

**SPRING FARM URBAN RELEASE AREA
CAMDEN LGA**

APPLICATION TO AMEND CAMDEN DCP 2011

Clients:
Cornish Group Pty Limited & M. Collins and Sons Pty Limited

Prepared by



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Document Certification

This report has been developed based on agreed requirements as understood by Lean & Hayward at the time of investigation. It applies only to a specific task on the lands nominated. Other interpretations should not be made, including changes in scale or application to other projects.

Any recommendations contained in this report are based on an honest appraisal of the opportunities and constraints that existed at the site at the time of investigation, subject to the limited scope and resources available. Within the confines of the above statements and to the best of my knowledge, this report does not contain any incomplete or misleading information.

SIGNED:

Position: Town Planner

Date: 15th March, 2011

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1.0 INTRODUCTION

1.1 Brief

This submission to Camden Council has been made for and on behalf of the Cornish Group Pty Limited and M. Collins and Sons Pty Limited, owners of the land known as Lots 1, 2, 3, 4 and 5 DP 1132985 and Lot 1 DP 587631, Spring Farm ('the subject site').

The purpose of this submission is to seek amendments to relevant controls in the Camden Development Control Plan 2011 ('Camden DCP 2011') to support a Planning Proposal Request ('PPR') which was submitted to Camden Council ('the Council') concurrently. Accordingly, this submission should be read in conjunction with the rezoning request (reference no.:77466.01.PPR01RevB).

Camden DCP 2011 applies to the whole of the Camden local government area. Part C: Residential Subdivision, specifically C7 (Spring Farm) applies to the Spring Farm Release Area. In general terms, the DCP amendments being sought seek to modify the Spring Farm Masterplan by amending the residential lot and road layout, open space areas and relocating the sports fields and hardcourts facilities. The underlying factors driving these changes are discussed below in the Background to the Proposal Section.

1.2 Background to the Proposal

As is discussed in the PPR document, on 13th January 2009 the Minister for Planning issued a direction to Camden Council (and other LGAs) pursuant to s94E of the Environmental Planning & Assessment Act. Effectively the direction placed a monetary cap on s94 levies the Council could impose on developments, such as subdivision development at Spring Farm, unless an exemption under clause 4 of the direction was granted.

On 2nd March 2009 Camden Council wrote to the Department of Planning's Local Contributions Review Panel applying for an approval under clause 4 to an exemption to the direction.

Having considered the Council's application and the review of the application by the Local Contributions Review Panel, the Minister for Planning issued a further direction to Camden Council (dated 1st June 2009). That further direction provided a conditional interim exemption to the former direction capping s94 levies. In making this further direction the Minister noted that Council is to review its Contributions Plans no. 3, 8 & 20 and review matters pertaining to contributions required in respect to development in the Elderslie & Spring Farm release areas:

3. *The review is to address the substantial extent to which contributions required in respect of Residential Development on the Elderslie Land and the Spring Farm 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 the 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 masterplan and with minor rezoning.*

The request to Council to prepare a planning proposal was made having regard to point 3(b) as stated above.

The PPR submitted to Council sought to make the following amendments to CLEP2010:

- Rezoning part of the *E2 Environmental Conservation* zoned land to the west of the bushland corridor comprised in Lot 1 DP 587631 and Lot 5 DP 1132985 to *R1 General Residential*;
- Rezoning part of the *R1 General Residential* zoned land to the south of the former Tegel residence comprised in Lot 5 DP 1132985 to *E2 Environmental Conservation*;
- Rezoning part of the *R1 General Residential* zoned land to the east of the bushland corridor comprised in Lots 2 and 5 DP 1132985 to *E2 Environmental Conservation*;
- Rezoning part of the *E2 Environmental Conservation* zoned land to the east of the bushland corridor comprised in Lot 2 DP 1132985 from *R1 General Residential*.

Please see the maps at Annexure A (reference no.: 77466.01.M03 & 77466.01.M04) which provides a visual representation of the proposed amendments.

