

# “SMALLS ROAD” PLANNING PROPOSAL (CARRINGTON PARK)

## No. 5 Smalls Road, Grasmere



Prepared for:



Prepared by:



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- D: Section 9.1 Direction Compliance Overview

# 1 Introduction

## 1.1 BACKGROUND

On 21<sup>st</sup> December 2018, the subject land was rezoned from R5 Large Lot Residential to part R2 Low Density Residential, part E2 Environmental Conservation and B1 Neighbourhood Centre to permit essentially a seniors housing development (Amendment 16 to Local Environmental Plan 2010). The rezoning retained the existing heights of buildings at 9.5m, as there were no plans to construct buildings in excess of this height control. However, since that time, work has been undertaken on creating a masterplanned lifestyle village, known as Carrington Park containing a number of buildings for mainly for seniors housing. The proposal is for the following:

- Residential Aged Care Facility (RACF) for 128 beds;
- Premium Independent Living Units (ILUs) – approximately 79 units;
- Assisted living – approximately 60 units;
- Wellness Centre;
- Standard ILUs (apartments) – approximately 120 units;
- Approximately 2 x 33 two bedroom and 3 x 49 three bedroom single storey villas (ILUs)
- Health centre (including specialist medical rooms for visiting doctors and dispensary) and retail;
- Child care facility for approximately 90 children; and
- Dementia cottages – approximately 24 rooms.

A number of these buildings with heights between 13m and 24m, thereby non-compliant with the height control map. There are similar building heights on the existing Carrington Campus site opposite in the form of residential aged care facilities and assisted living apartments. These approved development exceeded the height control and the applications were accompanied by a Clause 4.6 Request for Variation to the Development Standard under Local Environmental Plan 2010 (LEP 2010). However, given the extent of variation proposed by the development proposals, it was considered to be more effective to lodge a Planning Proposal to amend the height controls rather than seek variations. This was discussed with Council and it was agreed that this was provided a better outcome and certainty to the development and the community, who would be consulted during the planning process.

Therefore this Planning Proposal (Request) (PPR) represents the formative phase in the development of a Planning Proposal (PP) geared toward the rezoning of the land at Smalls Road (and shown in **Figure 1**) for mainly a seniors housing residential development. The rezoning is to be effected through the preparation of a relevant Local Environmental Plan amendment, it being proposed to amend Camden LEP 2010.

## 1.2 SCOPE OF REPORT

This Report has been prepared in accordance with the NSW Department of Planning and Environment's (DoPE) documents [A Guide to Preparing Local Environmental Plans](#) and [A Guide to Preparing Planning Proposals](#) (August, 2016). The latter document requires the Planning Proposal to be provided in six (6) parts, being:

- Part 1 - A statement of the objectives or intended outcomes of the Planning Proposal (and proposed LEP amendment);
- Part 2 - An explanation of the provisions that are to be included in the Planning Proposal (and proposed LEP amendment);
- Part 3 - The justification for those objectives, outcomes and provisions and the process for their implementation;
- Part 4 - Relevant support mapping;
- Part 5 - Details of the community consultation that is to be undertaken in respect of the Planning Proposal; and
- Part 6 - Projected project timeline.

## 1.3 REPORT STRUCTURE

This PPR, in providing an outline PP, is structured in the following manner:

- Section 2 provides an overview of the site the subject of this PPR, the immediate locality, and the prevailing local planning context
- Section 3 contains a statement of the objective and/or intended outcomes of the proposed LEP amendment.
- Section 4 provides an explanation of the provisions.
- Section 5 provides justification for the objectives, outcomes and provisions of the proposed LEP amendment.
- Section 6 provides details of relevant mapping amendments.
- Section 7 provides details of the community consultation that would be undertaken in respect of the advancement of a relevant PP.
- Section 8 provides a projected project timeline.
- Section 9 outlines a conclusion.

## 2 The Subject Land/Site and Context

### 2.1 LAND DESCRIPTION

The site comprises land known as Lot 201 DP734620 (No. 5) Smalls Road, Grasmere and depicted in **Figure 1** below and **Annexure "A"**.

It is some 27.21 hectares in size.



**Figure 1: Subject land holding**

The land has been partly cleared. However, a large area (approximately 6ha in the southwest corner) is vegetated and is zoned as E2 Environmental Conservation and will be retained to form part of the landscape character of the proposed development. Reticulated water and sewer is nearby and electricity and telecommunications services are available to the site. The land is located in the Camden Local Government Area.

### 2.2 CONTEXT/LOCALITY

The land is located in a mainly rural residential locality in the aerial photograph extract forming **Figure 1** above, with the Carrington Campus site located immediately opposite to the northeast at No 90 Werombi Road.

Further to the north-east is the Camden Airport; whilst to the east is the Camden West Sewer Treatment Plant.

## 2.3 PROPOSED DEVELOPMENT SCENARIO

While this Planning Proposal seeks to amend Camden LEP 2010 by way of an amendment to the height controls from 9.5m up to 24m, architectural and landscape plans have been prepared by Jackson Teece and Site Image, respectively, to inform the development outcomes and building typologies. The concept development scheme has allowed the testing of the performance of the scheme against the Apartment Design Guideline (ADG) requirements, including building separation. It also allows the calculation of an indicative yield.

The proposed development concept (refer to **Figure 3** below) therefore seeks to achieve the following outcomes:

- Retaining a significant amount of vegetation on the site;
- Increasing the amount of landscaped area on the site for resident amenity;
- Maximising pedestrian networks through the site and connected corridors;
- Create an iconic seniors housing development;
- Create a sense of place;
- Consistent with a number of strategic and planning documents;
- Ensure ADG building separation and setbacks are achieved; and
- Designed to achieve ADG compliance.

## 3 Objectives or Intended Outcomes (Part 1)

### 3.1 INTRODUCTION

This PPR has the express purpose of facilitating the development of the land for seniors housing in various building typologies. Residents of the village, known as Carrington Park, will reside in single storey Independent Living Units (ILUs), in apartment buildings, assisted living apartments, residential aged care facility and including dementia buildings (single storey). These buildings will range in height from 13m to 24m, as shown on **Figure 2** below.



Figure 2: Heights of buildings

### 3.2 OBJECTIVES

- to nominate a range of building heights that will provide a transition in built form and land use intensity across the site,
- to ensure that the heights of buildings reflect the intended scale of development appropriate to the site,
- to provide for built form that is compatible with the form of development on the site,
- to assist in the minimisation of opportunities for undesirable visual impact, disruption to views, loss of privacy and loss of solar access to existing and future development.

### 3.3 OUTCOMES

In delivering the foregoing objective, it is intended that the following outcomes be realised:

- A sustainable co-ordinated expansion of the Carrington Centennial Care provision of well-managed and well-designed seniors housing development.
- To foster environmental, economic, social and physical wellbeing so that the site develops as an integrated, balanced and sustainable seniors housing development.

An Illustrative Concept Plan (refer to **Figure 3**) seeks to assist the Council and Community in its understanding and assessment of the Smalls Road PPR and specifically the delivery of the preceding objective and outcomes.



**Figure 3: Concept Masterplan**

The consistency of the PPR with higher order Planning frameworks is detailed in Section 5 of this Report later.

## **4 Explanation of Provisions (Part 2)**

### **4.1 CURRENT LOCAL PLANNING FRAMEWORK**

#### **4.1.1 CAMDEN LOCAL ENVIRONMENTAL PLAN 2010**

The Camden Local Government Area is subject to the provisions of a single (standard instrument stylised) Local Environmental Plan, namely Camden Local Environmental Plan 2010 (CLEP 2010).

The subject land has three (3) zones; namely R2 Low Density Residential, B1 Neighbourhood Centre and E2 Environmental Conservation.

The principal landuse controls attached to such a zoning take the form of objectives and a table of landuse permissibility, reproduced in **Annexure B**.

A zoning map extract of the prevailing zone and nearby zones forms **Figure 4**; whilst the height control map forms **Figure 5**. The amendment to the height of buildings map will facilitate the future development of the site for seniors housing, noting the existing zoning of the site permits such development, but has a 9.5m height control.



## 4.2 PROPOSED LOCAL PLANNING FRAMEWORK

### 4.2.1 PROPOSED AMENDMENT TO HEIGHTS OF BUILDINGS

The Smalls Road PPR seeks to rezone the site to permit buildings greater than 9.5m, as currently permitted under LEP 2010. The amendment to the height of buildings map will permit various buildings to be constructed higher than 9.5m as detailed in **Annexure “A”**.

Specifically, it is proposed to amend the CLEP 2010 Heights of Building Map HOB\_004, whilst not relying on a Clause 4.6 variation during the development application stage for each building in excess of 9.5m.

### 4.2.2 OTHER MAP PROVISIONS

Finally, it is not proposed to change the Land Application map, or Land Reservation Acquisition map.

## 5 Justification (Part 3)

### 5.1 NEED FOR THE PLANNING PROPOSAL (SECTION A)

#### 5.1.1 INTRODUCTION

It is initially noted that the level of justification for a Planning Proposal should:

- Be proportionate to the impact the planning proposal will have
- Comprehensive without necessarily being exhaustive
- Be sufficient to allow a Gateway determination to be made with the confidence that the LEP can be finalised in accordance with the proposed timeframe.

