

Council Reference: PP/2019/1/1
Record Number: 20/211157

27 July 2020

The Secretary
Department of Planning, Industry and Environment
Locked Bag 5022
Parramatta NSW 2124

Attention: Amar Saini - Planning Officer

Dear Sir,

RE: Request for rezoning review – RR_2020_Camde_002_00 – A Saddle Close, Currans Hill

I refer to your correspondence dated 6 July 2020 regarding the request for a rezoning review for A Saddle Close, Currans Hill (Part Lot 627 DP 1163903).

Council considered a report on this matter at its meeting held on 14 April 2020. As a result, Council resolved not to support the Planning Proposal. A copy of the Council report and Council's resolution is attached to this letter.

It is noted that various versions of the Planning Proposal have been submitted for this rezoning review. I can confirm that the Planning Proposal, dated 02 December 2019, is the same proposal that was considered by Council on 14 April 2020.

For any further information, please contact Joyce Jiang of Council's Strategic Planning Branch on 4654 7607 or alternatively via email at joyce.jiang@camden.nsw.gov.au

Yours sincerely,

A handwritten signature in black ink, appearing to read "M. Cooper".

Martin Cooper
Manager Strategic Planning

Attachments – Council Report and Resolution – 14 April 2020

English

"This information is important. If you need help understanding this document please call the Translating and Interpreting Service (TIS) on 131 450 and ask them to contact Council on 02 4654-7777 on your behalf."

Arabic

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Croatian

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German

Diese Informationen sind wichtig. Wenn Sie beim Verständnis dieses Dokuments Hilfe benötigen, wenden Sie sich bitte unter der Rufnummer 131 450 an den *Translating and Interpreting Service* (Übersetzer- und Dolmetscherdienst) und bitten Sie diesen Dienst, sich in Ihrem Namen unter 02 4654-7777 an die Kommunalverwaltung zu wenden.

Greek

Αυτές οι πληροφορίες είναι σημαντικές. Εάν χρειάζεστε βοήθεια για να καταλάβετε αυτό το έντυπο παρακαλώ τηλεφωνείτε στην Υπηρεσία Μεταφραστών και Διερμηνέων (TIS) στο 131 450 και ζητήστε τους να επικοινωνήσουν με το Δημοτικό Συμβούλιο εκ μέρους σας στο 02 4654 7777.

Italian

Queste informazioni sono importanti. Se vi serve aiuto per comprendere questo documento, chiamate il servizio traduzioni e interpreti (TIS) al numero 131 450 chiedendo che contatti il Comune per vostro conto al numero 02 4654-7777.

Maltese

Din l-informazzjoni hija importanti. Jekk ikollok bżonn għajnuna biex tifhem dan id-dokument jekk jogħġbok ċempel it-Translating and Interpreting Service (TIS) (Servizz ta' Traduzzjoni u Interpreter) fuq 131 450 u itlobhom biex jikkuntattjaw lill-Kunsill fuq 02 4654 7777 fismek.

Serbian

Ове информације су важне. Ако вам треба помоћ да бисте разумели овај документ, молимо вас да назовете Службу преводилаца и тумача (TIS) на 131 450 и замолите их да у ваше име назову Општину на 02 4654 7777.

Spanish

Esta información es importante. Si necesita ayuda para entender este documento sírvase llamar al Servicio de Traducción e Interpretación (Translating and Interpreting Service / TIS) al 131 450 y pídale que se comuniquen por usted con el Municipio llamando al 02 4654-7777.

Tagalog

Ang impormasyong ito ay mahalaga. Kung kailangan mo ng tulong upang maintindihan ang dokumentong ito mangyari lamang na tawagan ang Serbisyo para sa Pagsasalang-wika at Pang-interpreter (TIS) sa 131 450 at hilingin sa kanila na kontakin para sa inyo ang Konseho sa 02 4654 7777.

