

ATTACHMENT “E”
STRATEGIC AND SITE-SPECIFIC MERIT

PREAMBLE

The Strategic and Site-Specific Merit Tests documented at Sections 5.2.1.1 and 5.2.1.2 respectively in the Planning Proposal (Amended December 2019) and are the subject of the Camden Local Planning Panel Meeting consideration of 18 February 2020 and Camden Council Ordinary Council Meeting of 14 April 2020.

In both forums the strategic and site-specific merit of the Planning Proposal were acknowledged.

Section 5.2.1.1 and 5.2.1.2 are reproduced separately as part of this Attachment and attest to the strategic and site-specific merit.

The draft Camden Local Strategic Planning Statement (CLSPS) has been adopted since the time of the final Planning Proposal (Amended December 2019).

Consistency with the CLSPS was noted in the Council Report of 14 April 2020 (after its adoption in March 2020) at page 32. This postdates the commentary at Section 5.2.2.1 of the Planning Proposal (Amended December 2019).

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.

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 PPR)
- SEPP overview (5.2.3 PPR and Annexure “D”)
- Section 9.1 overview (5.2.4 PPR and Annexure “E”)

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

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 compiled a draft Local Strategic Planning Statement.

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. 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)