
ORDINARY COUNCIL

ORD10

SUBJECT: SPRING FARM SOUTH AND WEST VILLAGE - PLANNING PROPOSAL AND DEVELOPMENT CONTROL PLAN AMENDMENTS

FROM: Director Governance

BINDER: Spring Farm South and West

PURPOSE OF REPORT

The purpose of this report is to seek a Council Resolution to proceed with the submission of a Planning Proposal to the Department of Planning and Infrastructure (DPI) for the rezoning of land defined in Camden's Local Environmental Plan 2010 for a residential purpose provided as **Attachment 1 to this report**. This also involves the amendment to the Spring Farm Master Plan for the South and West Villages within Camden's Development Control Plan 2011.

BACKGROUND

The Spring Farm Residential Release Area was approved by the Minister in May 2004, with the gazettal of the Camden Local Environmental Plan No. 121 and Council's adoption of the Spring Farm Development Control Plan No. 123. Since the adoption of these plans, Council has undertaken a process in accordance with State Government directions to transition these plans into a consolidated Camden Local Environmental Plan 2010 (LEP) and Camden Development Control Plan 2011 (DCP).

In May 2011, the Cornish Group and its representatives submitted a proposal to amend the Master Plan of the Spring Farm South and West Villages provided as **Attachment 2 to this report**. This was accompanied by proposed amendments to the DCP to reflect changes to the Masterplan, and is provided as **Attachment 3 to this report**.

The following is a summary of the proposed key changes to the adopted Spring Farm South and West Village Master Plan:

- Amendment to the street layout to create a regulated and consistent grid pattern;
- Reconfiguration of the sportsgrounds in line with the provisions of Council's Section 94 Contributions Plan.
- Re-alignment of the Pedestrian and cycle network to correspond with the associated changes to the street layout;
- Re-alignment of the bus route to correspond with the associated changes to the street layout; and
- Reduction in open space that is generally consistent with Council's review of the Camden Contributions Plan 2004.

Council staff have been working with the applicant to refine the proposed Master Plan and Planning Proposal. The proposal presented in this report is the outcome of extensive review and has full support from Council staff.

MAIN REPORT

Council is in receipt of an application to modify the LEP and DCP. The proposed amendments to the Master Plan intend to regulate the local street network to create a consistent grid pattern. As a result of this, the proposed Master plan involves subsequent amendments to various maps within the DCP, which is discussed in more detail later in this report. To accommodate the proposal, minor alterations to the current zone boundaries are required which vary the alignment of the E2 – Environmental Conservation and the R1 – General Residential zone as outlined in **Attachment 2 to this report**.

Planning Proposal

The Planning Proposal incorporates two minor boundary adjustments to the current Spring Farm zone boundaries to accommodate the amended road layouts and is provided as **Attachment 1 to this report**. These are as follows:

South Village

- 7224sqm of R1 – General Residential land is proposed to be rezoned to E2 – Environmental Conservation land.
- 2.405ha of E2 – Environmental Conservation land is proposed to be rezoned to R1 – General Residential land. These changes will yield approximately 25 additional lots.

The above amendment to the zone boundaries will follow the cadastre of the bush corridor road directly fronting the open space. In this regard, the amendment will primarily require the Land Zoning Map No. 14 to be amended, with other related maps to be amended as a flow on effect.

West Village

- 567sqm of R1 – General Residential land is proposed to be rezoned to E2 – Environmental Conservation land.
- 2.252ha of E2 – Environmental Conservation land is proposed to be rezoned to R1 – General Residential land. These changes will yield approximately 33 additional lots.

Similar to the South Village, the above amendment to the zone boundaries will follow the cadastre of the bush corridor road. The amendment will primarily require the Land Zoning Map No. 011 and No. 014 to be amended, with other related maps to be amended as a flow on effect. The amendments to the zone boundaries are shown diagrammatically within the figures provided in **Attachment 2 to this report**.

After assessment by Council's specialist staff, the E2 – Environmental Conservation zoned areas that are proposed to be rezoned R1 – General Residential, have been determined to be of little conservation value and do not fall within any bounds of significant flora or fauna habitat.

The proposed amendments to the zone boundaries will result in a small amount of additional residential lots. The land subject to the proposed rezoning was primarily intended to be acquired by Council for public open space, has been assessed as being

suitable to assist Council in reducing open space for residential purposes pursuant to the ministerial direction dated 31 May 2009 which specifically stated:

- "3. *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. Furthermore, it is noted that the additional dwelling yield, being an additional 58 residential lots, is minor in comparison to the residential release as a whole and will not impact on the level of facilities provided or required within Spring Farm 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 being consistent with Camden's Section 94 Contributions Plan. A copy of the ministerial direction in full is provided as **Attachment 4 to this report**.

