



THE PLANNINGHUB

*by Hawes & Swans*

# Planning Proposal

Amend Camden Local Environmental Plan 2010

**220, 300, 350 and 360 Chittick Lane, Cobbity**

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## 1.0 Introduction

This planning proposal has been prepared by The Planning Hub on behalf of the O’Grady Family and seeks to amend the Camden Local Environmental Plan (LEP) 2010 to rezone land to facilitate residential development at 220, 300, 350 and 360 Chittick Lane, Cobbitty.

The purpose of this planning proposal is to rezone the subject site and amend the minimum lot size control of the Camden LEP 2010 to facilitate future residential development. This planning proposal outlines the intended effects of the proposed LEP amendments to Camden LEP 2010 and provides justification for the proposed changes.

This planning proposal has been prepared in accordance with:

- Section 3.33 of the Environmental Planning and Assessment Act 1979 (EP&A Act);
- The Department of Planning, Industry and Environment – A Guide to Preparing Planning Proposals; and
- The recommendations of Camden Council’s Pre-Application Consultation.

It is the first stage of the planning proposal which seeks the initial Department of Planning, Industry and Environment, Industry and Environment gateway determination to:

- Support the justification for the proposal;
- Confirm the technical investigations and consultation required; and
- Outline the process for continuing the assessment of the proposal.

As outlined in a Guide to Preparing Planning Proposals, the planning proposal will evolve throughout the course of preparing the amending LEP as relevant sections will be updated and amended in response to the outcomes of technical investigations and consultation.

The planning proposal forms part of a suite of documents that are submitted in support of the application attached as **Appendices A-O**.

## 1.1 Project Context

The subject site is located on the northern end of Chittick Lane approximately 1.2km north of the intersection of Chittick Lane and Cobbitty Road. The site is located directly adjacent to the South West Growth Area, immediately adjoining the Oran Park Precinct to the east and the indicative location of the Outer Sydney Orbital to the west.

The Outer Sydney Orbital is currently a recommended corridor of land for a future motorway and freight rail line that would provide for a major transport link between the North West and South West Growth Areas, connecting with the planned Western Sydney Airport and future employment lands. The current indicative location for the orbital cuts through the south western corner of the subject site and continues in a north west direction.

At a public meeting held in Cobbitty on 10 April 2018 in relation to the Outer Sydney Orbital a representative from Trans[port for NSW detailed that the predominant reason that the Orbital alignment

passes to the east of Cobbitty Village is that there will be access to/from the Orbital for Oran Park and it is likely this would be on Cobbitty Road.

The site has historically been used for broad acre agricultural purposes (cattle grazing) and includes a rural dwelling and associated agricultural outbuildings. The existing character of the surrounding area is undergoing dynamic and rapid change from a rural environment to relatively dense urban development as the South West Growth Area is located to the east of the site, the Badgerys Creek Airport and the Western Sydney Employment Area is located to the north and the Outer Sydney Orbital is to be constructed to the south and west.

Land use planning and infrastructure decisions by the NSW Government have detrimentally affected the viability of the current agricultural use of the subject site such that financially viable relocation of the rural business is no longer possible.

Zoning and infrastructure decisions by the NSW Government are incompatible with the ongoing rural use of the subject site. Under current zonings, land can be subdivided for residential development down to 125m<sup>2</sup>, immediately adjacent to the site, compared to the subject site's 40ha minimum lot size. This disposition of development can be expected to result in increasing conflict as small scale, dense residential development abuts broad acre agricultural usage. Such conflict would likely include negative impacts of agriculture on the residential community

A Rural Lands Scoping Report (**Appendix G**) has been prepared by GHD in support of the proposal which reviewed the subject site's opportunities for current or potential productive and sustainable agricultural activities. The report concluded that the existing farm use and agricultural land is not economically viable and does not positively contribute to Camden's rural economy.

The objective of the proposal is to relocate the defined urban boundary of the existing South West Growth Area to the Outer Sydney Orbital and provide a well-design residential neighbourhood that responds to the natural and cultural characteristics of the site, the surrounding urban development and provides a transition in density to rural lands located to the west of the site.

## **1.2 Pre-Lodgement Consultation**

In accordance with the Department of Planning, Industry and Environment & Environment Guidelines for preparing planning proposals a pre-lodgment meeting was undertaken with Camden Council staff on 19 September 2019 to discuss the proposed rezoning of the site. Council provided written advice on 11 October 2019 which is detailed in the table below.



Table 1: Response to Pre-Lodgement Advice		
Development Component	Pre-Lodgement Comment	Response
Protection of Camden's Rural Land (Outside the South West Growth Area)	<p>The principal policy issue relating to the proposal is the rezoning of rural zoned land to urban zone(s). As reiterated at the pre-lodgement meeting, Council has made several decisions that have reinforced the protection of Camden's remaining rural zoned land (outside of the South West Growth Area). Council continues to advocate for the protection of rural land, consistent with the Rural Lands Strategy 2018 (RLS).</p> <p>The RLS guiding criteria for the assessment of Planning Proposal's must be addressed in any Planning Proposal submitted to Council.</p> <p>In addition to the RLS, consideration of the Region Plan should also be given. An objective of the Region Plan is that environmental, social and economic values in rural areas are protected and enhanced. The District Plan actions include:</p> <ul style="list-style-type: none"> <li>• Maintain or enhance the values of the Metropolitan Rural Area using place-based planning to deliver targeted environmental, social and economic outcomes; and</li> <li>• Limit urban development to within the Urban Area, except for the specified investigation areas.</li> </ul> <p>These matters must be addressed in any Planning Proposal submitted to Council.</p>	<p>An assessment against the Camden Rural Lands Strategy including the guiding criteria for the assessment of Planning Proposal's is provided in Section 6.2 of this report.</p> <p>Consideration of the Greater Sydney Region Plan and Western City District Plan is provided in Section 6.2 of this report.</p>

Table 1: Response to Pre-Lodgement Advice		
Development Component	Pre-Lodgement Comment	Response
Heritage and Visual Impacts	The eastern boundary of the site adjoins the state heritage listed Denbigh estate. The proponent was advised to consider all potential impacts with this heritage item.	A Heritage Impact Statement and Views Analysis ( <b>Appendix K</b> ) has been prepared in support of the proposal by Weir Phillips Heritage.
Outer Sydney Orbital (OSO)	<p>The site lies between the proposed OSO and the existing South West Growth Area. The OSO currently remains proposed with an indicative corridor.</p> <p>It is premature to assume the final alignment of the OSO at this stage, which is understood to form the principal justification for the rezoning of the site. It is recommended that proponent liaises with Transport for NSW regarding the final alignment of the OSO.</p>	<p>The indicative location of the Outer Sydney Orbital has been considered as part of this application and provides a layout that can accommodate the dedication of land once the final location of orbital is confirmed.</p> <p>In initial correspondence Transport for NSW have advised that they have been working with applicant's on rezoning proposals and did not want the Outer Sydney Orbital to impact the progress of these applications.</p>
Initial Assessment	<p>The Planning Proposal should include commentary (without necessarily completing a supporting specialist study), for the following matters:</p> <ul style="list-style-type: none"> <li>• Economic and retail assessment;</li> <li>• Commentary on air quality of adjoining land holders; and</li> <li>• Potential acoustic impacts.</li> </ul>	The Planning Proposal includes commentary on the air quality of adjoining land holders, potential acoustic impacts of the proposal and an economic and retail assessment in Section 6.3 of this report.
Specialist Studies	<p>The Planning Proposal should be submitted with the specialist studies listed below:</p> <ul style="list-style-type: none"> <li>• Biodiversity Assessment;</li> <li>• Bushfire Assessment;</li> <li>• European and Indigenous Heritage Assessment;</li> <li>• Housing Analysis;</li> <li>• Land Use Conflict Risk Assessment;</li> <li>• Services and Infrastructure Delivery Strategy;</li> <li>• Site Survey;</li> </ul>	<p>The following specialist reports have been prepared in support of the planning proposal:</p> <ul style="list-style-type: none"> <li>• Rural Lands Scoping Report (<b>Appendix G</b>)</li> <li>• Site Survey (<b>Appendix F</b>)</li> <li>• Ecological Constraints Analysis (<b>Appendix H</b>)</li> <li>• Bushfire Assessment (<b>Appendix I</b>)</li> <li>• Aboriginal Due Diligence Assessment (<b>Appendix J</b>)</li> <li>• Heritage Impact Statement (<b>Appendix K</b>)</li> </ul>



Table 1: Response to Pre-Lodgement Advice		
Development Component	Pre-Lodgement Comment	Response
	<ul style="list-style-type: none"> <li>• Social and Community Infrastructure Assessment;</li> <li>• Traffic and Transport Assessment;</li> <li>• Water Cycle Management Assessment.</li> </ul>	<ul style="list-style-type: none"> <li>• Services and Infrastructure Delivery Strategy / Water Cycle Management Assessment (<b>Appendix L</b>)</li> <li>• Traffic and Transport Assessment (<b>Appendix M</b>)</li> <li>• Housing Market Analysis (<b>Appendix N</b>)</li> <li>• Social and Community Infrastructure Assessment (<b>Appendix O</b>).</li> </ul>

## 2.0 Strategic Merit and Project Vision

### 2.1 Strategic Merit

A key consideration for any planning proposal is its strategic merit. The proposal is considered to have a high level of strategic merit based on the following key areas:

- Sustainability of Agriculture – Use of the site for broad scale agriculture under its current zoning is no longer viable. The development enabled (and occurring) in the South West Growth Area located directly adjacent the site to the east is incompatible with continued agricultural use of the subject land and will lead to increasing land use conflict as development in the Growth Area proceeds. The location of the Outer Sydney Orbital on the site's western edge severs the site from surrounding rural lands, meaning that the site can no longer be used for agricultural purposes in conjunction with other lands. On its own, the site is not able to sustain economically viable primary production that would not impact the surrounding locality;
- Implementing a logical location for the Urban Boundary in the locality - The proposal would eliminate existing rural land use conflicts imposed on the existing site by the adjoining residential development and facilitate the logical relocation of the urban boundary to the Outer Sydney Orbital, reflecting the approach adopted in relation to future land use in the Aerotropolis precinct ;
- Transition of development from the Growth Area – Rather than the hard urban/rural boundary imposed under current zonings, the proposal provides for a practical and sensitive transition from the development occurring in the South West Growth Area across the site to the rural areas to the west by providing appropriate zoning and minimum subdivision lot sizes that provide larger lots that allow for extensive landscaping and the retention of significant natural features of the site that will create a visual transitions as well as a transition in density across the site; and
- Greenway Link – The Proposal incorporates a Greenway Strategy that provides connectivity to key cultural and environmentally significant areas of the Camden LGA and wider regional context that are not currently accessible to the public. The Greenway Strategy will provide effective and sustainable

active transport opportunities that will allow for a range of recreational and cultural experiences. The Greenway Link will contribute to the strategic corridor that will link the Camden Town Centre to the Western Sydney Employment Area and Western Sydney Aerotropolis. The proposed Greenway will provide a basis for surrounding development and the wider region to provide key active transport opportunities that allow for the community to access key recreational cultural activities and positively contribute and expand Camden's Blue Green Grid in line with Camden's Local Strategic Planning Statement.

A summary of the key areas of strategic merit of the project is provided in the Project Vision & Strategic Merit provided in **Appendix A**.

## **2.2 Project Vision**

The objective of the proposal is to provide a well-designed residential neighbourhood that responds to the natural and cultural characteristics of the site and the surrounding urban development and provides a transition in density to rural lands located to the west of the site. This is to be achieved through the rezoning of the subject site to provide zoning and minimum lot size controls that will facilitate future residential development that is appropriate for the site's context.

The objectives of the planning proposal have been informed by a range of specialist studies provided as attachments to this report. The specialist studies have ensured the proposal recognises and considers the significant aspects of the subject site and surrounding locality and ensures the proposal is an appropriate response to the site characteristics.

The key objectives of the planning proposal and resulting neighbourhood are as follows:

- Transition – Provision of a residential neighbourhood that provides a clear transition from urban development to the east of the site to rural lands to the west of the site;
- Natural and Cultural Environment – Provision of a residential neighbourhood that positively responds to the natural and cultural characteristics of the site; and
- Accessibility and Amenity - Provision of a well-designed and accessible residential neighbourhood that provides an appropriate connection to the surrounding locality. The accessibility will facilitate a healthy, liveable and well connected neighbourhood that has appropriate access to community facilities, services and various public open space areas.

A summary of the key objectives of the project is provided in the Project Vision & Strategic Merit provided in **Appendix A**.

## **3.0 Site Analysis**

### **3.1 Site Location and Context**

The subject site is located on the northern end of Chittick Lane approximately 1.2km north of the intersection of Chittick Lane and Cobbitty Road.

The site is located directly adjacent to the South West Growth Area, immediately adjoining the Oran Park Precinct to the east and the Outer Sydney Orbital to the west. The Outer Sydney Orbital is currently a recommended corridor of land for a future motorway and freight rail line that would provide for a major transport link between the North West and South West Growth Areas, connecting with the planned Western Sydney Airport and future employment lands. The current indicative location for the orbital cuts through the south western corner of the subject site and continues in a north west direction.

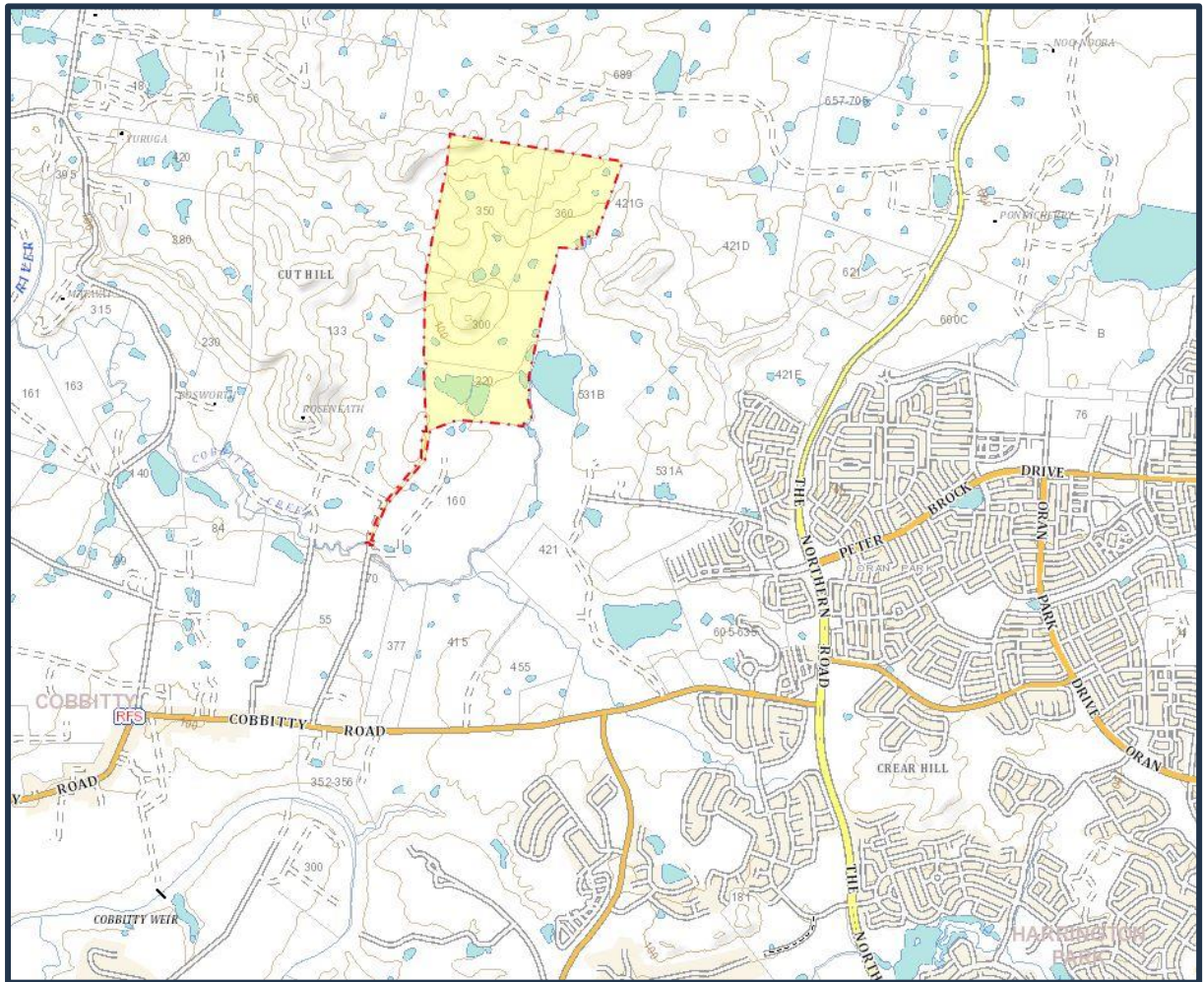
Narellan is the closest Strategic Centre to the site, approximately 9km to the south-east. The closest employment precinct to the site is Campbelltown CBD which is approximately 20km to the southeast which is the major commercial centre in the South West region.

