

THE PLANNINGHUB

by Hawes & Swan

APPENDIX A

STRATEGIC MERIT & PROJECT VISION

CHITTICK LANE, COBBITTY

📍 Suite 3.09, Level 3
100 Collins Street
Alexandria NSW 2015

☎ 02 9690 0279
🌐 www.theplanninghub.com.au
✉ info@theplanninghub.com.au



1.0 Strategic Merit

Planning Circular PS16-004 “Independent Reviews of Plan Making Decisions” indicates that one of the three key factors in the strengthened strategic merit test for determining whether a proposal should proceed to a gateway determination is:

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

The current western boundary of the South West Growth Area (SWGA), which is contiguous with the eastern property boundary of the land subject of this Planning Proposal is based on State Government decisions in 2004-2005. Considerable changes have occurred since this time including demographic trends reflected in development patterns in the SWGA and infrastructure commitments by the State Government. These changes have led to the need to review the planning controls applicable to the subject land in order to ensure its orderly and economic use can continue.

“A Plan for Growing Sydney”, the 2014 metropolitan plan, anticipated both the Outer Sydney Orbital and the need for a review of the South West Growth Area boundary to resolve inconsistencies in planning controls which had arisen because of those decisions.

The November 2016 draft South West District Plan by the Greater Sydney Commission (GSC) did not consider the Outer Sydney Orbital as the proposed route was still under investigation. The subsequent two versions of the District Plan did include indicative Outer Sydney Orbital alignments however it did not review its impact on the urban boundary. The final District Plan does not include the current alignment of the Outer Sydney Orbital as Transport for NSW did not finalise the Orbital alignment until three months after the GSC finalised the District Plans.

A review of the Growth Centre boundary initiated by the State Government in 2014 was delayed pending preparation of the South West Land Use and Infrastructure Implementation Strategy (SWLUIIP). However, preparation of the SWLUIIP has been further delayed as priority has been allocated to planning for the Western Sydney Aerotropolis.

Rapid and accelerating urban development (the Oran Park and South Creek West Precincts) threatens to landlock the subject site, block access to infrastructure and remove the opportunity for place-based planning that responds to the evolving urban environment.

In March 2017 Camden Council acknowledged this issue and Council’s submission to the Greater Sydney Commission on the draft district plans stated “The development of the Outer Sydney Orbital has the potential to provide a visible, defensible boundary to Sydney’s outer western city limit which would define and contain Sydney’s urban growth”.

The concept of using the Outer Sydney Orbital as the urban boundary has since been adopted by the NSW Government in the fast-tracked detailed planning for the Aerotropolis. In August 2018 the Aerotropolis LUIIP extended the urban boundary to the Outer Sydney Orbital in that locality.

The need to resolve the adverse impacts of Government decisions on the viability of the use of the subject land and to resolve the location of the Urban Boundary in the vicinity of the subject land is evident. Camden Council is best placed to resolve this situation in a way that responds sensitively and appropriately. The NSW State Government has recognised this with Camden Council being selected to lead rezoning for urban development in the area in one of fifteen collaborative planning processes.

The proposal is considered to have a high level of strategic merit based on the following key factors:

- 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.

The key areas of strategic merit of the project are set out in more detail below.

Sustainability of Agriculture

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 Centre Area is developed to the east of the site, the Badgerys Creek Airport and the Western Sydney Employment Area are developed constructed 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 operation of the rural business is no longer possible under current planning controls.

Zoning and infrastructure decisions by the NSW Government are incompatible with the ongoing rural use of the subject site. Under current zonings, land immediately adjacent to the site can be subdivided for residential development down to 125m², 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.

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 being "to encourage sustainable primary industry production by maintaining and enhancing the natural resource base", "to minimise the fragmentation and alienation of resource lands and "to minimise conflict between land uses within this zone and land uses within adjoining zones."

The proposal would relocate the urban boundary to the Outer Sydney Orbital in this locality and, by providing appropriate zonings and lot sizes, would result in a development that recognises and respects the existing cultural and scenic values of the land and provides an appropriate transition between the Growth Area to the east and the Orbital and rural lands further west.

The proposal would eliminate existing rural land use conflicts between the existing site and the neighbouring residential development.

Implementing a Logical Location for the Urban Boundary in the Locality

The site is located directly adjacent to the South West Priority Growth Area, immediately adjoining the Oran Park Precinct to the east. The indicative location of the Outer Sydney Orbital abuts the site 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.

The subject site has been effectively landlocked between the boundary of the South West Growth Area and the Outer Sydney Orbital.

The proposal would eliminate existing rural land use conflicts with the existing site and the surrounding residential development and facilitate the logical extension relocation of the urban boundary in this vicinity to the orbital and provide an appropriate transition.

The proposal responds to a unique set of circumstances and will not create an undesirable precedent for future land use considerations elsewhere in the locality.

Transition

As noted above the subject site is located between the South West Growth Area to the east and the indicative location of the Outer Sydney Orbital to the west. Zoning and infrastructure decisions by the NSW Government are incompatible with the ongoing rural use of the subject site. Under current zonings, land immediately adjacent to the site can be subdivided for residential development down to 125m², 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.

