



BELMORE ROAD PRECINCT, POSSIBLE SOLUTION FOR RIDGELINE *UPDATE* (Responding to Site Meeting 8 August 2024)

PRESENTATION TO DPHI and CAMDEN COUNCIL

Issue C. 02 SEPTEMBER 2024

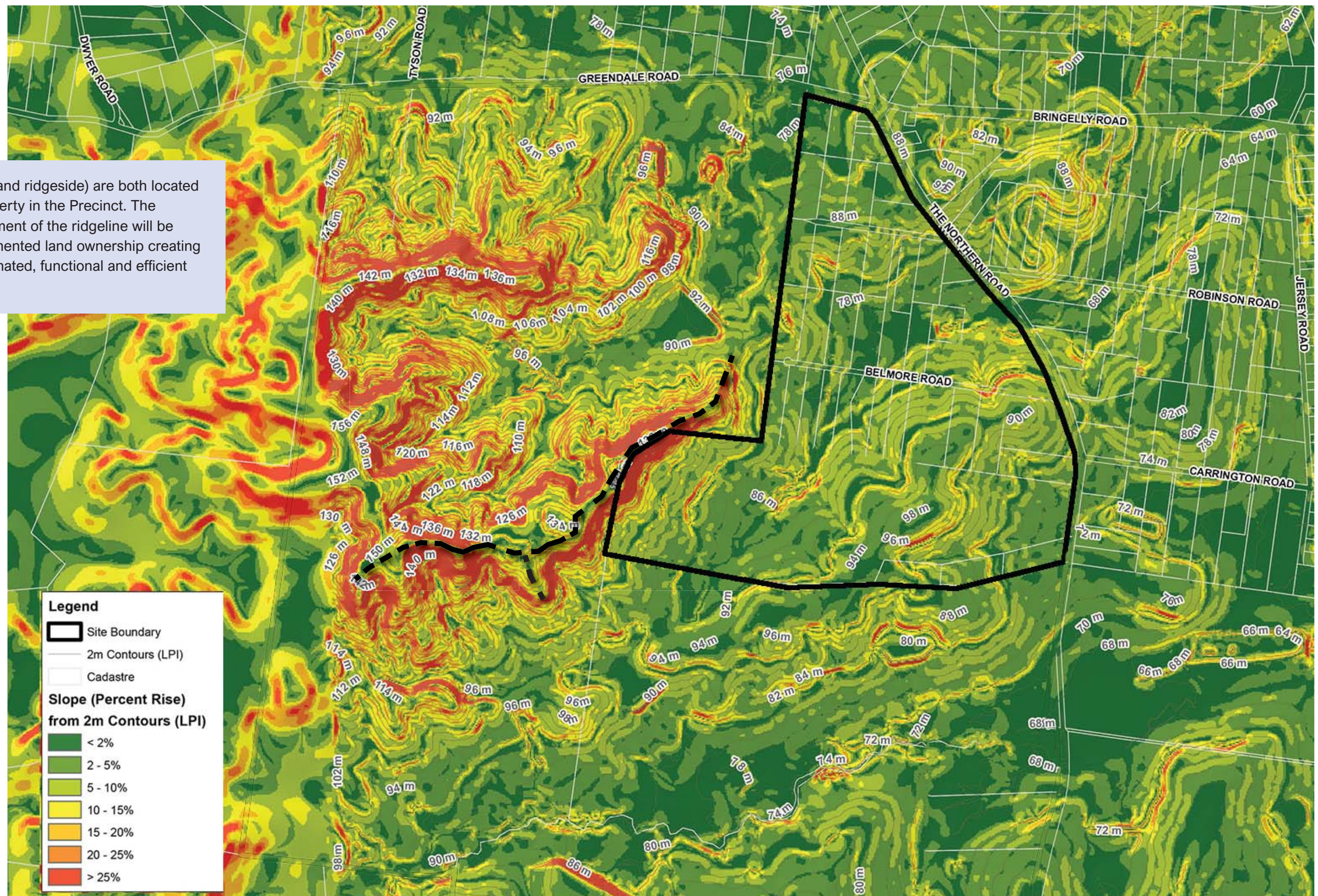
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1. The Ridge in the Precinct Topography

The ridgeline (ridgetop and ridgeside) are both located in the CKDI owned property in the Precinct. The future use and management of the ridgeline will be unencumbered by fragmented land ownership creating opportunities for coordinated, functional and efficient outcomes.



> Figure 1: The Ridge in the Precinct Topography

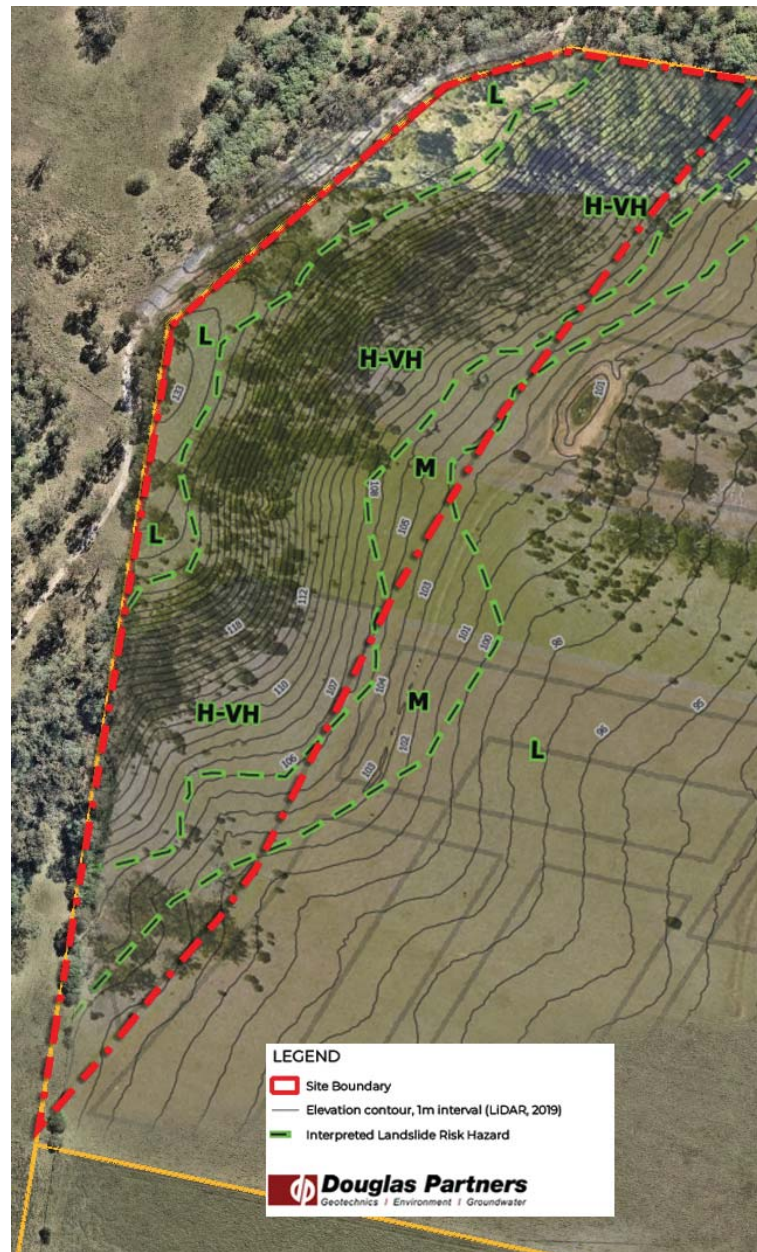
2. The Ridge in the CKDI Site

The ridgeline is a prominent visual feature in this part of the Camden LGA. It forms the western visual catchment of South Creek Valley (and, together with the visual boundary established by the Scenic Hills to the east) gives this part of the Camden LGA its notable immersive landscape character. Its prominence (and significance) is most evident in the CKDI property and to the south into the Lowes Creek Maryland Precinct.