Oran Park is the closest Town Centre at approximately 3.4km to the east. On the same side of the Northern Road will be the future Local Centre of Lowes Creek, approximately 2.5km to the north and the Neighbourhood Centres of Oran Park (Southern NC and Northern NC) less than 1.5km from the site boundary.

The existing character of Cobbitty and the surrounding suburbs are changing dramatically from a rural environment to urban allowing for higher density development. West of site lies The University of Sydney, Camden – May and Mt Hunter Campus. The Aerotropolis Core will be 6.5km to the north of the site. The Aerotropolis will make a significant contribution to 200,000 new jobs for Western Sydney by establishing a new high-skill jobs hub across aerospace and defence, manufacturing, healthcare, freight and logistics, agribusiness, education and research industries.

The existing village of Cobbitty is located approximately 2.5km to south of the site and is characterised by a historical township developed along Cobbitty Road.

The site's locational context is demonstrated in **Figure 1** below.



**Figure 1: Location Plan demonstrating the Site's Location and Context (Source: Six Maps)**

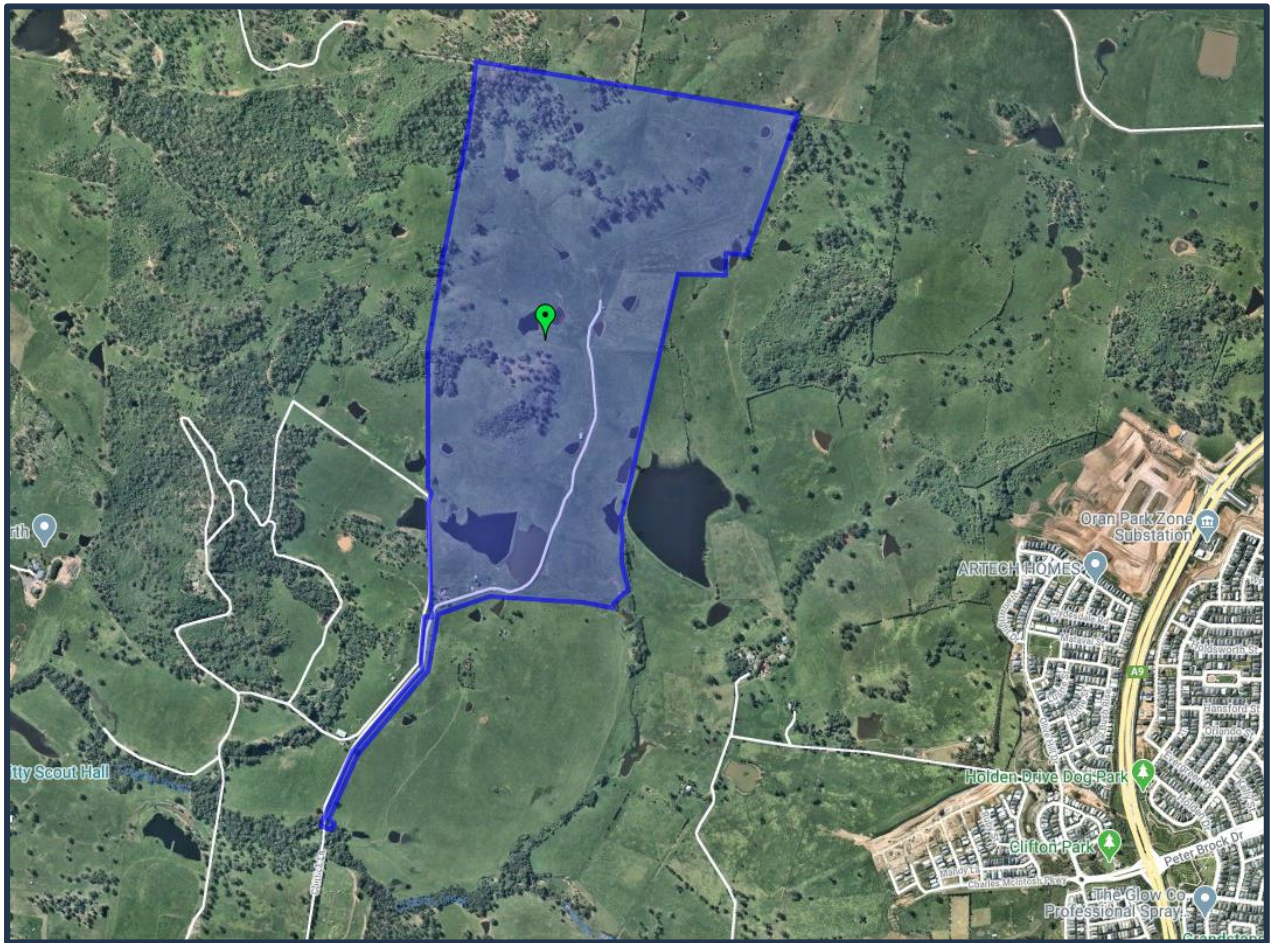
### 3.2 Site Description

The site is commonly known as 220, 300, 350 and 360 Chittick Lane, Cobbitty and is legally described as Lots 2, 3, 4 and 5 DP 239612. The site has historically been used for broad acre agricultural purposes (cattle grazing) and includes a rural dwelling and associated agricultural outbuildings. The existing use of the property is a cattle farm known as 'Tidapa'.

The site is irregular in shape with an access handle from Chittick Lane and comprises a total area of 1,465, 200m<sup>2</sup> (146.52ha). The land has been historically largely cleared for grazing and is generally free from significant vegetation. On the steeper gradients, the land is typically vegetated with native tree species and exotic shrub species.

A site aerial of the site is provided in **Figure 2** below.





**Figure 2:** Site aerial demonstrating the site in blue (Source: Nearmap)

### 3.3 Existing Site Conditions

Specific details on the site are provided below:

<b>Landform</b>	The landform of the site is gently undulating with steeper gradients located on the northern end and middle of the site.
<b>Existing Structures</b>	The site currently contains an existing rural dwelling and associated agricultural outbuildings.
<b>Access</b>	Vehicular access is currently provided via an access handle off Chittick Lane to the south of the site.
<b>Vegetation</b>	The site has historically been cleared for grazing with some significant vegetation located on the steeper gradients located on the north western corner and middle of the site.
<b>Easements</b>	There are no known easements on site as detailed in the Survey Plan prepared by Total Surveying Solutions provided in <b>Appendix F</b> .

## 4.0 Objectives or Intended Outcomes

### 4.1 Project Objectives and Intended Outcomes

The primary purpose of this Planning Proposal is to amend the Camden Local Environmental Plan (LEP) 2010 to enable the redevelopment of the site for residential purposes, public open space and environmental conservation. The project objective is to be achieved through the following intended outcomes:

- Rezone the subject site to provide zoning that facilitates residential development, public open space, environmental conservation and the provision of community and commercial land uses to support the neighbourhood.
- Amend the minimum subdivision lot size map to adopt lot sizes to support residential development in a density that is appropriate to the transitional nature of the site and considers the environmental, cultural and scenic values of the site.

## 5.0 Explanation of Provisions

In summary the project objectives and intended outcomes will be achieved by:

- Amending the Camden LEP 2010 Land Zoning Map for the subject site (Sheet 007) to rezone the site to the following zones R2 Low Density Residential, R5 Large Lot Residential, E4 Environmental Living, E2 Environmental Conservation, B2 Local Centre and RE1 Public Recreation.
- Amending the Camden LEP 2010 Minimum Subdivision Lot Size Map for the subject site (Sheet 007) to provide minimum lot sizes ranging from 600m<sup>2</sup> to 2,000m<sup>2</sup>.

### 5.1 Zoning

The subject site is currently zoned RU1 Primary Production under the provisions of the Camden LEP 2010. The proposal seeks to amend the Camden LEP 2010 to rezone the site from RU1 Primary Production to R2 Low Density Residential, R5 Large Lot Residential, E4 Environmental Living, E2 Environmental Conservation, B2 Local Centre and RE1 Public Recreation to facilitate future residential development.

Further details on the proposed zoning are provided in **Figure 3 & 4** below.



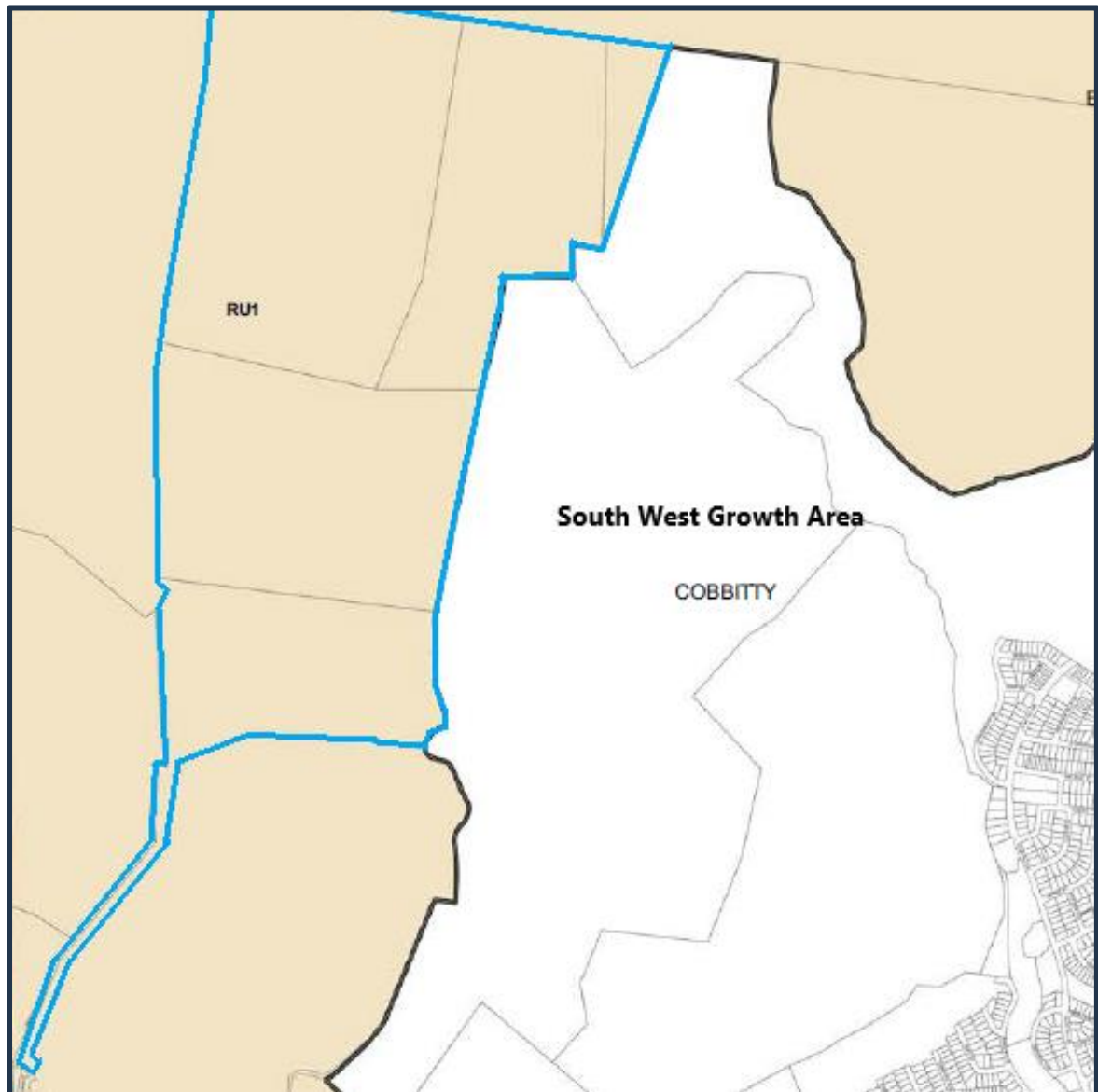
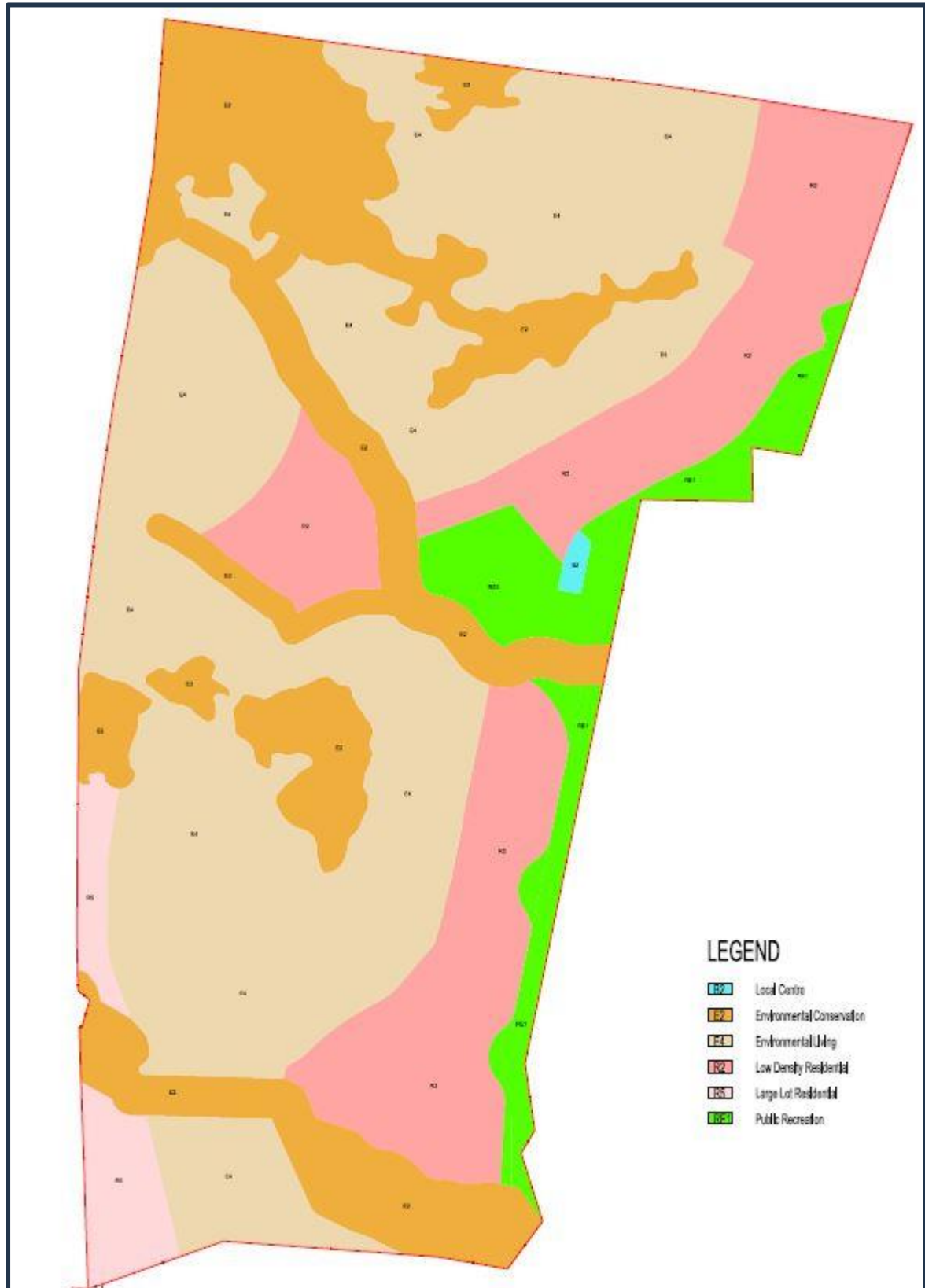


Figure 3: Existing Zoning with the Site outlined in Red (Source: NSW Legislation)



**Figure 4: Proposed Zoning of Subject Site (Source: Sitios Urban Design)**

As detailed in **Figure 4** above the proposal will introduce the following zones R2 Low Density Residential, R5 Large Lot Residential, E4 Environmental Living, E2 Environmental Conservation, B2 Local Centre and RE1 Public Recreation. Specific details of each proposed zone and its location is provided below.

