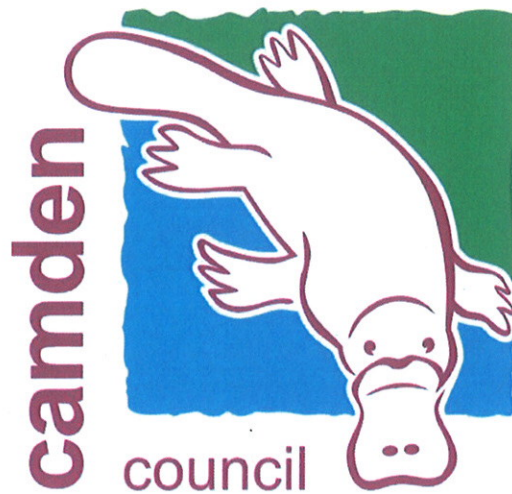




CAMDEN COUNCIL
DRAFT PLANNING PROPOSAL

Amendment No. 27 - 121 Raby Road, Leppington

August 2013

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Executive Summary

This Planning Proposal has been prepared on behalf of T. Simonetta & Co Pty Ltd, owner of lots 1, 2 and Common Property in SP37300, 121 Raby Road, Leppington ('the site') and seeks to rezone the site to allow large lot residential development.

The site is located on the eastern boundary of the Camden Local Government Area (LGA) in an area of rural land located to the north of Raby Road, east of the Sydney Catchment Authority's (SCA) Water Supply Channel, and abutting the LGA boundary with Campbelltown Council to the west.

The site is roughly diamond shaped, and sits on the western side of a north-south ridgeline. It has an area of approximately 16.78 hectares with a length of approximately 500m and width of approximately 350m. The site is largely cleared and comprises open grasslands with scattered eucalypts, mown lawns and landscaped gardens, and two freestanding dwellings. The eastern boundary of the site is traversed by an underground Jemena gas line easement. The site has a road frontage of 380m to Raby Road.

The site sits in close proximity to land currently undergoing a significant transformation as part of the redevelopment of the South West Growth Centre. The site locality contains a number of sites which, while not in the South West Growth Centre, have similarly been identified for future residential development and are at various stages of a rezoning process to allow urban development. To the west of the site is Camden Lakeside, parts of which have been rezoned to permit residential development. To the southwest of the site is the El Caballo Blanco/Gledswood/East Side lands which has recently been rezoned to facilitate urban development. To the immediate north of the site is Emerald Hills, which is the subject of a Planning Proposal which seeks zoning to permit urban development.

Approximately 2.5 km to the south west of the site, the first stages of urban redevelopment in the Growth Centre has commenced in the Turner Road Precinct. The release and development of the Turner Road Precinct (and other associated release areas) is delivering significant benefits and opportunities to this part of the Camden LGA, with the construction of key infrastructure, creation of residential communities, new retail and commercial centres, employment generating centres, provision of education, recreation and community facilities and the provision of public transport. The Catherine Field and Leppington release area precincts further to the west and north respectively, are to be released for urban development in the future.

The site is zoned RU2 Rural Landscape under the Camden Local Environmental Plan 2010 (Camden LEP 2010).

The site is located on Raby Road which provides links to the M5 and Campbelltown, as well as to the future Major Centre planned at Leppington. The site is also located on an existing bus route and the majority of the site sits within 1km of planned future bus routes through the Camden Lakeside/Emerald Hills sites. These routes will provide access to Minto, Campbelltown and the Leppington Railway Station within the proposed Major Centre at

Leppington. The majority of the site is also located within 1km from the proposed Emerald Hills local centre.

A small section of the site is identified as bush fire prone land, however advice has been received that due to the well maintained nature of the site it is not prone to bush fire.

The proximity of the site to Campbelltown Strategic Centre and the South West Growth Centre and its associated retail, commercial, employment, education, community services and transport connections, presents an opportunity to augment the supply of affordable housing in South West Sydney. It also presents an opportunity to increase the usage of these new services and facilities and assist with the funding of new infrastructure.

The site is largely unconstrained, is suitable for rural residential type housing and is located adjacent to land (Emerald Hills) proposed to be used for local centre and residential purposes. It can be efficiently serviced by water, sewer and power. It has the potential to deliver approximately 32 large residential lots and contribute to the unmet demand for rural residential housing within Sydney.

An indicative lot layout demonstrates that the environmental and scenic qualities of the site and surrounding ridgelines will be maintained if the site was redeveloped with large lot residential development.

Given that the locality of the site is undergoing transformation to facilitate urban development, the current RU2 Rural Landscape zoning is an anomaly and clearly not the highest and best use of the land. Furthermore, with the pending rezonings to the north, this site represents one of only three small sites located along the eastern edge of the LGA between Emerald Hills and Gregory Hills Drive, not identified or in the process of being zoned for urban development in the future.

The submission recommends that the site be rezoned from RU2 Rural Landscape to R5 Large Lot Residential to allow large lot semi-rural residential development at the site, commensurate with the recent rezoning of adjacent sites and sympathetic to the environmental qualities of the site.

The submission provides an analysis of the physical and strategic planning constraints and the opportunities of the site.

Support for this Planning Proposal is based on the following circumstances and merits:

Infill large lot residential development opportunity

The redevelopment of the site represents an opportunity to provide additional large lot residential housing opportunities in a location that will allow access to nearby retail and commercial facilities, education and community facilities, public transport and other urban infrastructure of the adjoining urban release areas and that can integrate with adjoining urban release areas.

Consistency with the adjoining development

Rezoning of the site is consistent the anticipated residential areas to the west and north-west, while the low densities proposed will also allow for the preservation of the scenic and visual connections to the Scenic Hills ridgeline. The Planning Proposal represents an opportunity to deliver a compatible rural residential infill providing additional housing opportunities which will be located within the proximity of employment, services, education, recreation and transport facilities.

Consistency with the planning framework

The Planning Proposal is consistent with the Metropolitan Plan for Sydney 2036, the draft South West Subregional Strategy, and the Camden Strategic Plan 2040.

Development opportunities and constraints

The Planning Proposal is supported by a detailed analysis of the opportunities and constraints of the site in particular the landscape and visual analysis prepared by JMD Design. The site is not subject to flooding or constrained by riparian corridors. Areas of the site have minor constraints in the form of the Jemana gas easement, vegetation, acoustic impacts from Raby Road and isolated potential contamination. The site is not considered to be bush fire prone, however, any future development will need to consider bush fire prone land on adjacent sites. These constraints area not likely to significantly hinder the feasibility of developing the land for large lot residential purposes, particular given that this type of development can be adapted to meet site specific constraints. The site is not readily visible from surrounding areas given that it is screened by topography and existing vegetation and, with the provision of additional plantings, could be developed for large lot residential purposes while at the same time maintaining the scenic qualities of the surrounding areas most notably the "Scenic Hills' ridgeline.

Transport and Connectivity

The site has direct frontage to Raby Road and easy access to Camden Valley Way and the nearby M5/ Hume Highway. The site is located close to existing and future bus services and therefore will have good access to proposed neighbouring town centres and the Leppington Railway Station within the future Major Centre at Leppington.

Proposal

Based on the issues addressed in this Planning Proposal, it is proposed to prepare a Draft LEP to amend the Camden LEP 2010 in the following way:

- Amend the Land Zoning Map to show part of the site as R5 Large Lot Residential in accordance with dimensions shown on the attached proposed Zoning Plan (refer to Attachment 1);
- Maintain a Building Height of 9.5m on the Height of Buildings Map over the site;

- Amend Lot Size Map to show a minimum lot size of 4,000m² for the R5 Large Lot Residential zone on the site; and
- Amend the Urban Release Areas Map to identify the site as an Urban Release Area.

1.0 Introduction

This Planning Proposal has been prepared on behalf of T. Simonetta & Co Pty Ltd owner of 121 Raby Road, Leppington. The site covered by this Planning Proposal is lots 1, 2 and Common Property of SP37300.

The site is currently zoned RU2 Rural Landscape under the Camden LEP 2010. This Planning Proposal seeks commencement of the statutory process to rezone the site to R5 Large lot Residential, and provides a justification for the rezoning.

It is envisioned that the redevelopment would provide rural residential lots suitable for development with detached dwelling houses of one (1) and two (2) storeys in height that would complement denser urban redevelopment on nearby sites and in the Growth Centre more broadly.

The consideration of the proposed amendment to the Camden LEP 2010 could be undertaken as a standalone matter.

The Planning Proposal in the following chapters details the merits of the proposed rezoning and has been structured in the following manner:

- Section 2.0 provides a description of the site and its context, including identification of the land to which the proposed rezoning applies and existing development;
- Section 3.0 is the Planning Proposal and is provided consistent with the matters to be considered in the guide to preparing Planning Proposals;
- Section 4.0 provides the conclusions and recommendations to proceed with the Planning Proposal to Gateway Determination and amendment of the Camden LEP 2010;
- Appendix 1 provides an assessment against the LEP Evaluation Criteria;
- Appendix 2 provides a consideration of the consistency of the Planning Proposal with State Environmental Planning Policies; and
- Appendix 3 provides a consideration of the consistency of the Planning Proposal with the Section 117 Directions.

The Proposal is supported by the following attachments:

- Attachment 1: Proposed Zoning Map
- Attachment 2: Proposed ILP/Masterplan
- Attachment 3: Landscape and Visual Analysis Assessment

2.0 Site Description and Context

2.1 Overview

This Section describes the location of the site, existing development on the land, the current planning framework, and the relationship of the area to the draft South West Subregional Strategy. This description of the site and its context should be read in conjunction with the detailed Landscape and Visual Analysis prepared by JMD Design (refer to Attachment 3).

2.2 Site Locality

The area that is the subject of this Planning Proposal is shown in Figure 1.