Chinese

這是一份重要的資料。如果您在了解這份文件方面需要幫助，請致電 131 450 聯絡翻譯及傳譯服務 (TIS)，然後要求代致電 02 4654 7777 聯絡市議會。



ORDINARY COUNCIL

ORD01

SUBJECT: PLANNING PROPOSAL - A SADDLE CLOSE, CURRANS HILL
FROM: Director Planning and Environment
TRIM #: 20/48165

PROPERTY ADDRESS	A Saddle Close, Currans Hill Part Lot 627 DP 1163903
PROPONENT	Cardno Pty Ltd
OWNER	Landco (NSW) & Wolin Investments Pty Ltd

PURPOSE OF REPORT

This purpose of this report is to advise Council of a draft Planning Proposal at A Saddle Close, Currans Hill, and to recommend the draft Planning Proposal be forwarded to the Department of Planning, Industry and Environment (DPIE) for Gateway Determination.

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

BACKGROUND

In May 2019, a draft Planning Proposal was lodged by Cardno Pty Ltd on behalf of the landowner. The draft Planning Proposal sought to amend the Camden Local Environmental Plan 2010 (Camden LEP 2010) by rezoning a portion of the site from E4 Environmental Living (approximately 1.2ha) and E2 Environmental Conservation (approximately 0.1ha) to R1 General Residential and amending the minimum lot size from 1,500m² and 900m² to 450m².

On 20 August 2019, the Camden Local Planning Panel (Panel) reviewed the draft proposal and provided recommendations, which are discussed later in this report and are provided as an **attachment** to this report.

Following the Panel's review, the proponent lodged a revised draft Planning Proposal. The revised draft Planning Proposal seeks to retain the existing E2 Environmental Conservation and E4 Environmental Living zones and proposes a minimum lot size of 500m². The draft proposal could facilitate 17 residential lots (approximate) on the site.

Councillors were briefed on the initial draft Planning Proposal on 25 June 2019 and the revised proposal on 26 November 2019.

Council considered a report in relation to this matter at its meeting on 11 February 2020 and resolved to defer the matter.

Councillors were further briefed on the proposal on 25 February 2020. Concerns were raised by Council in relation to the battle-axe and irregular shaped lots indicated on the draft indicative subdivision plan.

The proponent submitted a further revised draft Planning Proposal including a further revised draft indicative subdivision plan (**Figure 3**) on 27 March 2020.

Locality

The site is located within the northern part of the Manooka Valley urban release area, which was rezoned for residential development in 2005, prior to the rezoning of the South West Growth Area (SWGA). The site forms part of a 34.1ha parcel of land bound by the established residential area of Currans Hill to the west, Turner Road Precinct to the north, and Badgally Hill to the east.

The site subject to the draft Planning Proposal is approximately 1.4ha in area and slopes slightly to the south west. The site is predominately cleared and has views to the Blue Mountains. A 60m wide Transgrid electrical transmission easement runs along the eastern boundary of the site.

The state heritage listed Sydney Water Upper Canal system traverses through the western part of the broader 34.1ha site. A water reservoir was recently constructed by Sydney Water on the site.

Figure 1 identifies the subject site shaded yellow, the site context, the location of the existing transmission easement and water reservoir.



Figure 1: Site locality and context

Development History

In November 2014, a Development Application (DA/2014/560/1) was approved for eight Environmental Living residential lots on the draft Planning Proposal site. The approved lot sizes range from 995m² to 2,100m². The subdivision plan approved under this DA is provided in **Figure 2**.