## R2 Low Density Residential Zone

The R2 Low Density Residential Zoning is proposed in the low-lying areas of the subject site to reduce the visual impact of the proposal on the surrounding land uses. The R2 zoning will be paired with a minimum lot size of 600m<sup>2</sup>.

The objectives of the R2 Low Density Residential zone in the Camden Local Environmental Plan (LEP) 2010 are as follows:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To allow for educational, recreational, community and religious activities that support the wellbeing of the community.*
- *To minimise conflict between land uses within the zone and land uses within adjoining zones.*

The proposed R2 zoning has been provided in locations and associated with minimum lot sizes that will ensure the development will meet the objectives of the zone.

The permissible uses within the R2 zone in the Camden LEP 2010 are as follows:

*Bed and breakfast accommodation, Boarding houses, Centre-based child care facilities, Dual occupancies, Dwelling houses, Educational Establishments, Group homes, Health consulting rooms; Home-based child care; Home businesses; Home industries; Oyster aquaculture; Medical centres; Places of public worship; Pond-based aquaculture; Respite day care centres; Roads; Secondary dwellings; Seniors housing*

The R2 zoned areas are envisaged to contain single dwellings with the ability to provide community facilities in the form of child care centres and schools in the areas close to the Local Centre in locations that are not visually prominent from adjoining properties.

## R5 Large Lot Residential Zone

The R5 Large Lot Residential Zoning is proposed on the western edge of the subject site to create an appropriate transition to the adjoining rural lands. The R5 zoning will be paired with a minimum lot size of 1,500m<sup>2</sup>.

The objectives of the R5 Large Lot Residential zone in the Camden Local Environmental Plan (LEP) 2010 are as follows:

- *To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.*
- *To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.*
- *To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.*

- *To minimise conflict between land uses within this zone and land uses within adjoining zones*

The proposed R5 zoning is provided in locations and associated with minimum lot sizes that will ensure the development will meet the objectives of the zone.

The permissible uses within the R5 zone in the Camden LEP 2010 are as follows:

*Bed and breakfast accommodation; Dual occupancies (attached); Dwelling houses; Home-based child care; Home businesses; Home industries; Oyster aquaculture; Pond-based aquaculture; Roads; Tank-based aquaculture;*

The R5 zoned areas are envisaged to contain single dwellings on large lots that provide an appropriate transition to the rural lands to the west. The large lots allow for the provision of extensive landscaping that will positively contribute to the proposal and the scenic quality of the site when viewed from the surrounding locality.

#### **E4 Environmental Living Zone**

The E4 Environmental Living Zoning is proposed across the majority of the site and includes some of the areas identified as ecologically significant to ensure the environmental values of the site are retained and an appropriate form of development is provided across the site. The E4 zoning will be paired with a minimum lot size range of 700m<sup>2</sup> to 2,000m<sup>2</sup>.

The objectives of the E4 Environmental Living zone in the Camden Local Environmental Plan (LEP) 2010 are as follows:

- *To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.*
- *To ensure that residential development does not have an adverse effect on those values.*

The proposed E4 zoning has been provided in locations and associated with minimum lot sizes that will ensure the development will meet the objectives of the zone.

The permissible uses within the E4 zone in the Camden LEP 2010 are as follows:

*Bed and breakfast accommodation; Dwelling houses; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Home-based child care; Home businesses; Home industries; Oyster aquaculture; Pond-based aquaculture; Recreation areas; Roads; Secondary dwellings; Signage; Tank-based aquaculture; Water recycling facilities; Water supply systems*

The E4 zoned areas are envisaged to contain single dwellings with the retention of existing vegetation and the provision of additional landscaping that will positively contribute to the proposal, the scenic quality and ecological value of the site.

#### **E2 Environmental Conservation**

The E2 Environmental Conservation zoning is proposed in the ecological sensitive parts of the site comprising of the watercourse and associated riparian corridors and the existing significant vegetation communities.

The objectives of the E2 Environmental Conservation zone in the Camden Local Environmental Plan (LEP) 2010 are as follows:

- *To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.*
- *To prevent development that could destroy, damage or otherwise have an adverse effect on those values.*
- *To protect and enhance the ecology, hydrology and scenic views of waterways, riparian land, groundwater resources and dependent ecosystems.*

The proposed E2 zoning has been provided in locations that will ensure the development will meet the objectives of the zone.

The permissible uses within the E2 zone in the Camden LEP 2010 are as follows:

*Environmental facilities; Environmental protection works; Flood mitigation works; Oyster aquaculture; Recreation areas; Roads; Water reticulation systems*

The E2 zoned areas will contain the ecologically sensitive areas of the site to ensure they appropriately maintained and protected.

## **B2 Local Centre Zone**

The B2 Local Centre Zoning is proposed in the low-lying area of the subject site to reduce the visual impact of the proposal on the surrounding land uses and in an area that is accessible from all areas of the subject site.

The objectives of the B2 Local Centre zone in the Camden Local Environmental Plan (LEP) 2010 are as follows:

- *To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.*
- *To encourage employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To ensure that mixed use developments present an active frontage to the street by locating business, retail and community uses at ground level.*
- *To minimise conflict between land uses within the zone and land uses within adjoining zones.*
- *To enable other land uses that are complementary to and do not detract from the viability of retail, business, entertainment and community uses within the zone.*

The proposed B2 zoning has been provided in a location that is accessible for all future residents and can meet the objectives of the zone whilst minimising impacts on adjoining properties.

The permissible uses within the B2 zone in the Camden LEP 2010 are as follows:

*Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation*

The B2 zoned area is envisaged to contain commercial uses that provides goods and services for the community to ensure the impact on adjoining centres is minimised and a liveable and sustainable community is provided.

### **RE1 Public Recreation Zone**

The RE1 Public Recreation Zoning is proposed in key locations to provide public open space for the future residents and ensure areas are well vegetated to provide an appropriate interface to surrounding development.

The objectives of the RE1 zone in the Camden Local Environmental Plan (LEP) 2010 are as follows:

- *To enable land to be used for public open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*

The proposed RE1 zoning has been provided in locations that are accessible for all future residents and can meet the objectives of the zone.

The permissible uses within the RE1 zone in the Camden LEP 2010 are as follows:

*Aquaculture; Boat launching ramps; Camping grounds; Car parks; Caravan parks; Community facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Forestry; Jetties; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Roads; Signage; Water recycling facilities; Water supply systems*

The RE1 zoned areas are envisaged to contain extensive landscaping that will enhance the natural environment and provide adequate space for a range of recreational purposes for future residents.

## **5.2 Minimum Subdivision Lot Size**

The site is currently subject to a minimum subdivision lot size control of 40ha under the provisions of the Camden LEP 2010. The proposal seeks to amend the Minimum Subdivision Lot Size Map for the site in Camden LEP 2010 to provide the following lot sizes to facilitate residential development:

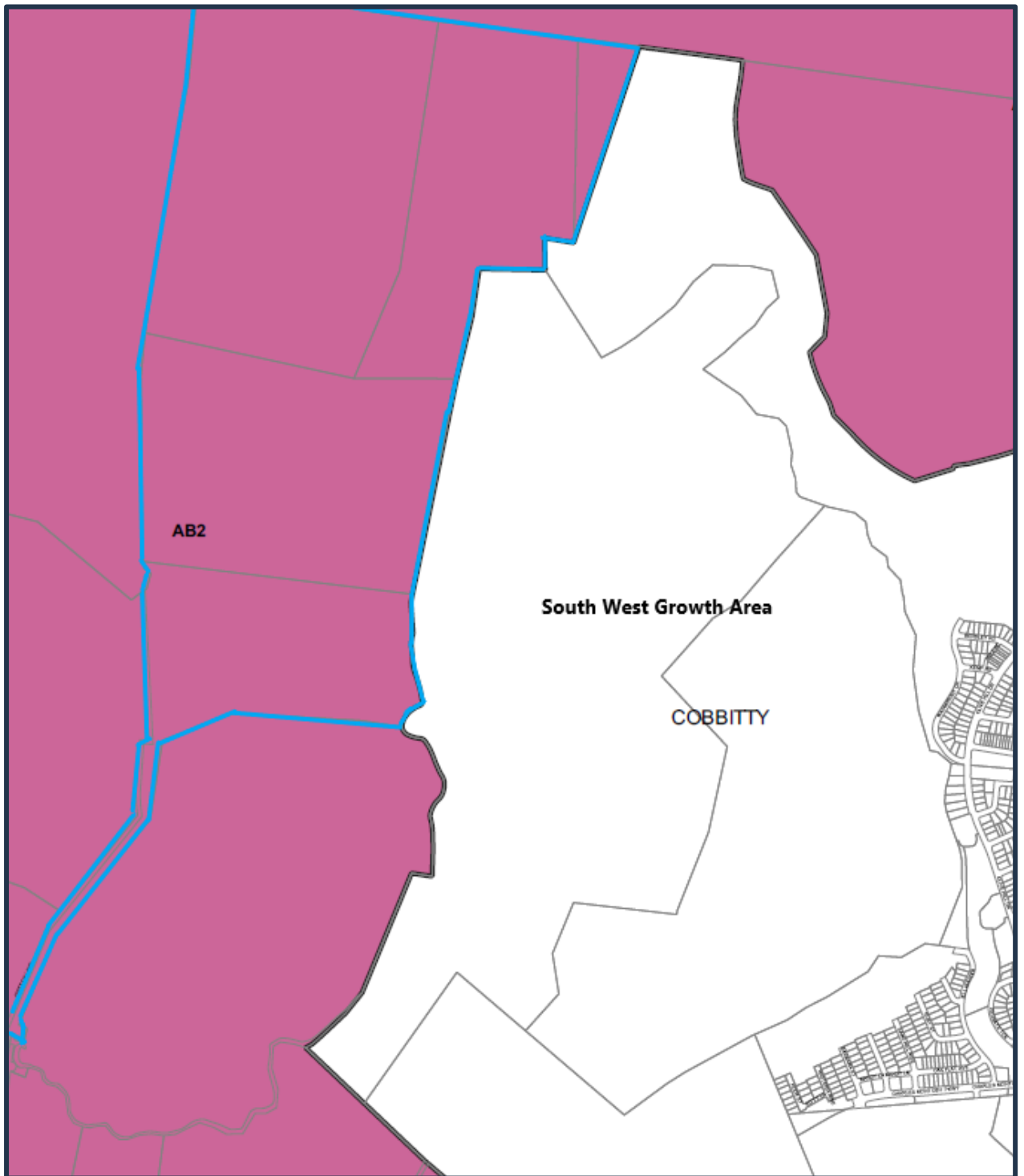


- 600m<sup>2</sup> – To be provided in association with the proposed R2 Low Density Zoning;
- 700m<sup>2</sup> – To be provided in association with some of the proposed E4 Environmental Living Zoning;
- 900m<sup>2</sup> – To be provided in association with some of the proposed E4 Environmental Living Zoning;
- 1,500m<sup>2</sup> – To be provided in association with some of the proposed E4 Environmental Living and R5 Large Lot Residential;
- 2,000m<sup>2</sup> – To be provided in association with some of the proposed E4 Environmental Living and R5 Large Lot Residential.

The proposed minimum subdivision lot sizes have been selected to achieve an appropriate transition from the existing minimum lot sizes in the South West Growth Area.

As detailed the proposal will provide a minimum lot size range of 600m<sup>2</sup> to 2,000m<sup>2</sup> which will provide an appropriate transition from east to west across the site from the South West Growth Area to the future Outer Sydney Orbital and rural lands further west.

Further details on the proposed Minimum Subdivision Lot Sizes is provided in **Figure 5 & 6** below.



**Figure 5:** Existing Minimum Subdivision Lot Size Map with the site outlined in blue (Source: NSW Legislation)

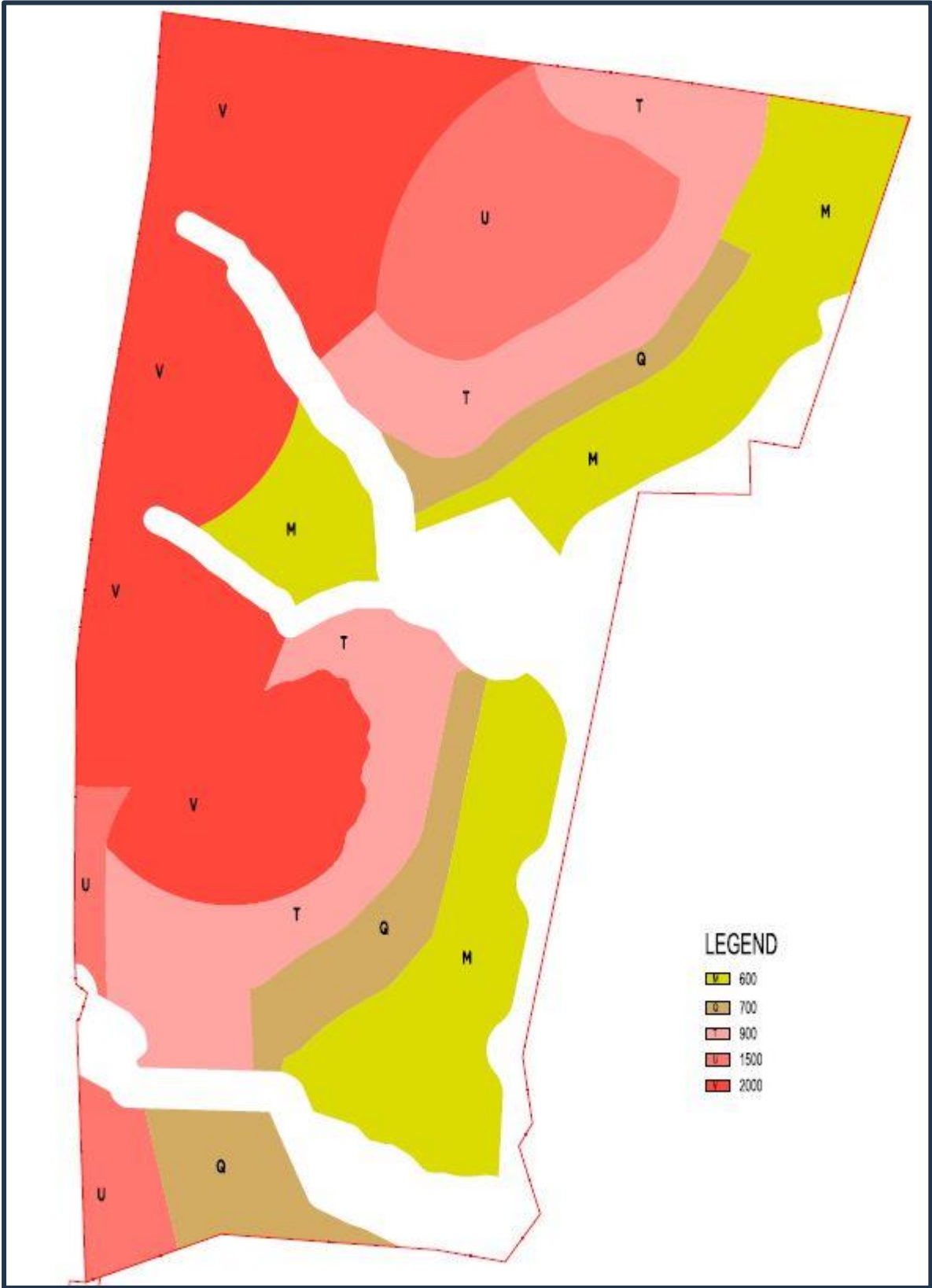


Figure 6: Proposed Minimum Subdivision Lot Size (Source: Sitios Urban Design)

## 6.0 Justification

### 6.1 Need for Planning Proposal

The site has historically been used for broad acre agricultural purposes (cattle grazing) includes a rural dwelling and associated agricultural outbuildings. The existing character of the surrounding area is undergoing dynamic and rapid change from a rural environment to relatively dense urban development as the South West Growth Area is located to the east of the site, the Badgerys Creek Airport and the Western Sydney Employment Area is located to the north and the Outer Sydney Orbital is to be constructed to the west.