Development Control Plan and Master Plan Amendments

The adopted subdivision layout of the Spring Farm South and West Villages can be characterised as a curvilinear grid pattern that contains streets and avenues that link through to main arterial roads.

The proposed subdivision layout of the South and West Villages maintains the street and avenue links to the main arterial roads, however is reconfigured to a traditional grid type pattern creating building blocks that are regular in shape with greater opportunity to provide north-south and east-west solar orientation. The orientation also provides the greatest opportunity to maximise district views.

In accordance with the proposed amendment as described above, the following figures of Camden's DCP 2011 (Part C) require amendment to accurately reflect the proposal:

1. Figure C18 – Spring Farm Master Plan
2. Figure C20 – Spring Farm Residential Dwelling Density Range
3. Figure C21 – Spring Farm Staging Plan
4. Figure C22 – Spring Farm Street Network and Design Map
5. Figure C23 – Spring Farm Pedestrian and Cycle Path Network
6. Figure C24 – Spring Farm Indicative Bus Route
7. Figure C25 – Spring Farm Riparian and Bush Corridor Land Uses
8. Figure C26 – Spring Farm Bush Corridor Water Management Features

If Council resolves to proceed with the Planning Proposal, the above maps will be prepared and included within the public exhibition material.

An assessment against each of the principles within the DCP is provided in **Attachment 5 to this report**.

The Process from Here

In light of the above, the following LEP Maps require amendment:

- Land Zoning Map – Sheet LZN_011
- Land Zoning Map – Sheet LZN_014
- Height of Building Map – Sheet HOB_011
- Height of Building Map – Sheet HOB_014
- Minimum Lot Size Map – Sheet LSZ_011
- Minimum Lot Size Map – Sheet LSZ_014
- Additional Permitted Uses Map – Sheet APU_011
- Additional Permitted Uses Map – Sheet APU_014

The draft amendment to these maps will be incorporated into the Planning Proposal. If Council determines to proceed with the Spring Farm South and West Village Planning Proposal, it will be sent to the DPI for Gateway Determination. A copy of the Planning Proposal is provided as **Attachment 1 to this report**.

Following receipt of a Gateway Determination, the Planning Proposal will be exhibited and consultation with public authorities will be undertaken.

It is proposed that the exhibition of the proposed amendments to the Spring Farm South and West Villages outlined within the Camden Development Control Plan 2011 will be exhibited concurrently with Planning Proposal. The exhibition material for the DCP amendment will be made accessible to the public in the same means as the Planning Proposal.

The outcomes of the public exhibition and State Government consultation will be reported to Council at the conclusion of the public exhibition period. It is proposed to consult the following public authorities:

- Rural Fire Service
- Office of Environment and Heritage
- Office of Water
- Endeavour Energy

The Planning Proposal and draft DCP Amendments public exhibition will be advertised in a local paper. The documents will be available at the following locations:

- Narellan Customer Service Centre and Narellan Library, Queen Street, Narellan (Hard Copy).
- Camden Customer Service Centre and Camden Library, John Street, Camden (Hard Copy).
- Council's website for the length of the exhibition period (Electronic Copy).

CONCLUSION

The Planning Proposal incorporates two minor boundary adjustments to the current Spring Farm Master Plan zone boundaries. Through the reconfiguration of the proposed Spring Farm Sports Ground, the adjustment of the zone boundaries provide

additional residential opportunity, in accordance with Council's objectives and Ministerial Direction issued in 2009.

The proposed alterations to the Master Plan intend to provide a functional and environmentally sensitive urban design, whilst maintaining the integrity of the key principles of Camden's DCP 2011. By maintaining key transport, pedestrian and cycle links as well as maintaining open space, the key principles and objectives of the DCP are satisfied and to ensure the desired future character of Spring Farm is achieved.

RECOMMENDED

That Council:

- i. support the Planning Proposal and Development Control Plan amendment for the Spring Farm South and West Villages as outlined in this report;**
- ii. forward the Spring Farm South and West Village Planning Proposal to the Department of Planning and Infrastructure for Gateway Determination;**
- iii. upon receipt of a favourable Gateway Determination:**
 - a) consult relevant Public Authorities in accordance with the terms of the Gateway Determination;**
 - b) publicly exhibit the Planning Proposal in accordance with the terms of the Gateway Determination notice, and**
 - c) publicly exhibit the amendments to the Spring Farm Master Plan and Camden Development Control Plan 2011 concurrently with the Planning Proposal in accordance with the provisions of the Environmental Planning and Assessment Act and Regulations.**
- iv. prepare a further report for Council Consideration at the conclusion of the public exhibition period.**

ATTACHMENTS

1. Planning Proposal Spring Farm South & West
2. Proposed Masterplan
3. DCP Amendment Proposal
4. S94E Direction & Letter to Camden Council
5. Assessment of DCP