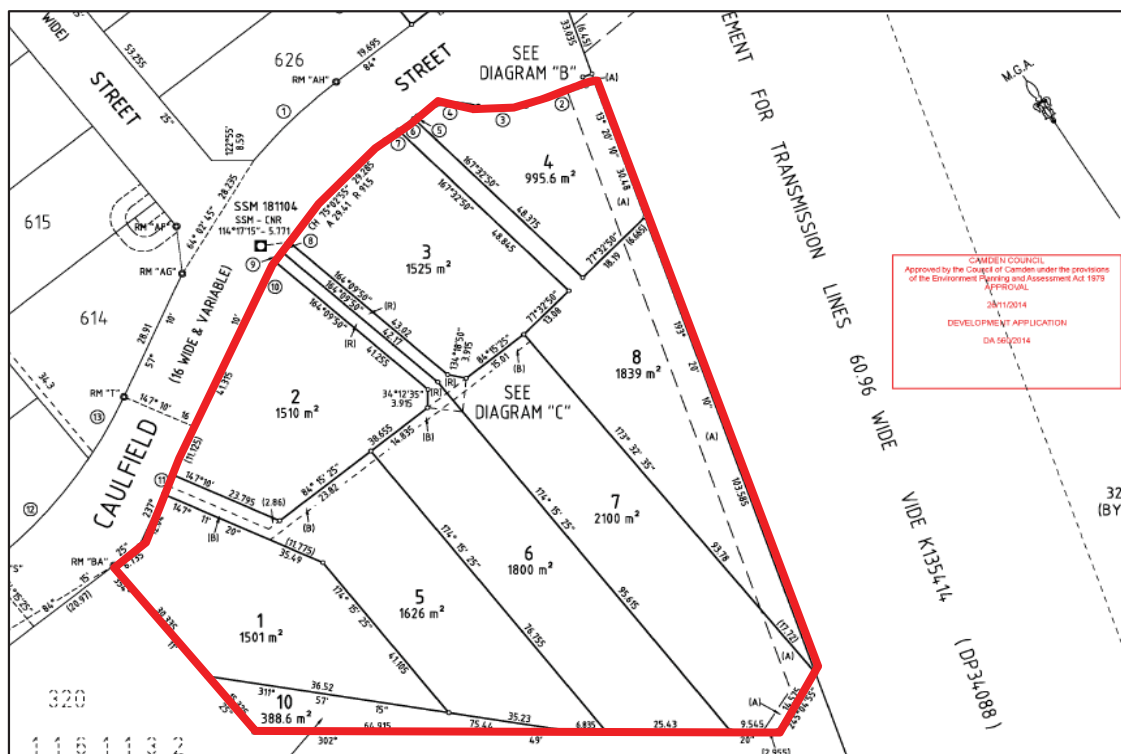


Figure 2: Approved subdivision plan under DA/2014/560/1

MAIN REPORT

Summary of Proposal

The draft Planning Proposal seeks to amend the minimum lot size applying to the site from 1,500m² and 900m² to 500m².



Figure 3: Draft Planning Proposal - Indicative subdivision plan

In response to Council feedback, the indicative subdivision plan has been further revised by the proponent to minimise lots with an irregular shape and avoid battle-axe lots. The indicative subdivision plan included in the draft Planning Proposal, as shown in **Figure 3**, demonstrates how 17 residential lots could be achieved on the site.

The proponent argues the indicative subdivision plan seeks to improve residential amenity on the site by orienting dwellings towards the adjoining open space. It also seeks to improve access by including a perimeter road around the site. The proposed perimeter road will reduce potential bushfire risks by separating the bushland and future residential dwellings. This approach is consistent with the NSW Rural Fire Service (RFS) Planning for Bushfire Protection Guideline 2019.

It is noted that the final subdivision layout will be subject to a future Development Application (DA), should the draft Planning Proposal be supported. The DA will need to satisfy the requirements of the Camden DCP 2019 and RFS Planning for Bushfire Protection Guideline 2019 in siting the proposed lots and the location of the perimeter road.

Zoning and Permissibility

The site is currently zoned E4 Environmental Living and a small portion is zoned E2 Environmental Conservation under the Camden LEP 2010, as shown in **Figure 4**. No changes are proposed to the current zoning of the site.

