



Planning Proposal

165-185 River Road, Tahmoor

Prepared by:

Prepared for:

RPS

Mary Camilleri

Level 12

92 Pitt Street

Sydney NSW 2000

T: +61 02 82708300

F: +61 02 82708399

E: sydney@rpsgroup.com.au

W: rpsgroup.com.au

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Appendix J:	Odour Impact Assessment by Benbow Environmental

I Introduction

RPS acts on behalf of our client, Mary Camilleri, in preparing this planning proposal for the rezoning of 165-185 River Road, Tahmoor.

This planning proposal has been prepared in accordance with the Department of Planning's Gateway rezoning process and provides strong justification, based on strategic planning, locational and environmental considerations, for the amendment of the *Wollondilly Local Environmental Plan 2011*.

The land is zoned part RU2 Rural Landscape and part E2 Environmental Conservation under the *Wollondilly Local Environmental Plan 2011* (LEP 2011) with a minimum lot size of 16 hectares (RU2) and 0 hectares (E2).

It is proposed to rezone the land to allow for a large lot residential subdivision with a minimum lot size of 4000m². Based on investigations prepared for the site, it is considered that the most appropriate zoning for this land would be a combination of R5 Large Lot Residential and E2 Environmental Conservation.

An indicative development concept consistent with the proposed new zoning has been provided at **Appendix B**. The concept has been developed based on the recommendations from a range of detailed specialist studies, the findings of which are outlined in the following proposal. The concept includes the creation of a 102-lot "Tahmoor Recreation Precinct" that will integrate large lot residential living with various recreational facilities. The concept design is described in further detail in Section 2.3.

2 The Site

2.1 Description

The site is located approximately 2km east of the Tahmoor town centre, on River Road (Figure 2-1). It is bound by a parcel of Crown land to the north east, the Nepean River to the east, the Bargo River to the south east, River Road to the west and other private landholdings to the north and south.

The site is currently zoned RU2 Rural Landscape. The total land area of the site is approximately 111 hectares and it comprises four parcels of land (Figure 2-2):

- Lots 85 and 86 DP 751270
- Lots A and B DP 369710

The site is currently utilised as grazing land for cattle and previously as a horse stud. There are three residences located on the land, as well as a number of outbuildings including stables and farm sheds. The site is largely cleared agricultural land, however there are some relatively large stands of mature vegetation present on the site. In particular, the south-eastern and north-western corners of the site contain largely intact vegetation.

The land is currently accessed from the north along River Road, which is a sealed all-weather road. A road reserve extends along the western boundary of the site, however River Road is formed only to the southern extent of Lot A. A Crown road reserve also extends between Lots A and B and along the perimeter of Lot 86.

The photos in Figure 2-3 illustrate the key features and vistas associated with the land.

2.2 Specialist Studies

A number of specialist studies have been undertaken over the land to assist in the preparation of the planning proposal. These are listed below and discussed in detail in Sections 5.3.1 and 5.3.2.

- Bushfire Assessment by Travers Bushfire & Ecology (**Appendix C**)
- Ecological Constraints Assessment by Travers Bushfire & Ecology (**Appendix D**)
- Cultural Heritage Impact Assessment by RPS (**Appendix E**)
- Transport Impact Assessment by Arup (**Appendix F**)
- Riparian Corridor and Site Flood Assessment by Worley Parsons (**Appendix G**)
- Preliminary Contamination Assessment by JBS Environmental (**Appendix H**)
- Water Sensitive Urban Design Report by GCA (**Appendix I**)
- Odour Impact Assessment by Benbow Environmental (**Appendix J**)

2.3 Development Proposal

A development concept for the “Tahmoor Recreation Precinct” (the site) has been prepared and is provided in **Appendix B**. The precinct as proposed will be a unique large lot residential subdivision. Each of the 102

lots has been designed to integrate with community facilities that are proposed within the precinct. The subdivision layout has been designed to enhance rural lifestyle living in Tahmoor.