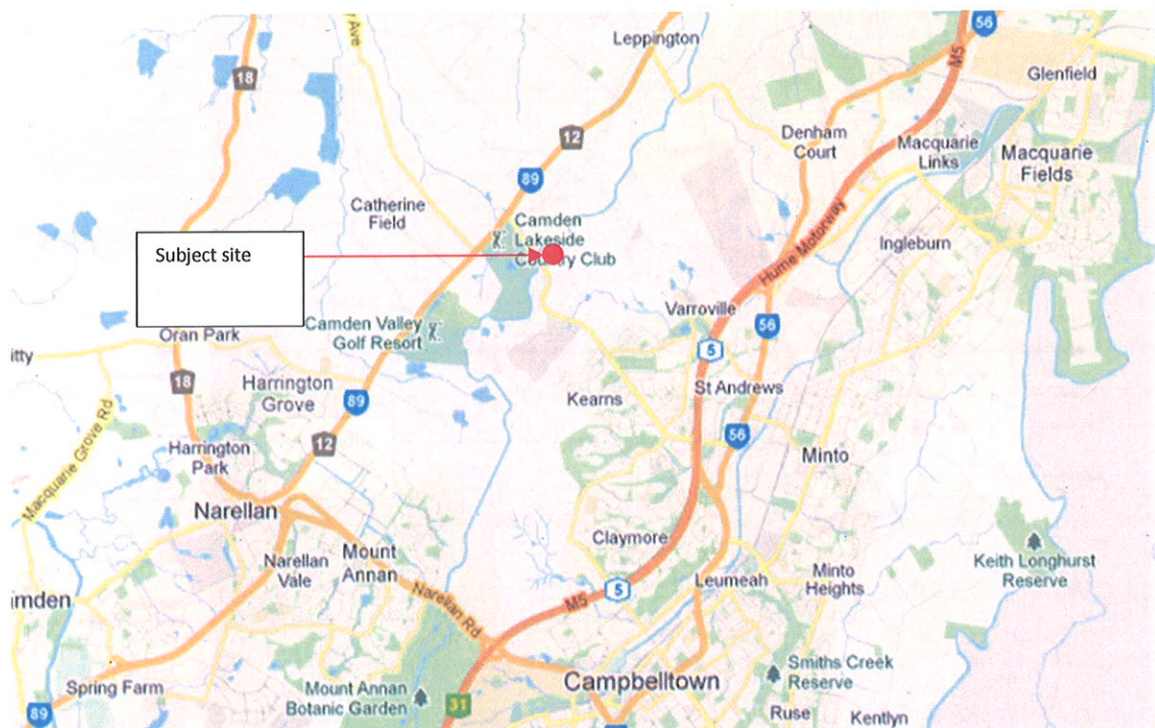


Figure 1: Location of Subject Site (Source: Google Maps)

The subject site is located on the eastern boundary of the Camden Local Government Area (LGA) in an area of rural land located to the north of Raby Road, east of the Sydney Catchment Authority's (SCA) Water Supply Channel, and abutting the LGA boundary with Campbelltown Council.

2.3 Site Context

2.3.1 Outline

The character of the area surrounding the site is predominantly rural and semi-rural in character. However, the area is undergoing significant change, having been identified as a location for significant urban growth. The site is located in close proximity to the South West Growth Centre (refer to Figure 2 below) and lands that are not in the Growth Centre but similarly being considered for urban redevelopment. Urban development of land has begun in the Turner Road Precinct which is located approximately 2.5km to the south west of the site.

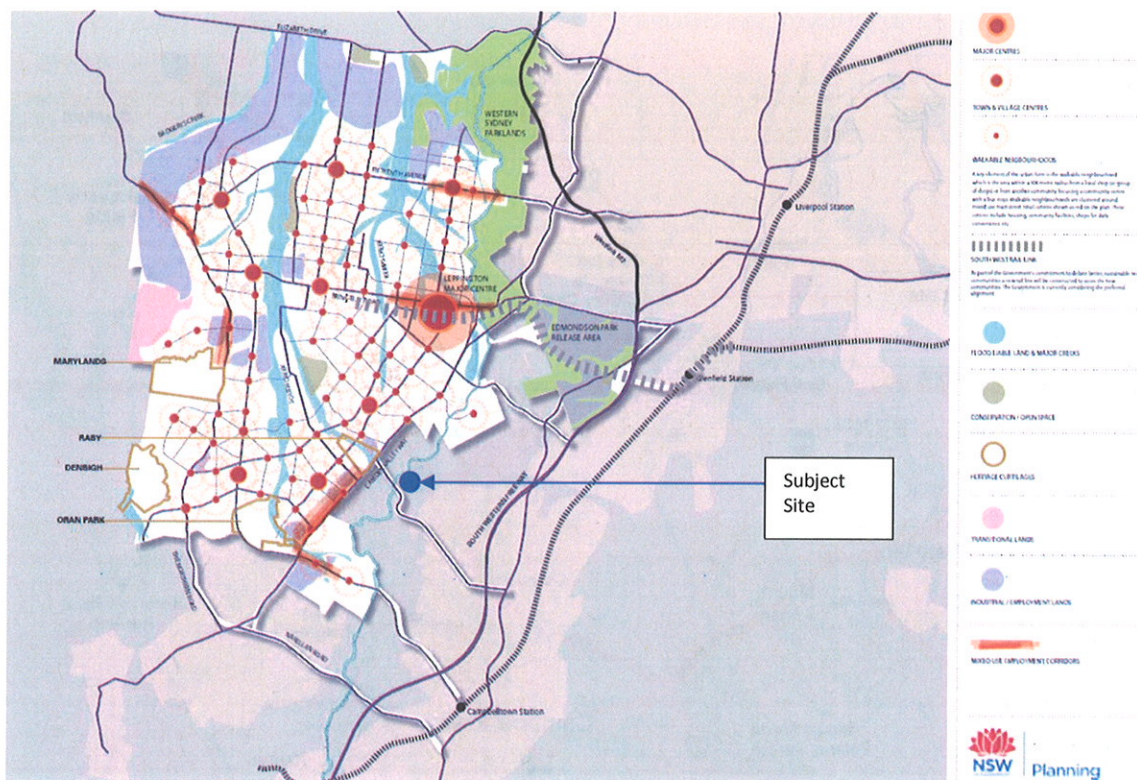


Figure 2: South West Growth Centres Structure Plan (Source: Metropolitan Strategy – A City of Cities)

Lands to the west of the site at Camden Lakeside have been identified by Camden Council as an urban release area. This site includes areas zoned for residential development. To the north of the site is Emerald Hills which is the subject of a Planning Proposal that seeks to zone the land for urban development, including residential housing and a local centre. The Emerald Hills site is separated from the site by the SCA Water Supply Canal which runs along the northwest boundary of the site. To the east of the site is rural land zoned Environmental Protection and located in Campbelltown LGA. To the immediate south of the

site on the southern side of Raby Road is a parcel of RU2 zoned land that is used as a Seventh Day Adventist conference centre.

Further from the site to the north and west are lands that are in the process of being zoned for urban development as part of the South West Growth Centre, including the Leppington Major Centre located approximately 3.5km to the north of the site, including the new Leppington Railway Station which is due to be completed in 2016.

Furthermore, there is land to the southwest that has been zoned for urban development for a mix of urban and rural residential development such as the ECB/Gledswood/East Side lands.

In future, lands to the north, west and south of the site are likely to include a range of urban uses in addition to residential development such as business generating/employment land, schools, recreation and community facilities.

The changing nature of the landscape around the site is demonstrated in Figure 3 which identifies the key surrounding sites which are detailed as follows.

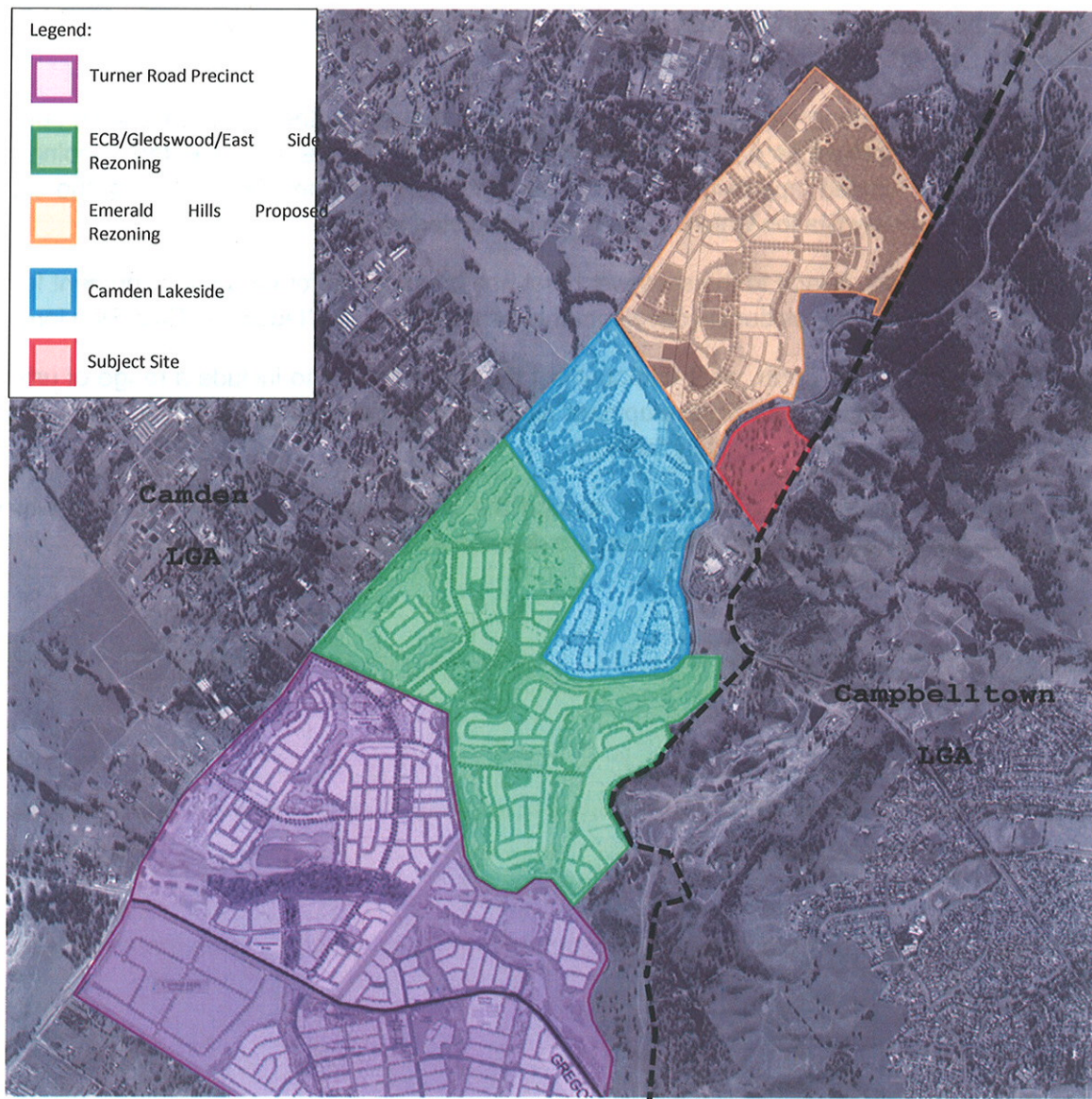


Figure 3: Subject Site Context (Source: Six Viewer, Gregory Hills & The Hermitage Masterplans and Emerald Hills Urban Design Vision)

2.3.2 Emerald Hills

Located to the immediate north of the site and on the northern corner of Raby Road and Camden Valley Way, opposite the Camden Lakeside site, is a site known as Emerald Hills, 1100-1150 Camden Valley Way, Leppington.

The Emerald Hills estate has an area of approximately 151 hectares and is the subject of a Planning Proposal and has the potential to deliver approximately 1200 dwellings. This Planning Proposal obtained Gateway approval in July 2012 and is currently with Council for implementation.

Emerald Hills is proposed to include a range of land uses including up to 1200 dwellings with a mix of housing types and minimum density of 1200 dwellings, a local shopping centre open space, environmental protection zones, and riparian corridor improvements. The proposed local centre is located within 1km of the majority of the site.

The Emerald Hills Planning Proposal Development Vision identifies a mix of hill side lots and detached housing lots adjacent to the Sydney Catchment Authority Water Supply Canal, which separates the Emerald Hills site from the site.

2.3.3 Camden Lakeside

Immediately to the west of the site on the southern side of Raby Road is the existing Camden Lakeside Golf Course site. This site is identified as an urban release area under the Camden LEP 2010 and was rezoned in 2006 to accommodate approximately 380 dwellings around the golf course as part of a golf course estate development.