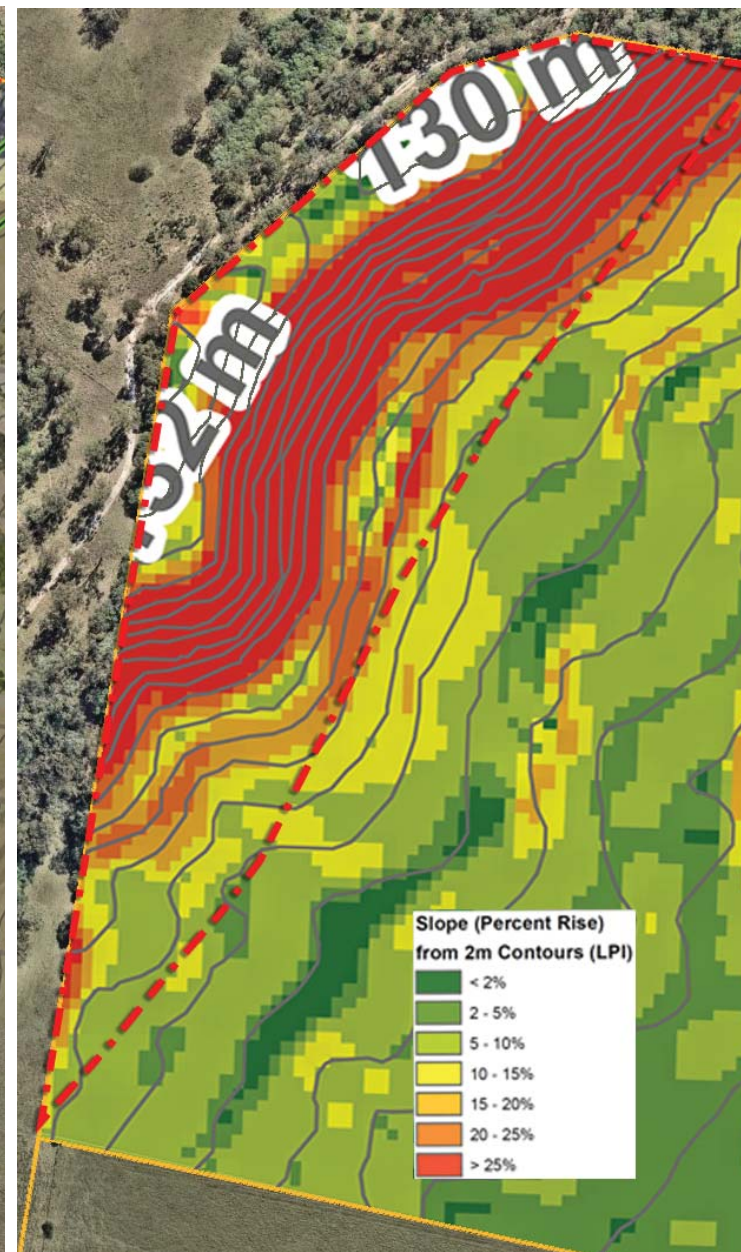


> Figure 2: Aerial Photograph of Ridge in CKDI Site

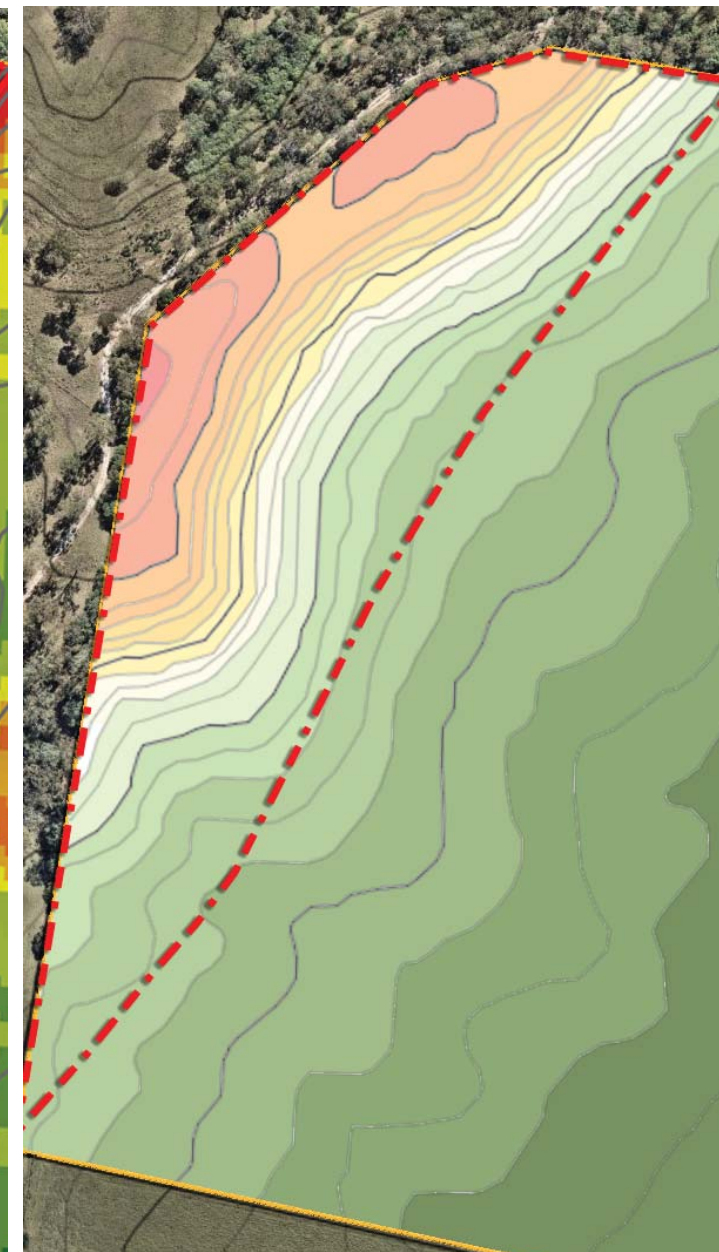
3. The CKDI Ridge Character and Flat Top



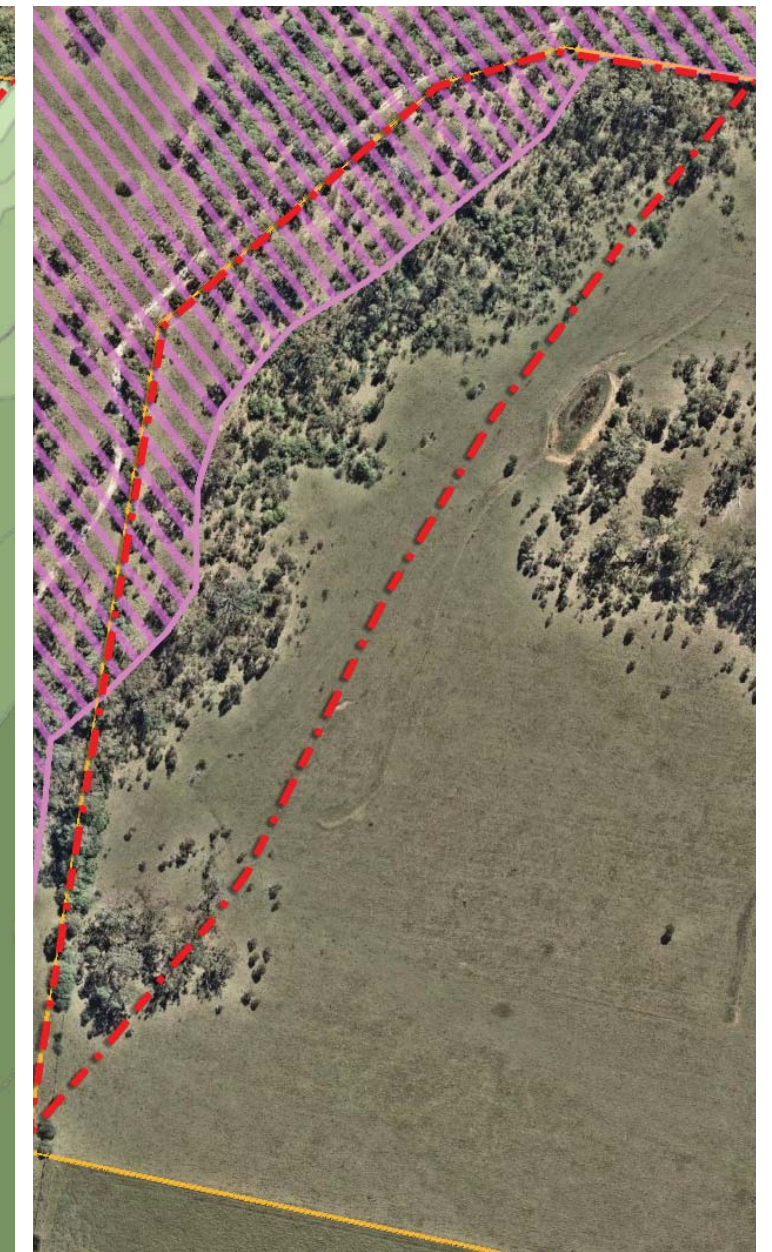
> Figure 3: Douglas Partners' Investigation



> Figure 4: Slope Analysis



> Figure 5: Landform Analysis



> Figure 6: Non Bio-certified Land (Pink Hatch)

Douglas Partners has completed further geotechnical analysis (dated 14 March 2024) and CKDI has submitted it to Council. The investigation has identified the areas of instability and has confirmed that the instability can be addressed by civil works and recommendations are provided in the report.

The majority of the ridge side has a slope in excess of 20% that makes it unsuitable for both open space and residential use without implementation of civil engineering works to stabilise the ground. These works are conventional, common and have been proven in practice.

The majority of the ridgeline is comparatively flat (between 2 and 10%) that is amenable to open space uses without significant modification and maintenance. This is most evident in the CKDI property and to the south into the Lowes Creek Maryland Precinct.

The majority of the top of the ridgeline is not biodiversity certified ensuring tree protection but requiring a management and ownership regime that provides certainty for management and tree preservation. The extent of the land is too small for a formal biodiversity stewardship agreement (or similar approach).

4. Camden DCP Provisions

Attachment 1Draft DCP Provisions for Ridgelines and Steep Land

ATTACHMENT 1 – Draft DCP Provisions for Ridgelines and Steep Land

Draft Amendment to the Camden Development Control Plan 2019, the Camden Growth Centre Precincts Development Control Plan and the Oran Park Development Control Plan

2.7 Ridgelines and Steep Land

Ridgeline lands are recognised in NSW Government regional and district strategic plans and in Camden Council’s planning strategies and studies as having environmental value in terms of scenic amenity, cultural heritage, and biodiversity values that need protecting. Ridgelines and steep land also present environmental hazards such as land instability and bushfire hazard. This section of the DCP aims to protect and enhance the environmental values and manage the environmental hazards associated with ridgelines and steep land in development applications.

This section of the DCP applies to development applications for land subdivision, civil works and new buildings on land which has a gradient of 15% or greater and on land situated above it at a higher elevation which may have a lesser gradient located on or near the top of a ridgeline or hill.

This section of the DCP does not apply to the following development:

- alterations or minor additions to an existing building;
- development on land that is included in a precinct specific plan for ridgeline land or steep land in a DCP schedule which the consent authority is satisfied has been prepared in a manner consistent with the objectives and controls in this section; or
- development which, in the opinion of the consent authority, is consistent with a previous development on the land (such as a masterplanned subdivision) that has been approved or carried out in a manner consistent with the objectives and controls in this section.

The general controls in this section operate in conjunction with the precinct specific controls in the DCP schedules. In the event of an inconsistency between this section and a precinct specific schedule, the precinct specific schedule is to apply.

Objectives

The objectives of this section of the DCP on planning for ridgelines and steep land are to:

- Maintain, protect and enhance the environmental values of ridgeline land including:
 - landscape scenic/visual amenity value;
 - biodiversity value of vegetation and habitat including as a biodiversity corridor connection;
 - heritage and cultural values and connection with country value;
- Maintain the social and economic values of ridgeline land including:
 - social values that encompass the land’s contribution to sense of place and identity, orientation and legibility in the landscape, and amenity and liveability in the locality;
 - values of a scenic landscape that encourages business and resident investment and attracts tourism;

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> Figure 7: Extract of Draft DCP Chapter

Attachment 1Draft DCP Provisions for Ridgelines and Steep Land

- Manage and mitigate the natural / environmental hazards on ridgelines and steep land including:
 - land instability hazards;
 - stormwater runoff and subsurface water implications for erosion and instability hazards;
 - bushfire hazards;
- Ensure that any land to which this section of the DCP applies is feasible to build on;
- Ensure urban development on ridgeline land responds to the natural environment and its visual amenity and is undertaken in a manner that avoids or mitigates environmental hazards;
- Ensure the scale, location and height of buildings recedes into the landscape; and
- Ensure the design of buildings follows the slope of the land to minimise cut and fill.

