
2.2 Glenlee Planning Proposal

Reporting Officer

Manager Sustainable City and Environment

Attachments

1. Location plan
2. Planning Proposal (distributed under separate cover)
3. Map - Spring Farm Parkway (distributed under separate cover)

Purpose

The purpose of this report is to seek Council's endorsement of the preparation of a planning proposal for the rezoning of land at Glenlee for lodgement with the Department of Planning and Infrastructure for determination by the Gateway Panel.

History

Council resolved in December 2006 to prepare a draft local environmental plan jointly with Camden Council, to rezone certain land at Glenlee (in the vicinity of the coal washery / emplacement site) for industrial and related development purposes (but not including retailing, bulky goods retailing and stand alone commercial development) from its existing rural zoning. The subject site falls within both the Camden and Campbelltown local government areas. Please see the map marked Attachment 1 for the location of the subject site. The property description and ownership details for each property contained within the planning proposal are detailed below:

Property Description: Part of Lot 38 DP 1098588 and Part of Lot 1 DP 405624

Owner: Sada Services Pty Ltd

Property Description: Part of Lot 1102 DP 883495

Owner: J & W Tripodi Holdings Pty Ltd

A project control group, with representatives from both Councils, the property owners and their consultants was established, and a project plan prepared which included consultation with relevant government and service agencies. Subsequently, a draft local environmental study, associated technical studies and planning documentation was prepared by the consultants, and provided to both Councils for comment in February 2009. The Councils jointly provided an extensive response to all the submitted documentation in September 2009 highlighting a number of inadequacies, the most notable of which relates to traffic access.

Currently the only vehicular access to the site is via the Camden Local Government Area (LGA) which includes the Spring Farm Urban Release Area. Both Councils recognise that the Spring Farm Parkway (Attachment 3), which is proposed to link the Camden bypass with the F5 freeway, is vital to any future development of the Glenlee area. The existing road network within Camden is not considered to be able to accommodate the expected increase in heavy vehicle movements which this type of development would generate.

As a result of the Councils' comprehensive response, the proponents subsequently questioned the viability of the project and decided to prepare an economic viability/feasibility assessment, which was submitted to both Councils in October 2010. This assessment proposed additional land uses within the Camden LGA (being commercial and retail uses) over and above the industrial uses originally agreed to by the Councils.

A Councillor briefing session was held on 19 April 2011 to advise councillors that officers of both Camden and Campbelltown Councils considered that the rezoning process for the Glenlee site could proceed, but only if:

- the connection of the Spring Farm Link Road through to the F5 Freeway is secured,
- the land is zoned for light and/or general industrial purposes only, as originally proposed, and
- all of the issues and concerns previously raised by the Councils in response to the draft local environmental study are addressed to the satisfaction of both Councils. These include issues relating to contamination, geotechnical stability of the emplacement site, noise etc.

Report

Correspondence was forwarded to the Department of Planning and Infrastructure (DPI) in April 2011 by Camden Council, outlining the concerns of both Camden and Campbelltown Councils with regard to the conditions under which it was considered that the rezoning of land at Glenlee could proceed, and specifically requesting the DPI's position regarding its commitment to the Spring Farm Parkway. The DPI responded in August 2011 advising that a meeting would be convened between both Councils and Roads and Maritime Services (RMS) to resolve the matter. Whilst this meeting did not eventuate, representatives from the DPI did meet with officers of both Camden and Campbelltown Councils in February 2012, where the DPI again agreed to convene a meeting between itself, the Councils and RMS.

There has been no specific meeting to date between the Councils, DPI and RMS to discuss the issue of the proposed Spring Farm Parkway as it relates to the proposed rezoning of the Glenlee Precinct. However, Council officers have had meetings with RMS with regard to the proposed Spring Farm Parkway and the rezoning of land within the Menangle Park Urban Release Area, but there is currently no commitment from RMS to proceed with the road.

Nonetheless, the owners of the land at Glenlee are keen to pursue the rezoning of their property. As such Camden Council has advised that its traffic engineers have undertaken further investigation into the ability of the existing and planned local road system within the Camden LGA, to cater for the increase in traffic type and volume likely to result from the rezoning of the Glenlee Precinct as originally proposed. The outcome of this investigation is that no more than 12,500m² gross floor area of warehousing or 10,000m² gross floor area of general industrial use (or a combination of both) should be developed, until the proposed Spring Farm Parkway is constructed with access to the F5 Freeway.

The property owners recognise this restriction, however, still wish to continue with the proposed rezoning of the subject land.

Glenlee Planning Proposal

Due to changes with regard to State legislation and the processes involved in the preparation of local environmental plans, it is now a requirement that for the Glenlee proposed rezoning to proceed, a planning proposal must be submitted to the DPI for lodgement with the Gateway Panel for determination.

