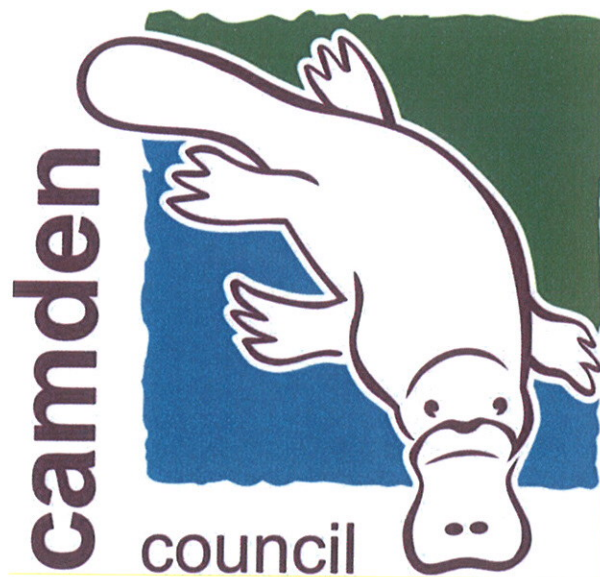




Draft Planning Proposal

**Lot 4, 190 Raby Road,
Gledswood Hills**

15 March 2013

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Executive Summary

This Planning Proposal has been prepared on behalf of Steven Chambers, owner of Lot 4, 190 Raby Road, Gledswood Hills ('the site') and seeks to rezone the site to allow a mix of low density residential development, compatible with adjoining sites.

The site is located within the Camden Local Government Area (LGA) adjacent to the western boundary of the Campbelltown LGA and adjacent to the South West Growth Centre – Turner Road Precinct.

The South West Sydney area is undergoing a significant transformation with the redevelopment of the South West Growth Centre, in particular the Turner Road Precinct, with the future Catherine Fields and Leppington release area precincts to follow further to the west and north respectively.

The character of the area will also be significantly changed with the redevelopment of those areas to the north of the site affected by the rezoning of the El Caballo Blanco/Gledswood/East Side site and the future rezoning of the Emerald Hills site further to the north.

The redevelopment of the Turner Road precinct has commenced with large scale residential subdivision and dwelling construction commencing within the Gregory Hills and The Hermitage residential estates to the south-west and west of the site respectively. 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 site is a long narrow, irregular shaped site that extends along the western side of a north-south ridgeline. It has an area of approximately 40 hectares and is approximately 200-300m wide by 1,700m long. The site comprises a number of fenced paddocks and is used occasionally for grazing purposes. The land is typically open grasslands with scattered eucalypts, and is dominated by a large underground Jemena gas line and overhead TransGrid transmission line easements.

The site is zoned RU2 Rural Landscape under the Camden LEP 2010.

The site is accessible via a private road from Raby Road through a rural-residential subdivision, which was originally subdivided in 1980. However, with the future construction of the remainder of Gregory Hills Drive sub-arterial road as part of the development of the Turner Road Precinct, the accessibility of the site will be significantly increased. The future Gregory Hills Drive extension is a proposed public transport corridor that will provide future bus services between Campbelltown, Oran Park and Narellan. Campbelltown is identified as Strategic Centre and has rail access to the City. In addition, there is also the potential to provide a future road connection at the northern boundary to the East Side land subdivision which would improve road, pedestrian and cycle connections to the north and potentially other public transport network opportunities.

The site is also located between 800m to 1km from the future Gregory Hills neighbourhood centre, which will comprise retail and commercial facilities and is also earmarked to include education and child care facilities. Furthermore, the site is 250m from the future district open space facilities within Gregory Hills, riparian corridors and local open spaces.

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 housing and is located on the edge of the urban zoned land. It can be efficiently serviced by water, sewer and power. It has the potential to deliver a mix of approximately 260 residential lots of various sizes at an overall density of 6.5 dwellings per hectare, which is commensurate with the adjoining El Caballo Blanco/Gledswood/East Side rezoning. The site has the potential to contribute to the unmet demand for housing within Sydney, provide a road link that would connect through to Raby Road and will provide excellent opportunities for further public transport and pedestrian and cycleway connections.

In this context, the current RU2 Rural Landscape zoning is an anomaly and is 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 a mix of R1 General Residential, R2 Low Density Residential and R5 Large Lot Residential to allow a combination of low density residential and large lot semi-rural residential development at the site, commensurate with the recent rezoning of adjacent sites.

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

This Planning Proposal seeks commencement of the statutory process to rezone the site to a mix of R1 General Residential, R2 Low Density Residential and R5 Large Lot Residential.

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

- Infill urban development opportunity

The redevelopment of the site represents an opportunity to provide additional housing opportunities in a location that will be well served by the retail and commercial facilities, education and community facilities, public transport and other urban infrastructure of the adjoining Gregory Hills precinct and can integrate with adjoining urban release areas.

- Consistency with the adjoining development

The site can form an extension to the adjoining low density residential areas to the west and north-west, while also preserving the scenic and visual connections to the Scenic Hills ridgeline. The Planning Proposal represents an opportunity to deliver a compatible urban infill providing additional housing opportunities which will be well located to 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 South West Subregion Draft Subregional Strategy, and the Camden Strategic Plan 2025.

- Development 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 bush fire prone or subject to flooding. It has limited affectation in terms of vegetation, contamination and riparian corridors, which demonstrates the feasibility of developing the land for low density residential purposes. The site will be well connected with the construction of the Gregory Hills Drive arterial road to the south and the East Side rezoning.



- **Transport and Connectivity Improvements**

The Planning Proposal has the potential to provide improved road connectivity to the area between the future Gregory Hills Drive and the East Side rezoning and Raby Road to the north.

Recommendations

It is recommended that arising from the consideration of this Planning Proposal, Camden Council resolve to support the rezoning as detailed in this Planning Proposal and forward the Planning Proposal for a Gateway Determination to undertake the following:

- Amend the Land Zoning Map to show part of the site as Zone R1 General Residential, part R2 Low Density Residential and part R5 Large Lot Residential in accordance with dimensions shown on the attached proposed Zoning Plan (refer to Attachment 1);
- Impose 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 450m² over the proposed Zone R1 General Residential portion, a minimum lot size of 700m² (ranging from 700m² to 1800m²) over the R2 Low Density portion and a minimum of 2,000m² over the proposed R5 Large Lot Residential portion of 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 Mr Steven Chambers, owner of 190 Raby Road, Gledswood Hills. The site covered by this Planning Proposal is Lot 4 DP 260703.

The Planning Proposal provides the justification for the rezoning of the site which is within the local government area of Camden Council.

This Planning Proposal seeks commencement of the statutory process to rezone the site from RU2 Rural Landscape to a mix of R1 General Residential, R2 Low Density Residential and R5 Large Lot Residential under the Camden LEP 2010.

It is envisioned that the redevelopment would provide a series of residential pockets consistent with the rezoning to the north and would comprise a range of lot sizes that would include single dwelling houses of one (1) and two (2) storeys in height.

The Planning Proposal has been prepared in accordance with the Department of Planning Guidelines A Guide to Preparing Planning Proposals dated October 2012 and A Guide to Preparing Local Environmental Plans dated October 2012.

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

2.0 Site Description and Context

2.1 Overview

This chapter describes the location of the site, existing development on the land, the current planning framework, and the relationship of the area to the applicable draft subregional strategy. This description of the site and its context should be read in conjunction with the detailed Landscape and Visual Analysis Report prepare 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.