The DCP amendments being sought as part of this proposal are intended to compliment and dovetail with the LEP amendment, as discussed in the following Section of this report.

2.0 CAMDEN DEVELOPMENT CONTROL PLAN 2011 (DCP2011) AMENDMENTS

2.1 Overview

As has previously been mentioned, the proposed DCP amendments are intended to be considered in tandem with and to complement the PPR LEP amendment.

This submission is essentially seeking to amend the Spring Farm Masterplan in two primary respects:

- *Amending the residential lot, road design and open space layout –*
As a result of the PPR, the Spring Farm Masterplan residential lot and road layouts will need to be amended. The rezoning will have a minor impact (increase) on the overall lot yield with a minor reduction (3.8779ha) in open space areas within the Riparian Corridor (West) and South West Bush Corridor. In addition, the DCP amendment seeks to further rationalize the road design & open space provision within the Southern village & that part of the Western villages below Springs Road, further reducing the amount of open space allocated to pocket parks by 3,200sqm.
- *Relocating the sports fields and hardcourts facilities –*
The current Spring Farm Masterplan relocates the sports fields, pitches and hardcourts. The topography of the land within the Riparian Corridor (West) directly south of the Southern Village undulates significantly. If the sports fields/courts are to be located in this area; a significant amount of earthwork activities will be required to achieve the desired levels to make the land functional for its designated purpose and to provide vehicular access. The proposed amendments to the Spring Farm Masterplan make provisions for the relocation of the abovementioned playing fields and hardcourt areas, by co-locating them with other planned facilities on the level, previously sand mined areas to the south of the Western Village. This is considered to be a good outcome in terms of the benefits of co-location, ease of construction and access thereto.

Following are a discussion of the planning principles guiding this DCP amendment.

2.2 Village Structures

The edges of the Southern and Western Villages, south of Macarthur Road are bordered by bushland corridor and open space. This approach acts to contain the villages, consistent with the overarching principle of presenting the Spring Farm release area as a series of urban villages.

The proposed Masterplan amendments are consistent with this principle, in that the natural separation of the villages created by the bushland corridor and open space areas, are maintained. The village edges continue to be defined by public streets, which offer full access to the bushland corridors, ensuring that housing lots address open space. All public open spaces are addressed by public streets and dwelling frontages,

ensuring that the public domain is a safe and secure environment for residents and visitors.

Considering the residential lot layout, blocks have been limited to suitable lengths, i.e. in the order of 150-200 metres, with access roads breaking the monotony along major boulevards. The proposed lots cater for a range of lot sizes which respond to current market demand. The simple grid layout is generally consistent with the DCP, in that it maintains the road structure, street hierarchy and key linkages principles. The blocks have been designed to adopt a 'perimeter block' layout, with standardised lots. There has been an intentional move away from the 'quad lot', 'private court' and 'private close' blocks, as the market has indicated a shift away from these types of lots in favour of the standard lots as these allow for more efficient housing designs.

The general North South orientation of streets within the Southern and Western villages has been developed to achieve an optimal balance between the solar access needs of dwellings, the response to the topography and slope of the land and the promoting of view corridors to the lake and riparian areas.

With respect to acoustic attenuation, the only potential source of noise to the Southern and Western villages is Springs Road. The proposed Masterplan maintains the same strategy as that detailed in the DCP, including minimising the exposure of lots to Springs Road.

2.3 Densities

As a result of the proposed LEP amendment, additional residential land will be made available. This will have a minor increase on the residential densities detailed in the DCP Masterplan.

2.4 Water Management

The DCP Masterplan layout proposed the use of both sub-surface wetlands detention basins and bio swales within the street reserves as either central medians or verge swales. The proposed Masterplan adopts the same approach. The only minor variations from the DCP Masterplan are the relocation of some detention basins within the Southern and Western villages. As a result Figure C26 (Spring Farm Bush Corridor Water Management Features) will be required to be revised. These relocated basins still achieve the same water management outcomes as those stipulated in the DCP Masterplan.