Land use planning and infrastructure decisions by the NSW Government have detrimentally affected the viability of the current agricultural use of the subject site such that financially viable relocation of the rural business is no longer possible.

Zoning and infrastructure decisions by the NSW Government are incompatible with the ongoing rural use of the subject site. Under current zonings, land can be subdivided for residential development down to 125m<sup>2</sup>, immediately adjacent to the site, compared to the subject site's 40ha minimum lot size. This disposition of development can be expected to result in increasing conflict as small scale, dense residential development abuts broad acre agricultural usage. Such conflict would likely include negative impacts of agriculture on the residential community

A Rural Lands Scoping Report (**Appendix G**) has been prepared by GHD in support of the proposal which reviewed the subject site's opportunities for current or potential productive and sustainable agricultural activities. The report concluded that the existing farm use and agricultural land is not economically viable and does not positively contribute to Camden's rural economy. The land is currently zoned RU1 Primary Production under the Camden LEP 2010. The current land use does not meet the relevant objectives of the zone in that it does not encourage sustainable primary industry production, minimise rural land fragmentation or minimise land use conflicts.

The proposal would involve the logical relocation of the existing urban boundary and provide a well-designed neighbourhood that provides a transition to existing rural areas to the west.

#### **Is the Planning Proposal as a result of any strategic study or report?**

The planning proposal results from strategic decisions made by the NSW Government in relation to the South West Growth Area and the Outer Sydney Orbital which have removed the economic viability of the current uses and zoning. The Rural Lands Scoping Report (**Appendix G**) concludes that the existing farm use and agricultural land have been demonstrated to not be economically viable for the landowner for a number of years and the site is not deemed to be of a size or able to achieve a land size that would be economically viable for any form of primary production that would not impact the surrounding locality.

#### **Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

Yes, the project objectives and intended outcomes can only be achieved through the amendment of the Camden Local Environmental Plan 2010.

## 6.2 Relationship to Strategic Planning Framework

The Planning Proposal is generally consistent with the relevant objectives and actions of the key planning strategies and policies relevant to the site. The relevant key strategic planning policies that relate to the area and the proposal are as follows:

- Greater Sydney Region Plan;
- Western City District Plan;
- Camden Local Strategic Planning Statement; and
- Camden Rural Lands Strategy.

**Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy?**

### 6.2.1 Greater Sydney Region Plan

Greater Sydney Region Plan was finalised in March 2018 and replaces the former *A Plan for Growing Sydney (2014)*. This Plan sets the vision and the overarching planning framework to guide future transport, infrastructure and development in Greater Sydney in concurrence with Future Transport 2056 and State Infrastructure Strategy.

The Plan provides planning priorities that will direct Sydney's growth over the next 20 years. The Region Plan identifies the overarching directions and objectives to guide growth in the Sydney region. These directions have then been used to provide more specific detail to guide growth and land use decisions in each of the Districts through the relevant District Plans. As outlined below, the Planning Proposal is consistent with the relevant Directions and Actions in the District Plan and therefore is consistent with the Region Plan.

### 6.2.2 Western City District Plan

The Western City District Plan is a guide for the implementation of *A Metropolis of Three Cities* – the Greater Sydney Region Plan at a district level.

*A Metropolis of Three Cities* – the Greater Sydney Region Plan was implemented by the Greater Sydney Commission and is built on a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places. To meet the needs of a growing and changing population the vision seeks to transform Greater Sydney into a metropolis of three cities:

- the Western Parkland City
- the Central River City
- the Eastern Harbour City.

Greater Sydney's three cities reach across five districts: Western City District, Central City District, Eastern City District, North District and South District.

The Western City District consists of the Blue Mountains, Camden, Campbelltown, Fairfield, Hawkesbury, Liverpool, Penrith and Wollondilly Local Government Areas and contains the subject site.

The Western City District Plan is structured to implement the aim of the Greater Sydney Region Plan to provide cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places. This is to be achieved through a number of planning priorities detailed in the plan. The proposed development is considered to be consistent with the plan and a number of planning priorities.

The table below details the relevant planning priorities of the Western City District Plan and the proposal's consistency with those priorities.

Table 2: Consistency with the Western City District Plan	
Objective	Comment
<b>Planning Priority W1</b> – Planning for a city supported by infrastructure	<p>The proposal has been designed to provide infrastructure that will support the proposed community to ensure the additional residential land does not increase pressure on existing infrastructure in the area.</p> <p>This has been achieved by providing land to accommodate future commercial uses in the form of a local or neighbourhood centre and land to accommodate future community land uses such as a school or child care centre.</p> <p>In addition, a Services and Infrastructure Delivery Strategy / Water Cycle Management Assessment (<b>Appendix L</b>) has been prepared by AT&amp;L that details the availability and work required to provide the development with essential services based on the existing infrastructure in the area.</p> <p>The subject site is located in the same catchment as Oran Park which was one of the first release precincts chosen for the South West Growth Area based on access to infrastructure. Service upgrades for the South West Growth Area adjacent to the property may provide opportunities for access and modification to allow the servicing of the site.</p>



Table 2: Consistency with the Western City District Plan	
Objective	Comment
<b>Planning Priority W2</b> – Working through Collaboration	The applicant will work collaboratively with Council, the Department of Planning, Industry and Environment, Industry and Environment and other relevant state authorities to provide a proposal that ensures the appropriate delivery of infrastructure, housing and employment.
<b>Planning Priority W3</b> – Providing services and social infrastructure to meet people’s changing needs  <b>Planning Priority W4</b> – Fostering healthy, creative, culturally rich and socially connected communities	<p>The proposal has been designed to provide adequate land in appropriate locations to support the provision of future commercial uses in the form of a local or neighbourhood centre and land to accommodate future community land uses such as a school or child care centre as detailed on the proposed zoning plan and structure plan provided in <b>Appendix D</b>.</p> <p>The proposed development has been designed to incorporate the natural characteristics of the site through the retention and revitalization of riparian corridors and significant vegetation, incorporation of the riparian corridors and significant vegetation into public open space for the community to enjoy and connectivity to the surrounding neighbourhoods through the design of an appropriate road network and cycleway and pedestrian greenway links that recognize the cultural and scenic qualities of the site and allow for its interpretation by the community.</p> <p>Development of the proposal has been focused on health, well-being and the quality of life of the local community. It is based on a healthy environment being a prerequisite for economic development. Green Infrastructure is essential infrastructure for liveability, biodiversity, walkability, attractiveness and urban resilience against urban heat island effect. Opportunities for bush care groups will foster community involvement.</p> <p>A range of open space and recreation offerings to foster a healthy lifestyle for all stages of life are being delivered across the proposal. Public access will be provided at a number of key lookouts connected via a network of walking and cycling trails. The proposal includes the dedication of</p>

Table 2: Consistency with the Western City District Plan	
Objective	Comment
	31% of the total site to open space and environmental conservation areas.
<b>Planning Priority W5</b> – Providing housing supply, choice and affordability with access to jobs, services and public transport.	<p>The proposal will provide additional housing supply for the community in a range of zonings and lot sizes that provide a range of housing types and affordability. The proposal has been designed to provide connectivity to the surrounding area to ensure ease of access to employment, services and public transport.</p> <p>In addition, the proposal will provide adequate land in appropriate locations to support the provision of future commercial uses in the form of a local or neighbourhood centre and land to accommodate future community land uses such as a school or child care centre.</p>
<b>Planning Priority W6</b> – Creating and renewing great places and local centres, and respecting the District’s heritage	<p>The proposal has been designed with regard to the cultural and scenic significance of the site. An Aboriginal Due Diligence Assessment (<b>Appendix J</b>) has been prepared in support of the proposal. The findings and recommendations of that report have been considered and incorporated into the design of the proposal.</p> <p>A Heritage Impact Statement and View Analysis (<b>Appendix K</b>) has been prepared by Weir Phillips Heritage that assesses the proposal’s impact on the nearby heritage item Denbigh. The Heritage Impact Statement assesses the proposal’s impact on the existing views and vistas and curtilage of Denbigh to ensure the proposal does not adversely impact it and recognises and respects the district’s heritage.</p> <p>The proposal incorporates, restores and revitalises the significant environmental features of the site and provides public open space areas in and around these features to enable the interpretation of the scenic qualities of the site and surrounding area. A total of 31% of the site is proposed to be dedicated to open space and environmental conservation areas.</p>

Table 2: Consistency with the Western City District Plan	
Objective	Comment
<b>Planning Priority W7</b> - Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City	The proposal provides an efficient and effective road network that provides connectivity within the subject site and to surrounding neighbourhoods to ensure the delivery of a well-planned, liveable, productive and sustainable neighbourhood. The proposed Structure Plan provides active transport to schools and shops within the development and adjoining areas.
<b>Planning Priority W8</b> - Leveraging industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis.  <b>Planning Priority W9</b> - Growing and strengthening the metropolitan cluster  <b>Planning Priority W10</b> - Maximising freight and logistics opportunities and planning and managing industrial and urban services land  <b>Planning Priority W11</b> - Growing investment, business opportunities and jobs in strategic centres.	The proposal will provide additional housing supply in close proximity to a number of existing centres and the Western Sydney Airport and Badgerys Creek Aerotropolis that will strengthen and support the continual growth and expansion of strategic centres.
<b>Planning Priority W12</b> - Protecting and improving the health and enjoyment of the District's waterways	An Ecological Constraints Analysis ( <b>Appendix H</b> ) has been prepared by Cumberland Ecology in support of the proposal. The assessment identified the watercourses that traverse the site. The proposal has been designed to ensure the protection of the watercourses and the revitalization of the associated riparian corridors. The riparian corridors have been incorporated into the public open space areas to allow for the enjoyment of the waterways by the community.
<b>Planning Priority W13</b> - Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element.	The proposal incorporates the parkland city values and utilises the existing watercourse and natural features of the site as defining spatial elements that positively contribute to the neighborhood.
<b>Planning Priority W14</b> - Protecting and enhancing bushland and biodiversity	The Ecological Constraints Analysis ( <b>Appendix H</b> ) also identifies areas containing significant vegetation and biodiversity value. The proposal has been designed to retain, enhance and connect these areas. This has been

Table 2: Consistency with the Western City District Plan	
Objective	Comment
	<p>achieved through the use of appropriate zoning that will ensure the protection of the retained bushland and the incorporation of the significant vegetation into passive public open space areas that enable the community to experience and interpret the natural and environmental significance of the site. The revegetation of the riparian corridors will re-establish connectivity of natural areas. The proposal includes the dedication of 31% of the total site to open space and environmental conservation areas.</p>
<b>Planning Priority W15</b> - Increasing urban tree canopy cover and delivering Green Grid connections	<p>The proposed development involves the retention of existing significant vegetation, the revitalization and revegetation of riparian corridors and the incorporation of extensive landscaping which will contribute to the urban tree canopy and enable green grid connections throughout the proposal and with surrounding development.</p> <p>In addition, the design of the proposal will accommodate larger lots and wider road verges to accommodate extensive landscaping and urban canopy.</p>
<b>Planning Priority W16</b> - Protecting and enhancing scenic and cultural landscapes	<p>The proposal has been designed to provide a development that provides an appropriate transition from the South West Growth Area to the rural lands to the west. The zoning and minimum lot sizes have been selected to best retain the scenic and cultural landscapes of Camden and facilitate canopy enhancement and restoration of natural values.</p> <p>The following investigations have been undertaken onsite to identify the site's environmental, cultural and scenic values:</p> <ul style="list-style-type: none"> <li>• Ecological Constraints Analysis (<b>Appendix H</b>)</li> <li>• Aboriginal Due Diligence Assessment (<b>Appendix J</b>)</li> <li>• Heritage Impact Statement and View Analysis (<b>Appendix K</b>).</li> </ul> <p>The proposed development has been designed in accordance with the findings and recommendations of the above investigations to ensure the site's significant environmental, cultural and scenic values are retained. This has been achieved through the retention and revitalization</p>

Table 2: Consistency with the Western City District Plan	
Objective	Comment
	<p>of riparian corridors and significant vegetation, incorporation of the riparian corridors and significant vegetation into public open space for the community to enjoy, the recognition of views and vistas from adjoining heritage items and incorporation of extensive landscaping and a well-designed lot and road layout to protect and maintain those views and setting.</p>
<p><b>Planning Priority W17 - Better managing rural areas</b></p>	<p>The existing farm use and agricultural land has been demonstrated to not be economically viable for the landowner for a number of years and therefore does not positively contribute to Camden's rural economy.</p> <p>Land use planning and infrastructure decisions by the NSW Government have detrimentally affected the viability of the current agricultural use of the subject site such that financially viable relocation of the rural business is no longer possible.</p> <p>Zoning and infrastructure decisions by the NSW Government are incompatible with the ongoing rural use of the subject site. Under current zonings, land can be subdivided for residential development down to 125m<sup>2</sup>, immediately adjacent to the site, compared to the subject site's 40ha minimum lot size. This disposition of development can be expected to result in increasing conflict as small scale, dense residential development abuts broad acre agricultural usage. Such conflict would likely include negative impacts of agriculture on the residential community.</p> <p>The proposal would provide appropriate zoning and lot sizes that relocates the urban boundary to the Outer Sydney Orbital and provide a development that recognises and respects the existing cultural and scenic values of the land and provides an appropriate transition to the orbital and rural lands further west.</p> <p>The proposal would eliminate existing rural land use conflicts with the surrounding residential development and</p>

Table 2: Consistency with the Western City District Plan	
Objective	Comment
	would provide a logical local relocation of the urban boundary.
<b>Planning Priority W18</b> - Delivering high quality open space	The proposal has been designed to provide high quality open space areas for the future community. This has been achieved through the provision of passive and active open space areas within the riparian corridors, bushland areas and on the hilltops, which provide stimulating open space areas that recognise the scenic and cultural values of the subject site and the wider area. Each future lot will be located within a 10 minute walk of quality green open space. The varied open spaces will appeal to all ages and abilities and have been located away from busy roads.
<b>Planning Priority W19</b> - Reducing carbon emissions and managing energy, water and waste efficiently	The proposal has been designed to provide a sustainable neighbourhood that will manage energy, water and waste efficiently to ensure the functionality and viability of the development.
<b>Planning Priority W20</b> - Adapting to the impacts of urban and natural hazards and climate change	<p>The following investigations have been undertaken to identify and respond to the natural hazards of the site:</p> <ul style="list-style-type: none"> <li>• Bushfire Report (<b>Appendix I</b>)</li> <li>• Water Cycle Management Report (<b>Appendix L</b>)</li> </ul> <p>The proposal has been designed in accordance with the findings and recommendations of the investigations to ensure the development responds to and can adapt to the natural hazards of the site.</p>

**Is the Planning Proposal consistent with Council's local strategy or other local strategic plan?**

### 6.2.3 Camden Local Strategic Planning Statement

The Local Strategic Planning Statement (LSPS) is a 20-year planning vision, emphasising land use, 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.