The proposal would provide appropriate zoning and lot sizes resulting in a development that recognises and respects the existing cultural and scenic values of the land and provides an appropriate transition between the Growth Area to the east and the orbital and rural lands further west.

The zonings and minimum lot sizes have been planned in response to the characteristics of the site and will enhance the scenic and cultural landscapes of Camden by ensuring productive use of the land and stronger connectivity with the wider area.

The transition from the South West Growth Area would be achieved 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.

The transitional nature of the development will result in the provision of larger lifestyle lots that would contribute to the variety of properties available on the market. The larger lifestyle lots are not currently being provided to the market by development in the Growth Area.

Greenway Link

The proposal incorporates a Greenway Strategy that will facilitate regional links from Mt Annan Botanic Gardens to the Western Sydney Aerotropolis, via old Camden Town Centre. The Strategy 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.

The Greenway Strategy is based on the following key principles:

- Enhanced connectivity;
- Environment & sustainability;
- Liveability & Wellbeing;
- Infrastructure to support Growth.

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, as detailed in **Figure 1** and **2** below.

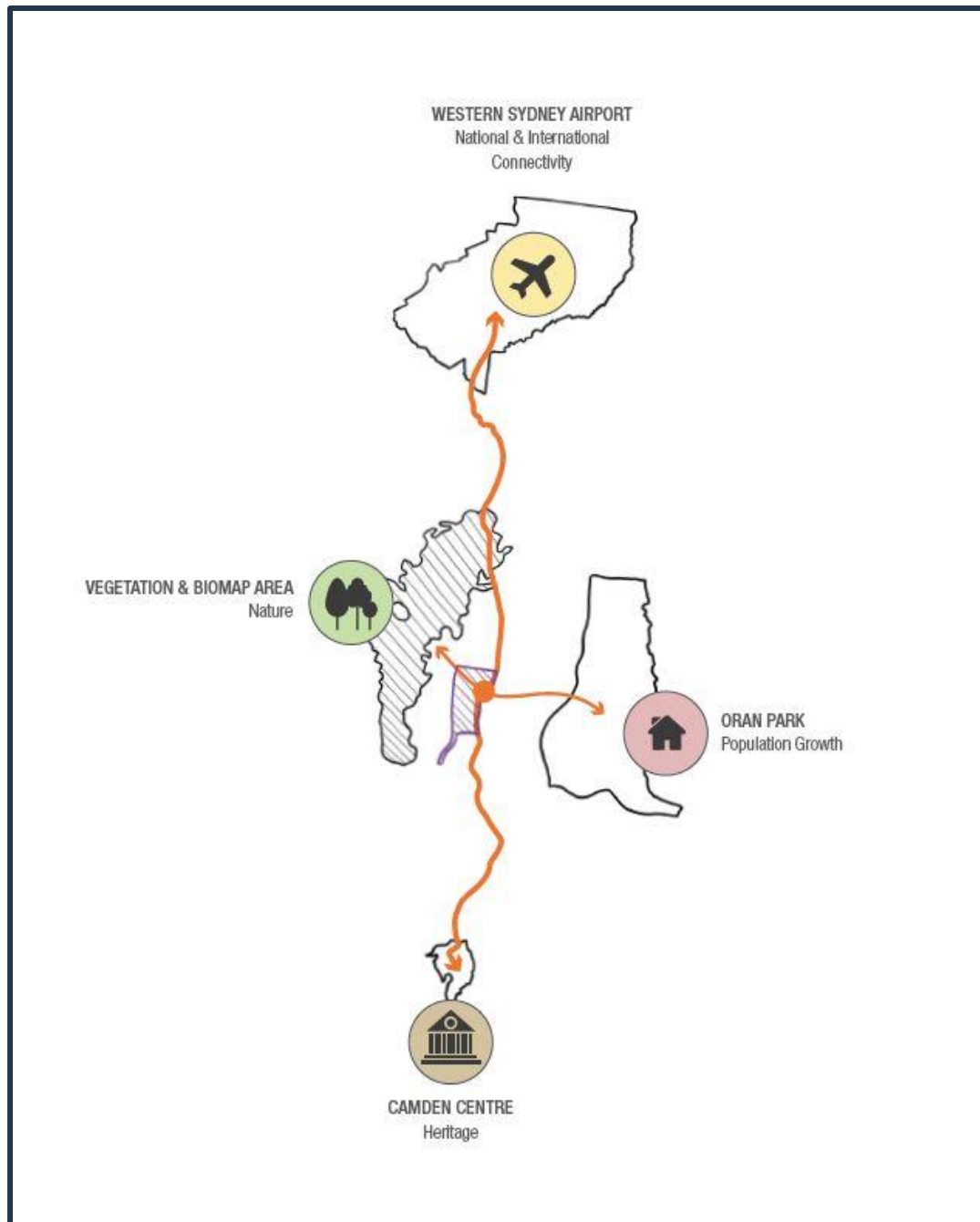


Figure 1: Key Greenway Regional Anchors (Source: McGregor Coxall)