The redevelopment of this is to include new road linkages running north south that will accommodate future public transport links.

2.3.4 El Caballo Blanco/Gledswood/East Side Rezoning

The El Caballo Blanco/Gledswood/ East Side rezoning is located to the south of the Camden Lakeside site. The site is a precinct of approximately 160 hectares of former tourist park, rural and rural residential holdings. This precinct has recently been rezoned to accommodate approximately 860 dwellings, a golf course, and the restoration of the State Heritage listed Gledswood House.

2.3.5 Turner Road Precinct South West Growth Centre

The Turner Road Precinct is located approximately 2.5km south west of the site. The Precinct was rezoned in December 2007 and was one of the first precincts released within the South West Growth Centre. The Precinct has an area of approximately 536 hectares and will accommodate approximately 4,000 dwellings, 96 hectares of employment land, a town centre and open space and recreational facilities.

The Precinct comprises three main parts, being the Dart West/Marist Brother joint venture release area known as Gregory Hills, an employment lands area at the junction of Gregory Hills Drive and Camden Valley Way, and thirdly the Hermitage release area being developed by Sekisui House. Construction has commenced within all three areas, delivering key infrastructure, employment lands, a town centre and dwellings.

2.4 The Site

The land that is the subject of the Planning Proposal is located within the Camden Council LGA. The land is owned by T. Simonetta & Co Pty Ltd and comprises three (3) allotments of land that has a real property description of Lots 1, 2 and Common Property in SP37300, and is commonly known as 121 Raby Road, Leppington ('the site').

The site is roughly diamond shaped and sits on the west side of a north-south ridgeline that makes up the western side of the Camden/Campbelltown LGA boundary. The ridge line to the east of the site traverses the adjoining rural property within the area known as 'the Scenic Hills' area of Campbelltown LGA. The site has an area of 16.78 hectares and is approximately 350m wide by 500m long.

The site is dominated by a pronounced ridge that runs north/south along the eastern edge of the site and which is approximately 50-100 metres west of the Camden/Campbelltown LGA boundary. The site slopes down from the east towards the (SCA) Water Supply Canal that runs along the western boundary.

There are no significant water courses on the site, although two small creek depressions are identifiable. There are four (4) small farm dams on the site.

Built features on the site include two large single and two storey residential dwellings. There is an access driveway from each of the houses that extends down to Raby Road. There are no other significant structures on the site. The unbuilt parts of the site are characterised by fenced paddocks covered with pasture grasses with a scattering of remnant eucalypts of Cumberland Plain Woodland, mowed lawns, and areas of landscaped garden.

The eastern boundary of the site is traversed by the Jemena gas easement, which have a combined width of approximately 24m and run the length of the site in a north-south direction.

Whilst, the current context of the site is one of a rural character, it is evident from the context described in Section 2.3 that the site is located within an area undergoing significant change with urban release area developments and rezoning essentially surrounding the site to the northwest and south.

The site has existing frontage to Raby Road. Raby Road is identified as a key collector road in the draft South West Subregional Strategy, and has been earmarked for upgrades. The proximity of the site to utilities, services and public transport will be greatly enhanced with the by the adjoining Emerald Hills development in close proximity the site.



Figure 4: Aerial view of the site (outlined in red) (Source: Six Viewer)



Figure 5: View of the site looking north from the Raby Road entrance



Figure 6: View looking north from SE corner of the site



Figure 7: View looking south along eastern gas easement from NE corner of site



Figure 8: View looking west from centre of the site

3.0 Statutory Framework

3.1 Zoning

The site is currently zoned RU2 Rural Landscape under the provisions of the Camden LEP 2010 (refer to Figure 9).

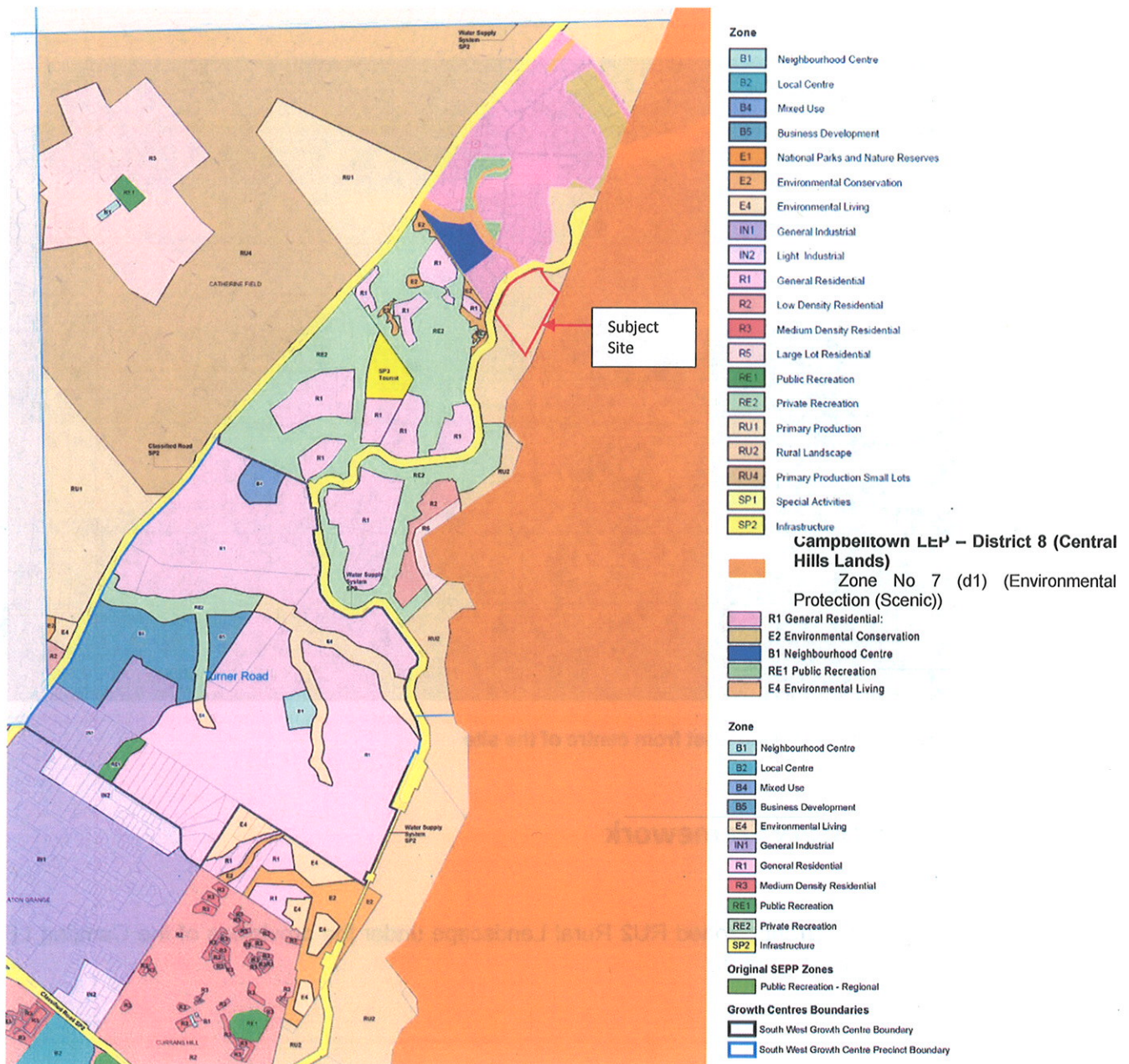


Figure 9: Zoning Extract from Camden LEP 2010, Draft Camden LEP No.151 and the Growth Centres SEPP

The zoning map at Figure 9 demonstrates that the site is located in close proximity to existing R1 general residential zones in the Camden Lakeside site to the west of the site. North of the site is the Emerald Hills site which is proposed to be zoned for a mix of R1 Residential, E2 Environmental, B1 Neighbourhood Centre, RE1 Public Recreation and E4 Environmental Living. Land to the east of the site is zoned 7(d1) (Environmental Protection (Scenic)) pursuant to Clause 8 of the Campbelltown Local Environmental Plan—District 8 (Central Hills Lands).

Prior to the gazettal of the Turner Road Precinct under the Growth Centres SEPP, this area was zoned 7(d) Environmental Protection (Scenic Hills) which stretched westward to Camden Valley Way. A considerable proportion of the 7(d) Environmental Protection zone within the Camden LGA has since been eroded by the SEPP and subsequent and proposed rezonings.

3.2 Other Controls

A building height restriction of 9.5 metres currently apply to the site. A minimum lot size of 40 hectares applies to the site.

The site is located adjacent to a state heritage item being the Upper Canal, Sydney water supply system.

4.0 The Planning Proposal

4.1 Objectives and Intended Outcomes

The objective of this Planning Proposal is to enable the redevelopment of the land at lots 1, 2 and Common Property of SP37300 (121 Raby Road, Leppington) for large lot residential development.

The Strata Scheme in SP37300 would be extinguished to create two Torrens Title allotments over the existing two residences. The proposal would allow for an approximate density of 1.8-2 dwellings per hectare, consistent with the R5 zoning within the nearby ECB/Gledswood/East Side site.

An Indicative Layout Plan for the site has been prepared by JMD Design (refer to Attachment 3 and Figure 10).

The objectives of the Proposal are to:

- Protect the scenic and landscape character of the area, particularly when viewed from public land such as the key arterial roads;
- Achieve orderly development having regard to the site's opportunities and constraints that integrates neighbouring sites and provides a transition between higher density residential zones and environmental protection zones;
- Plan a residential development that is sympathetic and complementary to the scenic qualities of the surrounding 'scenic hills' topography, with any built environments largely subservient to this landscape;
- Create a desirable place for all ages and a wide range of household types;
- Optimise the use of infrastructure; and
- Provide diversity in housing choice.

The intended outcome of the Planning Proposal is to rezone the site to permit large lot residential land uses that complement the denser residential areas anticipated on adjacent and nearby sites.

It is intended that the Planning Proposal would form part of an amendment to the Camden LEP 2010.



Figure 10: Indicative Layout Plan/Masterplan for the site

4.2 Explanation of Provisions

The amendments proposed to Camden LEP 2010 include a suite of controls that would facilitate the redevelopment of the site. The zoning controls would allow for large lot residential development on sites that sit within the context of the topography and existing and proposed vegetation.

Building height controls would restrict development to a maximum of two storeys. Lot size controls will ensure the density of development maximises tree retention and landscaping and provides a transition to the adjoining Environmental Protection zone.

The proposed controls include the following:

- Amend the Land Zoning Map to show R5 Large Lot Residential in accordance with dimensions shown on the attached proposed Zoning Plan (refer to Attachment 1);
- Retain the Building Height control of 9.5m on the Height of Buildings Map over the site;
- Amend Lot Size Map to show a minimum lot size of 4,000m² over the site; and
- Amend the Urban Release Area Map to include the subject site.

There are no other provisions that are required to be amended.

The proposed amendments to the Camden LEP 2010 will also be supported by site specific DCP controls which would include built form requirements, to be incorporated into Part D of Camden DCP 2011. The draft DCP controls would be prepared should the Proposal obtain Gateway approval.