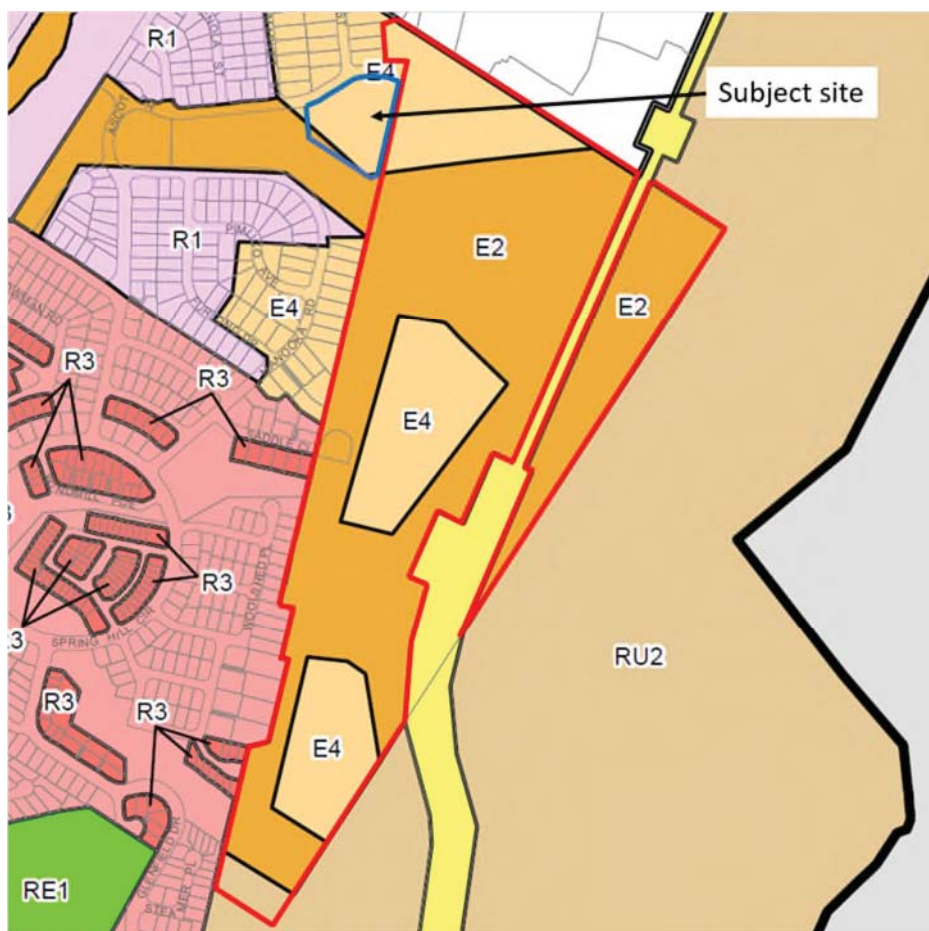


Figure 4: Current Zoning

The draft Planning Proposal seeks to amend the Camden LEP Lot Size (LSZ) Map from a minimum 1,500m² and 900m² to a minimum 500m².

Figures 5 and 6 show a comparison of the changes proposed for the LSZ maps.