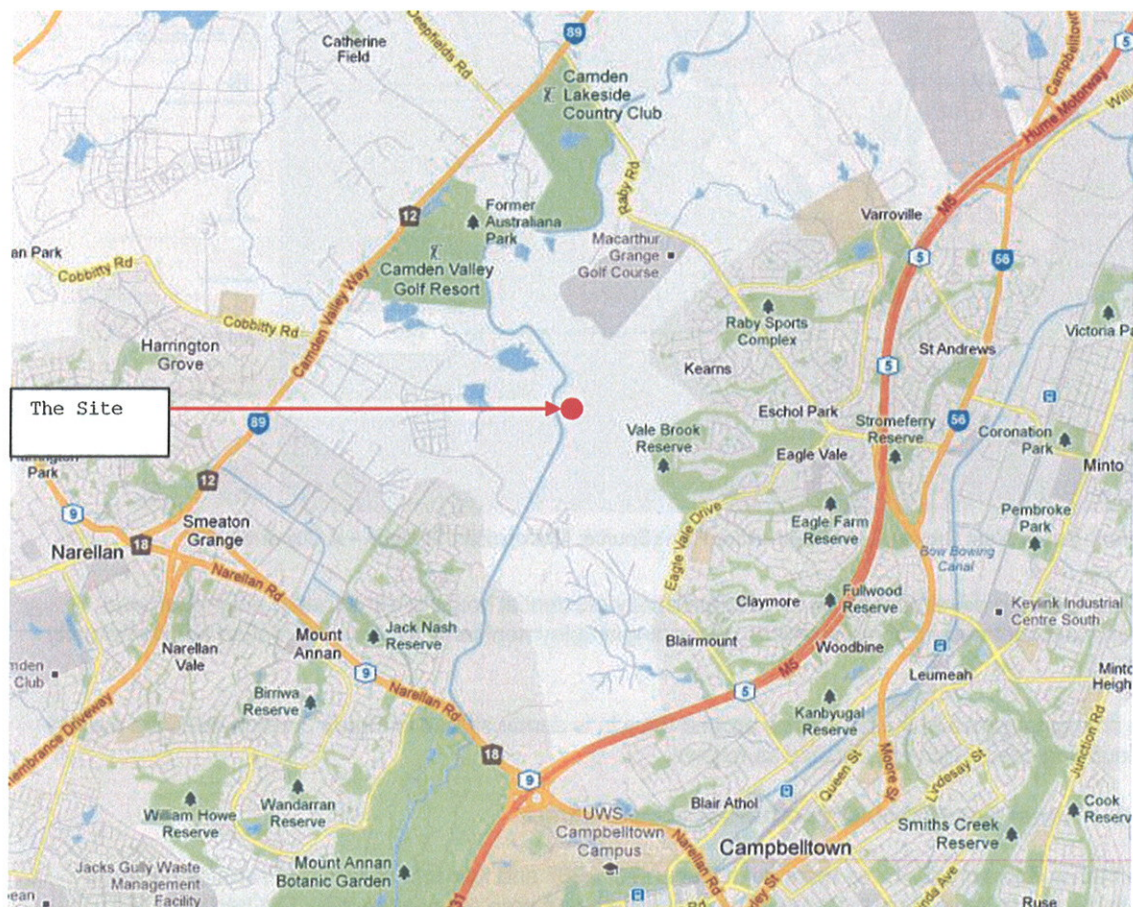


Figure 1: Locality plan (site outlined in red) (Source: Google Maps)

The site is located on the eastern boundary of the Camden Local Government Area (LGA) in an area of rural land located to the south of Raby Road, east of the Sydney Catchment Authority's (SCA) Water

Supply Channel, north of the future Gregory Hills Drive extension and abutting the LGA boundary with Campbelltown Council.

2.3 Site Context

2.3.1 Outline

The context of the site is currently predominantly rural and semi-rural in character. However, given the site is located immediately adjacent to the South West Growth Centre (refer to Figure 2 below), the character of the area is undergoing significant change as a large proportion of the surrounding land has been or is in the process of being rezoned for future urban development.

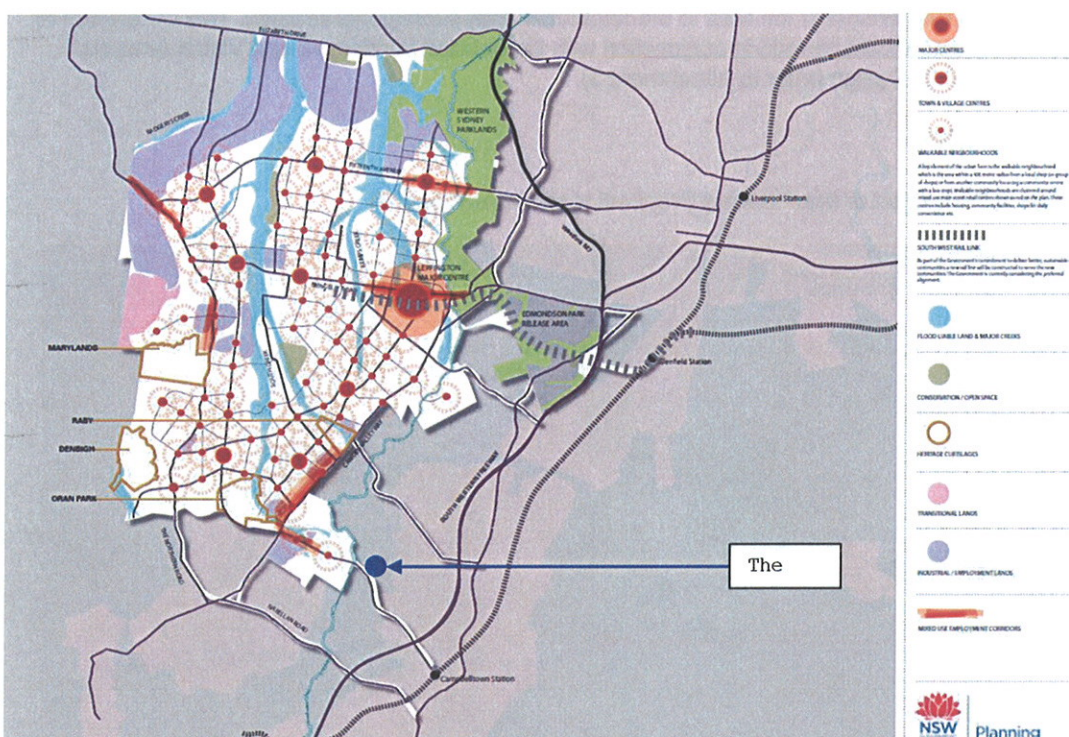


Figure 2: South West Growth Centres Structure Plan (Source: Metropolitan Strategy – A City of Cities)

The surrounding development will be predominantly residential housing with isolated neighbourhood commercial centres and some 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.

2.3.2 Turner Road Precinct South West Growth Centre

The Turner Road 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 4000 dwellings, 96 hectares of employment land, a town centre and open space and recreational facilities.



The Precinct comprises three main parts the Dart West/Marist Brother joint venture release area known as Gregory Hills, which is located immediately to the west of the site across the SCA Water Supply Channel, 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.

