provided an expansion of the Luddenham Village to the south-east which generally remains undeveloped, however subdivision approvals have been granted on part of this land.

As discussed in Section 5 under the heading "Sector F" due to the constraints of the SREP 9 Maps and the ANEF contours, the only available area for expansion of the Luddenham Village is to the north along The Northern Road. Given that there is likely to be an undersupply of rural small holdings once the South West Growth Centre is developed, it is more appropriate to allow rural small holdings in the unconstrained areas to the north and north-east of the village. Expanding to the north-east in the manner envisaged does impinge slightly on the SREP 9 area, however it is considered unlikely that this would be objected to by the Director-General of the DoP.

6.7.6 Tourist Orientated Areas

The Agribiz report investigated tourism opportunities in the study area. It was found that there were only three tourist operations, these being:

- Bents Basin National Park
- Vicaries Winery including model railway
- The Hubertus Club.

Of these, the Vicaries Winery is the most important in terms of revenue and regional significance. There are more visitors to the Bents Basin National Park and the Hubertus Club. However, little economic activity is derived from the Bents Basin National Park and the Hubertus Club is of little regional significance. The Agribiz report attached at **Appendix B** of this report has indicated that there are no farm stays and surprisingly few road side stalls which sell agricultural products that are produced on the site. These road