

Camden Local Environmental Plan 2010 (Amendment No. 31) - 31 to 347 Narellan Road, Curran Hills

Proposal Title :	Camden Local Environmental Plan 2010 (Amendment No. 31) - 31 to 347 Narellan Road, Curran Hills		
Proposal Summary :	The proposal seeks to reduce the minimum lot size of 40 ha for land at 31 to 347 Narellan Road, Curran Hill, to part 2 ha and part 10 ha to facilitate a future subdivision enabling seniors housing to be contained on a separate lot from an existing church and school.		
PP Number :	PP_2016_CAMDE_001_00	Dop File No :	16/07765

Proposal Details

Date Planning Proposal Received :	24-May-2016	LGA covered :	Camden
Region :	Metro(Parra)	RPA :	Camden Council
State Electorate :	CAMDEN	Section of the Act :	55 - Planning Proposal
LEP Type :	Spot Rezoning		

Location Details

Street :	31-347 Narellan Road		
Suburb :	Curran Hill	City :	Sydney
Land Parcel :	Lot 2 DP 1019708	Postcode :	2567

DoP Planning Officer Contact Details

Contact Name :	Mariah Said
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RPA Contact Details

Contact Name :	Ilyas Karaman
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DoP Project Manager Contact Details

Contact Name :	Terry Doran
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Land Release Data

Growth Centre :		Release Area Name :	
Regional / Sub Regional Strategy :	Metro South West subregion	Consistent with Strategy :	Yes

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MDP Number :

Date of Release :

Area of Release (Ha)

Type of Release (eg
Residential /
Employment land) :

No. of Lots : 0

No. of Dwellings : 0
(where relevant) :

Gross Floor Area : 0

No of Jobs Created : 0

The NSW Government Lobbyists Code of
Conduct has been
complied with :

If No, comment :

Have there been meetings or
communications with
registered lobbyists? : No

If Yes, comment :

Supporting notes

Internal Supporting Notes : The site has an area of 14.123 ha, is zoned Rural Landscape (RU2) and is currently utilised for a church and private school.

It is intended to subdivide the land into two lots, one having an area of 3.347 ha with a proposed minimum lot size of 2 ha (to accommodate a proposed seniors housing development), the other having an area of 10.77 ha with a proposed minimum lot size of 10 ha (which will apply to an existing school and church).

External Supporting
Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? Yes

Comment : The Planning proposal seeks to amend the Camden Local Environmental Plan 2010 to amend the minimum lot size on the subject land to facilitate a seniors housing development.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? Yes

Comment : The planning proposal seeks to amend Camden Local Environmental Plan 2010 for land at 31 to 347 Narellan Road, Currans Hill to reduce the minimum lot size from 40 ha to part 2 ha and part 10 ha.

Note: The site was issued a Site Compatibility Certificate on 28 September 2015 allowing a two storey building for Residential Aged Care Facility with associated serviced self-care semi-detached houses including community park, ambulance bay and associated car parking.

Rezoning of the site is not proposed.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA : **4.4 Planning for Bushfire Protection**

* May need the Director General's agreement

Is the Director General's agreement required? **No**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

e) List any other
matters that need to
be considered :

SECTION 117 DIRECTIONS

The Proposal is considered to be consistent with relevant section 117 directions, with the exception of 1.2 Rural Zones.

1.2 RURAL ZONES

Technically the proposal is inconsistent with the direction as the land is zoned RU2 - Rural Landscape, and the direction specifies that '....(4) A planning proposal must...(b) not contain provisions that will increase the permissible density of land within a rural zone..'

However, as the proposal seeks to regularise an exiting development of church and school and the proposed development of a seniors housing establishment, any inconsistency is considered to be of minor significance.

Recommended accordingly.

4.4 PLANNING FOR BUSHFIRE PROTECTION

The northern area of the subject land is identified as bushfire prone land on Council's mapping system. It is recommended that NSW Rural Fire Service are consulted prior to community consultation in order to ensure consistency with this Direction.

An extract of Council's bushfire prone land map should be included in the planning proposal prior to exhibition.

STATE ENVIRONMENTAL PLANNING POLICIES

The proposal is considered to be consistent with all relevant state environmental planning policies.

