

Planning Proposal

Subject: 1. Draft Campbelltown (Urban Area) Local Environmental Plan 2002 – Amendment No 29 – Leumeah or
2. Draft Campbelltown Local Environmental Plan 2014 – Amendment No. 1

Part 1 – Objectives or Intended Outcomes

The objective of this planning proposal is to enable 43,624m² of environmental protection land at Leumeah to be developed for approximately 35 residential allotments.

Part 2 – Explanation of the Provisions

The planning proposal applies to land at Leumeah known as Lot 1, DP 795498, Lot 2, DP 126471 and Lot 1, DP 709918, Amundsen Street, Leumeah. A location map is shown at attachment 1.

The subject site is currently zoned 7(d4) Environmental Protection under the provisions of Environmental Planning Instrument (EPI) *Campbelltown (Urban Area) Local Environmental Plan 2002* (CLEP 2002) with a minimum residential subdivision standard of 2 hectares. A copy of the existing zoning map is shown at attachment 2.

The main EPI for the Campbelltown Local Government Area is *Campbelltown (Urban Area) Local Environmental Plan 2002* (CLEP 2002) which is currently being incorporated into the draft Campbelltown Local Environmental Plan 2014 (CLEP 2014). The subject site is currently listed as a 'Deferred Matter' under the draft CLEP 2014 as shown in attachment 3.

Depending on the timing of the completion of the draft CLEP 2014 this planning proposal may become an amendment to CLEP 2014. The proposal is to zone the land part Low Density Residential R2 and Large Lot Residential R5 as shown in attachment 4.

The proposed principal development standards for the site are:

Zone	Floor Space Ratio	Building Height	Minimum Subdivision Lot Size
R2	0.55:1	6.5 m	500m ²
R5	0.55:1	6.5 m	9,000m ²

The draft Campbelltown Local Environmental Plan 2014 (CLEP 2014) does not include a floor space ratio map, however relies on a clause to present the controls. The proposed FSR controls are the same as those contained within the CLEP 2014.

The proposed height of buildings is based on a visual analysis for the site and is shown in the table above and in attachment 5. Likewise the minimum subdivision lot size is shown in the table above and in attachment 6.

The applicant has undertaken two technical studies to address visual and heritage impacts of the proposed development. As a result of these studies a Landscape Concept Plan and Indicative allotment layout have been developed as shown in attachments 7 and 8 respectively. These technical studies are contained in attachments 9 and 10 respectively. In

addition to these, a number of further detailed technical studies would be required to be prepared to inform a final planning proposal. These would include the following matters:

- Flora and fauna
- Transport and access
- Indigenous heritage
- Bushfire risk
- Contamination
- Geotechnical conditions
- Infrastructure, Stormwater and Sewer Services

The outcome of all studies will be used to define the zone boundaries and applicable planning controls within the subject site, and the final planning proposal would include the proposed amendments to CLEP 2002 or draft CLEP 2014 that would be required to accommodate these changes.

Part 3 – Justification

Section A – Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report?

While the planning proposal is not a result of any strategic study or report, it will however deliver on a number of outcomes consistent with both state and Local government planning documents including:

- Conservation and enhancement of the natural landscape
- Utilization and embellishment of existing physical and human infrastructure
- Contributing housing stock to help meet housing targets provided in the Sydney Metropolitan Strategy
- Promoting housing choice and diversity thereby responding to the needs of Campbelltown's community.

As noted in Part 2 further technical studies will be prepared to ensure that the subject site is capable of being developed for residential purposes.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Council is towards the end of the process of preparing a comprehensive local environmental plan (CLEP 2014) under the provisions of the Standard Instrument – Principal Local Environmental Plan, to cover the entire Campbelltown Local Government Area. As sufficient information to justify the change in zoning of the land was not available at the time of advertising the CLEP 2014 it was considered that the best means of achieving the rezoning of the land was via an independent planning

proposal. Depending on timing of the progress of CLEP the proposal is to either amend *Campbelltown (Urban Area) Local Environmental Plan 2002* or CLEP 2014.

Section B – Relationship to strategic planning framework

3. Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies).

