

Business Paper

Camden Local Planning Panel

Camden Council

Administration Centre

70 Central Avenue, Oran Park

21 June 2022



camden
council

SUBJECT: PONDICHERRY PLANNING PROPOSAL
FROM: Team Leader Land Use Planning
EDMS #: 22/164610

*****CONFIDENTIAL REPORT*****

PROPERTY ADDRESS LOT B DP 420694
LOT 8001 DP 1257213
LOT 911 DP 1257260
LOT 901, 902 DP 1258129
LOT 53 DP 1259061
LOT 9091,9093, 9096, 9097 DP 1267156
LOT 9098, 9099 DP 1274778

PROPONENT Greenfields Development Company No.2 Pty Ltd

OWNER Leppington Pastoral Co Pty Ltd

REPORT AUTHOR Clare Aslanis, Executive Strategic Planner

PURPOSE OF REPORT

The purpose of this report is for the Camden Local Planning Panel to consider and provide comment on a draft Planning Proposal for land at Oran Park, known as Pondicherry precinct (Pondicherry). The 242ha Pondicherry precinct is part of the South West Growth Area (SWGA).

The draft Planning Proposal seeks to amend State Environmental Planning Policy (Precincts - Western Parkland City) 2021 (Precincts SEPP) and Camden Local Environmental Plan 2010 (Camden LEP 2010) to facilitate the delivery of between 2,530 to 2,850 dwellings, a recreational lake, K-6 and K-12 schools, integrated neighbourhood and community centre, public open space, riparian corridors, and pedestrian links and cycleways.

The draft Planning Proposal is provided as an **attachment** to this report.

BACKGROUND

In November 2017 Pondicherry was released for precinct planning by the Department of Planning, Industry and Environment (now Department of Planning and Environment) (DPE) , under the Department's precinct Acceleration Protocol (PAP). In December 2020, DPE determined that the planning pathway for Pondicherry would proceed as a Planning Proposal. In March 2021, a draft Planning Proposal was submitted to Council by the proponent, Greenfields Development Company No.2 (GDC) on behalf of the landowner, Leppington Pastoral Company.

The proposal seeks to rezone the Pondicherry precinct from RU1 Primary Production under Camden LEP 2010 to R2 Low Density Residential, R3 Medium Density Residential, B1 Neighbourhood Centre, RE1 Public Recreation, SP2 Infrastructure and C2 Environmental Conservation under the Precincts SEPP.

The proposal is accompanied by proposed amendments to Schedule 7 of the Camden Growth Centres Development Control Plan (Growth Centres DCP). The amendments propose to incorporate an indicative layout plan (ILP), site-specific figures and associated controls for Pondicherry. The draft DCP amendments are provided as an **attachment** to this report. Amendments are also proposed to the Oran Park precinct to address interface and integration issues for the two precincts.

Part Pondicherry Precinct (Tranche 41)

Due to delays in the precinct planning process for Pondicherry, in July 2020 a Planning Proposal was submitted to Council for Part Pondicherry, known as Tranche 41, that sought to facilitate the delivery of a new residential precinct, providing for up to 470 residential dwellings to accommodate an estimated population of 1,500 people (approximately) The proposal finalised on 18 March 2022 and the DCP amendment took effect on 1 April 2022 (Schedule 7 of the Growth Centres DCP).

Reason Referral of the Draft Planning Proposal

Under Section 9.1 of the *Environmental Planning and Assessment Act 1979*, the Minister for Planning introduced a requirement for Planning Proposals to be referred to the Camden Local Planning Panel (CLPP) for advice, effective from 1 June 2018.

Site Context

Pondicherry encompasses approximately 242ha of rural land and is currently used for dairy farming. It includes several post-war farmhouses and two large farm dams. A Transgrid overhead transmission line traverses Pondicherry and there are no public roads or social infrastructure within the site.

As shown in **Figure 1** Error! Reference source not found., Pondicherry is bound by The Northern Road to the west and South Creek to the east and the developing Oran Park precinct to the south. To the north, Pondicherry is bound by the undeveloped South Creek West precinct, known as Greenway, for which a draft Planning Proposal to facilitate urban development is expected to be submitted to Council in 2022.

The future North South Rail corridor (gazetted under the Transport and Infrastructure SEPP) traverses the western portion of Pondicherry.



Figure 1: Site Context Map

Locality Context

Pondicherry's location in the SWGA is shown in **Figure 2** Error! Reference source not found.. The SWGA consists of 17,000ha of greenfield land identified by the NSW Government for urban development. The SWGA is made up of 18 Precincts across the Camden, Campbelltown and Liverpool Local Government Areas (LGAs). 11 of these Precincts are located in the Camden LGA. The rezoning of Precincts in the SWGA occurs through an amendment to the Precincts SEPP.

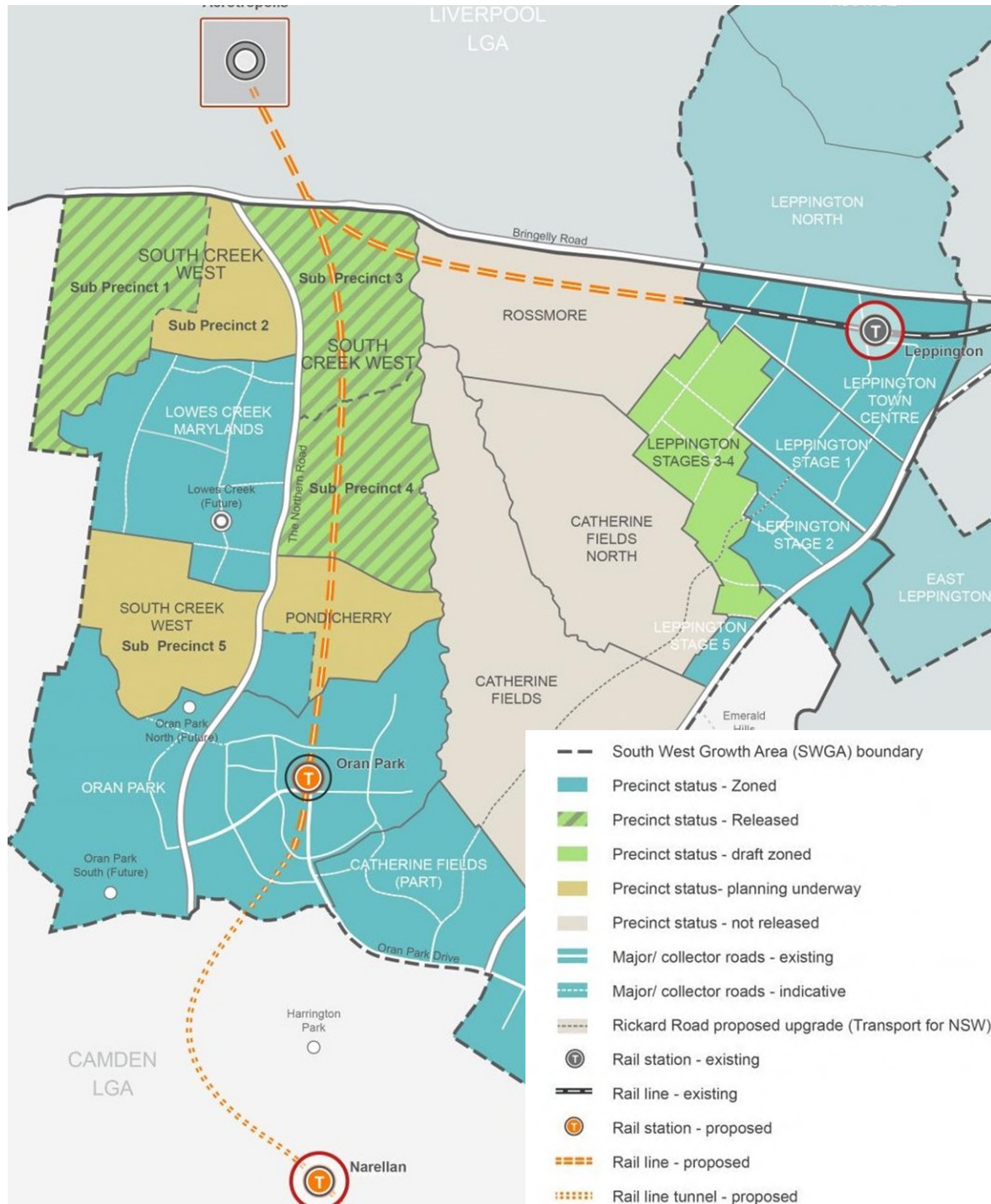


Figure 2: South West Growth Area Precincts

Initial Notification

The proposal was placed on initial notification from 5 to 19 May 2021. Adjoining and nearby properties were directly notified by letter, and a notice was placed on Council's website. No submissions from the community were received.

Initial consultation with public agencies has also been undertaken, with eight agency submissions received, raising a number of issues but no objections (discussed later in this report). A formal public exhibition will occur subject to endorsement of the proposal and receipt of a favourable Gateway Determination.

MAIN REPORT

Summary of Proposal

The proposal seeks to facilitate a new residential precinct comprising between 2,530 to 2,850 dwellings (approximately) to accommodate an estimated population between 7,840 and 8,830 people (approximately). Pondicherry is proposed to include a recreational lake, a district sized sports facility, a public K-6 and a private K-12 school, integrated neighbourhood and community centre, public open space, riparian corridors, and pedestrian footpaths and cycleways. The proposal also seeks to rezone a portion of land within the Oran Park precinct where it interfaces with Pondicherry.

The proposal seeks to amend the Precincts SEPP as follows:

- Amend the RU1 Primary Production zone boundary and introduce B1 Neighbourhood Centre, C2 Environmental Conservation, R1 General Residential (Oran Park precinct), R2 Low Density Residential, R3 Medium Density Residential, RE1 Public Recreation and SP2 Infrastructure zones; and
- Amend the land application, lot size, residential density, height of buildings, development control, floor space ratio, heritage, land reservation acquisition, precinct boundary, special areas, native vegetation protection and riparian protection area maps.

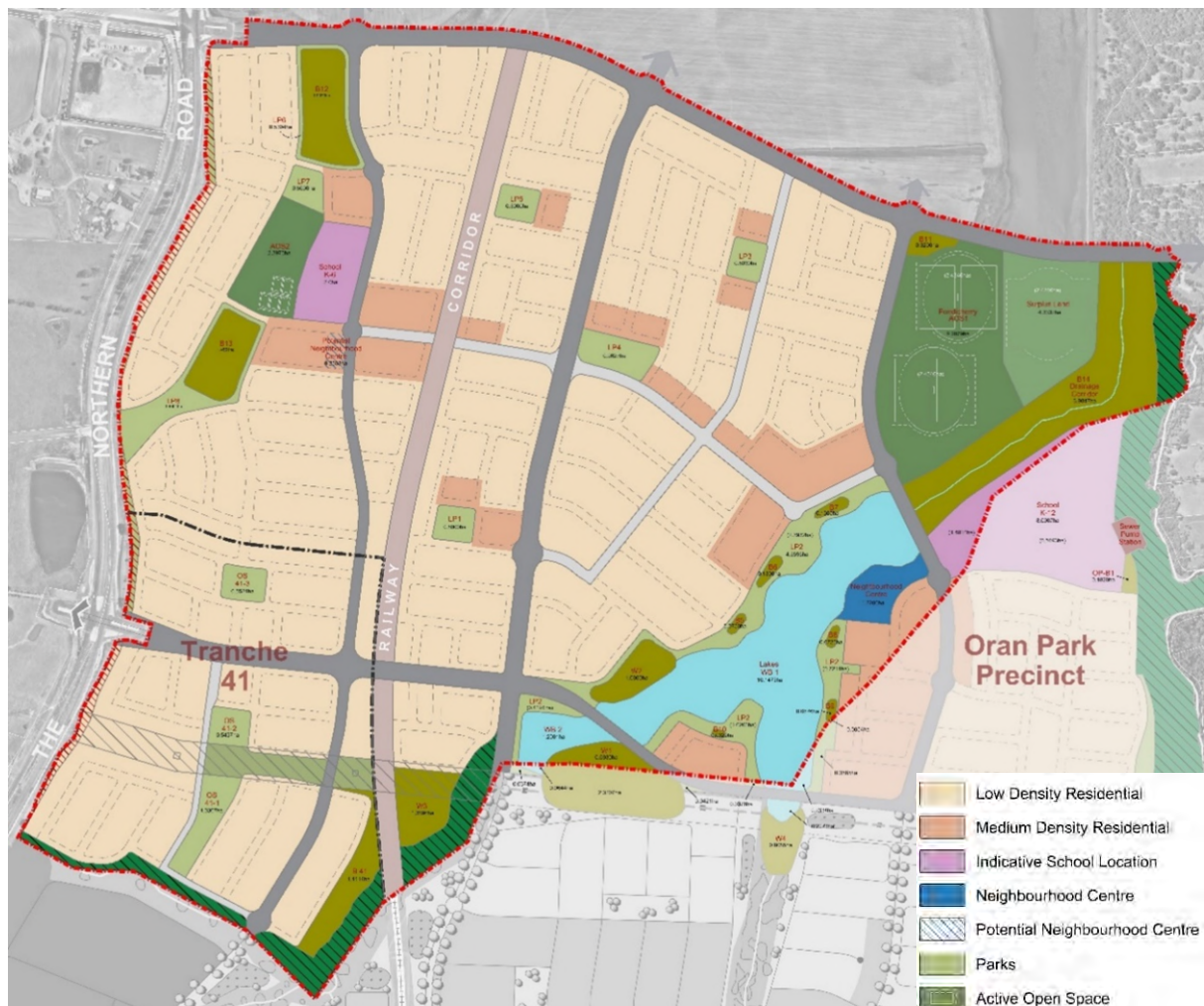


Figure 3: Pondicherry draft Indicative Layout Plan

Indicative Layout Plan

The draft Indicative Layout Plan (ILP) is shown in **Figure 3** Error! Reference source not found., that the proponent advises is underpinned by the following key design and planning principles:

- Deliver walkable neighbourhoods focused around open spaces;
- Provide safe and convenient active transport connections that connect open spaces and riparian corridors to local facilities;
- Retain and enhance significant creek lines and associated remnant vegetation;
- Provide connections to existing and future adjoining development areas and the broader major road network; and
- Contribute to the diversity of housing in the locality, with higher-density residential developments to be in areas close to the school or lake precinct.