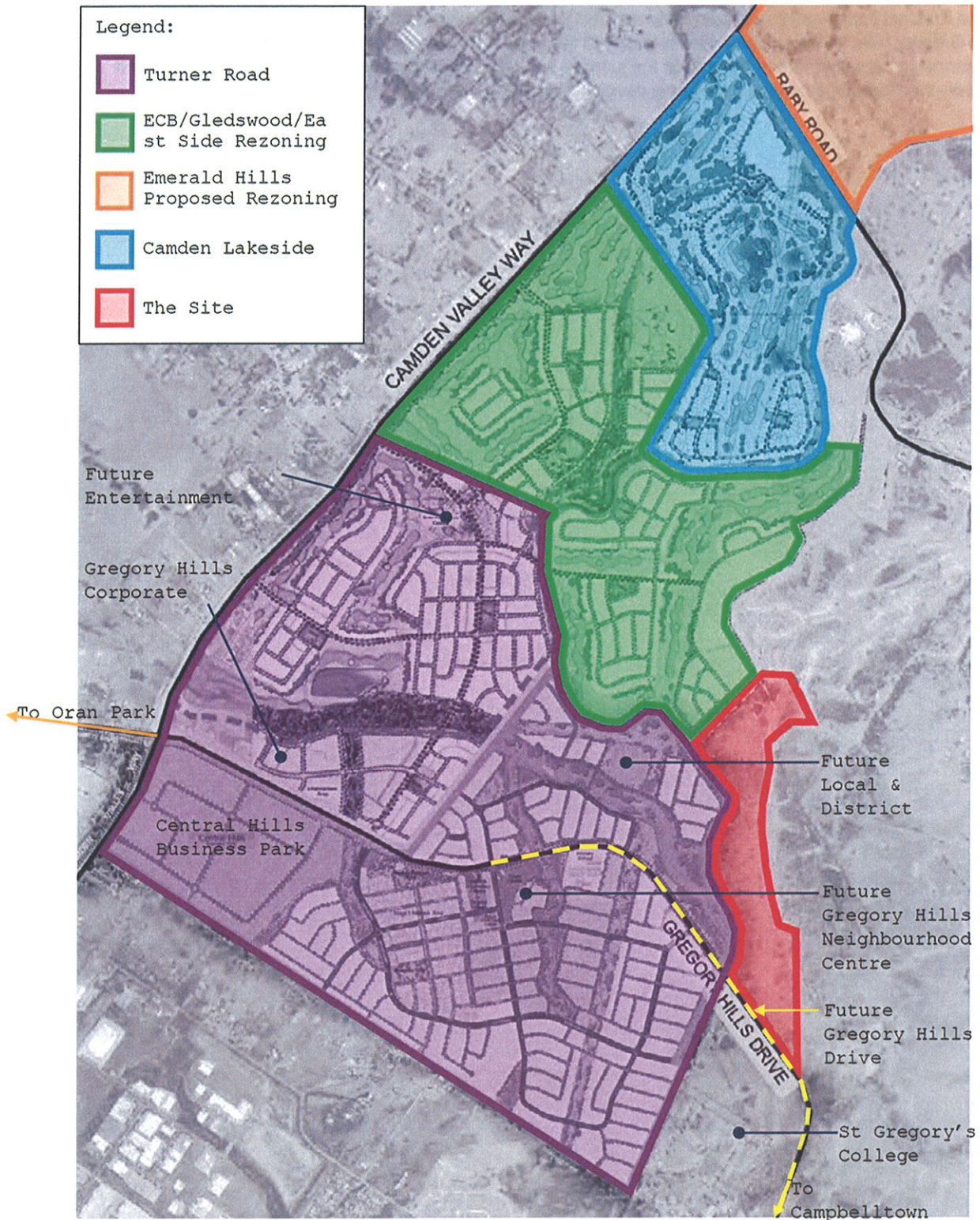


Figure 3: Site Context (Source: Gregory Hills and The Hermitage Masterplans)



The Gregory Hills estate is located closest to the site with the future neighbourhood centre located approximately 800m to 1km from the site. The Gregory Hills estate also includes the provision of district sporting facilities which are earmarked for construction approximately 250m from the site on the western side of the SCA Water Supply Channel.

The development of the Turner Road Precinct has delivered the construction of significant pieces of infrastructure to the area, including the South Creek Sewer Pump Station and associated rising mains, the first half of the Gregory Hills Drive (formerly Badgally Road) arterial road which will eventually provide a connection through to Campbelltown and the delivery of large scale employment land subdivision.

The Gregory Hills Drive connection through to Campbelltown will deliver roads access to the southern boundary of the site and will be a public transport corridor. It is understood that the DA for the second stage of this road is imminent.

2.3.3 El Caballo Blanco/Gledswood/East Side Rezoning

The El Caballo Blanco/Gledswood/ East Side rezoning is located to the north and north-west of the site and is a precinct of approximately 160 hectares of former tourist park, rural and rural residential holdings. This precinct is in the process of being rezoned to accommodate approximately 860 dwellings, a golf course, and a restoration of the State Heritage listed Gledswood House.

The draft LEP has been exhibited and endorsed by Council and is currently with the Minister for Planning and Infrastructure for gazettal.

This precinct will provide public road access close to the northern boundary of the site and opportunities for future connection through the site.

2.3.4 Camden Lakeside

Immediately to the north of the El Caballo Blanco and Gledswood site is the existing Camden Lakeside Golf Course site, located on the southern corner of Raby Road and Camden Valley Way. This site is identified as an urban release area under the Camden LEP 2010 that was rezoned in 2006 to accommodate approximately 380 dwellings around the golf course as part of a golf course estate development.

2.3.5 Emerald Hills

Located 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.

2.3.6 Gregory Hills Education Precinct

The Gregory Hills Education Precinct is located immediately to the south of the site and comprises the Gregory Hills College and boarding accommodation. It is understood with the construction, the College will relocate the main access to the newly constructed Gregory Hills Drive.



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 Mr Steven Chambers and comprises one (1) allotment of land that has a real property description of Lot 4 in DP 260703 and is commonly known as No.190 Raby Road, Gledswood Hills.

The land was purchased shortly after the original subdivision in 1980 and has a Building Approval 838/1980 for a two storey residence in the SE corner of the site.

The site is a long narrow, irregular shaped site that extends along a north-south ridgeline on the western side of the Camden/Campbelltown LGA boundary. The site has an area of approximately 40 hectares and is approximately 200-300m wide by 1700m long on the western slopes of the ridgeline.

The site has an undulating terrain that is predominately westerly aspect overlooking and draining towards the SCA Water Supply Channel and the upper reaches of the South Creek catchment (refer to Figures 4 and 5 below). There are three (3) small farm dams on the site.

The land is used for grazing purposes and comprises fenced paddocks covered with pasture grasses with a scattering of remnant eucalypts of Cumberland Plain Woodland. The only development on the site is the foundations of a dwelling house the south-east corner of the site, commenced in 1981 as part of a consent (BA No. 838/80) for a dwelling house.

Part of the site is traversed by two key pieces of infrastructure, a series of Jemena gas easements with a combined width of 50m that run the length of the site in a north-south direction, and a 60m wide TransGrid easement for overhead power lines, including two stanchions across the northern end of the site.

There are no other structures on the site.

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 on two sides; to the west and north.

Furthermore, the proximity of the site to utilities, services and public transport will be greatly enhanced with the construction of the proposed extension of Gregory Hills Drive along the southern boundary of the site. This will provide a valuable connection to the Gregory Hills development and Campbelltown LGA, for public transport and pedestrian and cycleway connections.



Figure 4: Aerial view of the site (outlined in red) (Source: <http://imagery.maps.nsw.gov.au/>)



Figure 5: View from the NW corner of the site looking south along the western boundary

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 6).



Figure 6: Zoning Extract from Camden LEP 2010, Draft Camden LEP No.151 and the SEPP (Sydney Growth Centres) 2006



It is evident from the zoning map at Figure 6 that the site is located immediately adjacent to a large area of R1 Residential zoned land to the west of the site being the Turner Road Growth Centre Precinct. North of the site is the El Caballo Blanco/Gledswood/East Side land which is proposed to be rezoned to a mix of R1 Residential, R2 Low Density Residential, R5 Large Lot Residential and RE2 Private Recreation. 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 SEPP (Sydney Growth Centres) 2006, 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.

It is also noted that the Catherine Fields (Part) Precinct of the SEPP (Sydney Growth Centres) 2006 is currently on exhibition. This Precinct is west of the Turner Road Precinct and proposes to rezone large tracks of RU1 Primary Production land for urban purposes, largely R2 Low Density Residential.

3.2 Other Controls

A minimum lot size of 40 hectares applies to the site.

No building height restrictions currently apply to the site.



4.0 The Planning Proposal

Overview

In accordance with A guide to preparing Planning Proposals (NSW Department of Planning October 2012) a Planning Proposal is to be comprised of four (4) parts:

- Part 1 – A statement of the objectives or intended Outcomes of the proposed LEP;
- Part 2 – An explanation of the provisions that are to be included in the proposed LEP;
- Part 3 – The justification for those objectives, outcomes and provisions and the process for their implementation; and
- Part 4 – Details of the community consultation that is to be undertaken on the planning proposal.

This section addresses and responds to the matters for consideration detailed within the Department of Planning's document A guide to preparing Planning Proposals, dated July 2009.

Part 1 Objectives and Intended Outcomes

The objective of this Planning Proposal is to enable the redevelopment of the land at Lot 4 in DP 260703 (190 Raby Road, Gledswood Hills) for a range of low density urban development.

