

PLANNING PROPOSAL

Rezoning of No. 33 Morshead Road, Mount Annan (Camden Council)



**Western Sydney
Planning Panel**

**(Compiled in Response
to Gateway Determination May 2021)**

Contents

1	INTRODUCTION	4
1.1	BACKGROUND	4
1.2	SCOPE OF REPORT	4
1.3	REPORT STRUCTURE.....	4
2	THE SUBJECT LAND/SITE	5
2.1	LAND DESCRIPTION	5
2.2	CONTEXT.....	7
3	OBJECTIVES OR INTENDED OUTCOMES (PART 1)	10
4	EXPLANATION OF PROVISIONS (PART 2)	11
5	JUSTIFICATION (PART 3).....	13
5.1	NEED FOR THE PLANNING PROPOSAL	13
5.2	RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK.....	16
	CAMDEN 2040 (COUNCIL'S COMMUNITY STRATEGIC PLAN)	17
5.3	ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT	23
5.4	STATE AND COMMONWEALTH INTERESTS	23
6	MAPPING (PART 4).....	24
7	COMMUNITY CONSULTATION (PART 5).....	24
8	PROJECT TIMELINE (PART 6)	25
9	CONCLUSION	25

Annexures

- A: Gateway Determination (8 May 2021)
- B: Subject Land Holding (Deposited Plan)
- C: Indicative Development Scheme
- D: Recent Passage of Planning Proposal
- E: Overview of State Environmental Planning Policies
- F: Overview of Section 9.1 Directions (EP&A Act)
- G: Stage 1 – Preliminary Environmental Investigation
- H: Ecological Constraints Assessment
- I: Traffic Impact Assessment

1 Introduction

1.1 BACKGROUND

A Planning Proposal Request (PPR) was compiled on behalf of the owner in October 2018. After significant dialogue with Council the PPR was considered by Council at its Ordinary Meeting of 14 April 2020, wherein Council resolved to not support the Proposal (ie. the PPR).

The matter was subjected to a Pre Gateway Review by the Western Sydney Planning Panel (the Panel) which established that the Proposal had sufficient strategic and site specific merit to proceed to a Gateway Determination and assumed the role of Planning Proposal Authority, upon Council's decline.

The Proposal submitted for a Gateway Determination (on 27 April, 2021) was substantially the current proposal. It is noted that the current proposal has been amended in response to the Gateway Determination dated 8 May 2021 and reproduced as Attachment "A".

1.2 SCOPE OF REPORT

This PPR has been prepared in accordance with the former NSW Department of Planning and Environment's (DoP&E) documents A Guide to Preparing Local Environmental Plans and A Guide to Preparing Planning Proposals (December, 2018). The latter document requires the Planning Proposal to be provided in six (6) parts, being:

- Part 1 - A statement of the objectives or intended outcomes of the Planning Proposal (and proposed LEP amendment);
- Part 2 - An explanation of the provisions that are to be included in the Planning Proposal (and proposed LEP amendment);
- Part 3 - The justification for those objectives, outcomes and provisions and the process for their implementation;
- Part 4 - Relevant support mapping;
- Part 5 - Details of the community consultation that is to be undertaken in respect of the Planning Proposal; and
- Part 6 – Indicative project timeline.

To which is added a seventh part for completeness:

- Part 7 - Conclusion

1.3 REPORT STRUCTURE

This PPR, in providing an outline PP, is structured in the following manner:

- Section 2 provides an overview of the site the subject of this PPR and the development intent.
- Section 3 contains a statement of the objective and/or intended outcomes of the proposed LEP amendment (Part 1).
- Section 4 provides an explanation of the provisions (Part 2).
- Section 5 provides justification for the objectives, outcomes and provisions of the proposed LEP amendment (Part 3).
- Section 6 provides details of relevant mapping amendments (Part 4).
- Section 7 provides details of the community consultation that would be undertaken in respect of the PP as it is advanced (Part 5).
- Section 8 provides a projected project timeline (Part 6).
- Section 9 outlines a conclusion (Part 7).

2 The Subject Land/Site

2.1 LAND DESCRIPTION

The site comprises land known as Lot 71 DP702819 (No. 33) Morshead Road, Mount Annan as Annexure “B” and depicted in Figure 1 below.

It comprises a single residue residential allotment with a somewhat dilapidated 1960's dwelling and related improvements and generally unkempt landscape setting.



Figure 1: Subject land holding

It is proximate to the Tobruk Road intersection to the west and Holdsworth Drive intersection to the south. The rear part of the northern boundary has frontage to Buna Close; a cul-de-sac off Owen Stanley Street.

The allotment is some 3,263sq.m in area. Further, it has front and rear boundaries of 40 and 56.44 metres respectively and northern and southern boundaries of 755.05 and 800 metres respectively. Its principal access (frontage) is to Morshead Road.

The land is in the Camden Local Government Area (LGA).

Images of the site are contained in figures 2 to 5 following:



Figure 2 – Site viewed from Morshead Road



Figure 3 – Site viewed from Morshead



Figure 4 – Site viewed from Morshead Road



Figure 5 – Site taken from rear of Bunya Place

2.2 CONTEXT

The site is located in an area subdivided and developed for residential purposes in the 1990s and early 2000s. Figure 6 below depicts the site in such context.