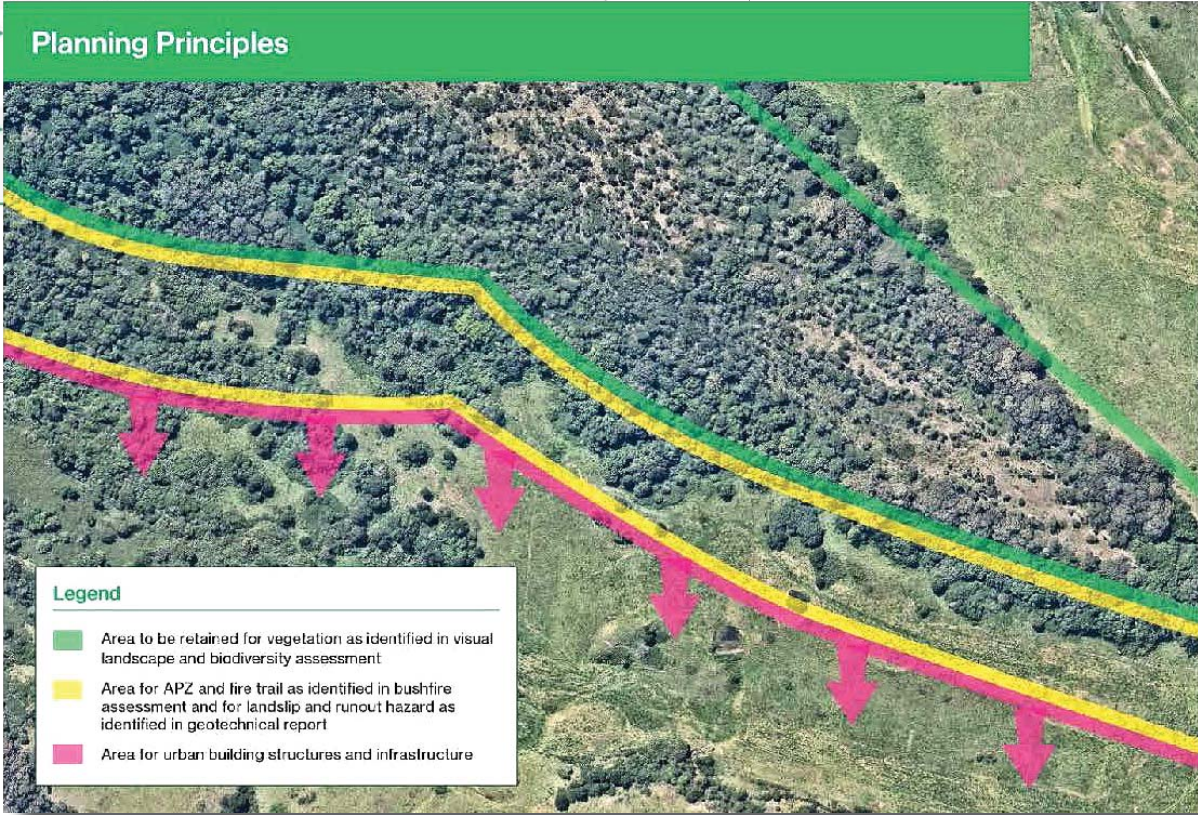
Controls

Environmental Assessments

- A Development Application on land to which this section applies is to be accompanied and informed by the following environmental assessment reports:

Assessment	Output
Visual Landscape Assessment (for land that includes the top of a ridgeline or hill)	<ul style="list-style-type: none">Assessment of visual / scenic landscape significance and whether the ridgeline should be retained as scenic landscape.Identification of areas which are to be retained as vegetated or revegetated.Identification of areas to be retained free of visible urban building structures.Recommendations for orientation / layout of road and subdivision pattern, building design, and extent of earthworks in urban development area adjacent to ridgeline.
Geotechnical Assessment (for land which has a gradient of 15% or greater, and/or which has erodible soils or instability.	<ul style="list-style-type: none">Geotechnical and land stability conditions.Land instability risk profile.

Planning Principles



Legend

- Area to be retained for vegetation as identified in visual landscape and biodiversity assessment
- Area for APZ and fire trail as identified in bushfire assessment and for landslip and runoff hazard as identified in geotechnical report
- Area for urban building structures and infrastructure

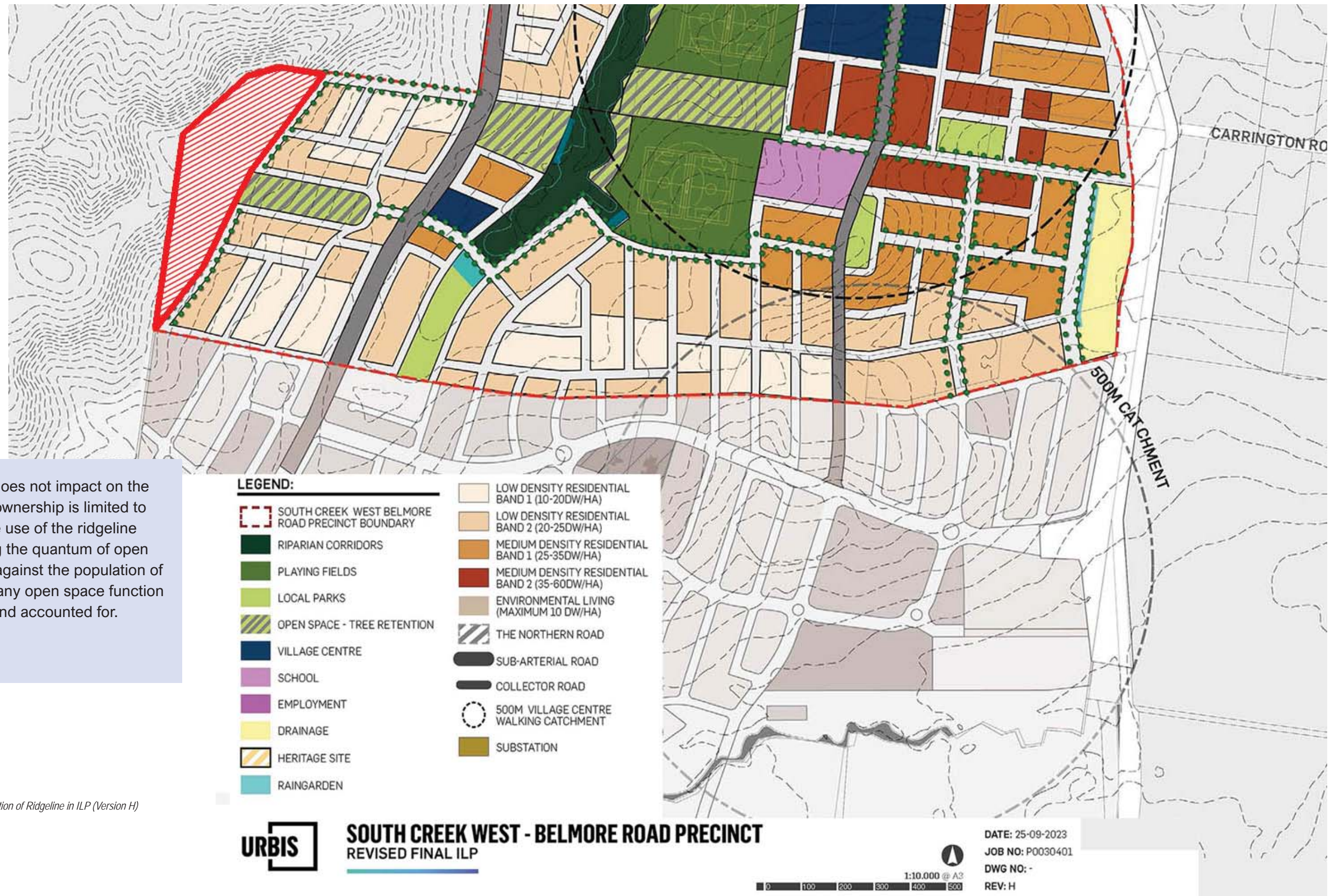
Camden Council has expressed a preference that all areas of the South West Growth Centre in the Camden LGA be kept in private ownership and developed, rather than being made available for public use and enjoyment.

The grounds for this position are based on concerns with maintenance cost and methodology of stabilised land (retaining walls etc), slope (vegetation management and maintenance) and public liability.

To confirm this position and provide guidance, Council at its meeting on 14th May 2024 resolved to place on public exhibition DCP controls that will apply to all areas above 15% and at tops of ridgelines in the Growth Centre and LGA generally.

The DCP controls do not explicitly prohibit open space. They provide guidance on how ridgelines can be developed for urban uses and how environmental considerations can be accommodated.