An Indicative Layout Plan/Masterplan for the site has been prepared by JMD Design (refer to Attachment 3 and Figure 7 on page 19).

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 staged, orderly development having regard to the site's opportunities and constraints that integrates neighbouring sites;
- Plan a residential development that is sympathetic and complementary the scenic qualities of the Gledswood Hills Lands, with any built environments largely "subservient" to such landscape;
- Create a desirable place for all ages and a wide range of household types;
- Optimise the use of infrastructure; and
- Provide choice of housing.

The intended outcome of the Planning Proposal is to rezone the site to permit a range of residential and rural-residential land uses.

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



Figure 7: Indicative Layout Plan/Masterplan for the site

Part 2 Explanation of Provisions

The proposed amendments to the Camden LEP 2010 propose to implement a suite of controls that would facilitate the redevelopment of the site. The zoning controls would allow for general residential development on the lower less visible portions of the site, with low density and large lot residential on the upper slopes towards the ridge to provide a transition to the adjoining 7(d1) Environmental Protection (Scenic) zone consistent with the adjoining El Caballo Blanco/Gledswood/East Side rezoning to the north of the site.

Building height controls would restrict development to a maximum of two storeys. Lot size controls will reduce the density of development on the higher parts of the site to maximise tree retention and landscaping and provide a transition to the adjoining Environmental Protection zone.

The proposed controls include the following:

- Amend the Land Zoning Map to show part of the site as Zone R1 General Residential, part R2 Low Density Residential and part R5 Large Lot Residential in accordance with dimensions shown on the attached proposed Zoning Plan (refer to Attachment 1);
- Impose a Building Height of 9.5m on the Height of Buildings Map over the site; and
- Amend Lot Size Map to show a minimum lot size of 450m² over the proposed Zone R1 General Residential portion, a minimum lot size of 700m² (ranging from 700m² to 1800m²) over the R2 Low Density portion and a minimum of 2,000m² over the proposed R5 Large Lot Residential portion of the 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.

Part 3 Justification

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

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 both the Turner Road Precinct and the El Caballo Blanco/Gledswood/East side rezoning. The results of these studies have been used to inform the Planning Proposal.

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

The El Caballo Blanco/Gledswood/East side rezoning, immediately to the north 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 is dominated by the vegetated ridgeline of the Scenic Hills and Badgelly Hill to the south of the Subject Land. A gentle saddle formation exists between the hill at the northern end of the site and Badgelly Hill to the south of the site. The landscape character of the site is rural with cattle grazing in open grasslands with scattered eucalypts and casuarinas broken by the occasional fence line and Transgrid stanchion. The landscape character of the site is fairly homogenous with few or little features.

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

The surrounding landscape especially south and west of the Subject Land is currently undergoing a significant change of character from a rural landscape to a more urban landscape with the imminent extension of Gregory Hills Drive and future stages of the Gregory Hills and Turner Road developments.

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 Lands. Due to the ridgeline it is not possible to see any portion of the site west of the ridgeline as all of the viewpoints east of the

Scenic Hills ridge (with the exception of Viewpoint 7) are a considerable distance from the Subject Land and 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 1-6.

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 7 - 13. The Comparative View Analysis Diagrams Figure 4.7 – Figure 1.13 demonstrate that there will be very few areas of the Subject Lands visible from Viewpoints 7-13 when the proposed future developments in Gregory Hills and El Caballo Blanco, Gledswood Eastside Rezoning and Turner Road Structure Plan are finalised.

The Landscape and Visual Analysis identifies that due to the topography and location of the site, the visibility of the site is limited to the surrounding properties to the west within the Camden LGA, and this is due to their currently undeveloped state. Given such properties have been or are in the process of being rezoned and redeveloped for urban development, the redevelopment of this land will significantly decrease the visibility of the site. In this context, the site is located on the edge of urban development within the Camden LGA, but on the western side of the ridge abutting the adjoining rural and Scenic Hills land within the Campbelltown LGA. Whilst the adjoining rural lands of Campbelltown are largely not visible in the context of the site due to their location on the eastern slopes of the ridge, it is important that this edge is respected and any redevelopment of the site provide an appropriate transition to minimise impact on the adjoining lands. This analysis therefore provides the framework for the development that is subservient to the key landscape and visual elements.

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;
- Locates the majority of the residential development on the lower slopes;
- The potential yield of the land is appropriate and compatible with the proposed rezoning of the East Side land to the north;
- A mix of residential, low density residential and large lot residential zones is proposed to provide greater protection to areas of greater visual importance.

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.

Notwithstanding this, it is noted that with the redevelopment of neighbouring sites, the site will be well connected by road access. In particular, the partially constructed 4-lane sub-arterial road known as Gregory Hills Drive (formerly Badgally Road) is proposed to be extended from its current eastern alignment east through St Gregory's College lands to connect with Badgally Road within the Campbelltown LGA. The proposed alignment of this road will abut the southern boundary of the site, providing the site with direct road access from a sub-arterial road to Camden and Campbelltown.



At the northern end of the site, the imminent rezoning of the El Caballo/Gledswood/East Side land will also facilitate improved road access to the northern end of the site. The site is currently accessed via a private road to the north off Raby Road, which also services the East Side lands at Nos. 180 to 188 Raby Road. The rezoning of the East Side Land includes the construction of a collector spine road from Raby Road through to The Hermitage Way within the Turner Road Precinct. There is also the potential for road access from the East Side Land through to the northern boundary of the site. This would provide potentially an important connection and possible through site link to the future Gregory Hills Drive.

The State Government has recently invested in significant upgrades to the Hume Highway/M5 in the form of road widening and the installation of ramps to Raby Road to enable direct northbound access onto the M5/M7. These road improvements are located approximately 3kms from the site.

In fact, the Planning Proposal for Lot 104, has the potential to provide a through site road connection between the future Gregory Hills Drive in the south and Raby Road to the north, which would significantly improve road accessibility and permeability through the area and facilitate cycleway and pedestrian connections.

It is therefore concluded that the in the near future the site will benefit from good road access from both the northern and southern boundaries and the Planning Proposal has the potential to delivery further road connectivity improvements to the area.

Slope

Site slopes are predominantly less than 5%, with the exception of a small area in the north of the site which has slopes in excess of 20%.

The slope or topography of the site is not a constraint to the redevelopment of the land.

Vegetation

The site has an extensive history of grazing and comprises largely fenced paddocks containing pasture grasses and a scattering of remnant eucalypt regrowth of Cumberland Plain Woodland (CPW).

CPW is an Endangered Ecological Community. Under Council's Natural Assets Policy, Council have mapped significant pockets of vegetation across the LGA as either "core habitat - local" or "support for core - local". An Excerpt from Council's Vegetation Map (refer to Figure 8) identifies that the majority of the site is free of any significant vegetation with a small patch of locally significant Core Habitat located toward the northern end of the site.

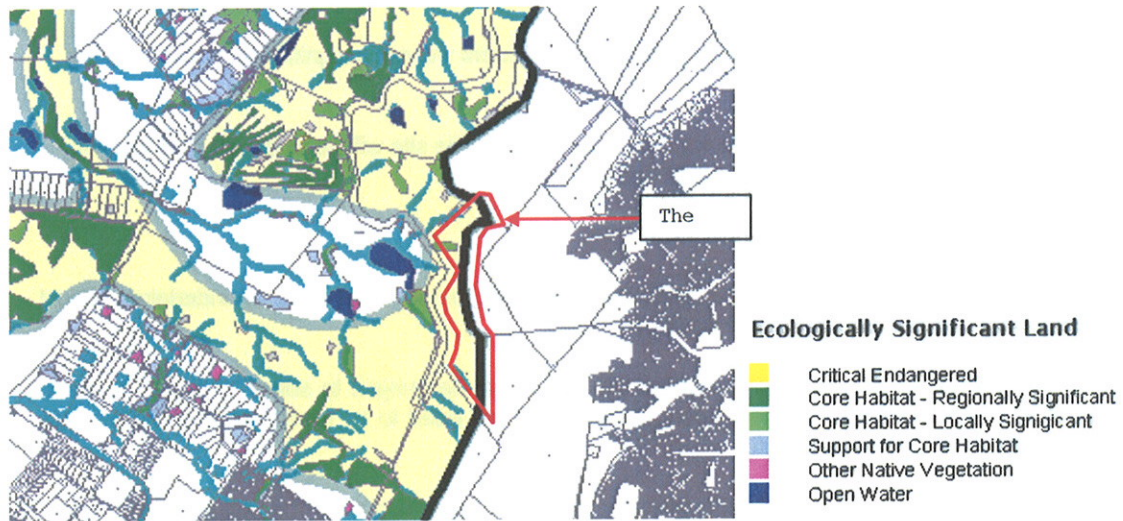


Figure 8: Excerpt from Council's Ecologically Significant Land Map

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.