The LSPS implements the strategic direction of The Greater Sydney Region Plan and Western City District Plan at the local level by setting clear local priorities for the jobs, homes, services and parks that the



Camden community will require over the next 20 years. The LSPS sets short, medium and long-term actions linked to the local priorities, to deliver on the community's future vision.

The LSPS is structured around the following four key themes:

- Infrastructure and Collaboration;
- Liveability;
- Productivity; and
- Sustainability.

An assessment of the proposal against the key planning priorities of the LSPS is provided in the table below.

Table 3: Consistency with the Camden Local Strategic Planning Statement	
Planning Priority	Comment
<b>Local Priority I1</b> - Aligning infrastructure delivery with growth	<p>The proposal has been designed to provide infrastructure that will support the proposed community to ensure the additional residential land does not increase pressure on existing infrastructure in the area.</p> <p>This has been achieved by providing land to accommodate future commercial uses in the form of a local or neighbourhood centre and land to accommodate future community land uses such as a school or child care centre.</p> <p>In addition, a Services and Infrastructure Delivery Strategy / Water Cycle Management Assessment (<b>Appendix L</b>) has been prepared by AT&amp;L that details the availability and work required to provide the development with essential services based on the existing infrastructure in the area.</p>
<b>Local Priority I2</b> - Connecting Camden through integrated transport solutions	<p>The proposal provides an efficient and effective road network that provides connectivity within the subject site and to surrounding neighbourhoods to ensure the delivery of a well-planned, liveable, productive and sustainable neighbourhood. The proposal incorporates a Greenway Strategy that will provide links from the Mt Annan Botanic Gardens to the Western Sydney Aerotropolis, via old Camden Town Centre. It has significant heritage potential, connecting 15 historic homesteads along a safe and dedicated cycle path, whilst providing opportunities for cultural and recreational experiences. The proposed greenway along the eastern boundary of the site is integrated with the Government Architect's Green Grid to</p>

Table 3: Consistency with the Camden Local Strategic Planning Statement	
Planning Priority	Comment
	<p>provide a key component the regional link that is currently on private land.</p> <p>The Greenway Strategy is to be formed off the following key principles:</p> <ul style="list-style-type: none"> <li>• Enhanced connectivity;</li> <li>• Environment &amp; sustainability;</li> <li>• Liveability &amp; Wellbeing;</li> <li>• Infrastructure to support Growth.</li> </ul> <p>The Greenway Strategy would enhance a number of key regional opportunities / anchors being the Western Sydney Airport to the north of the site, Oran Park to the east, significant vegetation and bio mapped areas to the west and Camden Town Centre to the south with each anchor having a unique character and contribution to liveability, connectivity, culture and environment.</p>
<b>Local Priority I3</b> - Planning for the delivery of the North South Rail and South West Rail Link Extension	The proposal will provide the logical relocation of the urban boundary to the Outer Sydney Orbital and provide appropriate development in proximity to both the North South Rail and South West Rail Link Extensions.
<b>Local Priority I4</b> - Working in partnership to deliver a more liveable, productive and sustainable Camden	<p>The proposal has been designed to provide adequate land in appropriate locations to support the provision of future commercial uses in the form of a local or neighbourhood centre and land to accommodate future community land uses such as a school or child care centre as detailed on the proposed zoning plan and structure plan provided in <b>Appendix D</b>.</p> <p>The proposed development has been designed to incorporate the natural characteristics of the site through the retention and revitalization of riparian corridors and significant vegetation, incorporation of the riparian corridors and significant vegetation into public open space for the community to enjoy and connectivity to the surrounding neighbourhoods through the design of an appropriate road network and cycleway and pedestrian greenway links that recognize the cultural and scenic qualities of the site and allow for its interpretation by the community.</p>

Table 3: Consistency with the Camden Local Strategic Planning Statement	
Planning Priority	Comment
<b>Local Priority L1</b> - Providing housing choice and affordability for Camden's growing and changing population	The proposal will provide additional housing supply for the community in a range of zonings and lot sizes that provide a range of housing types and affordability. The proposal has been designed to provide connectivity to the surrounding area to ensure ease of access to employment, services and public transport.
<b>Local Priority L2</b> - Celebrating and respecting Camden's proud heritage	<p>The proposal has been designed with regard to the cultural and scenic significance of the site. An Aboriginal Due Diligence Assessment (<b>Appendix J</b>) has been prepared in support of the proposal. The findings and recommendations of that report have been considered and incorporated into the design of the proposal.</p> <p>A Heritage Impact Statement and View Analysis (<b>Appendix K</b>) has been prepared by Weir Phillips Heritage that assesses the proposal's impact on the nearby heritage item Denbigh. The Heritage Impact Statement assesses the proposals impact on the existing views and vistas and rural setting of Denbigh to ensure the proposal does not adversely impact it and recognises and respects the district's heritage.</p> <p>The proposal incorporates the significant environmental features of the site and provides public open space areas in and around these features to enable the interpretation of the scenic qualities of the site and surrounding area. The proposal includes the dedication of 31% of the total site to open space and environmental conservation areas.</p>

Table 3: Consistency with the Camden Local Strategic Planning Statement	
Planning Priority	Comment
<b>Local Priority L3</b> - Providing services and facilities to foster a healthy and socially connected community	<p>As detailed the proposal has been designed to provide infrastructure that will support the proposed community to ensure the additional residential land does not increase pressure on existing infrastructure in the area.</p> <p>This has been achieved by providing land to accommodate future commercial uses in the form of a local or neighbourhood centre and land to accommodate future community land uses such as a school or child care centre community centre, sporting facilities and café.</p>
<p><b>Local Priority L4</b> - Encouraging vibrant and connected centres which reflect Camden's evolving character</p> <p><b>Local Priority L5</b> - Supporting cultural infrastructure to promote cultural and creative spaces</p>	<p>A key objective of the proposal is to provide for community that recognises and appreciates the natural, cultural and scenic values of the site and surrounding area with a key focus on providing green infrastructure.</p> <p>The subject site provides a unique opportunity to provide a well-designed community in close proximity to the South West Growth Area that focuses on the cultural and environmental values of the site and integrates those values into the overall vision of the proposal. The following specialist studies have been prepared in support of the proposal to identify the environmental and cultural characteristics of the site:</p> <p>The subject site provides a unique opportunity to provide a well-designed community in close proximity to the South West Growth Area that focuses on the cultural and environmental significance of the site and integrates those significant values into the overall vision of the proposal. The following specialist studies have been prepared in support of the proposal to identify the environmental and cultural characteristics of the site:</p> <ul style="list-style-type: none"> <li>• Ecological Constraints Analysis (<b>Appendix H</b>)</li> <li>• Aboriginal Due Diligence Assessment (<b>Appendix J</b>)</li> <li>• Heritage Impact Statement and View Analysis (<b>Appendix K</b>).</li> </ul> <p>The proposed development has been designed in accordance with the findings and recommendations of the above investigations to ensure site's significant</p>

Table 3: Consistency with the Camden Local Strategic Planning Statement	
Planning Priority	Comment
	<p>environmental, cultural and scenic values are retained and incorporated into the design of the proposal. This is to be achieved through the retention and revitalisation of riparian corridors and significant vegetation, incorporation of the riparian corridors and significant vegetation into public open space for the community to enjoy, the recognition of views and vistas from adjoining heritage items and incorporation of extensive landscaping and a well-designed lot and road layout to protect and maintain those views and setting.</p> <p>The proposal has been designed to provide infrastructure that will support the proposed community to ensure the additional residential land does not increase pressure on existing infrastructure in the area. This is to be achieved by providing land to accommodate future commercial uses in the form of a local or neighbourhood centre and land to accommodate future community land uses such as a school or child care centre.</p> <p>The proposal has also been designed to provide connectivity to the surrounding neighbourhoods through the design of an appropriate road network and cycleway and pedestrian greenway links. This will ensure residents are provided with appropriate access to services and facilities.</p>
<b>Local Priority P1</b> - Increasing the quantity and diversity of local jobs, and improving access to jobs across the Western City District	<p>The proposal will provide additional housing supply for the community in a range of zonings and lot sizes that provide a range of housing types and affordability. The proposal has been designed to provide connectivity to the surrounding area to ensure ease of access to employment, services and public transport.</p> <p>In addition, the proposal will provide adequate land in appropriate locations to support the provision of future commercial uses in the form of a local or neighbourhood centre and land to accommodate future community land uses such as a school or child care centre.</p>

Table 3: Consistency with the Camden Local Strategic Planning Statement	
Planning Priority	Comment
	The proposal provides an efficient and effective road network that provides connectivity within the subject site and to surrounding neighbourhoods to ensure the delivery of a well-planned, liveable, productive and sustainable neighbourhood.
<b>Local Priority P2</b> - Creating a network of successful centres	The proposal provides an efficient and effective road network that provides connectivity within the subject site and to surrounding areas to provide suitable access to key regional centres.
<b>Local Priority P3</b> - Strengthening the Strategic Centres of Narellan and Leppington	The proposed development aims to provide key support infrastructure and facilities to provide a liveable and sustainable community whilst also providing key connections to surrounding strategic centres to support the continual growth and expansion of strategic centres.
<b>Local Priority P4</b> - Ensuring a suitable supply of industrial and urban services land  <b>Local Priority P5</b> - Leveraging industry opportunities created by Camden's proximity to the Western Sydney Airport and Aerotropolis	The proposal will provide additional housing supply in close proximity to a number of existing centres and the Western Sydney Airport and Badgerys Creek Aerotropolis that provide a suitable supply of industrial and urban services land.
<b>Local Priority P6</b> - Leveraging Camden's natural and cultural assets to promote local agricultural production and increase tourism  <b>Local Priority S1</b> - Improving the accessibility and connectivity of Camden's Green and Blue Grid and delivering high quality open space	<p>The proposal incorporates a Greenway Strategy that will provide links from Mt Annan Botanic Gardens to the Western Sydney Aerotropolis, via old Camden Town Centre. It has significant heritage potential, connecting 15 historic homesteads along a safe and dedicated cycle path, whilst providing opportunities for cultural and recreational experiences in significant areas not currently accessible to the public. It is also designed to follow the Green Grid and will activate the revegetation of the corridors.</p> <p>The Greenway Strategy is to be formed off the following key principles:</p> <ul style="list-style-type: none"> <li>• Enhanced connectivity;</li> <li>• Environment &amp; sustainability;</li> <li>• Liveability &amp; Wellbeing;</li> <li>• Infrastructure to support Growth.</li> </ul>

Table 3: Consistency with the Camden Local Strategic Planning Statement	
Planning Priority	Comment
	<p>The Greenway Strategy would enhance a number of key regional opportunities / anchors being the Western Sydney Airport to the north of the site, Oran Park to the east, significant vegetation and bio mapped areas to the west and Camden Town Centre to the south with each anchor having a unique character and contribution to liveability, connectivity, culture and environment.</p> <p>The Greenway Link will contribute to the strategic corridor that will link the Camden Town Centre to the Western Sydney Employment Area and Western Sydney Aerotropolis. The proposed greenway will provide a basis for surrounding development and the wider region to provide key active transport opportunities that allow for the community to access key recreational cultural activities and positively contribute and expand Camden's Blue Green Grid.</p>
<p><b>Local Priority S2</b> - Protecting and enhancing the health of Camden's waterways, and strengthening the role and prominence of the Nepean River</p> <p><b>Local Priority S3</b> - Protecting Camden's rural land</p> <p><b>Local Priority S4</b> - Protecting and restoring environmentally sensitive land and enhancing biodiversity</p>	<p>A key objective of the proposal is to provide for a community that recognises and appreciates the natural, cultural and scenic significance of the site and surrounding area with a key focus on providing green infrastructure.</p> <p>The subject site provides a unique opportunity to provide a well-designed community in close proximity to the South West Growth Area that focuses on the cultural and environmental significance of the site and integrates those significant values into the overall vision of the proposal. The following specialist studies have been prepared in support of the proposal to identify the environmental and cultural characteristics of the site:</p> <ul style="list-style-type: none"> <li>• Ecological Constraints Analysis (<b>Appendix H</b>)</li> <li>• Aboriginal Due Diligence Assessment (<b>Appendix J</b>)</li> <li>• Heritage Impact Statement and View Analysis (<b>Appendix K</b>).</li> </ul> <p>The proposed development has been designed in accordance with the findings and recommendations of the above investigations to ensure site's significant</p>



Table 3: Consistency with the Camden Local Strategic Planning Statement	
Planning Priority	Comment
	<p>environmental, cultural and scenic values are retained and incorporated into the design of the proposal. This is to be achieved through the retention and revitalisation of riparian corridors and significant vegetation, incorporation of the riparian corridors and significant vegetation into public open space for the community to enjoy, the recognition of views and vistas from adjoining heritage items and incorporation of extensive landscaping including canopy trees and a well-designed lot and road layout to protect and maintain those views and setting.</p> <p>The agricultural land production value and its contribution to the rural economy of Camden has been a key consideration of the proposal. The existing farm use and agricultural land has been demonstrated to not be economically viable for a number of years and therefore does not contribute to Camden's rural economy.</p> <p>The proposal would provide appropriate zoning and lot sizes that relocates the urban boundary to the Outer Sydney Orbital and provide a development that recognises and respects the existing cultural and scenic values of the land and provides an appropriate transition to the orbital and rural lands further west.</p> <p>The proposal would eliminate existing rural land use conflicts with the existing site and the neighbouring residential development and would provide a logical relocation of the urban boundary.</p>
<b>Local Priority S5</b> - Reducing emissions, managing waste and increasing energy efficiency	Appropriate waste management and energy efficiency targets will be implanted into the proposal during the detailed design phase of the proposal.
<b>Local Priority S6</b> - Improving Camden's resilience to hazards and extreme weather events	<p>The following investigations have been undertaken to identify and respond to the natural hazards of the site:</p> <ul style="list-style-type: none"> <li>• Bushfire Report (<b>Appendix I</b>)</li> <li>• Water Cycle Management Report (<b>Appendix L</b>)</li> </ul>

Table 3: Consistency with the Camden Local Strategic Planning Statement	
Planning Priority	Comment
	The proposal has been designed in accordance with the findings and recommendations of the investigations to ensure the development responds to and can adapt to the natural hazards of the site. The proposal also includes the retention of water in the landscape and extensive canopy to manage urban heat in accordance with State Government objectives.

#### 6.2.4 Camden Rural Lands Strategy

The Camden Rural Lands Strategy was implemented in November 2018 and outlines the challenges and opportunities expressed by the community including maximising the opportunities from growth and retaining the valued aspects of Camden’s rural and country heritage and landscape. The Plan identifies the need for Camden’s growth to be managed carefully and effectively to ensure the retention of the places, landscapes and characteristics of Camden’s rural and country heritage and backdrop.

The key planning principles of the Strategy are:

- Protect Camden’s remaining rural lands;
- Retain Camden’s valued scenic and cultural landscapes;
- Provide certainty and avoid rural land fragmentation;
- Minimise and manage rural land use conflict;
- Enhance Camden’s Rural Economy;
- Minimise unplanned non-agricultural development; and
- Maximise opportunities for relocation of rural enterprises.

An assessment of the proposal against the key planning principles of the Rural Lands Strategy is provided in the table below.

