

COMMITTEE: Design & Development MEETING DATE: 10.2.16 ENCL.NO.

DD1103
DD350090 - Planning Proposal – Richmond Road, Marsden Park RZ-15-1321
RECOMMENDATION

1. Prepare and forward a Planning Proposal to the Minister for Planning to request a Gateway Determination to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006 to make minor zone boundary and other planning control adjustments to reflect approved development in Stockland’s Elara Estate at Marsden Park.

COMMITTEE DIVISION:
Supported: Crs Dickens, Smith, Robinson, White, Pendleton, Kelly,
Benjamin, Atalla, Bleasdale, Donaldson & Bali.
Absent: Cr Diaz, Holmes, Siljeg & Lowles.

COMMITTEE RECOMMENDATION
ADOPTED
ORDINARY MEETING
10 FEB 2016

EXCEPTION
WITHOUT CHANGE

REFERRED TO:	DDD	FOR:	Attention	DATE:	11.2.16

Planning Proposal – Richmond Road, Marsden Park

Report: **DD350090** File: **RZ-15-1321**

Division is required

Topic	Amendments to the Growth Centres SEPP are proposed to make minor zone boundary adjustments to reflect approved development in the Elara Estate on Richmond Road, Marsden Park.
Analysis	Recent approvals for subdivision in the Elara Estate have relied on the 'development near zone boundaries' clause under the Growth Centres SEPP to enable a more logical and appropriate development. The proposed SEPP amendments will align the zone boundaries with the approved subdivision plans, to avoid confusion for developers, builders and purchasers of future housing lots. Attachments: Attachment 1 – Location of proposed zone boundary amendments Attachment 2 – Description and explanation of SEPP amendments for each site Attachment 3 – Existing zoning map Attachment 4 – Proposed zone boundary amendments
Report Recommendation	1. Prepare and forward a Planning Proposal to the Minister for Planning to request a Gateway Determination to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006 to make minor zone boundary and other planning control adjustments to reflect approved development in Stockland's Elara Estate at Marsden Park.

Key reasons

1. The key SEPP amendments relate to 6 separate sites

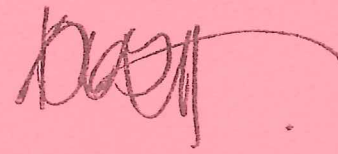
- There are 6 sites across Precinct 1 of the Elara Estate that require zone boundary adjustments and corresponding SEPP map amendments as they don't reflect the approved subdivisions.
- Attachment 2 provides a description and explanation of the SEPP amendments for each site.

2. Key elements to the proposed SEPP amendment

- The proposed amendments to the Growth Centres SEPP include:

 General Manager approval Kerry Robinson, General Manager

Signature:



Attachments

Ref	Description	Files
1		 A1DD350090.pdf
2		 A2DD350090.pdf
3		 A3DD350090.pdf
4		 A4DD350090.pdf

Recommendations

Report Recommendation	1. Prepare and forward a Planning Proposal to the Minister for Planning to request a Gateway Determination to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006 to make minor zone boundary and other planning control adjustments to reflect approved development in Stockland's Elara Estate at Marsden Park.
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SHORT MINUTES : Ordinary Meeting MEETING DATE: 10.2.16 ENCL.NO.

DD1103 - DD350090 - Planning Proposal – Richmond Road, Marsden Park RZ-15-1321

MOTION (Bleasdale/Pendleton)

That the recommendation DD1103 be adopted. **CARRIED**

COUNCIL DIVISION:

Supported: Crs Dickens, Smith, Robinson, Holmes, Siljeg, White, Pendleton, Kelly,
Benjamin, Atalla, Bleasdale, Donaldson & Bali.