Notwithstanding this, it is acknowledged that the site has been the subject to some fly tipping or minor dumping of fill that has the potential to be contaminated and will need to be investigated and potentially remediated if found to be contaminated.

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 9 below, which identifies that the site is not within Bush Fire prone land.

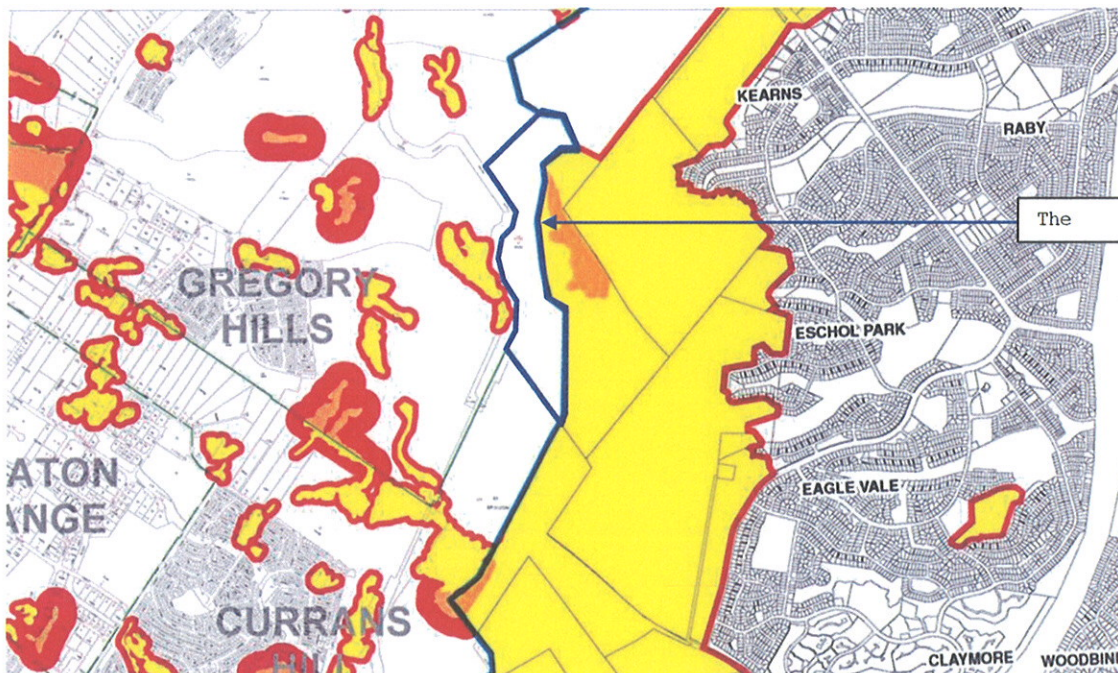


Figure 9: Excerpt from the Council's Bush Fire Prone Lands Map



Notwithstanding this it is recognised that some of the surrounding lands are identified as being bushfire prone land and 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. The masterplan for the Planning Proposal includes the provision of a 20-25m APZ along the eastern boundary of the site.

Aboriginal Heritage

There are no known aboriginal relics on the site, with the nearest known aboriginal relic being located within the SCA Water Supply Channel adjacent to the site.

An Aboriginal heritage study of the site will be undertaken post Gateway Determination and prior to the exhibition of the Proposal.

European Heritage

There are no items of European heritage significance on the site.

The nearest items of heritage significance are the SCA Water Supply Channel adjoining the site and the Gledswood homestead further to the north of the site.

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

Drainage

The site falls within the South Creek catchment and drains westwards towards the SCA Water Supply Channel. Two small riparian corridors are located at the northern and southern ends of the 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 site is sufficiently setback from Camden Valley Way and Raby Road to be unaffected road noise from these existing road corridors.

The future alignment of the Gregory Hills Drive extension along the southern boundary of the site has the potential to result in a noise affectation of the southern boundary of the site. An Acoustic Assessment of this corridor, could be undertaken once the final alignment of this corridor i.e. post determination of the DA for the construction of the Gregory Hills Drive extension, to determine the affectation of the site.

Notwithstanding this, development can be sufficiently setback from this boundary to address any noise impact.

Odour

Four poultry farms are located approximately 3.5km 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 on the two sides has recently been either rezoned or is in the process of being rezoned to permit urban development and with the future construction of the Gregory Hills Drive along the southern boundary of the site will result in the site effectively being surrounded by urban development on three sides, effectively isolating the site as one of only three small rural zoned parcels between Emerald Hills and Gregory Hills Drive land within the Camden LGA.

Consideration of a rezoning of the land, informed by these and future investigations, will facilitate the pursuit of a comprehensive infill residential development.

The Planning Proposal process is the most appropriate means to apply planning controls to the parcel of land that will be isolated from rural land on three sides. 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.

On a preliminary analysis, there appears to be limited constraints to the future redevelopment of the site.

Is the Planning Proposal the best way of achieving the objectives or intended outcomes?

The Planning Proposal is considered the best option as it will allow the redevelopment of the site in a manner that is compatible with the surrounding residential land uses and adjoining rezonings.

The Camden LEP 2010, being Council's standard instrument LEP, was gazetted on 3 September 2010. This LEP was a comprehensive LEP, but involved a translation of the existing controls i.e. it did not look at zoning or control changes.

The site is currently zoned RU2 Rural Landscape which has limited development potential. Given surrounding lands have been zoned to include a number of residential precincts, the Proposal seeks a similar rezoning across this site whilst preserving the landscape and visual qualities of the site. The Planning Proposal is considered to be the best method of achieving renewal of land use at the site – consistent with the changing context of the site.

A site specific LEP, similar to that undertaken for the El Caballo Blanco/Gledswood/East Side rezoning is preferred as it allows a detailed response to the site as opposed to a more broad brush approach of a comprehensive LEP. A site specific will enable a more detailed analysis of the transition to the eastern boundary of the LGA adjoining Campbelltown and the delivery of appropriate controls and mechanisms to deliver development sensitive to this urban boundary.

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 the proposed public transport corridor of Gregory Hills Drive, that will provide direct access to the Strategic Centre of Campbelltown, the employment areas of Narellan and Gregory Hills, the future town centre of Oran Park and the neighbourhood centre of Gregory Hills. Furthermore, the site is within a 10 minute walk i.e. 800m to 1km of the future Gregory Hills neighbourhood centre.

Services and facilities are set to grow in the context of the growth of the employment lands at Gregory Hills.

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 South West Subregion Draft 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 significant areas identified as greenfield and major sites. The proposed rezoning provides for a contribution to this required housing growth without substantially altering existing residential areas or impacting upon existing employment lands.

South West Subregion Draft 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 the future public transport corridor along the southern boundary of the site which will provide access to the Major Centre of Campbelltown, which is designated as a Strategic Centre under the Strategy and is approximately 4kms to the south-east of the site.
- 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 part R1 General Residential, part R2 Low Density Residential and part R5 Large Lot Residential zones and which would facilitate changing housing needs on the site consistent with these directions under the South West Subregion Draft Subregional Strategy.

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

Council adopted the Camden 2025 – A Strategic Plan for Camden in December 1999. This Strategic Plan is based around the following major areas:

- Managing Urban Growth
- Accessibility
- Environmental Systems
- Economic and Community development
- Governance

In terms of managing urban growth, the Strategic Plan has the vision of retaining the traditional qualities of a rural lifestyle and environment and the character of historic towns, country villages and new suburban areas, whilst accommodating the fastest urban growth in the Sydney Region.