Metropolitan Plan for Sydney 2036

The Metropolitan Plan for Sydney 2036 (MPS) recognises that there will be a need for 770,000 additional homes by 2036.

Draft South West Subregional Strategy

The draft South West Subregional Strategy (SWSS) aims to provide 24,653 additional dwellings by 2031, with 4,700 of these dwellings proposed to be developed in greenfield sites within the Campbelltown LGA.

A Plan for Growing Sydney (New Metro Plan)

This Plan was announced on 14 December 2014 and contains a number of key actions, goals and directions to drive Sydney's growth to 2031.

Of relevance to this planning proposal is Goal 2: A city of housing choice, with homes that meet our needs and lifestyles. Under Goal 2 there are four Directions as follows:

Direction 2.1: Accelerate housing supply across Sydney

Direction 2.2: Accelerate urban renewal across Sydney – providing homes closer to jobs

Direction 2.3: Improve housing choice to suit different needs and lifestyles

Direction 2.4: Deliver timely and well planned greenfield precincts and housing

As this planning proposal aims to provide 35 residential allotments on the eastern boundary of the Campbelltown urban area, it is considered that it is consistent with the aims of the MPS, draft SWSS and the New Metro Plan.

4. Is the planning proposal consistent with the local council's Strategy or other local strategic plan?

The planning proposal is not inconsistent with the *Campbelltown 2025 Looking Forward* long term town planning strategy, nor with the draft *Local Planning Strategy*, as the planning proposal seeks a rezoning outcome that is consistent with the surrounding land uses. The planning proposal is also not inconsistent with Campbelltown's draft *Community Strategic Plan 2012 - 2022*, which contains an objective of a strong local economy.

Council's Residential Strategy accompanies a suite of planning documents to support draft CLEP 2014. The Strategy has the following recommendations:

“The Residential Strategy Review and this emergent Strategy indicate that future dwelling targets for 2031 can be achieved with current zonings, their minor rationalisation and the release of identified greenfields and incremental phasing of new centres and transit focused infill growth nodes.

Additionally, the need for diverse housing forms, adaptable housing and more affordable housing should be acknowledged.”

It is considered that the proposed development of the land is consistent with the above recommendations as this Planning Proposal seeks to rezone for a range of residential purposes via a minor rationalisation of existing zones using a master planning approach.

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

It is considered that the planning proposal is consistent with all applicable state environmental planning policies (SEPPs) being:

SEPP No 55 – Remediation of Land - As part of the final Planning Proposal, appropriate investigation would be undertaken to confirm that there is no contamination on the site and confirm its suitability for residential development.

SEPP No 60 – Exempt and Complying Development - The planning proposal will be based on the Standard Instrument LEP and will be incorporated into draft CLEP 2014. Clause 1.9 of draft CLEP 2014 is a compulsory clause within the Standard LEP which states that SEPP 60 will not apply to land to which draft CLEP applies.

SEPP Affordable Rental Housing 2009 – Affordable Rental Housing would be permissible upon the land subject of the Planning Proposal.

SEPP, Building Sustainability Index – BASIX 2004 – The relevant principles of this Policy will inform future building design upon the land.

SEPP Exempt and Complying Development Codes 2008 – The Codes SEPP would apply to the land subject of the Planning Proposal.

SEPP Housing for Seniors or People with a Disability 2004 – Seniors housing would be permissible upon the land subject of the Planning Proposal.

Deemed SEPP No 2 (SREP 2) – Georges River Catchment – Any further construction works upon the land subject of the Planning Proposal would need to be conducted in such a way to prevent impacts upon the Georges River Catchment.

However, please note that the technical studies required to be prepared to inform the final planning proposal for public exhibition purposes, would address the issue of consistency with all relevant SEPPs.

6. Is the planning proposal consistent with applicable Ministerial Directions (s117 directions)?

It is considered that the planning proposal is either consistent or justifiably inconsistent with all applicable s117 directions being:

2.1 Environment Protection Zones - The Planning Proposal is not inconsistent with Direction 2.1 as a large proportion of the subject land will be retained for large lot housing with the intention of conserving and enhancing the existing native vegetation in the current environmental setting. The subject land has been considered for residential purposes for a number of years and as such is not inconsistent with the prevailing Draft Sub- Regional Strategy.