Figure 6: Immediate Locality/Context

The land to the immediate west (western side of Morshead Road) comprises traditional dwellings (Refer to Figures 7 and 8) on land zoned R2 – Low Density Residential with a 450 sq.m minimum lot size.



Figure 7 – Land on opposite side of Morshead Road (West)



Figure 8 – Land on opposite side of Morshead Road (West)

Land to the immediate north, east and south is zoned R3 – Medium Density Residential with a 250sq.m minimum lot size. Dwellings in the subject locality comprise integrated housing (dwellings designed and constructed on small allotments) some of which exhibit qualities akin to a zero-lot line. In summary, the immediately surrounding residential development is of a medium density nature.



Figure 9 – Site (immediate left) viewed from Bunya Place at rear of site



Figure 10 – Bunya Place looking toward Owen Stanley Street



Figure 11 – Streetscape to Immediate North

The prevailing maximum permissible building height is 9.5 metres.

The subject land is clearly a residue allotment in a medium density residential landscape.

3 Objectives or Intended Outcomes (Part 1)

This Planning Proposal has the express purpose of facilitating redevelopment of the site for medium density residential purposes, in a manner compatible with surrounding residential development.

Objective

To facilitate the sensitive development of the subject “infill” site for medium density housing purposes by rezoning the land R3 – Medium Density Residential, ensuring all requisite infrastructure demands are satisfactorily addressed and neighbourhood compatibility optimised.

Outcomes

In delivering the foregoing objective, it is intended that the following outcomes are realised:

- Compatible residential development of the “infill” site
- Adequate on-site infrastructure is provided
- Relevant contributions/embellishment of off-site infrastructure impacts are made.
- Increased housing diversity and affordability will be addressed
- A framework will be established for more detailed site planning

The subject objective and outcomes were developed in an iterative design led approach. The subject combined constraints and opportunities analysis informed the evolution of an Indicative Development Scheme provided separately as Annexure “C”.

4 Explanation of Provisions (Part 2)

Procedurally, the objectives and outcomes are to be achieved by:

- Amendment of Camden LEP 2010 Land Zoning map as follows:
 - Map LZN-017 from R2 – Low Density Residential to R3 – Medium Density Residential
- Amendment of Camden LEP 2010 minimum lot size map as follows:
 - Map LSZ-017 from G (450sq.m) to C (250sq.m)

(Refer to current and proposed map extracts below).

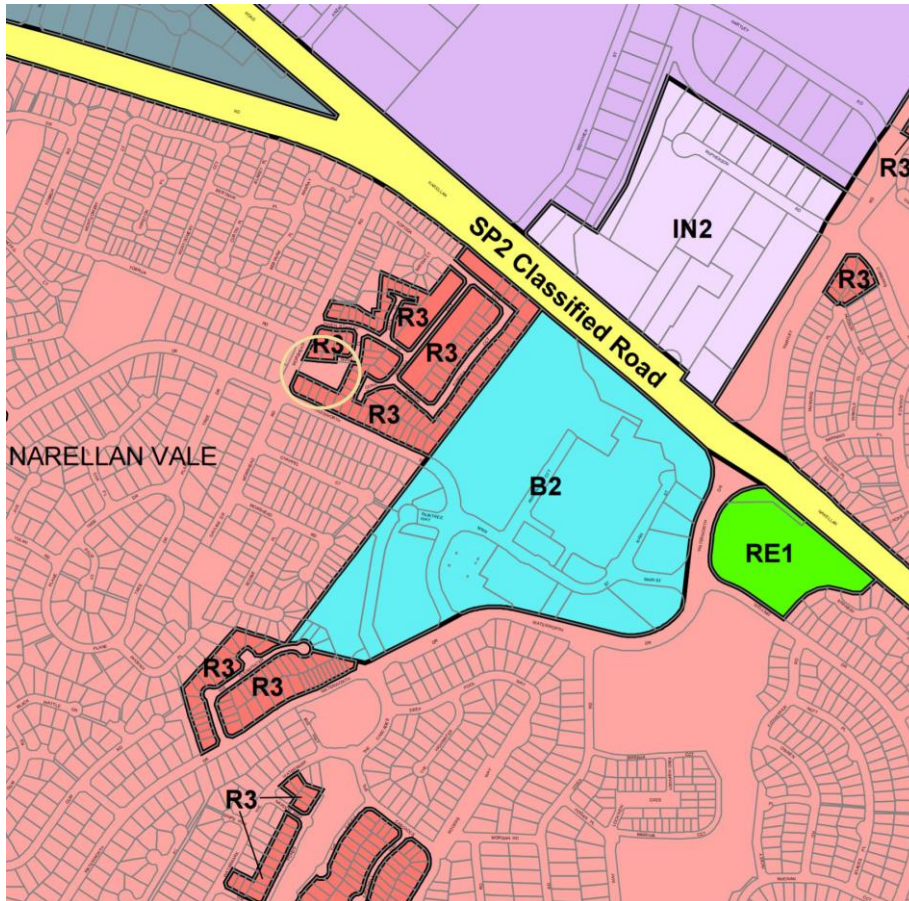


Figure 12 – Existing zoning map extract (Location Highlighted)