• The Site

The subject site straddles the boundary between the Local Government Areas of both Camden and Campbelltown, and includes 74 hectares of land owned by Sada Services, 27 hectares owned by Camden Soil Mix and 8.8 hectares owned by the TRN Group. While the total area of the site is approximately 110 hectares, only 60 hectares is considered by the property owner's consultant, to be suitable for employment/industrial use. Please note that the land within the Campbelltown LGA, only falls within the ownership of Sada Services (being part of Lot 38 DP 1098588 and part of Lot 1 DP 405624) and Camden Soil Mix (being part of Lot 1102 DP 883495).

The site is located south of the Spring Farm Resource Recovery Park, south west of the Australian Botanic Garden at Mount Annan, and east of the Nepean River. A separate spur line (owned by Sada Services) connects with the Main Southern Railway, and vehicular access is only currently available via the Camden local road network. It is understood that this spur line is not currently electrified.

• Zoning

The subject site is currently zoned Non Urban under the provisions of Environmental Planning Instrument (EPI) *Interim Development Order (IDO) No 15 – City of Campbelltown* (IDO No 15). IDO No 15 also provides for the greenwaste recycling facility currently operating from the Camden Soil Mix site (part of Lot 1102 DP 883495). The coal washery/reject coal emplacement site (part of Lot 38 DP 1098588) is currently operating under the existing use rights provisions of the *Environmental Planning and Assessment Act 1979*.

The main EPI for the Campbelltown Local Government Area is *Campbelltown (Urban Area) Local Environmental Plan 2002* (CLEP 2002). As the southern and eastern boundary of the subject site adjoins the Menangle Park Urban Release Area, which is proposed to be rezoned under the provisions of CLEP 2002, it is considered technically appropriate to include the subject site within CLEP 2002.

- **Key Planning Issues**

A draft local environmental study and associated technical studies have been prepared by consultants, which indicate that the subject site can feasibly accommodate general industrial development. However, there are a number of issues that still require further investigation and clarification.

- **Transport and Access**

As noted above the only vehicular access to the site is currently via the Camden local road network, which is not considered by Camden Council as being capable of accommodating the projected increase in heavy vehicle movements which are expected to result from future industrial land uses. As also noted above, Camden Council have requested a restriction on the amount of industrial gross floor area that can occur prior to the construction of the proposed Spring Farm Parkway through to the F5 Freeway.

- **Geotechnical and Contamination Constraints**

Further investigation is required with regard to the stability of the emplacement site and subsequent recommended industrial land uses. Clarification is also required to ensure that all contaminations matters have been satisfactorily addressed.

- **Non-indigenous Heritage, Visual, Acoustic and Air Quality Issues**

More information is required on the types of industrial land uses considered to be appropriate for the site, in recognition of the visual, acoustic and air quality impacts of such uses on the Spring Farm and Menangle Park Urban Release Areas, Camden Park Estate, Glenlee House and the Australian Botanic Garden.

- **Water Cycle Management Strategy**

The principles of Water Sensitive Urban Design are intended to form the basis of the Water Cycle Management Strategy. However, more detailed investigation is required to ensure that the Council's can be confident that the final system will meet all its requirements.

- **Indigenous Heritage and Environmental Protection Lands**

While the subject site has been heavily disturbed, the Indigenous Heritage Study has recorded some archaeological sites particularly within the riparian lands. These lands are proposed to be zoned for environmental protection, and a new land use table could be required to be prepared to address this issue. It is also recognised that significant works could be required to rehabilitate and revegetate these lands which currently contain many exotic plants and weeds.

Conclusion

It is recognised that further investigative and planning work is required to satisfy the Council's that the subject site can support further industrial uses. However, in light of Council's previous initial support (in 2006) for this proposed rezoning, and the work undertaken so far by various consultants in the preparation of the Draft Glenlee Local Environmental Study and supporting technical studies (which indicate that the site is capable of further industrial development), it is recommended that Council continue with the rezoning process of the subject land. This involves the preparation (and endorsement by both Camden and Campbelltown Councils) of a planning proposal for the subject site for submission to the Department of Planning and Infrastructure and determination by the Gateway Panel.

Council staff have prepared a draft planning proposal to address the planning intent and range of issues raised in this report, including, importantly, a reduction in the maximum amount of industrial floor space that could be developed prior to the construction of the Spring Farm Parkway. (Please see Attachment 2).

Officer's Recommendation

1. That Council endorse the draft planning proposal (generally as shown in Attachment 2), which seeks to rezone part of Lot 38 DP 1098588, part of Lot 1 DP 405624 and part of Lot 1102 DP 883495, Glenlee to permit industrial and related development purposes (but not including retailing, bulky goods retailing and stand alone commercial development), and lodge with the Department of Planning and Infrastructure for determination by the Gateway Panel.
2. That Council advise the applicant of Council's decision.