Importantly, this vision was adopted some six (6) years prior to the implementation of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006. The SEPP and subsequent gazettal of the Oran Park and Turner Road Precincts increased the amount of large scale urban release areas within Camden, in particular in vicinity to the site.

The rezoning of the site as proposed will provide additional housing opportunities in a site that in the future will have good access to neighbourhood centre and public transport to town and strategic centres and is consistent with the Sustainability Criteria for new urban development. It will protect the visual ridgeline that characterises the eastern boundary and 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. As identified in the Planning Proposal proposes to rezone a RU2 Rural Landscape zone to a mix of residential, low density residential and 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 on three sides by urban development, 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.
- The site is not a productive rural zone, used occasionally for adjustment purposes, due to the large gas and transmission line easements which cross parts of the site.
- The site is only suitable for agricultural use i.e. cattle grazing, but is relatively small by agricultural standards and is not viable as productive rural land.
- The site is immediately adjacent to the Turner Road Precinct of the South West Growth Centres and the El Caballo Blanco/Gledswood/East Side lands site which is the subject of a separate rezoning. Both of these sites were historically rural zoned land and have been or are in the process of being rezoning to allow urban residential 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 within proximity to major employment centres and on a proposed public transport route with direct access to those centres. It is also within walking distance to a future neighbourhood centre. The provision of additional dwellings in this potentially future well serviced location is consistent with the Blueprint targets.

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 for grazing purposes and is largely pasture grasses, but does contain a number of remnant Eucalypts of Cumberland Plain Woodland that are identified on Council's Ecologically Significant Lands Map under the Council's Natural Assets Policy as either local core habitat or local support for core.



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

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, nor bush fire prone and there are no heritage impacts that arise from the proposed rezoning.

The site has not been the subject of environmental site assessment in regards to potential contamination, however it is acknowledged that the site has been the subject of two isolated dumping of fill that has the potential for contamination. 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 there are no hazards that impact the site that would 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 260 residential dwelling allotments.

The proposed increase in residential density for the land and subsequent increased residential population will place additional demand on social services and open space. However the immediate locality will be well serviced with open space opportunities, especially given the proximity to the district open space facilities to be constructed within the Gregory Hills Precinct immediately to the west of the site on the opposite side of the SCA Water Supply Canal. The potential for additional dwellings is not significant and unlikely to place unreasonable burden on community facilities earmarked to be constructed in the surrounding urban release areas, which could be augmented through Council's normal collection of section 94 Contribution, if required. Contributions would also be levied toward the provision of State public infrastructure.

The provision of greater housing choice and diversity is considered a benefit to the community, particularly one which is in relatively close proximity to 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 combination of residential and rural residential 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.



State and Commonwealth Interests

Is there adequate public infrastructure for the planning proposal?

The site is located adjacent to the future alignment of Gregory Hills Drive which will deliver all relevant utilities and access to public transport infrastructure to the southern boundary of the site. The rezoning and subsequent redevelopment of the site would be based upon sound principles for infill development utilising and supporting existing community investment in infrastructure and services.

The Planning Proposal has the potential 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 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?

It is recommended the following public authorities will be consulted:

- Office of Environment and Heritage (Environment Branch);
- Office of Environment and Heritage (Heritage Branch);
- Sydney Catchment Authority;
- Roads and Maritime Service (RMS);

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

Part 4 Mapping

The following maps will need to be amended:

- Land Zoning Map to show part of the site as R1 General Residential, part R2 Low Density Residential, and part R5 Large Lot Residential in accordance with dimensions shown on the attached proposed Zoning Plan (refer to Attachment 1);
- Height of Buildings Map to reflect a 9.5m height across the site;
- Lot Size Map to show a minimum lot size of 450m² over the proposed R1 General Residential portion, a minimum lot size of 700m² (with a range of between 700m² and 1800m²) over the R2 Low Density portion, and a minimum of 2,000m² over the proposed R5 Large Lot Residential portion of the site; and

Part 5 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 Narellan and Camden Council Customer Service Centres and Libraries as well; and
- Exhibition material will be available on Council's website.

During the consultation period the following organisations will be consulted:



- Campbelltown Council
- Liverpool City Council
- Wollondilly Council
- Scenic Hills Association

Part 6 Project Timeline

It is recommended that the timeline for this Planning Proposal should be 18 months. This will allow underpinning studies to be completed, assessed internally and for a public exhibition period.

5.0 Conclusions and Recommendations

This Planning Proposal for Lot 4, 190 Raby Road, Gledswood Hills seeks to rezone the site to allow a mix of low density residential development.

The site is located immediately adjacent to the South West Growth Centre's Turner Road Precinct and immediately to the south of land the subject of the El Caballo Blanco/Gledswood/East Side rezoning.

In this respect, the character and landscape of this locality is undergoing a significant transformation. The redevelopment of the Turner Road precinct has commenced with large scale residential subdivision and dwelling construction commencing within the Gregory Hills and Hermitage residential estates to the south-west and west of the site respectively. 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.

In this context, the current RU2 Rural Landscape zone is overly restrictive and will result in a relatively isolated rural lot adjacent to two urban release areas and separated by a four lane arterial road to the south. In the near future the site will be in close proximity to future public transport opportunities, employment opportunities, access to recreation facilities, education services and social and retail services associated with the neighbouring release areas.

A rezoning of the site to facilitate low density residential uses has the potential to utilise the land in an appropriate manner that could integrate with the surrounding release areas. With the delivery of the extension to Gregory Hills Drive, the site will be well serviced and accessible to all necessary services and infrastructure to support its redevelopment for residential purposes. It also has the potential to deliver improved site permeability and road connectivity with a link road between Gregory Hills Drive and the East Side link road through to Raby Road.

It is recommended that arising from the consideration of this Planning Proposal that Camden Council resolve to support the intention of the Planning Proposal and prepare a Draft LEP to amend the Camden Local Environmental Plan 2010 in the following way:

- Amend the Land Zoning Map to show part of the site as Zone R1 General Residential, part R2 Low Density Residential and part 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 450m² over the proposed Zone R1 General Residential portion, a minimum lot size of 700m² (ranging from 700m² to 1800m²) over the R2 Low Density portion and a minimum of 2,000m² over the proposed R5 Large Lot Residential portion of the site.



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 South West Subregion Draft Subregional Strategy.

The site is immediately adjacent to the Turner Road Precinct of the South West Growth Centre. The redevelopment of the Turner Road Precinct, in particular the Gregory Hills estate 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 RU2 Rural Landscape zone to a mix of residential, low density residential and 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 on three sides by urban development, 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.
- The site is not a productive rural zone, used occasionally for adjustment purposes, due to the large gas and transmission line easements which traverse parts of the site.
- The site is only suitable for intensive agricultural use i.e. cattle grazing, but is relatively small by intensive agricultural standards.

- The site is of sufficient size to accommodate a 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, is not considered appropriate.
- The site is not viable for agriculture.
- The site is immediately adjacent to the Turner Road Precinct of the South West Growth Centres and the El Caballo Blanco/Gledswood/East Side lands site (which is the subject of a separate rezoning). Both of these sites were historically rural zoned land and have been or are in the process of being rezoning to allow urban 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?

No, the site is not located within a global or regional city, strategic centre or corridor. However, the site is located immediately adjacent to the Turner Road Precinct of the South West Sydney Growth Centre and therefore will significantly benefit from the delivery of infrastructure and services associated with the redevelopment of the Turner Road Precinct.

Furthermore, as part of the delivery of the Turner Road Precinct is the construction of the Gregory Hills Drive arterial road along the southern boundary of the site. Gregory Hills Drive is nominated as a public transport corridor with future bus services providing connections to Narellan, the future Oran Park town centre and most importantly Campbelltown Macarthur which is identified as a Strategic Centre under the South West Subregion Draft Subregional Strategy.