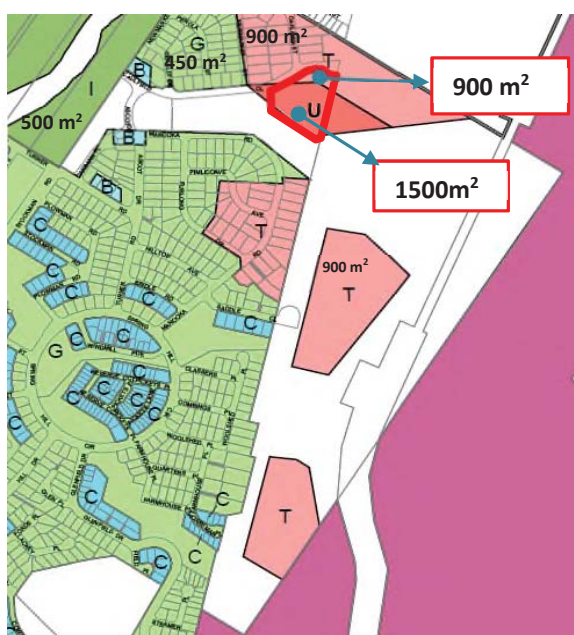


Figure 5: Current Minimum Lot Size

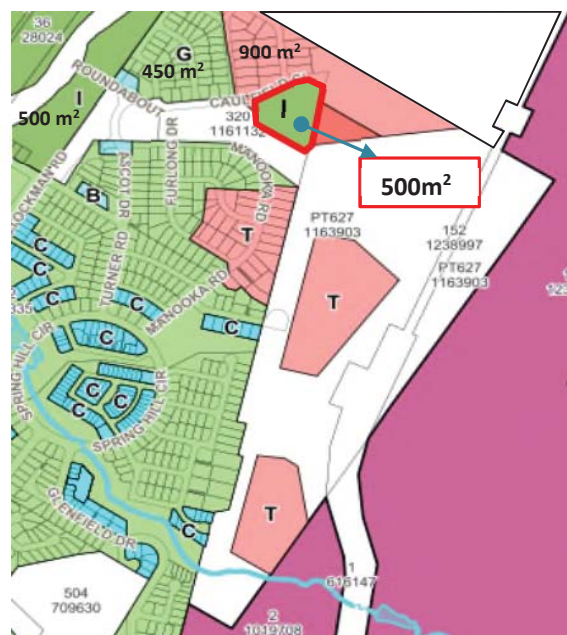


Figure 6: Proposed Minimum Lot Size

Specialist Studies

The following specialist studies have been submitted with the draft Planning Proposal and are provided as an **attachment** to this report.

- Traffic Impact Assessment, prepared by Cardno, dated 2 December 2019;
- Flora and Fauna Assessment, prepared by Cardno, dated 7 March 2019; and
- Bushfire Assessment, prepared by Travers Bushfire & Ecology, dated December 2019.

Additional supporting technical studies may be required post-Gateway, should the draft Planning Proposal be supported.

Key Issues

Traffic Impacts

The Traffic Impact Assessment submitted with the draft Planning Proposal concludes that the intersections of Currans Hill/Spring Hill Circle and Spring Hill Circle/Glenfield Drive can service the proposed additional residential lots without significant impacts on existing traffic amenity.

Officer Comment

The site is accessible from Narellan Road via Hartley Road or Tramway Drive. Additional access is also available from Camden Valley Way via Anderson Road through the Smeaton Grange industrial area.

The additional residential density arising from the Planning Proposal will not generate significant traffic impacts on the existing road network. The projected traffic volumes align with the recommended Road and Maritime Services (RMS) environmental threshold for local and collector roads. However, the intersection of Narellan and Hartley Road is operating at capacity and further traffic assessment may be required to consider the cumulative impacts.

Residential Character in Manooka Valley

The draft Planning Proposal could facilitate 17 residential lots (approximately) with a proposed minimum lot size of 500m² on land zoned E4 Environmental Living on the site.

Officer Comment

The proposed 500m² minimum lot size is consistent with the surrounding residential character of the area, which consists of residential lot sizes ranging from 387m² to 1,299m² on land to the north. Furthermore, other land zoned E4 Environmental Living in Manooka Valley has a minimum lot size ranging from 500m² to 900m².

Flora and Fauna and Riparian Assessment

The Flora, Fauna and Riparian Assessment submitted with the proposal indicates the land zoned E2 Environmental Conservation includes a 100m² area of Cumberland Plain Woodland (CPW) in moderate to good condition. The CPW on the site, as shown in **Figure 7**, has good connectivity with CPW in the adjoining Manooka Reserve.