#### 5.1.2 IS THE PLANNING PROPOSAL THE RESULT OF ANY STRATEGIC STUDY OR REPORT?

The Planning Proposal has its origins in the Council Community Strategic Plan engagement progress and some of the District Plan consultation outcomes in respect of managing urban growth and housing diversity. The current zoning of the land permits the development of the site for seniors housing and a neighbourhood centre; however, proposed buildings exceed the height control.

Further, it is consistent with the Greater Sydney Region Plan (A Metropolis of Three Cities) and Western City District Plan objectives of providing increased housing opportunities, particularly capitalising on existing infrastructure as part of existing urban areas, noting the permissibility issue.

Importantly, despite being in the rural conservation focussed Metropolitan Rural Area (MRA), the subject land is contiguous with rural residential development and fulfils the nominated criteria of limited expansion of such form development; namely:

*“Limited growth of rural residential development could be considered where there are no adverse impacts on the amenity of the local area and the development provides incentives to maintain and enhance the environmental, social and economic values of the MRA”.*

Additionally, the proposal may be considered to represent a design led, place based approach to limit expansion of the site, as detailed in the concept masterplan development application, submitted separately to Council for approval under Section 4.22 of the Environmental Planning & Assessment Act 1979. The concept application provides for a variety of housing addressing the needs of an ageing population.

### 5.1.3 IS THE PLANNING PROPOSAL THE BEST MEANS OF ACHIEVING THE OBJECTIVES OR INTENDED OUTCOMES, OR IS THERE A BETTER WAY?

The Planning Proposal is considered to represent the best means of facilitating a planning framework for optimisation of sustainable seniors housing development opportunities on the subject land and associated infrastructure optimisation outcomes. In particular, it provides an opportunity for enhanced housing diversity at a particularly scale, without adversely impacting rural productivity, noting the current zoning of the land as R2 Low Density Residential. Under State Environmental Planning Policy (Seniors Housing) 2004 (SEPP 2004), the proposed use is permissible with development consent. The development will be staged over a number of years and Section 1.1 of this submission details the development scenario.

The proposed rezoning is stylised for direct integration with Camden LEP 2010, adopting relevant height controls throughout the site for the various buildings. Careful consideration has been given to the desired built form outcomes with detailed levels taken across the site to ensure that the various heights of buildings can be achieved. The Planning Proposal is therefore the best way to achieve the intended outcomes and objectives.

### 5.1.4 IS THERE A NET COMMUNITY BENEFIT?

The following table addresses the evaluation criteria for conducting a “net community benefit test” within the Draft Centres Policy (2009) and is considered to be beneficial in establishing the qualities of the Planning Proposal Request.

Evaluation Criteria	Y/N	Comment
Will the LEP be compatible with agreed State and regional strategic direction for development in the area (e.g. land release, strategic corridors, development within 800m of a transit node)?	Y	The proposed rezoning is compatible with the Greater Sydney Region Plan and Western Sydney District Plan, particularly in respect of liveability and sustainability and elements of Local Strategic Planning directions as detailed at 5.2.2. Further, the land is proximate to a local bus route and the concept masterplan provides for the local bus company to service the site.
Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/subregional strategy?	N	The subject site is not identified within a key strategic centre or corridor but forms part of the existing urban area.
Is the LEP likely to create a precedent or create or change the expectations of the landowner or other landholders?	N	The proposed rezoning is unlikely to create a precedent within the locality or change the expectations of the site as the site is currently zone to permit seniors housing (R2 Low Density Residential) and a neighbourhood centre (B1). Except for the heights of buildings, early master planning that was previous undertaken to rezone the site, provided concepts for developing the site in a planned manner.
Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?	Y	All other recent spot rezonings considered by Council are understood to be consistent with established policy or acceptable departures.

<p>Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?</p>	<p>N</p>	<p>The proposal will facilitate major employment in the form of infrastructure works and construction related activities and on-going maintenance and management. Once fully operational, it is expected that the site will employ some 400 persons, within aged care, child care and medical. The proposal is also consistent with the Department of Planning, Infrastructure and Environment planning system acceleration program in fast tracking significant local developments.</p>
<p>Will the LEP Impact upon the supply of residential land and therefore housing supply and affordability?</p>	<p>Y</p>	<p>The proposal will have a positive impact on housing supply by adding to the amount of available seniors housing.</p> <p>The proposal will increase the housing choice and type of housing and contribute to meeting local residential targets for this form of development to meet the needs of an ageing population.</p>
<p>Is the existing public infrastructure (roads, rail, utilities) capable of servicing the proposed site? Is there good pedestrian and cycling access? Is public transport currently available or is there infrastructure capacity to support future transport?</p>	<p>Y</p>	<p>The existing public infrastructure will need augmentation to service the land holding with water, sewer and electricity, all of which are readily available to the site. Noting the R2 zoning.</p> <p>Limited local buses service the area and will enter the site, as currently happens on the Carrington Campus site opposite.</p>
<p>Will the proposal result in changes to the car distances travelled by customers, employees and suppliers? If so, what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?</p>	<p>N/A</p>	<p>Not applicable, as such persons travel to the Carrington Campus site on a daily basis.</p>
<p>Are there significant Government investments in infrastructure or services in the area where patronage will be affected by the proposal? If so, what is the expected impact?</p>	<p>Y</p>	<p>The proposal does not require significant further investment in public infrastructure, it will largely utilise the existing infrastructure and services. The developer will extend and upgrade Infrastructure to service the development at no cost to government, if required.</p>
<p>Will the proposal impact on land that the Government has identified a need to protect (e.g. and with high biodiversity values) or have other environmental impacts? Is the land constrained by environmental factors such as flooding?</p>	<p>N</p>	<p>Part of the land constitutes environmentally sensitive land (E2) which is retained by the development.</p> <p>Bulk earthworks are proposed to provide for fully accessible roads, pathways and buildings.</p>

<p>Will the LEP be compatible/complementary with surrounding adjoining land uses? What is the impact on the amenity in the location and wider community? Will the public domain improve?</p>	<p>Y</p>	<p>The proposal is compatible with nearby adjoining rural residential uses and does not hinder the operation of the Camden Airport. It will ensure appropriate buffers and compatibility with surrounding landuses.</p> <p>The site is not an isolated residential development and is capable of being well serviced and is proximate to Camden and Narellan Townships.</p>
<p>Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?</p>	<p>Y</p>	<p>It will likely increase the patronage of local retail and commercial facilities. A small centre is provided on site to reduce persons in the Grasmere community travelling outside the area for convenient day-to-day products. The proposed health centre will provide a range of services for the community, including a 90-place child care facility.</p>
<p>If a stand-alone proposal and not a centre, does the proposal have the potential to develop into a centre in the future?</p>	<p>N</p>	<p>Part of the site is zoned for commercial/retail facility (B1), as part of the aforementioned rezoning in Section 1.1 of the Request.</p>
<p>What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?</p>		<p>The proposal will provide additional specialist housing opportunities to assist in the delivery of the housing growth and dwelling mix actions from the District and Local strategies for seniors housing.</p> <p>It will bring an enhanced level of patronage of local commercial/retail infrastructure.</p> <p>If the rezoning was not supported, the site can still be developed under the R2 zone. However, the provision of additional diverse housing would not be realised.</p> <p>It provides a long-term place focussed strategy for developing the site over a number of years with diverse forms of buildings to suit the changing needs for an ageing population.</p>

As discussed above, some of the buildings will exceed the current height control under Clause 4.3 of the LEP. In this regard buildings range from 13m (health centre) to 24m (recreation centre/premium ILUs) (refer to **Figure 2** above. A separate application (Concept Masterplan) is submitted with this application to amend the heights of buildings map.

In respect of the heights of buildings, a view assessment/ analysis has been undertaken to understand the proposed building heights from various points (refer to **Figure 6** for location of properties). **Figures 7 to 10** depict the proposed buildings on the site, compared with the heights of existing residences.

Analysis of the site and relationships with neighbouring properties and streetscapes guided the masterplan locations for buildings, in conjunction with existing and new tree planting to ensure good visual separation and screening. Setting of buildings into the landform has been another strategy to minimise potential views and reduce bulk and scale of buildings in views around the internal areas of the site.

Long sections are provided on the following pages to demonstrate how the Recreation Building and Wellness Centre are set well down into the landform, and are significantly removed from potential views from surrounding areas.

The adjoining 'heritage' residence to the east of the site, midway along that boundary, has been carefully considered. A 'community title' landscape buffer is provided along the boundary, with long term management of screening and canopy trees to suitably integrate with the adjoining site. Low villa buildings are set below the boundary levels, which in combination with elevated boundary planting will minimise potential for views to the villa buildings.



**Figure 6 – Marked Location of Existing Adjoining Residences**

The RACF building is also set into the landform well below the adjacent boundaries, with significant elevated boundary planting assisting in minimising views from adjacent residences.

