

## Planning Services

### Plan Finalisation Report

**Local Government Area:** Camden

**PP Number:** PP\_2017\_CAMDE\_001\_00

#### 1. NAME OF DRAFT LEP

Camden Local Environmental Plan Amendment (Sydney Region Growth Centres – East Leppington Precinct) 2018 (the draft LEP). The draft written instrument is at **Attachment LEP**.

#### 2. SITE DESCRIPTION

The planning proposal applies to five (5) sites within the Willowdale Estate in the East Leppington Precinct of the South West Growth Centre (see Figure 1 overleaf). The five sites contain the following allotments:

The Sites	Land Description
Site 1 – Land along Canal Parade	<ul style="list-style-type: none"> <li>• Lots 2234-2236 DP 1193713;</li> <li>• Part of Lot 2233 DP 1193713;</li> <li>• Part of Lots 2198 &amp; 2199 DP 1193713; and</li> <li>• Part of Canal Parade.</li> </ul>
Site 2 – Land along Conduit Street and Palaver Street	<ul style="list-style-type: none"> <li>• Lot 2118 DP 1193710;</li> <li>• Lots 201-209 DP 1210807;</li> <li>• Part of Lot 210 DP 1210807;</li> <li>• Part of Lots 2119, 2121, 2122, &amp; 2124 DP 1193710;</li> <li>• Part of Lots 2271-2275 &amp; Lot 2237 DP 1193714; and</li> <li>• Part of Conduit Street, Troop Street &amp; Palaver Street.</li> </ul>
Site 3 – Land along Willowdale Drive	<ul style="list-style-type: none"> <li>• Lots 1001, 1017 &amp; 1018 DP 1189789;</li> <li>• Part of Lot 1000 DP 1189789;</li> <li>• Part of Lots 1002, 1016 &amp; 1019 DP 1189789; and</li> <li>• Part of Joey Crescent &amp; Jamboree Avenue.</li> </ul>
Site 4 – Land along Tunnel Street	<ul style="list-style-type: none"> <li>• Part of Lot 1 DP 1215284;</li> <li>• Part of Lot 2261 DP 1193714; and</li> <li>• Part of Tunnel Street.</li> </ul>
Site 5 – Land along Camden Valley Way and St Andrews Road	<ul style="list-style-type: none"> <li>• Part of Lot 42 DP 1174145;</li> <li>• Part of Lot 5001, Lots 5068, Lots 5086-5111, &amp; Lot 5215 DP 1211914;</li> <li>• Part of Lot 2291-2292, Lots 2242-2244, Lots 2247-2248, &amp; Lots 2288-2290 DP 1193714;</li> <li>• Part of Lot 1000 &amp; Lots 1041-1047 DP 1189789;</li> <li>• Part of Lots 1048-1053 DP 1189790;</li> <li>• Part of Lots 1099-1105 DP 1189791;</li> </ul>

- Part of Lots 1141-1146 DP 1189792;
- Part of Lots 1183-1188 DP 1189793;
- Part of Lots 1251-1261 DP 1189794;
- Part of Lots 1262-1279 DP 1189795;
- Part of Lots 1352-1355 DP 1189796; and
- Part of Tunnel Street



Figure 1 – Aerial View of the Willowdale Estate

### 3. PURPOSE OF PLAN

The planning proposal seeks to amend the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the Growth Centres SEPP) as detailed below.

#### Sites 1 and 4 – Rezoning surplus drainage land to residential

The land within Sites 1 and 4 are identified as surplus drainage land, as these sites are no longer required for this purpose. It is also noted that this land is currently subdivided for residential development, therefore, no additional dwellings are proposed.

Consequently, the following amendments are proposed to Sites 1 and 4:

- rezone the land from SP2 Infrastructure to R2 Low Density Residential (see Figure 2 and 3 overleaf);
- apply a maximum building height of 9m across the sites;



- apply a residential density of 15 dwellings/hectare across the sites; and,
- remove the land reservation across the sites.



Figure 2 – Current Zoning of Sites 1 and 5



Figure 3 – Proposed Zoning of Sites 1 and 5

#### Site 2 – Realigning recreational and residential land

Following detailed subdivision design, the location of the local park within Site 2 was adjusted to comply with the proposed road and subdivision layout. Realigning the boundaries of the zoned RE1 Public Recreation land will result in a reduction of open space from 11,400sqm to 6,700sqm (i.e. a loss of 4,700sqm).

However, Council has advised that the total area of land zoned for open space within the East Leppington Precinct has increased as a whole.

Therefore, the following amendments are proposed to Site 2:

- rezone part of the site to R2 Low Density Residential and RE1 Public Recreation (see Figure 4 and 5 below);
- apply a maximum building height of 9m to the proposed R2 zone and no height to the proposed RE1 zone;
- apply a residential density of 15 dwellings/hectare to the proposed R2 zone and no density to the proposed RE1 zone; and,
- remove the land reservation for the proposed R2 zone and apply a land reservation for the proposed RE1 zone.