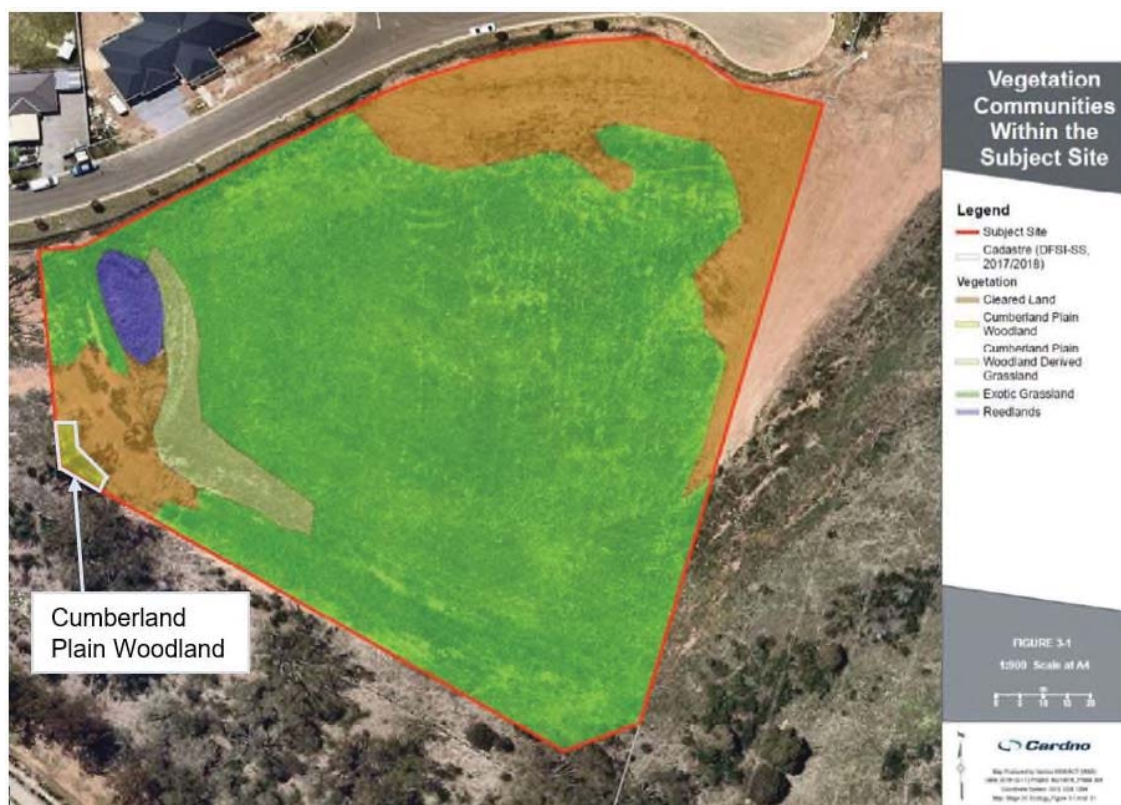


Figure 7: Vegetation communities within the site

Officer Comment

Retention of the E2 Environmental Conservation zone is supported. This zoning will preserve the CPW located on the site and its connection to the adjoining Manooka Reserve. Subject to the draft Planning Proposal being supported, formal consultation will be undertaken with the relevant agencies.

Bushfire Assessment

The Bushfire Protection Assessment found that bushfire can potentially affect the site from the vegetation associated with the riparian corridor in Manooka Reserve and on the subject site. The assessment concludes the bushfire risk posed to the draft proposal can be mitigated if appropriate bushfire protection measures (including Asset Protection Zones (APZs)) are put in place and managed in perpetuity. The assessment concludes that future development on the site can comply with the planning principles of the RFS's Planning for Bushfire Protection 2019 and relevant requirements.

Officer Comment

The revised indicative subdivision plan includes a perimeter road to separate the residential land from Manooka Reserve, and the road can form part of an APZ. This approach is consistent with the RFS Planning for Bushfire Protection Guideline 2019.

Subject to the draft Planning Proposal being supported, formal consultation will be undertaken with the relevant agencies.

Assessment against Key Strategic Documents

An assessment against the key strategic documents are provided as an **attachment** to this report and are summarised below.

Greater Sydney Region Plan

The Greater Sydney Region Plan (the Region Plan) was released by the Greater Sydney Commission (GSC) on 18 March 2018. The Region Plan has a vision and plan to manage growth and change for Greater Sydney in the context of economic, social and environmental matters.

The draft Planning Proposal is consistent with the relevant directions and objectives of the Region Plan including:

- Direction 4: Liveability – Housing the City; and
- Direction 6: Sustainability – A City in its landscape.