The draft ILP is planned to accommodate between 2,530 to 2,850 dwellings with a mixture of dwelling types. Additional key features of the ILP include:

- Eastern neighbourhood centre and western neighbourhood centre;
- Public K-6 school and private K-12 school;
- 11.6ha of passive open space and 11.6ha of active open space;
- 12.5ha lake system and 5.5ha of riparian corridors;
- Network of pedestrian and cycle paths to provide connections between open space, Oran Park, and active transport links along The Northern Road; and
- Provision of sub-arterial roads Marylands Link Road No.1, Marylands Link Road No.2 and Oran Park Drive, the future North South Rail corridor, and several collector roads.

Oran Park Precinct Amendments

To facilitate integration with the draft Pondicherry ILP, the following amendments are proposed to part of the Oran Park ILP (known as Tranche 28):

- Relocation of a community centre adjacent to the proposed Pondicherry neighbourhood centre;
- Relocation of the private school site to the north, adjoining the playing fields providing better connections to the neighbourhood centre;
- Introduction of medium density housing to take advantage of the significant amenity afforded by the lake precinct;
- Continuation of the waterbody up the lower reaches of Ron's Creek providing flexibility in the ultimate lake water level relative to the natural creek line and topography, while continuing to achieve a diverse ecosystem and the principles of ecological sustainable development within the corridor;
- Redistribution and addition of local passive open space;
- Creation of an east-west open space corridor within the transmission line easement, linking Anthony Creek, Ron's Creek and South Creek;
- Expansion of the sharepath network up to and around the lake precinct; east west connections within the transmission line corridor; and between the Pondicherry green link road, the lake and South Creek; and
- Associated collector and local road alignment changes.

Existing and proposed changes to the Oran Park ILP are shown in **Figure 4**.

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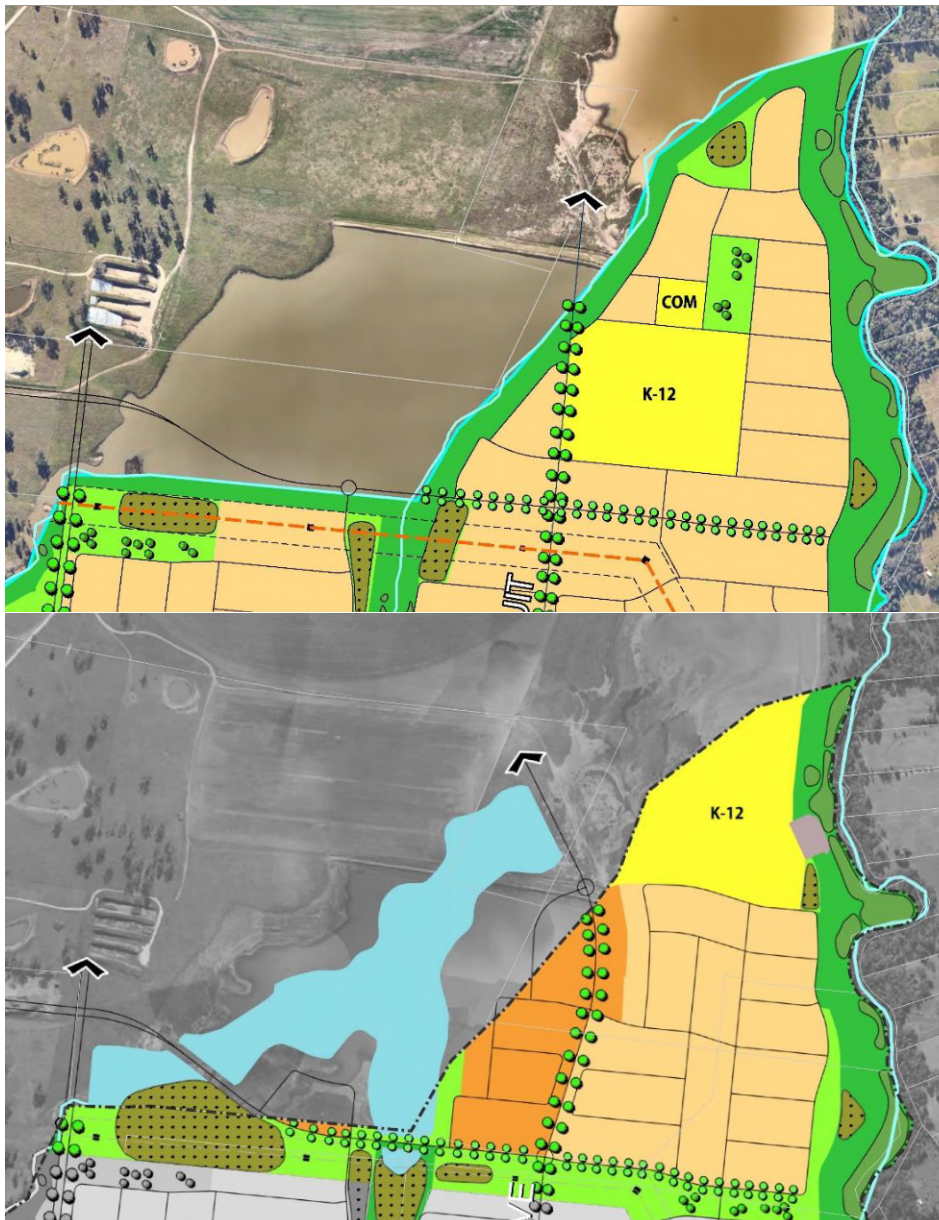


Figure 4: Existing Oran Park ILP (top) and Proposed Oran Park ILP (bottom)

Zoning and Permissibility

A comparison between the existing and proposed zoning is shown in Figure 5 and Figure 6.

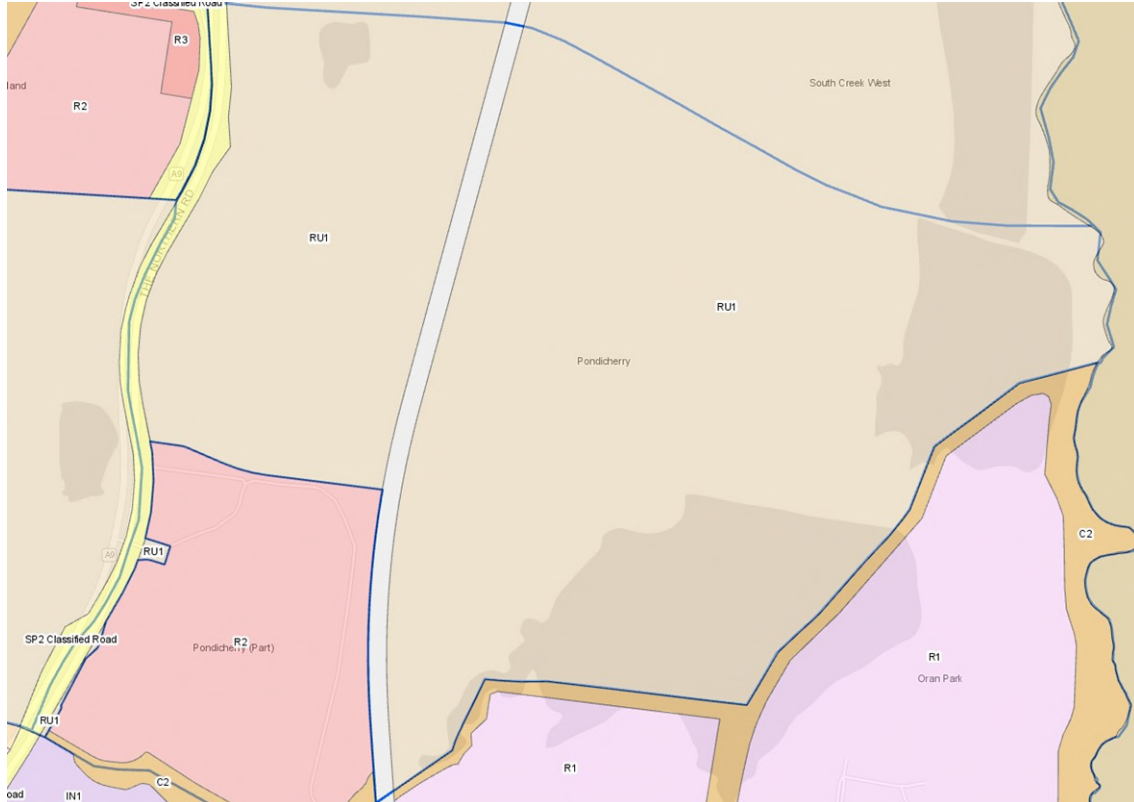


Figure 5: Existing Zoning Map

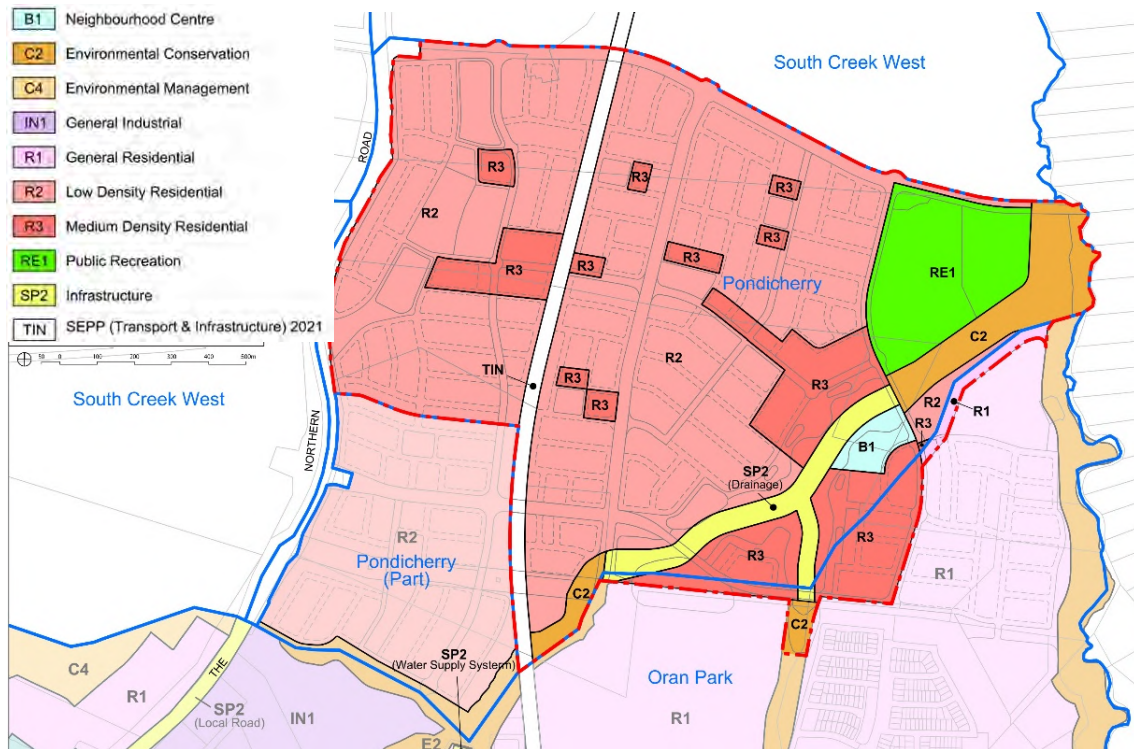


Figure 6: Proposed Zoning Map

A comparison of existing and proposed amendments to the Pondicherry Precinct is provided in Table 1Error! Reference source not found., along with the proposed SEPP amendments for the Oran Park precinct. The proposal does not seek to introduce a minimum lot size for Pondicherry, as minimum lot sizes are regulated by Clause 4.1A in Appendix 5 of the Precincts SEPP.

	Existing (Camden LEP 2010)	Proposed (Precincts SEPP)
Zoning (LZN)	RU1 Primary Production	B1 Neighbourhood Centre, C2 Environmental Conservation, R1 General Residential (Oran Park precinct), R2 Low Density Residential, R3 Medium Density Residential, RE1 Public Recreation, and SP2 Infrastructure zones
Lot Size (LSZ)	40ha	Not applicable (Pondicherry precinct) 125m ² and 1,000m ² (Oran Park precinct)
Height of Buildings (HOB)	9.5m	9.5m 12m 16m (Oran Park precinct) 21m
Residential Density Bands (RDN)	Not applicable	10 – 20 dw/ha 25 – 35 dw/ha 35 – 60 dw/ha
Native Vegetation Protection (NVP)	Not applicable	Inclusion of riparian corridors (Anthony Creek and South Creek)
Land Application (LAP)	Omission of Pondicherry precinct	Addition of Pondicherry precinct
precinct Boundary (PCB)	Not applicable	Addition of Pondicherry precinct
Special Areas (SAM)	Not applicable	Pondicherry is not identified as a special area within the Growth Centres.
Land Reservation Acquisition (LRA)	Not applicable	Addition of Pondicherry precinct Pondicherry is not identified to have areas of land for acquisition (land dedications to Council would be facilitated under a Voluntary Planning Agreement).
Floor Space Ratio (FSR)	Not applicable	Addition of Pondicherry precinct Floor space ratios are not proposed for Pondicherry.
Heritage (HER)	Not applicable	Addition of Pondicherry precinct Pondicherry is not identified to have items of environmental heritage.