The lot typology varies within the site. In the north-western corner of the site (nearest to the town) the lots sizes have been designed to reflect the site's proximity to Tahmoor. Lot sizes in this area are proposed to be approximately 0.5ha. Heading south east and away from the town the lot sizes get larger, from 0.8, to 1.5 and finally to 2ha.

The majority of lots would be accessed via an internal ring road, which has been located in order to minimise impact to vegetation and in response to local topography. Two lots in the north western corner of the site would be accessed via a short extension of the ring road. The ring road is proposed to run adjacent to a horse trail that would be accessible from all lots on the site. The horse trails meet in the north-western corner of the site where a 2Ha riding park has been provided. This park will allow both subdivision residents and the people of Tahmoor more broadly to practice show jumping and dressage in a convenient location and at no cost.

A planning proposal for this site that included a proposed conference centre was placed on public exhibition during a non-statutory community consultation period in February 2011. At this time the proponent held a four-hour information session on the development at the Tahmoor Community Centre that was open to the public.

The exhibition period resulted in only a small number of requested revisions to the initial proposal. In particular the proponent was asked to consider

- (a) the need for an odour setback from the neighbouring Picton Abattoir.
- (b) the appropriateness of the planned conference centre given its noise and visual impacts on the surrounding landscape.
- (c) the possibility of creating a large, contiguous ecological corridor in the south eastern corner of the site that would include significant setbacks from the Bargo River.

In response to these concerns this proposal now contains:

- (a) a 2Ha horse riding park (as mentioned earlier) that acts as a buffer to the odour affected portion of the site;
- (b) No conference centre¹. It has been removed all together; and
- (c) A contiguous 18Ha environmental corridor for habitat conservation which also includes a 250-330m riparian setback from the Bargo River.

These changes are reflected in the site plan in **Appendix B**. This site plan proposes the inclusion of a large number of community and recreation facilities as well as environmental conservation land for use by both future and existing local residents.

¹ It should be noted that the reports that were undertaken in support of this proposal include references to the proposed conference centre and "tourist" facilities, all of which have now been removed. The original proposal is considered to represent a more intensive form of development than that now proposed and therefore impacts assessed were greater than those associated with the current concept. Updates to these reports were therefore not considered necessary.

This includes:

- (a) Nature walks
- (b) Three areas of open space, including a spine boulevard park along the length of the precinct
- (c) A series of lookouts that utilise the extensive views from the site
- (d) A large dam that will allow for aquatic sports.
- (e) Tennis Courts
- (f) A Children's Playground
- (g) A 2Ha horse riding field in the north west of the site for dressage, jumping and linking with the on-site horse trails
- (h) A large 18Ha continuous vegetated land parcel buffering the allotments from the Bargo River gorge wilderness for future conservation classification such as National Park or dedication to Council
- (i) Multi use trails within the site, linking to neighbouring sites
- (j) Cycleways and bike paths within the site and with links out of the site

The development proposal has incorporated significant riparian corridors of between 250-330m from both the Nepean and Bargo Rivers, as well as 30m from Myrtle Creek to the north and 10m from the watercourse traversing the site. In addition, the existing farm dams on the site have been incorporated into the design. The layout protects the important endangered ecological community (EEC) identified on the land as well as the cultural heritage site located within the riparian corridor.

