
**5.5 DRAFT ORANGE LOCAL ENVIRONMENTAL PLAN 2011 - AMENDMENT 19 - 386
MOLONG ROAD**

TRIM REFERENCE: 2017/627
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EXECUTIVE SUMMARY

Council has received a planning proposal to rezone and reduce the minimum lot size on land at 386 Molong Road on the intersection of the Northern Distributor Road (NDR), known as Lot 81 DP 1202584 and Lot 6 DP 1065578. The proposal also seeks to remove the urban release area status applying to the land.

The subject site has previously been approved for residential subdivision (DA 217/2014(1)) for 61 lots at the minimum size of 1,000m². A concept plan provided with the proposal shows the reduction in minimum lot size would enable a subdivision of between 96-130 lots at a range of sizes from 250m² through to 1,200m².

The increased yield will result in an increase to traffic generation through a single connection point to the NDR, which may in turn require a different intersection treatment than previously approved. However the concept plan provides generous setbacks along the NDR frontage (between 10m-25m), primarily to accommodate acoustic mounding barriers, but will also provide sufficient space to accommodate intersection improvements if required.

The site is identified as part of LU2 in the Orange Sustainable Settlement Strategy (OSSS) as updated in 2010. LU2 is recommended as a "New Urban Residential Area" in the short/medium/long term timeframe. The OSSS recommends the area for urban supply due to *"the need to use housing land on the fringe of the urban centre more efficiently, and that such development may utilise limited residual capacity in carriers to existing Orange STP, ploughman's Creek should be managed as a riparian corridor"*.

The concept put forward reflects this strategic intent by providing more housing supply and options contiguous with the urban footprint of the City, while also providing a transitional buffer along the creek line to larger sized properties beyond. This would increase the efficient utilisation of public infrastructure compared to the existing approval, without impacting upon rural and agricultural operations or scenic amenity.

The attached planning proposal prepared for the landowner by iPlanProjects addresses the requirements of the Department of Planning and Environment's guidelines for planning proposals. Staff have reviewed the supplied documentation and are generally supportive of the details provided. This report therefore focuses on the key issues of the site and concept rather than exhaustively reiterating the supplied details.

LINK TO DELIVERY/OPERATIONAL PLAN

The recommendation in this report relates to the Delivery/Operational Plan strategy "1.2 Our City - Information and advice provided for the decision-making process will be succinct, reasoned, accurate, timely and balanced".

FINANCIAL IMPLICATIONS

Nil

POLICY AND GOVERNANCE IMPLICATIONS

Nil

RECOMMENDATION

- 1 That Council support the concept plan as the basis for a planning proposal being forwarded to the Department of Planning and Environment for consideration and a Gateway Determination.**
- 2 That, subject to the conditions and requirements of a Gateway Determination, the planning proposal be placed on public exhibition for 28 days.**

FURTHER CONSIDERATIONS

The recommendation of this report has been assessed against Council's other key risk categories and the following comments are provided:

Environmental	The concept plan has been designed to provide a corridor of open space along the creek lines. The exact dimensions of the corridor are subject to further discussion but will allow for stormwater management, protection of riparian ecological processes and passive recreation.	
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SUPPORTING INFORMATION

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The subject site has previously been approved for residential subdivision (DA 217/2014(1)) for 61 lots at the minimum size of 1,000m². A concept plan provided with the proposal shows the reduction in minimum lot size would enable a subdivision of between 96-130 lots at a range of sizes from 250m² through to 1200m².

The larger of these lots is located along the NDR frontage behind a buffer strip to allow for acoustic sound mounds. Additional space is reserved along the creek lines as well as two pocket parks.

The smaller lots are located to maximise the amenity of the open space along the creek lines. Use of single sided roads along the edge of the open space ensures the area will be accessible to the broader community and increase passive monitoring of the area.

Access

Council has maintained a position that there would only be a single access point on the northern side of the NDR between Molong Road and Burrendong Way, which should serve two main properties, the subject land and another property at 377 Burrendong Way. The design allows for four connections from the site to 377 Burrendong Way and illustrates conceptual layouts of how that land could use the connections to develop in the future. It should be noted that the proposal is not seeking to change the zoning, lot size or urban release area status of 377 Burrendong Way, nor are the concept layouts intended to be definitive. Rather the conceptual layouts for 377 Burrendong Way are only provided to demonstrate that the proposal does not obstruct or sterilise that land.

Traffic

The proposal will result in an increase in the number of lots, and therefore the amount of traffic, accessing the NDR at the single access point. The location of this access point has already been approved as part of the previous approval (DA 217/2014(1)), however the increase in the number of vehicle movements through this intersection will need to be considered during a future development application. The concept plan includes a splay and setbacks of 10m on one side and 25m on the other, which while not a formal subdivision does illustrate that the concept can provide space for adaptation of the intersection if required, such as turning lanes, slip lanes and the like.

Pedestrian Linkages and Walkability

The concept plan includes provision of a footbridge to link the estate with the Totally Local site on Molong Road. In addition to which, the site can connect to Council's cycleway network which is intended to provide linkages along the NDR in the future. Providing single sided roads along the open space corridors will ensure good public access and passive recreation for residents. Connection points to the east ensure these benefits will also be available to future residents of the adjoining land when it develops in due course. Inclusion of two pocket parks within the concept will further enhance the estate and promote physical activity of residents.