Development Control (DVC)	Existing (Camden LEP 2010)	Proposed (Precincts SEPP)
	Not applicable	Identification of flood prone area within Pondicherry.

Table 1: Existing Provisions under Camden LEP 2010 and Proposed Provisions under the Precincts SEPP

Dwelling Typologies and Yield

The proposal outlines that between 2,530 to 2,850 dwellings (approximately) could be achieved via a mixture of housing densities. The range of dwellings that could be achieved under the draft ILP is outlined in **Table 2** Error! Reference source not found..

Pondicherry is proposed to consist of 80% low density residential and 20% medium density development. Low density residential typologies primarily comprise of single or double storey detached dwellings. Medium residential typologies include rear and front-loaded attached dwellings (terraces), manor homes and studios. Three to six storey apartment buildings are proposed to be located adjacent to the lake and neighbourhood centre.

	Low Density	Medium Density (Standard)	Medium Density (Lake)	Total
Dwellings	2,097	450	123	2,670
Household Size	3.33	2.15	2.15	-
Population	6,983	968	264	8,215

Table 2: Distribution of Dwellings in Pondicherry

Summary of Schedule 7, Camden Growth Centres DCP

Amendments to Schedule 7 of the Camden Growth Centres DCP (currently applying to Tranche 41, Part Pondicherry) accompanies the proposal. The draft DCP is included as an **attachment** to this report. The amendments include the following site-specific controls for Pondicherry:

- Figures detailing flood prone areas, riparian corridors, Aboriginal archaeological sites, bushfire risk, potential contamination, development on or near transmission easements, noise impact, residential structure, road hierarchy, pedestrian and cycleway network, and the transport network; and
- Indicative street cross sections.

Specialist Studies

The proposal has been submitted with specialist studies, as listed in **Table 3**, which are included as **attachments** to this report.

	Specialist Study	Author	Date
1.	Housing Market Assessment	Macroplan	December 2020
2.	Landscape & Visual Assessment	JMD	February 2021
3.	Social Infrastructure Assessment	Elton	July 2021
4.	Geotech Investigation	Douglas Partners &	August 2017
5.	Land Capability	Douglas Partners &	August 2017
6.	Contamination Report	Douglas Partners &	February 2021
7.	Aboriginal Heritage Assessment	Kelleher Nightingale	August 2021
8.	European Heritage Assessment	GML	March 2021
9.	Flooding & Water Cycle Management	Calibre	March 2021
10.	Biodiversity Assessment	Ecological	March 2021
11.	Riparian Assessment	Ecological	March 2021
12.	Bushfire Strategic Study	Ecological	March 2021
13.	Traffic Assessment	GHD	March 2021
14.	Utilities Servicing Report	IDC	March 2021
15.	Utilities Implementation Plan	IDC	March 2021
16.	Odour Impact Assessment	ERM	February 2021
17.	Noise & Vibration Assess	WSP	February 2021
18.	Pondicherry Tree Strategy	JMD	September 2021
19.	Housing Typologies	D+P	September 2021

Table 3: Submitted Specialist Studies

Additional supporting technical studies could be provided post-Gateway, should the proposal be supported. The key findings of the specialist studies and Council officer comment is summarised below:

Social Infrastructure Assessment

The Social Infrastructure Assessment (Assessment) expects Pondicherry's future population to comprise a high proportion of young families and couples at the 'homebuilder' stage of life and fewer older residents. The population is likely to be more culturally diverse than Camden LGA as a whole.

The Assessment considers social infrastructure provision benchmarks and Council policies and recommends a social infrastructure delivery program that ensures all residents have access to required infrastructure by:

- Directly providing local open space and associated facilities on site;
- Leveraging facilities and services already provided or planned to be provided nearby, including library, schools, health, aged care and emergency services; and

- Contributing to the future provision of new facilities, including district and regional open space, community and cultural facilities.

The Assessment notes Pondicherry's proximity to South Creek provides an opportunity to align the delivery of active and passive recreation with broader strategic directions regarding green corridors. The Assessment's recommended provision of social infrastructure for Pondicherry is summarised in **Table 4** Error! Reference source not found.

Category	Recommended Provision
Open Space - Active	<p>On-site provision of 11.1 to 12.5ha of active open space including:</p> <ul style="list-style-type: none"> • Four to five single playing fields; • Four multipurpose sport courts; • One play space; and • Fitness and exercise space with equipment and running paths. <p>Residents would require early access to playing fields particularly given high demand for existing fields. It is recommended two turf playing fields are provided as soon as possible (at least early in stage 3) so they could be used for a range of sports, a further two turf playing fields and the sport courts as part of stage 4, and that the remaining field is delivered as part of stage 6.</p>
Open Space - Passive	<ul style="list-style-type: none"> • On-site provision of 11.1 to 12.5ha of passive open space, including 11 neighbourhood parks and one large park around the lake; • Extensive pedestrian pathways within local streets and open space areas, along with a combination of on-road and off-road shared paths. • 2.5ha of open space under a transmission easement which can be used for recreational purposes and active transport links. • 5.5ha of environmental conservation and riparian corridors and 12.6ha of drainage basins, all of which will be activated by walking and cycling trails. • Significant natural areas, including a lake.
Community Facilities	<p>On-site provision of a multipurpose community centre of 530-580m² including:</p> <ul style="list-style-type: none"> • Large hall with wall mirrors with a seating capacity of 120-150 people; • Smaller hall with a seating capacity of 80-90 people, which could be divided into meeting rooms; and • Kitchen, toilets and storage areas. <p>The facility should connect to an area of open space. Residents would need early access to community facilities, but this could be provided initially through facilities at Oran Park. It is recommended the facility is provided mid-way through development as part of</p>

Category	Recommended Provision
	stage 3.
Education	<p>Land for one primary school that is regular in shape, has road frontages on three sides, is in a central accessible location, and is close to open space.</p> <p>Residents would need early access to public primary schools, but this could be provided initially through the new Barramurra Public School and possibly through Oran Park Public School (to the extent that demand for enrolments there is redistributed to Barramurra).</p> <p>No on-site provision required for tertiary and vocational education.</p>
Health	No on-site provision required. Planning controls would allow the development of health facilities within the site.
Childcare	No on-site provision required. Planning controls would allow the development of childcare centres within the site.
Aged Care	No on-site provision required. Planning controls would allow the development of aged care facilities within the site.
Emergency Services	No on-site provision required.

Table 4: Recommended Social Infrastructure Provision for Pondicherry

The proponent notes the draft ILP responds to the provision of active and passive open space with a 50:50 split (approximately) of 11.6ha of active open space and 11.6ha of passive open space.

In the revised draft Voluntary Planning Agreement (VPA) letter of offer (discussed later in this report), the proponent also notes that revisions made to the draft ILP (in response to Council officer feedback) has resulted in a minor loss of dwelling yield, so that now Pondicherry and Tranche 41 combined generate demand for 4.4 playing fields.

The inclusion of one double field with hybrid turf (along with one double field with standard turf) in the eastern sports facility is considered by the proponent to exceed the projected demand for active open space.

In terms of potential district open space, the proponent points out the draft ILP contains sufficient land in the eastern sports park to provide an additional double field (shown as light green in the draft ILP **Figure 3**) with an option for a district level facility to be provided by Council. Until these matters are resolved, the proponent will retain ownership of the land in question and will make temporary use of the land for stormwater detention, if required (discussed further under the flooding and water cycle management assessment in this report).

Officer Comment

Council officers support the quantum and arrangement of active and passive open space contained in the draft ILP and note the lake water body is not included in the

quantum of open space on offer. Subject to the proposal being supported, it is anticipated that the delivery of social infrastructure will be facilitated in Pondicherry via a VPA (discussed later in this report).

In terms of community facilities, Council officers provide in-principle support for the proposed relocation of the community centre from Oran Park to eastern Pondicherry adjoining the lake. Subject to the proposal being supported, officers will consider the provision of community facilities in Oran Park to ensure there is no under-allocation because of the proposed relocation. If required, this matter can be addressed as part of the assessment and negotiations on the draft VPA.

Council officers are liaising with the proponent to improve east–west connectivity between the lakeside neighbourhood centre and the South Creek Corridor. The proposed draft DCP provisions for the K-12 school limit access between the lake precinct and South Creek. Should the proposal be supported, improvements post-Gateway should be undertaken to improve the interface of the K-12 school with South Creek and Dransfield Drive.

Site Contamination Investigation

The Site Contamination Investigation (Investigation) found fourteen areas of environmental concern (AEC) in Pondicherry. The Investigation noted the potential for contamination constraints (excluding the identified AECs) to be low and recommended detailed site investigations be undertaken to inform future subdivision DAs and for an unexpected finds protocol to be established.

Officer Comment

The draft DCP includes a potential contamination risk figure (**Figure 7**) that identifies AECs, and this is supported. A detailed site investigation would be required for subdivision development applications (DAs) in accordance with the requirements of the Growth Centres DCP.



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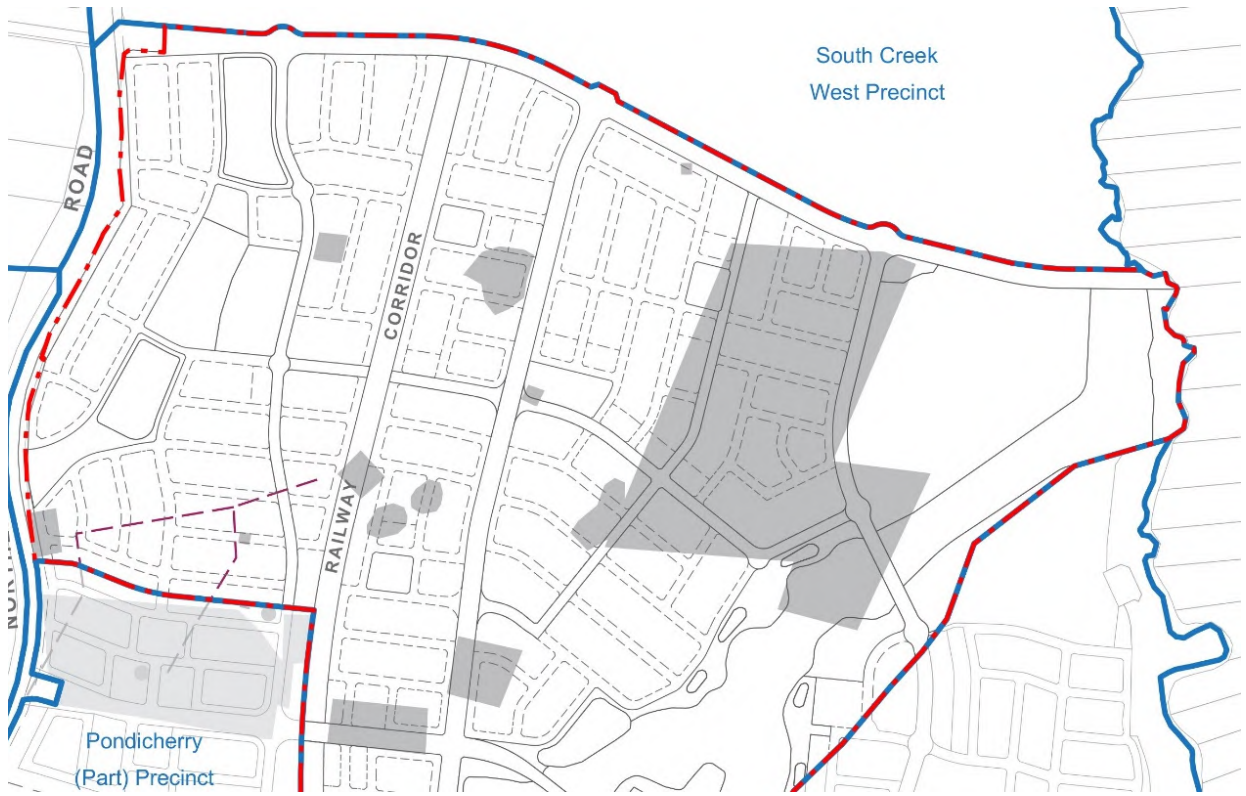


Figure 7: Potential Areas of Contamination Risk

Flooding and Water Cycle Management Assessment

The Flooding and Water Cycle Management Assessment (Assessment) noted Pondicherry is defined by two drainage catchments which flow to Lowes Creek (western catchment) and South Creek (eastern catchment). For the South Creek catchment, the Assessment noted Pondicherry's water cycle management strategy (WCMS) centres on a constructed lake at the location of the existing large farm dams, with all flood detention captured through the lake, including a combination of the lake and the drainage corridor between the lake and South Creek. The proponent has noted the lake needs to replicate the flood mitigation role assigned to the existing farm dams in Council's flood model ('active storage').

The proponent advises that an option to ensure there is no increase in downstream flood impact involves a temporary solution to retain an existing 'L' shaped farm dam (located mostly in Greenway to the north), until such time as Greenway is developed. This option ensures the discharge point to South Creek remains in its current location at the northern tip of the 'L' shaped dam, with no discharge to South Creek from within Pondicherry and no impact on downstream flood levels (shown in **Figure 8**).

The proponent has also noted that if this option is taken, it would result in the district open space (the eastern-most double sports field) being temporarily impacted by the 1 in 100-year flood extent. The temporary flood extents would not impact the (western-most) two double sports fields that support Pondicherry's local active space needs. In terms of Pondicherry's western drainage catchments, additional drainage basins have been incorporated in the draft ILP to attenuate stormwater prior to discharge.

The WCMS for Pondicherry involves the implementation of water sensitive urban design features, along with traditional drainage infrastructure to achieve water quality treatment targets. It is noted the lake is not proposed to play a water quality treatment role.