Western Sydney District Plan

On 18 March 2018, the Western Sydney District Plan (the District Plan) was released by the GSC. The District Plan guides the 20-year growth of the district to improve its social, economic and environmental assets.

The draft Planning Proposal is consistent with the relevant priorities and actions of the District Plan:

- Planning Priority W1: Planning for a city supported by infrastructure;
- Planning Priority W5: Providing housing supply, choice and affordability, with access to job and services; and
- Planning Priority W16: Protecting and enhancing scenic and cultural landscapes.

Draft Camden Local Strategic Planning Statement

The draft Local Strategic Planning Statement (draft LSPS) is a 20-year planning vision, and includes land use, transport and sustainability objectives to demonstrate how the Camden LGA will change to meet the community's needs over the next 20 years.

The draft Planning Proposal is consistent with the relevant Local Priorities and Actions of the draft LSPS and is consistent with the following Local Priorities:

- Liveability Priority L1: Providing housing choice and affordability for Camden's growing and changing population; and
- Sustainability Priority S4: Protecting and restoring environmentally sensitive land and enhancing biodiversity.

Community Strategic Plan

The Community Strategic Plan (CSP) seeks to actively manage Camden LGA's growth by retaining Camden's heritage sites, scenic vistas and cultural landscapes.

The draft Planning Proposal has been assessed against the relevant Directions and Strategies of the CSP and is consistent with the following Strategies:



- Strategy 1.1: Ensure provision of appropriate urban development for sustainable growth in the Camden LGA; and
- Strategic 1.1.2: Manage and plan for a balance between population growth, urban development and environmental protection.

Camden Local Planning Panel

On 20 August 2019, the Local Planning Panel inspected the site and considered the original draft Planning Proposal in a closed session. Due to the absence of the Chair for this meeting, an alternate Chair was appointed. As one of the Panel members declared a conflict of interest in this item, the Panel did not have a quorum and determined that the matter be deferred to be considered electronically.

The Panel's recommendation, finalised on 22 August 2019, was that the draft Planning Proposal should not proceed to Gateway Determination for the following reasons:

- It doesn't provide a diversity of lot sizes consistent with the planning of the surrounding area.
- The current zoning provides an appropriate transition to the immediately adjoining E2 zoned land containing CPW.
- The existing E2 Environmental Conservation zone should be retained, as CPW vegetation has been identified on the E2 zoned land.

A copy of meeting minutes is provided as an **attachment** to this report.

The draft Planning Proposal has been revised to respond to the Panel's advice by retaining the current E2 Environmental Conservation and E4 Environmental Living zoning and by increasing the proposed minimum lot size from 450m² to 500m².

Retention of the E2 zone will conserve the CPW on the site. It is considered the proposed perimeter road provides an appropriate transition from the residential lots to the surrounding bushland.

Initial Notification

An initial notification was carried out based on the original version of the draft Planning Proposal for a period of 14 days from 9 July to 23 July 2019.

Letters were sent to adjoining properties and notices were placed in the local newspaper and on Council's website. A total of nine submissions were received raising objections to the draft Planning Proposal. A formal public exhibition will occur subject to endorsement of the draft Planning Proposal and receipt of a favourable Gateway Determination.

A table outlining the issues raised in the submissions and Council officer comment is provided as an **attachment**. A copy of submissions is provided as a **supporting document**.

A summary of key issues and Council officer comment is provided below.

1. *The proposed R1 zone and minimum lot size of 450m² is inconsistent with the established low - density residential character of Manooka Valley.*

Officer Comment

As discussed earlier in the report, the draft Planning Proposal has been revised to retain the current E2 Environmental Conservation and E4 Environmental Living zones and increase the minimum lot size from 450m² to 500 m².

The proposed minimum lot size of 500m² is consistent with the character of nearby residential neighbourhoods, which consist of residential lots ranging from 387m² to 1,299m² on the land to the north of the site. Other land zoned E4 Environmental Living in Manooka Valley has a minimum lot size ranging from 500m² to 900m².