4.3 Justification

This section addresses the need for the rezoning, identifies the background studies undertaken, details why the Planning Proposal is the best approach, and identifies what the community benefits will be.

4.3.1 Section A – Need for the Planning Proposal

Is the planning proposal a result of any strategic study or report?

The Planning Proposal itself has not been the result of a specific strategic study or report. However, it is noted that a significant number of technical studies were prepared for nearby sites including the Camden Lakeside site and the El Caballo Blanco/Gledswood/East site. The results of these studies have been used to inform this Planning Proposal.

The proposed rezoning is consistent with a number of State Government strategic initiatives and the objectives and the actions of the draft South West Subregional Strategy.

The recently gazetted El Caballo Blanco/Gledswood/East Side lands rezoning, further to the south of the site, is considered to provide the strategic planning context and the potential for residential development of a similar intensity and scale to the site.

A detailed Landscape and Visual Analysis has been prepared by JMD Design for the site (refer to Attachment 3). The Landscape and Visual Analysis reviews the existing physical conditions, analyses the potential constraints and opportunities and considers built form options and outcomes.

Landscape and Visual Analysis

The Landscape and Visual Analysis identifies the landscape character as:

“The landscape character of the Subject Land has an Arcadian feel with gently rolling hills, rustic fencing and paddocks dotted with mature trees.

The character of the lower portion of the site is fairly contained by the landform rising to the east and the surrounding vegetation of the Emerald Hills site and the Lakeside Golf Course.

The upper areas of the site has more expansive views to the south and west over the tree canopy.

There are limited view opportunities to the east due to the ridgeline marking the western extent of the ‘Scenic Hills’.

The SCA Water Supply Canal is of visual interest within the area however this feature is not situated on the Subject land.

Currently planning proposals are in Camden Council affecting the Emerald Hills and Lakeside Golf Course sites that will significantly change the landscape to the west and south of the Subject Land from a rural landscape to a more urban landscape”

The Landscape and Visual Analysis has undertaken a comprehensive visual analysis of the visibility of the site from existing and proposed adjoining residential areas. The Visual Analysis concludes:

Following a review of each of the Viewpoints it is apparent that The Scenic Hills ridgeline forms the edge to the visual catchment of views to and from the Subject Land. Due to the ridgeline it is not possible to see any portion of the site east of the ridgeline as all of the viewpoints east of the Scenic Hills ridge are a considerable distance from the Subject Land and generally at a lower elevation than the ridge so that the viewer is looking up towards the ridge with views to the site deflected over the site. However, it is possible to identify some vertical elements within the site that occur at or near the ridge top. It is recommended that some controls be placed on development along the ridgeline to ensure that the development does not become visible from areas east of the ridge i.e. Viewpoints 6-10.”

The site is visible to varying degrees west of the Scenic Hills Ridgeline as the area currently exists in an undeveloped state. The viewpoints with highest visibility are Viewpoints 4,5,11 and 12. The Comparative View Analysis Diagrams(Figure 4.7 – Figure4.13) demonstrate that there will be very few areas of the Subject Lands visible from Viewpoints 4,5,11 and 12 when the proposed future developments adjacent to the Subject land are finalised. Further,

if buffer planting is implemented around the southern and western boundary of the Subject Land, the site will be largely screened from view from adjacent roads and developments when planting is established”

Utilising the site analysis and opportunities and constraints map, a developable areas map has been prepared and this has been used to inform an indicative layout plan/conceptual residential subdivision layout for the site.

The indicative layout plan/subdivision concept plan is the preferred option as:

The concept maintains the visual qualities of the site;

The layout provides an appropriate transition and interface to the adjoining Environmental Protection zoned land to the east of the site;

It will provide dwellings within residential large lots at a density of 1.8-2 dwelling per hectare, which will allow for the rural landscape character to be retained ; and

The potential yield of the land is appropriate and compatible with the proposed rezoning of the Emerald Hills to the north and the East Side Lands further to the South.

Roads Access and Traffic

A detailed traffic impact assessment has not been prepared for the site at this stage. It is envisaged that this would be prepared post Gateway Determination and prior to the exhibition of the Proposal.

The site has a 380 metre frontage to Raby Road, a 2 lane Regional road that connects to Camden Valley Way to the west and provides access to the M5/Hume Highway and through to Raby (and on to Minto and Minto Railway Station) to the East. Road access to the future Leppington Railway Station and Major Centre is available via Camden Valley Way.

The existing road network is considered to provide good access to the site and would provide transport links through to both Campbelltown and the future major centre at Leppington, appropriate for the proposed 32 lots.

Furthermore, it is noted that Raby Road has been identified in the draft South West Subregional Strategy to be upgraded and function as a collector road as part of the South West Growth Centre development. These upgrades are to be funded from the Special Infrastructure Contribution (SIC) levy applied to areas within the South West Growth Centres.

Slope

The site is consistently sloping, mostly between 3% and 10% with some pockets along drainage lines in excess of 20%.

The slope or topography of the site is not a constraint to the redevelopment of the land particularly given that large lot subdivision would allow for appropriate siting of dwellings on each lot.

Vegetation

Vegetation on the site comprises mown lawns and landscaped gardens, pasture grasses and a scattering of mature trees. Native vegetation on the site consists of scattered remnant eucalypts of Cumberland Plain Woodland (CPW). CPW is an Endangered Ecological Community.

Camden Council have mapped vegetation within the municipality. An excerpt from Council's Environmentally Sensitive Land Map (refer to Figure 11) is provided below and identifies that the majority of the site is free of any significant vegetation aside from the small patch of 'locally significant' located toward the northern end of the site.

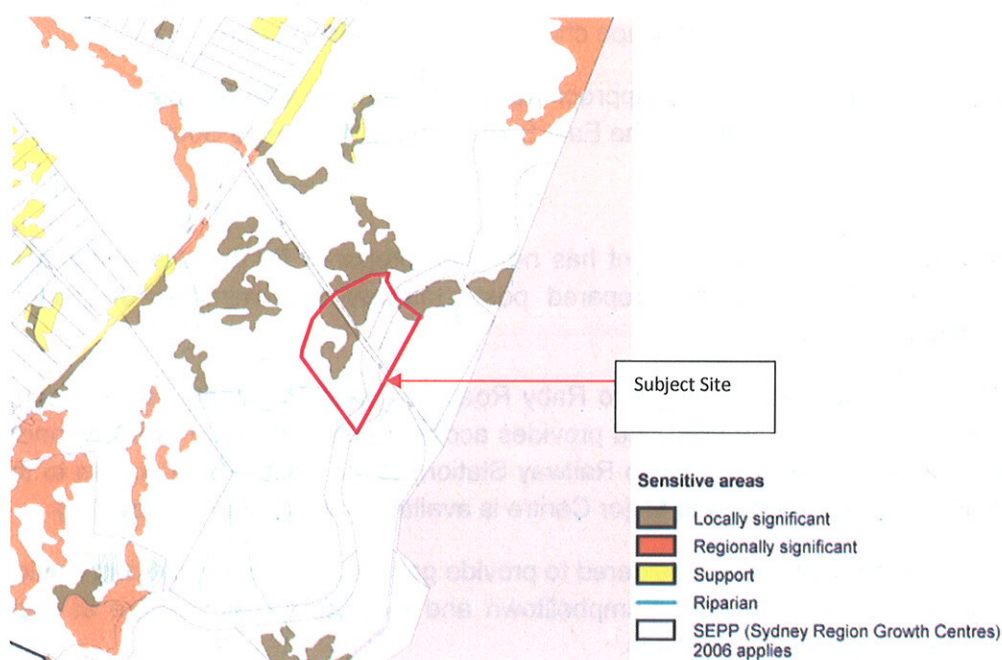


Figure 11: Excerpt from Council's Environmentally Sensitive Land Map

Therefore, the site has the potential to accommodate development without a significant impact on either local core habitat or local support for core.

Notwithstanding this, a comprehensive Ecological Assessment of the site will be prepared post Gateway Determination and prior to the exhibition of the Proposal.

Land Capability

A Land Capability assessment of the site is yet to be undertaken, but is intended to be undertaken should the Planning Proposal proceed through Gateway Approval.

Some excavated soil spoil has been identified in two areas on the site. These areas are the result of minor excavation with the site. These have the potential to be contaminated and will need to be investigated and remediated if found to be contaminated (refer Attachment 3 for location).

Any assessment will also need to include testing for salinity, in particular in the vicinity of the upper reaches of any creek lines, as it is known from the studies undertaken as part of the rezoning of the Turner Road Precinct, that there are areas of moderate to very saline in the vicinity of South Creek.

Due to the elevated nature of the site it is unlikely that the site will be highly affected by salinity and acid sulphate soils.

Bushfire Constraints Assessment

An excerpt of the Council's Bush Fire Prone Lands Map is provided in Figure 12 below, which identifies that parts of the is identified as Bush Fire prone land.

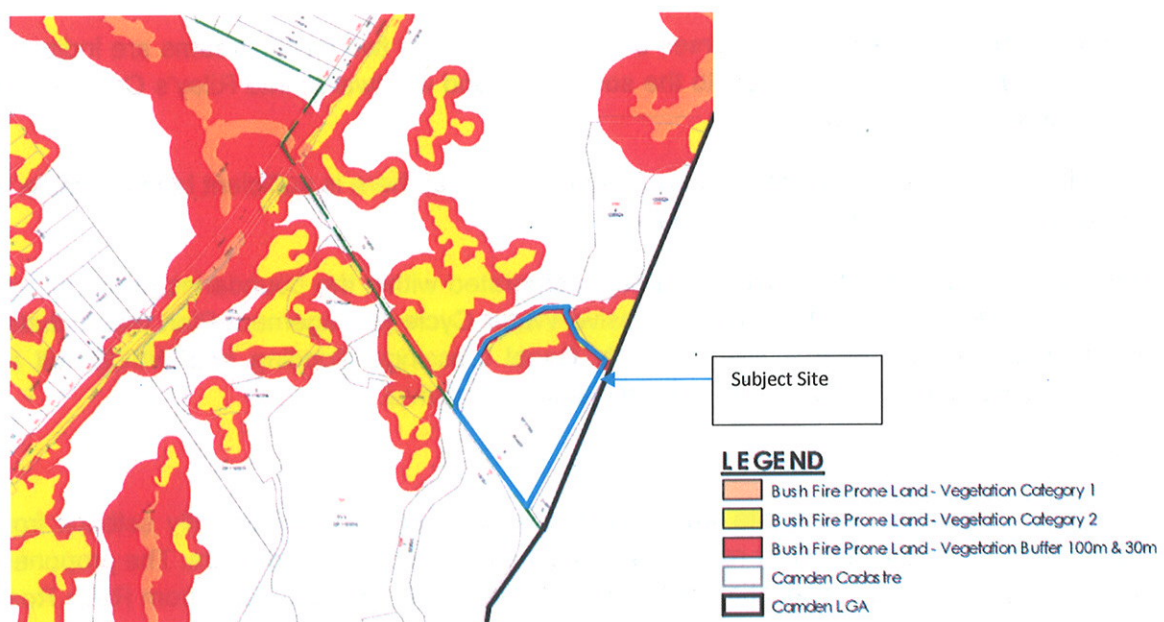


Figure 12: Excerpt from the Council's Bush Fire Prone Lands Map

Notwithstanding this, preliminary advice from Australian Bushfire Protection Planners has identified that the site is not bushfire prone due to its managed condition.