The Smalls Road and Werombi Road frontages have buildings setback from the boundary, allowing protection of existing trees and additional tree and massed shrub screen planting to green these frontages. The semi-rural visual quality of the street is reflected in the boundary fencing and entry treatments.

A key strategy in the masterplan siting of buildings has been to locate and set buildings down into the landform. In combination with rising landform to boundaries having buffer vegetation, and perimeter screen planting generally, there is limited visibility from neighbouring sites and streetscapes. The sections below are provided as a general indication of buildings and their relationship to the landform. Larger scale sketch sections in the following pages provide guidance regarding relationships between proposed development and individual neighbouring sites.



**Figure 7 – Long Section/Elevation Looking West Through RACF**



**Figure 8 – Detail of Above Long Section**

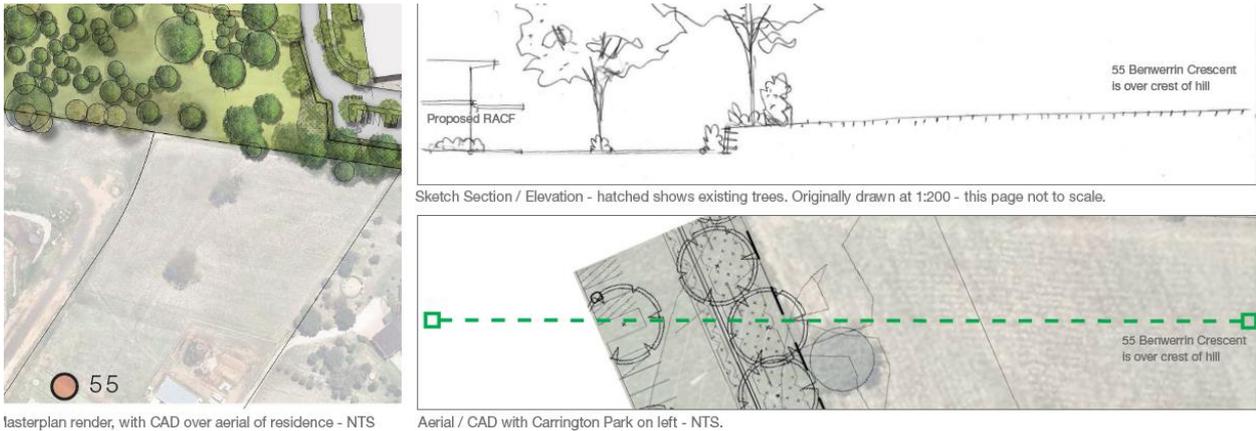


**Figure 9 – Long Section Looking West Through Retail/Medical**

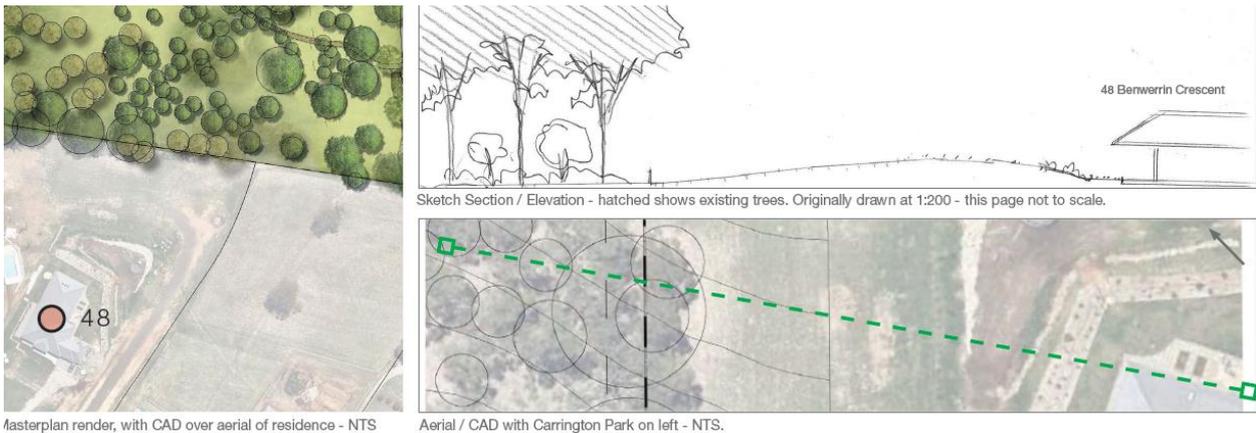


**Figure 10 – Long Section Looking West from Lake to Wellness Pavilion**

To assist in understanding the potential impact of the taller buildings on adjoining residents, a series of hand sketches have been produced to provide the relationship between the properties, as shown **Figure 6** above. **Figures 11 and 12** below provide a snapshot of some properties; whilst further details are provided in the landscape masterplan report.



**Figure 11 – Indicative Section Shows Relationship With 55 Benwerrin Crescent**



**Figure 12 – Indicative Section Shows Relationship With 48 Benwerrin Crescent**

Overall, the proposal will provide a net community benefit for the following reasons:

- It constitutes a balanced and appropriate use of land and is in keeping with the residential character that has occurred on the Carrington Campus and doesn't impinge adversely on its broader local setting, noting the R2 Low Density zoning of the site.
- The proposal will contribute to Council's requirement to facilitate new dwelling growth, in accordance with current plan expectation, in doing so it will importantly provide an alternate housing product in the form of seniors housing.

- The proposal will facilitate a mix of dwelling types that encourage social mix and provide housing choice to meet the needs of the community in the form of single storey dwellings and apartments.
- It is located within an existing essentially low density fringe urban area, with a capacity to optimise infrastructure utilisation and early planning for the site envisaged a lifestyle village on the land that would address the various forms of development needed for an ageing population.
- The proposal will not result in any significant adverse environmental impacts.
- It will create limited major employment opportunities through the construction jobs to carry out the civil and building works and ongoing employment of potentially 400 persons to the benefit of the local economy. The development 'fits' squarely into the recent Government announcement to fast track significant local developments that will stipulate employment and the economy.

## 5.2 RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

### 5.2.1 IS THE PLANNING PROPOSAL CONSISTENT WITH THE OBJECTIVES AND ACTIONS CONTAINED WITHIN THE APPLICABLE REGIONAL OR SUB-REGIONAL STRATEGY (INCLUDING THE SYDNEY METROPOLITAN STRATEGY AND EXHIBITED DRAFT STRATEGIES)?

The Metropolitan and sub-regional planning context has recently been revised with the adoption of the Greater Sydney Region Plan – A Metropolis of Three Cities and the Western City District Plan.

#### 5.2.1.1 GREATER SYDNEY REGION PLAN – A METROPOLIS OF THREE CITIES

The subject plan was released in March 2018 and is the current Metropolitan Plan for Sydney. It sets the 40-year vision up to 2056 and provides a 20-year plan to manage growth and change in Sydney.

Further, the Plan seeks to integrate with the companion State Infrastructure Strategy 2018-2038 and Future Transport Strategy. The proposal is importantly consistent with the key directions in respect of infrastructure and collaboration, liveability, productivity and sustainability, summarised as follows:

A city supported by Infrastructure:

Objective 4: Infrastructure use is optimised

A city for people:

Objective 6: Services and infrastructure meet communities' changing needs

Objective 7: Communities are healthy, resilient and socially connected.

Housing the city:

Objective 10: Greater Housing Supply

Objective 11: Housing is more diverse and affordable

A city in its landscape:

Objective 25: The coast and waterways are protected and healthier

Objective 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced

Objective 28: Scenic and cultural landscapes are protected

A resilient city:

Objective 37: Exposure to natural and urban hazards is reduced.

The Metropolitan and sub-regional planning context has recently been revised with the adoption of the Greater Sydney Region Plan – A Metropolis of Three Cities and the Western City District Plan. Additionally, Council's Community Strategic Plan is now supported by the Camden Local Strategic Planning Statement.

## **STRATEGIC MERIT TESTS**

### Strategic Test 1

*Consistent with the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment.*

### **Greater Sydney Region Plan**

#### Objective 4 – Infrastructure use is optimised

The requisite infrastructure to service the proposed development at the density proposed is generally readily available and does not require major augmentation. It is noted, however, that it is proposed to provide reticulated sewer to obviate any on-site waste water disposal concerns.

#### Objective 6 – Services and infrastructure meet communities' changing needs

Community infrastructure and services are readily available to service the resultant increase in population. Relevant developer contributions would be paid pursuant to Camden Contributions Plan 2011.

#### Objective 7 – Communities are healthy, resilient and socially connected

The future residents will have the opportunity to live a healthy lifestyle in a contemporary well-designed seniors housing development that has access to sustainable social and physical infrastructure, including on site services and facilities in various buildings. The development will offer opportunities to reside within independent living units (in various forms), assisted living apartments for persons who don't require high levels of care, dementia dwellings and residential aged care facilities for persons who need various forms of care (high and low). There will be facilities provided on site, such as the Wellness Centre and the health centre. A child care centre will be constructed and this will provide opportunities for older persons to interact with younger persons.