Table 4: Consistency with the Key Planning Principles of the Rural Lands Strategy	
Planning Principle	Comment
<b>P1. Protect Camden's remaining rural lands</b>	<p>The subject site is located directly adjacent to the South West Growth Area to the east and the indicative location of the Outer Sydney Orbital to the west. The proposal would provide appropriate zoning and lot sizes that would provide a logical relocation of the urban boundary to the Outer Sydney Orbital and provide a development that recognises and respects the existing cultural and scenic values of the land and provides an appropriate transition to the orbital and rural lands further west.</p> <p>The proposal would eliminate rural land use conflicts with the existing site and the surrounding residential development and would produce a clearly defined, logical urban boundary.</p> <p>The existing agricultural use has been demonstrated to not be economically viable for a number of years and therefore does not contribute to Camden's rural economy.</p> <p>The land is currently zoned RU1 Primary Production under the Camden LEP 2010. The current land use does not meet the relevant objectives of the zone in that it does not encourage sustainable primary industry production, minimise rural land fragmentation or minimise land use conflicts.. Land use planning and infrastructure decisions by the NSW Government have detrimentally affected the viability of the current agricultural use of the subject site such that financially viable relocation of the rural business is no longer possible.</p> <p>The rural setting of the surrounding area has been taken into consideration in the design of the proposal with the significant environmental and scenic features of the site retained and extensive landscaping and public open space proposed to provide an appropriate interface with the surrounding landscape and land uses.</p>
<b>P2. Retain Camden's valued scenic and cultural landscapes</b>	<p>The current use of the site is not viable under the current zoning and unless the zoning changes the scenic and cultural value of the site will deteriorate. To address this concern, the proposal has been designed to provide for</p>

Table 4: Consistency with the Key Planning Principles of the Rural Lands Strategy	
Planning Principle	Comment
	<p>development that provides an appropriate transition across the site from the South West Growth Area to the rural lands to the west. The zonings and minimum lot sizes have been selected to best retain the scenic and cultural landscapes of Camden.</p> <p>The following onsite investigations have been undertaken onsite to identify the site's significant environmental, cultural and scenic values:</p> <ul style="list-style-type: none"> <li>• Ecological Constraints Analysis (<b>Appendix H</b>)</li> <li>• Aboriginal Due Diligence Assessment (<b>Appendix J</b>)</li> <li>• Heritage Impact Statement and View Analysis (<b>Appendix K</b>).</li> </ul> <p>The proposed development has been designed in accordance with the findings and recommendations of the above investigations to ensure site's significant environmental, cultural and scenic values are retained. This has been achieved through the retention and revitalisation of riparian corridors and significant vegetation, incorporation of the riparian corridors and significant vegetation into public open space for the community to enjoy, the recognition of views and vistas from adjoining heritage items and incorporation of extensive landscaping and a well-designed lot and road layout to protect and maintain those views and setting.</p>
<b>P3. Provide certainty and avoid rural land fragmentation</b>	<p>The current urban boundary of the South West Growth Area and the indicative location of the Outer Sydney Orbital have resulted in the isolation of the subject site from the broader rural area of Camden. The site is not economically viable for primary production and its future is uncertain under its current zoning. The proposal would facilitate the orderly and economic development of the site and provide a certain future for the land.</p>
<b>P4. Minimise and manage rural land use conflict</b>	<p>Zoning and infrastructure decisions by the NSW Government are incompatible with the ongoing rural use of the subject site. Under current zonings, land can be subdivided for residential development down to 125m<sup>2</sup>,</p>

**Table 4: Consistency with the Key Planning Principles of the Rural Lands Strategy**

Planning Principle	Comment
	<p>immediately adjacent to the site, compared to the subject site's 40ha minimum lot size. This disposition of development can be expected to result in increasing conflict as small scale, dense residential development abuts broad acre agricultural usage. Such conflict would likely include negative impacts of agriculture on the residential community. It is noted that the residential and agricultural lands form part of the same drainage catchment and urban runoff would be inappropriate for agricultural use such as stock watering.</p> <p>The proposal would provide appropriate zoning and lot sizes that relocates the urban boundary to the Outer Sydney Orbital and provide a development that recognises and respects the existing cultural and scenic values of the land and provides an appropriate transition to the orbital and rural lands further west.</p> <p>The proposal would eliminate existing rural land use conflicts with the existing site and the neighbouring residential development and would provide a logical relocation of the urban boundary.</p>
<p><b>P5. Enhance Camden's Rural Economy</b></p>	<p>The existing farm agricultural use has been demonstrated to not be economically viable for the landowner for a number of years and therefore does not contribute to Camden's rural economy.</p> <p>The land is currently zoned RU1 Primary Production under the Camden LEP 2010. The current land use does not meet the relevant objectives of the zone in that it does not encourage sustainable primary industry production, minimise rural land fragmentation or minimise land use conflicts. Based on the size of the subject site and the South West Growth Area located directly adjacent the site to the east and the Outer Sydney Orbital to the west the site is not deemed to be of a size or able to achieve a land size that would be economically viable for any form of primary production that would not impact the surrounding locality.</p>

Table 4: Consistency with the Key Planning Principles of the Rural Lands Strategy	
Planning Principle	Comment
<b>P6. Minimise unplanned nonagricultural development</b>	The proposal would rezone the land to provide a well-designed and planned neighbourhood.
<b>P7. Maximise opportunities for relocation of rural enterprises</b>	<p>Land use planning and infrastructure decisions by the NSW Government have detrimentally affected the viability of the current agricultural use of the subject site such that financially viable relocation of the rural business is no longer possible.</p> <p>As detailed the existing land use is not economically viable. The site by virtue of preceding Government decisions is not able to achieve a land size that would be economically viable for any form of primary production that would not impact the surrounding locality.</p>

In addition to the key planning principles the Rural Lands Strategy has guiding criteria and key considerations to assist in the assessment of planning proposals for rezoning's on rural land outside of the South West Growth Area. An assessment of the proposal against the criteria is detailed in the table below.

Table 4: Rural Lands Strategy for Rezoning Proposals		
Assessment Criteria	Key Considerations	Response
<b>1. Proposals must be consistent with state and local strategic plans</b>	<ul style="list-style-type: none"> <li>Improvement / ongoing maintenance of biodiversity, ecological, scenic and productive values.</li> <li>Agricultural land production value.</li> <li>Rural economic benefit.</li> <li>Net community benefit.</li> </ul>	<p>The proposal is generally consistent with state and local strategic plans as detailed in section 5.2 of this report.</p> <p>The following investigations have been undertaken onsite to identify the site's significant environmental, cultural and scenic values:</p> <ul style="list-style-type: none"> <li>Ecological Constraints Analysis (<b>Appendix H</b>)</li> <li>Aboriginal Due Diligence Assessment (<b>Appendix J</b>)</li> <li>Heritage Impact Statement and View Analysis (<b>Appendix K</b>).</li> </ul>

Table 4: Rural Lands Strategy for Rezoning Proposals		
Assessment Criteria	Key Considerations	Response
		<p>The proposed development has been designed in accordance with the findings and recommendations of the above investigations to ensure site's significant environmental, cultural and scenic values are retained. This has been achieved through the retention and revitalization of riparian corridors and significant vegetation, incorporation of the riparian corridors and significant vegetation into public open space for the community to enjoy, the recognition of views and vistas from adjoining heritage items and incorporation of extensive landscaping and a well-designed lot and road layout to protect and maintain those views and setting.</p> <p>The agricultural land production value and its contribution to the rural economy of Camden has been a key consideration of the proposal. The existing farm use and agricultural land has been demonstrated to not be economically viable and therefore does not contribute to Camden's rural economy.</p> <p>Land use planning and infrastructure decisions by the NSW Government have detrimentally affected the viability of the current agricultural use of the subject site such that financially viable relocation of the rural business is no longer possible.</p> <p>The community benefit of the proposal has also been a key consideration. A Social and Community Infrastructure Assessment (<b>Appendix O</b>) has been prepared by Hill PDA in support of the application and concludes that the proposal is not considered to result in adverse impacts on social and community infrastructure in the</p>

Table 4: Rural Lands Strategy for Rezoning Proposals		
Assessment Criteria	Key Considerations	Response
		area and will have designated appropriate areas to facilitate future social and community infrastructure development.
<b>2. Proposals must not adversely impact on the operation of existing rural enterprises</b>	<ul style="list-style-type: none"> <li>Existing intensive agricultural land uses.</li> <li>Land use conflict – utilisation of the Land Use Conflict Risk Assessment (LUCRA) tool developed by the NSW Department of Primary Industries.</li> </ul>	<p>The subject site is currently operated as a cattle farm. Surrounding development consists of the South West Growth Area to the east, Cobbitty to the south, and existing rural lands to the north and west with the future Outer Sydney Orbital planned to the south and west of the subject site.</p> <p>The operation of the existing rural enterprise has been severely impacted by previous Government decisions that its continued operation has already been rendered non-viable.</p> <p>The proposal would provide appropriate zoning and lot sizes that provide a logical relocation of the urban boundary to the Outer Sydney Orbital and provide a development that recognises and respects the existing cultural and scenic values of the land and provides an appropriate transition to the orbital and rural lands to the north and further west.</p> <p>The proposal would eliminate existing rural and use conflicts with the existing site and the surrounding residential development and would produce a clearly defined urban boundary.</p> <p>The proposal has been designed to minimise land use conflicts with surrounding land uses. A Heritage Impact Statement and View Analysis (<b>Appendix K</b>) has been prepared by Weir Phillips Heritage that assesses the proposal's impact on Denbigh's view and setting to ensure the proposal does not adversely</p>



Table 4: Rural Lands Strategy for Rezoning Proposals		
Assessment Criteria	Key Considerations	Response
		impact it and ensures land use conflicts are minimised.
<b>3. Proposals must be a logical extension to existing urban areas</b>	<ul style="list-style-type: none"> <li>Proximity to public transport and other community services.</li> <li>Essential services availability (including cost of extending services or upgrading roads and other infrastructure).</li> </ul>	<p>The proposal would provide appropriate zoning and lot sizes that provide for a logical local relocation of the urban boundary from the South West Growth Area to the Outer Sydney Orbital and provide a development that recognises and respects the existing cultural and scenic values of the land and provides an appropriate transition to the orbital and rural lands to the north and further west.</p> <p>The proposal represents a unique case and will not result in an undesirable precedent for land further west as the Outer Sydney Orbital will create a defined urban boundary.</p> <p>The proposal has been designed to provide connectivity to the surrounding neighbourhoods through the design of an appropriate road network and cycleway and pedestrian greenway links. The proposal will be provided with accessibility to surrounding public transport and community services whilst also providing land to accommodate future community land uses such as a school and child care centre.</p> <p>A Services and Infrastructure Delivery Strategy / Water Cycle Management Assessment (<b>Appendix L</b>) has been prepared by AT&amp;L that details the availability and work required to provide the development with essential services.</p>
<b>4. Proposals must not reduce the</b>	<ul style="list-style-type: none"> <li>Siting and design impacts.</li> </ul>	The following investigations have been undertaken onsite to identify the site's

Table 4: Rural Lands Strategy for Rezoning Proposals		
Assessment Criteria	Key Considerations	Response
quality of scenic landscapes, vistas, ridgelines, or heritage values	<ul style="list-style-type: none"> <li>Natural and physical constraints and opportunity of rural land, including high value vegetation, bushfire and flooding.</li> </ul>	<p>significant environmental, cultural and scenic values and constraints:</p> <ul style="list-style-type: none"> <li>Ecological Constraints Analysis (<b>Appendix H</b>)</li> <li>Bushfire Report (<b>Appendix I</b>)</li> <li>Aboriginal Due Diligence Assessment (<b>Appendix J</b>)</li> <li>Heritage Impact Statement and View Analysis (<b>Appendix K</b>)</li> </ul> <p>The proposed development has been designed in accordance with the findings and recommendations of the above investigations to respect the site's environmental, cultural and scenic values and constraints. This has been achieved through the retention and revitalization of riparian corridors and significant vegetation, incorporation of the riparian corridors and significant vegetation into public open space for the community to interpret and enjoy, the recognition of views and vistas from adjoining heritage items and incorporation of extensive landscaping and a well-designed lot and road layout to protect and maintain those views and setting.</p> <p>In addition, the proposed layout has been designed with consideration of Bushfire and Flooding constraints to provide a safe and well-designed neighbourhood.</p>

#### Is the planning proposal consistent with applicable State Environmental Planning Policies?

The Planning Proposal is consistent with the relevant State Environmental Planning Policies (SEPPs) that apply to the site. A detailed list of the SEPPs and commentary is provided at **Appendix B**.

#### Is the planning proposal consistent with applicable Ministerial Directions (s9.1 directions)?

The Planning Proposal is generally consistent with the Section 9.1 directions issued by the Minister for Planning. A statement of the consistency of this Planning Proposal with these directions is provided at **Appendix C**.

### **6.3 Environmental, Social and Economic Impact**

**Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

#### **6.3.1 Ecological Impacts**

An Ecological Constraints Analysis (**Appendix H**) has been prepared by Cumberland Ecology in support of the proposal. The Ecological Constraints Analysis was prepared to document and describe the current biodiversity values of the subject site and to identify any impacts that may constrain future development as a result of the planning proposal. In particular, biodiversity values include threatened species, populations and communities that are listed under the New South Wales (NSW) Biodiversity Conservation Act 2016 (BC Act) and the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

A flora survey was conducted over three days by a botanist and ecologist on 14 and 15 January, and 21 April 2020. Surveys included vegetation mapping, flora plots and targeted threatened flora searches. Fauna surveys were also conducted by an ecologist on 14 and 15 January 2020. Surveys consisted of a fauna habitat assessment and incidental observations. The surveys and subsequent analysis identified the following ecological constraints onsite:

- Presence of native vegetation, including two Threatened Ecological Communities (TEC);
- Known and potential habitat for threatened species;
- Areas located on the Biodiversity Values Map;
- Land within riparian corridors; and
- Serious and Irreversible Impact (SAII) entities.

The ecological constraints of the subject site were mapped as detailed in **Figure 8** below.





**Figure 7: Ecological Constraints of Subject Site (source: Cumberland Ecology)**

The Ecological Constraints Analysis identified the potential ecological impacts of future development on the subject site as follows:

- Removal of native vegetation;
- Removal of fauna habitat features such as, hollow-bearing trees, coarse woody debris, and blossom producing trees and shrubs;
- Removal known habitat for threatened fauna species;
- Removal of potential habitat for threatened flora and fauna species;
- Modification of microhabitats through edge effects;
- Modification of habitat connectivity;
- Runoff, sedimentation and erosion;
- Weed invasion; and
- Injury or mortality to fauna species.

The proposal has been designed with consideration of the ecological constraints of the site and to minimise potential future ecological impacts. Such impacts are to be assessed as part of the development application process subsequent to the rezoning of the site.

The Analysis also included the review of the proposed Structure Plan, Zoning Map and Minimum Lot Size Map and concludes that the proposed rezoning has incorporated the recommendations outlined in the preliminary constraints assessment by mostly avoiding areas identified as ‘High’ and ‘Moderate’ constraints, instead proposing to rezone those areas as E2-Environmental Conservation, whilst also incorporating a large portion of the subject site as E4 – Environmental Living where impacts to biodiversity will be minimised.

**Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

### **6.3.2 European Heritage**

A Heritage Impact Statement has been prepared in support of the proposal by Weir Phillips Heritage and Planning and is provided in **Appendix K**. The Heritage Impact Statement was prepared to assess the heritage impact of the proposed change to the planning controls on heritage items within the vicinity of the site.

The subject site is not listed as a heritage item but is located adjacent to ‘Denbigh Estate’ which is listed on the State Heritage Register under the NSW Heritage Act 1977 and in Schedule 5 of Appendix 1 of State Environmental Planning Policy (Sydney Regional Growth Centres) 2006.