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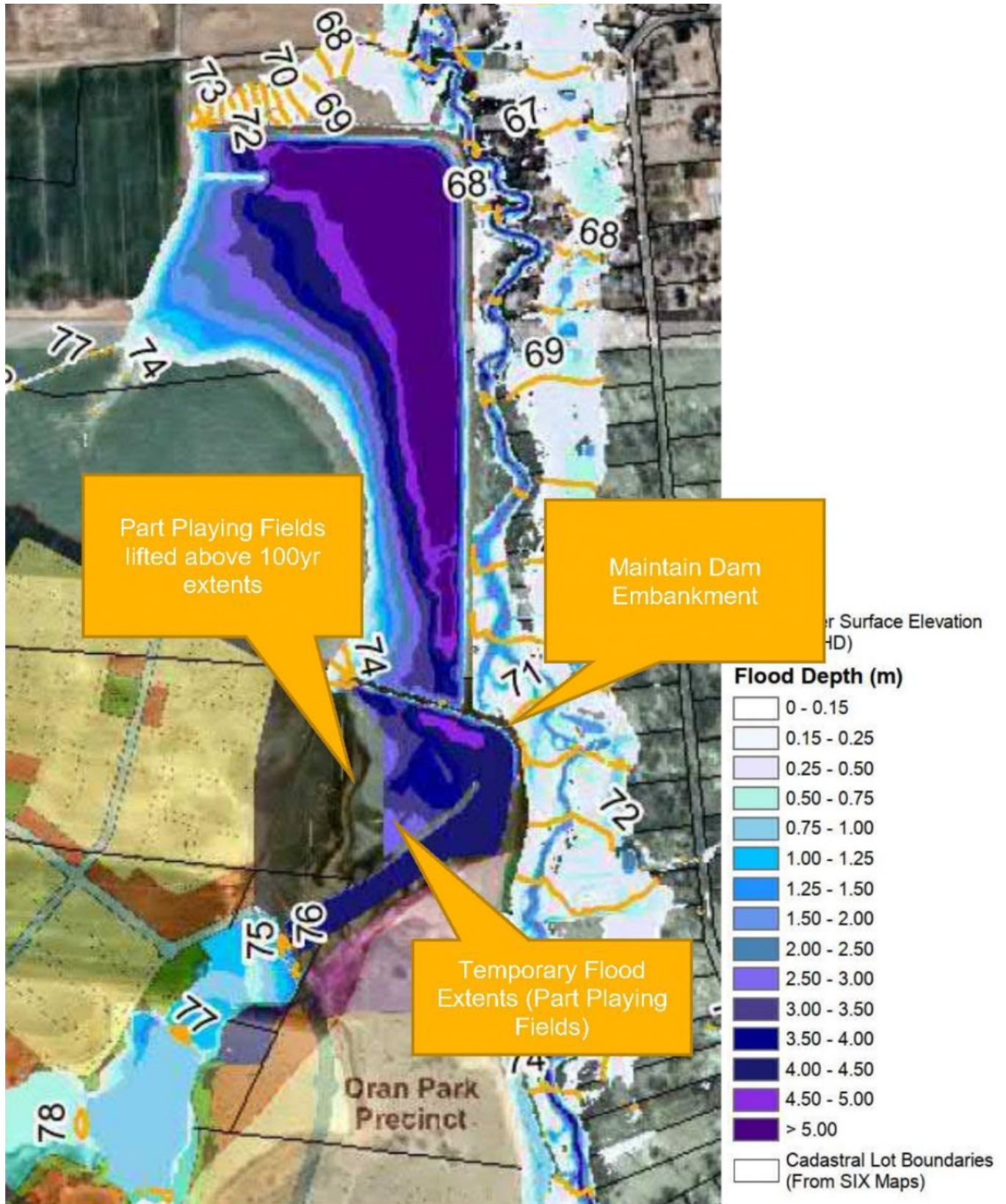


Figure 8: Temporary 1 in 100-year Flood Extents

Officer Comment

The temporary option for stormwater detention and flood mitigation is supported. Council officers have discussed flood modelling requirements for Pondicherry with the proponent and their flood consultant. Officers have requested the flood modelling for Pondicherry to be revised to be consistent with the Upper South Creek regional flood model framework. It is noted the current Tranche 41 subdivision DAs are required to undertake flood modelling and this work will inform additional, precinct-wide flood modelling, which could be undertaken post-Gateway, subject to the proposal being supported.

It is noted all habitable development (including the K-12 school and neighbourhood centre) are located outside the 1 in 100-year flood extent.

Riparian Corridor Assessment

The Riparian Corridor Assessment (Assessment) identified eleven first-order, four second order and one third-order stream located within the Pondicherry site boundary. Of these, three of the higher order streams have distinctive bed, bank and aquatic habitat and are defined as a 'river' under the Water Management Act. Pondicherry's watercourses are shown in **Figure 9**.

The draft ILP has five distinct riparian corridor types across several land uses. The draft ILP proposes to 'rationalise' the watercourse through the two large farm dams to form one large water body with the aim to create a combination of a water body and riparian rehabilitation with small offline basins for water treatment. The lake is proposed to be 'online' and provide a permanent body of water along the creek. The system would have the potential to contain fringing aquatic habitat and open water areas with riparian rehabilitation proposed to South Creek.

Officer Comment

The proposed rehabilitation and embellishment of riparian corridors, including the South Creek corridor is supported and is consistent with the strategic direction to create a blue and green grid in the Camden LGA and Western City.

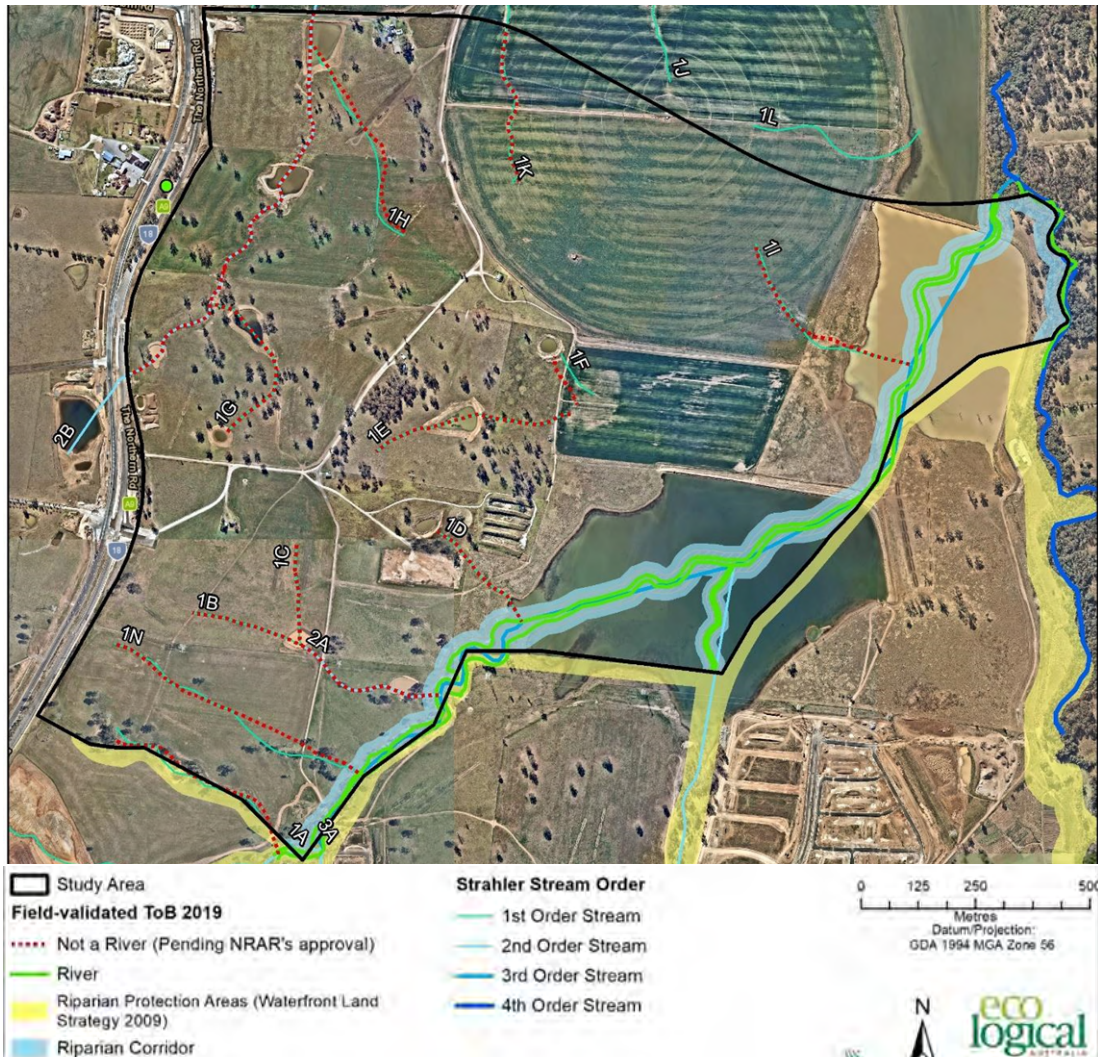


Figure 9: Pondicherry's Watercourses

Odour Assessment

An Odour Impact Assessment (Assessment) identified six uses in the vicinity of the subject site that have the potential to impact on Pondicherry. These include three chicken farms, a turkey farm and two composting facility.

The Assessment noted Council officers apply a revised 'transitional' assessment criterion to permit development in the SWGA up to 4.5 Odour Units based on 250 hours of odour impact per year. Based on this criterion, the Assessment identified an odour impact area in the north west corner of Pondicherry because of nearby Hi Quality and Vitocco Enterprise composting facilities. The proponent noted the composting facilities are located in the Lowes Creek Maryland (LCM) precinct that was rezoned for urban development in 2021 and that development staging for Pondicherry has taken into account the odour impact area (later stage of development).

Officer Comment

Council's officers have reviewed the Assessment and are satisfied that the potential odour sources would not create odour to a level that would adversely impact on the amenity of future residents and impede the rezoning of Pondicherry. However, further investigations should be undertaken when the northern part of Pondicherry is due to be developed. The draft DCP includes an odour impact area figure (Figure 10Error! Reference source not found.) and this is supported.

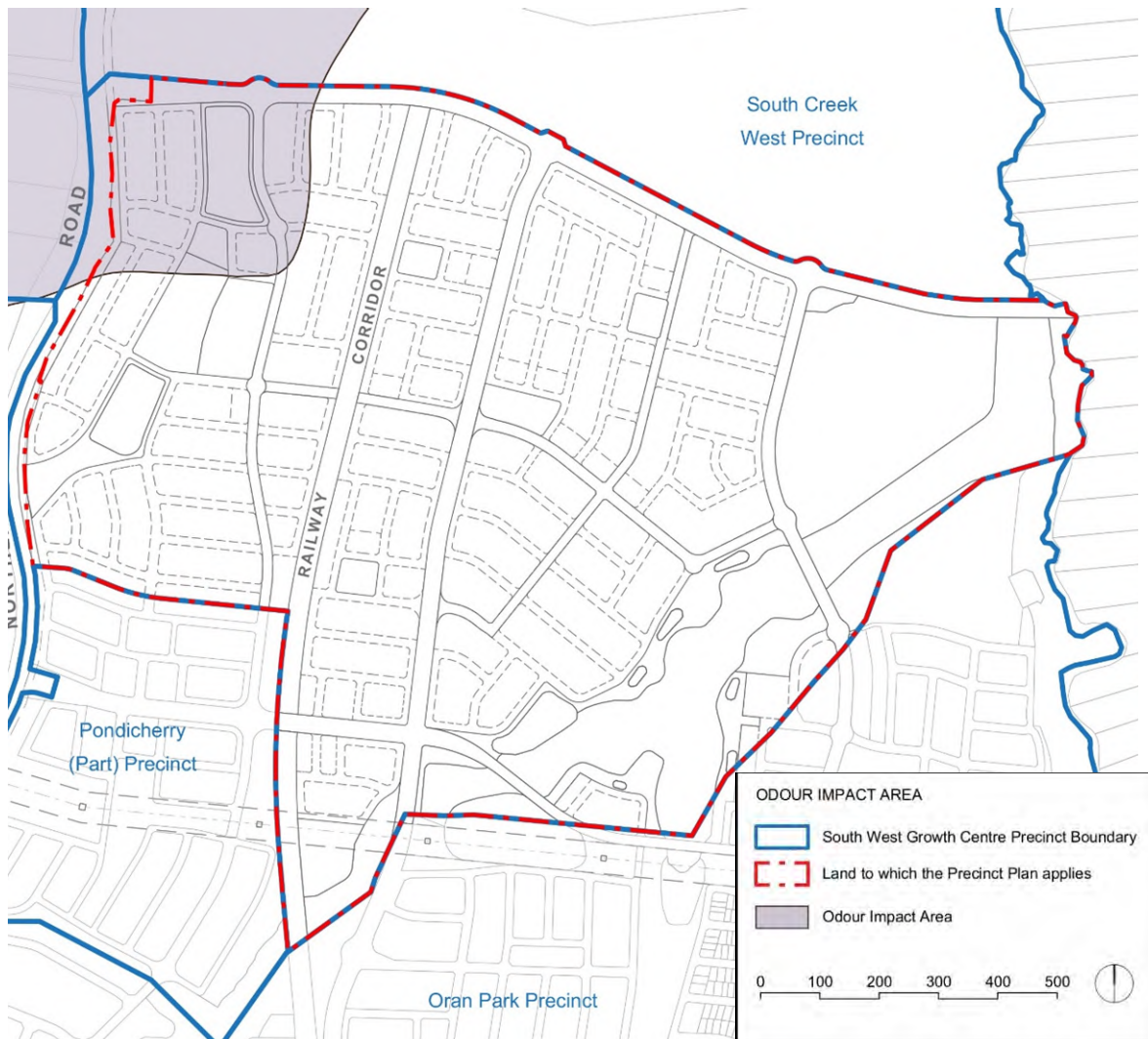


Figure 10: Odour Impact Area

Noise and Vibration Assessment

The Noise and Vibration Assessment (Assessment) reviewed five key noise sources as discussed in Table 5Error! Reference source not found.:

Noise Source	Assessment
Traffic Noise – The Northern Road and sub-arterial roads	Dwellings within 900m of The Northern Road would be subject to vehicular noise. Recommended measures include noise mounds/barriers along The Northern Road boundary, increased setbacks, appropriate dwelling layout and suitable architectural treatments.