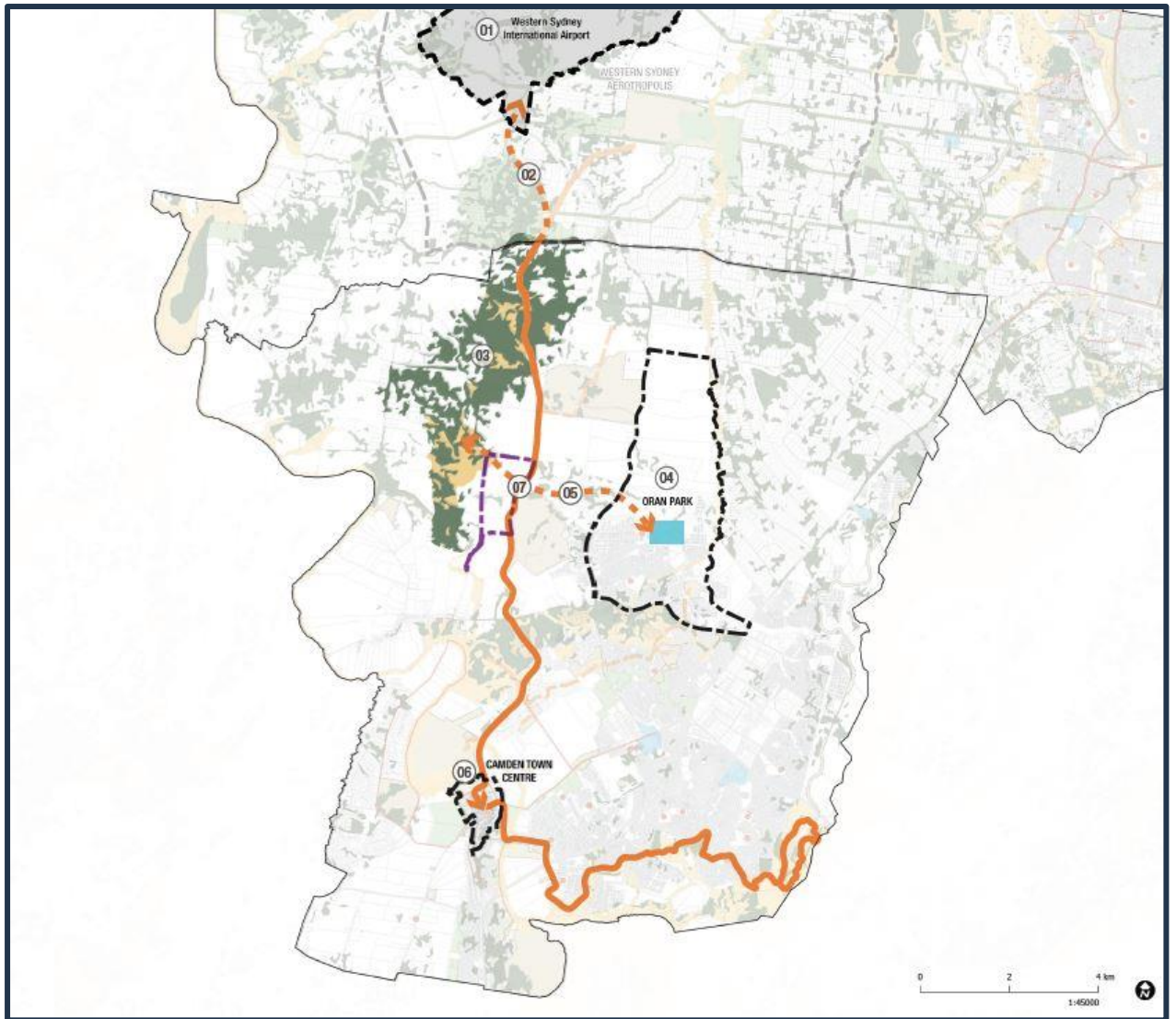


Figure 2: Greenway Regional Strategy (Source: McGregor Coxall)

The Greenway would enable side trip links through the site providing active transport opportunities for residents as detailed in **Figure 3** below.