A Bushfire Impact Assessment of the site will be prepared to guide the development of the masterplan for the site should Gateway approval be obtained.

Aboriginal Heritage

There are no known aboriginal relics on the site. An Aboriginal heritage study of the site will be prepared should Gateway approval be obtained and prior to the exhibition of the Proposal.

European Heritage

There are no items of European heritage significance on the site, however the site is immediately adjacent to the SCA Water Supply Canal, which is a State listed heritage item.

Liaison with the SCA raised no objections to the proposal subject to their standard DCP requirements.

A Heritage Impact Assessment would be undertaken post Gateway Determination and prior to the exhibition of the Proposal should it be required by the consent authority.

Drainage

There are four small dams on the site that existing in shallow swales.

There are no significant water courses on the site although two small streams are indicated on topographic maps. These flow to the south-west and westwards into Riley's Creek which in turn flows into South Creek.

A preliminary water management study has identified that there is sufficient land available to provide water management facilities on site.

Appropriate drainage infrastructure will be incorporated within the boundaries of the site as part of any redevelopment. A comprehensive Water Cycle Management Plan that includes consideration of the SCA – Water Supply Canal crossings, flooding and WSUD will be prepared should the Proposal obtain initial Gateway Approval.

Noise

The lot arrangement on the site would allow any dwellings to be sufficiently setback from Raby Road to be unaffected by road noise from these existing road corridors. The proponent will need to undertake a acoustic study due to the proximity to traffic noise from Raby Road and Camden Valley Way.

Odour

Four poultry farms are located approximately 3km to the north-west of the site on the western side of Camden Valley Way. Given the odour impact study undertaken for the El Caballo Blanco/Gledswood/East Side identified that the odour measurements were irrelevant for that rezoning, the site would not be affected by odours. For this reason, further odour assessment is considered unnecessary.

Summary

As detailed in sections 2.0 and 3.0 of this report, the surrounding land to the north, west and south of the site sides have either been rezoned or are in the process of being rezoned to permit urban development. As this surrounding development proceeds, the site would in turn become a small and isolated parcel of rural zoned land. Rezoning of the land, informed by these and future investigations, will allow for comprehensive infill residential development. On a preliminary analysis, there appears to be limited constraints to the future redevelopment of the site.

The Planning Proposal process is the most appropriate means to apply planning controls to the parcel of land. The Planning Proposal process would deliver revised planning controls for the site while also responding to the broader strategic issues of the Metropolitan Plan and the South West Subregion Draft Subregional Strategy.

4.3.2 Section B – Relationship to Strategic Planning Framework

Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

Metropolitan Plan for Sydney 2036

On December 16, 2010, the NSW Government launched the Metropolitan Plan for Sydney 2036 to shape the future growth of Australia's major global city. The Metropolitan Plan incorporates the Metropolitan Transport Plan and follows a scheduled five (5) year update of the 2005 Metropolitan Strategy. The Plan outlines State Government policy for the future development and growth of the Sydney Region for the next 25 years.

It is noted that Council is required to have regard to the Metropolitan Plan when preparing and making a LEP. Specifically, in accordance with Direction 7 (Metropolitan Planning) made by the Minister for Planning under Section 117 of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979), the Council is to prepare a LEP that is consistent with "the NSW Government's Metropolitan Plan for Sydney 2036 published in December 2010".

Objective A3 of the Plan seeks "*to contain the urban footprint and achieve a balance between greenfields growth and renewal in existing urban areas*".

Objective B1 seeks to "focus activity in accessible centres".

These objectives are supported by Action D1.1, which seeks to "Locate at least 70% of new housing within existing urban areas and up to 30% of new housing in new release areas".

Action B1.3 also supports these objectives and seeks to "plan for centres to grow and change over time" while Action B1.3 is to "Aim to locate 80% of new housing within the walking catchments of existing and proposed centres of all sizes with good public transport".

The site has frontage to Raby Road which provides access to the Strategic Centre of Campbelltown, and is close to Camden Valley Way which will provide access to the future Major Centre at Leppington and new Leppington Railway Station. Furthermore, much of the site is within a 10 minute walk i.e. 800m to 1km of the proposed Emerald Hills local centre.

Services and facilities accessible from the site are set to grow in the context of the anticipated development at the Emerald Hills, Camden Lakeside and the ECBG/East Side lands in the immediate area, as well as in the South West Growth Centre more broadly.

The proposal provides additional housing consistent with Action D1.2 of the Plan which states “Reflect new subregional housing targets in Subregional Strategies and local Environmental Plans and monitor their achievement”.

The draft South West Subregional Strategy identifies a target of 10,274 additional dwellings for the Camden Council area outside of the Growth Centres, 8,690 of which are identified to be in Greenfield areas. The Metropolitan Development Program is the government key program for tracking and managing housing supply. While the site is not identified on the MDP program, it is immediately adjoining a site (Emerald Hills) that is undergoing further evaluation on the basis of government-endorsed objectives and matters for consideration. It is also located in close proximity to significant areas identified as greenfield and major sites. The proposed rezoning provides for a contribution to the required housing growth without substantially altering existing residential areas or impacting upon existing employment lands.

Draft South West Subregional Strategy

The Metropolitan Strategy divides Sydney into sub-regions and the Department of Planning and Infrastructure has maintained the subregional strategies in draft form. The subject site is located within the South West Subregion.

The Subregional Strategies are designed to assist Councils with the preparation of their LEPs. The Draft Subregional Strategy was released for exhibition in December 2007 and is still in draft.

The key directions and targets identified in the South West Subregion Draft Subregional Strategy of relevance to the precinct include:

C1.2 Apply Sustainability Criteria for New Urban Development

An assessment of the proposal against the Sustainability Criteria is provided in Appendix 4.

SW C1.3.1 – South West councils to plan for sufficient zoned land to accommodate their government area housing targets through their Principal LEPs

The Draft Subregional Strategy identifies an additional 10,274 dwellings between 2004 and 2031, comprising 1,584 additional infill dwellings and 8,690 greenfield dwellings (excluding the South West Growth Centre). The rezoning of the site could contribute to the achievement of these dwelling targets without the loss of existing dwelling stock.

SW C2.1.1–South West councils to ensure the location of new dwellings improves the subregions performance against the target for the State Plan Priority E5

The action requires that South West councils ensure that 80% of new housing is located within 30 minutes by public transport of a Strategic Centre. The site will achieve this being in proximity to existing public transport routes on Raby Road and a future public transport corridor that will extend through the Emerald Hills, Camden Lakeside and East Side sites which will provide access to Campbelltown to the south-east, which is designated as a Strategic Centre under the Strategy and is approximately 7kms to the south-east of the site, and the future Leppington Major Centre 3kms to the north.

SW C2.3.4 – South West councils to provide for an appropriate range of residential zonings to cater for changing housing needs.

The proposal seeks rezoning to R5 Large Lot Residential zones and would complement surrounding areas of that are proposed for other residential densities, consistent with these directions under the draft South West Subregional Strategy.

Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

Council adopted "Camden 2040 – A Strategic Plan for Camden" in 2010. Camden 2040 was prepared as a strategic response to the large-scale urban and population growth that has been planned for the area under the State Government's Metropolitan Strategy. It emphasises that with growth will bring new opportunities and facilities that have not previously been available, but needs to be managed actively and effectively in order to deliver quality places and lifestyles for the people of the Camden area, as well as protecting and enhancing the important history and character of the area that is so highly valued.

The rezoning of the site as proposed will provide additional housing opportunities in a location that, once surrounding development is completed, will have good access to a local centre and public transport to both town and strategic centres, while also being consistent with the Sustainability Criteria for new urban development. The large lot zoning will allow for the protection of the visually prominent ridgeline that characterises the eastern boundary and would allow for the retention of significant areas of vegetation and non-built up land. In this respect the rezoning would help to satisfy the demand for housing in the region while helping to maintain key elements of the current rural character of the area. In this respect the rezoning would not conflict with the Strategic Plan.

Is the planning proposal consistent with applicable state environmental planning policies?

The relevant State Environmental Planning Policies and deemed State Environmental Policies have been addressed at Appendix 2 to this report.

The consideration of these State Environmental Planning Policies and deemed SEPPs has identified that the Planning Proposal would not conflict with any of these Policies.

Is the planning proposal consistent with applicable Ministerial Directions (S117 Directions)?

The s117 directions applicable to the Planning Proposal have been addressed at Appendix 3 of this report.

The Planning Proposal would be consistent with all relevant Directions, within the exception of Direction 1.2 Rural Lands.

Direction 1.2 seeks to protect the agricultural production value of rural land. This Proposal seeks to rezone a RU2 Rural Landscape to large lot residential zones, which is inconsistent with this direction.

Notwithstanding this, the proposal is considered acceptable for the following reasons:

The site is effectively isolated by anticipated neighbouring urban development, which limits the agricultural production value of the site. The site would be only three small rural zoned sites located within Camden LGA between Leppington in the north and the future Gregory Hills Drive to the south, one of which is similarly the subject of a rezoning application.

The site is already used predominantly for rural residential purposes only, and is currently occupied by two large rural residential dwellings within landscaped grounds. Rural uses are limited to a small herd of cattle grazing on the site.

The site is relatively small by agricultural standards with limited production value.

The site neighbours lands that were historically rural zoned land but which have since been identified for future urban development.

Connecting NSW: The Transport Blueprint

The priorities and targets for The Transport Blueprint include:

- Increased reliance upon public transport for trips to work;
- Improved efficiency of the road network; and
- Increased reliance upon walking and cycling.

The site is located on a major transport route (Raby Road) that provides easy access to existing and proposed centres. Raby Road has been earmarked for upgrades in the draft South West Subregional Strategy, which is likely to will be funded by contributions sourced from development identified as Special Contributions Area under the Environmental Planning and Assessment Amendment (Western Sydney Growth Areas Special Contributions Area) Order 2011.

The site is located on an existing bus route which runs along Raby Road and provides a connection to Minto train station, and is located close to proposed bus corridors that will run through Emerald Hills, Camden Lakeside, and Eastside, and provide access to Campbelltown and the proposed Major Centre at Leppington.

The site is also within walking distance to a proposed future local centre within Emerald Hills.

For the above reasons, the provision of additional dwellings at the site is generally consistent with the Blueprint targets.

4.3.3 Section C – Environmental, Social and Economic Impact

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The site is used primarily for rural-residential with some cattle. It is largely pasture grasses, but does contain a number of remnant Eucalypts of Cumberland Plain Woodland (CPW) that are identified on Council's Environmentally Significant Lands Map as either local core habitat or local support for core.

A comprehensive ecological assessment will be undertaken post Gateway approval to determine whether the site contains any critical habitat or threatened species, populations or ecological communities, or their habitats.

It is expected that most of the existing trees can be retained and enhanced by new plantings.

Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The site is not flood prone.