5. The Ridge in the ILP Vers H

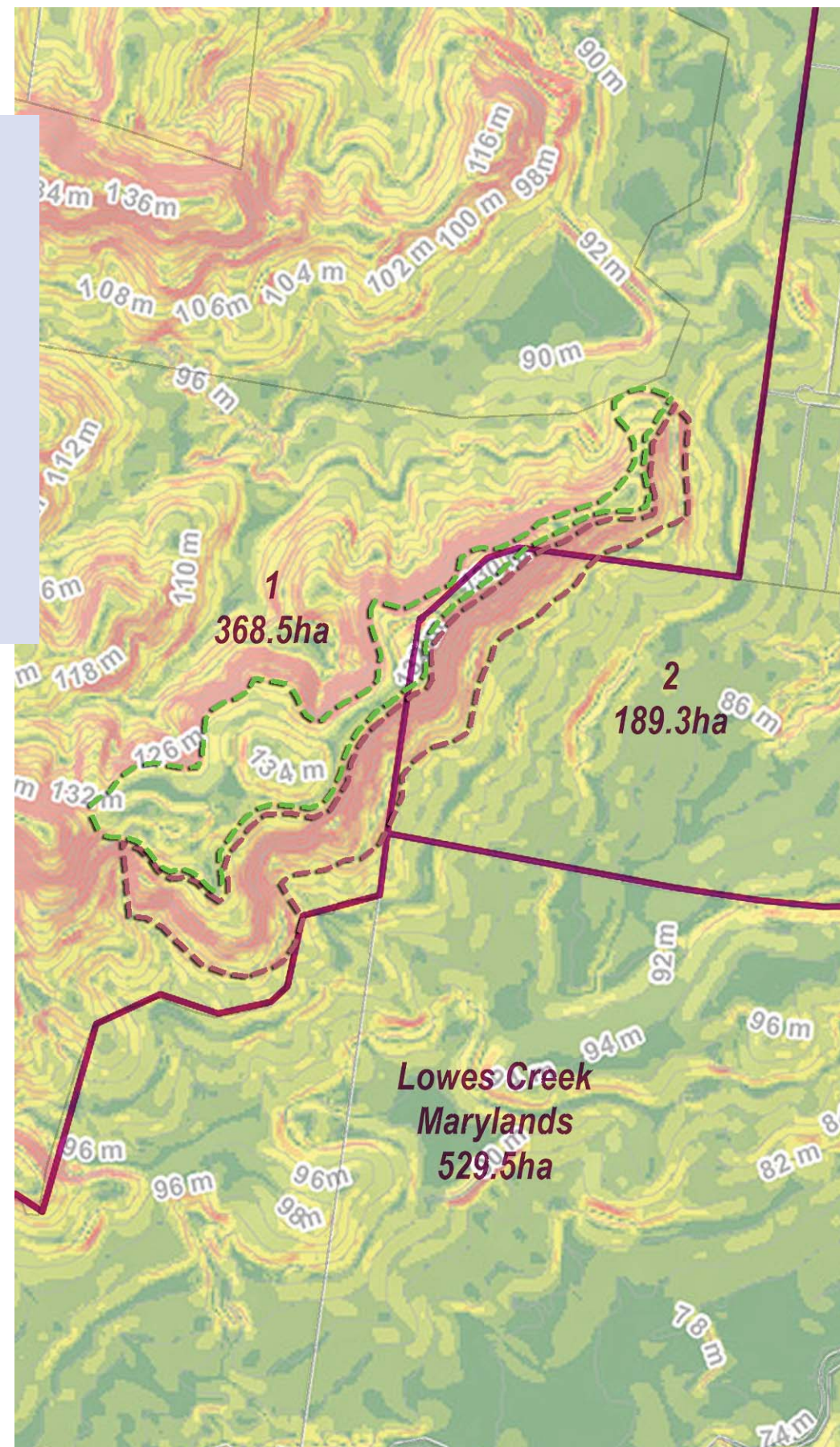


> Figure 8: Location of Ridgeline in ILP (Version H)

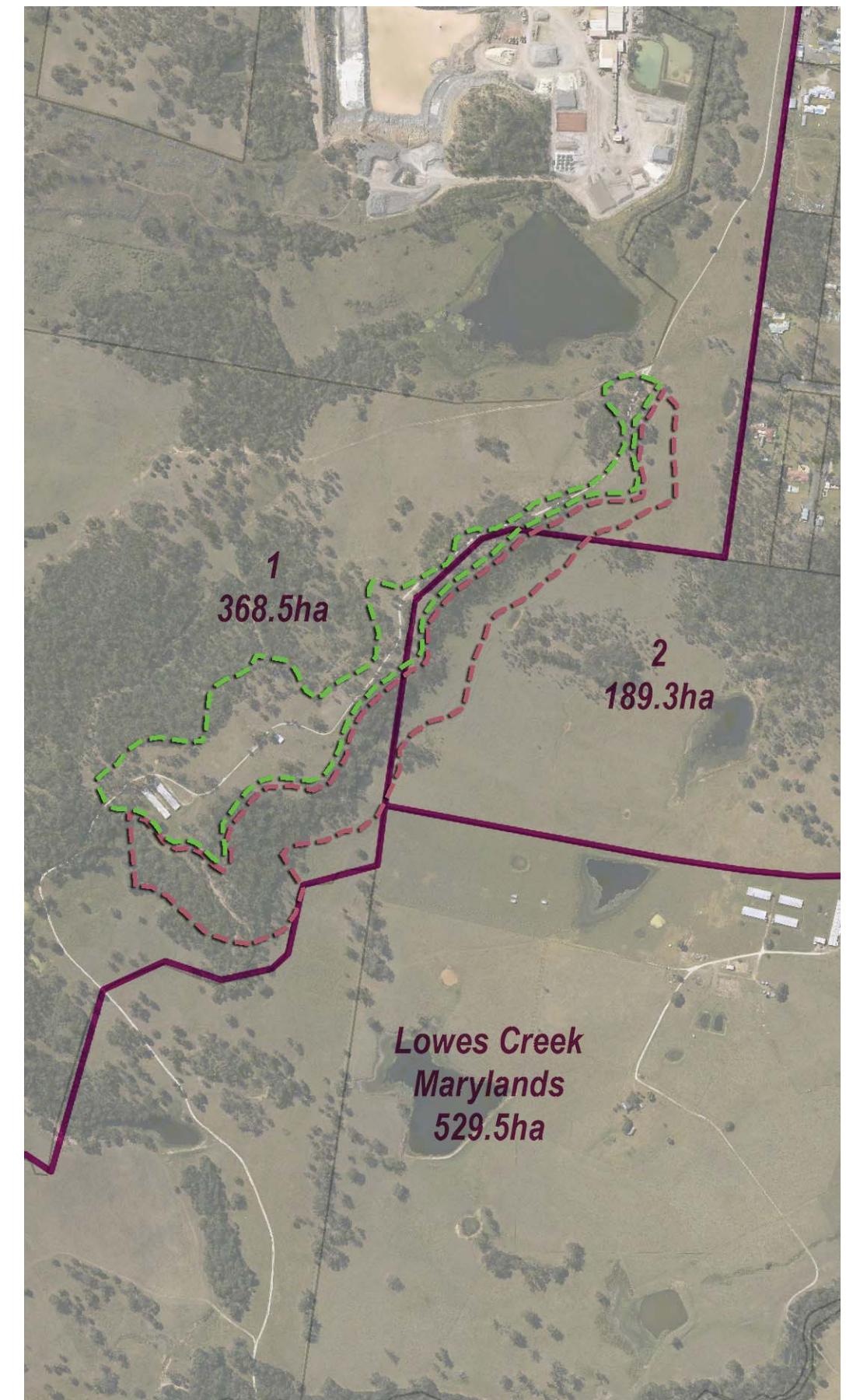
6. The Ridge in South Creek West

The comparatively flat and cleared character of the ridgetop is evident. Furthermore, its potential for urban and open space uses that may incorporate alternative vehicular and other means of access and maintenance is also evident.

The potential is illustrated in the aerial photograph that reveals the presence of farm buildings and a gravel farm track. The track follows the areas of amenable slope to provide access to the top of the ridge in Precinct 1 through the Lowes Creek Maryland Precinct to the south (and via Greendale Drive to the north).



> Figure 9: Location of Ridgeline in Broader South Creek West Release Area (Slope Analysis)