Noise Source	Assessment
Industrial Noise	<p>There are potential noise impacts from the Oran Park Employment Lands to the south and the Hi Quality Group (recycling plant) at 761 The Northern Road, Bringelly.</p> <p>The Assessment concluded the anticipated offset provided by the riparian corridor and employment land perimeter road is sufficient to ensure adequate amenity to the nearest residential receivers.</p> <p>In relation to the Hi Quality Group, observations found the operations were inaudible from the boundaries of the subject site and may no longer be in operation.</p>
Recreation Area Noise	<p>The majority of recreation spaces were 150m away from major noise sources with other structures shielding the space. Only the parklands that adjoin The Northern Road may present a challenge for compliance with relevant criteria.</p>
Rail Noise and Vibration	<p>A qualitative assessment of the likely impacts associated with the use of the North South Rail corridor was undertaken, as details of corridor were yet to be finalised by TfNSW.</p> <p>The Assessment concluded dwellings within 45m of the rail line would require Category 2 acoustic treatment in accordance with <i>Interim Guideline – Development Near Rail Corridors and Busy Roads</i>.</p>
Aircraft Noise	<p>Aircraft noise from Camden Airport, approximately 5km away and the future Western Sydney Airport, approximately 10km away were assessed.</p> <p>The Assessment concluded Pondicherry is located outside of the Aircraft Noise Exposure Forecast (ANEF) 20 noise contour for both airports and therefore no restrictions apply.</p>

Table 5: Assessment of Potential Noise and Vibration Impacts

Officer Comment

Council officers support the finding and recommendations of the Assessment. Adequate mechanisms are in place to mitigate adverse potential impacts relating to traffic, industrial and rail noise and vibration.

In relation to traffic noise from The Northern Road, the provisions in Section 2.3.9 – Noise of the Camden Growth Centres DCP are consistent with the recommendations in the Assessment. There are current provisions relating to noise attenuation measures including the provision of noise mounds, building orientation and design and the use of landscaping. The draft ILP also provides a range of opportunities for noise attenuation along The Northern Road and the sub-arterial and collector roads. These include designing internal roads to enable orientation of dwellings on corner lots to face local roads.

In relation to industrial noise, a noise assessment report would be required at the DA stage in accordance with requirements of the Oran Park Part B DCP for the proposed employment area.

To mitigate rail noise and vibration, additional acoustic requirements have been included in adopted Schedule 7 of the DCP (for Tranche 41) in accordance with the Interim Guideline – Development Near Rail Corridors and Busy Roads that will be applied to Pondicherry.

The site is located outside of the ANEF 20 noise contours of Camden Airport and the future Western Sydney Airport. The site is located within the Obstacle Limit Surface (OLS) for the Western Sydney Airport.

Land Capability Study

The Land Capability Study (Study) summarised the findings of three technical reports, including the Site Contamination Investigation that has been discussed previously in this report. The findings of the geotechnical and salinity assessment reports are shown in **Table 6**Error! Reference source not found.:

Assessment	
Geotechnical Investigation	No landslide or creep activity was identified within steeper hillsides of the site. Any minor slope instability may be addressed through good engineering practices.
Salinity Assessment	Parts of the site have been identified as having salinity and aggressivity affects that could impact the durability of steel and concrete. Specific areas have been identified where further testing is required prior to development.

Table 6: Land Capability Assessment Summary

Based on the content of the above reports, the site is concluded to be suitable for urban development and is not constrained by geotechnical, salinity or contamination factors.

Officer Comment

Commitment to further investigate specific parts of the site for salinity and contamination are able to be addressed through controls within Schedule 7 of the DCP. Any future development would be subject to Council's Engineering Specifications and the Building Code of Australia, which would address any instability on the site.

Traffic and Transport Study Report

A Traffic and Transport Study Report (Report) has assessed the traffic impact of Pondicherry in the context of the SWGA, including future development of Oran Park, Lowes Creek Maryland and South Creek Precincts to 2036.

The proposed road structure/hierarchy for Pondicherry is as follows:

- Two east-west sub-arterial roads providing access from The Northern Road to Pondicherry via new signalised intersections;
- A sub-arterial extension of Oran Park Drive providing north-south connectivity from Oran Park to Pondicherry;and
- A collector road network that distributes local traffic throughout Pondicherry and directs vehicles to sub-arterial roads at key intersections. Intersections on collector roads are generally specified as roundabouts, while signalised

intersections are assigned at the intersection of all sub-arterial and arterial roads.

The Report concluded all roads and intersections, including those on The Northern Road would operate within capacity in 2036, with specific intersection treatments to be designed and determined at the future DA stage.

The Northern Road includes the provision of a bus lane in both directions and Oran Park Drive is planned to accommodate a rapid bus service, with bus capable roads identified on the Pondicherry road hierarchy figure.

TfNSW has advised the operational timeframe for the north-south rail link is not within the horizon year of analysis and as a result has not been considered in the assessment of Pondicherry.

Officer Comment

Officers note that traffic modelling and intersection treatments would need to be reviewed by TfNSW and requests the allocation of signalised intersections be addressed at the draft Planning Proposal stage.

TfNSW provided preliminary comment on the proposal on 10 June 2021, requesting revised traffic modelling be resubmitted to TfNSW for review and comment prior to public exhibition of the draft Planning Proposal. Recent discussions have been held between TfNSW, DPE, the proponent and their traffic consultant to discuss Pondicherry traffic modelling in the context of subdivision DAs that are currently under assessment for Tranche 41. As a result, TfNSW is to issue further advice to the proponent's traffic consultant and has requested revised traffic modelling for Pondicherry be re-submitted to them for review and comment.

It is anticipated this matter will be progressed as part of the Tranche 41 DA assessment and TfNSW will be further consulted on the draft Planning Proposal at the post-Gateway stage, subject to the proposal being supported.

Aboriginal Heritage Assessment

The Aboriginal Heritage Assessment (Assessment) included a full consultation process with 35 registered Aboriginal stakeholders. Five Aboriginal archaeological sites and two areas of potential archaeological deposit (PAD) were identified in a field survey. Sites consistent of open context artefact sites and registered/previously identified locations of PAD. The sites were identified as displaying scientific significance ranging from low to moderate and are shown in **Figure 11**.

In summary, the Assessment determined that:

- All sites containing Aboriginal objects would be harmed by future development of the Pondicherry Priority Precinct according to the draft ILP;
- An Aboriginal Heritage Impact Permit (AHIP) would be required prior to conducting any activity which may harm an Aboriginal object;
- Mitigation measures (salvage excavation) would be required for all sites of moderate archaeological or high cultural value. An AHIP would be required prior to undertaking any mitigation activities;

- Consultation with registered Aboriginal stakeholders for the study area is ongoing and should continue in relation to future development activities within the study area. Consultation for seeking an AHIP should be undertaken in accordance with Clause 60 of the National Parks and Wildlife Regulation 2019 and Heritage NSW Aboriginal cultural heritage consultation requirements for proponents 2010.

The Assessment determined that with appropriate management and/or mitigation, none of the identified Aboriginal heritage features found on site should prevent development of Pondicherry.

The Assessment advised that Aboriginal heritage in Pondicherry should be focused on maintaining continuity of movement along the South Creek riparian corridor. This reflects the significance of the corridor to Aboriginal people and their way of life. Provisions included in the draft DCP seek to facilitate the restoration of the South Creek corridor's biodiversity values and its role as a movement corridor.



Figure 11: Areas of potential aboriginal archaeological deposits

Officer Comment

The Recommendations of the Assessment are supported, including the restoration of the South Creek as place of significance to Aboriginal people. The Tranche 41 DCP provision for Aboriginal archaeology includes controls that require an Aboriginal Archaeology and Cultural Heritage Interpretation Plan to be submitted with the first DA. The Tranche 41 DCP also requires DAs on land identified as an Aboriginal heritage

area to be accompanied by an archaeological assessment. Officers support the retention of the Tranche 41 DCP provisions for Aboriginal Archaeology in the draft Pondicherry DCP and this will be further discussed and resolved with the proponent.

Landscape and Visual Assessment

The Landscape and Visual Assessment (Assessment) recommended development should take advantage of existing topography and work with the gently undulating landform to avoid excessive earthworks. Ridgelines and hilltops should be used for open space and planting for tree canopy to protect views to surrounding areas. Cumberland Plain Woodland vegetation should be maintained, and riparian corridors restored. The existing character areas are shown in **Figure 12** Error! Reference source not found..

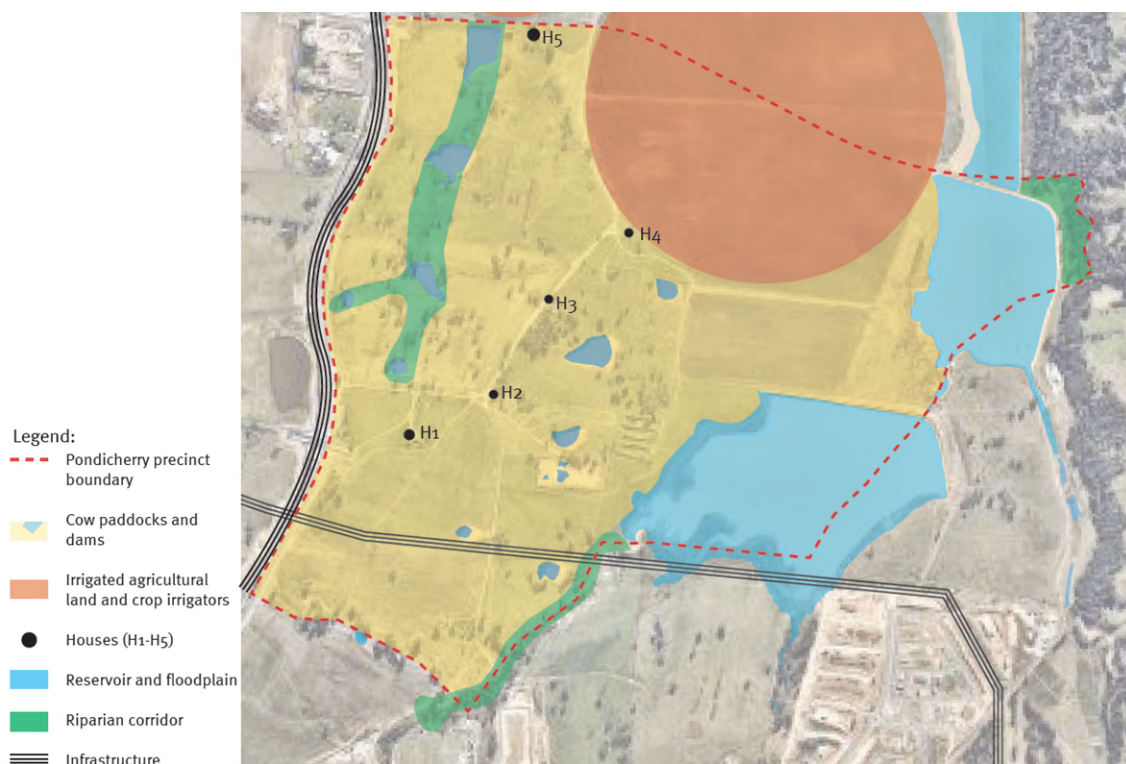


Figure 12: Existing Character Areas

Officer Comment

Council officers support the Assessment's recommendations and note the proponent's comments that the site is gently undulating with few steep areas requiring significant bulk earthworks. The draft ILP seeks to maintain parts of Pondicherry's existing landform via the rehabilitation of riparian corridors and by designing the lake and development interface levels in a way that allows people to connect to water.

European Heritage Assessment

The European Heritage Assessment (Assessment) has determined that there are no items of environmental heritage within Pondicherry, however the precinct does have moderate potential for archaeological remains resulting from grazing and agricultural activities.

The Assessment notes Pondicherry has a historical connection to the LCM Precinct, which includes Birling and Maryland knoll heritage items. The assessment notes that due to the thick vegetation to the south east of the Maryland Homestead, the Pondicherry site is not visible from the homestead itself and adjacent buildings, with The Northern Road also acting as a clear visual separator between Pondicherry and Maryland. The Assessment's recommendations however are based on the assessment that the north-western portion of Pondicherry is visible from other elevated parts of the Maryland property, including the Maryland 'dairy cluster' buildings.

Recommendation for reducing these impacts are:

1. Screen the rail corridor from view.
2. Relocate medium density housing from the western side of the site to the eastern side.
3. Apply height limits.
4. Use vegetation for screening and softening views.
5. Preserve the history and topography.
6. Interpret the history of the place.

The proponent notes the LCM Precinct has been rezoned since the Assessment was undertaken, with a range of development proposed in LCM between the Maryland heritage curtilage and The Northern Road within direct sight line of Pondicherry. This is further addressed in the Assessment's recommendations as follows:

- Screen the rail corridor from view - The North South Rail corridor will be predominantly in cut as it traverses Pondicherry with the draft ILP providing a mix of residential lot boundaries and perimeter roads adjoining the corridor. A combination of street tree planting and other landscape treatments and the horizontal geometry of the rail line will manage the view corridor from Marylands;
- Relocate medium density housing and Apply Height Limits - The nearest location of medium density housing to the Maryland Homestead is approximately 1800m. At this distance a viewer's perception between medium density housing, low density housing or single and double storey housing is likely limited. This is particularly the case upon full development of the Pondicherry (and LCM) Precinct including mature street tree growth and landscape embellishment of the north-south lineal open space corridor in the north-western portion of the precinct.
- Use vegetation for screening and softening views – Proposed vegetation for screening and softening views will be addressed at the future DA stage, noting that TfNSW is the authority responsible for planting within The Northern Road.