The site is mapped as being on bush fire prone land and would require the preparation of a Bushfire Impact Assessment to guide the development of the masterplan. Such an assessment would be prepared post Gateway Determination and prior to the exhibition of the Proposal. Notwithstanding this, preliminary advice has indicated that given the lack of vegetation and well maintained nature of the site, it is unlikely to be bushfire prone. Provisions for APZ's to the vegetation adjoining the north east and east boundary can be incorporated in to the masterplan.

Areas of excavated soil moved within the site have been identified as sites of potential contamination and would require additional investigation to identify any need for remediation. Such Areas of Environmental Concern (AEC's) will require further investigation and, potentially, remediation. However, it is unlikely that such small areas would prevent the site being made suitable for residential use and occupation without risk to human health.

In this regard any environmental hazards that impact the site are manageable and would not preclude consideration of a rezoning as proposed.

How has the planning proposal adequately addressed any social and economic effects?

Social Effects

The Planning Proposal will provide an opportunity for the redevelopment of the site for land uses and activities commensurate with the surrounding locality. The Proposal would allow the redevelopment of the site to accommodate approximately 32 residential dwelling allotments.

The proposed increase in residential density for the land and subsequent increased residential population would place a minor additional demand on social services and open space. The immediate locality will be well serviced with open space and recreational opportunities. The number of additional dwellings in this case is insignificant in the context of other development proposed in the area and unlikely to lead to any discernible impact on community facilities earmarked to be constructed in the surrounding urban release areas. Any minor impacts on community facilities could be managed through Council's normal collection of section 94 contributions. Contributions would also be levied toward the provision of State public infrastructure.

The provision of greater housing choice and diversity is potential positive impact for the community, particularly given that the site is located relatively close proximity to future services and major employment lands. A Social Impact Statement will be prepared should the Proposal obtain Gateway approval.

The above sections of this Planning Proposal demonstrate that the proposed rezoning accords with the relevant strategic planning framework and is likely to result in a net community benefit.

Economic Effects

The rezoning to allow for a large lot development at the site will result in positive economic effects. The Planning Proposal will potentially result in short and medium term employment opportunities related to construction activities that can be expected with the residential development upon rezoning.

Additionally, the rezoning will provide increased housing supply and diversity in a location with good access to nearby major employment centres. Although incremental, the economic impacts of having a stable and diverse housing supply in close proximity to employment hubs are considered positive.

4.3.4 State and Commonwealth Interests

Is there adequate public infrastructure for the planning proposal?

The site is located adjacent to existing sub arterial Raby Road, which provides adequate access to service the proposed residential use. As discussed above, the site would be serviced by public transport.

The site is located immediately adjacent to the proposed urban development of Emerald Hills and it is envisaged that services provided for surrounding development could be adapted to cater for development at site given that a relatively small number of lots are proposed. The rezoning and subsequent redevelopment of the site would be based upon sound principles for utilising and supporting existing community investment in infrastructure and services.

The rezoning proposed in this Planning Proposal offers opportunities to utilise and support the facilities due to be delivered in the neighbouring release areas, and the Planning

Proposal would not place unacceptable demands on existing or proposed public infrastructure.

Any additional community infrastructure generated by the redevelopment of the site would be covered by the s94 developer contributions relevant to the site.

What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

This section will be completed following consultation with the State and Commonwealth Public Authorities identified in the Gateway Determination.

4.5 Mapping

The following maps will need to be amended:

- Land Zoning Map __016
- Lot Size Map __016

Should the Planning Proposal trigger the State Infrastructure Contributions (SIC) levy, the Urban Release Area Map will also be amended.

4.6 Community Consultation

The Planning Proposal will be exhibited for 28 days in the following manner:

- Letter to surrounding residents and landowners advising of the details of the public exhibition and inviting submissions;
- An advertisement will be placed in the Camden Advertiser in the first and third week of the exhibition period;
- Exhibition material displayed at Council Customer service Centres and Libraries; and
- Exhibition material will also be available on Council's website.

The following public agencies be consulted:

- Office of Environment and Heritage (Environment Branch);
- Office of Environment and Heritage (Heritage Branch);
- Sydney Catchment Authority;
- Roads and Maritime Service (RMS);
- Campbelltown City Council;
- Liverpool City Council;
- Wollondilly Council;
- Transgrid;
- Jemana;
- Rural Fire Service;
- Sydney Water; and
- Endeavour energy.

The Scenic Hills Association will also be notified.

4.7 Project Timeline

Anticipated commencement date (date of Gateway determination)	October 2013
Anticipated timeframe for the completion of required technical information	December 2013 /January 2014
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	TBA
Commencement and completion dates for public exhibition period	TBA
Dates for public hearing (if required)	N/A
Timeframe for consideration of submissions	TBA
Timeframe for the consideration of a proposal post exhibition	TBA
Date of submission to the department to finalise the LEP	TBA
Anticipated date RPA will make the plan (if delegated)	TBA
Anticipated date RPA will forward to the department for notification	TBA

5.0 Conclusions and Recommendations

This Planning Proposal for lots 1, 2 and Common Property in SP 37300, 121 Raby Road, Leppington seeks to rezone the site to allow a large lot residential development.

The proposed rezoning is appropriate in the context of the location. The locality is undergoing a significant transformation as rural uses are replaced by urban development. Large scale urban redevelopment is planned, and has commenced, in the nearby South West Growth Centre. This is supported with significant infrastructure upgrades including the Camden Valley Way upgrade and the construction of the new south west rail link to the future Leppington Major Centre and Leppington Railway Station.

The redevelopment of the Turner Road precinct, approximately 2.5 km south-west of the site, has commenced, with large scale residential subdivision and dwelling construction underway

within Gregory Hills and The Hermitage residential estates. The release and development of the Turner Road precinct (and other associated release areas) is delivering significant benefits and opportunities to this part of Camden, with the construction of key infrastructure, creation of residential communities, new retail and commercial centres, employment generating centres, provision of education, recreation and community facilities and the provision of public transport.

The site is also located in the immediate vicinity of Camden Lakeside which is nominated as an Urban Release Area and has been rezoned to support some 380 dwellings. Approximately 1.5km to the south west of the site is the El Caballo Blanco/Gledswood/East Side lands, recently rezoned to accommodate a range of urban uses. The Emerald Hills site to the immediate north of the site is the subject of a Planning Proposal which seeks to rezone the site for urban development. This Planning Proposal was approved at Gateway in June 2012 and is with Camden Council for implementation.

In the context of broader transformation of the locality, the rezoning of the site would facilitate development that is consistent and complementary to that proposed on surrounding lands, and capitalise on services and infrastructure being provided as part of the broader redevelopment of this part of Sydney. As nearby development is completed, the site will be located in close proximity to public transport services, employment opportunities, recreation facilities, education services and social and retail services associated with the neighbouring release areas. The site has a direct frontage to Raby Road, which means that it will be well serviced and accessible to all necessary services and infrastructure to support redevelopment for residential purposes. In particular, the site will have easy access to key centres such as Campbelltown and the future Major Centre at Leppington.

Retaining the site as land zoned for rural uses would result in an isolated pocket of rural land, surrounded by urban redevelopment, and unlikely to be of a sufficient size to support a range of rural uses. The zoning proposed will allow for a transition between denser urban development to the west of the site and the environmental protection zones to the east.

Based on the issues addressed in this Planning Proposal, it is proposed to prepare a Draft LEP to amend the Camden LEP 2010 in the following way:

- Amend the Land Zoning Map to show part of the site as R5 Large Lot Residential in accordance with dimensions shown on the attached proposed Zoning Plan (refer to Attachment 1);
- Maintain a Building Height of 9.5m on the Height of Buildings Map over the site;
- Amend Lot Size Map to show a minimum lot size of 4,000m² for the R5 Large Lot Residential zone on the site; and
- Amend the Urban Release Areas Map to identify the site as an Urban Release Area (if required).

6.0 Appendices

6.1 Appendix 1: Assessment against LEP Evaluation Criteria

There are eight (8) criteria identified by the Department of Planning and Infrastructure to be addressed for spot rezoning LEP proposals. These evaluation criteria are considered below:

Criteria 1

Will the LEP be compatible with agreed State and regional strategic direction for development in the area (eg land release, strategic corridors, development within 800m of a transit node)?

As identified in the section 3.4.2, the proposal is compatible with the strategic direction of the Metropolitan Plan for Sydney 2036 and the draft South West Subregional Strategy.

The site is located within close proximity to the South West Growth Centre as well as lands rezoned as urban release areas such as Camden Lakeside. It is also located adjacent or close to areas recently rezoned or in the process of being rezoned for urban development at the El Caballo Blanco/Gledswood/East Side lands and Emerald Hills site respectively. The redevelopment of these sites will deliver utilities, retail and commercial, community and educational services and facilities and public transport services in close proximity to the site.

Criteria 2

Will the LEP implement studies and strategic work consistent with State and regional policies and Ministerial (s117) Directions?

An assessment of the Planning Proposal against the State and Regional Policies and the Section 117 Directions is contained in Appendices 2 and 3.

The Planning Proposal would not result in any significant conflict with any relevant State Environmental Planning Policies.

In terms of the s117 Directions, the proposal is inconsistent with Direction 1.2 relating to Rural Lands, which seeks to protect the agricultural production value of rural land. As identified Appendix 3, the Planning Proposal proposes to rezone land from RU2 Rural Landscape zone to R5 Large Lot Residential zone, which is inconsistent with this direction.

Notwithstanding this, the proposal is considered acceptable for the following reasons:

The site will be effectively isolated as rural land as surrounding lands to the north, west and south are identified for development for urban uses and land to the east is to be maintained for environmental protection, which limits the agricultural production value of the site.

The site is one of only three small rural sites located within Camden LGA between Leppington in the north and the future Gregory Hills Drive to the south. It is noted that another one of these sites is also the subject of proposals for rezoning to allow residential use.

The site is only suitable for intensive agricultural use i.e. cattle grazing, but is small by intensive agricultural standards.

Intensive agriculture would likely conflict with future surrounding lands uses.

The site is of sufficient size to accommodate cattle feed lot, however given the sensitivities of the site in terms of proximity to future neighbouring residential development and being located within the head waters of the South Creek Catchment of the Hawkesbury Nepean River system, such as use is not considered appropriate.

The site is immediately adjacent to the Emerald Hills site (which is the subject of a separate rezoning), and in close proximity to the El Caballo Blanco/Gledswood/East Side lands site. These sites were historically rural zoned land and have been or are in the process of being rezoning to allow urban residential development. The Camden Lakeside site, which is currently occupied by a golf course, has similarly been rezoned under CLEP 2010, to facilitate a mix of land uses including residential development.

Criteria 3

Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/subregional strategy?

The site is not located within a global or regional city, strategic centre or corridor. However, the site is located in close proximity to the South West Sydney Growth Centre and therefore will significantly benefit from the delivery of infrastructure and services associated with the redevelopment of these lands to accommodate a mix of urban land uses including employment land.

The site is located on Raby Road which has been identified in the draft South West Subregional Strategy as a major collector road to be upgraded to support growth in the area. Raby Road provides direct access to the M5/Hume Highway and the Strategic Centre at Campbelltown. Public transport would also provide access to Campbelltown. Access will also be available to the new Leppington Railway Station via the upgraded Camden Valley Way.