#### Objective 10 – Greater housing supply

The Proposal will at a large scale contribute to increased specialised seniors housing, to meet the market needs for an ageing population. The land is currently zoned R2 Low Density Residential. The proposed development is permissible under the zone having regard to State Environmental Planning Policy (Seniors Housing) 2004. The main issue is the heights of buildings proposed by the development. Hence the need to rezone the land to increase heights above 9.5m and limit the need to lodge Clause 4.6 request to vary development standards.

#### Objective 11 – Housing is more diverse and affordable

The Proposal will facilitate major access to more diverse housing opportunities and housing products. Importantly, it will fill the emerging need for seniors "lifestyle" housing, as referenced above. It will expressly enhance affordability given its target market, across a broad range of needs for the community.

#### Objective 25 - The coast and waterways are protected and healthier

Appropriate integrated stormwater management will service the Proposal and ensure that the accepted local Creek and broader Nepean River water quality standards are met, and local potential inundation mitigated. Works will be undertaken to re-engineer the riparian corridor and assist in reducing flood impacts on downstream properties. Ultimately, it is expected that a stormwater and flood management strategies will be a requirement of a positive Gateway Determination.

#### Objective 27 - Biodiversity is protected, urban bushland and remnant vegetation is enhanced

There will be limited loss of local biodiversity, as the vegetation within the E2 zone land will mainly be retained. Importantly, significant landscaping will be introduced to the local environment by the Proposal, as detailed on the landscape plans submitted with the concept development application.

#### Objective 28 - Scenic and cultural landscapes are protected

The site occupies a sensitive location in the local landscape in respect of scenic and cultural landscape qualities. The sensitivity of the landscape has been documented with outcomes reached with the Office of Environment and Heritage (OEH) and attest to an acceptable design led outcome.

Objective 29 – Environmental, social and economic values in rural areas are protected and enhanced

The rural – residential areas of the Camden Local Government Area (LGA) contribute an important element to the fabric of rural areas and form a transitional sustainable landscape.

This form of living (seniors housing) cannot take place in traditional housing estates and in particular new urban release areas due to the scale of the proposed development, being some 27ha of land, and in particular the form of development proposed. The scale and height of the development would require another site to be rezoned to permit the proposed buildings, given the general 9.5m height control applying to the majority of the Camden LGA.

Objective 37 - Exposure to natural and urban hazards is reduced.

The proposal is not exposed to any significant natural or urban hazards. A bushfire buffer impact on limited land is discussed below in the Western City District Plan at W20. Further, through the development process “framework” landscape plantings make it possible, at a modest scale, to minimise urban impacts. Any plantings will be carefully structured so as to not create a bushfire hazard.

**5.2.1.2 WESTERN CITY DISTRICT PLAN**

The Western City District Plan (WCDP) was released in March 2018 and provides a 20 year plan to manage growth in the context of economic, social and environmental matters to achieve the vision for Greater Sydney at a District Level. It is founded on 10 Directions, in a manner consistent with the Greater Sydney Regional Plan and reflected in Key Priorities and Actions.

As with the Greater Sydney Region Plan the proposal in the WCDP context is seen to be consistent with the key directions in respect of: infrastructure and collaboration, liveability and sustainability and in particular:

A city supported by Infrastructure:

Planning Priority W1 – Planning for a city supported by infrastructure  
There are no adverse infrastructure impacts.

Housing the city:

Planning Priority W5 – Providing housing supply, choice and affordability, with access to jobs, services and public transport.

The proposal provides an important alternative housing opportunity that fulfils the subject criteria, particularly for seniors housing and significant employment opportunities during the construction of civil works and building and importantly ongoing employment in the aged care sector, including catering, maintenance staff, administration, health, etc.

A city in its landscape:

Planning Priority W12 – Protecting and improving the health and enjoyment of the District’s waterways  
The proposal does not adversely impact local waterways.

Planning Priority W16 – Protecting and Enhancing Scenic and Cultural Landscapes

The prevailing scenic and cultural landscape characteristics are importantly protected through the design and landscape outcomes

Planning Priority W17 – Better managing rural areas

In particular, with respect to Planning Priority W17 – (Better Managing Rural Lands) and the concept of the Metropolitan Rural Area, it should be noted:

- Not all rural land has high inherent agricultural productivity potential (as is the case with the subject land), noting the land is zoned R2 Low Density Residential, but located in a rural residential area;

Planning Priority W1 – Planning for a city supported by infrastructure.

Requisite infrastructure is generally in place and does not need major augmentation. As previously noted, it is proposed to provide reticulated sewer to obviate any on-site waste water concerns.

Additionally, it is possible to largely manage storm and waters appropriately on-site. Relevant infrastructure contributions will be payable pursuant to Camden Contributions Plan, 2011.

Planning Priority W5 – Providing housing supply, choice and affordability, with access to jobs, services and public transport.

The Proposal will contribute to a major increase in “lifestyle housing opportunities”; a market characterised by an ageing population.

Planning Priority W12 – Protecting and improving the health and enjoyment of the District’s waterways

The proposal is capable of fulfilling stormwater management targets developed for the immediate and broader Nepean River catchments.

Planning Priority W15 – Increasing urban tree canopy cover and delivering Green Grid connections

A targeted landscape planting program and strategic screen plantings and the protection of the vegetation within the E2 land, will enhance tree canopy cover.

Planning Priority W17 – Better managing rural areas

The subject locality is better described as a non-urban area, noting the zoning of the land and compatibility with surrounding “residential” lands.

The site represents a relatively major holding and its potential development for large scale seniors housing residential purposes does not challenge the integrity of the Metropolitan Rural Area.

Planning Priority W20 – Adapting to the impacts of urban and natural hazards and climate change

Integrated development opportunities, supported by framework landscape plantings will assist in minimising, at a particularly large scale, climate change impacts.

Part of the site is impacted by principally bushfire. The proposed location and notional building ‘envelopes’ are not compromised by bushfire hazard planning. Additionally, planting programs will need to ensure bushfire hazards are not compounded.

Strategic test 2

*Consistent with a relevant local strategy that has been endorsed by the Department.*

The former Department of Planning and Environment set a timeframe of mid 2019 for local councils to prepare local strategic planning statements. This statement will describe a 20-year vision for land use planning in the local area, the special characteristics which contribute to local identity, shared community values to be maintained and enhanced, and how growth and change will be managed into the future. The statement will also include housing and productivity targets, and identify growth areas and infrastructure needs, to act as the strategic link between the Western City District Plan, the Camden Local Government Area planning controls.

Camden Council has recently completed the Local Strategic Planning Statement.

The subject proposal is consistent with these aspirations, as is documented at Section 5.2.1.1 of this report.

## **5.2.2 IS THE PLANNING PROPOSAL CONSISTENT WITH THE LOCAL COUNCIL’S COMMUNITY STRATEGIC PLAN OR OTHER LOCAL STRATEGIC PLAN?**

The Planning Proposal is also consistent with Council’s Community Strategic Plan (CCSP).

This community inspired strategic plan is Council’s highest level strategic plan and seeks to chart the Local Government Areas future development, with a target vision of a “Sustainable Camden Local Government Area”. In doing so it summarises the challenges before it, the diversity of stakeholders and the need for a collaborative partnership.

The CCSP is a road map for a long term community vision with key directions, objectives and indicators:

- Actively managing Camden LGA's growth
- Healthy urban and natural environment
- A prosperous economy
- Effective and sustainable transport
- An enriched and connected community
- Strong local leadership

The CCSP and these themes are developed clearly against the backdrop of the State Plan and the Metropolitan Planning aspirations.

In respect of the Key Directions it is noted:

### Actively Manage Camden LGA's Growth

#### **Preamble**

Effectively managing growth achieving a balance between large population increases and keeping the valued characteristics of the Camden LGA as it is now.

*The proposal has the capacity to sensitively integrate with the physical and social fabric of the existing locality. Further, it is not inconsistent with the following objective and select strategies. In particular it comprehensively addresses Strategy 1.2.1 as is evidenced in the analysis and suggested development parameters detailed in the architectural plans and the Metropolitan Rural Area commentary at Section 5.1.2 of this report.*

#### **Objectives**

1.1 Urban Development is managed effectively

#### **Strategies**

1.1.1 Ensure provision of appropriate urban development for sustainable growth in the Camden LGA.

1.1.2 Manage and plan for a balance between population growth, urban development and environmental protection.

1.2.1 Ensure rural land and associated landscape impacts are addressed.

### Healthy Urban and Natural Environment

#### **Preamble**

Camden's natural and built environment are central to sustaining the health, wellbeing and prosperity of the local population.

*The proposal does not adversely impact the natural and built environments to unacceptable levels. Further, it is not inconsistent with the general thrust of the following objective and select strategies.*

#### **Objective**

2.1 Caring for urban and natural environment, including heritage sites.

## Strategies

2.1.1 Protect the built and natural heritage of the Camden LGA.

2.1.10 Promote efficient water and energy use.

The Proposal applies to land which is within the vicinity of the local Heritage Item listed, being Carrington Hospital, situated opposite at No 90 Werombi Road.

Further, the subject site is not considered to impact the immediate curtilages or visual catchments of such Item. In addition, there is cistern that has heritage values and was addressed by Extent as part of the bulk earthworks development application. This cistern will be relocated to another part of the development site with a landscape setting.