Streetscapes

The provision of setbacks and sound mounds along the NDR will minimise the visual impression on the NDR route, particularly once landscaping of the mounds matures. The provision of open space corridors along the creek lines, combined with single sided park edge streets (in turn leading to housing addressing the public spaces), means that when viewed from Molong Road the estate will have an open and welcoming appearance rather than an expanse of Colorbond fencing.

Sewer Pump Station (Noise and Odour)

The northern end of the site is affected by noise and odour zones from the North Orange Number 1 Sewer Pumping Station. This area will be in the later stages, and Council's Draft Development Servicing Plan discusses potential relocation of the pump station at an undefined future date. Alternatively, improved sealing of the pump station (including the wet well cover and concrete channel housing electrical cables to the pump house) could also be considered.

The odour and noise issue was raised during the assessment of DA 217/2014(1) and essentially remains the same. That assessment and subsequent approval included a condition of consent that requires remediation works identified in an Odour Impact Assessment report prepared by SLR be undertaken prior to commencement of the construction of any residential development on lots in close proximity to the Pump Station. Similarly, a Noise Impact Assessment, also by SLR, made recommendations to reduce pump station noise impacts for the lots in closest proximity. These included:

- acoustic vents to replace the existing open grills on the pump house doors
- 100mm thick Rockwool insulation over 13mm plasterboard (or similar density material) to the underside of the existing roof (sealed with mastic)
- solid barrier (minimum 1.8m height) to the south and east of the pump station (sealed with mastic or overlapping panels to avoid air gaps)
- seals around the well cover.

The noise and odour issues from the pump station will again be assessed and reviewed at the DA stage. It should be noted that if the proposal does not proceed (for whatever reason) the existing DA approval can still be acted upon and developed, therefore the noise and odour issues will be addressed in due course either way. The proposal will increase the number of residential lots within the noise and odour affected area, but does not preclude or hinder the previously identified mitigation measures.

Stormwater and Flooding

The site is located at the confluence of Somerset Creek and Ploughmans Creek. The NDR, which traverses Somerset Creek immediately upstream of the site, will act to regulate the flow of floodwaters from upstream into the site. The provision of open space corridors along both creek lines will therefore effectively manage localised flooding potential and accommodate inflows from higher in the catchment.

It should be noted that in nominating land use zones the proposal has included a hatched area between the creek lines and the potential lots. This hatched area has been nominated to provide a degree of flexibility in the concept plan so that the subdivision DA can be adjusted once more detailed survey and flood analysis is available. As a result the final corridor of open space along the creek lines may be slightly narrowed in places, but the hatching is not intended to enable an increase in lot yield beyond that indicated in the concept plan.

Housing diversity

The range of lot sizes proposed includes compact lots comparable in size to the Shiralee Master Plan. The concept acknowledges that some local developers are cautiously sceptical of the market demand for this scale of product, and as such suggests that the compact lots could be combined in pairs, known in the industry as splitter blocks. This would give the buyer the option of either having a single larger lot or undertaking a dual occupancy and two lot subdivision.

State Environmental Planning Policies and Section 117 Ministerial Directions have been evaluated in the attached planning proposal documentation. The proponent's comments and responses to these matters are supported.

Flora and Fauna

The site is heavily disturbed from past use for agriculture. Little vegetation remains on the site, including the riparian corridors of both Somerset Creek and Ploughmans Creek. The design includes open space corridors along these creeks, providing the opportunity to embellish the site with substantial landscaping treatment. Consequently the proposal is likely to lead to enhanced ecological outcomes.

Contamination

The site history does not indicate any likely contamination. This was considered in detail during assessment of DA 217/2014(1) and the concept does not increase the footprint of the project or include new or different lands. It is therefore considered that the site can be safely developed for residential development. Nonetheless, contamination will again be considered at the DA stage for this proposal.

Contributions

Under the previous DA negotiations issues were raised in relation to contributions and provisions of open space. Obviously with an increase in lot yield and a revised open space network proposed it would be necessary for Council to formally revisit the Section 94 Contributions plan as it relates to this precinct if the proposal was to proceed. It should be noted that the hatched areas on the proposal and zone map attached are proposed to provide flexibility in the final design between the lot boundaries and open space. Contributions will be therefore need to be determined based on a combination of overall lot yield and area of open space provided.

Conclusion

The concept put forward recognises that the site presents an opportunity to provide more housing supply and options in proximity contiguous with the urban footprint of the City, while providing a transitional buffer along the creek line to larger sized properties beyond the creek line. This would increase the efficient utilisation of public infrastructure compared to the existing approval. Traffic generation will be higher than the previous DA approval, but the inclusion of NDR setbacks indicates that any revised intersection design can be accommodated within the NDR reserve and the setbacks proposed. The conceptual design includes linkages to the neighbouring land, ensuring future development is not stymied, and exhibits positive urban design responses to the site characteristics. Noise and odour issues from the North Orange Sewer Pump Station Number 1 remain a factor, but the previous DA assessment identified a range of mitigation measures that illustrate the impacts can be appropriately managed.

ATTACHMENTS

- 1 Planning Proposal, D17/23866
- 2 Concept Plan (site analysis, structure plan options, development principles, proposed amendments, detailed design responses), D17/23875
- 3 Proposed Zone and Lot Size maps, D17/23873
- 4 NDR Road noise assessment, D17/23872
- 5 Sewer Pump Station noise assessment, D17/23868
- 6 Sewer Pump Station odour impact assessment, D17/23870
- 7 Sewer Pump Station odour monitoring report, D17/23871