In this respect, the Planning Proposal would provide new housing opportunities in a location that could take advantage of these 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 occasional grazing purposes to a mix of 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 on the eastern edge of the Turner Road Precinct of the South West Growth Centre and to the south of the East Side land (rezoning pending) which are effectively both land release areas that will be redeveloped for predominantly residential development. Furthermore to the south, the site will be separated from surrounding land uses by the four lane arterial road of Gregory Hills Drive which will connect through to Campbelltown. As a result, the site will be effectively bordered on three sides by residential development and an arterial road.

To the east, the site abuts the Camden/Campbelltown LGA boundary, which essentially runs along the ridge line. To the east of the site, is essentially east facing rural land. The proposed location of low density residential and large lot residential lots adjacent to this boundary, is consistent with the rezoning of the East Side lands to the north of the site. Furthermore, the provision of a 20-25m buffer

setback from the eastern boundary ensures that the proposal will provide an appropriate transition and be compatible with the land to the east.

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?

As identified, the site will be bordered on three sides by urban release area development, which have been the subject of recent rezonings effectively isolating the site from adjoining landowners within the Camden LGA by recent rezonings. In this respect, it is considered that this site should have been included within the adjoining rezonings, in particular that of the East Side lands to the north.

It is unlikely that the LEP will create a precedent or change the expectations of the adjoining landowners.

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 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 on three sides 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. South of the future Gregory Hills Drive proposed arterial road is St Gregory's College, a Catholic secondary school.

In this respect, there are no other spot rezoning proposals in the immediate vicinity of the site.

The cumulative impact of this request is not considered to undermine the broader planning of the area or undermine 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	N/A	This SEPP relates to the construction of artificial waterbodies.



SEPP Title	Consistency	Comment
Areas		
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	N/A	
SEPP (Infrastructure) 2007	Yes	This SEPP is relevant to particular development categories. This Planning Proposal does not derogate or alter the



SEPP Title	Consistency	Comment
		application of the SEPP to future development.
SEPP (Kosciuszko National Park-Alpine Resorts) 2007	N/A	
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	No	This SEPP aims to provide for the proper management and development of mineral, petroleum and production of extractive industries, facilitate the orderly and economic use of the land and establish appropriate planning controls relating to ESD, environmental assessment and sustainable management. Clause 13(2) requires the consent authority to consider whether a development is likely to have a significant impact on either current or future mining, petroleum production or extractive industries, the consent authority must evaluate the public benefits of the proposed development and any existing or proposed extraction of resources. Whilst the Planning Proposal itself is not development, should Gateway Determination be granted and the site subsequently rezoned, it would facilitate the future development of the site for residential use. The site is located within the proposed Camden Gas Project Stage 3 Northern Expansion area. As originally exhibited, the site was unaffected by gas well locations, however, in response to the submissions by surrounding landowners, in November 2012, the applicant, AGL, submitted an amended Development Application in Response to Submissions. The amended application proposes to locate two wells within the site. The landowners of the site have objected to the location of any gas well sites on the site or provision of access across the site for the purpose of gas extraction. On 19 February 2013, the NSW Government announced new measures to strengthen the regulation of the Coal Seam Gas industry in NSW. One measure was the introduction of a 2km exclusion zone around residential



SEPP Title	Consistency	Comment
		zones to prevent new CSG exploration, assessment and production activities (both surface and underground). Given the site is located within 2km of adjoining residential zoned land, the 2 wells as proposed by the amended application would fall within the 2km exclusion zone and therefore would not meet the proposed NSW Government's regulations. It is understood that the Camden Gas Project Stage 3 Northern Expansion is currently on hold as a result of the NSW Government's new regulations.
SEPP (Temporary Structures and Places of Public Entertainment) 2007	Yes	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	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 (Rural Lands) 2008	N/A	This SEPP does not apply to the Camden LGA
SEPP (Western Sydney Parklands) 2009	N/A	
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 Regional Environmental Plan (Sydney Harbour Catchment)	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



SEPP Title	Consistency	Comment
		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 mix of residential, low density residential and large lot residential zones, which is inconsistent with this direction. Notwithstanding this, the proposal is considered acceptable for the following reasons: • The site is immediately adjacent to the Turner Road Precinct of the South West Growth Centres and the El Caballo Blanco/Gledswood/East Side lands site which is the subject of a separate rezoning. Both of these sites were historically rural zoned land and have been or are in the process of being rezoning to allow urban residential development. • The site is effectively isolated on three sides by urban development. • 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. • The site is not a productive rural zone, used occasionally for adjustment purposes, due to the large gas and transmission line easements which cross parts of the site. • The site is only suitable for intensive agricultural use i.e. cattle grazing, but is relatively small by intensive agricultural standards. • The site is of sufficient size to accommodate a cattle feed lot, however given the sensitivities of the site in terms of proximity to future



S117 Direction Title	Consistency	Comment
		neighbouring residential development and being located within the head waters of the South Creek Catchment of the Hawkesbury Nepean River system, is not considered appropriate.
1.3 Mining, Petroleum Production and Extractive Industries	No	Inconsistent The Planning Proposal will effectively prohibit mining, petroleum production or extractive industries on the site. Residential development on the site, would be incompatible with such extractive industries. Notwithstanding this, it is noted that the recent announcement by the NSW Government to introduce tougher regulations on coal seam gas mining, prevent CSG mining on the site i.e. prevent the Camden Gas Project 3 Northern Expansion, as the site is located within the 2km exclusion zone to neighbouring residential zoned land. In this respect, the Proposal does not impact on CSG mining on the site, as it is prohibited due to the applicable 2km exclusion zone.
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

S117 Direction Title	Consistency	Comment
		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 any DCP provisions applying to 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 R1, R2 and R5 zones would permit residential development on the land commensurate with the zoning and development of immediately adjacent land. The Landscape and Visual Analysis Study addresses the scenic and landscape implications of the proposal. The site is considered relatively unconstrained in terms of contamination, vegetation, riparian and bushfire impacts. Detailed technical studies dealing with traffic impacts, ecological considerations, 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 a mix of residential densities. The site is considered to be consistent with the Direction as the rezoning would: • Encourage and facilitate a variety of housing to satisfy future needs. • Would make efficient use of proposed public 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 Manufactured Home Estates	NA	
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.



S117 Direction Title	Consistency	Comment
3.4 Integrating Land Use and Transport this Ministerial Direction	Yes	The Planning Proposal is considered to be consistent with this Direction through: • The Proposal will provide housing in a location that will be well serviced by public transport along the future Gregory Hills Drive arterial road; • The provision of housing in a location that is 800m to 1km from a proposed neighbourhood centre, that will contain retail, commercial, community and educational facilities; • The future Gregory Hills Drive will also provide pedestrian and cycleway connections to the proposed neighbourhood centre and the B5 Business Development, employment generating lands to the west; • The proposal will facilitate pedestrian and cycleway connections through the site to the East Side lands further to the north; • Providing an opportunity for residential development that improves opportunities for travel by means other than by car; and • Supports the efficient and viable operation of public transport services.
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.
3.6 Shooting Ranges	NA	
4.0 Hazard and Risk		
4.1 Acid Sulphate Soils	N/A	
4.2 Mine Subsidence and Unstable Land	NA	
4.3 Flood Prone Land	Yes	The Planning Proposal will be consistent with this Ministerial Direction. The site is not identified a Flood Prone Land or within a potential flood planning area.
4.4 Planning for Bushfire Protection	Yes	The site is not identified as being bushfire prone on the Council's Bushfire Prone Lands



S117 Direction Title	Consistency	Comment
		Map.
		Notwithstanding this, it is acknowledged that the site abuts land to the east within the Campbelltown LGA that is bushfire prone land. In this respect, the proposal incorporates the appropriate APZ measures to ensure the protection from bushfire risk.
		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 Regional Strategies	N/A	
5.2 Sydney Drinking Water Catchments	N/A	
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	
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.