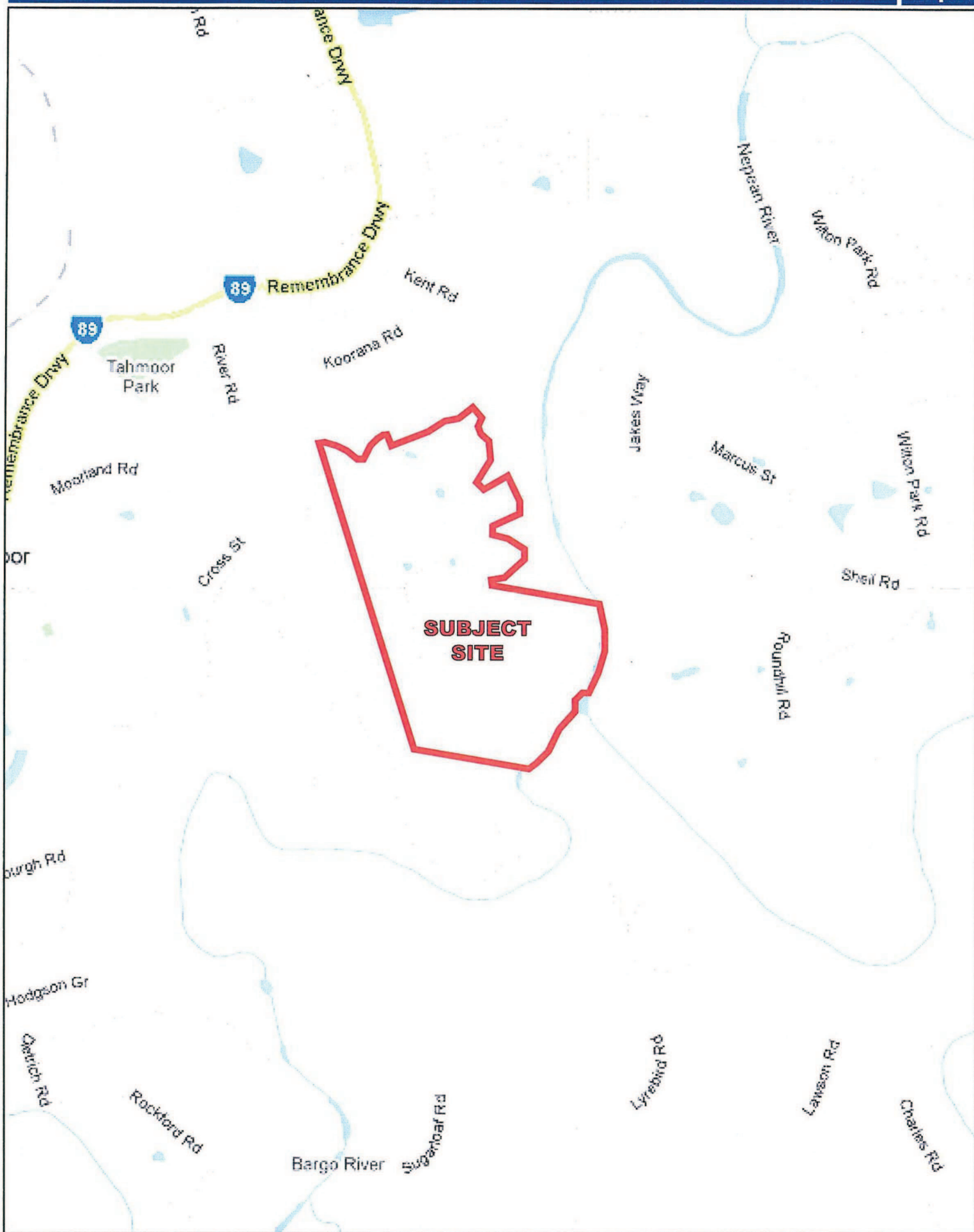
The proposed residential lots are of sufficient size that they can retain significant trees, provide bushfire protection and incorporate an adequate building envelope. They also provide sufficient setback from the Bargo River and gorge of approximately 250-330m. This is vastly larger than the OEH guidelines require.