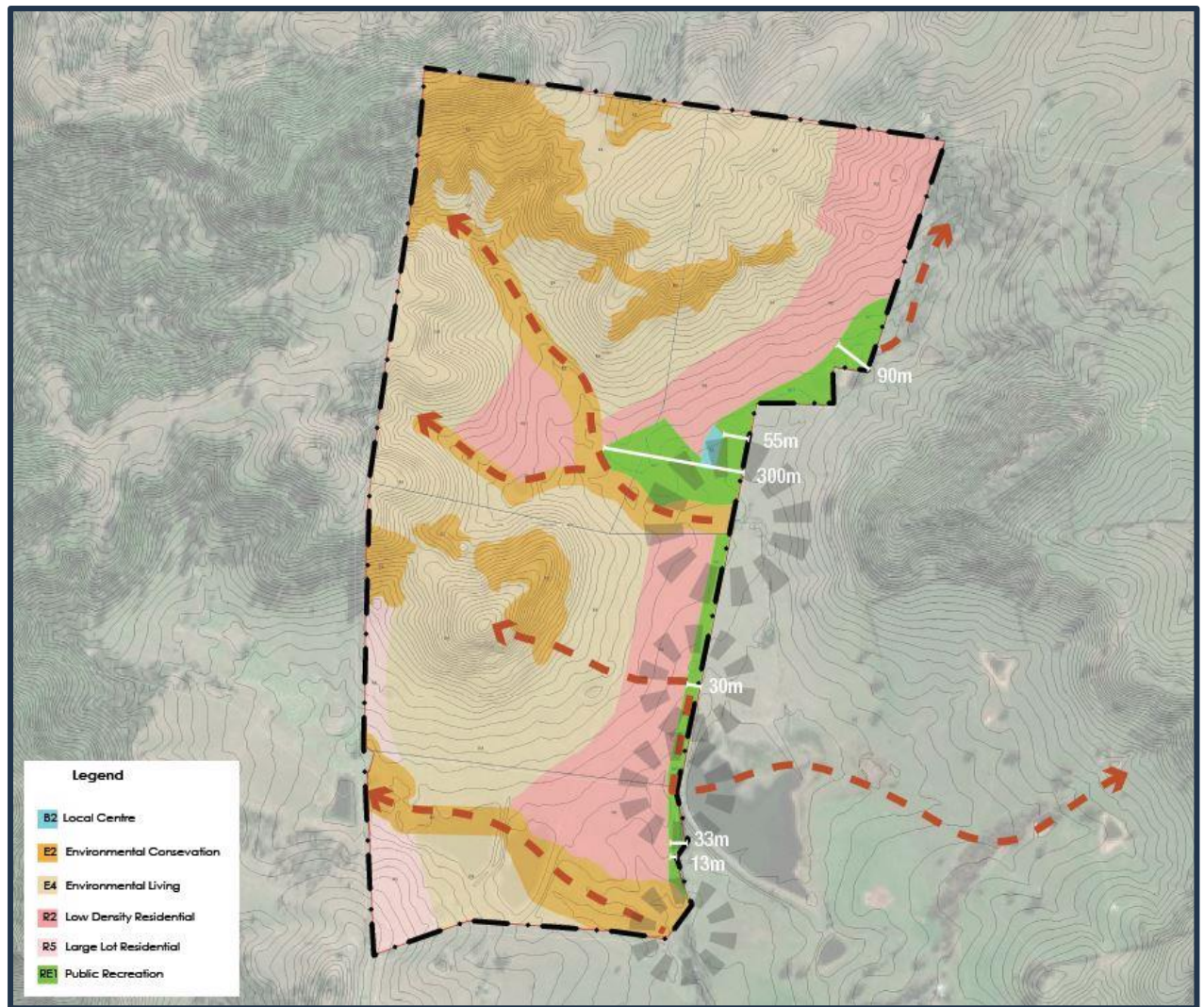


Figure 3: Internal Greenway Connections (Source: McGregor Coxall)

The proposal would provide connectivity to key cultural and environmentally significant areas of the Camden LGA that are not currently accessible to the public and will provide effective and sustainable active transport opportunities that will allow for a range of recreational and cultural experiences.

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 Greenway Project Strategy has been prepared by McGregor Coxall in support of the proposal and is provided in **Appendix E**.

2.0 Project Vision

The objective of the proposal is to provide a well-design 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 below.

Transition

The subject site is located directly between the South West Growth Area to the east and the indicative location of the Outer Sydney Orbital to the west, as detailed in **Figure 4** below.