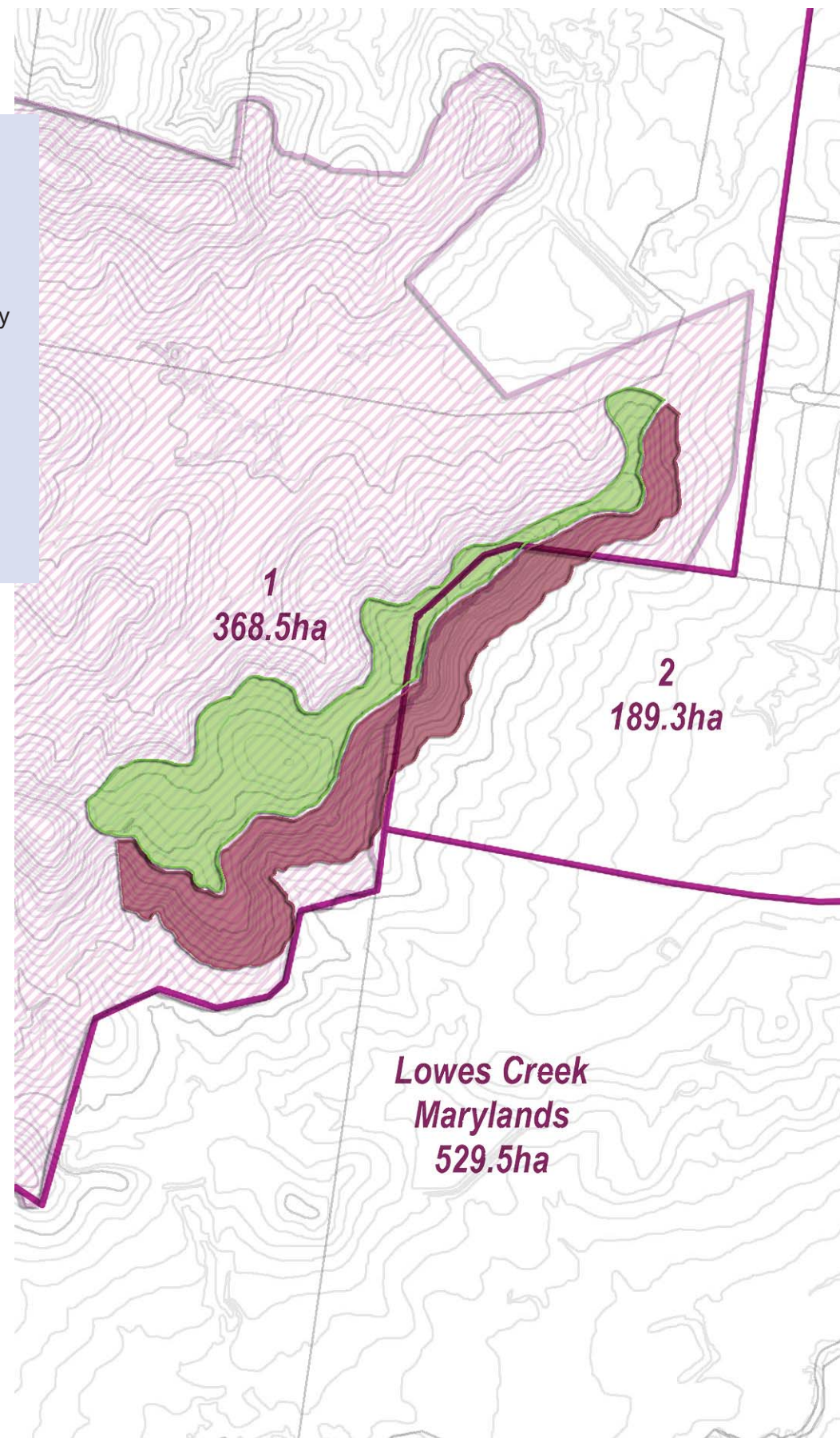


7. The Ridge in Precinct Planning

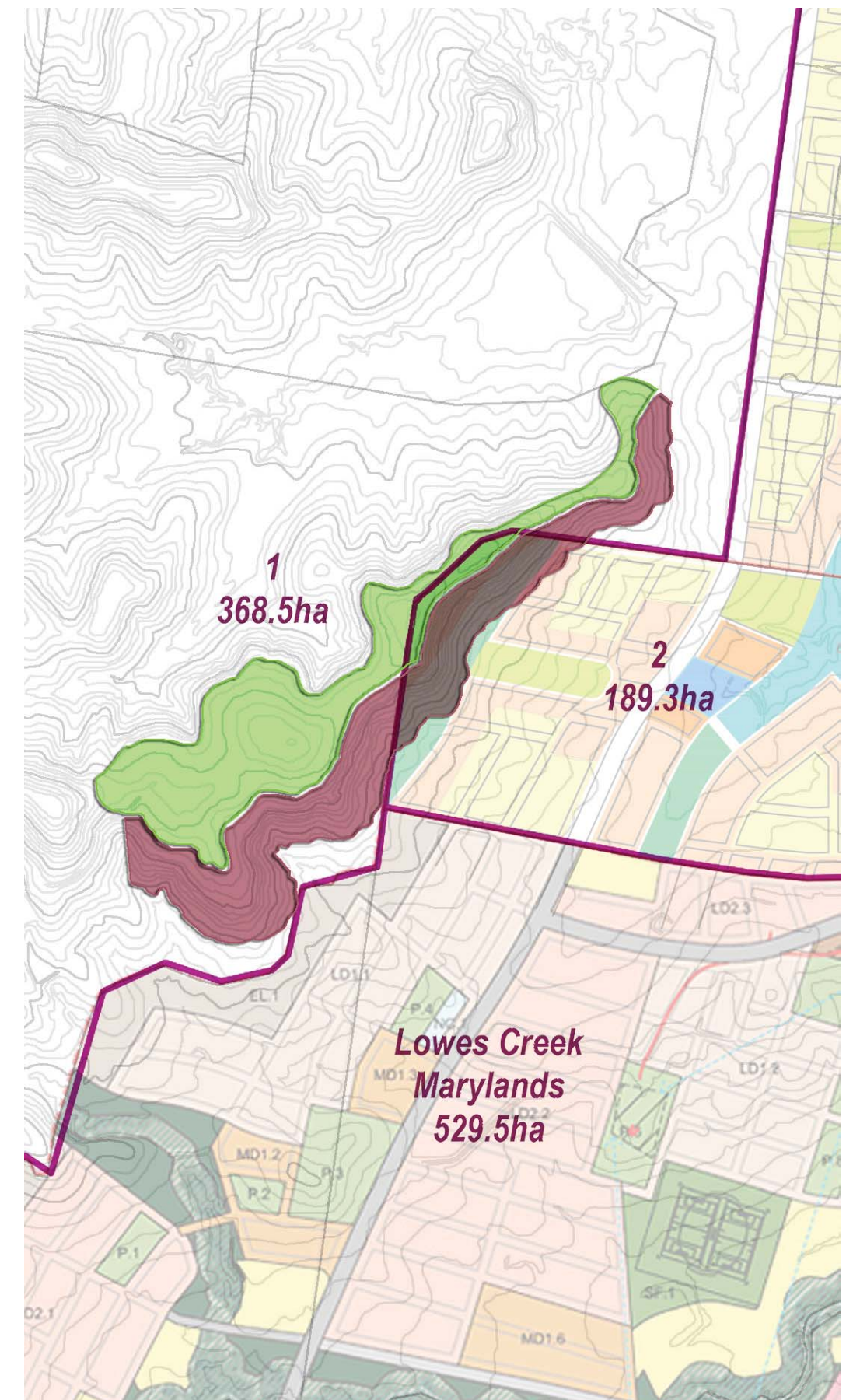
Notwithstanding the cleared character of the ridgetop, the land is not Biodiversity Certified in accordance with the Biodiversity Conservation Act 2016.

However large areas of land in Precinct 1 are biodiversity certified and, as Precinct 1 is predominantly owned by two major landowners, it is reasonable to foresee that precinct planning will commence at some stage that will identify new land uses including urban and open space and a new road access network.

Thoughtful planning can provide access the ridgetop and preserve its environmental significance.



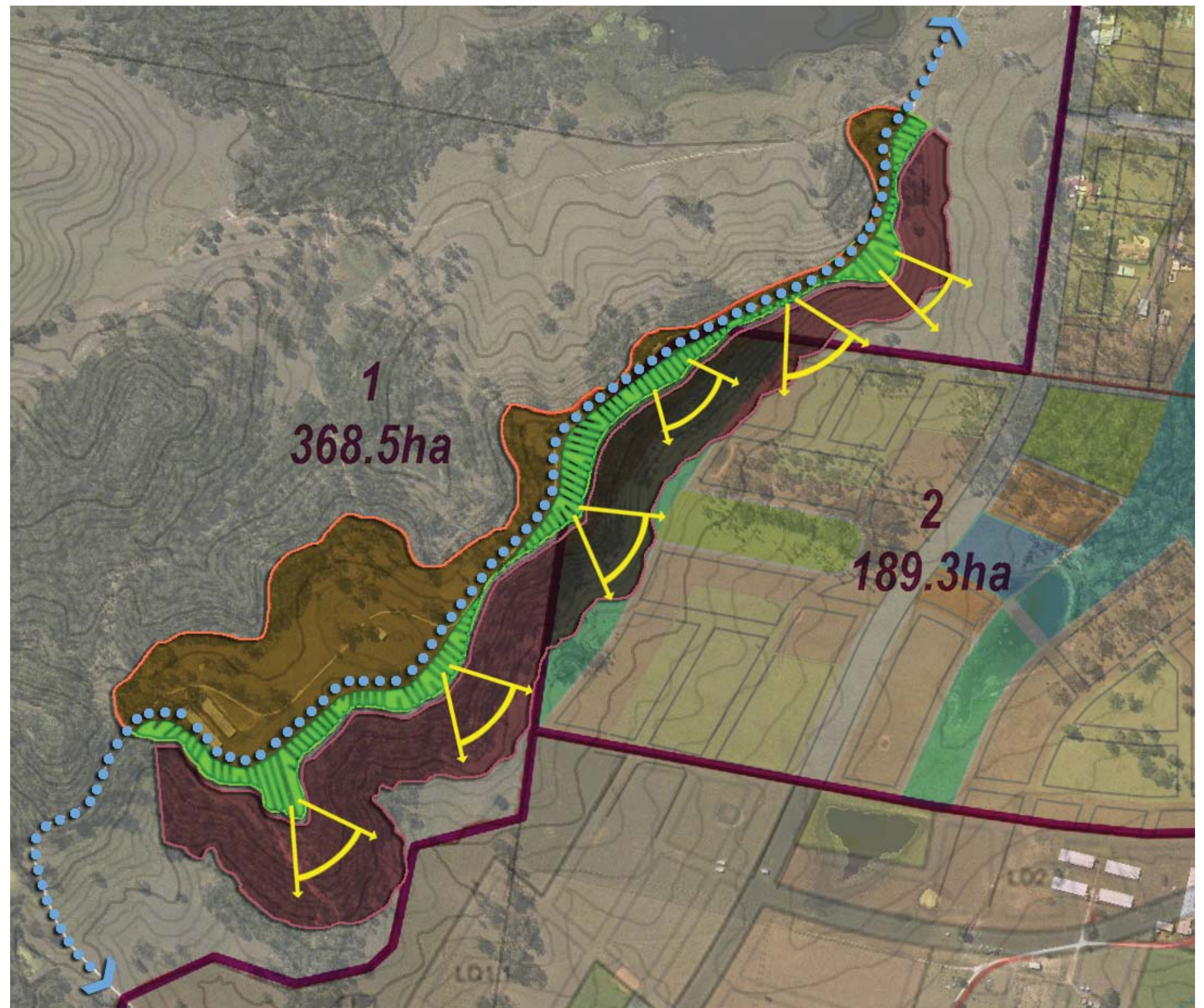
> Figure 10: Location of Ridgeline in Precinct Planning