Indeed, there is currently approved development which is more proximate and capable of being considered to impact adversely, given the proposal is to increase the heights of buildings that are permissible with consent on the site.

### 5.2.1.1 CAMDEN LOCAL STRATEGIC PLANNING STATEMENT 2020

The Camden Local Strategic Planning Statement – 2020 (LSPS) provides a “20 year planning vision emphasising landuse, transport and sustainability objectives to demonstrate how Camden Local Government Area will change to meet the community’s needs over the next 20 years”, in a manner consistent with the Greater Sydney Region Plan and Western City District Plan, at the local level.

It leverages off the Camden Community Strategic Plan – Camden 2040 providing a “landuse strategy”<sup>1</sup> on how “the land will be used to achieve the community’s broader goals”.

The LSPS comprises four (4) themes which mirror the themes of the Sydney Region Plan and District Plan; namely:

- Infrastructure and collaboration
- Liveability
- Productivity
- Sustainability

These themes are proposed to be implemented through 21 local priorities delivered through strategies to guide landuse decisions and actions to be undertaken by Council.

In respect of the Key Priorities it is noted:

#### Infrastructure and Collaboration

##### **Preamble**

To become a more liveable, productive, sustainable, the community needs additional infrastructure and services in the right places and at the right time; which is achievable with some dependent upon multi-level collaboration.

##### **Local Priorities**

The most relevant Local Priority is Local Priority I1 – Aligning infrastructure delivery with growth. The Proposal is not inconsistent with this Local Priority. Further, it is not inconsistent with Local Priorities I2, I3 and I4.

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<sup>1</sup> That is, a platform of Planning Priorities, Strategic directions and actions.

## Liveability

### **Preamble**

Maintaining and improving liveability involves providing housing, infrastructure and services that meet people's needs and a range of housing types in the right locations with measures to improve affordability.

### **Local Priorities**

Local Priority L1 is the most relevant local priority – Providing housing choice and affordability for Camden's growing and changing population. As discussed above, the proposed development is permissible with consent under LEP 2010, and the provisions of SEPP (Seniors Housing) 2004. The proposal is not to change the zoning of the land, just the heights of buildings from the current 9.5m height control under Clause 4.3 of LEP 2010. The Proposal provides a large scaled opportunity to enhance housing diversity in a locality generally identified for such opportunities, this being reflected in the current zoning.

The proposal also optimises utilisation of prevailing infrastructure and services without "overtaxing" such.

The proposed actions of compiling a Camden Housing Market Analysis, Housing Strategy and Affordable Housing Strategy will likely reinforce the importance of the site to be developed in accordance with the zoning of the land.

## Sustainability

### **Preamble**

Improving sustainability

### **Local Priorities**

Local Priority S2 – Protecting and enhancing the health of Camden's waterways and strengthening the role and prominence of the Nepean River will be realised through site specific stormwater management initiatives.

The proposed development can be designed to protect the nearby watercourse and the Nepean River, given the size of the size and the masterplanned nature of the development proposal. This will be further advanced post Gateway.

### Strategic test 3

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

The Proposal seeks to respond to the continued demand for "lifestyle" housing opportunities within a seniors housing estate, which is permissible under LEP 2010.

## **SITE SPECIFIC MERIT TESTS**

### Site specific test 1

*The natural environment (including known significant environmental values, resources or hazards).*

The natural environment has been significantly disturbed through past rural and rural-residential activities. Landscape planting will enhance local biodiversity, together with the retention of the vegetation within the E2 zoned part of the site.

### Site specific test 2

*The existing uses approved uses and likely future uses of land in the vicinity of the land subject to the proposal.*

The land is in a precinct that has a dominant large lot residential character. Allotments are large, generally 4,000sqm. Substantial dwellings in extensively landscaped settings dominate.

As detailed in Section 1.1 above, the land was rezoned specifically to permit the proposed development. This application seeks only to increase heights of buildings.

### Site Specific Test 3

*The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.*

The requisite service infrastructure is readily available and will not require major augmentation; but for the provision of reticulated sewer, the cost of which is to be met by the Proponent. Community infrastructure and services are readily available to service the increase in population, with such facilities also provided on site. Relevant developer contributions would be paid pursuant to Camden Contributions Plan 2011 or a Voluntary Planning Agreement (VPA) entered into for the standard independent living units.

### **5.2.3 IS THE PLANNING PROPOSAL CONSISTENT WITH APPLICABLE STATE ENVIRONMENTAL PLANNING POLICIES?**

The study area is subject to the provisions of a raft of State Environmental Planning Policies (SEPPs). An overview assessment of compliance with the prevailing SEPPs forms **Annexure “C”**.

The policies highlighted importantly do not prohibit and/or significantly constrain realisation of the Planning Proposal Request.

*Deemed State Environmental Planning Policy – Sydney Regional Environmental Plan No 20 – Hawkesbury-Nepean River (No 2 – 1997)*

The proposed development will importantly be serviced by reticulated water and sewer facilities. Relevant sediment and erosion control measures will need to be implemented at the development stage to protect receiving waters of the Nepean River system and tributaries. No sensitive landscapes are impacted by the proposal. Further, waste disposal, air quality and predicted climate change are considered negligible having regard to the scale of the proposal and how an all of site masterplan can address these issues. The general planning considerations and specific policies and strategies will be observed. Further, the relevant development controls will be addressed in future development.

*State Environmental Planning Policy No 55 – Remediation of Land*

This policy aims to promote the remediation of contaminated land for the purpose of reducing the risk or harm to human health or any other aspect of the environment. A Stage 1 Preliminary Site Investigation has been undertaken. Knowledge of past landuses would suggest that it is unlikely to be a significant constraint to the proposed use, noting that the land has recently been rezoned to permit the development, but some time has passed since the original work had been undertaken and has been updated.

*State Environmental Planning Policy (Seniors Housing) 2004*

This policy aims to promote the development of land for seniors housing and persons with a disability. The proposed development is permissible with consent and the concept masterplan has been designed specifically to comply with the SEPP, including access to services and facilities. All internal roadways, pathways and buildings are compliant with AS1428.

### **5.2.4 IS THE PLANNING PROPOSAL CONSISTENT WITH APPLICABLE MINISTERIAL DIRECTIONS (SECTION 9.1 DIRECTIONS)?**

Section 9.1 Directions detail matters to be addressed in LEPs so as to achieve particular principles, aims and objectives or policies. Produced at **Annexure “D”** is a checklist of compliance with applicable Directions.

All relevant Directions can be adequately accommodated, or departures justified in the preparation of an LEP amendment of the nature foreshadowed in this Planning Proposal Request.

The relevant considerations in respect of the Section 9.1 Directions highlighted to be of relevance in **Annexure “D”** are summarised below.

#### Direction 2.1 Environmental Protection Zones

*The objective of this Direction is to protect and conserve environmentally sensitive areas.*

The subject site is largely vegetated and the majority of the vegetated areas are zoned E2 Environmental Conservation. Such area will remain largely intact, with small areas of vegetation removed. The removed vegetation is part of the BDAR that has been prepared for the site and was the subject of approval with OEH.

#### Direction 3.1 Residential Zones

*The objectives of this Direction are to:*

- (a) encourage a variety and choice of housing types to provide for existing and future housing needs;*
- (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services; and*
- (c) to minimise the impact of residential development on the environment and resource lands.*

The objectives are met in that the proposal, seeks to provide increased diversity, leverages off existing infrastructure and has no adverse impact on the environment or resource lands. The land is zoned R2 Low Density Residential and the proposed development is permissible with development consent under LEP 2010 and SEPP (Seniors Housing) 2004.

#### Direction 3.3 Home Occupations

*The objective of this Direction is to encourage the carrying out of low impact small businesses in dwelling houses.*

Home occupations are permissible uses without consent in the zone and will not be impacted by the proposal.

#### Direction 3.4 Integrated Land Use and Transport

*The objective of this Direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and direct layouts achieve a comprehensive suite of planning objectives including:*

- (a) improving access to housing, jobs and services by walking, cycling and public transport, and*
- (b) increasing the choice of available transport and reducing dependence on cars, and*
- (c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and*
- (d) supporting the efficient and viable operation of public transport services, and (e) providing for the efficient movement of freight.*

The Proposal is consistent with the Direction in that:

- The site forms part of the broader Camden (Grasmere) urban area which is serviced by public transport.
- The site is accessible to public bus services on the surrounding roads, including the internal road network.

Further, the Traffic Impact Assessment submitted with the concept masterplan development application concluded that the proposal 'is fully supportable in terms of traffic and parking impacts', with the following outcomes noted:

The development proposal envisages 259 independent living units, 82 villa apartment units, 128 bed aged care facilities and 24 bed dementia cottage. The proposal also includes a 90 place child care facility, administration centre (including specialist medical consulting rooms) small shop group and ancillary cafe for residents, staff and visitors.

Car parking for 420 cars on site for residents, staff and visitors is proposed. Our table 5.3 on page 15 indicates up to 351 spaces are required to meet normal weekly demands.