2.5 Local Parks and Open Space

Currently Section C7.6 Parks and Open Space comprises several controls which will need to be amended. Identified below is each control, followed by the requested amendment, a justification for the request and a suggestion of how the proposed amendment can be achieved.

Control 1

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.*

This Control is required to be amended as the parks in the Southern and Western Villages, as nominated in the Context Landscape Design Landscape Master Plan Report (December 2003) are proposed to be removed. These parks are:

- South Village Link Park (S1) – 900sqm;
- West Village Pocket Park (W3) – 625sqm; and
- West Village Link Park (W4) – 1,675sqm.

Requested Amendment and Justification

The table below provides a description of the parks' purposes as detailed in the Context Landscape Master Plan Report and a justification for removal of the parks from the Master Plan.

Park	Context Landscape Master Plan	Justification for Removal
S1 – South Village Link Park	The South Village Link Park is proposed to be 0.09ha and aims to provide informal pedestrian/cycle connections between village streets.	As a result of the amended road layout, this link park is no longer viable at the stipulated location, and as such, we are proposing to remove this park. In our opinion this would have the advantage of reducing the amount of land to be acquired and maintained by Council. Having regard to the Open Space and Social Plan which was prepared for the Spring Farm urban release area by BBC Consulting Planners (dated August 2002, Job No. 01218), the provision of local open space is required to be within 500 metres walking distance of all dwellings. Despite the proposed removal of the park, the residential lots within the Southern Village are all still within 500 metres walking distance to open space, i.e. the bush corridor and active and passive recreation land uses.

Park	Context Landscape Master Plan	Justification for Removal
W3 – West Village Pocket Park	The West Village Pocket Park is proposed to be a 0.06ha semi-private community space for the adjacent local residents.	As a result of the amended road and lot layout, this pocket park is no longer viable in the stipulated location. The above justification for the removal of Park S1 is also applicable to the removal of Park W3.
W4 – West Village Link Park	The West Village Link Park is proposed to be 0.17ha and revolves around the avenue of mature Poplars which edged the driveway to No 239 Macarthur Road.	It would seem that the purpose of this link park was to retain and preserve the poplar trees edging the driveway. These trees were approved to be removed as part of DA 840/2005. It is therefore considered that this Link Park is no longer required.

How can the DCP be amended?

Having regard to the above, there are two approaches that can be taken to amend the control. The first approach would involve Context updating the Landscape Design Landscape Master Plan Report, in its entirety, to reflect the proposed amendments. The second and, in our opinion, more feasible approach would involve the wording of the Control being amended to include a reference to the amended plans. If this approach were to be taken, the control could read as follows:

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, except where amended by [insert plan reference here].

On this basis, should Council choose to support the second approach, we would engage Context to update the relevant plans in order to have them referenced in the Control.

Control 2

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.*

This Control is required to be amended because, as has been mentioned above, the parks in the Southern and Western Villages, are proposed to be removed. The removal of these parks will render the specific landscaping controls for the South Village Link Park (S1), West Village Pocket Park (W3), and West Village Link Park (W4) obsolete.

Having regard to the above, as we see it, there are two approaches that can be taken to amend the control. The first approach would involve Context updating the Landscape Design Landscape Master Plan Report, in its entirety, to reflect the proposed amendments. The second and, in our opinion, more feasible approach would involve the

wording of the control being amended to include a reference to the amended plans. If this approach were to be taken, the control could read something along the lines of:

Landscaping of village greens and local parks for Spring Farm must be in accordance with the Landscape Master Plan Report by Context Landscape Design, except where amended by [insert plan reference here].

On this basis, should Council choose to support the second approach, Context can be instructed to update the relevant plans in order to have them referenced in the Control.

Control 9

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.*

Requested Amendment and Justification

This control is required to be updated as the location of the sports fields and hardcourts has been amended. The eight sports fields and eight hardcourts have all been relocated to the south and the south-west of the Western Village.