8. Opportunity for a New Locality Park

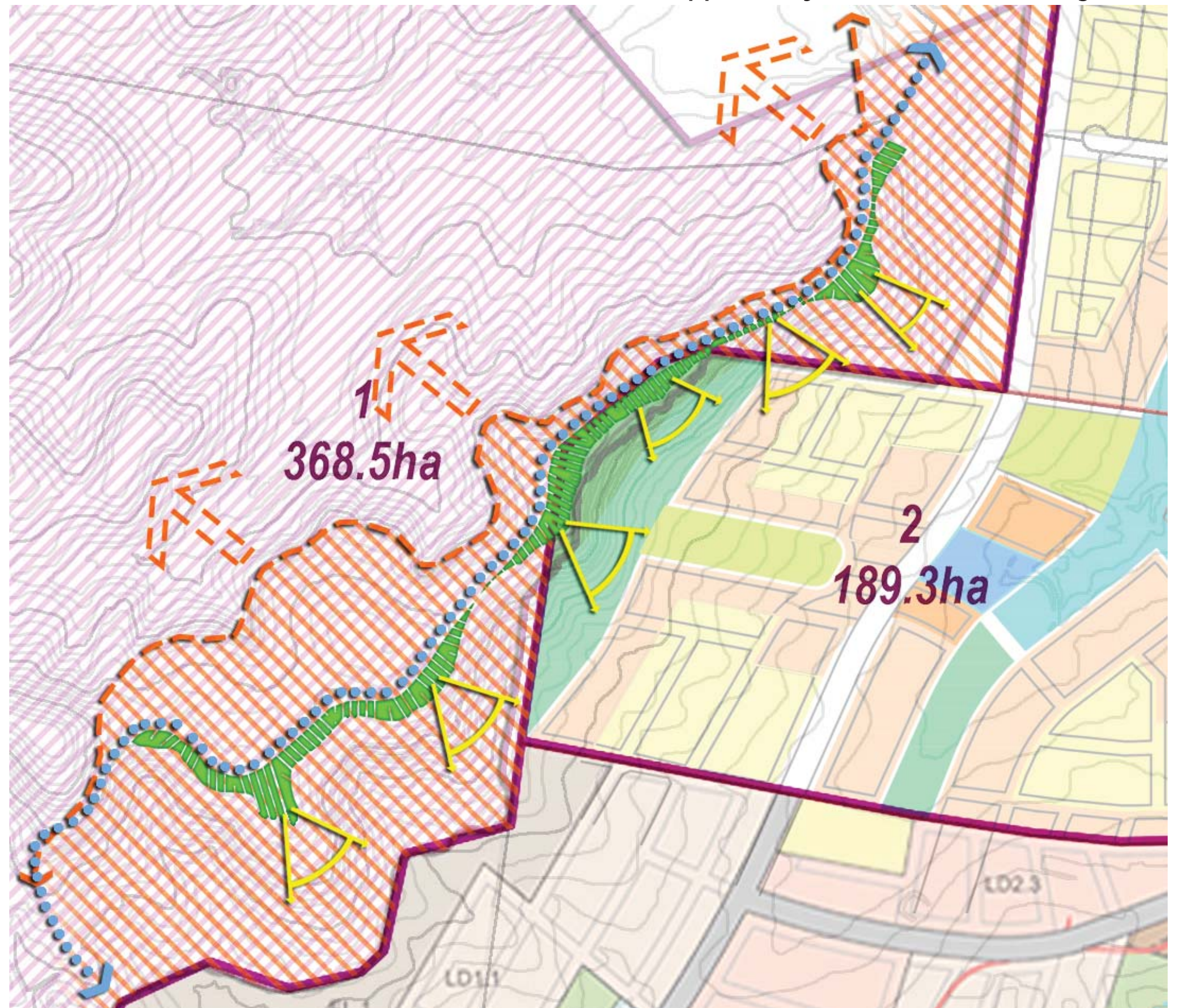
Coordinated attention to precinct planning at this junction of three Precincts (No. 1, No. 2 and Lowes Creek Maryland) can realise an additional public benefit in the form of a linear shaped passive park that extends along the edge of the ridgeline to provide access to elevated east facing views across South Creek Valley.

This can be supported by a matching linear road that provides convenient and simple access. Supporting urban uses to the rear of access road in Precinct 1 could capitalise on the access and amenity offered.



> Figure 11: Ridgeline Opportunities Diagram

9. Opportunity for Precinct Planning



> Figure 12: Ridgeline Planning Principles Diagram

Master planning of the Precinct at this junction of the three Precincts (No. 1, No. 2 and Lowes Creek Maryland) can extend throughout the whole of Precinct 1 and deliver a park within a E2 (C2) Environmental Conservation zone which provides the mechanism for tree conservation.

Any loss of trees can be offset by additional tree preservation that can be secured through the ILP process (as has occurred in the Lowes Creek Maryland Precinct and is also currently proposed in Precinct No.2).

10. The Park in the CKDI Site

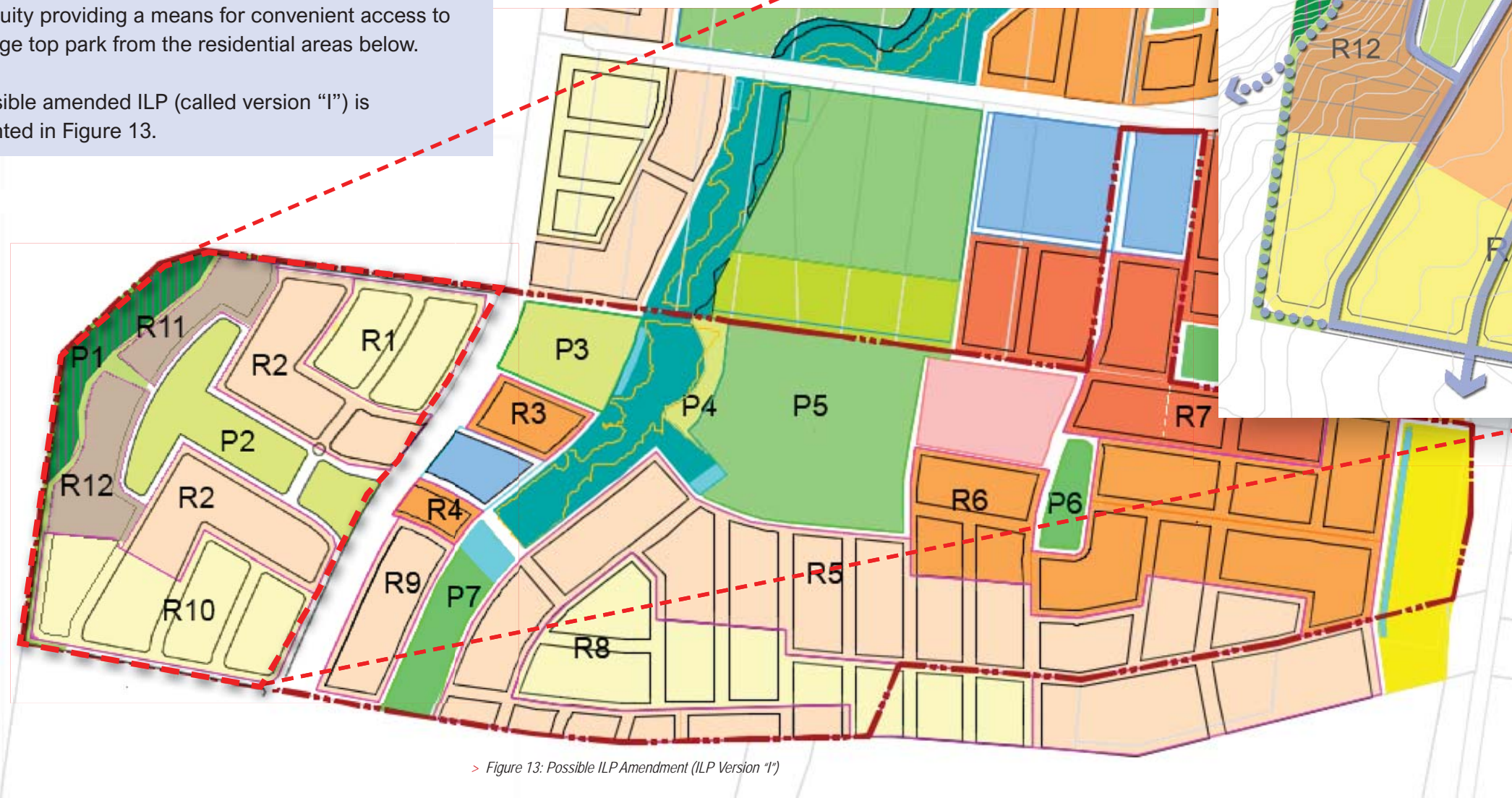
(A scenario for an amended ILP - *Version "I"*)

The ridgeline in the CKDI property can be the first stage of establishing the linear ridgetop park along the boundary of South Creek Valley. Development could include a fire trail for emergency access at the edge of the non-biocertified woodland. It would be accessible to the public and function as a ridgeline walking trail with viewing platform.

Preliminary civil design of a possible fire trail road is included in the appendix and demonstrates viability.

The trail could be removed in the future if/when new access to the rear is realised; or it could remain in perpetuity providing a means for convenient access to the ridge top park from the residential areas below.

A possible amended ILP (called version "I") is presented in Figure 13.



> Figure 13: Possible ILP Amendment (ILP Version "I")

11. Open Space Provision in the CKDI Site
(in the scenario for an amended ILP - Version "I")

ILP Version "I:" Large (min. 1,000 sqm) Lots and Ridgeline Walking Trail

02.09.2024 v.6.1

Density Precincts CKDI							
No.	NDA Area	Density Band	Max Density / ha	Total Dw	Dw Rounded	ppdw*	Total Population
R1	22,954	LD Band 1, 10 - 20	20	45.9	46	3.4	156.1
R2	49,073	LD Band 2, 20 - 25	25	122.7	123	2.9	355.8
R3	8,543	MD Band 1, 25 - 35	35	29.9	30	2.9	86.7
R4	4,396	MD Band 1, 25 - 35	35	15.4	15	2.9	44.6
R5	130,828	LD Band 2, 20 - 25	25	327.1	327	2.9	948.5
R6	94,617	MD Band 1, 25 - 35	35	331.2	331	2.9	960.4
R7	36,559	MD Band 2, 35-60	60	219.4	219	2.3	504.5
R8	46,089	LD Band 1, 10 - 20	20	92.2	92	3.4	313.4
R9	16,644	LD Band 2, 20 - 25	25	41.6	42	2.9	120.7
R10	41,485	LD Band 1, 10 - 20	20	83.0	83	3.4	282.1
R11	10,426	Large lot 1,000 sqm ave	10	10.4	8	3.6	28.8
R12	14,262	Large lot 1,000 sqm ave	10	14.3	12	3.6	43.2
MU	21,790	Shop Top (FSR 2:1)		140.0	140	2.3	322.0
Total	49.77 ha			1,473	1,468		4,167

Open Space (CKDI)	
POS No.	Area (sqm)
P1(a)	11,142
P1(b)	5,008
P2	23,939
P3	14,385
P4	4,363
P5	54,316
P6	5,142
P7	10,957
Total	118,110
ha:	11.81
Pop supported:	4,173

Pop proposed:	4,167
Surplus Population	7
Surplus POS (ha)	0.02

> Figure 14: Version "I" Open Space Provision Table CKDI Land

* Urbis

The Version "I" scenario results in a minor surplus of 0.02 ha of open space. CKDI could (and would) make an offer to embellish the ridgeline woodland land as open space (within the framework of the required environmental protection criteria). It would undertake these works and transfer the land to Council as part of an offer to enter into a 'whole of site' Planning Agreement to deliver local land and works infrastructure within the CKDI property.