The following is a brief overview of the Statement of Significance for Denbigh as detailed on The State Heritage Register:

*Denbigh is of State significance as an intact example of a continuously functioning early farm complex (1817-1820s) on its original 1812 land grant. It contains a rare and remarkable group of homestead, early farm buildings and associated plantings with characteristics of the Loudon model of homestead siting within an intact rural landscape setting fundamental to its interpretation. The large collection of early farm buildings is perhaps the most extensive and intact within the Cumberland/Camden region.*

*The place is of scientific significance for its potential to reveal, through archaeology, evidence of both early European farming practices and aboriginal occupation. The significance of Denbigh is considerably enhanced by the extent to which it has retained its form, character, fabric and rural setting (Heritage Office). The Denbigh estate is of exceptional cultural significance for its historical, aesthetic, social and technical values.*

The proposal has been designed to recognise the importance of maintaining the historic rural setting of the homestead. The proposed site seeks to offer a 'green backdrop' to Denbigh by only developing the intermediate section between the valley and the ridges of the area to the north west of Denbigh. It is noted that both the visual and physical curtilage of Denbigh is significantly larger than similar historic homesteads in the immediate vicinity undergoing residential subdivision as part of the South Western Growth Corridor.

There is no physical impact which arises from the change to the controls proposed, and at DA stage, there will be a number of ways in which any visual impact can be addressed through the design of a future residential development.

The proposed rezoning and subsequent subdivision of the subject site offers a sympathetic solution to a context that is changing from a rural identity to residential as the outer fringes of Sydney become urbanised. Unlike many of the surrounding suburban developments, the proposal offers a large lot and low scale subdivision, which allows for increased opportunities for establishing vegetation on individual lots.

In addition to the large lot subdivisions, the proposal will also revegetate the riparian corridor between the two properties and of the ridges on the western side of the subject site. This offers an opportunity to preserve the setting of Denbigh and minimise any impact on it while facilitating the proposed use as a large lot subdivision.

The proposed rezoning is considered an appropriate response to the site without diminishing in the recognised historic setting of Denbigh. It is acceptable for the following reasons:

- The Structure Plan indicates the intermediate section between the valley and the ridges of the area to the north west of Denbigh is the only section on the site proposed to be developed. The majority of the visual impact can be screened through the revegetation of the riparian corridor adjacent to Regent Dam;
- The proposed revegetation of the riparian corridors will also assist in screening the future Outer Sydney Orbital; and
- The proposed rezoning and subsequent subdivision of the subject site offers a sympathetic solution to a context that is changing from a rural identity to residential as the outer fringes of Sydney.

The proposed rezoning of the site for future urban development and associated minimum lot sizes and offers the opportunity for a low density, well vegetated transition to the Outer Sydney Orbital which acts as the boundary of south western growth centre residential development area.



### 6.3.3 Aboriginal Heritage

An Aboriginal Due Diligence Assessment (**Appendix J**) has been prepared by Artefact in support of the proposal. The Aboriginal heritage assessment has been completed in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales (DECCW 2010) (Due Diligence Code of Practice). The report also includes a high-level constraints assessment which indicates archaeologically sensitive landforms and identified Aboriginal sites to inform constraints mapping. This assessment has included a site visit, search of the AHIMS database and a review of previous archaeological assessments completed within the vicinity of the study area.

The study area is located within the Camden Council Local Government Area (Camden Council LGA) within the Parish of Cook and County of Cumberland. It is contained within the boundary of Tharawal Local Aboriginal Land Council (Tharawal LALC).

An inspection of the study area was completed by Ryan Taddeucci (Senior Heritage Consultant, Artefact Heritage), and Anna Darby (Heritage Consultant, Artefact Heritage) on 20 January 2020. The aim of the site inspection was to gain an overall impression of the intactness of the study area and identify the potential for archaeologically sensitive landforms. An additional inspection of the study area was completed by Ryan Taddeucci (Senior Heritage Consultant, Artefact Heritage), and Rebecca Chalker (Site Officer, Cubbitch Barta Native Title Claimants) on 4 May 2020. The aim of the site inspection was to provide Cubbitch Barta Native Title Claimants with an opportunity to assess the cultural significance of the study area to be incorporated into this assessment.

An overview of the findings of the assessment are as follows:

- No previously registered AHIMS sites were identified within the study area
- No previously unrecorded Aboriginal sites were identified within the study area during the site inspection
- Areas of high, medium, and low Aboriginal archaeological sensitivity were identified within the study area, as detailed in **Figure 8** below.

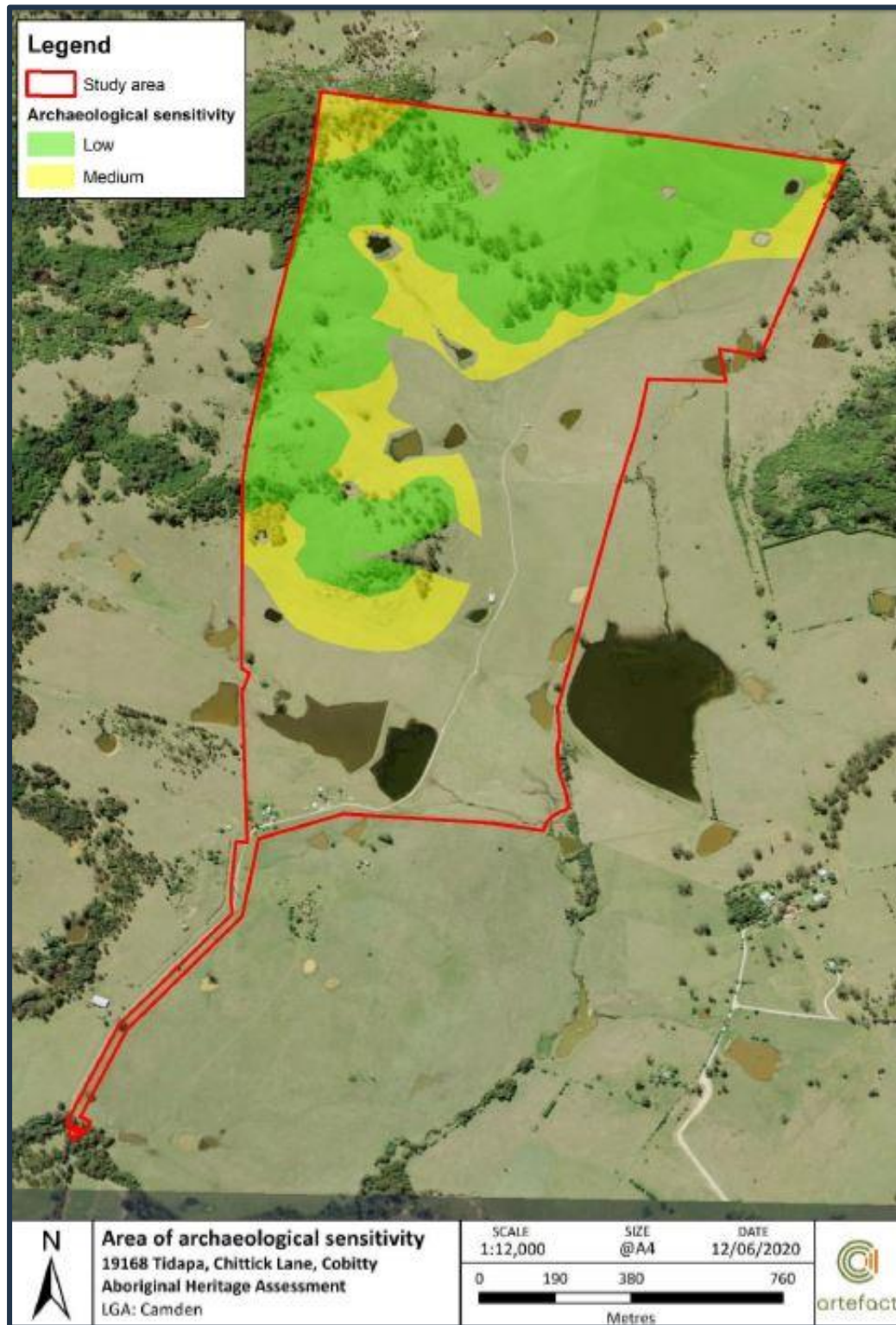


Figure 8: Areas of Archaeological Sensitivity (Source: Artefact)

The proposal has been designed to best respond to the findings and recommendations of the Aboriginal Due Diligence Assessment to minimize the impacts of the proposal on the any potential aboriginal heritage items or places onsite. The Aboriginal Due Diligence Assessment provides a number of recommendations that will be incorporated during the detailed design of the proposal.

#### 6.3.4 Flooding and Water Cycle Management

A Services and Infrastructure Delivery Strategy / Water Cycle Management Report has been prepared by AT&L in support of the proposal and is provided in **Appendix L**. The report undertook an assessment of the site and surrounding area to best determine how to manage stormwater across the site.

A small portion on the south eastern corner of the property is mapped as being flood prone land as identified in the Nepean River Flood Study prepared in 2015. The assessment details that the best way to treat the site from a flooding and stormwater drainage perspective is to construct two basins within the property at low points creating two catchments within the site with a riparian corridor in which the stormwater, from the external areas, is diverted through the site is to be created.

The basins will have controlled outlet pits/headwalls to ensure post developed stormwater flows do not exceed predeveloped flows for all storm events up to and including the 1% AEP in line with the Camden Council Stormwater guidelines.

The proposed riparian corridors and basins have been incorporated into the design of the proposal as detailed in the Structure Plan provided in **Appendix D**.

#### 6.3.5 Bushfire

A Bushfire Hazard Assessment has been prepared by Australian Bushfire Protection Planners in support of the proposal and is provided in **Appendix I**.

The Bushfire Hazard Assessment was undertaken to determine the bushfire affectation of the site and determine the potential bushfire constraints for future development on the site. A site inspection was undertaken as part of the assessment to confirm the extent of bushfire prone vegetation onsite and adjoining properties.

The site inspection identified a number of watercourses and creek lines that form tributaries to Cobbitty Creek, located to the east of the site. For the purpose of determining the required Asset Protection Zones to future residential development within the site, it was assumed these streams will be rehabilitated with Cumberland Plain Shale Hills Woodland vegetation.

Asset Protection Zones (APZ) are determined using the methodology provided in Planning for Bushfire Protection 2019 which includes determination of predominant bushfire prone vegetation within 140 metres of a development site and the effective slope of the land within 100 metres of the development.

The Bushfire Hazard Assessment identified the applicable APZs for the proposal based on the site inspection, slope analysis and indicative layout of future development as detailed in **Figure 9** below.



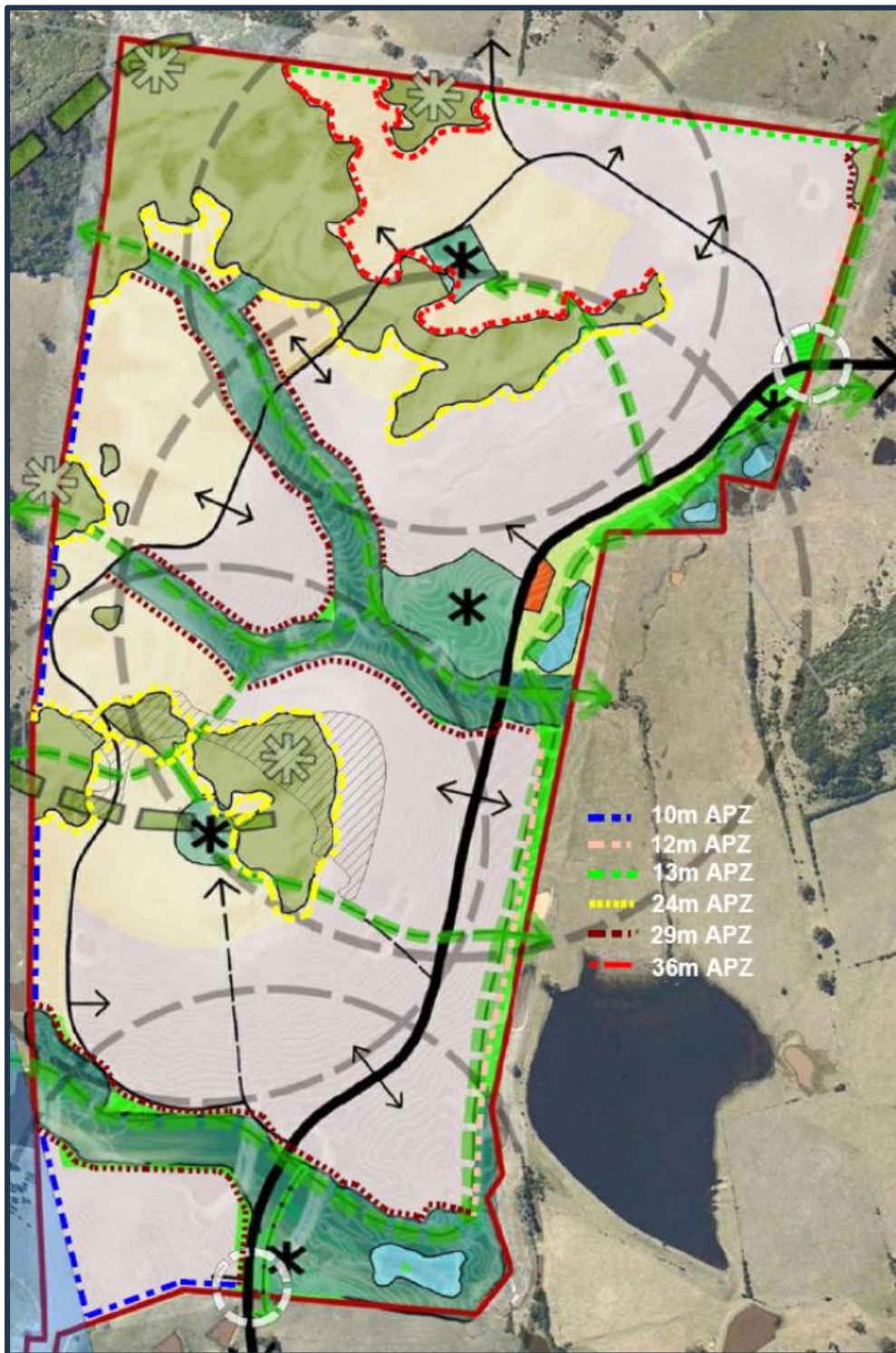


Figure 9: Structure Plan detailing the Asset Protection Zones (Source: ABPP)

The proposed Structure Plan has been designed with consideration of the bushfire constraints of the site to ensure that once the site is rezoned a safe and well-designed residential neighbourhood is provided in accordance with Planning for Bushfire Protection 2019.

### 6.3.6 Acoustic and Air Quality Impacts

The proposal is unlikely to result in acoustic or air quality impacts on surrounding properties as it will result in the logical local relocation of the urban boundary to the future location of the Outer Sydney Orbital.