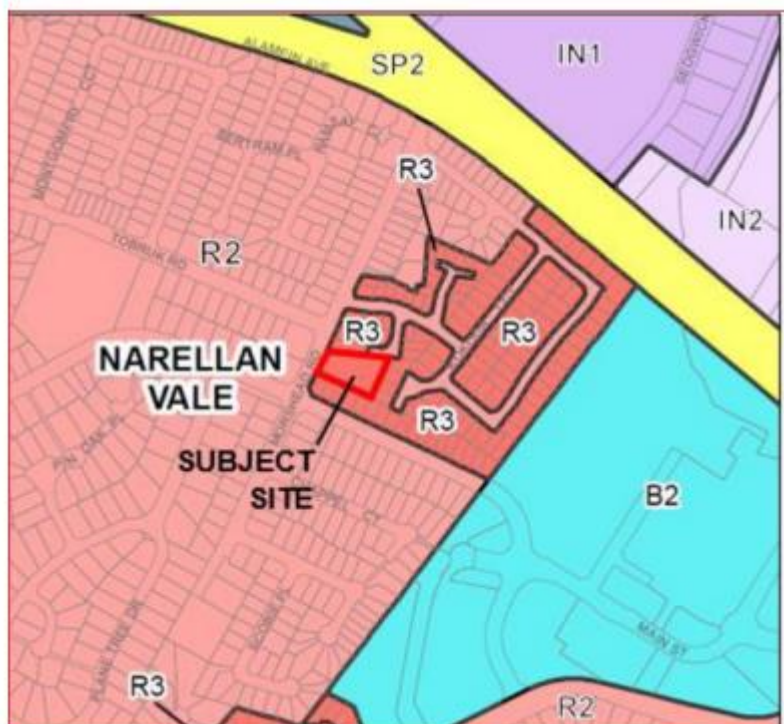


Figure 13 – Proposed Zoning map – Subject land identified by thin red outline



Figure 14 – Existing minimum lot size map extract (Location Highlighted)

5.1.3 IS THE PLANNING PROPOSAL THE BEST MEANS OF ACHIEVING THE OBJECTIVES OR INTENDED OUTCOMES, OR IS THERE A BETTER WAY?

The Planning Proposal (PP) is considered to represent the best means of facilitating a planning framework for optimisation of residential and sustainable development opportunities on the subject land and associated infrastructure optimisation outcomes. In particular, it provides an opportunity for enhanced housing affordability and diversity at a particularly modest scale, in a manner compatible with prevailing neighbourhood character, local accessibility network and service infrastructure provision.

No more rational approach to achieving the desired objective and its inclusion in a more broad ranging LEP review would potentially lose its “exposure” to local residents in the community consultation phase.

The proposed rezoning is importantly stylised for direct integration with Camden LEP, 2010, adopting relevant zoning and minimum lot size provisions.

5.1.4 IS THERE A NET COMMUNITY BENEFIT?

The following table addresses the evaluation criteria for conducting a “net community benefit test” within the Draft Centres Policy (2009) and is considered to be beneficial in establishing the veracity of the PP

Evaluation Criteria	Y/N	Comment
Will the LEP be compatible with agreed State and regional strategic direction for development in the area (e.g. land release, strategic corridors, development within 800m of a transit node)?	Y	The proposed rezoning is compatible with the Greater Sydney Region Plan and Western City District Plan, particularly in respect of liveability and sustainability. and elements of Local Strategic Planning directions as detailed at 5.2.2. Further, the land is proximate to a local bus route.
Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/subregional strategy?	N	The subject site is not identified within a key strategic centre or corridor and forms part of the existing urban area.
Is the LEP likely to create a precedent or create or change the expectations of the landowner or other landholders?	N	The proposed rezoning is unlikely to create a precedent within the locality or change the expectations of the site as it is unique in its juxtaposition with existing zoned R3 – Medium density residential development.
Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?	Y	All other recent spot rezonings considered by Council are understood to be consistent with established policy or acceptable departures.
Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?	N	The proposal will facilitate limited employment in the form of construction related activities and on-going maintenance/management. At a modest scale it will support employment in the Mount Annan Centre.
Will the LEP Impact upon the supply of residential land and therefore housing supply and affordability?	Y	The proposal will have a limited positive impact on residential land supply by adding to the amount of available residential land, in a medium density context The proposal will increase the housing choice and type of housing and contribute to meeting local residential targets.
Is the existing public infrastructure (roads, rail, utilities) capable of servicing the proposed site? Is there good pedestrian and cycling access? Is public transport currently available or is there infrastructure capacity to support future transport?	Y	The existing public infrastructure will not need significant augmentation to service the land holding. Limited local buses service the area. Existing utilities have sufficient capacity to service the resultant residential development.