In this respect, the Planning Proposal would provide new housing opportunities in a location that could take advantage of the proximity to significant beneficial attributes.

Criteria 4

Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?

No. This Planning Proposal seeks to rezone a parcel of land used for rural residential purposes to large lot residential development. The proposal therefore, will not, in and of itself, result in the reduction of employment generation activity at the site.

Criteria 5

Will the LEP be compatible/complementary with surrounding land uses?

Yes. As identified in the Planning Proposal the site is located in close proximity to areas that are being proposed for residential uses or in the process of being rezoned for urban uses.

To the east the site abuts the Camden/Campbelltown LGA boundary, which essentially runs along the ridge line. A vegetated buffer along this boundary would ensure an appropriate transition to these lands, such that residential development on the site was compatible with the land to the east.

Advice from SCA indicated that the size of the lots proposed, would allow sufficient flexibility to cater for matters such as stormwater management and boundary landscaping required along the northwest boundary.

In this respect, the proposal is considered to be complementary and compatible with surrounding land uses.

Criteria 6

Is the LEP likely to create a precedent; or create or change the expectations of the landowner or other landholders?

In the future the site will potentially be surrounded to the north, east and south west by urban development on sites which have been the subject of recent rezonings. This would effectively isolate the site from adjoining landowners within the Camden LGA. In this respect, it is unlikely that the LEP will create a precedent or change the expectations of the adjoining landowners, as surrounding sites have already been earmarked for rezoning consistent with that being proposed on the site.

Criteria 7

Will the LEP deal with a deferred matter in an existing LEP?

The Planning Proposal does not deal with a deferred matter in an existing LEP and this criteria is not applicable in this instance.

Criteria 8

Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?

The site is bordered by urban release areas or land currently undergoing rezoning for the purposes of urban development. Land to the east of the site is located within Campbelltown LGA and is zoned for Environmental Protection purposes. Further south of the site a similar isolated parcel of rural land, at Lot 4, 190 Raby Road has also been earmarked for rezoning. The impact of the proposed rezoning has been considered within the context of these rezoning proposals, with the conclusion being that the proposed rezoning with compliment

other proposals in the area. The cumulative impact of this proposed rezoning is considered unlikely to undermine the broader planning of the area or the management of the planning functions of Council.

6.2 Appendix 2: Consistency against State Environmental Planning Policies

SEPP Title	Consistency	Comment
1. Development Standards	Yes	This SEPP does not apply to the Camden LEP 2010.
4. Development Without Consent and Miscellaneous Exempt and Complying Development	Yes	This SEPP does not apply to the Camden LEP 2010.
6. Number of Storeys in a Building	Yes	This SEPP does not apply to the Camden LEP 2010.
14. Coastal Wetlands	N/A	
15. Rural Land-sharing Communities	N/A	
19. Bushland in Urban Areas	Yes	The provisions of this SEPP do not apply to the site.
21. Caravan Parks	N/A	
22. Shops and Commercial Premises	N/A	
26. Littoral Rainforests	N/A	
29. Western Sydney Recreation Area	N/A	
30. Intensive Agriculture	N/A	The provisions of this SEPP relate to cattle feed lot proposals

32. Urban Consolidation (Redevelopment of Urban Land)	N/A	This SEPP only applies to urban land.
33. Hazardous and Offensive Development	N/A	
36. Manufactured Home Estates	N/A	
39. Spit Island Bird Habitat	N/A	
41. Casino Entertainment Complex	N/A	
44. Koala Habitat Protection	N/A	The SEPP does not apply to Camden LGA.
47. Moore Park Showground	N/A	
50. Canal Estate Development	N/A	
52. Farm Dams and Other Works in Land and Water Management Plan Areas	N/A	This SEPP relates to the construction of artificial waterbodies.
55. Remediation of Land	Yes	The lands have been used for potentially contaminating uses i.e. agriculture with isolated dumping. However, it is unlikely that the site is unable to be made suitable for the proposed development. The site will be the subject of a Contamination Assessment post Gateway and prior to the exhibition.

59. Central Western Sydney Economic and Employment Area N/A

60. Exempt and Complying Development N/A

This SEPP does not apply to the Camden LEP 2010.

62. Sustainable Aquaculture N/A

64. Advertising and Signage N/A

65. Design Quality of Residential Flat Development N/A

70. Affordable Housing (Revised Schemes) N/A

71. Coastal Protection N/A

SEPP (Building Sustainability Index: BASIX) 2004 Yes

This SEPP is relevant to specific development that would become permitted under the Planning Proposal. Future development would need to comply with these provisions.

SEPP (Housing for Seniors or People with a Disability) 2004 Yes

This SEPP is relevant to specific development that would become permitted under the Planning Proposal and would need to comply with these provisions.

SEPP (Major Development) Yes

This SEPP is relevant to particular development categories. This Planning Proposal does not derogate or alter the application of the SEPP to future development.

SEPP (Sydney Region
Growth Centres) 2006

SEPP (Infrastructure) 2007 Yes

This SEPP is relevant to particular development categories. This Planning Proposal does not derogate or alter the application of the SEPP to future development.

SEPP (Kosciuszko National
Park-Alpine Resorts) 2007

SEPP (Mining, Petroleum
Production and Extractive
Industries) 2007

This SEPP aims to provide for the proper management and development of mineral, petroleum and production of extractive industries, facilitate their orderly and economic use of the land and establish appropriate planning controls relating to ESD, environmental assessment and sustainable management.

The site is not affected by the current AGL Northern Expansion Proposal.

SEPP (Temporary
Structures and Places of
Public Entertainment) 2007

This SEPP is unlikely to apply to the forms of development that will become permissible under the Planning Proposal.

SEPP (Exempt and
Complying Development
Codes) 2008

This SEPP is relevant to particular development categories. This Planning Proposal does not derogate or alter the application of the SEPP to future development.

SEPP (Rural Lands) 2008 N/A

This SEPP does not apply to the Camden LGA.

SEPP (Western Sydney
Parklands) 2009

SEPP (Affordable Rental Housing) 2009 Yes

This SEPP is relevant to particular development categories. This Planning Proposal does not derogate or alter the application of the SEPP to future development.

Sydney Environmental (Sydney Catchment) Regional Plan Harbour N/A

SREP20 Hawkesbury- Nepean River Yes

The SREP requires consideration be given to the impact of future land use in Hawkesbury-Nepean River catchment in a regional context. The plan covers water quality and quantity, environmentally sensitive areas, riverine scenic quality, agriculture, and urban and rural residential development.

The Planning Proposal is unlikely to alter or impact adversely upon the water quality and quantity, environmentally sensitive areas and flora and fauna within the Hawkesbury-Nepean River catchment.

– Table 1: Consistency with State Environmental Planning Policies

6.3 Appendix 3: S117 Directions

S117 Direction Title	Consistency	Comment
1.0 Employment and Resources		
1.1 Business and Industrial Zones	NA	
1.2 Rural Zones	No	Inconsistent

The Planning Proposal proposes to rezone RU2 Rural Landscape zone to a R5 Large Lot Residential zone, which is inconsistent with this direction.

Notwithstanding this, the proposal is considered acceptable for the following reasons:

The site is effectively isolated by anticipated neighbouring urban development, which limits the agricultural production value of the site.

The site would be only three small rural zoned sites located within Camden LGA between Leppington in the north and the future Gregory Hills Drive to the south, one of which is similarly the subject of a rezoning application.

The site is already used predominantly for rural residential purposes only, comprising two large dwellings within landscaped grounds with a small number of cattle.

The site is relatively small by agricultural standards at 16.78 hectares.

The site neighbours lands that were historically rural zoned land but which have since been identified for future urban development.

1.3 Mining, Petroleum Production and Extractive Industries Yes

Consistent

The Planning Proposal will not prohibit the mining, petroleum production or extractive industries on the site.

The site is not affected by the current AGL

Northern Expansion Proposal.

1.4 Oyster Aquaculture N/A

1.5 Rural Lands N/A

This Direction does not apply to the Camden LGA.

2.0 Environment and Heritage

2.1 Environment Protection Zones Yes

The Planning Proposal does not propose the removal of or introduction of any Environmental Protection zones.

There are no site features that warrant consideration of the application of these zones.

2.2 Coastal Protection N/A

2.3 Heritage Conservation Yes

There are no known matters of aboriginal heritage significance required to be considered for the site. Notwithstanding this, an aboriginal archaeological study will be prepared should the proposal obtain Gateway Approval.

There are no heritage items located on the site, although the site is immediately adjacent to the SCA – Water Supply Canal which is identified on the State Heritage Register. The SCA standard DCP provisions will be included in the DCP provisions for the site, should the proposal obtain Gateway Approval.

2.4 Recreation Vehicle Areas N/A

3.0 Housing, Infrastructure and Urban Development

3.1 Residential Zones	Yes	The proposed R5 zone would permit a rural residential development on the land commensurate with the zoning and development of immediately adjacent land.
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The Landscape and Visual Analysis Study addresses the scenic and landscape implications of the proposal. The site is relatively unconstrained in terms of vegetation and riparian conditions. Bushfire and contamination impacts identified are not considered as unreasonable constraints to development.

Detailed technical studies dealing with traffic impacts, ecological considerations, acoustics bushfire considerations and contamination will be prepared should the Proposal obtain initial Gateway Approval that are anticipated to support the rezoning and confirm the suitability of the site to include residential development.

The site is considered to be consistent with the Direction as the rezoning would:

Encourage and facilitate housing to satisfy future needs.

Would make efficient use of proposed transport infrastructure and utility services.

The provision of infill residential development on what will be a well serviced and located site.

3.2 Caravan Parks and NA Manufactured Home

Estates

3.3 Home Occupations	Yes	The zones proposed in the Planning Proposal will permit home occupations to be carried out in dwelling houses without the need for development consent.
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3.4 Integrating Land Use and Transport this Ministerial Direction	Yes	The Planning Proposal is considered to be consistent with this Direction through:
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The Proposal will provide housing in a location that is serviced by an existing public transport route along Raby Road. It is likely that public transport provision will increase in this area in parallel to the urban development of the area;

Further bus routes have been proposed as part of the urban development of the ECB/Gledswood/East Side and Camden Lakeside sites, which will provide access to Campbelltown and the new Leppington Railway Station in the future Major Centre at Leppington. These routes would run within 1km of much of the site.

Much of the site is located within 800m to 1km from a proposed local centre at Emerald Hills; and

Pedestrian and cycleway connections are to be provided in the vicinity of the site as part of nearby urban developments.

3.5 Development Near Licensed Aerodromes	Yes	The Planning Proposal does not propose to introduce buildings of a height that would impact upon navigation to any airport.
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3.6 Shooting Ranges	NA	
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4.0 Hazard and Risk

4.1 Acid Sulphate Soils N/A

4.2 Mine Subsidence and NA
Unstable Land

4.3 Flood Prone Land Yes

The Planning Proposal will be consistent with this Ministerial Direction. The site is not identified as Flood Prone Land or within a potential flood planning area.

4.4 Planning for Bushfire Yes
Protection

Parts of the site are identified as being bushfire prone on the Council's Bushfire Prone Lands Map. Notwithstanding this, preliminary advice from Australian Bushfire Protection Planners, bushfire consultants have identified that the site is unlikely to be prone to Bushfire due to its managed condition.