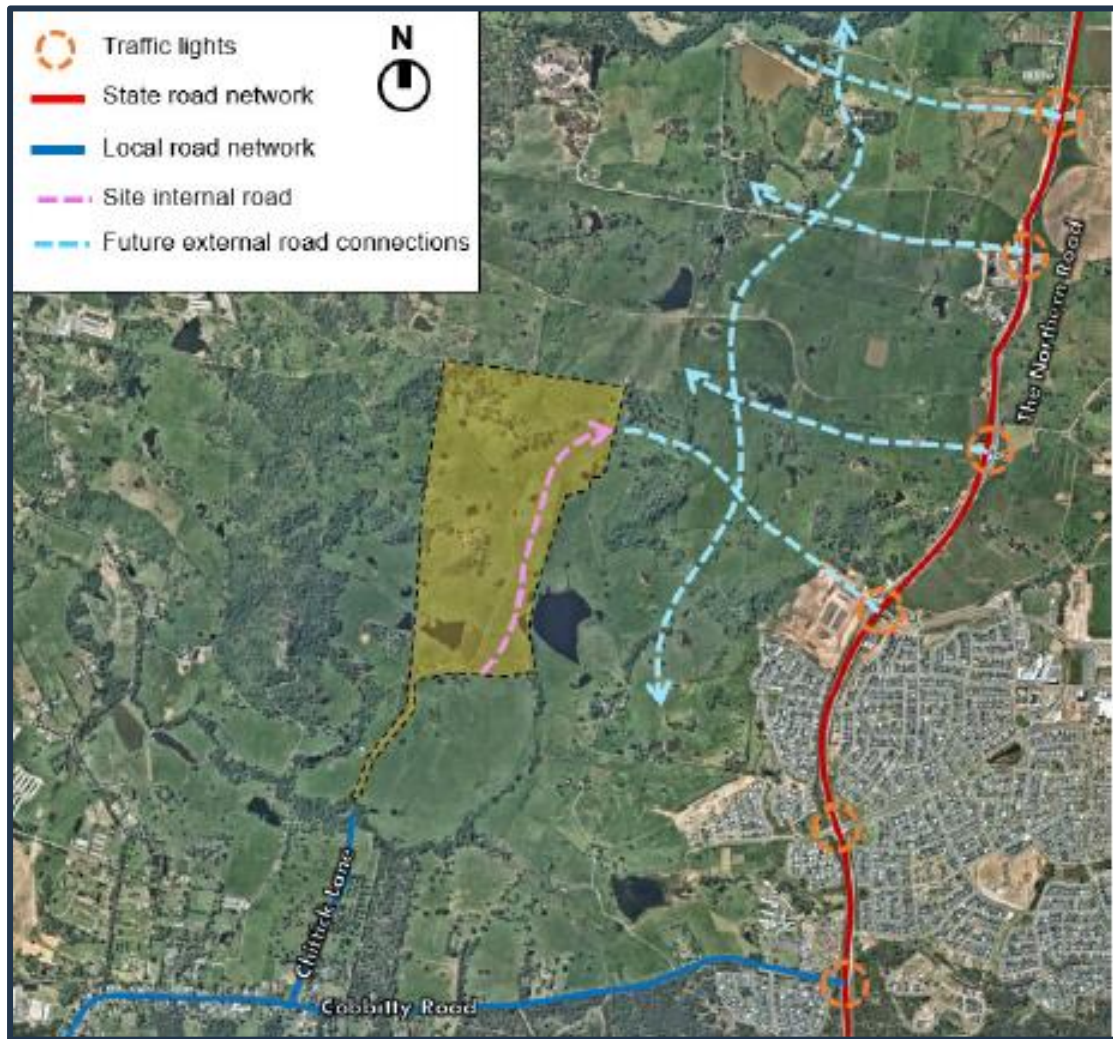
The construction and the future occupation of the proposal is not considered to result in an increased impact on the air quality or acoustic privacy of adjoining properties than what is currently experienced through the construction of the South West Growth Area or the future construction of the Outer Sydney Orbital.

In addition, the proposal has been designed with regard to the acoustic privacy and air quality of existing development and incorporates measures to best minimise impacts. This will be achieved through the retention and revitalization of existing vegetated areas and riparian corridors, the use of extensive landscaping to integrate the proposal into the existing landscape and provide an appropriate interface to surrounding development and the incorporation of a well-design pedestrian and bicycle network to encourage non-vehicular transport.

### 6.3.7 Traffic and Transport

A Traffic and Transport Assessment has been prepared by JMT Consulting in support of the proposal and is provided in **Appendix M**. The report assesses the transport implications of the proposed rezoning and includes an assessment of the existing conditions including site context and the current and planned transport environment, road network assessment and traffic modelling.

As detailed in the Structure Plan the site will have an internal road network that will provide an external connection at the northern end of the site. This connection will ultimately link up with the future road network serving the broader area including the adjacent communities of South-West Creek and Lowes Creek Maryland. These future roads will provide multiple connection points through to the Northern Road as detailed in **Figure 10** below.



**Figure 10:** Access and Circulation (Source: JMT Consulting)

The proposal incorporates an internal road network that has been designed to best respond to the natural characteristics of the site and provides larger road cross sections to facilitate further planting within the road reserve to better integrate the proposal into the surrounding landscape. In addition, the internal street design will facilitate good quality connections for pedestrians and cyclists. All streets will include footpaths on at least one side and potentially provide the opportunity for the introduction of shared user paths (bicycles and pedestrians).

As detailed in the traffic modeling the closest intersection to the site along The Northern Road (at Dick Johnson Drive) continues to perform at acceptable levels with the additional traffic flows associated with the rezoning and Peak traffic demands along the internal collector road will be well below the operational capacity of up to 900 vehicles per hour. The proposal 's impact on the existing and future transport network is considered to be acceptable.

**Has the planning proposal adequately addressed any social and economic effects?**

### 6.3.8 Social Infrastructure



A Social and Community Infrastructure Assessment has been prepared by Hill PDA in support of the proposal and is provided in **Appendix O**. The Social and Community Infrastructure Assessment provides an assessment of the social and community infrastructure in the local area and projects the demand for such facilities that would be generated by the proposal. This assessment is facilitated by identifying and evaluating changes to existing demographic conditions, due to the proposed project, and the subsequent pressures placed on the existing social infrastructure of the region.

A summary of the findings of the assessment are as follows:

- The area is well serviced for childcare and out of school hours care facilities however the proposal will rezone land that will be able to facilitate child care development;
- The new Oran Park High School will assist meeting future demand of the population with opportunity to also provided for future school developments within the proposal;
- The proposed development will be well serviced for public open space within reasonable walking distances;
- The proposal is unlikely to generate sufficient demand for additional sporting facilities however the proposal will provide sufficient area and zoning to accommodate future active recreation areas; and
- The area is well serviced for health facilities.

The proposal is not considered to result in adverse impacts on social and community infrastructure in the area and will has designated appropriate areas to facilitate future social and community infrastructure development.

### 6.3.9 Economics and Retail

The proposal is unlikely to result in any adverse economic or retail impacts on surrounding properties as the retail zoning is only intended on servicing the needs of people who live in, work in and visit the local area.

The purpose of the B2 zoned land is to provide for those local services and needs and encourage and maximise walking and cycling within the local area. The location of this B2 zoned land is centrally located to encourage walking and cycling, located adjacent to public open space along with the Greenway proposed by McGregor Coxall.

Hill PDF has undertaken a Housing Market Analysis in support of the application and provided in **Appendix N**. A summary of their findings is provided below which indicates that from an economic perspective there will be demand for larger lots given the low supply of larger lots within the local area, albeit at a lower demand than smaller lots.

It is clear within the Camden LGA that from an economic perspective that the proposed rezoning will have positive impacts on the local area including:

- Increasing supply for larger lots and providing opportunities for those residents seeking larger lots to remain within the Camden area.
- Provision of local services within the local area and minimising longer trips to access services; and

- Provision of open space within the local area at no cost to Council.

#### 6.3.10 Market Analysis

A Housing Market Analysis has been prepared by Hill PDA in support of the application and provided in **Appendix N**. The Housing Market Analysis undertakes a study of the current housing market and supply for the area to understand the demand for the product that would result from the proposal.

The Housing Market Analysis includes a review of the residential development pipeline in the area to analyze supply and a review of recent housing developments in similar locations and discussions with local agents to understand the level of demand to inform the analysis and market appraisal.

A summary of the findings of the analysis are as follows:

- All new supply comprises of either small lots (200 to 300 sqm) or more conventional sized lots (300sqm to 600sqm) and at present there are no recent large lot subdivisions (800sqm+) in the Camden LGA;
- At present larger lots are created in areas with development constraints – for example flood prone or environmental protection areas;
- Mostly likely buyer profile of large lots would be 3rd or 4th home buyers and owner occupiers with families;
- In the Q1 2020 the residential lot market experienced an uplift in sales; and
- Larger lots are attractive due to scarcity and they provide an alternative to the conventional sized lots offered in Oxley Ridge estate, Arcadian Hills/Grove estate and Oran Park. However, the market depth is shallower, and success depends on careful consideration of price points, levels of amenities provided and the careful staging of the marketing campaign.

#### 6.3.11 Services and Utilities

A Services and Infrastructure Delivery Strategy has been prepared by AT&L in support of the proposal and is provided in **Appendix L**.

The report undertook a review of all the existing civil infrastructure on site and in the surrounding area to determine the ability of the site to be serviced if the rezoning progresses. The following details the findings of the report for each essential service.

##### Sewerage and Water

AT&L undertook discussions with a Water Services Coordinator and a review of Dial Before You Dig Records which determined that there are currently no suitable Sydney Water sewer or water assets within the subject site or within close proximity to service the development with no indication the existing assets are to be extended or upgraded in the near future.

If the rezoning of the site is progressed Sydney Water will need to plan the upgrade and extension of the infrastructure to provide service to the area. The upgrades and extensions will likely need to be carried out by developers and reimbursed by Sydney Water, under their procurement policy. Service upgrades for

the South West Growth Area adjacent to the property may provide opportunities for access and modification to allow the servicing of the site.

If the proposal is progressed a feasibility application will be lodged with Sydney Water as early as possible to identify any servicing strategies and to make Sydney Water aware of the intention to develop the area.

### Electricity

Based on the investigations there will need to be an upgrade of the existing electricity service to accommodate the proposal. A new substation has been installed in Oran Park along The Northern Road which is approximately 5.5km South-East from the site. High level advice from an Electrical ASP Level 3 Designer, indicates that it is likely the proposal will need to be connected into this substation as well as providing additional substations within the development.

If the rezoning of the site is progressed further investigation will be undertaken in association with Endeavour Energy who will need to undertake an internal feasibility study to determine the site requirements.

### Telecommunications

A desktop investigation indicates there are telecommunication towers located onsite, along Chittick Lane, South-West of the site as well as Telstra conduits located at the entrance of the site currently servicing the existing buildings onsite. Upgrades to the current connection will be required to service the proposal.

#### 6.3.12 Land Use Conflict Assessment

The proposal has been prepared with consideration of the Department of Primary Industries' *Land Use Conflict Risk Assessment Guide* to ensure it does not result in land use conflicts with existing uses in the area.

The subject site is currently operated as a cattle farm. Surrounding development consists of the South West Growth Area to the east, Cobbitty to the south, and existing rural lands to the north and west with the future Outer Sydney Orbital planned to the west of the subject site.

A Rural Lands Scoping Report (**Appendix G**) has been prepared by GHD in support of the proposal which reviewed the subject site's opportunities for current or potential productive and sustainable agricultural activities. The report concluded that the existing farm use and agricultural land is not economically viable and does not contribute to Camden's rural economy.

The land is currently zoned RU1 Primary Production under the Camden LEP 2010. The current land use does not meet the relevant objectives of the zone in that it does not encourage sustainable primary industry production, minimise rural land fragmentation or minimise land use conflicts. Based on the size of the subject site and the South West Growth Area located directly adjacent the site to the east and the Outer Sydney Orbital to the west the site is not deemed to be of a size or able to achieve a land size that

would be economically viable for any form of primary production that would not impact the surrounding locality.

Under current zonings, increased land use conflict (such as noise, odour and water quality) is likely given the small scale dense residential development permissible up to the eastern boundary of the subject site.

The proposal would provide appropriate zoning and lot sizes that provide a logical relocation of the urban boundary to the Outer Sydney Orbital and provide for a development that recognises and respects the existing cultural and scenic values of the land and provides an appropriate transition to the orbital and rural lands to the north and further west.

The proposal would eliminate the existing rural land use conflicts with the adjoining residential development and rural land isolation of the existing site and would produce a logical local relocation of the urban boundary.

In addition, the proposal has been designed to minimise land use conflicts with surrounding land uses. A Heritage Impact Statement and View Analysis (**Appendix K**) has been prepared by Weir Phillips Heritage that assesses the proposal's impact on Denbigh's views and setting to ensure the proposal does not adversely impact it and ensures land use conflicts are minimised.

#### **6.4 State and Commonwealth Interests**

##### **Is there adequate public infrastructure for the planning proposal?**

As detailed above there is not currently sufficient public civil infrastructure to service the proposal. If the rezoning of the site is progressed to gateway determination further investigations will be undertaken in consultation with the relevant authorities to determine the servicing requirements and the means of providing those services.

In addition, the proposal has been designed to provide connectivity to the surrounding neighbourhoods through the design of an appropriate road network and cycleway and pedestrian greenway links. The proposal will be provided with accessibility to surrounding public transport and community services whilst also providing land to accommodate future community land uses such as a school and child care centre.

##### **What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?**

Consultation with relevant State and Commonwealth public authorities will be undertaken as part of the exhibition of the Planning Proposal, as directed by the Gateway Determination. In this regard, consultation with the following public authorities is anticipated:

- Transport for NSW
- NSW Roads and Maritime Services
- Endeavour Energy
- Sydney Water

- NSW Environment, Energy and Science
- NSW Rural Fire Service

## 7.0 Mapping

As discussed in Section 5 of this report the planning proposal seeks to amend the Camden LEP 2010 as follows:

- Amend the Land Zoning Map for the subject site (Sheet 007) to rezone the site to the following zones R2 Low Density Residential, R5 Large Lot Residential, E4 Environmental Living, E2 Environmental Conservation, B2 Local Centre and RE1 Public Recreation.
- Amend the Minimum Subdivision Lot Size Map for the subject site (Sheet 007) to provide the following range of minimum lot sizes to facilitate residential development:
  - 600m<sup>2</sup>;
  - 700m<sup>2</sup>;
  - 900m<sup>2</sup>;
  - 1,500m<sup>2</sup>;
  - 2,000m<sup>2</sup>.

The proposed mapping is provided in **Appendix D** of this report.

## 8.0 Community and Key Stakeholder Consultation

It is expected that direction as to the nature and extent of the public exhibition will be provided by Department of Planning, Industry and Environment as part of the Gateway Determination. No formal community consultation has been undertaken in relation to this Planning Proposal to date.

In accordance with the Department of Planning, Industry and Environment & Environment Guidelines for preparing planning proposals a pre-lodgment meeting was undertaken with Camden Council staff on 19 September 2019 to discuss the proposed rezoning of the site.

## 9.0 Project Timeline

The impacts of Government zoning and infrastructure decisions on the viability of the use of the site under its current zoning indicate that an early decision is desirable. However, the Relevant Planning Authority (RPA) has discretion to determine the relevant project timeframe for the determination of this planning proposal. The information detailed within this planning proposal has been provided to outline any potential impacts and provide justification to support and assist the RPA's determination.

## 10.0 Conclusion

This planning proposal has been prepared by The Planning Hub on behalf of the O’Grady Family and seeks to amend the Camden Local Environmental Plan (LEP) 2010 to rezone land to facilitate residential development on Lots 2, 3, 4 and 5 DP 239612, Chittick Lane, Cobbitty.

The Planning Proposal has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 (the EP&A Act) and the relevant guidelines prepared by the NSW Department of Planning including ‘A Guide to Preparing Local Environmental Plans’ and ‘A Guide to Preparing Planning Proposals’.

The Planning Proposal provides a comprehensive justification of the proposed amendment to the Camden LEP 2010, and significant planning merit in the following respects:

- The proposal would result in the logical local relocation of the existing urban boundary to the Outer Sydney Orbital;
- The proposal would reduce rural land fragmentation and land use conflicts in the area;
- The proposal would result in the orderly and economic development of the land;
- The proposal identifies and incorporates the significant environmental and cultural features of the site;
- The proposal would provide a well-designed community that would provide additional residential land to provide for the housing needs of the community;
- The proposal does not adversely impact adjoining properties.

Given the above significant planning merits and the absence of any adverse social, economic or environmental impacts, it is requested that the planning proposal be favorably considered by Council and that Council resolve to forward it to the Department of Planning, Industry and Environment & Environment to allow the Department to consider the Planning Proposal for Gateway Determination under Section 3.34 of the Environmental Planning and Assessment Act, 1979.





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