S117 Direction Title	Consistency	Comment
7.0 Metropolitan Plan Making		
7.1 Implementation of the Metropolitan Strategy	Yes	The Planning Proposal is consistent with the relevant actions from the South West Subregion Draft Subregional Strategy

Table 2: Consistency with S117 Directions

6.4 Appendix 4: Sustainability Criteria for New Urban Development

Table G2 Threshold Sustainability Criteria for Listing of site on MDP	Measurable Explanation of Criteria	Comment
1 Infrastructure Provision Mechanisms in place to ensure utilities, transport, open space and communication are provided in a timely and efficient way.	- 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 site is immediately adjacent to the South West Growth Centre Turner Road Precinct. The location of the site to the SWGC delivers benefits to the site as utilities, transport and open space will be delivered in close vicinity of the site.
2 Access Accessible transport options for efficient and sustainable travel between homes, jobs, services and recreation to be existing or provide.	- 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 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. - No net negative impact on performance of existing subregional road, bus, rail, ferry and freight network.	The site will be connected in terms of public transport with the provision of public bus services along the future Gregory Hills Drive along the southern boundary of the site. Bus services will provide public transport to the Strategic Centre of Campbelltown as well as the centres of Narellan and the future Oran Park Town Centre.
3 Housing Diversity Provide a range of	Contributes to the geographic market spread of housing	The proposal will deliver the opportunity for a range of housing

Table G2 Threshold Sustainability Criteria for Listing of site on MDP	Measurable Explanation of Criteria	Comment
housing choices to ensure a broad population can be housed.	supply, including any government targets established for aged, disabled or affordable housing.	choices to be provided on the site.
4 Employment Lands Provide regional/local employment opportunities to support Sydney's role in the global economy.	- Maintain or improve the existing level of subregional employment self-containment. - Meets subregional employment capacity targets: - Employment related land is provided in appropriately zoned areas.	N/A
5 Avoidance of Risk Land use conflicts, and - Available safe evacuation route - Land on the majority of the site is not bushfire prone and the risk to human health and life, avoided.	- Available safe evacuation route (Flood and Bushfire). - No residential development within 1:100 floodplain. - Avoidance of physically constrained land: high slope; highly erodible. - Avoidance of land use conflicts with adjacent, existing or future land use and rural activities as planned under regional strategy.	The site itself is not bush fire prone land, however appropriate measures are proposed to be provided in relation to protection from neighbouring bush fire prone land. Furthermore, safe evacuation routes will be available both to the north and 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 will be available to the site with the construction of the future Gregory Hills Drive connection. The site is located within the area affected by the Camden Gas Project Stage 3 – Northern Expansion and was proposed to contain 2 gas well sites under the amended application. However, given the NSW Government's recent announcement to toughen the regulations applying to CSG mining and introduce a 2km exclusion zone around existing residential zoned land, the mining of CSG on the site would be prohibited as the site is located within 2km of surrounding residential zoned land. In this respect, the proposal does not

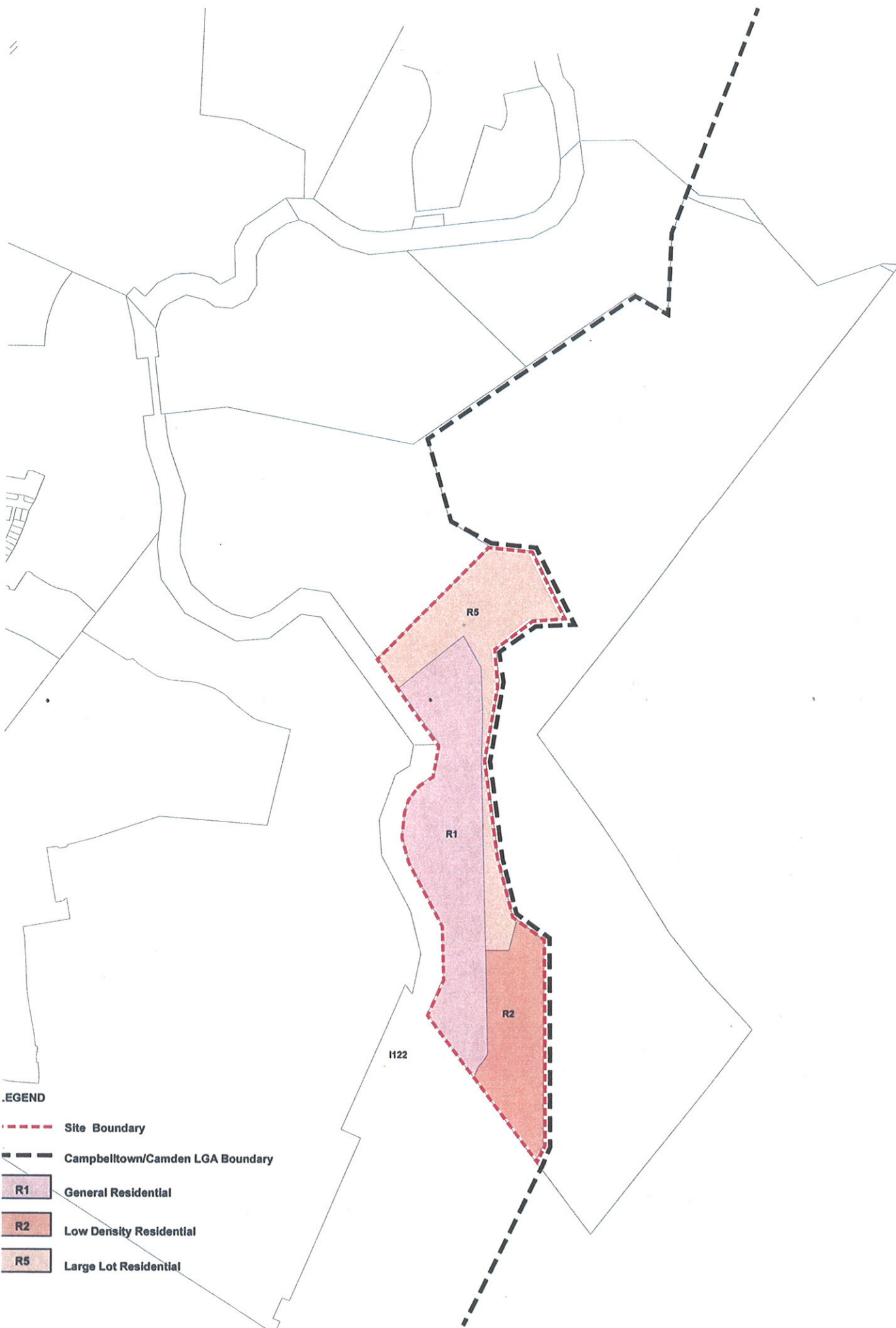
Table G2 Threshold Sustainability Criteria for Listing of site on MDP	Measurable Explanation of Criteria	Comment
		affect the mining of CSG on the site, as it is already precluded/prohibited. Otherwise, the proposal does not affect significant agricultural land or any other mining industries.
7 Environmental 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; threatened species; populations; ecological communities and their habitats. • Maintain or improve existing environmental condition for air quality. • 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). • Consistent with catchment and stormwater management planning (CMA and local council). • Protects areas of Aboriginal cultural heritage value (as agreed by DEC).	The site is not affected by a Regional Conservation Plan. Significant vegetation will be retained where appropriate. A Water Cycle Management Plan will be prepared should the Proposal obtain initial Gateway Approval. Air quality is unlikely to be affected by the proposed development. Water quality will be maintained through the implementation of the appropriate WSUD measures. There are no known areas of aboriginal significance
8 Quality and Equity in Services Quality health, education, legal, recreational, cultural and community development and other government services are accessible.	• Available and accessible services. • 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	The site is in close proximity to the Gregory Hills neighbourhood centre, proposed to be constructed within the adjoining release area which will deliver retail commercial, community and educational facilities. The site is also in close proximity to the local and district open space facilities to be constructed on the adjoining Gregory Hills release area.



Table G2 Threshold Sustainability Criteria for Listing of site on MDP	Measurable Explanation of Criteria	Comment
	available.	Public transport services along the future Gregory Hills Drive arterial road will provide access to the services and facilities at Campbelltown, Narellan and Oran Park town centres. Developer funding is available by s94 or state public infrastructure contributions.

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

Attachment 1: Proposed Zoning Plan



LEGEND

--- Site Boundary

--- Campbelltown/Camden LGA Boundary

R1 General Residential

R2 Low Density Residential

R5 Large Lot Residential

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Attachment 2: ILP/Master Plan

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