The key opportunities and constraints associated with the subject site and key features of the proposed concept are illustrated in detail in the concept design prepared by Building Studio Architects (**Appendix B**). In summary, these include:

- A high quality, well designed, large lot residential development which will maintain and contribute to the rural character of the area.
- A proposed layout which incorporates existing streams and farm dams and which incorporates significant riparian and wildlife corridors.
- Protection of the endangered ecological community located on the site.
- A development which capitalises on existing infrastructure and services, which can be adequately extended to service the site.
- A layout which can adequately cater for bushfire protection on site, without impacting on sensitive vegetation.
- A site which is relatively unconstrained in terms of contamination and flooding.
- Opportunity to create significant riparian setbacks from the Bargo and Nepean Rivers and to create a large 18ha continuous conservation corridor.

Locality Plan

Figure 1



Site Description Plan

Figure 2

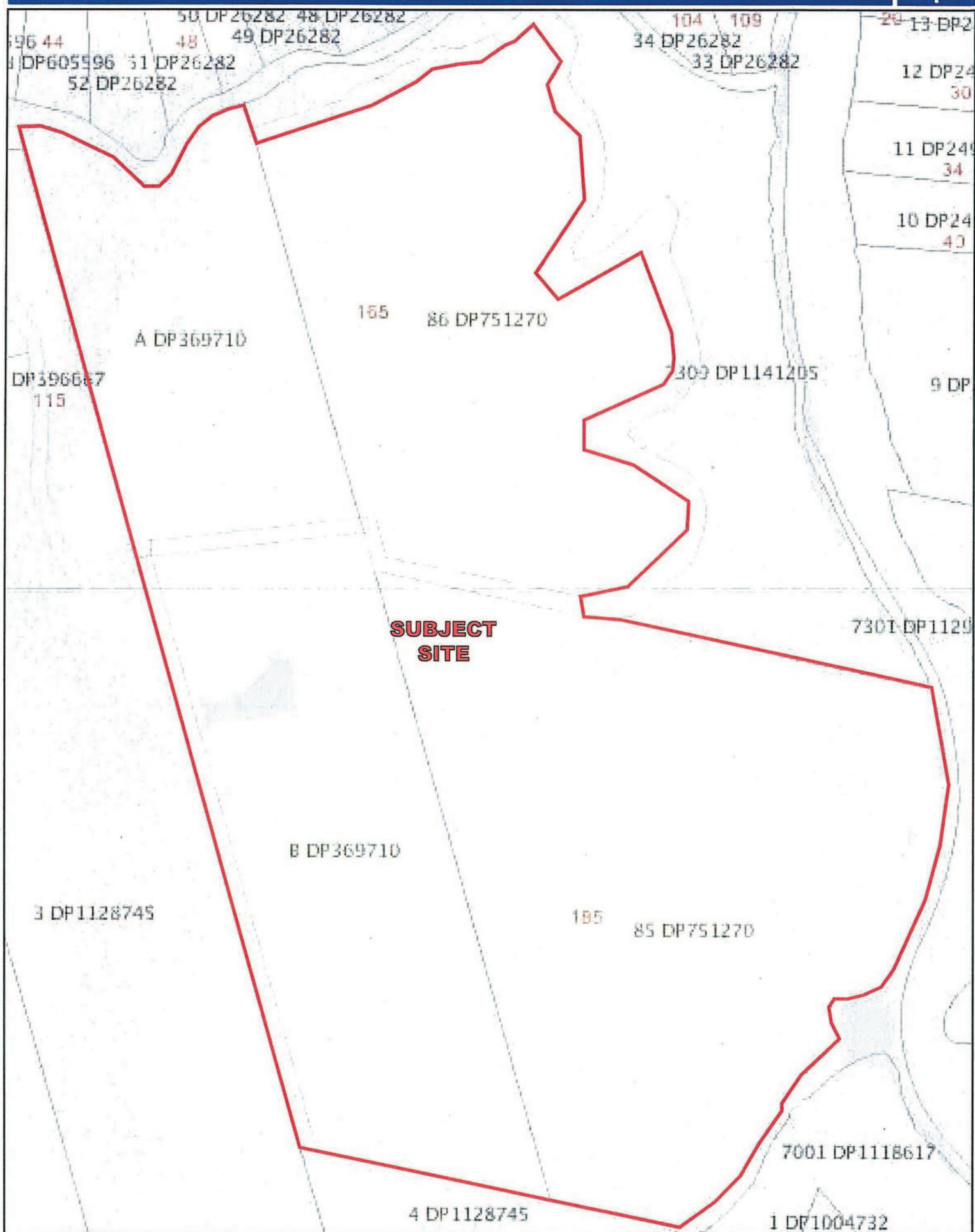


Figure 2-3 Site Photographs



View to south west from central portion of site



View from River Road to south east, across dam



View to west from crown road reserve



View to east from River Road entry



View south along western boundary of site



View south along western boundary of site

Figure 2-3 Site photographs (continued)



Dam in central portion of site. View to south west.



View south east, towards Nepean River

3 Part I – Objectives or Intended Outcome

The intended outcome of the Planning Proposal and Local Environmental Plan (LEP) is to rezone the site a combination of the following zones to allow for urban and recreational land uses and for the conservation of significant bushland, in accordance with section 55(2) of the *Environmental Planning and Assessment Act 1979 (EP & A Act)*:

- Zone R5 Large Lot Residential, with a minimum lot size of 4,000m²; and Part E2 Environmental Conservation, with no minimum lot size.

The intended outcome will enable the gazettal of the LEP as an amendment to *Wollondilly Local Environmental Plan 2011*.

Key aspects of the proposed zoning plan (**Appendix A**) are outlined below.

R5 Large Lot Residential