Will the proposal result in changes to the car distances travelled by customers, employees and suppliers? If so, what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?	N/A	N/A
Are there significant Government investments in infrastructure or services in the area where patronage will be affected by the proposal? If so, what is the expected impact?	Y	The proposal does not require significant further investment in public infrastructure, it will largely utilise the existing infrastructure and services. The developer will extend and upgrade Infrastructure to service the development at no cost to government, if required.
Will the proposal impact on land that the Government has identified a need to protect (e.g. and with high biodiversity values) or have other environmental impacts? Is the land constrained by environmental factors such as flooding?	N	The land does not constitute environmentally sensitive land. The inherent geotechnical sensitivity of the site will require standard civil engineering and building practices.
Will the LEP be compatible/complementary with surrounding adjoining land uses? What is the impact on the amenity in the location and wider community? Will the public domain improve?	Y	The proposal is compatible with nearby adjoining residential land uses and future residential uses. It will ensure appropriate compatibility with surrounding landuse. The site is not an isolated residential development and is capable of being well serviced and is proximate to the Mount Annan Centre.
Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?	Y	It will likely increase the patronage of local retail and commercial facilities.
If a stand-alone proposal and not a centre, does the proposal have the potential to develop into a centre in the future?	N	The proposal is not a commercial/retail facility.
What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?		The proposal will provide additional specialist housing opportunities to assist in the delivery of meeting the housing growth and dwelling mix actions from the District and local strategies. It will bring an enhanced level of patronage of local commercial/retail infrastructure. If the rezoning was not supported, the site would potentially remain in a "holding pattern" and the provision of additional diverse housing would not be realised. In addition, the land may not be maintained and over time would detract from the amenity of the locality. Further, the holistic "master planning" of the precinct would not be realised, and incremental urban development may occur. It provides a long-term place focussed strategy.

Overall, the proposal will provide a net community benefit for the following reasons:

- It constitutes a balanced and appropriate use of land and is in keeping with the adjoining residential character and doesn't impinge adversely on its broader local setting.
- The proposal will contribute to Council's requirement to facilitate new dwelling growth, in accordance with current plan expectation, in doing so it will importantly provide an alternate housing product.
- The proposal will facilitate a mix of dwelling types that encourage social mix and provide housing choice to meet the needs of the community.
- It is located within an existing urban area, with a capacity to optimise Infrastructure utilisation.
- The proposal will not result in any significant adverse environmental or amenity impacts.

- It will create limited local employment opportunities through the construction jobs to carry out the civil and building works to the benefit of the local economy.
- Limited home business opportunities will also be facilitated.

5.2 RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

5.2.1 WILL THE PLANNING PROPOSAL GIVE EFFECT TO THE OBJECTIVES AND ACTIONS OF THE APPLICABLE REGIONAL OR DISTRICT PLAN OR STRATEGY (INCLUDING ANY EXHIBITED DRAFT PLANS OR STRATEGIES)

The Metropolitan and sub-regional planning context has recently been revised with the adoption of the Greater Sydney Region Plan – A Metropolis of Three Cities and the Western City District Plan.

Produced below are a strategic merit and site – specific merit assessment¹.

5.2.1.1 STRATEGIC MERIT TESTS

5.2.1.1.1 STRATEGIC TEST 1

Consistent with the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment.

Greater Sydney Region Plan

Objective 4 – Infrastructure use is optimised

The requisite infrastructure to service development at the density proposed is readily available and does not require major augmentation.

Objective 6 - Services and infrastructure meet communities' changing needs

Community infrastructure and services are readily available to service the resultant increase in population. Relevant developer contributions would be paid pursuant to Camden Contributions Plan 2011 and Contributing Plan No. 3 (Drainage).

Objective 7 - Communities are healthy, resilient and socially connected

The future residents will have the opportunity to live a healthy lifestyle in a contemporary urban community that has access to sustainable social and physical infrastructure. Opportunities readily present to form a small, connected community cell and integrate with the broader neighbourhood.

Objective 10 – Greater housing supply

The Proposal will at a modest scale contribute to increased housing supply, in a quantum slightly greater than would otherwise be the case.

Objective 11 – Housing is more diverse and affordable

The proposal will facilitate limited access to more diverse housing opportunities and potentially more affordable housing products.

Objective 25 - The coast and waterways are protected and healthier

Appropriate integrated stormwater management will service the proposal and ensure that the accepted Narellan Creek and broader Nepean River water quality standards are met and local potential inundation mitigated.

Objective 27 - Biodiversity is protected, urban bushland and remnant vegetation is enhanced

¹ It should also be noted that the positive strategic and site-specific merit conclusions are also supported by:

- The Net Community Benefit (5.14 PP)
- SEPP overview (5.2.3 PP and Annexure "E")
- Section 9.1 overview (5.2.4 PP and Annexure "F")

There will be limited loss of local biodiversity. Importantly, significant street trees will be introduced to the local environment by the proposal.

Objective 28 - Scenic and cultural landscapes are protected

The neighbourhood does not constitute an iconic scenic or cultural landscape.

Objective 37 - Exposure to natural and urban hazards is reduced.

The proposal is not exposed to any natural or urban hazards. Further, through the opportunities to develop integrated land and housing packages with framework landscaping plantings it is possible, at a modest scale, to minimise urban impacts.

Western City District Plan

Planning Priority W1 – Planning for a city supported by infrastructure.