In concluding the proposal is a 7 day use and moderate traffic generating development in shoulder peaks and in off peak times and will result in minimal traffic and or overlapping into pedestrian impacts on the adjacent Smalls or Werombi Road, road network. The proposal will have adequate car parking available in the proposed on site car park areas and the internal low volume vehicle circulation and manoeuvring for the 85<sup>th</sup> design vehicle is considered to be satisfactory. The impact of increased traffic and car parking demands as a result of the proposal on the adjoining area or road system during overlapping peak hours is minimal and within the available capacity of the site and access road network.

Overall the traffic impacts of the proposal were considered acceptable.

#### Direction 6.3 Site Specific Provisions

*The objective of this Direction is to discourage unnecessarily restrictive site-specific planning controls.*

The PPR does not propose to introduce site-specific planning controls.

#### Direction 7.1 Implementation of the Metropolitan Strategy

*The objective of this Direction is to give legal effect to the vision, land use strategy, policy, outcomes and actions contained in the Metropolitan Strategy.*

The PPR is considered to be consistent with the Metropolitan Strategy "The Greater Sydney Region Plan – A Metropolis of Three Cities" and the companion document, the Western City District Plan particularly in respect of the planning principles that underpin the quest for housing diversity and affordability (Liveability) and natural systems conservation (sustainability) (refer to Sections 5.2.1.1 and 5.2.1.2 of this report).

## **5.3 ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT**

### **5.3.1 IS THERE ANY LIKELIHOOD THAT CRITICAL HABITATS OR THREATENED SPECIES, POPULATIONS, ECOLOGICAL COMMUNITIES OR THEIR HABITATS, WILL BE ADVERSELY AFFECTED AS A RESULT OF THE PROPOSAL?**

There is no likelihood that critical ecology or habitat will be adversely impacted. This matter has been considered under Section 9.1 Direction 2.1 above. Importantly, retention of the vegetation within the E2 zoned land will reflect in a balanced planning outcome.

Key characteristics of the subject land identified as being suitable for development;

- Land is zoned R2 zoned low density residential, B1 neighbourhood centre & E2 Environmental Conservation;
- Land that is vegetated will be retained;
- Land that does not exceed 20% slope;
- No significant loss of views to Heritage Items to and from the site;
- No significant change to adjoining lots.

### 5.3.1 BUSHFIRE AND FLOOD PRONE LAND

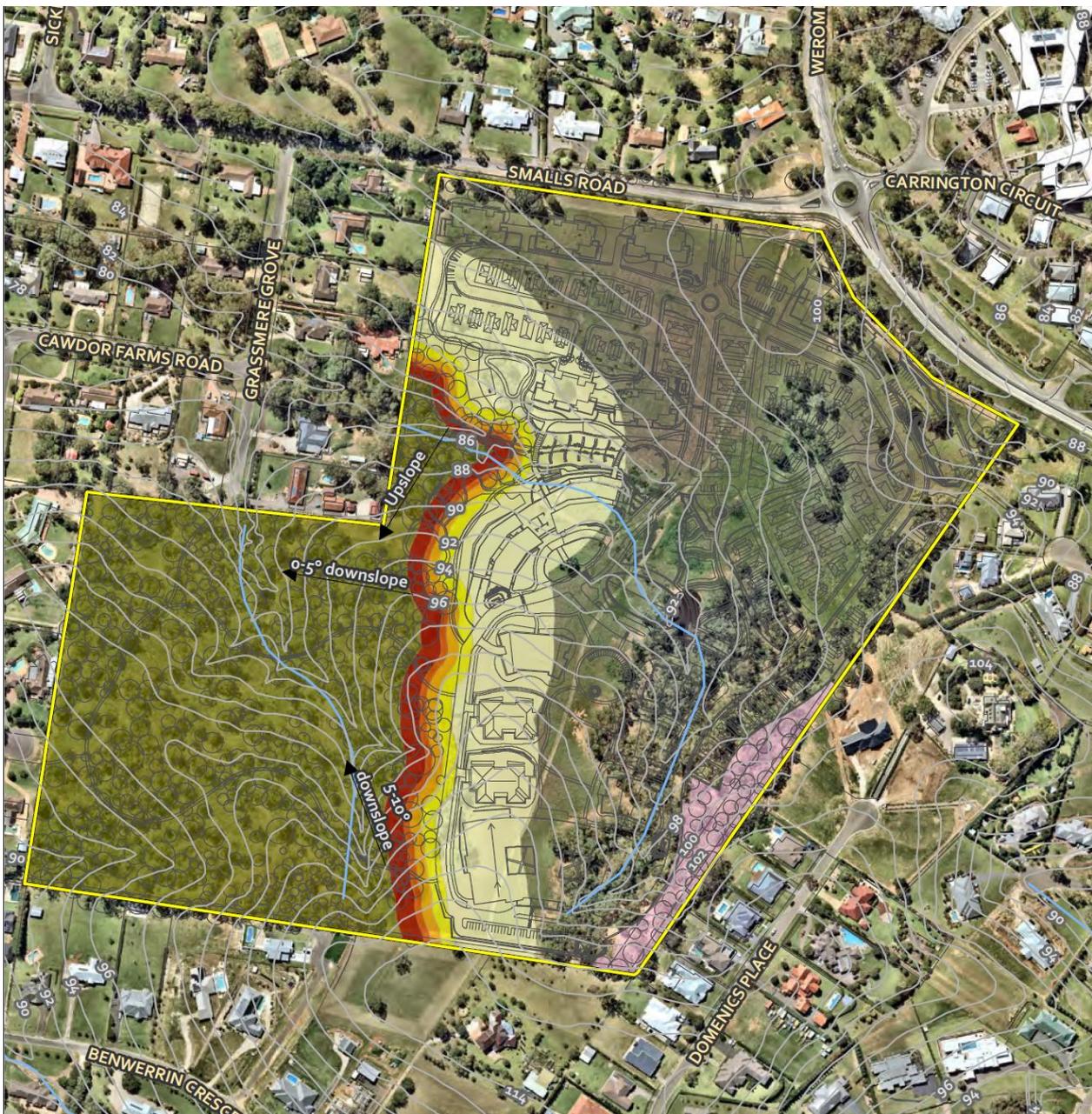
Formalised identification, significance, risk and any Asset Protection Zones (APZ) of any mapped bush fire prone land within the subject site is however for assessment by the Rural Fire Service (RFS).

The Bushfire Attack Levels (BAL) for the site have been determined in accordance with PBP Table A1.12.5. Figure 5 shows the BALs affecting the site (refer to **Figure 13** below).

Those buildings affected (wholly or partially) by the BAL-12.5 area are required to be designed and constructed to comply with BAL-12.5 of Australian Standard AS 3959-2018 *Constructions of buildings in bushfire-prone areas (AS 3959)*.

The NSW variation to AS 3959 is also to be applied to the BAL-12.5 requirements. The variation can be found at Section 7.5.2 of PBP.

Buildings not affected by BAL-12.5 do not require compliance with AS 3959.



**Figure 13: Bushfire Hazard Map**

### **5.3.2 HOW HAS THE PLANNING PROPOSAL ADEQUATELY ADDRESSED ANY SOCIAL AND ECONOMIC EFFECTS?**

The concept masterplan development application addresses the development of the site for a variety of building typologies to suit various forms of aged care and accommodation. In doing so, diversity of housing in particular is advanced. The Proposal will importantly contribute to land supply in a positive manner particularly in respect of housing diversity at a major scale and the increase in height and hence density addresses the socio-economic requirements for an ageing population with a diversity of accommodation.

Further, the development process will have a positive economic impact upon the development/construction industry, inclusive of the prospects of local employment on many fronts, both in design and construction and employment across the development proposal, with a potential for some 400 jobs in aged care, notwithstanding the construction of civil and buildings over a long period of time. Later, resident occupants will also contribute to the local social and economic fabric. Indeed, under the proposed scenario, no adverse social and/or economic impacts are foreshadowed and therefore positive outcomes will result from this development. There is a potential for the development to be fast tracked, therefore stimulating the economy and employment.

## **5.4 STATE AND COMMONWEALTH INTERESTS**

### **5.4.1 INTRODUCTION**

The “Gateway” determination will identify the nature and extent of consultation required with State or Commonwealth Public Authorities. This may include:

- In respect of section 3.25 of the EP&A Act pertaining to critical habitat or threatened species populations, ecological communities or their habitats consultation is likely to be required.
- consultation required in accordance with a Ministerial Direction under section 9.1 of the EP&A Act: and
- consultation that is required because in the opinion of the Minister (or delegate), a State or Commonwealth public authority will or may be adversely affected by the proposed LEP amendment.

### **5.4.2 IS THERE ADEQUATE PUBLIC INFRASTRUCTURE FOR THE PLANNING PROPOSAL?**

Available public infrastructure is likely to be sufficient for the proposed development in respect of service mains. On site reticulation of services will be required and potentially contributions to a trunk stormwater management system.

Stormwater Management and potential adverse impacts upon downslope properties is accepted as a possibility, if not managed, given the prevailing topography and nature of abutting developed residential properties.

