

Attachment 5

Assessment of Proposal against the Adopted Development Control Plan

Spring Farm Master Plan

The current Spring Farm Master Plan is provided within the introduction to the Spring Farm chapter of the DCP 2011. Whilst there are no objectives within the introduction, this map sets the overall planning impression for the Spring Farm Residential area. This map is a compilation of each of the maps listed below.

Spring Farm Residential Dwelling Density Range

The current Residential Dwelling Density Range Map provides an expectation of the required lot yield within each village. The following objectives are to be satisfied to achieve this target:

Objectives

1. *Ensure the dwelling density target for Spring Farm is achieved.*

The proposed amendments to the South and West Villages will result in a small amount of additional lots. This increase in development lots are directly in response to the Ministerial Direction dated 31 May 2009 which states:

2. *The review is to address the substantial extent to which contributions required in respect to Residential Development on the Elderslie Residential Land and Spring Farm Residential Land are influenced by riparian corridors and flood prone land. Specifically, Council is to:*
 - a. *consider the extent to which such land, and in particular the flood prone land along the Nepean River, functions as district open space and should therefore be more broadly apportioned across the Council's local government area;*
 - b. *review the expected future development for the Elderslie Land and Spring Farm Land to assess the feasibility of decreasing open space and increasing developable land (through flood plain works) within the broader scope of the master plan and with other minor rezonings.*

The proposed minor rezoning attempts to reconfigure the sports fields to utilise the flood liable land whilst making available additional unencumbered residential development land. Hence, the minor increase in residential lots.

Furthermore, it is noted that the additional dwelling yield is minor in comparison to the residential release as a whole and will not impact on the level of facilities provided or required as a result.

The recreation facilities proposed to be provided will cater for the additional growth as there is spare capacity for this to occur. In this regard, the services and facilities to be provided are consistent with Camden's Section 94 Contributions Plan.

Spring Farm Staging Plan

The following are the objectives for the staging of Spring Farm:

Objectives

1. *Ensure the orderly development of the land and assist in the coordinated programming and provision of necessary infrastructure and sequencing.*
2. *Ensure staging of works protects the amenity of future residents from the effects of mining, industrial and waste disposal activities.*
3. *Ensure services and works are carried out in logical and related stages.*
4. *Ensure the overall order of residential subdivision includes the putting in place of the “living” infrastructure to deal with stormwater drainage in an ecologically sensitive manner.*

While the proposed layout of Spring Farm is altered from the adopted Master Plan, the provision of infrastructure and services continue to expand throughout the release area in a coordinated program. As such, the general staging of the development remains as per the adopted sequence and the DCP 2011 figure will be updated to indicate the amended road pattern.

Spring Farm Street Network and Design Map

The Spring Farm Street Network is identified in Figure C22 – Spring Farm Street Network and Design Map. The statement of intent for the street network is outlined below:

Statement of Intent

The street network and design in Spring Farm will provide connections to its surrounding localities. This will be fulfilled through a clear hierarchy system, which will facilitate accessibility, movement flows and visual connections in the area. The following figures (C22 and C22.1 – C22.11) illustrate the desired outcome for the road network and design within Spring Farm.

In the case of the Southern Village, the adopted road network provides a key link from Springs Road in the North to the riparian and bush corridor land in the South. Local roads then stem from these collector roads to service to individual lots. The Western Village street network is designed in a similar pattern which local roads stem off the existing Macarthur Road. An avenue linking Macarthur road to the sports grounds to the south is also a key link in the local road network of the Western Village.

The proposed Master Plan, whilst altering the road layout, provides the same level of service to the bush corridor and the sportsgrounds in their respective villages. As such, the proposed road layout maintains a road hierarchy which acts to regulate desired traffic flows to each street, provide a high level of accessibility throughout the villages and to the surrounding localities, and maintains the key connections throughout. The proposed road layout, in comparison to the adopted road layout, respects the existing vegetation and bush corridors which presents minimal impact on the local and surrounding environment.

Spring Farm Pedestrian and Cycle Path Network

The Spring Farm Pedestrian and Cycle Path Network are identified by Figure C23 – Spring Farm Pedestrian and Cycle Path Network map. The controls are outlined below:

Controls

1. *The pedestrian and cycle path network for Spring Farm is to be constructed to comply Figure C23.*
2. *Cycle and pedestrian bridges shall be located above the 20 year ARI flood level.*

The adopted Figure C23 predominantly provides pedestrian and cycle links around the perimeter of the two villages and in particular, connects the villages to the north and south of the dam. The proposed amendment provides a pedestrian and cycle path network that would maintain standards of the adopted Master Plan and presents a network around the sports fields above and beyond. In this regard, the pedestrian and cycle network can be adequately addressed to exceed the current adopted Master Plan.

Spring Farm Indicative Bus Route

As above, the Spring Farm Indicative Bus Route is indicated by Figure C24 – Spring Farm Indicative Bus Route map. The controls are outlined below:

Controls

1. *Figure C24 illustrates the proposed bus routes through Spring Farm and the connections to the surrounding areas.*
2. *A bus only link is to be created to Mount Annan as shown below.*

The adopted bus route is provided along Springs Road and there is no dedicated route into the South and West Villages, however the proposed road network is capable of maintaining the alternative bus route throughout the Southern Village. Furthermore, the road network also provides easily accessible links from Springs and Macarthur Roads to the sportsgrounds to the south of the Western Village.