- Preserve the history and topography - The legibility of the existing topography will be preserved through development. The site is gently undulating with few steep areas requiring significant bulk earthworks.
- Interpret the history of the place – The recommendations of the consultant to interpret names of people and places that have a historical association with the site has been noted for future naming processes.

Officer Comment

Officers support the proponent's responses to the Assessment's recommendations. It is noted the Pondicherry Tree Planting Strategy will play an important role in ensuring that the limited views to and from Maryland Estate are not compromised.

Retail Analysis

The Retail Analysis (Analysis) recommended the provision of a small-scale single centre retail offering at the eastern lake precinct in Pondicherry. The retail offering should provide daily convenience needs which would support the centre's commercial viability. The analysis projected that most of Pondicherry's retail demand would be met by the existing Oran Park district centre and the future Greenways district centre. **Figure 13** shows the catchments for retail centres in the vicinity of Pondicherry.



Figure 13: Pondicherry walkability to surrounding retail centres

Officer Comment

Officers support the recommended size and location of the eastern, lakeside neighbourhood centre. Council officers have also advocated for the provision of a retail offering in western Pondicherry. The precinct is physically divided by several transport corridors (including the North South Rail Line) and so western Pondicherry is physically removed from the proposed lakeside neighbourhood centre. A retail offering in western Pondicherry would improve the area's accessibility and walkability.

The applicant has amended the draft ILP to include a potential neighbourhood centre directly south of the K-6 school. This small-scale centre would take the form of shop top housing and be zoned R3 Medium Density. ILP and DCP controls would ensure that a small western retail offering is facilitated which does not detract from the eastern lakeside neighbourhood centre.

Housing Market Assessment

The House Market Assessment (Assessment) recommended a mix of dwelling types and lot sizes based on demographic and market trends. Affordability is a primary factor in the observed trends for lot sales in Camden, and it is likely to play a key role for Pondicherry in the future.

Officer Comment

The proposal's housing typology mix of 80% low density and 20% medium density support's Council's objective of increasing housing diversity and affordability. The higher densities are also well located adjacent to open space and schools. The implementation of comprehensive density bands and land use zones in the SEPP would ensure certainty in the built form outcomes for Pondicherry.

Biodiversity Assessment

The Biodiversity Assessment (Assessment) provides recommendations to maintain parity with the SWGA Biodiversity Certification Order. This includes maintaining a minimum of 1.6ha of existing native vegetation (ENV), which could be achieved through the proposed riparian area of South Creek. The Assessment also recommended that the area be zoned E2 (now known as C2) Environmental Conservation. Pondicherry's areas of ecological constraints are shown in **Figure 14**Error! Reference source not found..

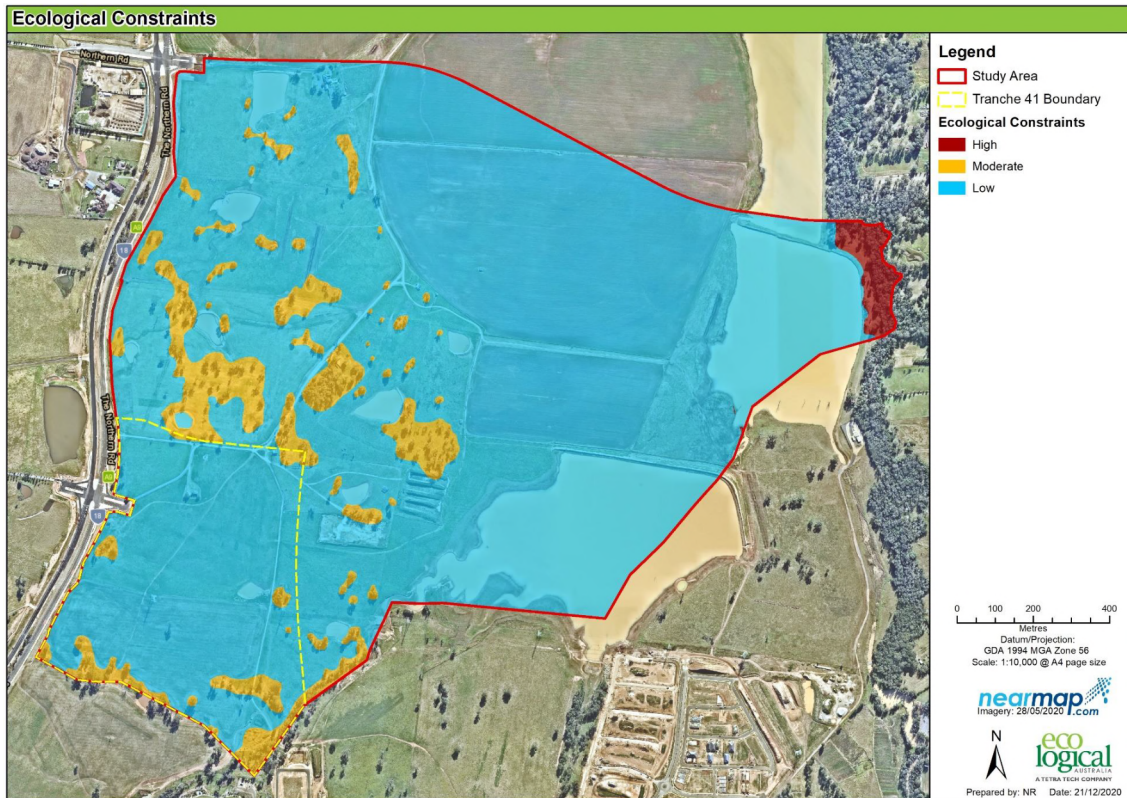


Figure 14: Areas of Ecological Constraint

Officer Comment

Council officers support the recommendations of the Assessment. The draft ILP and zoning maps are consistent with the above recommendations in that they maintain 1.6ha of existing vegetation in the riparian area along South Creek to be zoned C2 Environmental Conservation.

The Biodiversity Consistency Report has also been provided to demonstrate consistency with the SWGA Biodiversity Certification Order and the Commonwealth Strategic Assessment. The consistency report would form part of any publicly exhibited material.

Bushfire Strategic Study

The Bushfire Strategic Study (Study) found that the proposal was generally consistent with bushfire protection principles and the legislative framework. However future detailed assessment of specific developments would be required at DA stage.

Officer Comment

The general strategic principles contained within the Study are achieved through the draft ILP. This includes minimising the likelihood of bushfire through appropriate landscaping, infrastructure, and access and egress.

Pondicherry was referred to the NSW Rural Fire Service during the initial notification period. No objection was raised, but recommendations were made regarding perimeter road widths and Asset Protection Zones. The draft DCP controls will ensure these recommendations are implemented at the DA stage.

Tree Strategy

The Tree Strategy (Strategy) sought to maximise streetscape legibility, improve ecology, and maximise tree canopy. Particular attention has been paid to creating a green street network where trees are prioritised. Revised street cross sections have also been developed to reduce the urban heat effect and be consistent with the draft Western Sydney Street Design Guidelines. The revised cross sections also include fixed driveway locations and flex zones (wider verges) to achieve the maximum number of tree plantings. The proposed street tree planting plan is shown in Figure 15Error! Reference source not found..



Figure 15: Street Tree Planting Plan

Officer Comment

Council officers have worked with the proponent in developing the tree Strategy. The imposition of fixed driveways is supported and encouraged to maximise the number of larger trees able to be incorporated, increasing tree canopy whilst retaining on street parking. The revised street cross sections have also been incorporated into the draft DCP.

Utilities Servicing Report and Implementation Plan

The Utilities Servicing Report (Report) found Pondicherry has no existing services but there are planned servicing upgrades to facilitate future residential uses. The implementation plan shows a six stage approach for provision of services including what works are required and their estimated costs. Each stage is defined **Figure 16**.

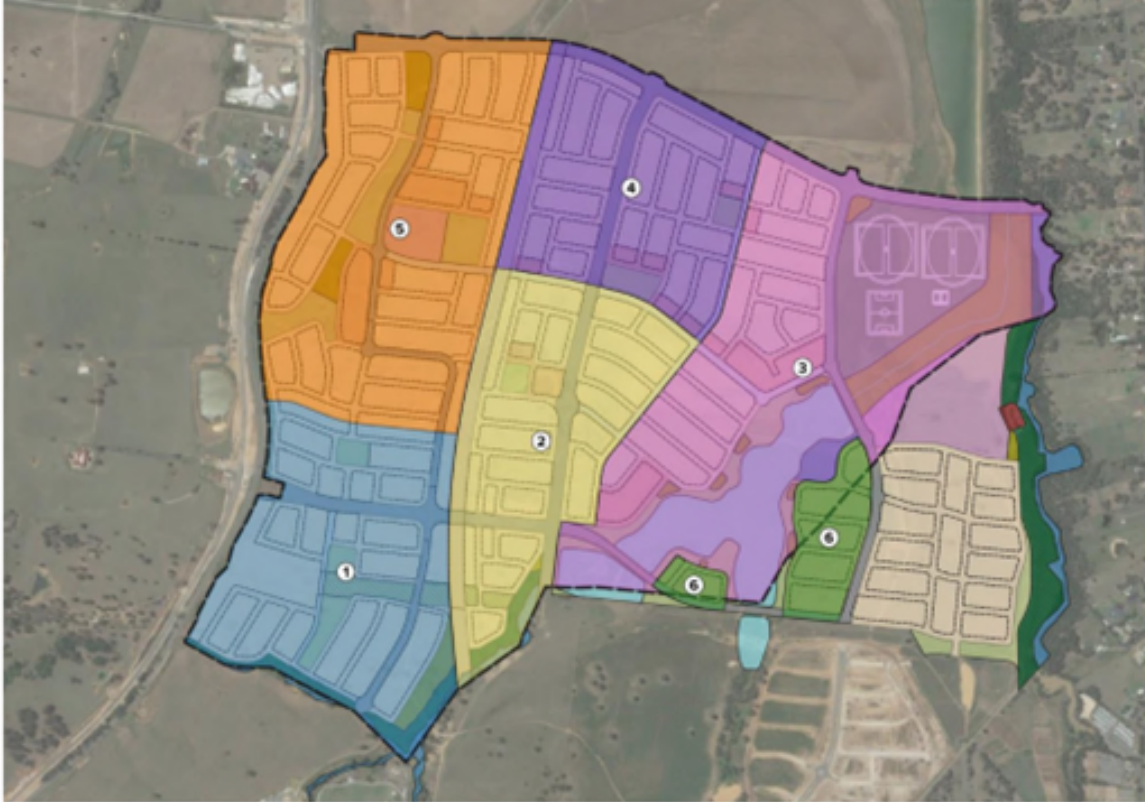


Figure 16: Servicing Staging

Officer Comment

The report has demonstrated that Pondicherry could be serviced prior to the release of residential allotments. Service providers were given the opportunity to comment during the initial notification period. No objections were raised by Endeavour Energy, Sydney Water, Opticomm nor Jemena.

Draft Voluntary Planning Agreement – Letter of Offer

The proponent has recently submitted a revised letter of offer to enter into a Voluntary Planning Agreement (VPA) for Pondicherry. The offer provides for approximately \$200 million worth of works and land which equates to about \$86,000 per lot. The works are shown in Figure 17.

The proposed land and works include:

- Two double sports fields, one with hybrid turf and one with standard turf;
- An active open space area in western Pondicherry, containing five hard sports courts;
- Local parks;
- Community centre;
- Sub-arterial road works, bridge works, shared paths;
- Riparian corridor rehabilitation, embellishment and shared paths; and
- Stormwater drainage facilities and land dedication, including the extensive Pondicherry lake.

The VPA letter of offer is for a total of 2,670 dwellings in Pondicherry (inclusive of Tranche 41). The proponent proposes to make a monetary contribution for the provision of the district open space facilities (in eastern Pondicherry) if the 2,785 dwelling cap is exceeded. The Pondicherry VPA letter of offer would also amend the Oran Park VPA to facilitate the revised Oran Park ILP.

Council officers are currently assessing the revised VPA letter of offer. Should the proposal be supported, negotiations on the draft VPA can progress, along with proposed amendments to the Oran Park VPA to align with the draft Planning Proposal.