The portion of the land to be zoned residential is relatively free from environmental constraints and will provide an attractive location for residential development in a rural setting. Vegetation corridors are proposed to be protected and further rehabilitated along the waterways on the site and in the north western corner of the site. The proposed rezoning maintains adequate and distinct separation between residential and agricultural land uses and the site provides a transition from the higher density land uses of the Tahmoor town centre to the north west and the dense bushland of the state forest to the site's east.

The rezoning of the land to enable a minimum lot size of 4,000m² for residential uses provides a logical extension of existing urban land associated with the township of Tahmoor. This is illustrated in the development concept (**Appendix B**).

It should be noted that while significant areas of open space are included in the proposed development concept, it was not considered appropriate to define the exact boundaries of these areas by proposed recreation zones at this stage. They are therefore retained in the R5 zone at this stage. The precise boundaries and configuration of these areas would be determined as part of detailed future subdivision designs for the land.

E2 Environmental Conservation

Significant ecological areas have been identified on the site. This planning proposal seeks to rezone approximately 18 hectares of land to E2 Environmental Conservation under the draft LEP 2011. It has also instituted a 250-330m setback from the Bargo and Nepean River system.

The development concept for the site (**Appendix B**) shows how the environmental qualities of this area of the site could be further enhanced by regenerating the riparian corridors throughout the site.

4 Part 2 – Explanation of Provisions

The provisions to be included in the proposed LEP are outlined below, in accordance with section 55(2) of the *Environmental Planning and Assessment Act 1979* (EP & A Act).

4.1 Wollondilly Local Environment Plan 2011

Name of plan

This plan is *Wollondilly Local Environment Plan 2011* (Amendment No. TBC).

Aims of the plan

This plan aims to amend *Wollondilly Local Environmental Plan 2011* to zone the land to which this plan applies as follows:

- (a) To rezone the land to which this plan applies to part Zone R5 Large Lot Residential and part Zone E2 Environmental Conservation.
- (b) To specify a minimum lot size of 4,000m² for the land zoned R5 and minimum lot sizes of 0m² for land zoned E2.
- (c) To ensure any development on that land incorporates the principles associated with ecologically sustainable development in its planning and design.
- (d) To ensure that any development on that land is in accordance with the relevant objectives of the zone to which it relates.

Land to which this plan applies

This plan applies to the land shown edged heavy black on the zoning plan contained in **Appendix A**.