Figure 4 – Current Zoning of Site 2



Figure 5 – Proposed Zoning of Site 2

### Site 3 – Realigning low and medium density land

The boundaries of the existing medium density residential zoned land within Site 3 will be realigned with the approved subdivision plan for the site. This will result in a reduction of R3 zoned land from 17,608sqm to 13,735sqm (i.e. a loss of approximately 3,873sqm).

Therefore, the following amendments are proposed to Site 3:

- rezone part of the site to R2 Low Density Residential and R3 Medium Density Residential (see Figure 6 and 7 below);
- apply a maximum building height of 9m to the proposed R2 zone and 12m to the proposed R3 zone; and,
- apply a residential density of 15 dwellings/hectare to the proposed R2 zone and 25 dwellings/hectare to the proposed R3 zone.



Figure 6 – Current Zoning of Site 3



Figure 7 – Proposed Zoning of Site 3

### Site 5 - Minor Housekeeping Amendment

Minor mapping anomalies have been identified along Camden Valley Way (northern boundary of the site) and St Andrews Road (western boundary of the site), which have occurred because of discrepancies with the underlying mapping cadastre in earlier mapping amendments.

The planning proposal will resolve these technical issues by correctly aligning the zones with the correct mapping cadastre. This will impact R2 Low Density Residential, E2 Environmental Conservation and SP2 Infrastructure zoned land. Refer to Figure 8 (overleaf) for the current zoning of subject land within Site 5 and Figure 9 (overleaf) for the proposed re-alignment of the zones.

It is noted that the building height, residential density, and land reservations maps associated with Site 5 will also be amended to reflect the re-aligned zones.





Figure 8 – Current Zoning of Site 5

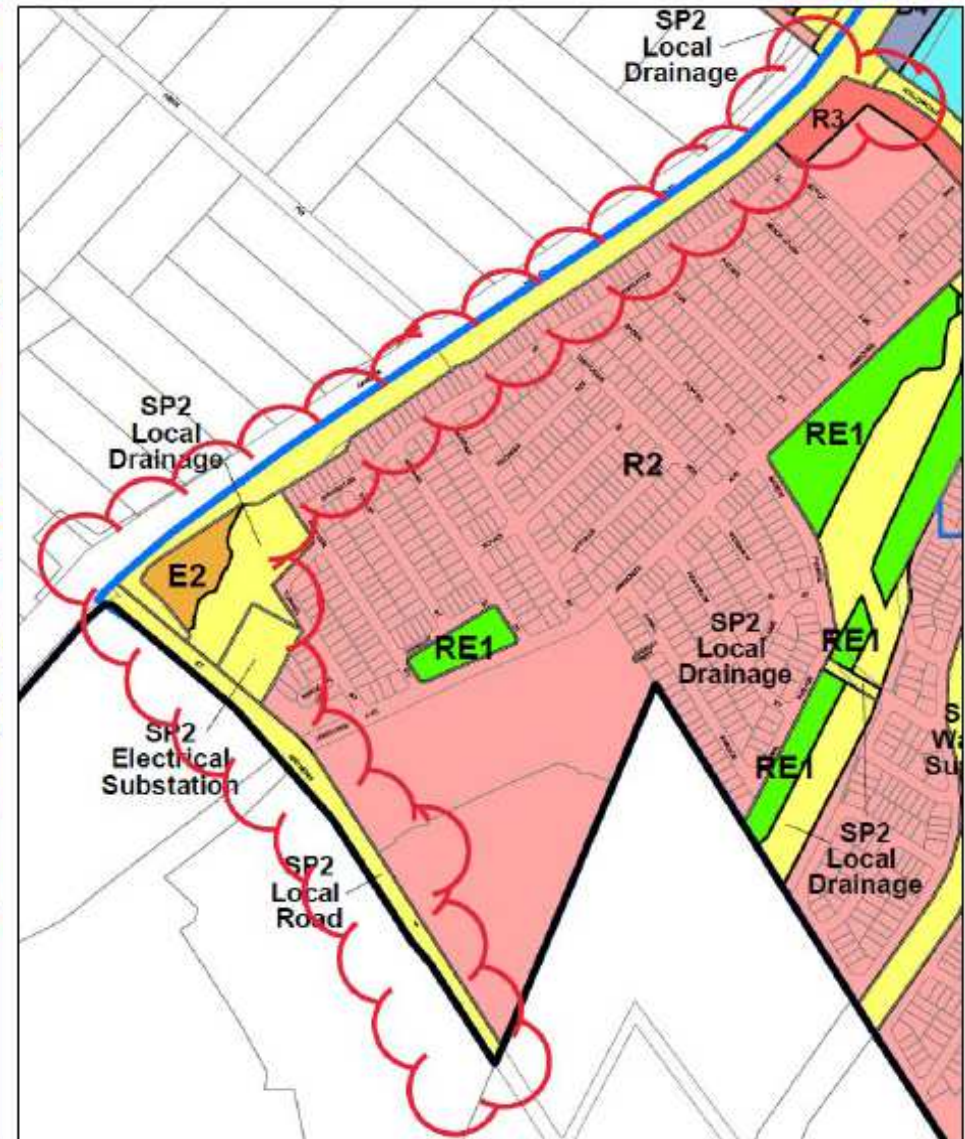


Figure 9 – Proposed Zoning of Site 5

## Conclusion

The planning proposal seeks to correct zoning and mapping anomalies within the five (5) sites. The rezoning will provide greater clarity and ensure all land achieves better functionality. It is also noted that the planning proposal will not result in any additional dwellings within the sites.