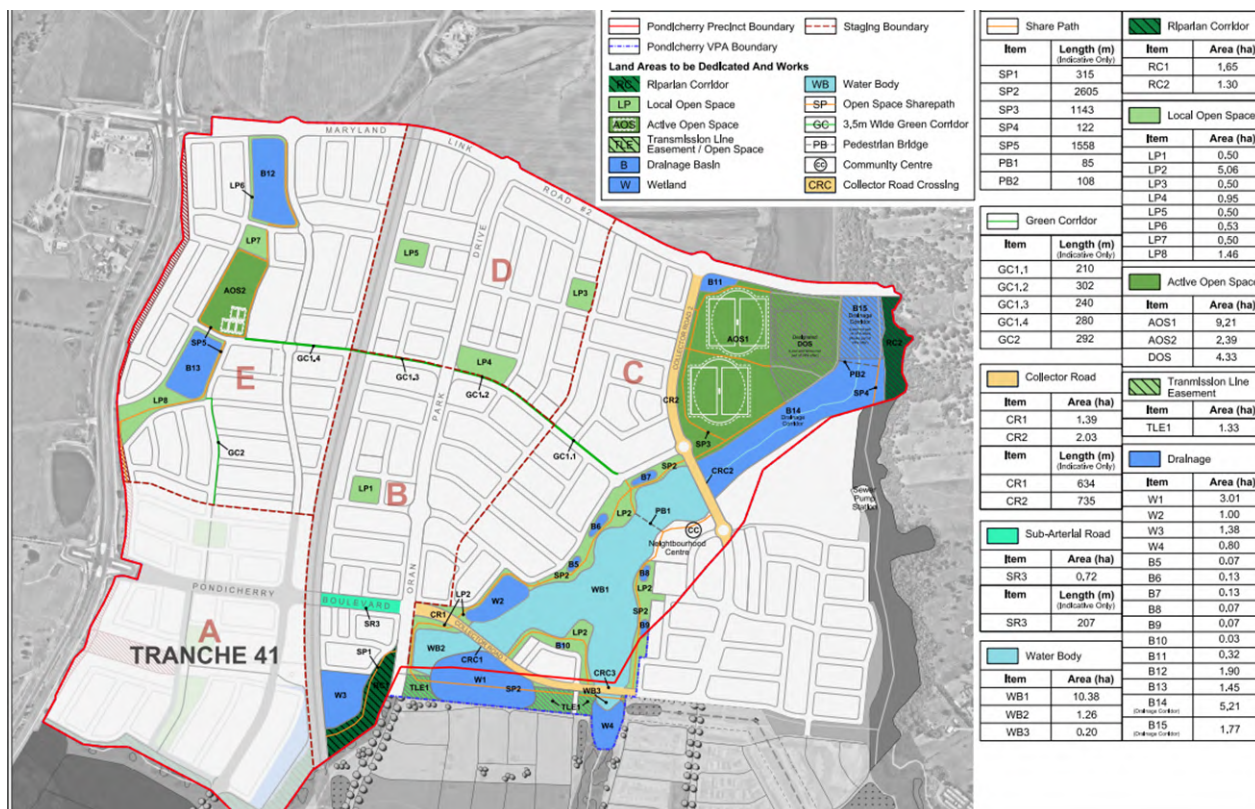


Figure 17: Proposed Council VPA Works

NSW Government Letter of Offer

The proponent has submitted a letter of offer to DPE to enter into a State Planning Agreement (State VPA) for Pondicherry. The State VPA letter of offer proposes approximately \$20.6 million of works, shown in **Figure 18** Error! Reference source not found. and include:

- Delivery of Oran Park Drive extension, subject to it being an item funded under the Western Sydney Growth Areas Special Infrastructure Contribution (SIC) determination; and
- Delivery of Maryland Link Road No2, subject to the road being confirmed to be of regional or state significance and the agreement of the Minister for Planning to call in the road.

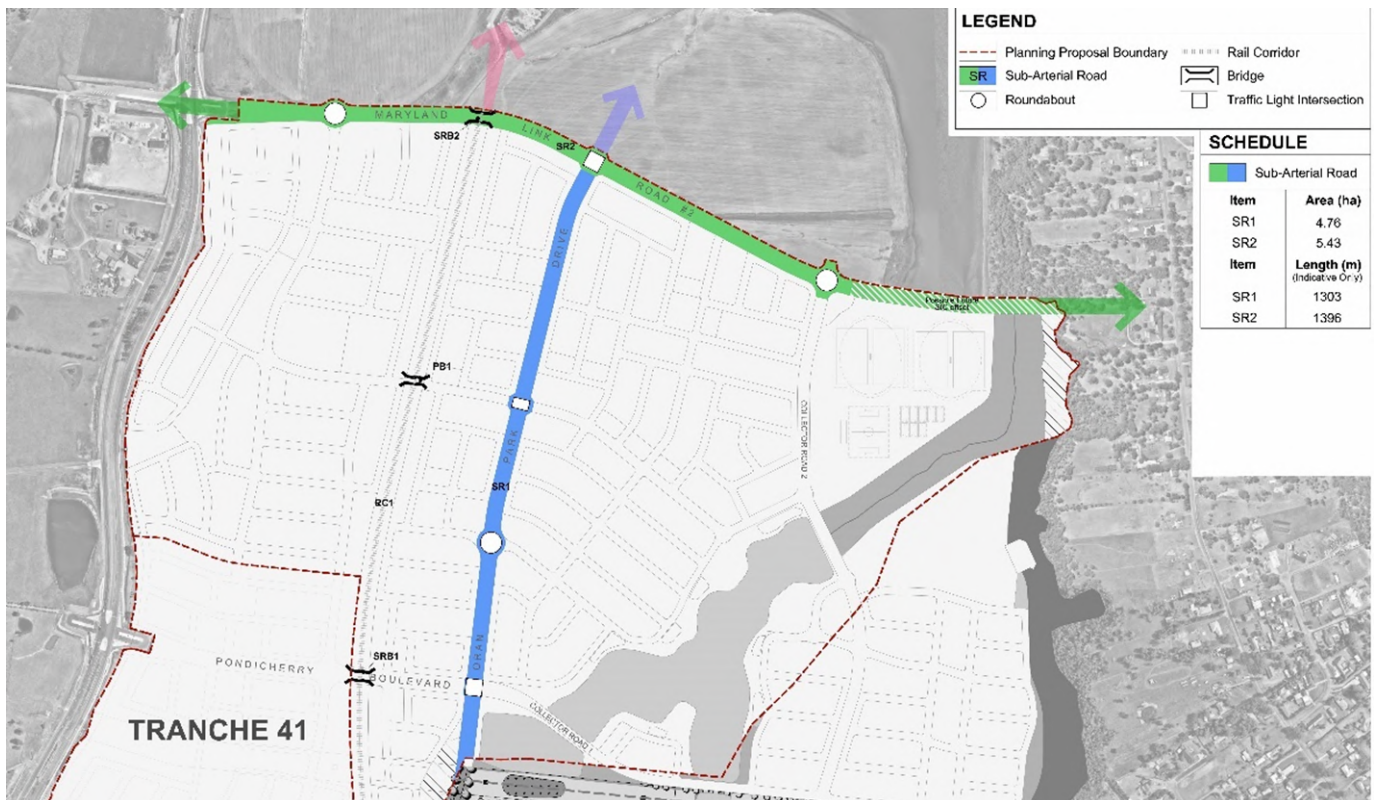


Figure 18: Proposed State VPA Works

DPE has advised the draft State VPA is in the negotiation stage with DPE undertaking a review of the roads to determine if their regional significance can be confirmed prior to the outcome of the SWGA structure plan review (which is expected to be finalised in 2023).

Initial Public Agency Consultation

Public agencies were invited to provide comment as part of the initial notification undertaken for Pondicherry in 2021. Eight submissions were received from public agencies, raising a number of issues, with no objections received. A summary of the agency comments is provided as an **attachment** to this report.

Agencies will be provided an opportunity to make a formal submission at the public exhibition stage, should the proposal be supported.

School Infrastructure NSW

School Infrastructure NSW (SINSW) has provided additional comments on the proposal in April 2022, after providing initial comments in August 2021.

SINSW has notified Council that the State VPA will not be used to facilitate the delivery of the public primary school in western Pondicherry. As a result, SINSW has requested the proposal to be amended to zone the school site SP2 Infrastructure.

Recommendation

That the following amendments are made to the draft Planning Proposal:

- Amend the draft SEPP maps to zone the public primary school site SP2 Infrastructure; and
- Designate the Minister for Education and Early Learning as the authority responsible for the acquisition of the land.

Key Issues

Proposed Pondicherry Lake Precinct

A unique landscape feature of Pondicherry is the proposed lake precinct, comprising of a large water body (12.5 ha approximately) and a surrounding network of open space. The proponent considers the lake precinct is consistent with the principles of ecologically sustainable development and strategic planning policy, with a strengthened focus on placemaking and greener places to improve peoples' quality of life. The Social Infrastructure Assessment considers the lake precinct will become a destination that will be regionally significant.

The proponent's vision is to create an area with high amenity and urban design quality that would be a source of community pride and identity and that surrounding development could take advantage of, including an open space network and pathways, three to six storey apartments, neighbourhood centre, school and district sports facility. This means that the lake is an integral component of Pondicherry's urban structure.

The proponent has commenced investigating the lake design to ensure water levels and surrounding land levels allow people to feel a connection to the water and to minimise (where possible) barriers between people and the water. The proponent's vision is to design the lake so that it's water quality could support secondary contact (such as kayaking, paddle boating), with a range of potential uses identified on and around the water shown in **Figure 19**.



Figure 19: Proposed Pondicherry Lake System

The proponent and their consultants have advised that the lake water body is large, relative to the size of its drainage catchment. Key water quality design features for the lake entail a pump and recirculation system that would recirculate water from the main water body back through a series of environmental filters, comprised of wetlands and bio retention basins, positioned around the upper part of the lake.

The proponent considers the pump and recirculation system is necessary to mitigate the risk of algal blooms in the water body and for this reason, is a necessary design feature whether the lake is used for secondary contact or not.

This report has identified the existing farm dams play an active flood storage role that is required to be replicated by the lake, meaning the lake has a primary stormwater management function.

The proponent proposes to deliver the lake via a proposed VPA that has been discussed in this report and for it to become a Council-owned asset.

Officer comment

Council officers acknowledge the potential community benefits that could stem from the lake precinct. Officers are undertaking a due diligence assessment process to identify and understand the risks, likely mitigating factors and associated costs with the project, including whole-of-life asset maintenance and renewal costs and staff resources and training.

These investigations would be the subject of future briefings and reports to Council. Subject to the proposal being supported, negotiations about the draft VPA letter of offer would be progressed.

Neighbourhood centre – western portion of Pondicherry

In response to Council officer's assessment of the proposal, the proponent commissioned further retail planning advice from Macroplan to assess the feasibility of a neighbourhood centre offering in the western portion of Pondicherry. Macroplan's report is not referenced in the proposal and is **attached** to this report for the panel's consideration.

In summary, Macroplan does not support the addition of a zoned neighbourhood centre in the western portion of Pondicherry. The report notes the quantum of retail floor space which could be supported in Pondicherry is limited and has been proposed within the lakeside neighbourhood centre, providing the critical mass required to ensure the retail floorspace is commercially viable and successful.

However, the proponent has proposed a small western neighbourhood centre in the form of shop top housing adjacent the K-6 school. This would support convenience retail for western Pondicherry without detracting from the larger neighbourhood centre. The draft ILP proposes a potential neighbourhood centre in the western portion of Pondicherry and there are no associated draft DCP provisions.

Officer comment

In consultation with Council officers, the proponent agreed to amend the draft ILP and DCP to locate a small neighbourhood centre opposite the school, that may take the form of shop top housing, with a 12m building height applied to facilitate this outcome. The small neighbourhood centre would be zoned R3 Medium Density as neighbourhood shops is a permissible use in the R3 zone.

Officers consider the draft DCP needs to be strengthened to facilitate the provision of convenience retail services in western Pondicherry, including deleting reference to a 'potential' neighbourhood centre and inserting controls for the centre.

Recommendation

That the following amendments are made to the proposal:

- Update the proposal report to address the western neighbourhood centre.
- Amend part 3 of the draft DCP to include controls that address the development of the small, western neighbourhood centre.
- Amend the draft ILP to delete reference to 'potential' in relation to the western neighbourhood centre.

Variation of zone and development standard boundaries

The proposal seeks to apply density bands under the Precincts SEPP as shown in **Figure 20**. The intent of the density bands is to provide predominantly standard medium density residential housing forms surrounding the amenity of the local neighbourhood parks, with higher densities including apartments adjacent to the lake and neighbourhood centre.

At the same time, the proponent maintains a fundamental concern that the application of mapped density bands does not provide adequate flexibility to accommodate adjustment to a development's location following detailed development design at the DA stage.

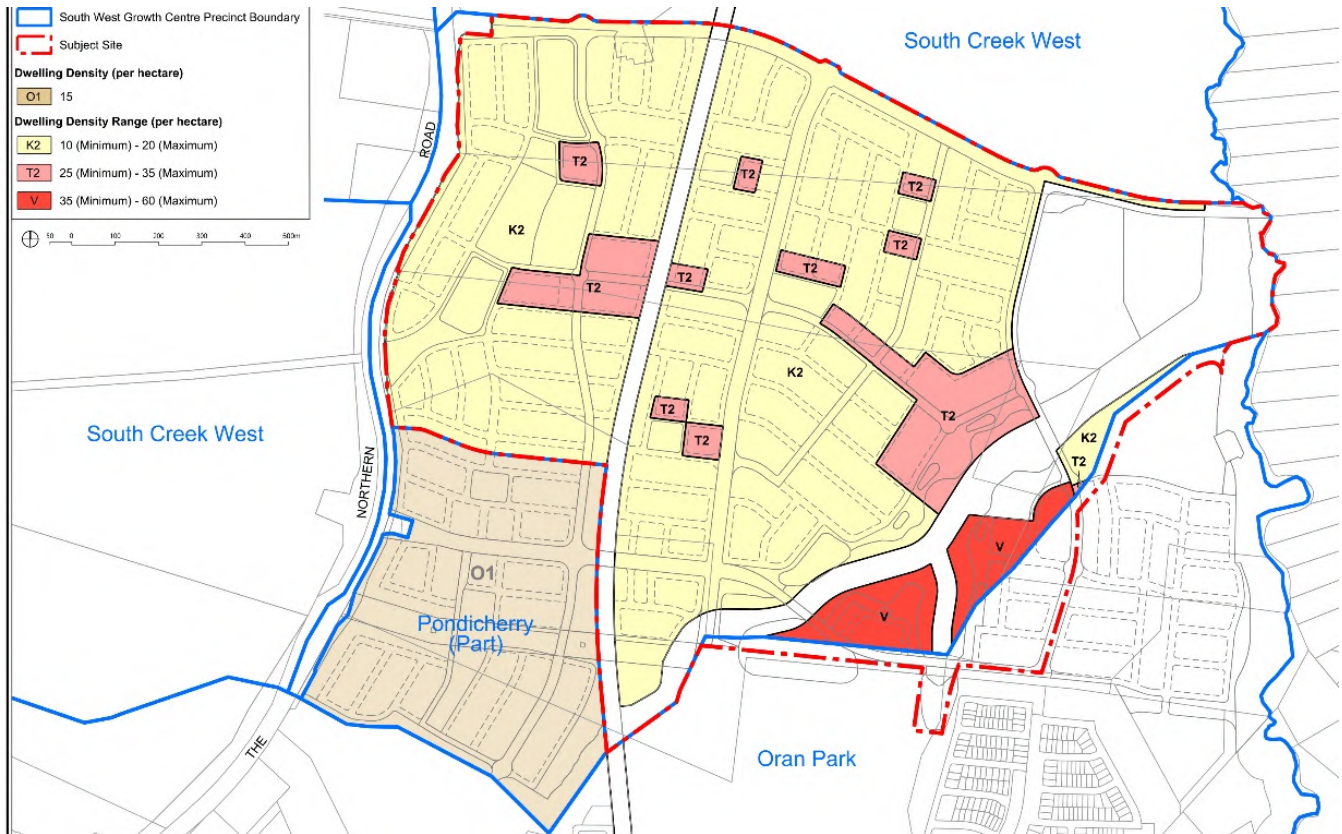


Figure 20: Pondicherry Density Bands

Officer comment

Officers support the application of mapped density bands in the SEPP, consistent with the approach taken in Lowes Creek Maryland and Leppington Precinct stages 2 and 5. This approach aligns with the strategic direction of Council's Local Strategic Planning Statement (LSPS) and Local Housing Strategy (LHS) to increase housing diversity in the Camden LGA by ensuring that housing typologies identified in the ILP are delivered at the DA stage.