Requisite infrastructure is in place and does not need major augmentation. Relevant infrastructure contributions will be payable pursuant to Camden Contributions Plan, 2011 and Contributions Plan No. 3 (Drainage)

Planning Priority W5 – Providing housing supply, choice and affordability, with access to jobs, services and public transport.

The proposal will contribute to a modest increase in housing supply beyond that permissible under the prevailing R2 – Low density residential controls. Further, it will facilitate limited access to more diverse housing forms and potentially more affordable housing products.

Planning Priority W12 – Protecting and improving the health and enjoyment of the District's waterways

The proposal is capable of fulfilling stormwater management targets developed for the Narellan Creek and broader Nepean River catchments.

Planning Priority W15 – Increasing urban tree canopy cover and delivering Green Grid connections

The current street tree void will be addressed by targeted street tree planting attached to the proposal.

Planning Priority W20 – Adapting to the impacts of urban and natural hazards and climate change

Integrated development opportunities, supported by framework landscape plantings will assist in minimising, at a particularly modest scale, climate change impacts.

5.2.1.1.2 STRATEGIC TEST 2

Consistent with a relevant local strategy that has been endorsed by the Department.

The former Department of Planning and Environment set a timeframe of mid 2019 for local councils to prepare local strategic planning statements. This statement will describe a 20-year vision for land use planning in the local area, the special characteristics which contribute to local identity, shared community values to be maintained and enhanced, and how growth and change will be managed into the future. The statement will also include housing and productivity targets, and identify growth areas and infrastructure needs, to act as the strategic link between the Western City District Plan, the Camden Local Government Area planning controls.

Camden Council has recently adopted a Local Strategic Planning Statement (Refer to 5.2.2.1 PP)

Camden 2040 (Council's Community Strategic Plan)

The Planning Proposal is also consistent with Council's Community Strategic Plan – Camden 2040 (CSP).

This community inspired strategic plan is Council's highest-level strategic plan and seeks to chart the Local Government Areas future development, with a target vision of a "Sustainable Camden Local Government Area by 2040". In doing so it summarises the challenges before it, the diversity of stakeholders and the need for a collaborative partnership.

The Camden Community Strategic Plan has as its focus six Key Directions critical to the delivery of Camden 2040; namely:

- Actively managing Camden LGA's growth
- Healthy urban and natural environment
- A prosperous economy
- Effective and sustainable transport
- An enriched and connected community
- Strong local leadership

The Plan and these themes are developed clearly against the backdrop of the State Plan and the Sydney Regional Action Plan.

In respect of the Key Directions it is noted:

Actively Manage Camden LGA's Growth

Preamble

Effectively managing growth achieving a balance between large population increases and keeping the valued characteristics of the Camden LGA as it is now.

The proposal has the capacity to sensitively integrate with the physical and social fabric of the existing neighbourhood. Further, it is not inconsistent with the following objective and select strategies.

Objectives

1.1 Urban Development is managed effectively

Strategies

1.1.1 Ensure provision of appropriate urban development for sustainable growth in the Camden LGA.

1.1.2 Manage and plan for a balance between population growth, urban development and environmental protection.

Healthy Urban and Natural Environment

Preamble

Camden's natural and built environment are central to sustaining the health, wellbeing and prosperity of the local population.

The proposal does not adversely impact the natural and built environments to unacceptable levels. Further, it is not inconsistent with the general thrust of the following objective and select strategies.

Objective

2.1 Caring for urban and natural environment, including heritage sites.

Strategies

2.1.1 Protect the built and natural heritage of the Camden LGA.

2.1.10 Promote efficient water and energy use.

5.2.1.1.3 STRATEGIC TEST 3

Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls.

The PPR seeks to respond to a change in ownership and development aspirations that recognise the role of a large residue parcel largely surrounded by land zoned for medium density residential purposes. The “inconsistent” existing planning controls represent the limited aspirations of the former owner and have led to the current anomalous situation. Such situation can be readily rectified as proposed in the PPR.

5.2.1.2 SITE SPECIFIC MERIT TESTS

5.2.1.2.1 SITE SPECIFIC TEST 1

The natural environment (including known significant environmental values, resources or hazards).

The natural environment has been significantly disturbed through past rural residential and low-density residential development. The accompanying ecological report (Nerla Environmental) concluded any additional vegetation removal to be acceptable. (Refer to Annexure “H”) Domestic scale plantings and street tree planting will enhance local biodiversity.

5.2.1.2.2 SITE SPECIFIC TEST 2

The existing uses approved uses and likely future uses of land in the vicinity of the land subject to the proposal.

A comprehensive neighbourhood analysis was undertaken by AE Design. Such analysis of existing residential dwelling stock identified it to be of a simple contemporary nature comprising single and predominantly two storey brick veneer/tile clad development.

It is likely that the surrounding development will ultimately be redeveloped in accordance with the prevailing medium density residential development controls.

5.2.1.2.3 SITE SPECIFIC TEST 3

The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.