2.3 Heritage Conservation – The subject land contains a former farm house which has been assessed by a heritage expert and considered not to have sufficient merit for local heritage listing and as such, should it be demolished will be digitally recorded and cataloged at Council's library.

3.1 Residential Zones - The Planning Proposal does not seek to reduce the amount of residential land but rather contribute to additional land that may assist in reaching housing targets. The subject land is located adjoining existing residential land and close to services. The Planning Proposal would permit the development of a range of housing types and as such the Planning Proposal is not inconsistent with Direction 3.1.

3.3 Home Occupations – The Planning Proposal does not seek to restrict the availability of home occupations.

3.4 Integrating Land Use and Transport - The subject land is located close to existing transport networks. The site is accessible to public bus services (within 400m of a number of bus stops) with direct access to rail services. The Planning Proposal site is well serviced by existing roads. Therefore the Planning Proposal is not inconsistent with Direction No. 3.4.

4.4 Planning for Bushfire Protection – A small section of the site is included on the Campbelltown Bushfire Prone Lands Map and therefore any impact from Bushfire will be considered as part of the further detailed studies.

6.1 Approval and Referral Requirements - The Planning Proposal does not seek to include further provisions to CLEP 2002 or draft CLEP 2014 in respect to the concurrence, consultation or referral of development applications to a Minister of public authority. The Planning Proposal is therefore not inconsistent with Direction 6.1.

6.3 Site Specific Provisions – The Planning Proposal does not seek to include any site specific provisions into the CLEP 2014 over the subject lands.

7.1 Implementation of the Metropolitan Plan for Sydney 2036 – The Planning Proposal is consistent with this Plan as it provides additional housing supply within existing serviced areas.

Please also note that the technical studies required to be prepared to inform the final planning proposal for public exhibition purposes would address the issue of consistency with all relevant s117 directions.

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?

The ecological values of the subject site are highly degraded due to extensive clearing, and continuing agricultural activities. However, the site does exhibit some remnant Shale Sandstone vegetation, which is proposed to be retained and supplemented with additional plantings. Given the sites location and vegetation community there is also the potential for Koalas and the Cumberland Plain Land Snail to exist on site. These issues would be addressed in the relevant technical studies required for the final planning proposal.

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Other likely environmental effects such as bushfire hazard would be addressed within the relevant technical studies required for the final planning proposal.

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

The planning proposal aims to provide additional housing within easy access of the regional city centre of Campbelltown/Macarthur. It also aims to provide additional housing adjacent to existing residential areas within easy access to public transport services / routes, and community facilities and amenities. With the limited number of additional lots created it is considered that the additional demand on services could be accommodated within the existing community services/facilities in adjoining suburbs (e.g. schools and playing fields).

Section D – State and Commonwealth interests.

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

Initial investigations have noted that the adjoining residential areas adjoining this site can be serviced with water, sewer, stormwater drainage, electricity and telecommunication facilities. However, the relevant technical studies required for the final planning proposal would address availability of adequate public infrastructure to service the proposed future development of this site.

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

This issue should be addressed when Council receives the gateway determination as part of the community consultation phase of the planning proposal.

Part 4 – Mapping

The following maps are provided as attachments to this planning proposal:

Location Plan

Zoning Plan - Campbelltown (Urban Area) Local Environmental Plan 2002 (CLEP 2002)

Zoning Plan – draft Campbelltown Local Environmental Plan 2014 (CLEP 2014).

Zoning Plan – proposed

Height of buildings map

Minimum subdivision lot size map

Landscape Concept Plan

Indicative Allotment Layout

Part 5 - Community Consultation

It is considered that a public exhibition period of a minimum of 28 days should be undertaken, however ultimately this will be a matter for the Gateway Determination.

Part 6 – Project Timeline

It is anticipated that the time required to complete the project will be twelve months however this will be a matter for the Gateway Determination.