Committee's Recommendation: (Kolkman/Lound)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 26 February 2013 (Greiss/Lake)

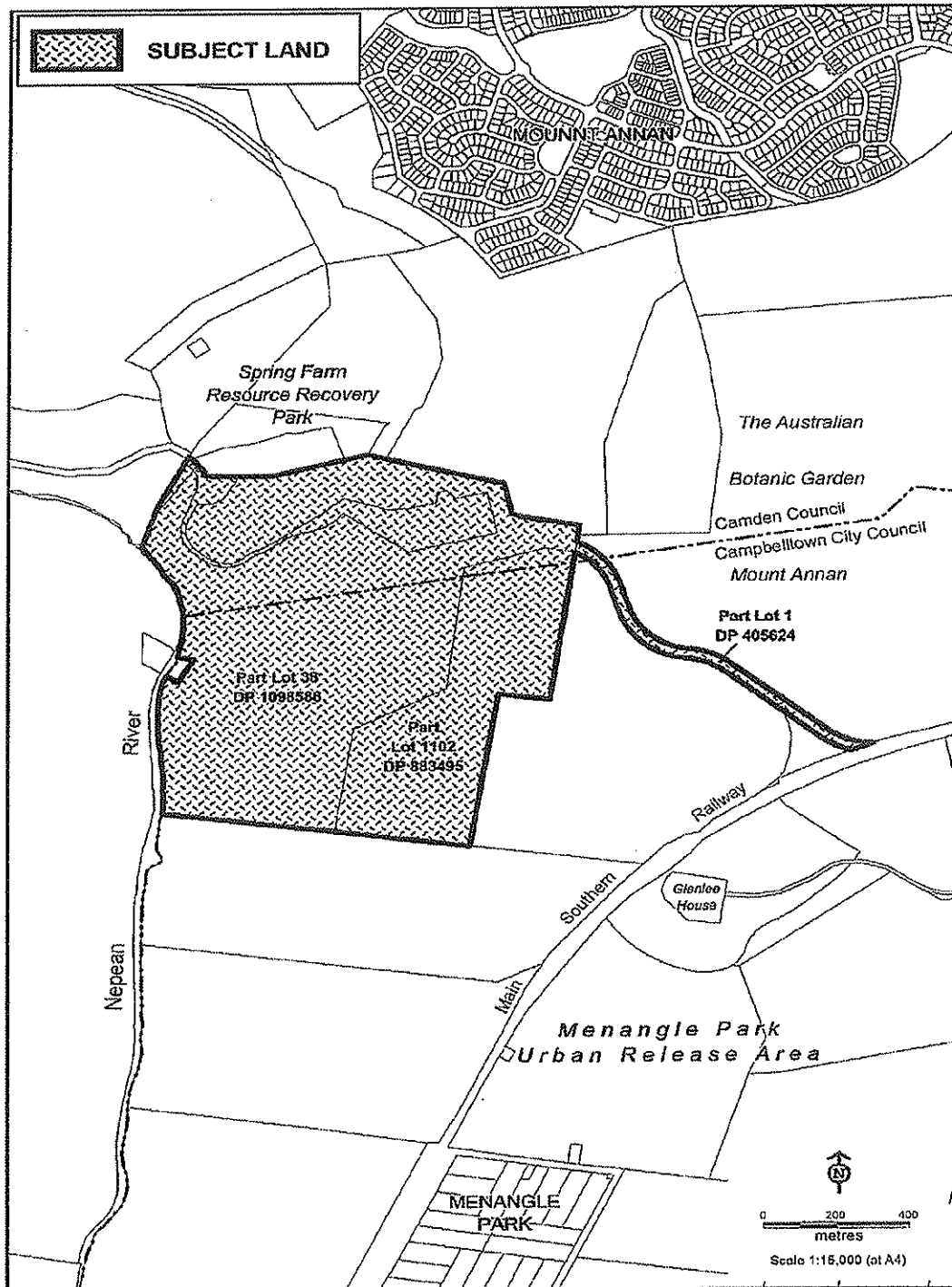
That the Officer's Recommendation be adopted.

Council Resolution Minute Number 9

That the Officer's Recommendation be adopted.

ATTACHMENT 1

Map 1 - Land subject to the planning proposal



Glenlee Planning Proposal

User Instructions

If necessary to view the original Report, double-click on the 'Agenda Report' blue hyperlink above.

Action Item

Unless otherwise indicated below Council at its meeting of 26 February 2013 adopted the following Committee's Recommendation with Resolution No 9.

2.2 Glenlee Planning Proposal

Officer's Recommendation

1. That Council endorse the draft planning proposal (generally as shown in Attachment 2), which seeks to rezone part of Lot 38 DP 1098588, part of Lot 1 DP 405624 and part of Lot 1102 DP 883495, Glenlee to permit industrial and related development purposes (but not including retailing, bulky goods retailing and stand alone commercial development), and lodge with the Department of Planning and Infrastructure for determination by the Gateway Panel.
2. That Council advise the applicant of Council's decision.

Committee's Recommendation: (Kolkman/Lound)

That the Officer's Recommendation be adopted.

CARRIED