



Appendix 1

Justification of Proposed Provisions

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Urban Design Outcomes

The planning investigations that the current lot size controls were based on were undertaken between 2002 and 2005. At this time, no physical detailed design had been undertaken for the area.

Typical traditional residential home sites during this period were around 600 – 700m² and large lot housing was in the range of 900 – 1200m². This was therefore reflected in the planning controls adopted at the time of rezoning.

The current land use provisions are demonstrated in Figure 5 below.

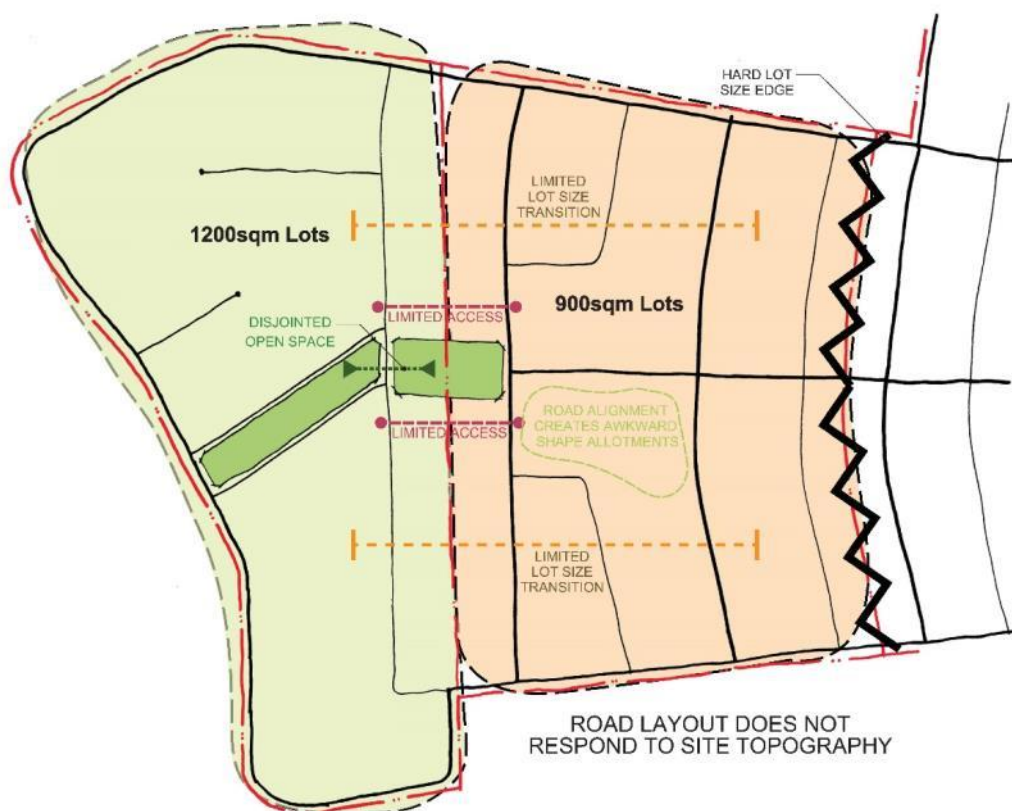


Figure 5: Existing Planning Controls Analysis Plan

As a result of changing market demands and housing affordability, lots larger than 1,000m² are generally now undesirable and unaffordable within the local market.

The vast majority of current traditional housing lots are between 350m² and 450m² and larger more exclusive home sites are between 750m² and 1,000m². This is a reflection of the change in lifestyle over recent years and a growing trend towards smaller more energy efficient and sustainable housing on smaller lower maintenance housing sites.

The existing lot cap will result in lots between 900 – 1200m² (average lot size of approximately 1,100m²) and will create a hard urban edge between the standard and large lot residential housing. This will result in a disjointed community with limited housing diversity, and does not represent a positive community and place making outcome.

A draft Concept Plan has been prepared for the Precinct C area in accordance with the provisions of the Glenmore Park Stage 2 chapter of Penrith DCP 2014. Physical design work undertaken through the development of the Concept Plan indicates that lot sizes predominantly between 600m² and 1,000m² respond to the site characteristics and context and deliver a transition between traditional housing through to larger lot housing and on to the conservation lands. Lot sizes in the area immediately adjoining existing residential land range from 450m² to 600m² with larger lots of 800m² to 1,200m² transitioning to the western portion of the site.