The requisite service infrastructure is readily available and will not require major augmentation. Community infrastructure and services are readily available to service the modest increase in population. Relevant developer contributions would be paid pursuant to Camden Contributions Plan 2011 and Contributions Plan No.3 (Drainage)

5.2.2 WILL THE PLANNING PROPOSAL GIVE EFFECT TO COUNCIL’S ENDORSED LOCAL STRATEGIC PLANNING STATEMENT, OR ANOTHER ENDORSED LOCAL STRATEGY OR STRATEGIC PLAN?

5.2.2.1 CAMDEN LOCAL STRATEGIC PLANNING STATEMENT 2019

The Camden Local Strategic Planning Statement – 2019 (LSPS) provides a “20 year planning vision emphasising landuse, transport and sustainability objectives to demonstrate how Camden Local Government Area (Camden) will change to meet the community’s needs over the next 20 years”, in a manner consistent with the Greater Sydney Region Plan and Western City District Plan at the local level.

It leverages off the Camden Community Strategic Plan – Camden 2040 providing a “landuse strategy”² on how “the land will be used to achieve the community’s broader goals”.

The LSPS comprises four (4) themes which mirror the themes of the Sydney Region Plan and District Plan; namely:

² That is, a platform of Planning Priorities, Strategic directions and actions.

- Infrastructure and collaboration
- Liveability
- Productivity
- Sustainability

These themes are proposed to be implemented through 21 local priorities delivered through strategies to guide landuse decisions and actions to be undertaken by Council.

In respect of the Key Priorities it is noted:

Infrastructure and Collaboration

Preamble

To become a more liveable, productive, sustainable community needs additional infrastructure and services in the right places and at the right time; with the achievable of some dependent upon multi-level collaboration.

Local Priorities

The most relevant Local Priority is Local Priority I1 – Aligning infrastructure delivery with growth. The PPR is not inconsistent with this Local Priority, at a particularly modest scale. Further, it is not inconsistent with Local Priorities I2, I3 and I4.

Liveability

Preamble

Maintaining and improving liveability involves providing housing, infrastructure and services that meet peoples needs and a range of housing types in the right locations with measures to improve affordability.

Local Priorities

Local Priority L1 is the most relevant local priority – Providing housing choice and affordability for Camden’s growing and changing population.

The PP provides a modest scaled opportunity to enhance housing diversity and potentially affordability in a locality generally identified for such opportunities, this being reflected in the part in the surrounding zoning.

The proposal also optimises utilisation of prevailing infrastructure and services without “overtaxing” the same.

The compilation of a Camden Housing Market Analysis, Housing Strategy and Affordable Housing Strategy reinforces the importance of “infill” sites in medium density residential contexts such as is the subject case.

Sustainability

Preamble

Improving sustainability

Local Priorities

Local Priority S2 – Protecting and enhancing the health of Camden’s waterways and strengthening the role and prominence of the Nepean River is further realised through site specific stormwater management initiatives.

5.2.3 IS THE PLANNING PROPOSAL CONSISTENT WITH APPLICABLE STATE ENVIRONMENTAL PLANNING POLICIES?

The study area is subject to the provisions of a raft of State Environmental Planning Policies (SEPPs).

An overview assessment of compliance with the prevailing SEPPs forms Annexure “E”.

The policies highlighted importantly do not prohibit and/or significantly constrain realisation of the PP.

Deemed State Environmental Planning Policy – Sydney Regional Environmental Plan No 20 – Hawkesbury-Nepean River (No 2 – 1997)

The proposed development will importantly be serviced by reticulated water and sewer facilities. Relevant sediment and erosion control measures will need to be implemented at the development stage to protect receiving waters (Narellan Creek) of the Nepean system. No sensitive landscapes are impacted by the proposal. Further, waste disposal, air quality and predicted climate change are considered negligible having regard to the scale of the proposal. The general planning considerations and specific policies and strategies will be observed. Further, the relevant development controls will be addressed in future development.

State Environmental Planning Policy No 55 – Remediation of Land

This policy aims to promote the remediation of contaminated land for the purpose of reducing the risk or harm to human health or any other aspect of the environment. A Stage 1 Preliminary Environmental Investigation (Refer to Annexure “G”) concluded that there was unlikely to be a significant constraint to the proposed use for residential purposes. Indeed, the Site was deemed suitable for residential development, with no further assessment work considered necessary.

5.2.4 IS THE PLANNING PROPOSAL CONSISTENT WITH APPLICABLE MINISTERIAL DIRECTIONS (SECTION 9.1 DIRECTIONS)?

Section 9.1 Directions detail matters to be addressed in LEPs so as to achieve particular principles, aims and objectives or policies. Produced at Annexure “F” is a checklist of compliance with applicable Directions.

All relevant Directions can be adequately accommodated, or departures justified in the preparation of an LEP amendment of the nature foreshadowed in this PP.

The relevant considerations in respect of the Section 9.1 Directions highlighted to be of relevance are identified in Annexure “F”, with an expanded commentary in respect of the most relevant to the subject PPR detailed below.

Direction 2.1 Environmental Protection Zones

The objective of this Direction is to protect and conserve environmentally sensitive areas.

An ecological constraints assessment was undertaken by Narla Environmental. The Assessment concluded that avoidance of limited established vegetation should be pursued as an initial action, however, vegetation removal was not considered detrimental to the project (Refer to Annexure “G”).