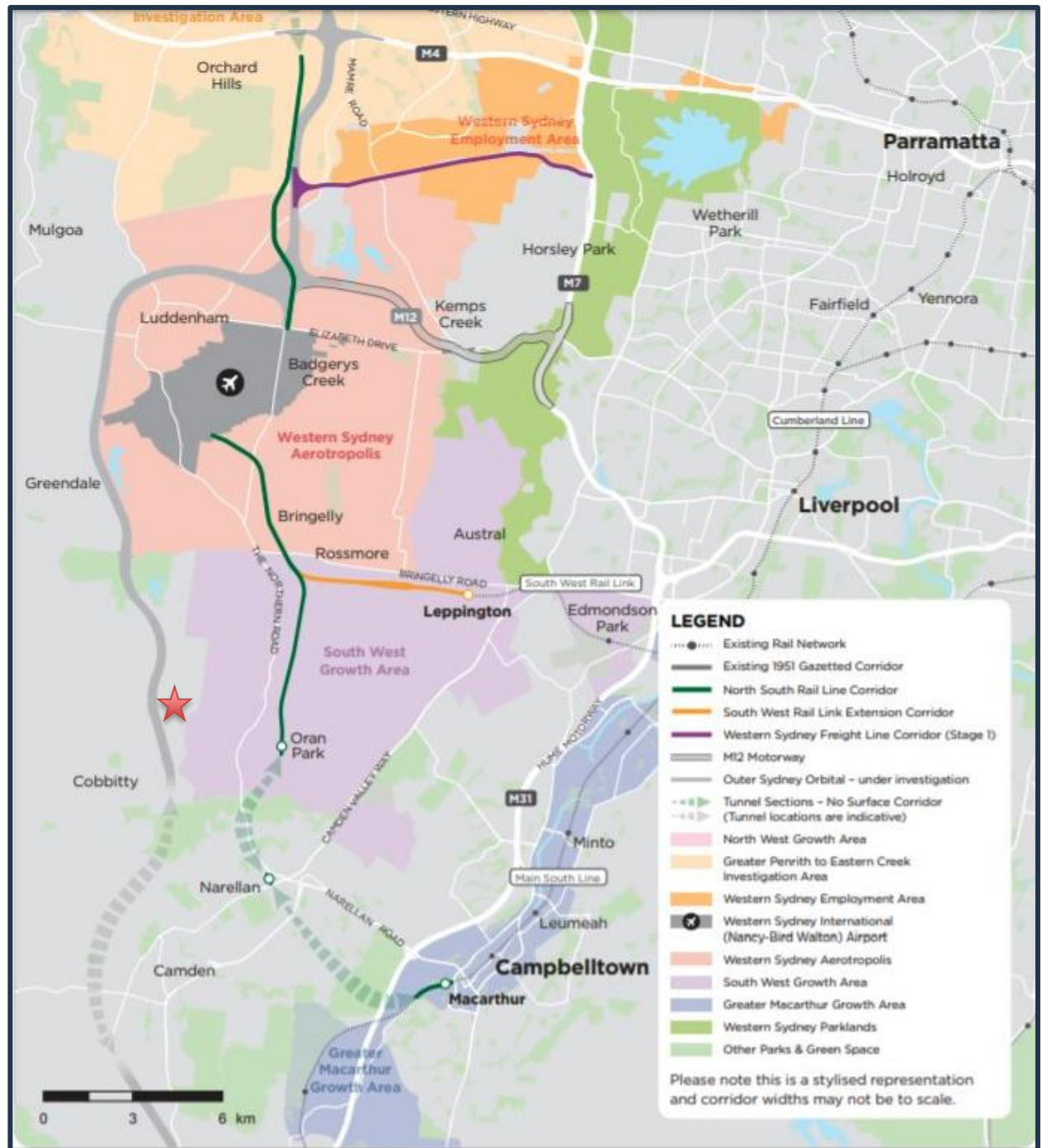


Figure 4: Outer Sydney Orbital Corridor Map with the red star detailing the location of the site in between the South West Growth Area and the Outer Sydney Orbital Corridor (Source: Transport for NSW)

The eastern boundary of the subject site forms the western boundary of the South West Growth Area while the western boundary of the subject site is straddled by the Orbital Route.

The current disposition of zonings in the vicinity of the site forms a hard boundary between urban and non-urban uses and does not recognise the more recent imposition of the Outer Sydney Orbital. As a result, there is currently no transition between urban uses to the east and rural uses to the west.

The proposal would provide appropriate transitional zonings and lot sizes from east to west across the site, recognizing that an appropriate urban boundary is now formed by the Outer Sydney Orbital. The proposal provides 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.

The transition from the South West Growth Area would be achieved by providing zonings and minimum subdivision lot sizes that provide larger lots than those being created in the South West Growth Area. This would allow for extensive landscaping and the retention of significant natural features of the site that will create a visual transition as well as a transition in density across the site.