A number of elements are likely to underpin a sustainable stormwater management solution, including on-site conservation measures and appropriate discharge to public road-based system. The system needs to address both desirable water quantity (flood mitigation) and water quality objectives and standards.

Ample scope exists to develop a suitable, sustainable stormwater management system that includes management of peak storm flows. A requirement for a comprehensive stormwater management strategy is seen as an appropriate condition of a positive Gateway Determination.

Road traffic impacts have been established to be negligible and not require any major enhancement/s.

Any amplification/enhancement and provision of both onsite and offsite infrastructure, including community infrastructure, will involve relevant contributions pursuant to Section 7.11 (EP&A Act) and/or a Voluntary Planning Agreement. Such contributions will be determined in response to more detailed planning actions as a relevant Planning Proposal progresses.

### 5.4.3 WHAT ARE THE VIEWS OF STATE AND COMMONWEALTH PUBLIC AUTHORITIES CONSULTED IN ACCORDANCE WITH THE GATEWAY DETERMINATION, AND HAVE THEY RESULTED IN ANY VARIATIONS TO THE PLANNING PROPOSAL?

The relevant State and Commonwealth public authorities would be consulted following the outcome of the “Gateway” determination. Council would be responsible for carrying out this consultation.

## 6 Mapping (Part 4)

The following mapping amendments and additions to Camden Local Environmental Plan 2010 (CLEP2010), as summarised in Section 4 (Part 2), are proposed. Such mapping is to be prepared in accordance with the Department of Planning and Environment’s “Standard Technical Requirements for Spatial Datasets and maps”.

The subject mapping importantly seeks to contain sufficient information to explain the substantive effect of the proposed LEP amendments.

Item	Change to zoning maps of CLEP 2010 for the subject land	Action	Map changes
1	Currently the subject land has a height control of 9.5m	Amend the relevant Height of Buildings Map sheet to reflect the proposed heights.	Map HOB_004 in accordance with the heights map

## 7 Community Consultation (Part 5)

Community consultation remains an important element of the Plan making process. The companion document “A Guide to Preparing Local Environmental Plans” outlines community consultation parameters.

The subject provisions in respect of notification and the exhibition materials to support the consultation will be observed.

It is considered that a relevant Planning Proposal will be of significance to the community and Authorities, notwithstanding the land is zoned for such purpose, but heights will increase at various parts of the site to reflect the built form outcome. As such, it is appropriate that the Planning Proposal should be exhibited for a minimum period of 28 days.

Typically, Council (as the RPA) is likely, as a minimum to:

- Place notification in a newspaper that circulates in the Camden Local Government Area
- Place notification on Council’s website.
- Notify in writing all affected and adjoining landowners, under the circumstances of the subject Planning Proposal

The views of State and Commonwealth Public Authorities, although unlikely to be significant, will be obtained during the consultation phase, as the relevant PP is advanced.

Before proceeding to public exhibition, the Secretary for Planning (or delegate) must approve the form of the Planning Proposal as being consistent with the “Gateway” determination. Any submissions received in response to the public exhibition process would need to be fully considered in accordance with the prevailing statutory provisions.

## 8 Project Timeline (Part 6)

The following notional timeline is proposed for advancing the subject Planning Proposal.

Action / Stage	Target Date
Lodgement of Planning Proposal Request with Council	May 2020
Community and limited public Authority consultation Review by Council/Local Planning Panel	June 2020 July 2020
Report to Council	August 2020
Referral to Department of Planning and Environment for a Gateway Determination	August 2020
Anticipated commencement date (Date of Gateway Determination)	September 2020
Anticipated timeframe for completion of additional required technical / study information	October/November 2020
Community and Authority Consultation	November 2020
Consideration of submissions by Council and potential amendments (Note: Assumes no public hearing)	December 2020
Report to Council	January 2021
Submission to Department of Planning and Environment to finalise the LEP amendment	January, 2021
Anticipated making of LEP amendment if delegated	March 2021
Anticipated date of LEP amendment notification to Department of Planning and Environment	March 2021

Having regard to the preceding notional timeline it is anticipated that a timeframe of approximately 10 months should be provided to complete the relevant LEP amendment.

## 9 Conclusion

The subject PPR has sought to clearly understand the local planning context and housing market and respond in a positive manner through the rezoning to increase the heights of buildings.

In doing so, it seeks to facilitate a major compatible increase in appropriately located unique housing opportunities.

The design led approach (heavily informed by architects and landscape architects) underpinning the subject PPR clearly attests to the foregoing.

Associated infrastructure impacts will be addressed on-site and through appropriate contributions to the relevant service providers, including Council.

Importantly, the underpinning change to the proposed local planning controls to increase the height of buildings is consistent with the current planning controls for the site.

Council is accordingly requested to progress the PPR and prepare a relevant Planning Proposal in a timely manner having regard to its strategic and site specific merit.

**ANNEXURE "A" – HEIGHTS OF BUILDING HEIGHTS MAP**



# **ANNEXURE “B”**

## **PREVAILING ZONING MAP EXTRACT and LANDUSE PROVISIONS**

### **Zone R2 Low Density Residential**

#### **1 Objectives of zone**

- 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.

#### **2 Permitted without consent**

Home occupations

#### **3 Permitted with consent**

Bed and breakfast accommodation; Boarding houses; Centre-based child care facilities; Dual occupancies; Dwelling houses; 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; Tank-based aquaculture; Any other development not specified in item 2 or 4

#### **4 Prohibited**

Advertising structures; Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Camping grounds; Car parks; Caravan parks; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Extractive industries; Forestry; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Mortuaries; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Service stations; Sewerage systems; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Wharf or boating facilities; Wholesale supplies

### **Zone B1 Neighbourhood Centre**

#### **1 Objectives of zone**

- To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.
- To encourage mixed use developments to 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 and community uses within the zone.

#### **2 Permitted without consent**

Nil

#### **3 Permitted with consent**

Boarding houses; Business premises; Centre-based child care facilities; Community facilities; Garden centres; Health

consulting rooms; Medical centres; Neighbourhood shops; Neighbourhood supermarkets; Oyster aquaculture; Recreation areas; Respite day care centres; Restaurants or cafes; Roads; Shop top housing; Shops; Take away food and drink premises; Tank-based aquaculture; Any other development not specified in item 2 or 4

#### **4 Prohibited**

Agriculture; Air transport facilities; Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Extractive industries; Forestry; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Home occupations (sex services); Industrial retail outlets; Industries; Mortuaries; Places of public worship; Pond-based aquaculture; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Restricted premises; Retail premises; Rural industries; Sewerage systems; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies

### **Zone E2 Environmental Conservation**

#### **1 Objectives of zone**

- 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.

#### **2 Permitted without consent**

Nil

#### **3 Permitted with consent**

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

#### **4 Prohibited**

Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Pond-based aquaculture; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or

**ANNEXURE “C”  
OVERVIEW OF COMPLIANCE WITH STATE ENVIRONMENTAL PLANNING POLICIES**

State Environmental Planning Policies (SEPPs)	Consistency	Comments
SEPP No 1 Development Standards	N/A	SEPP 1 repealed.
SEPP No. 4 - Development Without Consent and Miscellaneous Complying Development	N/A	N/A
SEPP No.6 - Number of Stories in a Building	Yes	The planning proposal does not contain provisions that will contradict or will hinder the application of the SEPP.
SEPP No. 14 - Coastal Wetlands	N/A	Not applicable in the Camden LGA.
SEPP No. 15 – Rural Land – Sharing Communities	N/A	Not applicable in the Camden LGA
SEPP No. 19 - Bushland in Urban Areas	N/A	The vegetation on site does not constitute bushland.
SEPP No. 21 - Caravan Parks	N/A	Not applicable to this Planning Proposal Request.
SEPP No. 22 - Shops and Commercial Premises	N/A	Not applicable to this Planning Proposal Request.
SEPP No. 26 - Littoral Rainforests	N/A	Not Applicable in the Camden LGA.
SEPP No. 30 - Intensive Agriculture	N/A	Not applicable to this Planning Proposal Request.
SEPP No. 32 – Urban Consolidation (Redevelopment of Urban Land)	Yes	The Planning Proposal does not contain provisions that will contradict or will hinder the application of the SEPP
SEPP No. 33 - Hazardous and Offensive Development	N/A	Not applicable to this Planning Proposal Request.
SEPP No. 36 - Manufactured Home Estates	N/A	Not Applicable in the Camden LGA
SEPP No. 44 - Koala Habitat Protection	Potential to be	The perimeter woodland does not comprise core Koala habitat.
SEPP No. 47 - Moore Park Showground	N/A	Not Applicable in the Camden LGA
SEPP No. 50 - Canal Estates	N/A	Not applicable to this Planning Proposal Request.