Council officers intend to apply SEPP clause 5.3 Development near zone boundaries ('fuzzy line' zone boundary provision) to the Pondicherry precinct to permit zone boundary flexibility up to 50m (as per the East Leppington precinct provision). Council officers have consulted with DPE, flagging the intention to apply clause 5.3 to Pondicherry and seeking support for inclusion of a SEPP provision to apply equal flexibility to a development standard boundary (including density bands), as clause 5.3 does not currently apply to development standards.

The DPE has advised any amended controls should be indicated in the proposal.

Tranche 41 (Part Pondicherry) does not have SEPP density bands, as its planning preceded Council's officer's position to pursue the consistent application of density

bands. Currently a minimum density control of 15dw/ha applies to Tranche 41. To ensure consistency across Pondicherry precinct, it is recommended that a 10-20dw/ha density band is applied to Tranche 41.

Recommendation

That the following amendments be made to the proposal:

- Amend SEPP Appendix 5, Clause 5.3 Development near zone boundaries to apply up to 50m zone boundary flexibility to Pondicherry.
- Amend the proposal to request the SEPP apply up to 50m development standard boundary flexibility to Pondicherry.
- Amend the SEPP density band map to apply a 10-20dw/ha density to Tranche 41.

Assessment against Key Strategic Documents

The proposal has been assessed against key strategic plans, including the Greater Sydney Region Plan, Western City District Plan, Local Strategic Planning Statement, Community Strategic Plan, Local Housing Strategy and Centres and Employment Land Strategy. The proposal is generally consistent with the objectives of these key strategic documents, with a detailed assessment provided as an **attachment** to this report.

Assessment of Planning Merit

It is considered that the proposal demonstrates sufficient planning merit to proceed to Gateway Determination as it:

- Supports increased housing diversity by providing a mixture of dwelling typologies. Pondicherry would contribute to Camden's 6-10-year housing target and respond to the needs of Camden's growing community;
- Provides for substantial social infrastructure via the provision of a public K-6 school, a private K-12 school, an eastern neighbourhood centre and a small western neighbourhood centre and a community facility;
- Pondicherry lake would bring substantial community benefit by strengthening the local blue and green network. The lake system would also enhance the riparian corridors and facilitate improvements in biodiversity;
- Supports the delivery of open space via the provision of multiple local parks, 2 double playing fields, hard courts and land for district open space;
- Demonstrates that there would be no adverse traffic and stormwater impacts (subject to additional clarification);
- Has assessed the land is suitable for residential development based on specialist studies, with measures in place to address relevant site conditions;
- Demonstrates Pondicherry would have access to service infrastructure based on consultation with service providers;

- Leverages off and provides connections to the facilities of Oran Park, ensuring integration between Oran Park and Pondicherry within the broader SWGA; and
- Is supported by a revised letter of offer to enter a draft VPA for the delivery of infrastructure to Pondicherry.

CONCLUSION

The draft Planning Proposal seeks to amend the Camden LEP 2010 and the Precincts SEPP 2021 to rezone Pondicherry Precinct from RU1 Primary Production to R2 Low Density Residential, R3 Medium Density Residential, B1 Neighbourhood Centre, RE1 Public Recreation, SP2 Infrastructure and C2 Environmental Conservation. The draft Planning Proposal also seeks to make amendments to the Oran Park Precinct SEPP and ILP outlined in this report.

The draft proposal would facilitate the delivery of between 2,530 to 2,850 dwellings, a recreation lake, K-6 and K-12 schools, integrated neighbourhood and community centre, public open space, riparian corridors, and pedestrian footpaths and cycleways.

Council officers have assessed the proposal and consider the proposal demonstrates strategic and site-specific planning merit to proceed to Gateway Determination, subject to amendments outlined in this report.

RECOMMENDED

That the Camden Local Planning Panel:

- Consider the draft Planning Proposal and provide comment, where required.**

ATTACHMENTS

1. Pondicherry Planning Proposal Report (Rev B) - May 2022
2. Pondicherry Updated ILP - Rev J - March 2022 - PDF
3. Initial Notification Agency Submissions Response Table - Pondicherry - June 2022
4. Pondicherry - Assessment against Key Strategic Documents
5. 1. Housing Market Assessment - Macroplan - December 2020
6. 2. Landscape & Visual Assessment - JMD - February 2021
7. 3. Social Infrastructure Study - Elton - July 2021 - REVISED
8. 4. Geotech investigation (report only) Douglas Partners Aug 2017
9. 5. Land Capability - Douglas & Partners (report only) Aug 2017
10. 6. Contamination - Douglas & partners (report only) Feb 2021
11. 7. Pondicherry Aboriginal Heritage Assessment - Kelleher Nightingale - Aug 2021 - REVISED
12. 8. European Heritage Assessment - GML - March 2021
13. 9. Flooding & Water Cycle Management Assess - Calibre - March 2021
14. 10. Biodiversity Assessment - Ecological - March 2021
15. 11. Riparian Assessment - Ecological - March 2021
16. 12. Bushfire Strategic Study - Ecological - March 21
17. 13. Traffic Assessment - GHD - March 2021 updated
18. 14. Utilities Servicing Report - IDC - March 2021
19. 15. Utilities Implementation Plan - IDC - March 2021
20. 16. Odour Impact Assessment - ERM - February 2021

21. 17. Noise & Vibration Assess - WSP - February 2021
22. 18. JMD Pondicherry Tree Strategy - September 2021 updated
23. 19. Housing Typologies - Design & Planning - September 2021 - updated
24. 20. ELA Biodiversity Consistency Report_v2
25. 21. Retail Advice on Additional Neighbourhood Centre - Macroplan - July 2021

CLPP01

Minutes

Camden Local Planning Panel

Camden Council
Administration Centre
70 Central Avenue, Oran Park

21 June 2022



camden
council

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Site Inspection Commenced at 10:00 am**Meeting Commenced at 12:30 pm****Present:**

Michael Manti (Chairperson), Mary-Lynne Taylor, Michael File and Steve Lyons.

Also in attendance:

Manager Strategic Planning, Team Leader Heritage, Precincts & Rural, Executive Strategic Planner and Governance Officer – Panel & Committees.

Apologies:

There were no apologies to be noted.

Declarations of Interest:

There were no declarations of interest to be noted.

CCLPP01 Pondicherry Planning Proposal

The Panel inspected the Pondicherry precinct and was briefed by Council officers. The Panel considered the Council officer's report and attachments contained in the Business paper for the Panel's meeting on 21 June 2022. The Panel supports the Council officers' recommendation. The Panel wish to provide the following advice relating to procedural matters and the strategic and site specific merits of the planning proposal.

Procedure

As matter of procedure, the Panel questions the utility of the proposed planning controls for the Pondicherry precinct being contained in *State Environmental Planning Policy (Precincts - Western Parkland City) 2021* (Precincts SEPP) rather than the *Camden Local Environmental Plan 2010* (Camden LEP 2010). The Panel understands that this arrangement is common for all planning proposals within the South Western Growth Area.

However the Panel considers this arrangement has the potential to create conflict and confusion between the land controlled by the Precincts SEPP and other urban areas within the Camden LGA that are subject to the Camden LEP 2010.

As an example, standard instrument terms that should be common between the two instruments have different meanings across each instrument. The controls contained in the Precinct SEPP are essentially local provisions and ought to be contained in the Camden LEP 2010.

Given Council is now assuming responsibility for the assessment and progression of the Planning Proposal it would be an appropriate time to transition the planning controls into the Camden LEP and DCP.

Residential Densities

The Panel supports the principle the use of encouraging a range of lot sizes and dwelling diversity within the precinct and understands the proposed use of residential density bands and land use zones intend to achieve this outcome. This approach provides flexibility to the proponent in terms of the design and location of lot within the R2 and R3 zones. The Panel notes the proponent's concerns about the inflexibility of the residential density approach to accommodate adjustment to zone boundaries following detailed development design at the DA stage. The Panel does not share the proponent's concern but notes that Council officers are considering a flexible zone boundary provision in the final proposal.

The Panel queries the potential range of lot sizes resulting in the residential density band 10 – 20 dwellings per hectare. This would appear to allow lots down to 350 sqm in what is supposed to be the large lot category. A table similar (or simpler) to that contained on page 23 of the planning proposal (see below) would provide greater certainty of a range of lot sizes being delivered. The table appears to indicate approximately 40% will be above 450 sqm.

Table 2: Indicative Lot Mix, Pondicherry Precinct

Dwelling Format	Lot Size (m ²)	Proportion (% of total)	Estimated Total Number of dwellings
Very Large Lots	600+	8.8%	240
Large Lots	500-599	12.9%	350
Standard Lots	450-499	18.9%	515
Small Lots	300-449	34.6%	940
Very Small Lots	<300	5.5%	150
Medium Density Lots	Includes 125-400 (attached and semi-detached)	19.3%	525
Total			2,720

The Panel also queries the decision not to use the floor space ratio mechanism to control dwelling density on the R3 zone. An FSR control, coupled with a landscaped area control, rather than a residential density control has the advantage of governing dwelling density as well as the scale of development in the higher density zone. An FSR control coupled with a landscape area control gives greater urban design certainty to the landowner and the community in the higher density zone. It will also allow for tree canopy and attractive landscaped front boundary setbacks. The Panel recommends Council officers investigate an appropriate FSR and landscape area control that will provide the desired dwelling density through built form modelling at up to 6 storeys in height.

The Panel supports the location of the R3 zones adjacent to amenity such as open space etc and the maximum height control of 6 storeys. Council officers should consider if a maximum height of 21m can provide good amenity at 6 storeys with generous floor to ceiling heights and no reliance on clause 4.6 for lift overruns etc.

Retail Analysis

The Panel supports the provision of a neighbourhood centre in western Pondicherry. The Panel agrees that this part of the precinct is physically divided by several transport

corridors (including the North South Rail Line) and physically removed from the proposed lakeside neighbourhood centre. A retail offering in western Pondicherry would improve the area's accessibility and walkability. The Panel suggests Council consider zoning the proposed western retail area as B1 with shop top housing as a permissible use to encourage the provision of both retail/commercial and residential uses within the neighbourhood centre.

Open Space and Tree Strategy

The Panel endorses the proposed open space strategy. The Panel recognises the significant amenity and landscape value provided by the proposed lake system. Subject to the Panel's comments below relating to the proposed VPA, the Panel endorses the proposed lake system as a high value, usable community asset.

The Panel endorses and encourages the proposed tree strategy. The Panel suggests that Council investigate an appropriate minimum tree canopy target (such as the 40% proposed in Objective 30 of the Metro Strategy) and required the proponent to demonstrate compliance with that target. The minimum target could incorporate an incentive to maintain existing mature trees in the precinct. In any event the Panel notes the presence of several large isolated mature trees that provide amenity value in the precinct. Although the precinct is biodiversity certified, the retention of these trees has an amenity value that warrants retention where possible.

Voluntary Planning Agreement

The Panel notes that Council officers are investigating the risks, likely mitigating factors and associated costs associated with accepting ownership of the proposed lake system. The Panel notes that Council officers are working to identify the financial implications of ongoing risk mitigation and maintenance of the lake system, including whole-of-life asset maintenance, renewal costs and staff resources and training. The Panel supports Council seeking to address these financial implications through the voluntary planning agreement. The panel understands that the VPA will be publicly exhibited at the same time as the planning proposal.

The Panel otherwise considers that the planning proposal demonstrates strategic and site-specific planning merit and recommends the proposal proceed to Gateway Determination, subject to amendments outlined in the Council officers' report and the Panels meeting minutes.

PANEL RECOMMENDATION


The Camden Local Planning Panel recommends the Pondicherry precinct planning proposal proceed to Gateway Determination, subject to amendments outlined in the Council officers' report and the Panels meeting minutes.


Voting Numbers

The Panel voted 4-0 in favour of the recommendation.

Meeting closed at 3pm.

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