The transitional nature of the development will result in the provision of larger lifestyle lots that would contribute to the variety of properties available on the market. The larger lifestyle lots would create a point of difference to what is currently available on the market with a key focus on maximising the benefits of the cultural and scenic qualities of the site and surrounding area.

Natural and Cultural Environment

A key objective of the proposal is to provide a for 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.

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:

- Ecological Constraints Analysis (**Appendix H**)
- Aboriginal Due Diligence Assessment (**Appendix J**)
- Heritage Impact Statement and View Analysis (**Appendix K**).

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 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. A total of 31% of the site is proposed to be dedicated to open space and environmental conservation areas.







Accessibility and Amenity

Given the site's location accessibility and amenity are a key focus of the proposal to provide a sustainable and integrated community.

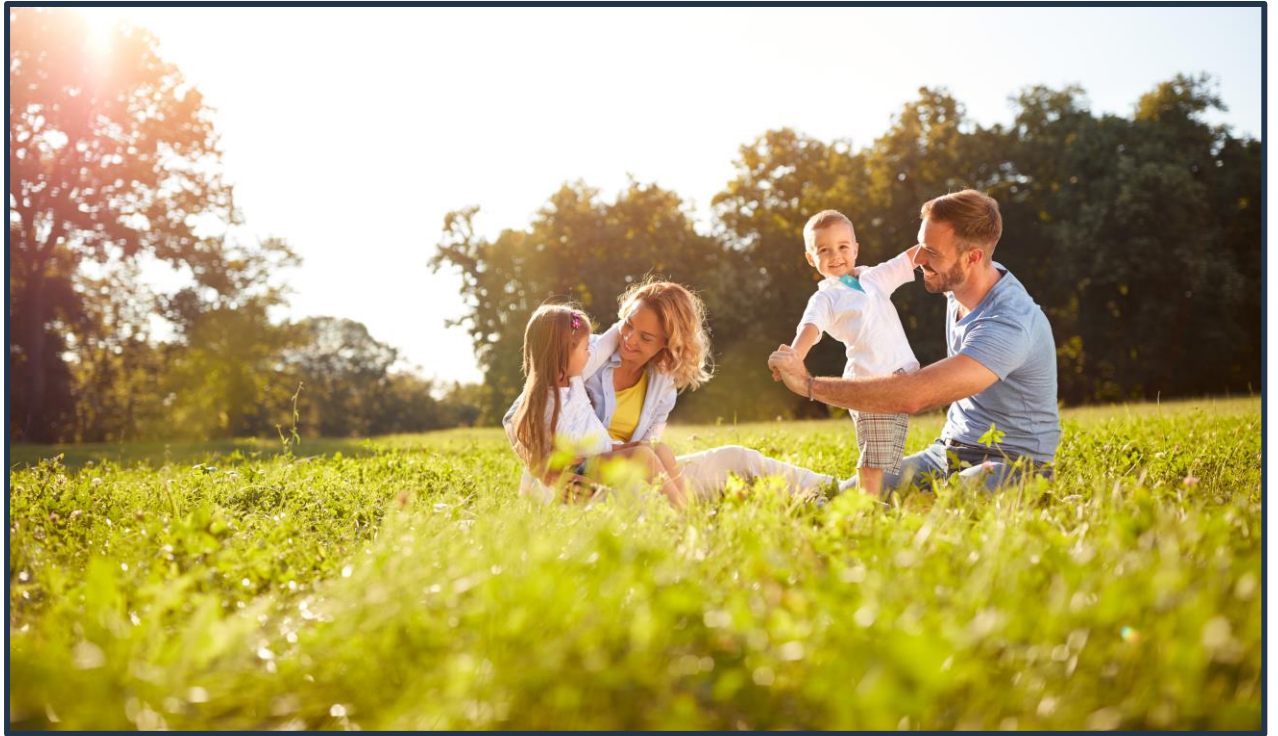
The proposal has been designed to provide infrastructure that will support the proposed community to ensure the additional residential land does not increase pressure on existing infrastructure in the area. This is to be achieved by providing land to accommodate future commercial uses in the form of a local or neighbourhood centre and land to accommodate future community land uses such as a school or child care centre.