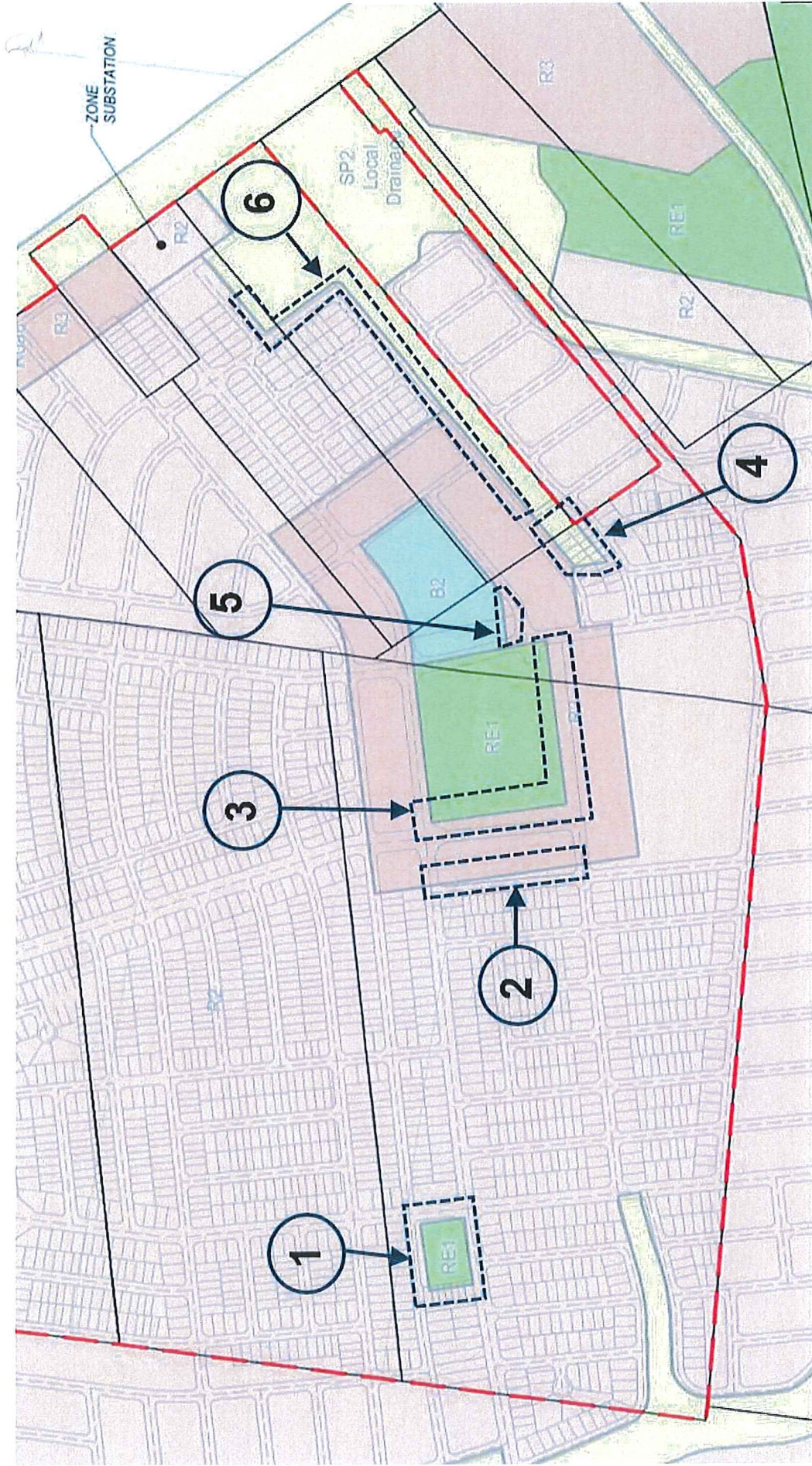
Absent: Crs Diaz & Lowles.

REFERRED TO: DDD FOR: Attention DATE: 15.2.16

MSP,

For your action

Added 15/2/2016



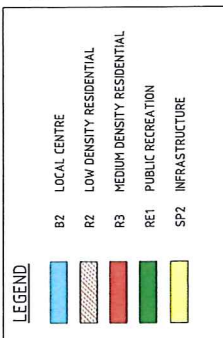
Locations of proposed zone boundary amendments

**Explanation of proposed SEPP amendments in
Precinct 1 of the Elara Estate, Richmond Road, Marsden Park**

Site map reference	Proposed SEPP amendment	Explanation
1	Adjustment to the zone boundaries of a small local park zoned RE1 Public Recreation	Currently the RE1 Public Recreation zone measures 5,645m². Following the proposed amendment, the lot containing the local park will comprise an area of 6,297m². This is generally consistent with our executed VPA with Stockland which identifies that the local park will consist of an area of 6,281m². The Height of Buildings, Dwelling Density and Land Reservation Acquisition maps need to be amended in conjunction with the zoning amendment. This includes applying the following planning controls over the land that is proposed to be zoned R2 Low Density Residential: i. maximum building height of 9 metres ii. minimum dwelling density of 15 dwellings / hectare.
2	Adjustment to the R3 Medium Density Residential zone boundary	The approved subdivision has a thin triangular shaped strip of land zoned R2 Low Density Residential along the western boundary. Following the proposed amendment the whole of the lot will be zoned R3 Medium Density Residential to facilitate a logical development outcome. The Height of Buildings, Dwelling Density and Land Reservation Acquisition maps need to be amended in conjunction with the zoning amendment. This includes applying the following planning controls over the area currently shown as R2 Low Density Residential that is proposed to be zoned R3 Medium Density Residential: i. maximum building height of 14 metres ii. minimum dwelling density of 25 dwellings / hectare.
3	Adjustment to the RE1 Public Recreation zone boundary to	Currently the RE1 zoned area measures 4,301 hectares. Following the proposed amendment, the lot containing the playing fields will comprise an area of 4,827 hectares.

		The Height of Buildings and Dwelling Density maps need to be adjusted over the B2 zoned land. In addition, the Floor Space Ratio map requires a small alteration to ensure it is consistent with the current property boundary.
6	Adjustment to the boundaries of the SP2 Infrastructure (Local Drainage) zone	This drainage lot includes a narrow strip of land zoned part R3 Medium Density Residential and part R2 Low Density Residential along the north-western boundary. Following the proposed amendment the whole of the drainage lot will be zoned SP2 Infrastructure (Local Drainage) to facilitate a more logical development outcome in accordance with the approved subdivision layout. The nominated land area is consistent with the executed VPA. The Height of Buildings and Dwelling Density maps need to be modified to reflect the change to the Land Zoning Map. The Land Reservation Acquisition Map also requires a minor amendment to ensure it overlays with the lot boundary.

Existing zoning map

[illegible]



	B2	LOCAL CENTRE
	R2	LOW DENSITY RESIDENTIAL
	R3	MEDIUM DENSITY RESIDENTIAL
	RE1	PUBLIC RECREATION
	SP2	INFRASTRUCTURE

[illegible]

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Drawn	Date
BML	30/11/2015
Checked	Date
SHH	30/11/2015
Designed	Date
Verified	Date
Approved	Date
SHH	30/11/2015

**MARSDEN PARK
STOCKLAND SITE**

PRECINCT 1
PROPOSED ZONING BOUNDARIES

FOR INFORMATION			
Date	Datum	Scale	Size
30/11/2015	AHD	1:2500	A1
Drawing Number			Revision
600340-SK432			2