12. Next Steps: The Choices

There are a number of different ways to deliver this outcome that would achieve Council's objectives:

Conventional Build and Transfer

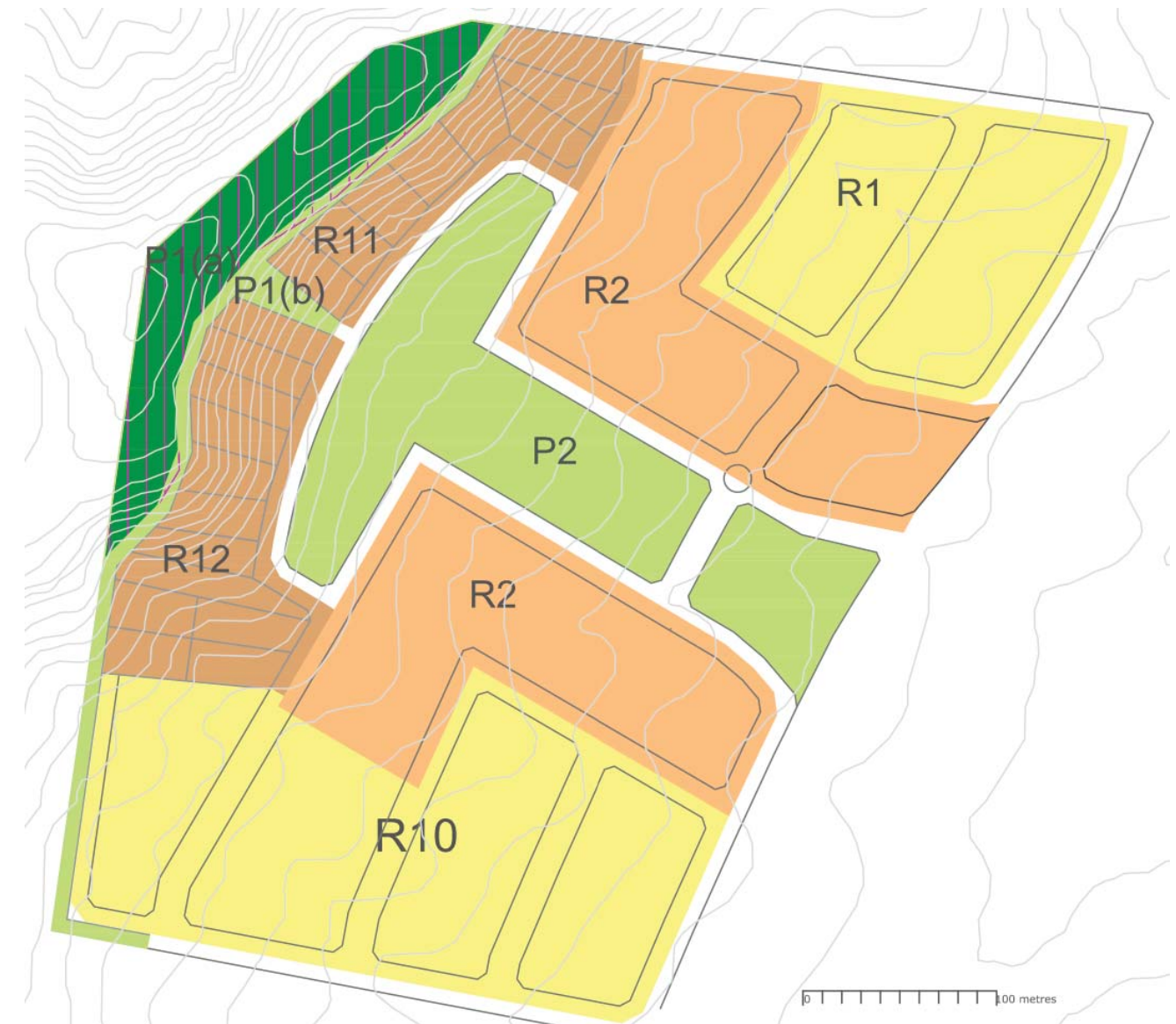
The woodland and walking trail park is constructed as proposed and transferred to Council ownership via a Voluntary Planning Agreement.

Build and Retain Ownership

The woodland and walking trail park is constructed as proposed and the lot is established as a community lot owned by a Community Association that encompasses the lots surrounding the park. Unrestricted public access would be secured by a right of access for public use on title, benefiting Council. The Community Association would own and maintain the woodland and walking trail park.

Not Build But Transfer

The park and fire trail is not constructed. The existing vegetation is improved (e.g. by the removal of African Olive and other weeds) by CKDI and the land is transferred to Council and a cash contribution made to its future development via the Voluntary Planning Agreement. This would give Council the flexibility to landbank the open space and embellish it in the future. It could be subject to a coordinated master plan theme, and constructed at a time that is aligned with the delivery of the broader ridgeline park.



> Figure 15: Possible ILP Amendment (ILP Version '1')

13. Some Potential Q & As

The Q1: What certainty does Council have on delivery of the open space?

A1: CKDI is prepared to offer to undertake the works, embellish the land and transfer the land all at its cost as works-in-kind-offsets for the provision of local infrastructure via a Voluntary Planning Agreement. Resolution of the ridgeline use is the final matter after which a complete offer will be able to be made. This can be provided prior to the issuing of the Gateway Determination.

Q2: What standard and quality of embellishment would take place?

A2: Given the land at the top of the ridge is predominantly non bio certified, embellishment would necessarily be unobtrusive. It would comprise gravel or concrete footpaths. Along the fire trail passive seating opportunities would be provided with low maintenance, low height retaining walls if necessary (e.g. cut sandstone blocks) and concrete stairs.

There would be minimal tree removal and understorey would be improved by the removal of African Olive and other weeds to enable a native understorey and / or grassland to establish. The use of bicycles and trail bikes would be discouraged by the placement of barriers.

Casual surveillance from the adjoining dwellings would perform as informal policing.

No infrastructure that attracts active or longer term visitation would be provided (e.g. no barbecue facilities, drinking water, night-lighting (beyond minimal requirements for security), picnic facilities, playgrounds or toilets etc).

Q3: If Council does not wish to receive any land that has slope and requires retaining walls / stairs is this possible?

A3: Yes, the space can be retained in private ownership.

Q4: The ridge top park may be too small and too expensive to maintain?

A4: Park P1(a) and (b) has a proposed area of approximately 16,150 sqm. The scenario exceeds Council's minimum park area of 5,000 sqm. However, it is considered that the park in the CKDI land should not be viewed in isolation of its potential to form part of a landmark local ridgeline park corridor to serve the residents of the Camden LGA as explained in this document.

Q5: The park is isolated and may raise potential crime prevention through environmental design (CPTED) concerns?

A5: CPTED concerns are intended to be minimised by the following actions:

- No provision of a car parking area is proposed to serve the ridgetop park. Any parking will be on-street and subject to the casual surveillance opportunities from adjoining dwellings;
- No infrastructure is proposed in order to discourage congregation;
- Park equipment is minimal and will be constructed of robust low maintenance materials to minimise vandalism;
- Should the park be owned and managed by the Community Association it will manage access;
- Casual surveillance will be available from adjoining dwellings; and

- In the longer term, should the local linear park be implemented, the rear of the park will comprise a perimeter road that will provide comprehensive visual surveillance and multiple access points.

Q6: How would community association ownership of the parkland function in a practical sense?

A6: The private ownership would not be evident for a user of the parkland. As noted above, its embellishment is intended to be minimal and the responsibilities of the association would be limited to vegetation and weed management and upkeep of footpaths and fencing.

Public access to privately owned land is common and in Sydney is most commonly found in higher density harbour foreshore master planned communities.

Q7: If council was to receive the parkland as a landbank for open space, how would the cost of maintenance be accommodated until it is developed?

A7: CKDI would provide additional monies via the VPA process that would act as a source of funding until such time as the park was embellished.

Q8: If the land is not bio certified, how can it be used for parkland?

A8: The use of the land with minimal embellishment, no tree removal and access and use restricted to pedestrian footpaths and adjoining seating in strategic locations is consistent with an environmental conservation zoning.



> Figure 16: Possible Approach to Ridgeline Zoning in new (amended) Version "I" ILP



> Figure 17: Illustrations of Possible Ridgeline Open Space Character

Q9: What zoning would apply to the land?

A9: Urbis has suggested the following zoning regime that is illustrated in the plan opposite:

Zone C2 (WPC SEPP E2) Environmental Conservation for the ridgetop woodland and fire trail park.

Permissible uses include drainage; Environmental facilities; Environmental protection works; Kiosks; Recreation areas; Roads and Signage.

This will allow for a range of low-impact recreational use along the fire trail. The preserved woodland aligns with the ecological value of the site as it will encourage tree retention, particularly for the non-certified land on the ridgetop. It is intended that tree canopy will be retained where possible in the fire trail area with pathways and other passive recreation facilities along the trail. As such, the woodland will count towards ENV calculations while the fire trail will allow for public movement open space. Examples of the intended outcome include Harvest Park, Summer Hill and Equinox Drive Reserve, Box Hill (refer to images).

This approach matches that adopted for the open space areas along the riparian corridor identified as 'Open Space – Tree Retention' in the draft ILP. These are zoned C2(E2) and have been accepted by Council as open space that can be dedicated to Council as they are connected to the wider open space network and have value to the community.

Zone RE1 Public Recreation for the lower park area.

The RE1 zone provides a larger range of permissible uses including Centre-based child care facilities; Community facilities; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major) and Recreation facilities (outdoor). As such, this zoning allows more flexibility for future uses within the open space network.

Zone C4 (WPC SEPP E4) Environmental Living for the large lot residential area.

To maintain the intended outcomes, further controls will be proposed as part of the DCP. They will include a minimum lot size of 1,000sqm. Building envelope plans with a depth of 30 metres will be nominated in the lower parts of the lots and building design controls will address matters including design, roofscape, materials, colours, tree retention and associated outbuildings. These controls can also be reinforced in a S.88B instrument appended to the lot title.

Q10: Where trees are required to be removed, how will this loss be offset?

A10: Minimal - if any - non biocertified trees are expected to require removal. This can be addressed at the DA stage when detailed design is undertaken.

However, the ILP in the CKDI land includes areas of additional tree retention that are currently biodiversity certified. CKDI would apply its offset achieved by the additional tree retention to the parkland to ensure that any possible tree loss is compensated should this be required.

Q11: What certainty is there that the large lots would not be overdeveloped and result in loss of character and visual impacts to the ridge side?

A11: Multiple mechanisms would be implemented including identification of building envelope plans on title and adoption of site specific clauses in the DCP Chapter.