The largest allotments are located on the outer edges of the development. This will ensure that the design outcome is consistent with the existing provisions along the western rural lands interface, with smaller lots contained internally within Precinct C. This outcome achieves both a transition to the rural lands and also a more gradual lot size transition to the existing Glenmore Park development area.

The existing landform within Precinct C incorporates areas of steeper sloping land which falls to the north-west and west from localised high points. The urban design principle has been to locate larger allotments in areas of steeper sloping land, with roadways located along ridgelines, and within existing low points. The steeper topography is then able to be addressed through a combination of earthworks and split level homes without the need to deliver extensive retaining walls, particularly along the interface with the existing rural lands.

The image on the following page demonstrates how the existing site levels can be addressed in a manner which minimises retaining walls required to be constructed.

The housing / dwelling mix proposed in the draft Concept Plan, and translated through the proposed LEP land use provisions, will deliver greater housing choice with a wider mix of architectural style across the Precinct C area, which is commensurate with the surrounding community. This will address the current distinctive housing and socio-economic disparity created by the existing planning provisions and lot size controls.

The proposed indicative lot size allocation and transition is demonstrated in Figure 6 below and the Lot Size distributing plan on the following page. This transition has informed the location of the proposed minimum lot sizes for the Precinct.

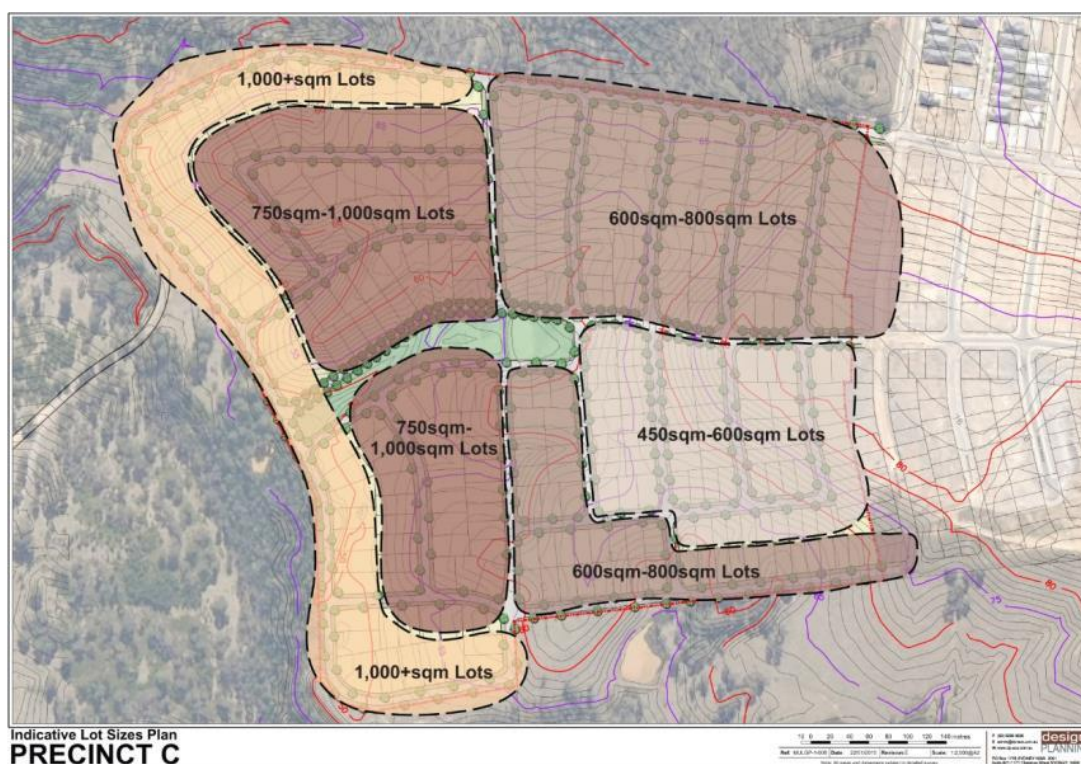
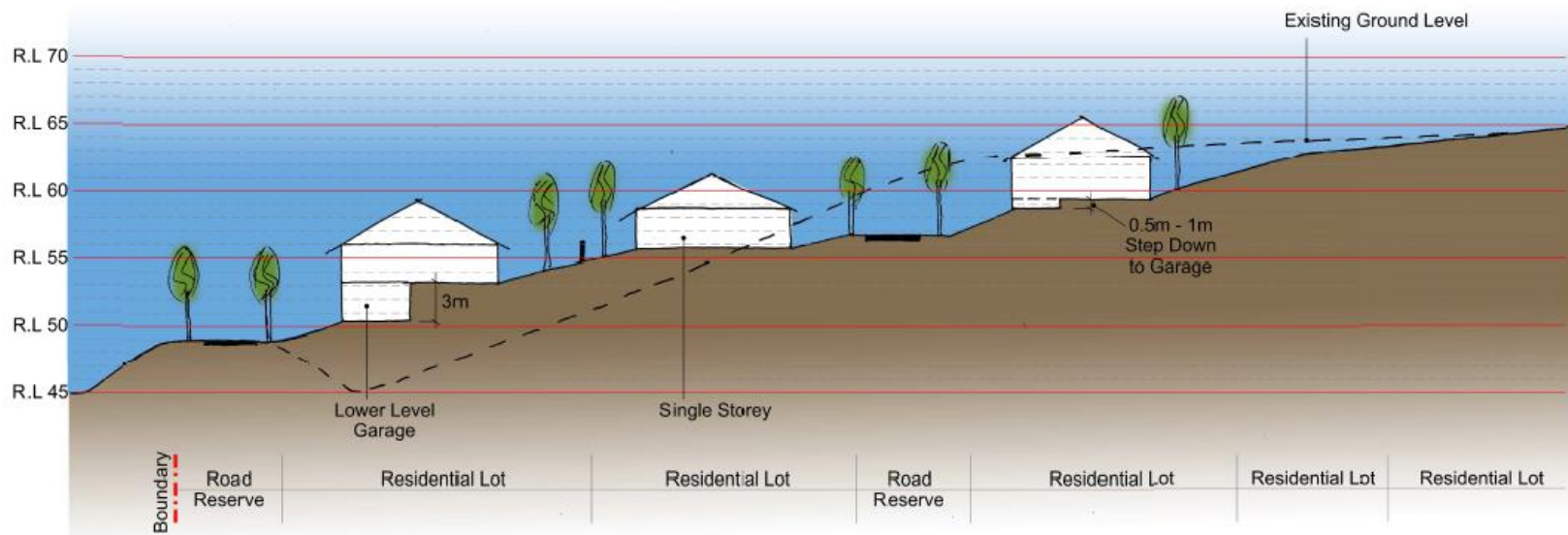
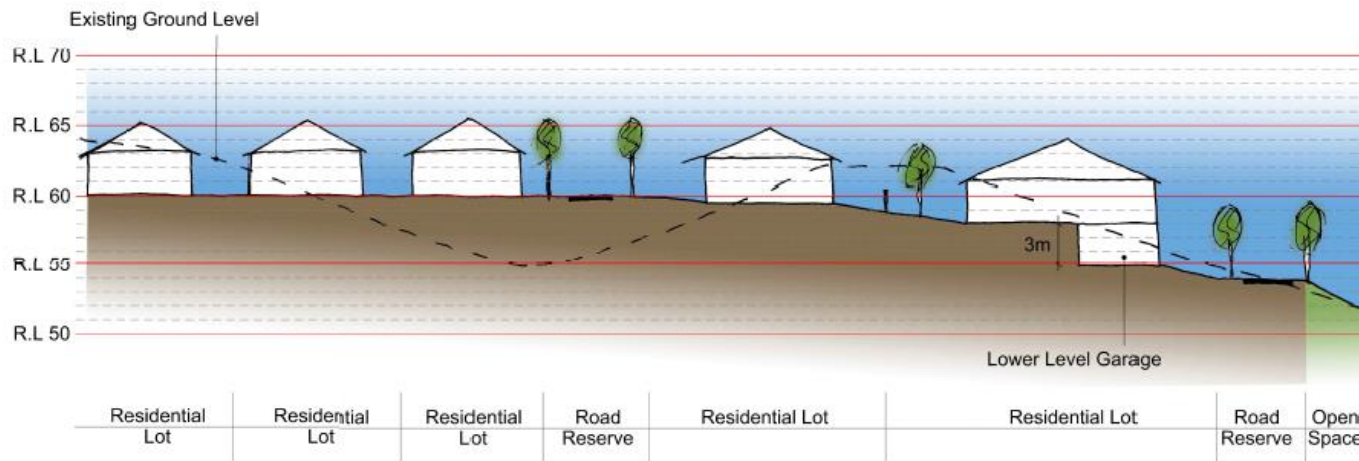