Spring Farm Parks and Open Space

Camden's Development Control Plan 2011 does not contain an Open Space plan, as this is provided in Camden's Contribution Plan 2004, however the provision of open space is referred to through a set of controls. The controls relating to the provision of parks and open space directly refer to the Landscape Master Plan Report prepared by Context Landscape Design dated December 2003. The following controls are applicable:

Controls

1. *The provision of parks and open space within the Spring Farm release area is to comply with the open space shown on the Landscape Master Plan Report (December 2003) by Context Landscape Design.*
2. *Landscaping of village greens and local parks for Spring Farm must be in accordance with the Landscape Master Plan Report by Context Landscape Design.*

3. *Pedestrian and cycle paths are to be located to the perimeter of village greens and pocket parks to provide central open space for activities.*
4. *Pedestrian and cycle paths are to be located on desire lines and integrated with landscaping.*
5. *Provide shade trees to play and seating areas.*
6. *Reference must be made to the Water Cycle Master Plan prepared by J.Wyndam Prince in park design.*
7. *Generally, no disturbance to existing ground levels are permitted within the drip line of existing significant trees to be retained, unless advised otherwise by a qualified arborist. Utilise physical barriers where necessary to prevent unauthorised vehicular access.*
8. *The location and detailed design of parks is to be consistent with the Spring Farm Conservation Strategy and Spring Farm Bush Corridor and Riparian land use provisions following.*
9. *Eight sports grounds are to be provided on land at the southern end of Spring Farm. The location and detailed design of sports grounds is to be consistent with the Spring Farm Conservation Strategy and Spring Farm Riparian and Bush Corridor Land Uses provisions which follow.*

The allocation of the proposed open space directly relates to the bush and riparian corridors. The distribution of the sports fields within the adopted Master Plan provides active recreation space to the south of the Southern and Western Villages. The proposed distribution, whilst remaining unchanged in terms of the quantity provided, intends to reconfigure the active recreation space into a cluster. The provision of these facilities within the cluster provides a higher level complex to cater for a variety of recreation types. This enables Council to maintain and service the sports grounds in an efficient and minimalist cost approach. Further benefits include the minimal disturbance to critical habitat which spans for the length of the Nepean River shoreline.

Some adopted pocket parks distributed throughout the South and West Villages are proposed to be removed from the masterplan as they are not funded by Camden's Section 94 Contributions Plan. They are also smaller than 2,000sqm, which is the minimum area required by Council's Open Space Strategy and would present an unsustainable cost and maintenance burden on Council resources.

In light of the above, the proposed configuration of the open space to the south of residential release and the deletion of pocket parks remain in accordance with Council's vision and objectives for Spring Farm.

Spring Farm Riparian and Bush Corridor Land Uses

The Master Plan for the Spring Farm release area places strong emphasis on maintaining and enhancing the bush corridors which surround to define each of the four villages. In this regard, the protection of this environmental corridor is outlined in the following objectives:

Objectives

1. *Ensure protection and management of environmentally sensitive land for the principal purpose of biodiversity conservation, where this land has been identified for this purpose on the Riparian Area and Bush Corridor Land Uses Map shown at Figure C25.*
2. *Conserve, restore and enhance native flora and fauna habitat and the ecological viability of land identified for biodiversity protection purposes.*

3. *Provide a buffer around areas identified for biodiversity protection purposes.*
4. *Provide for development in locations identified on Figure C25 that will not destroy, damage or compromise:*
 - a. *the extent, quality or integrity of the ecological attributes of the land or watercourses.*
 - b. *the potential for restoration and enhancement of native fauna and flora habitat on the land identified for biodiversity protection.*
5. *Provide links with other natural areas, as part of an open space and bush corridor network.*
6. *Ensure viable management, long-term survival and enhancement of the bush corridor through the preparation and implementation of plans of management.*
7. *Facilitate passive recreation, pedestrian and cyclist access within the bush corridor, to link the urban villages and beyond, with minimal impact on the bushland.*

As above, the bush and riparian corridors mapping is directly influenced by the allocation of the proposed open space. Due to the reconfiguration of the active recreation, the Bush and Riparian Maps will be altered to directly reflect the locations of the active and passive open space. As there is no impact to the critical habitat, there will be no alterations to any mapping of the Biodiversity Conservation Use and Environmentally Sensitive Land Use zones. In this regard, the bush corridors remain unchanged and are not damaged, altered or destroyed, thus satisfying the objectives of the Riparian and Bush Corridor Land Uses.

Spring Farm Bush Corridor Water Management Features

The Spring Farm release area incorporates the principles adopted from the Water Cycle Master Plan prepared by J. Wyndham Prince and shown diagrammatically through Figure C26 of the Development Control Plan 2011.

The proposed alterations to the Water Cycle Management Plan slightly amend the catchment areas to coincide with the proposed road layout. There are also proposed alterations to the means of water detention and treatment; however the points of discharge, volumes of water and methods of water treatment remain ultimately the same. In this regard, there will be minimal impact on environment as a result of the amendment.