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.



The significant environmental and cultural features of the site have been incorporated into the public open space areas and pedestrian links to allow for residents and the wider community to experience the scenic and cultural significance of the site and surrounding area. The provision of appropriate services and accessibility ensure the community is provided with a high level of residential amenity.



Proposed Layout

The project vision and objectives are to be achieved through rezoning the site and amending the minimum lot size controls to facilitate a range of residential development types. The proposed layout has been based on the key natural and cultural characteristics of the site, connectivity to the existing and future road network, the interface with surrounding properties and providing future residents with a high level of amenity.

The transitional nature of the proposal is achieved by providing a range of residential zonings and lot sizes that transition across the site from the higher density and smaller lot sizes on the property's eastern edge and low lying areas and the lower density and larger lot sizes across the remainder of the site including the ecologically sensitive areas, as detailed in the Structure Plan provided in **Figure 5** below.

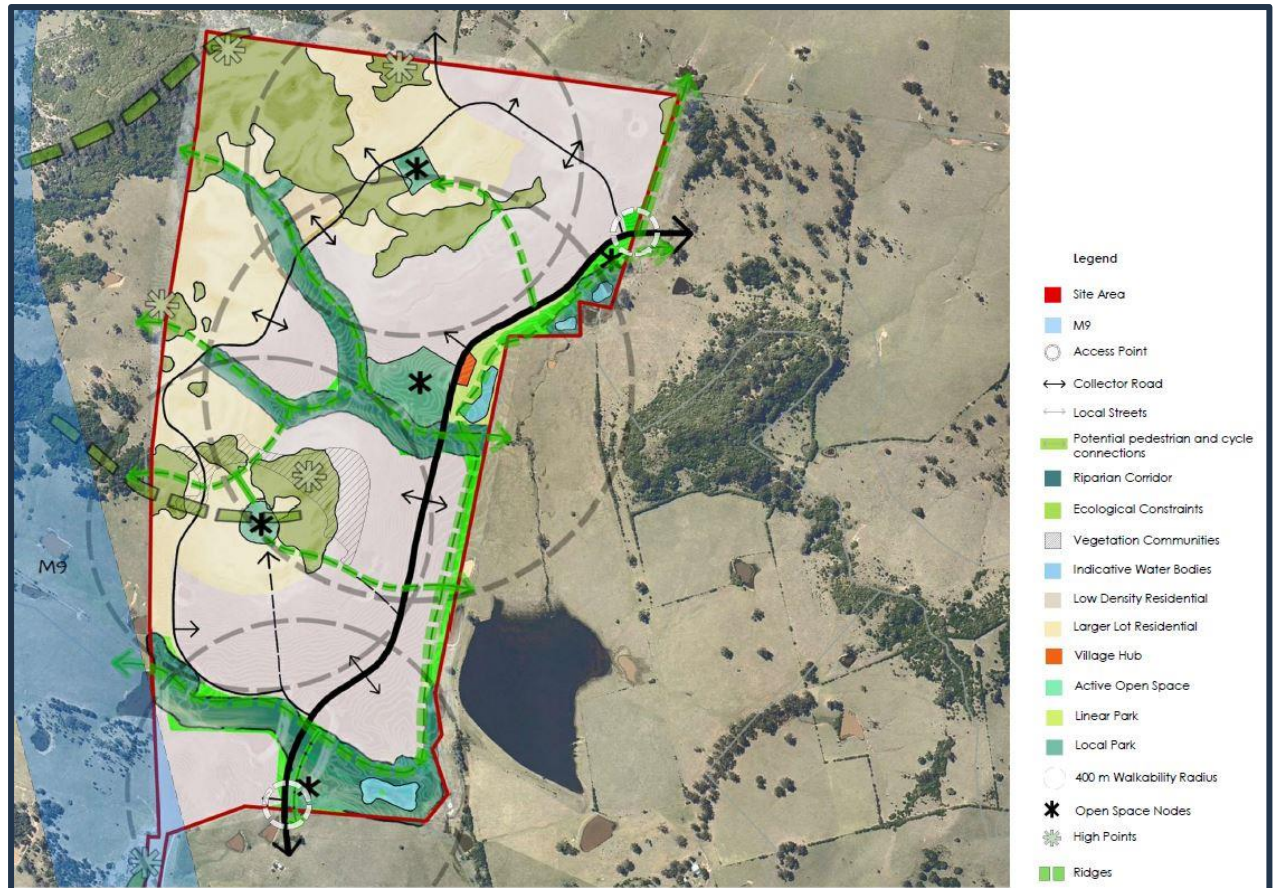


Figure 5: Proposed Structure Plan (Source: Sitios Urban Design)

As detailed in the above Structure Plan the higher density residential and commercial zoning is proposed in the low-lying areas on the eastern portion of the property with extensive landscaping proposed to minimise the visual impact of the development on the surrounding area, refer to **Figure 6** and **7** below.

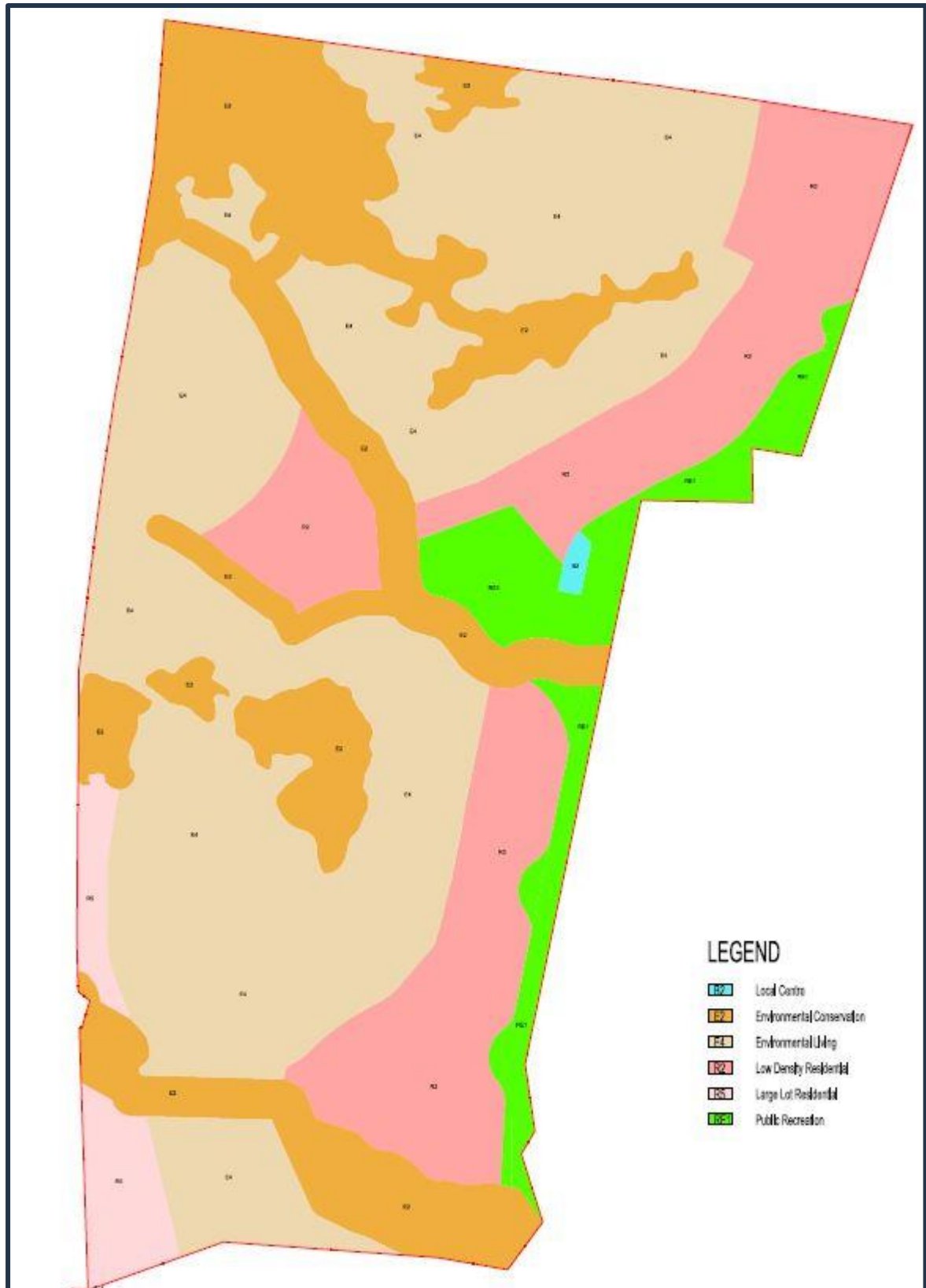


Figure 6: Proposed Zoning of Subject Site (Source: Sitios Urban Design)