Figure 6: Proposed Lot Transition



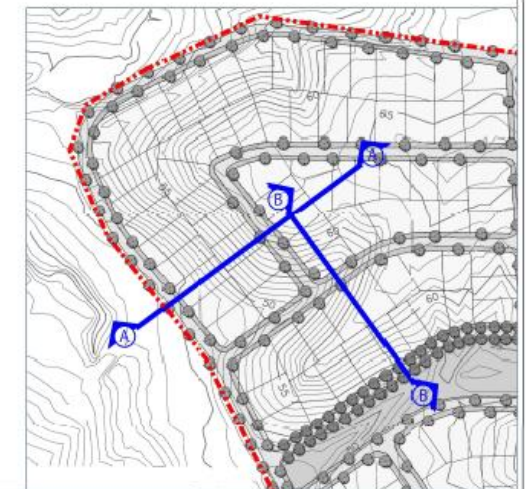
Section A - A



Section B - B



Location Plan



Sections PRECINCT C



Ref: MULGP-1-009 Date: 21/01/2015 Revision: - Scale: -

Note: All areas and dimensions subject to detailed survey

P 1021010 2008
E 1021010 2008
W 1021010 2008
PO Box 1715 STONEY NSW 2001
Date 08/11/11 Clare Street STONEY NSW 2008

design-
PLANNING

Housing Choice and Affordability

In 1992 the NSW Government introduced a landmark policy change requiring a minimum residential density of 15 dwellings per hectare in all release areas. This was introduced to provide a housing density that supports the reduced consumption of land by creating compact suburbs and public transport viability.

Since 1992, the NSW Government has introduced various planning policies and urban release area initiatives that have evolved the definition of low density housing as indicated below:

Growth Centres Development Code (GCC 2006):	12.5 to 20 net dwellings per hectare
Metropolitan Strategy for Sydney to 2036:	Less than 25 net dwellings per hectare
Draft Metropolitan Strategy for Sydney to 2031:	Less than 25 net dwellings per hectare

Within the NSW Growth Centres (North West and South West), a residential density of 15 dwellings per hectare was imposed by the Growth Centres Development Code and has been subsequently reinforced in:

- Housing Choice and Affordability in Growth Areas: Dwelling Density Guide (NSW Department of Planning and Infrastructure (July 2013); and
- Statement of Intended Effects: Proposed Amendment to the Growth Centres SEPP – Housing Diversity and Affordability (NSW Department of Planning and Infrastructure (July 2013).

The 'Housing Choice and Affordability in Growth Areas: Dwelling Density Guide' is a best practice guideline on how to improve housing choice and affordability in release areas. The guideline demonstrates best practice subdivision design for a range of densities and also innovative housing typologies. This guideline also notes that current trends within the Growth Centres should be applied across the Sydney Metropolitan Region in all release areas. These delivery trends are:

- 50% of low density housing delivered between 12.5 and 15 dwellings per hectare of Net Developable Area (NDA); and
- 40% of low density housing delivered between 20 and 25 dwellings per hectare (NDA).