Direction 3.1 Residential Zones

The objectives of this Direction are to:

- (a) encourage a variety and choice of housing types to provide for existing and future housing needs;*
- (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services; and*
- (c) to minimise the impact of residential development on the environment and resource lands.*

The objectives are met in that the proposal does not propose to change the residential permissibility, seeks to provide increased diversity and potentially affordability, leverages off existing infrastructure and has no adverse impact on the environment or resource lands.

Direction 3.3 Home Occupations

The objective of this Direction is to encourage the carrying out of low impact small businesses in dwelling houses.

Home occupations are permissible uses without consent in the prevailing zone and will not be impacted by the proposal.

Direction 3.4 Integrated Land Use and Transport

The objective of this Direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and direct layouts achieve a comprehensive suite of planning objectives including:

- (a) improving access to housing, jobs and services by walking, cycling and public transport, and*
- (b) increasing the choice of available transport and reducing dependence on cars, and*
- (c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and*
- (d) supporting the efficient and viable operation of public transport services, and*
- (e) providing for the efficient movement of freight.*

The Proposal is consistent with the Direction in that:

- The site forms part of the Mount Annan/Narellan urban area which is serviced by public transport.
- The site is surrounded by existing similar density residential development.
- The site is accessible to public bus services on the surrounding roads.

Further, the Traffic Impact Assessment (Refer to Annexure “I”) concluded:

1. There will be no adverse traffic impacts of the development on the surrounding road network.
2. The current traffic flows on the surrounding roads are considered to be appropriate for local residential roads, where traffic is free flowing without any major queuing or delays in peak hours, with spare capacity.
3. The estimated traffic generated trips are considered to be acceptable and of low impact on the surrounding road network and can be easily accommodated with the existing road network.
4. The external impact of the traffic generated by proposal is considered to be satisfactory and will remain well within the Environmental capacity of the surrounding streets, with no adverse impacts on the amenity of the area.
5. The location and layout of the proposed access road is considered to be adequate and will provide vehicular access to the expected future residential subdivision and is in accordance with Council’s Engineering Design Specification and Council’s DCP.
6. The subject site has good access to existing public transport services in the form of regular bus services.

Overall the traffic impacts of the proposal were considered acceptable.

Additionally, the site has access to the modest, safe pedestrian movement network.

Direction 6.3 Site Specific Provisions

The objective of this Direction is to discourage unnecessarily restrictive site-specific planning controls.

The PP does not propose to introduce site-specific planning controls.

Direction 7.1 Implementation of the Metropolitan Strategy

The objective of this Direction is to give legal effect to the vision, land use strategy, policy, outcomes and actions contained in the Metropolitan Strategy.

The PP is considered to be consistent with the Metropolitan Strategy “The Greater Sydney Region Plan – A Metropolis of Three Cities” and the companion document, the Western City District Plan particular in respect of the planning principles that underpin the quest for housing diversity and affordability (Liveability) and natural systems conservation (sustainability), as described in Section 5.2.1.1.1 of this report.

5.3 ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

5.3.1 IS THERE ANY LIKELIHOOD THAT CRITICAL HABITATS OR THREATENED SPECIES, POPULATIONS, ECOLOGICAL COMMUNITIES OR THEIR HABITANTS, WILL BE ADVERSELY AFFECTED AS A RESULT OF THE PROPOSAL?

No. This matter has been considered under Section 9.1 Direction 2.1 above and in the context of the specialist Narla Environmental Assessment (Refer to Annexure “G”). Importantly, a balanced planning outcome is achievable.

5.3.2 HAS THE PLANNING PROPOSAL ADEQUATELY ADDRESSED ANY SOCIAL AND ECONOMIC EFFECTS?

The Proposal will address the current land supply limitations and move toward fulfilling the accommodation needs attached to the District population and housing projections. In doing so, diversity and affordability of housing in particular is likely to be enhanced.

The Proposal will importantly contribute to land supply in a positive manner particularly in respect of housing diversity and affordability at a modest scale.

Further, the development process will have a positive economic impact upon the development/construction industry, inclusive of the prospects of local employment on many fronts, both in design and construction; whilst the ultimate residents will support local business and commerce with elements potentially engaging in home businesses.

Indeed, under the proposed scenario, no adverse social and/or economic impacts are foreshadowed.

5.4 STATE AND COMMONWEALTH INTERESTS

5.4.1 INTRODUCTION

The “Gateway” determination will identify the nature and extent of consultation required with State or Commonwealth Public Authorities. This may include:

- In respect of consultation under section 3.25 of the EP&A Act pertaining to critical habitat or threatened species populations, ecological communities or their habitats is unlikely to be required.
- consultation required in accordance with a Ministerial Direction under section 9.1 of the EP&A Act: and
- consultation that is required because in the opinion of the Minister (or delegate), a State or Commonwealth public authority will or may be adversely affected by the proposed LEP amendment.

5.4.2 IS THERE ADEQUATE PUBLIC INFRASTRUCTURE FOR THE PLANNING PROPOSAL?

Available public infrastructure is likely to be sufficient for the proposed development in respect of service mains. On site reticulation of services will be required and potentially contributions to the existing trunk stormwater management system.