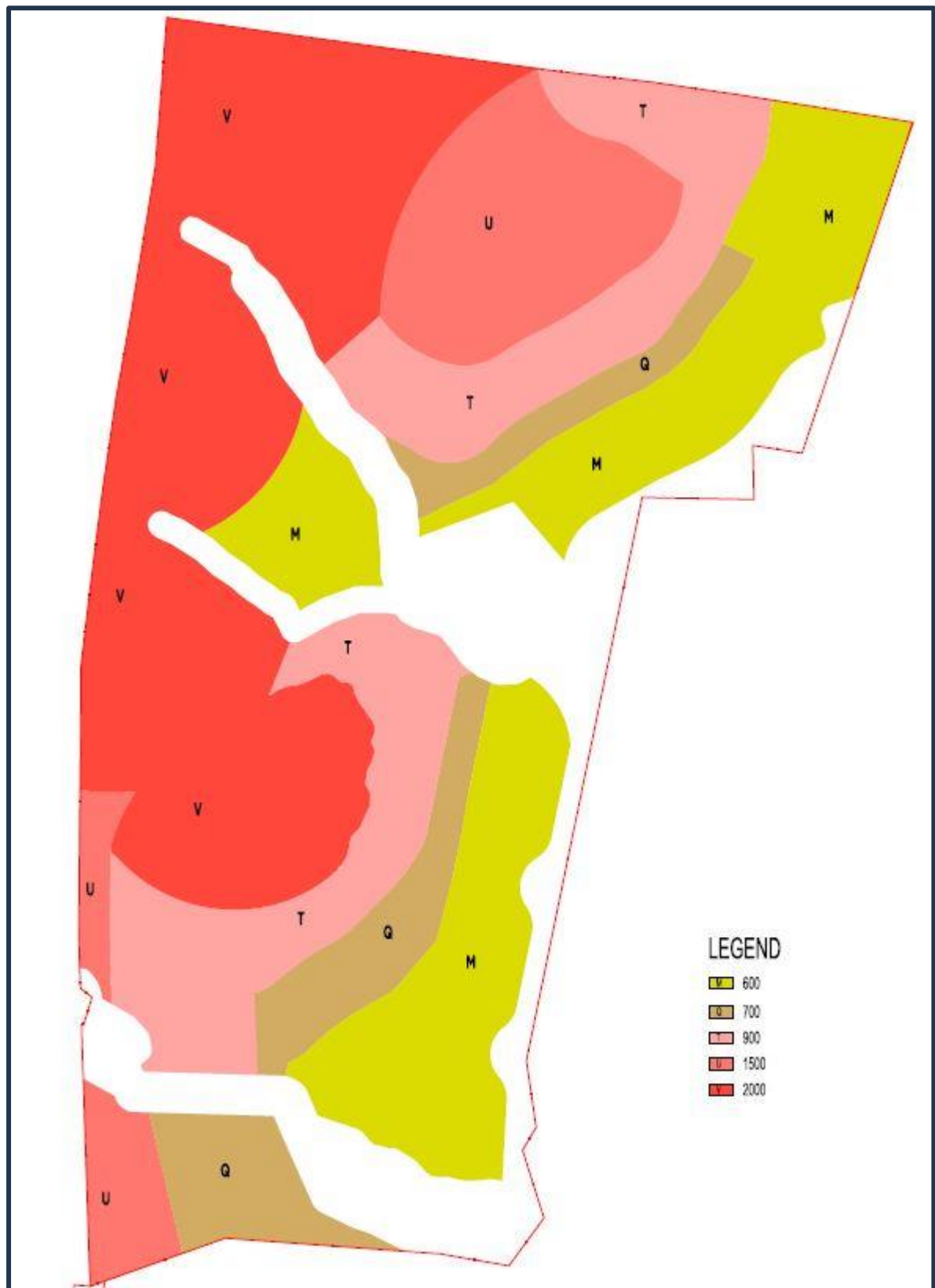


Figure 7: Proposed Minimum Subdivision Lot Size (Source: Sitios Urban Design)

The larger lots are then proposed across the remainder of the site with the retained vegetation, road network and proposed landscaping integrating the development into the existing landscaping and reducing its visual prominence when viewed from adjoining properties.

The integration of the proposal into the existing landscape is achieved through the retention and revitalization of the riparian corridors and vegetated areas, provision of public open space areas strategic locations, designing the road and lot layout to follow the natural topography of the site and the provision of a larger road reserve to accommodate additional landscaping.

3.0 Conclusion

The objective of the proposal is to provide a well-design 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. The proposal would enable a logical, minor relocation of the urban boundary of the existing South West Growth Area to the Outer Sydney Orbital.

This is achieved through the rezoning of the subject site to provide a range of zoning and minimum lot size controls that will facilitate a variety of future residential development types that are appropriate for the site's context.

The proposal has a high level of strategic merit as it will:

- eliminate existing land use conflicts in the vicinity;
- overcome adverse impacts on the viability of the agricultural use of the site imposed by previous zoning and infrastructure decisions by Government;
- provide for a well-designed community that will benefit the local area and wider regional context by enabling a greater variety of residential typologies to be developed to serve the market than is currently the case; and
- enable a transition in development between the denser growth experienced in the South West Growth Area to the East and the Rural Land to the West.