Housing diversity is promoted in the guideline as it encourages new residential areas with different "characters" depending on their context such as along a bus corridor, adjacent to a park or a bushland reserve. It also shows how housing diversity provides a positive response to key planning priorities including housing affordability, socially inclusive communities, maximising public transport accessibility and viability, and environmental sustainability.

The NSW State Government has acknowledged that fundamental changes in the housing market driven by demographics, affordability and lifestyle trends are increasing the demand for more diversity in housing types. The demand is currently being amplified by the need to supply more affordable housing.

In response, the NSW Government and Department of Planning and Environment have introduced the Housing Diversity Package, which apply to new release areas within the North West and South West Growth Centres.

The changes in the Housing Diversity package remove constraints that have made it difficult to deliver affordable and diverse housing, will accelerate and diversify housing supply and will put downward pressure on the cost of new homes.

Under the Housing Diversity Package, minimum lot sizes with R2 Low Density Residential zones with density overlays of 12.5 to 15 dwellings per hectare are typically 300m². This will deliver an "average" lot size of around 500m². In this context, the Concept Plan submitted with this proposal achieves a dwelling density of approximately 10 dwellings per hectare (NDA), demonstrating a lower density outcome than current State Government policy.

One of the key principles of the Housing Diversity Package is to ensure that new release areas deliver a range of housing options which are affordable across a wide spectrum of future residents.

In this context, the proposed amendment to Penrith LEP 2010 is strongly aligned to the NSW State Government Density targets and Housing Diversity Package through the principle of delivering a range of housing options and seamless transition between dwelling types within a new community.

Infrastructure Delivery for Precinct C

Transport and Traffic Management

Access will be achieved via existing roadways constructed as part of the residential development to the east, being Bradley Street and Forestwood Drive.

Cycleways will be constructed generally in accordance with the cycleway routes specified in the DCP, within road reserves as part of the subdivision works. Construction of cycleways within the riparian corridors and public open space will coincide with the embellishment of these areas.

These connections are improved upon in the draft Concept Plan with the addition of another perimeter road along the central reserve.

It is noted that provisions for the upgrade of the Northern Rd/ Bradley St intersection will be in place prior to the development of this precinct.

Drainage and Stormwater

The stormwater strategy is consistent with that adopted for the entire Glenmore Park Stage 2 Release Area. A “treatment train” approach has been proposed and incorporates the provision of gross pollutant traps (GPTs), bio-retention rain gardens and rainwater tanks within lots.

Trunk drainage and biodiversity corridor planting downstream have been undertaken by the developers under a Voluntary Planning Agreement with Council. Stream improvement works in the creek corridors have also been constructed as part of the subdivision works requiring the creek upgrades.

Rain garden structures for water quality and storm water detention purposes are being constructed in stages as required. Trunk drainage works will be generally in accordance with the approved Stormwater Management Strategy prepared for the Glenmore Park Stage 2 Release Area. Biodiversity corridor planting will be staged and will be commenced before the development of 25% of total dwellings in the release area, with completion before 50% of the estate is developed as specified in the Section 94 Plan.

Water Reticulation

Water supply will be achieved through extension and augmentation (where necessary) of the existing supply delivered to the residential development to the east.

Sewerage

The north-eastern portion of Precinct C will be serviced by the constructed sewer carrier extending from existing services within Glenmore Park to the north into the Mulgoa release area. The carrier extends along Surveyors Creek terminating at Bradley Street to provide connection to Mulgoa Rise.

The western portion of the site drains to Mulgoa Creek. A new Sydney Water sewer pumping station is required on land currently owned by Holcombe to pump effluent via a rising main to the Surveyors Creek catchment.

The Land Owners Group has agreed that Mulpha Norwest will construct the sewer pumping station and rising main. Mulpha Norwest has entered into a Major Works Deed with Sydney Water for the delivery of the sewer pump station and rising main to facilitate the Precinct C catchment.

Electricity

Electricity supply will be achieved through extension and augmentation (where necessary) of the existing supply delivered to the residential development to the east.

Telecommunications

Telecommunications will be provided through extension and augmentation (where necessary) of the existing supply delivered to the residential development to the east.

Gas

Gas supply will be achieved through extension and augmentation (where necessary) of the existing supply delivered to the residential development to the east.