Development of the land as proposed in this PP will with efficient integration with the existing service infrastructure network not occasion the need for any significant off-site enhancements

Road traffic impacts have been established to be negligible and not require any major enhancement/s. (Refer to Annexure “I”).

Any amplification/enhancement and provision of both onsite and offsite infrastructure, including community infrastructure, will involve relevant contributions pursuant to Section 7.11 (EP&A Act) and/or a Voluntary Planning Agreement. Such contributions will be determined in response to more detailed planning actions as the Planning Proposal progresses and/or the development assessment process unfolds.

5.4.3 WHAT ARE THE VIEWS OF STATE AND COMMONWEALTH PUBLIC AUTHORITIES CONSULTED IN ACCORDANCE WITH THE GATEWAY DETERMINATION?

The relevant State and Commonwealth public authorities will be consulted in accordance with the “Gateway” determination. The Western Sydney Planning Panel will be responsible for carrying out this consultation in accordance with the EP&A Act (Refer to Annexure “A”)

6 Mapping (Part 4)

The following mapping amendments and additions to Camden Local Environmental Plan 2010 (CLEP2010), as summarised in Section 4 (Part 2), are proposed. Such mapping is to be prepared in accordance with the Department of Planning, Industry and Environment’s (DPIE) “Standard Technical Requirements for Spatial Datasets and maps”.

The subject mapping importantly seeks to contain sufficient information to explain the substantive effect of the proposed LEP amendments.

Item	Change to zoning maps of CLEP 2010 for the subject land	Action	Map changes
1	Currently the subject land is zoned R2 – Low Density Residential	Amend the relevant Land Zoning Map sheet to R3 – Medium Density Residential	Map LZN-017 from R2 – Low Density Residential to R3 – Medium Density Residential
2	Currently the subject land has a minimum lot size of 450 sq.m	Amend the relevant maps sheets from depicting a minimum lot size area of 500 sq.m to a minimum lot size area of 250 sq.m These amendments are proposed so as to facilitate comprehensive subdivision for medium density residential purposes.	Map LSZ-017 from G (450sq.m) to C (250sq.m) (Refer to Footnote 2)

7 Community Consultation (Part 5)

Community consultation remains an important element of the Plan making process. The companion document “A Guide to Preparing Local Environmental Plans” outlines community consultation parameters.

The subject provisions in respect of notification and the exhibition materials to support the consultation will be observed.

It is considered that this PP will be of significance to the community and Authorities, notwithstanding its small scale, given the significant transformation of the vacant “infill” allotment proposed. As such, it is appropriate that the Planning Proposal should be exhibited for a minimum period of 28 days (Refer to Annexure “A” which endorses 28 days).

In accordance with section 3.34(2)(c) and schedule 1 clause 4 of the EP&A Act and the Gateway Determination at Annexure “A”:

- The proposal is to be made publicly available for a minimum of 28 days; and
- The planning proposal authority (the Western Sydney Planning Panel) must comply with the notice

requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available as identified in Section 6.5.2 of A Guide to preparing Local Environmental Plans (DOPE, 2018).

Additionally,

- Consultation shall take place with Camden Council under section 3.34(2)(d) of the Act. Council is also to be provided with a copy of the PP and any relevant supporting material, and given at least 21 days to comment on the PP.
- It would be appropriate to consult directly nearby potentially affected/interested property owners.

It is noted that the views of State and Commonwealth Public Authorities, are not expressly required, as detailed in the Gateway Determination (Refer to Annexure “A”).

Further, it is also noted that the PP is to be exhibited 3 months from the Gateway Determination dated 8 May 2021.

Any submissions received in response to the public exhibition process would need to be fully considered in accordance with the prevailing statutory provisions.

8 Project Timeline (Part 6)

The following notional timeline is proposed for advancing the subject Planning Proposal.

Action / Stage	Target Date
Anticipated commencement date (Date of Gateway Determination)	7 May 2021
Anticipated timeframe for completion of additional required technical / study information	June 2021
Community and Authority Consultation	July 2021
Consideration of submissions by Council and potential amendments (Note: Assumes no public hearing)	August 2021 – September 2021
Submission to Department of Planning and Environment to finalise the LEP amendment	October 2021
Anticipated making of LEP amendment if delegated	November 2021
Anticipated date of LEP amendment notification to Department of Planning and Environment	December 2021

It is noted that the Gateway Determination (Refer to Annexure “A”) establishes a 12 month timeframe for completing the relevant LEP Amendment following the date of the Gateway Determination of 7 May 2021.

9 Conclusion

The subject PP has sought to clearly understand the neighbourhood context and housing market and respond in a positive manner through the rezoning for medium density residential purposes.

In doing so, it seeks to facilitate a small compatible increase in appropriately located and designed alternative, affordable housing.

The design led approach underpinning the subject PP clearly attests to the foregoing.

Associated infrastructure impacts will be addressed on-site and through appropriate contributions to the relevant service providers, including Council. Conditions of development consent and a potential Voluntary Planning Agreement will formalise such commitments.

Importantly, the underpinning change to the proposed local planning controls is consistent with the prevailing adjoining planning controls

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