2. Concerns that the environmental quality of the site will be degraded and disturbed as a result of proposed development.

Officer Comment

The revised Planning Proposal retains the E2 Environmental Conservation zone. The revised Planning Proposal, along with the revised indicative subdivision plan, preserves the CPW and its connection to Manooka Reserve.

3. Concerns regarding insufficient public infrastructure to support the proposed development and traffic impacts from the proposed development.

Officer Comment

The site and surrounding area are serviced with sufficient public infrastructure and services to support the draft Planning Proposal.

The traffic study concluded that the proposed development will not have unacceptable impacts on the existing road network. The projected traffic volumes align with the recommended Road and Maritime Services (RMS) environmental threshold for local and collector roads.

A formal public exhibition will occur subject to endorsement of the draft Planning Proposal and receipt of a favourable Gateway Determination. Submitters to the initial notification stage will be advised of any future public exhibition.

Assessment of Planning Merit

The draft Planning Proposal has been assessed against key strategic documents, including the Greater Sydney Region Plan, the Western City District Plan, Community Strategic Plan and draft Camden Local Strategic Planning Statement.

It is considered that the draft Planning Proposal demonstrates planning merit to proceed to Gateway Determination for the following reasons:

- The residential character of the E4 Environmental Living zone and surrounds has changed significantly since the South West Growth Area rezoning in 2007.
- The proposed minimum lot size of 500m² is consistent with the character of the surrounding area.
- The draft proposal complies with the planning principles for Manooka Valley outlined in the Camden DCP 2019.
- The draft proposal will facilitate additional dwellings in proximity to existing infrastructure and facilities.



- The draft proposal is consistent with the Region and District Plans, in addition to local strategic plans and their relevant objectives.

The draft Planning Proposal responds to the Panel's recommendations in retaining the existing zoning to protect the CPW on the site and providing an appropriate transition from the proposed residential lots to the surrounding bushland.

Next steps

Subject to Council endorsement, the draft Planning Proposal will be submitted to DPIE for a Gateway Determination. If a favourable Gateway Determination is received, relevant agencies will be consulted and the draft Planning Proposal will be placed on public exhibition. A further report will be submitted to Council upon completion of the public exhibition if unresolved submissions are received.

FINANCIAL IMPLICATIONS

There are no financial implications for Council as a result of this report.

CONCLUSION

The draft Planning Proposal seeks to amend the Camden LEP by amending the minimum lot size from 1,500m² and 900m² to 500m² to facilitate the development of approximately 17 residential lots.

Council officers have assessed the revised draft Planning Proposal and consider the proposal demonstrates planning merit to proceed to Gateway Determination, as outlined in this report.

RECOMMENDED

That Council:

- endorse the draft Planning Proposal for land at A Saddle Close, Currans Hill to be forwarded to the Department of Planning, Industry and Environment for Gateway Determination and advise that Council will be using its delegation pursuant to Section 2.4 of the *Environmental Planning and Assessment Act 1979*; and**
- subject to receiving a Gateway Determination from the Department of Planning, Industry and Environment, proceed to public exhibition in accordance with the requirements of the Gateway Determination; and**
- subject to no unresolved submissions being received, forward the draft Planning Proposal for Part Lot 627 DP 1163903, A Saddle Close, Currans Hill to the Department of Planning, Industry and Environment for the plan to be made; or**
- if unresolved submissions are received, consider a further report outlining the results of the public exhibition; or**
- should the draft Planning Proposal not receive a Gateway Determination, notify the proponent that the draft Planning Proposal will not proceed.**

ATTACHMENTS

1. Planning Proposal and Specialist Studies Saddle Close
2. Assessment Against Key Strategic Documents - 11 February 2020
3. Camden Local Planning Panel Closed Minutes 20 August 2019 Saddle Close
4. A Saddle Close - Submission Response Table - Initial Notification pdf
5. Saddle Close Draft ILP
6. Submissions - A Saddle Close, Currans Hill - *Supporting Document*