CKDI would prepare and enforce a suite of design guidelines at the time of purchase of the lots that would be attached to the title. Restrictions on the title would require the plans of dwellings on the lots to be approved by a design review panel established, funded and managed by CKDI. Given the number of large lots is only 20 in number this is not considered to be an unreasonable burden.

A1



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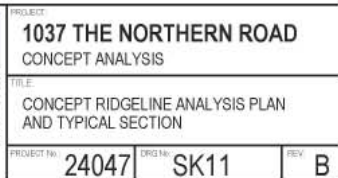
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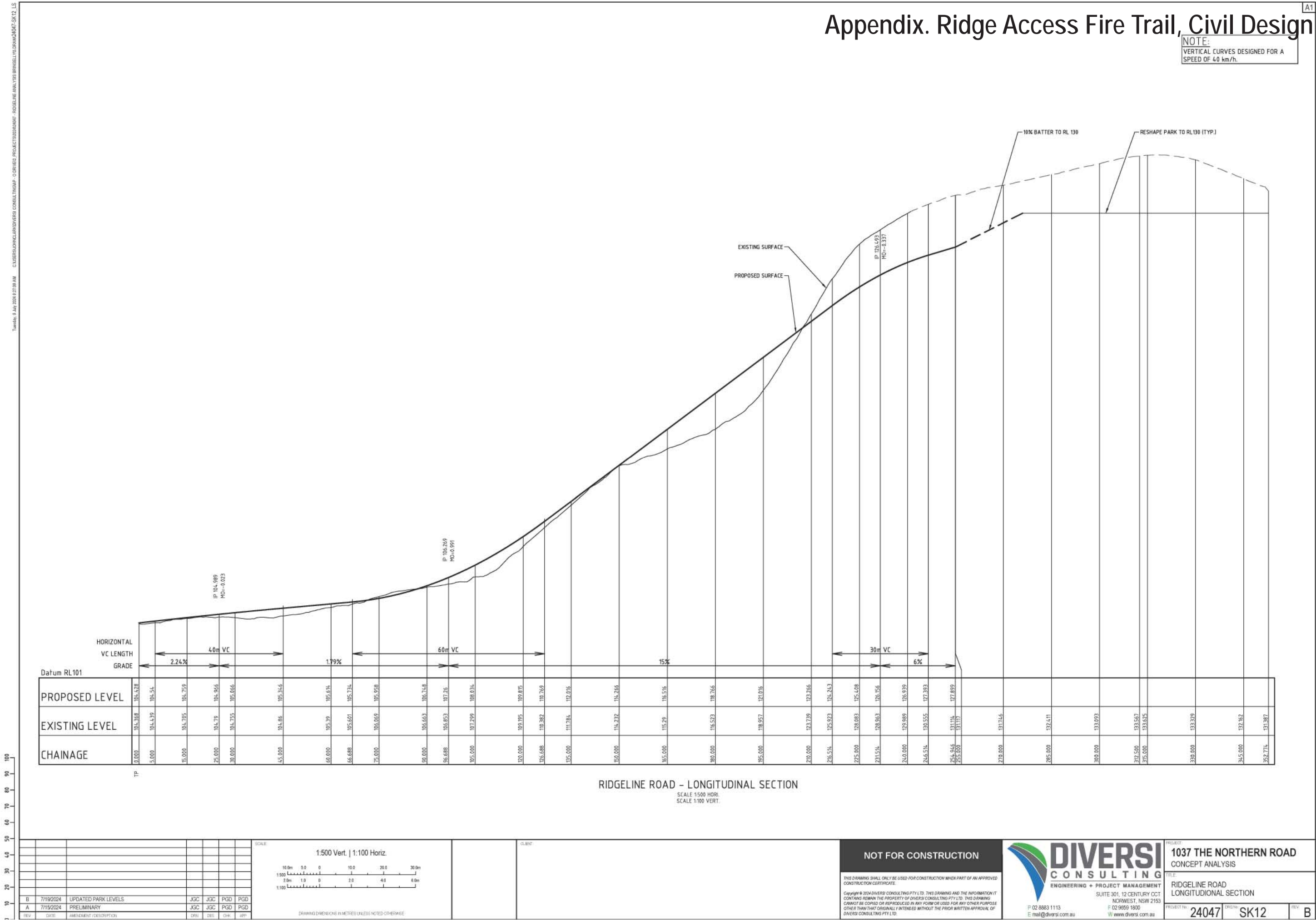
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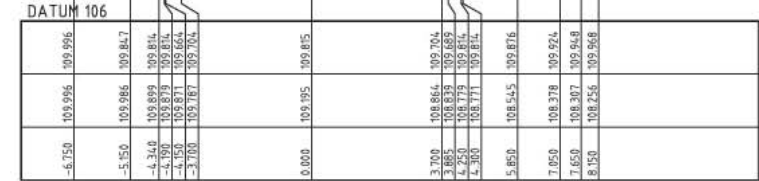
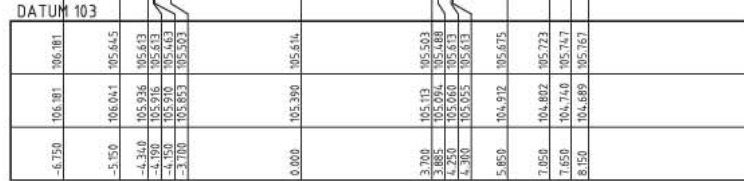
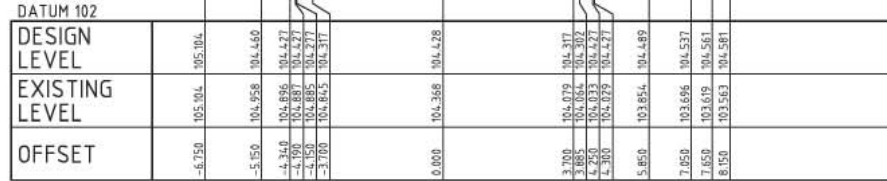


Appendix. Ridge Access Fire Trail, Civil Design

NOTE:
VERTICAL CURVES DESIGNED FOR A
SPEED OF 40 km/h.



A1



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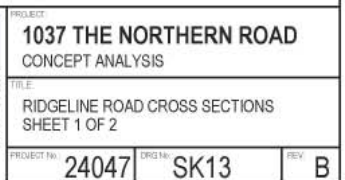
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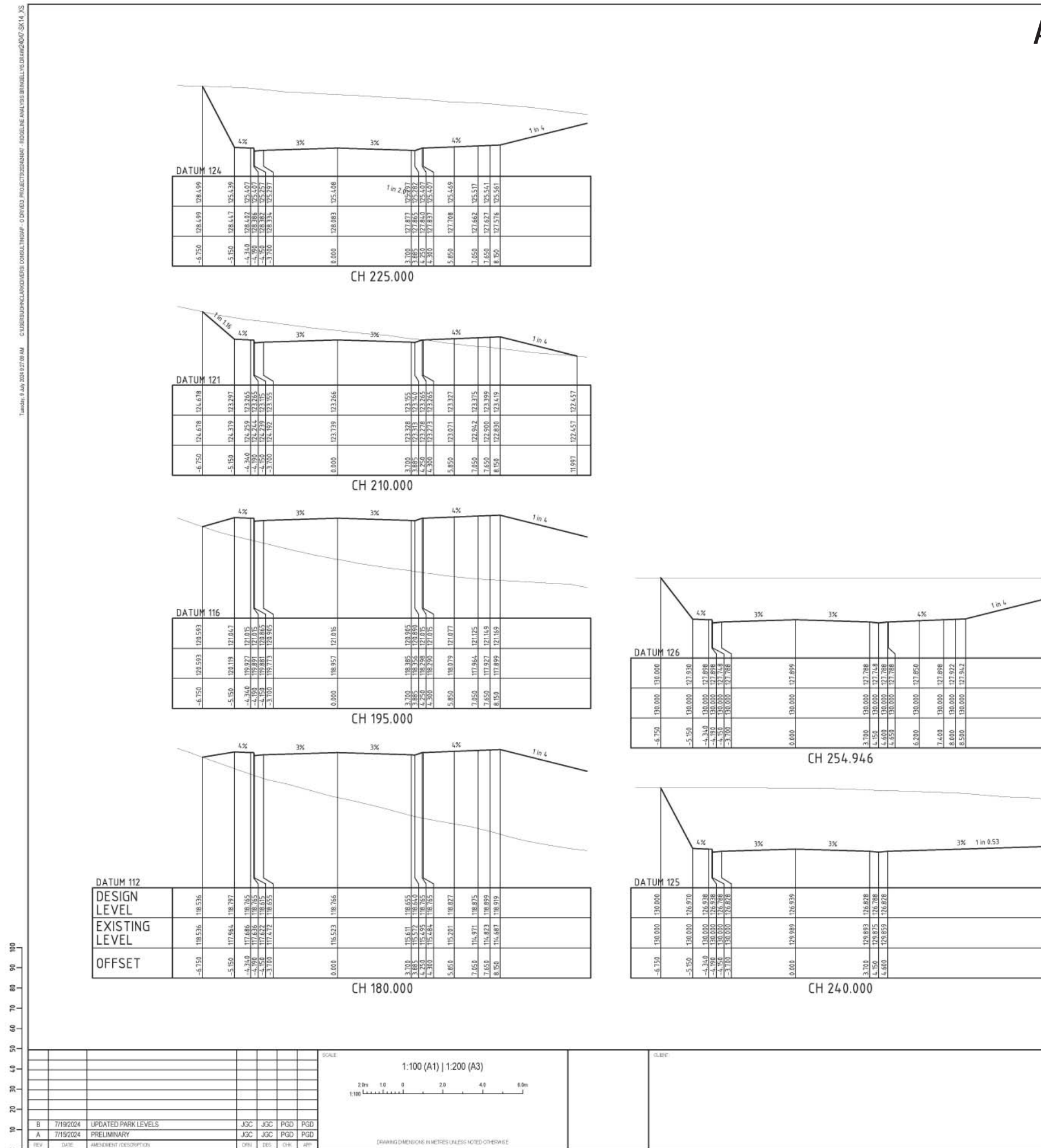
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Appendix. Ridge Access Fire Trail, Civil Design



RIDGELINE POSSIBLE SOLUTION

02 SEPTEMBER 2024