## **4. STATE ELECTORATE AND LOCAL MEMBER**

The site falls within the Camden Electorate. Chris Patterson MP is the State Member for Camden.

Dr Mike Freeland MP is the Federal Member for Macarthur.

To the regional planning team's knowledge, neither MP has made any written representations regarding the proposal.

<b>NSW Government Lobbyist Code of Conduct:</b> There have been no meetings or communications with registered lobbyists with respect to this proposal.
--

<b>NSW Government reportable political donation:</b> There are no donations or gifts to disclose and a political donation disclosure is not required.
---

## **5. GATEWAY DETERMINATION**

The Gateway determination issued on 19 April 2017 (**Attachment C**) determined that the proposal should proceed subject to conditions.

The proposal is due for finalisation by 26 January 2018.

## **6. PUBLIC CONSULTATION**

In accordance with the Gateway determination, community consultation was undertaken by Council from 4 July 2017 to 1 August 2017.

Council did not receive any submissions from the community during the exhibition period.

## **7. ADVICE FROM PUBLIC AUTHORITIES**

Council was not required to undertake consultation with public authorities according to the Gateway determination and no submissions were received from any public authorities.

Council resolved to forward the planning proposal to the Department at the conclusion of the community exhibition period (**Attachment G**).

## **8. POST EXHIBITION CHANGES**

Council did not undertake any post-exhibition changes to the planning proposal.

The Department has undertaken one minor, post-exhibition change to the planning proposal. This involves amending the Native Vegetation Protection Map by realigning the mapped 'existing native vegetation area' (see Figure 10 overleaf) with the realigned boundaries of the E2 Environmental Conservation area within Site 5.

This post-exhibition change is justified and does not require re-exhibition. It is considered that the post exhibition change is of minor significance as the proposed 'existing native vegetation area' (see Figure 11 overleaf) will be consistent with the proposed E2 zoned area. Furthermore, it does not alter the intent of the planning proposal.



Figure 10 – Current 'existing native vegetation area' within Site 5



Figure 11 – Proposed 'existing native vegetation area' within Site 5

## 9. SECTION 117 DIRECTIONS

At the time of the determination (**Attachment C**), the Secretary agreed that the planning proposal's inconsistency with section 117 Directions 3.1 Residential Zones and 6.2 Reserving Land for a Public Purpose, are of a minor significance. Therefore, no further approval is required in relation to these Directions.

In addition, the planning proposal is consistent with all other relevant section 117 Directions.

## 10. STATE ENVIRONMENTAL PLANNING POLICIES

The planning proposal is consistent with all relevant State policies.

## 11. DRAFT GREATER SYDNEY REGION PLAN

The planning proposal is consistent with the draft Greater Sydney Region Plan (October 2017) as it aligns with Objective 10 which aims to assist with the provision of housing in the East Leppington Precinct.

## 12. DRAFT WESTERN CITY DISTRICT PLAN

The site is located within the Western City District; therefore, the Draft Western City District Plan applies to the site.

The planning proposal is consistent with the Draft Western City District Plan as it will align the current development standards for residential development with approved subdivision plans for the sites. Although the planning proposal will not provide additional housing, it will enable the development of housing that is consistent with the surrounding area (i.e. Liveability Priorities).



### 13. MAPPING

There are five (5) maps associated with this planning proposal (**Attachment Map**) which have been submitted via the ePlanning Portal. These maps have been examined by GIS staff and meet the technical requirements.

### 14. CONSULTATION WITH COUNCIL

Under s59(1) of the Act, Council was consulted on the terms of the draft instrument (**Attachment D**).

Council confirmed on 8 January 2018 that the draft LEP was supported (**Attachment E**).

### 15. PARLIAMENTARY COUNSEL OPINION

On 15 January 2018, Parliamentary Counsel provided the final Opinion that the draft LEP could legally be made. This Opinion is provided at **Attachment PC**.

### 16. RECOMMENDATION

It is recommended that the Greater Sydney Commission's delegate determine to make the draft LEP because the proposed amendments are in accordance with Council's position and will ensure that the land use zones and the associated development standards reflect the approved subdivision plan(s) for the sites.

The rezoning will also provide greater clarity and ensure all land within the Willowdale Estate in the East Leppington Precinct achieves better functionality. This rezoning is minor in nature and is consistent with the intent of the South West Growth Centre.



24/01/18

**Catherine Van Laeren**  
**Director, Sydney Region West**  
**Planning Services**

Contact Officer: Chantelle Chow  
Acting Senior Planner  
Sydney Region West  
Phone: 9860 1548

Endorsed: Terry Doran  
Team Leader  
Sydney Region West  
Phone: 9860 1579