A Bushfire Impact Assessment of the site will be prepared to guide the development of the masterplan for the site post Gateway Determination and prior to the exhibition of the Proposal. In this respect, the site is considered suitable for the proposed zonings with respect to the provisions of Planning For Bush Fire Protection.

5.0 Regional Planning

5.1 Implementation of N/A
Regional Strategies

5.2 Sydney Drinking Water N/A
Catchments

5.3 Farmland of State and N/A
Regional Significance on
the NSW Far North Coast

5.4 Commercial and Retail Development along the Pacific Highway, North Coast N/A

5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) Revoked – N/A

5.6 Sydney to Canberra Corridor Revoked – N/A

5.7 Central Coast Revoked – N/A

5.6 Second Sydney Airport: Badgerys Creek N/A

6.0 Local Plan Making

6.1 Approval and Referral Requirements Yes

The Planning Proposal is consistent with this Ministerial Direction.

6.2 Reserving Land for Public Purposes Yes

The Planning Proposal is consistent with this Ministerial Direction.

6.3 Site Specific Provisions Yes

The Planning Proposal is consistent with this Ministerial Direction.

7.0 Metropolitan Plan Making

7.1 Implementation of the Metropolitan Strategy Yes

The Planning Proposal is consistent with the relevant actions from the draft South West Subregional Strategy

– Table 2: Consistency with S117 Directions

6.4 Appendix 4: Sustainability Criteria for New Urban Development

Table G2 Threshold	Measurable Criteria	Explanation of	Comment
Sustainability Criteria for Listing of site on MDP			
1 Infrastructure	Development is consistent with any relevant residential development strategy, subregional strategy, regional infrastructure plan and Metropolitan Strategy. The provision of infrastructure (utilities, transport, open space, and communications) is costed and economically feasible based on Government methodology for determining infrastructure contribution. Preparedness to enter into development agreement.	The development will help to deliver dwelling targets set out in the draft South West Subregional Strategy. The site is located in close proximity to the Catherine Fields Precinct and Leppington Precincts in the South West Growth Centre. The proximity of the site to the SWGC means that it will be able to access infrastructure and services such as utilities, open space and transport, in particular the Leppington Railway Station. The site is also located immediately adjacent to Emerald Hills, which is currently in the process of being rezoned for a mix of residential and employment uses.	
2 Access	Accessibility of the area by public transport and appropriate road access in terms of: Location/land use; to existing networks and related activity centres. Network: the areas potential to be serviced by economically efficient public transport	The site is located on existing and proposed bus routes. Existing bus services provide public transport to Minto train station. Proposed bus services would provide access to the Strategic Centre of Campbelltown the proposed major centre at Leppington.	

services.

Catchment: the area's ability to contain, or form part of the larger urban area which contains adequate transport services. Capacity for land use/transport patterns to make a positive contribution to achievement of travel and vehicle use goals.

Raby Road is identified for upgrade to a collector road in the draft South West Subregional Strategy. Development at the site, which would result in approximately 32 lots, would be within the capacity of the road network.

No net negative impact on performance of existing subregional road, bus, rail, ferry and freight network.

3 Housing Diversity	Contributes to the geographic market spread of housing supply, including any government targets established for aged, disabled or affordable housing.	The proposal would allow for large lot housing options that would complement denser options likely to be developed throughout other parts of the locality.
Provide a range of housing choices to ensure a broad population can be housed.		
4 Employment Lands	Maintain or improve the existing level of subregional employment self-containment.	N/A
Provide regional/local employment opportunities to support Sydney's role in the global economy.	Meets subregional employment capacity targets:	
	Employment related land is provided in appropriately zoned areas.	
5 Avoidance of Risk	Available safe evacuation route (Flood and Bushfire).	As discussed above, the site is not significantly constrained by bush fire prone land.
Land use conflicts, and	No residential development within 1:100 floodplain.	Appropriate setbacks are proposed to be provided to neighbouring bush fire prone land. Furthermore, safe
Available safe evacuation route	Avoidance of physically constrained land: high slope;	
Land on the majority of		

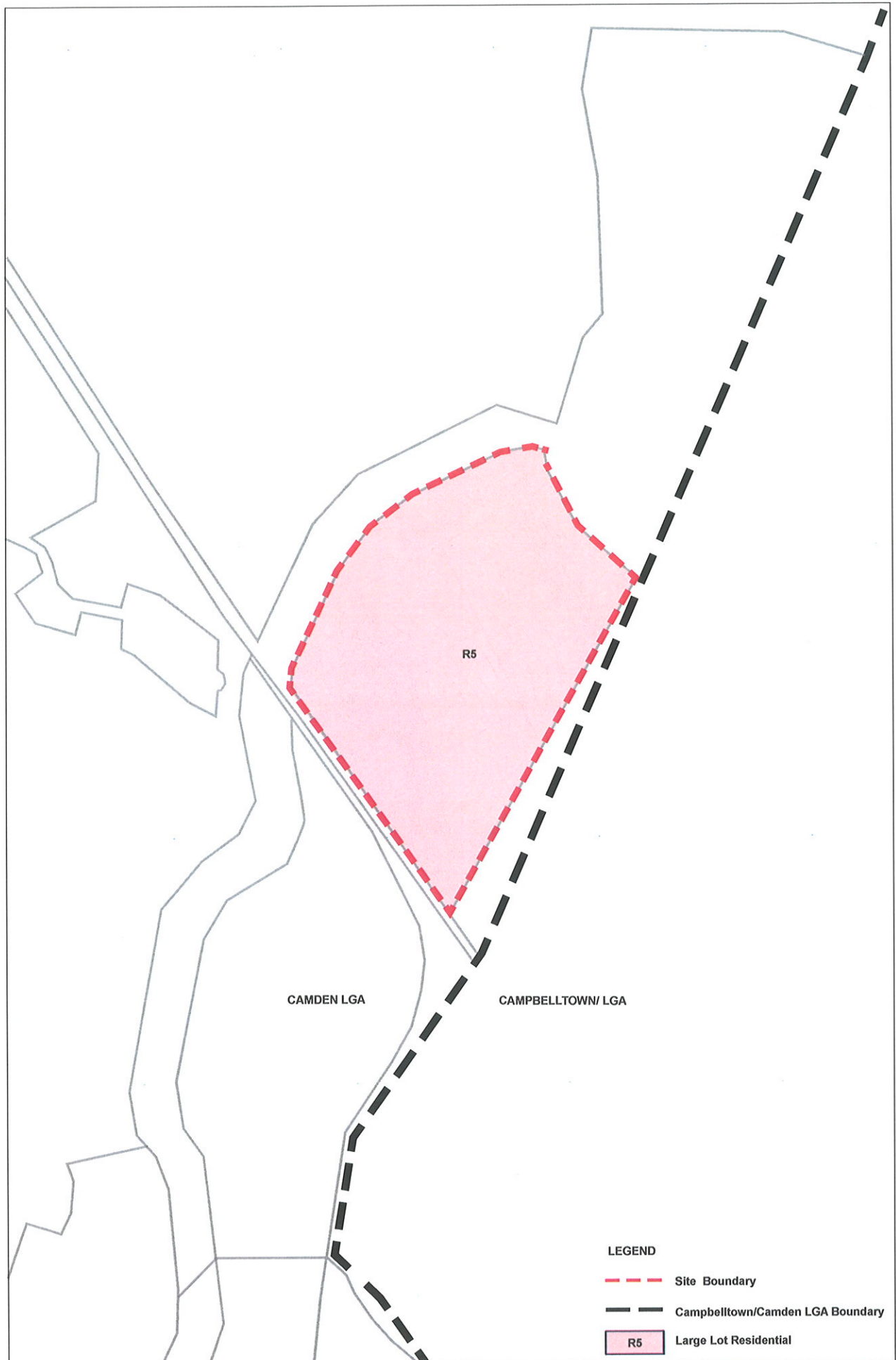
the site is not bushfire prone and the risk to human health and life, avoided.	highly erodible. Avoidance of land use conflicts with adjacent, existing or future land use and rural activities as planned under regional strategy.	evacuation routes will be available to south of the site. The site is not within flood prone land and is not physically constrained land or likely to cause land use conflicts.
6 Natural Resources Natural resource limits not exceeded/environmental footprint minimised.	Demand for water does not place unacceptable pressure on infrastructure capacity to supply water and on environmental flows. Demonstrates most efficient/suitable use of land. Avoids identified significant agricultural land. Avoids impacts on productive resource lands; extractive industries, coal, gas and other mining, and quarrying. Demand for energy does not place unacceptable pressure on infrastructure capacity to supply energy; requires demonstration of efficient and sustainable supply solution.	Appropriate infrastructure, utilities, services and energy resources are anticipated to be available as surrounding urban areas are developed. The site does not affect significant agricultural land or any mining industries. Given that the site is likely to be within a locality predominantly defined by urban development, residential development at the site is considered the most efficient/suitable use on land.
7 Environmental Protection Protect and enhance biodiversity, air quality, heritage, and waterway health.	Consistent with Government approved Regional Conservation Plan (if available). Maintains or improves areas of regionally significant terrestrial and aquatic biodiversity (as mapped and agreed by DEC and DPI). This includes regionally significant vegetation communities; critical habitat;	The site is not affected by a Regional Conservation Plan. Significant vegetation will be retained where appropriate. A Water Sensitive Urban Design (WSUD) Assessment

	threatened species; populations; ecological communities and their habitats.	will be prepared should the Proposal obtain initial Gateway Approval.
	Maintain or improve existing environmental condition for air quality.	Air quality is unlikely to be affected by the proposed development.
	Maintain or improve existing environmental condition for water quality and quantity.	
	Consistent with community water quality objectives for recreational water use and river health (DEC and CMA).	Water quality will be maintained through the implementation of the appropriate WSUD measures.
	Consistent with catchment and stormwater management planning (CMA and local council).	There are no known areas of Aboriginal significance on the site.
	Protects areas of Aboriginal cultural heritage value (as agreed by DEC)	
8 Quality and Equity in Services	Available and accessible services.	The site is located in proximity to the SWGC meaning that it will benefit from a range of health, education, legal, recreational, cultural and other services to be delivered as part of urban development.
Quality health, education, legal, recreational, cultural and community development and other government services are accessible.	Do adequate services exist? Are they at capacity or is some available? Has Government planned and budgeted to further service provision? Developer funding for required service upgrade/access is available.	Developer funding is available by s94 or state public infrastructure contributions.

Table 3: Assessment against Table G2 Sustainability Criteria for New Land Release

Schedule of Attachments

Attachment A-	Proposed Zoning Plan
Attachment B-	ILP/Masterplan
Attachment C -	Landscape and Visual Analysis Assessment



LEGEND

- Site Boundary
- Campbelltown/Camden LGA Boundary
- R5 Large Lot Residential

Client
T Simonetta & Co.

Consultants
TN CONSULTING
SJB PLANNING

Scale
1:5000@A3

0 50 100 200m

JMD design



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Project
121 RABY ROAD, LEPPINGTON
Drawing Title
ZONING MASTERPLAN

Drawing No.
L-01
Issue
A