Have inconsistencies with items a), b) and d) being adequately justified? **N/A**

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : The maps are adequate for public exhibition purposes, provided the legend of the proposed lot size map is made clearer and an extract of Council's bushfire prone land map is included in the exhibited proposal.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : Council proposes an exhibition period of 14 days given that the proposal is of a minor nature.

Consultation with the NSW Rural Fire Service is required as the site is identified as bushfire prone land.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP : **Camden Local Environmental Plan 2010 was notified on 3 September 2010.**

Assessment Criteria

Need for planning proposal : The planning proposal follows a site compatibility certificate (SCC) issued for seniors housing on the subject land. The proposal will reduce the minimum lot size to facilitate a future subdivision so that the seniors housing is located on a separate allotment from the existing church and school on the subject land.

Consistency with strategic planning framework : **A PLAN FOR GROWING SYDNEY**
The planning proposal is consistent with Goal 2 of 'A Plan for Growing Sydney' as it enables seniors housing, accelerating housing supply and local housing choices.

CAMDEN COUNCIL'S STRATEGIC PLAN CAMDEN 2040
A Strategic Plan for Camden was adopted by Council in 2010. It seeks to provide opportunities for appropriate housing development. The planning proposal is considered to be consistent with 'Camden 2040'.

Environmental social economic impacts : **TRAFFIC**
Preliminary traffic analysis has identified the adequacy of the immediate road network to support the proposed development.

ENVIRONMENTAL
A preliminary contamination report of the land has established further investigations and likely remedial actions are required for any proposed residential use of the site. This will be considered at the development application stage for the proposed seniors housing establishment.

The site is identified as bushfire prone. Any further proposed development for residential purposes will be subject to the requirements of "Planning for Bushfire Protection 2006" during the development application stage.

A bushfire compliance assessment was undertaken by Sydney Bushfire Consultants, in November 2013, concluding that subdivision of the site would be found to have no specific bushfire constraints given the separation distances between the proposed development site and the mapped vegetation.

SOCIAL
The proposal will assist to meet increasing demand for seniors housing. The proposal may create additional demand on local medical services.

ECONOMIC

Due to the minor nature of the planning proposal it is anticipated that no adverse economic impacts will occur.

Assessment Process

Proposal type : **Routine** Community Consultation Period : **14 Days**

Timeframe to make LEP : **9 months** Delegation : **RPA**

Public Authority Consultation - 56(2)(d)

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Camden Council - 347 Narellan Road Currans Hill - Council Letter.pdf	Proposal Covering Letter	Yes
Camden Council - 347 Narellan Road Currans Hill - Council Report.pdf	Proposal Covering Letter	Yes
Camden Council - 347 Narellan Road - Planning Proposal.pdf	Proposal	Yes

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions: **4.4 Planning for Bushfire Protection**

Additional Information : **DELEGATION OF PLAN MAKING FUNCTIONS**
Council has requested that it exercise the Greater Sydney Commission's plan making functions for this planning proposal and given the minor nature of the proposal this

request is supported.

Accordingly it is recommended that the delegate agree to authorisation being issued to Council for it to exercise the plan making function.

SECTION 117 DIRECTION

Given the minor nature of the planning proposal's inconsistency with Section 117 Direction 1.2 Rural Zones, it is recommended that the delegate agree that the inconsistency is of minor significance to allow the proposal to proceed.

RECOMMENDATION

It is recommended that the Planning Proposal proceed subject to the following conditions:

1. Prior to exhibition, Council is to amend the planning proposal as indicated below:
 - (a) include an extract of Council's Bushfire Prone Land map; and
 - (b) enlarge the legend to the proposed lot size map.
2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 (the Act) as follows:
 - (a) the planning proposal must be made publicly available for a minimum of 14 days; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs (Department of Planning and Environment 2013).
3. Prior to exhibition Council must consult with the NSW Rural Fire Service in accordance with Section 117 Direction 4.4 Planning for Bushfire Protection.
4. No other consultation is required with public authorities under section 56(2)(d) of the Act.
5. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
6. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Supporting Reasons :

The planning proposal is supported as it will facilitate the appropriate development of a seniors housing establishment.

Signature:



Printed Name:

T DORAN

Date:

9/6/16