The Spring Farm Riparian and Bush Corridor Land Uses provisions detailed in Section C7.7 (Bush and Riparian Corridors in Spring Farm), would also be required to be updated in respect to Figures C25 and C26.

An Open Space and Social Plan was prepared for the Spring Farm urban release area by BBC Consulting Planners (dated August 2002, Job No. 01218). This study identified the open space, recreation and community needs for the future residents of Spring Farm.

In determining the ultimate location of sports fields it was suggested in the report that they be centrally well located near schools or the community activity centre. It was also considered appropriate that such facilities be located along the riparian zone, which correlates to drainage and remnant vegetation corridors. The latter location can provide a greater range of space to enable amenities and ancillary facilities, whilst also providing some active recreational uses within passive open space and recreation corridors.

We would consider the proposed minor relocation of the sports fields and hard court areas to be consistent with the above, in that the revised location provides a greater range of space to enable amenities and ancillary facilities. Furthermore, we would also consider it more practical to locate the sports fields further to the west, as the topography of the land south of the Southern Village is undulating and a significant amount of work would be required to achieve the necessary levels. Having regard to the sports pitches identified in the Context Landscape Master Plan Report adjacent to the lake, they are proposed to be removed in their entirety, as it would appear that, based on the findings of the BBC Report, they are not a necessity.

We note that the Conservation Strategy contains plans identifying the road and lot layout and sporting fields and hardcourts. However, the revised road and lot layout and relocated sports fields and hardcourts does not impact on areas identified for conservation. The proposed amendments remain consistent with the aims and outcomes of the Conservation Strategy. On this basis, we would not consider it necessary to make amendments to this document.

How can the DCP be amended?

Having regard to the above, the control will need to reference the amended plans and could be amended to read as follows:

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, except where amended by [insert plan reference here].

On this basis, should Council choose to support the second approach, we would engage Context to update the relevant plans in order to have them referenced in the Control.

2.6 Further Mapping Amendments

A number of the maps in the DCP need to be amended, generally in a minor way, to account for the revised residential and road layout and the relocation of the sports fields and hard courts. These are:

- *Figure C18 - Spring Farm Master Plan*
- *Figure C20 – Spring Farm Residential Dwelling Density Range*
- *Figure C21 – Spring Farm Staging Plan*
- *Figure C22 – Spring Farm Street Network and Design Map*
- *Figure C23 – Spring Farm Pedestrian and Cycle Network*
- *Figure C24 – Spring Farm Indicative Bus Route*
- *Figure C25 – Spring Farm Riparian and Bush Corridor Land Uses*
- *Figure C26 – Spring Farm Bush Corridor Water Management Features.*

Preliminary sketches of the amendments proposed to these figures have not been included as part of this submission. However, should Council indicate its support to the proposed amendments arrangements can be made to provide updated drawings (electronic for data integration and hard copy).

3.0 CONCLUSION

This submission, made on behalf of Cornish Group Pty Ltd and M. Collins & Sons Pty Ltd, seeks amendments to the Spring Farm Chapter of Camden DCP 2011. The amendments seek to modify the Spring Farm Masterplan by modifying the residential lot and road layout as it applies to the South Village and that part of the Western Village South of Springs Road and relocating the sports fields and hardcourts facilities. These amendments are intended to compliment and dovetail with the PPR LEP amendment, which has been lodged concurrently.

The outcomes achieved as a result of the proposed amendments are positive, in that they are:

- Improving the overall density outcomes;
- Maintaining the same water management outcomes as those stipulated in the DCP Masterplan;
- Regularising the road and lot layouts in the Southern and Western villages; and
- Locating the sports fields and hardcourt areas where co-location, ease of construction and good access can be achieved.

Council is respectfully asked to support the requested amendments.

Paul Hume
Town Planner

Lean & Hayward Pty Limited
March, 2011.

ANNEXURE A
PLANS OF PROPOSED LEP & DCP MASTERPLAN AMENDMENTS