SEPP No. 52 - Farm Dams and Other Works in Land and Water Management Plan Areas	N/A	Not Applicable in the Camden LGA
SEPP No.55-Remediation of land	Yes	Phase 1 Contamination Report has been undertaken and confirms the site is suitable for the proposed development
SEPP No. 60 - Exempt and Complying Development	Yes	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP No. 62 - Sustainable Aquaculture	Yes	Not relevant in the subject context
SEPP No. 64 - Advertising and Signage	N/A	Not applicable to this Planning Proposal Request.
SEPP No. 65 - Design Quality of Residential Flat Development	Yes	The Planning Proposal does not apply to zones where residential flat buildings are permissible. However, the buildings have been designed to be compliant
SEPP No. 70 - Affordable Housing (Revised Schemes)	N/A	The Planning Proposal will not contain provisions that will contradict the SEPP
SEPP No. 71 - Coastal Protection	N/A	Not Applicable in the Camden LGA
SEPP (Affordable Rental Housing) 2009	Yes	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP (Housing for Seniors or People with a Disability)	Yes	The Planning Proposal does not contain provisions that will contradict or would hinder a future application for SEPP (HSPD) housing. The development is for seniors housing in accordance with the SEPP provisions
SEPP (Building Sustainability Index: BASIX) 2004	Yes	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP. Future development applications for dwellings will need to comply with this policy.
SEPP (Kumell Peninsula) 1989	N/A	Not Applicable in the Camden LGA
SEPP (Major Development) 2005	N/A	Not applicable to this Planning Proposal Request.
SEPP (Sydney Region Growth Centres) 2006	N/A	Not applicable to this Planning Proposal Request.

SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Yes	This Planning Proposal Request does not contain provisions which would contradict or hinder the application of this SEPP.
SEPP (Temporary Structures) 2007	N/A	Not applicable to this Planning Proposal Request.
SEPP (Infrastructure) 2007	Yes	Certain infrastructure required to service residential development would be permissible in accordance with this SEPP.
SEPP (Kosciuszko National Park - Alpine Resorts) 2007	N/A	Not Applicable in the Camden LGA
SEPP (Rural Lands) 2008	N/A	Not Applicable in the Camden LGA
SEPP (Exempt and Complying Development Codes) 2008	Yes	The planning proposal does not contain provisions that will contradict or would hinder the application of the SEPP at future stages, post rezoning.
SEPP (Western Sydney Parklands) 2009	N/A	Not Applicable in the Camden LGA
SEPP (Western Sydney Employment Area) 2009	N/A	Not Applicable in the Camden LGA
SEPP (Sydney Drinking Water Catchment) 2011	N/A	Not applicable to this Planning Proposal Request.
<b>Deemed State Environmental Planning Policies (Formerly Regional Environmental Plans)</b>	<b>Consistency</b>	<b>Comments</b>
REP No.9 - Extractive Industry (No 2)	N/A	Not applicable to this Planning Proposal Request.
REP No.20 - Hawkesbury-Nepean River (No 2 1997)	Potential to be	The general planning considerations and specific planning policies and strategies will be observed. Further, the relevant development controls will be addressed in future development.
Drinking Water Catchments REP No.1	N/A	Not applicable to this Planning Proposal Request

**ANNEXURE "D"**  
**SECTION 9.1 DIRECTION COMPLIANCE OVERVIEW**

Ministerial Direction	Applicable to LEP	Consistency of LEP with Direction	Assessment
<b>1. Employment and Resources</b>			
1.1 Business and industrial Zones	No	N/A	N/A
1.2 Rural Zones	No	N/A	The land is mainly zoned for residential purposes (R2 – Low Density Residential)
1.3 Mining, Petroleum Production and Extractive Industries	Yes	Potentially inconsistent	Future extraction would be incompatible with the proposal and surrounding development and would be inappropriate. The existing neighbourhood character would generally mitigate against extractive industry approval irrespective of the proposal.
1.4 Oyster Production	No	N/A	N/A
1.5 Rural Lands	No	N/A	The Planning Proposal Request has had regard to the Metropolitan Rural Area requirements as detailed in the Report (5.1.2). However, the land is zoned R2 Low Density Residential
<b>2. Environment and Heritage</b>			
2.1 Environmental Protection Zones	Yes	Yes	The Planning Proposal Request does not impact upon areas of ecological sensitivity.
2.2 Coastal Protection	No	N/A	N/A
2.3 Heritage Conservation	Yes	Potential	The objective of this Direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance. The proposal is listed as proximate to the Carrington Hospital and a cistern is located on the property and will be relocated. There is also an aboriginal artefact located in the E2 zoned land that will be preserved
2.4 Recreation Vehicle Area	Yes	No	The Planning Proposal does not apply
<b>3. Housing, Infrastructure and Urban Development</b>			
3.1 Residential Zones	Yes	Yes	The proposal is consistent in seeking to provide increased housing diversity leveraging off existing infrastructure, noting the zoning of the land
3.2 Caravan Parks and Manufactured Home Estates	Yes	Yes	The Planning Proposal Request does not change the permissibility of such use. Therefore, the PPRs consistent with the subject Direction.
3.3 Home Occupations	Yes	Yes	"Home occupations" are permissible without consent in all relevant zones.
3.4 Integrating Land Use and transport	Yes	Yes	The Planning Proposal seeks to "rezone" land to increase the heights of buildings. The site is proximate to public transport.

3.5 Development Near Licensed Aerodromes	No	N/A	<p>The objectives of this direction are:</p> <ul style="list-style-type: none"> <li>(a) to ensure the effective and safe operation of aerodromes, and</li> <li>(b) to ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity, and</li> <li>(c) to ensure development for residential purposes or human occupation, if situated on land within the Australian Noise Exposure Forecast (ANEF) contours of between 20 and 25, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.</li> </ul> <p>Development as ultimately proposed can be advanced in accordance with the subject objectives. A relevant Planning Proposal will need to be progressed in accordance with clause 4:</p> <ul style="list-style-type: none"> <li>(a) Consultation will need to occur post Gateway with the Camden Airport operator.</li> <li>(b) Operational airspace parameters are likely to be readily fulfilled, as is evidenced by nearby development.</li> <li>(c) Appropriate development standards (height will be prepared and complied with.</li> <li>(d) The proposed adoption of the E4 landuse zone will ensure only compatible future development.</li> </ul> <p>Additionally, if noise mitigation measures are required, they will be complied with.</p>
3.6 Shooting Ranges	Yes	Yes	There are no licensed shooting ranges in the locality.
<b>4. Hazard and Risk</b>			
4.1 Acid Sulphate Soils	No	N/A	Land not shown on relevant maps to exhibit acid sulphate qualities. Accordingly, the Direction does not apply.
4.2 Mine Subsidence and Unstable Land	Yes	Yes	The land is not in a Mine Subsidence District and can be readily developed in accordance with standard provisions.
4.3 Flood Prone Land	Yes	Yes	The Planning Proposal Request is not flood prone has been prepared in accordance with the NSW Flood Plain Land Policy and the principles of the Floodplain Development manual 2005 and can be developed accordingly.

4.4 Planning for Bushfire Protection	Yes	Justifiably inconsistent	<p>The objectives of this direction are:</p> <p>(a) to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and</p> <p>(b) to encourage sound management of bush fire prone areas.</p> <p>The proposal can be advanced in accordance with and fulfil the subject objectives. Referred to the NSW Rural Fire Service will take place as required post Gateway and a bushfire hazard assessment provides a BAL rating of 12.5 for the site.</p>
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### 5. Regional Planning

5.1 Implementation of Regional Strategies	No	N/A	Not applicable in the Camden LGA
5.2 Sydney Drinking Water Catchments	No	N/A	Not applicable in this part of the Camden LGA
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	No	N/A	Not applicable in the Camden LGA.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	No	N/A	Not applicable in the Camden LGA.
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	No	N/A	Revoked.
5.6 Sydney to Canberra Corridor	No	N/A	Revoked.
5.7 Central Coast	No	N/A	Revoked.
5.8 Second Sydney Airport: Badgerys Creek	Yes	Yes	The land is significantly removed from the "zone" of influence.
5.9 North West Rail Link Corridor Strategy	No	N/A	Not applicable in the Camden LGA.
5.10 Implementation of Regional Plans	No	N/A	No relevant Regional Plan applies. The plan is, however, consistent where relevant with the Western City District Plan

### 6. Local Plan Making

6.1 Approval and Referral Requirements	Yes	Yes	<p>The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development. The Planning Proposal Request is consistent with this direction because it does not alter the provisions relating to approval and referral requirements.</p>
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6.2 Reserving Land for Public Purposes	Yes	Yes	<p>The objectives of this direction are:</p> <p>(a) to facilitate the provision of public services and facilities by reserving land for public purposes, and</p> <p>(b) to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.</p> <p>The Planning Proposal Request does not propose the dedication of land for public purposes.</p>
6.3 Site Specific Provisions	Yes	Yes	The Planning Proposal Request does not impose any development standards or requirements in addition to those already contained in CLEP 2010.
<b>7. Metropolitan Planning</b>			
7.1 Implementation of A Plan for Growing Sydney	Yes	Yes	Consistent in terms of the Greater Sydney Region Plan – The Planning Proposal Request seeks to increase housing supply and diversity at a local scale in a location which is generally consistent with the locational commentary of the Plan by increasing heights of buildings.
7.2 Implementation of Greater Macarthur Land Release Investigation	N/A	N/A	The land is not in the subject investigation area.
7.8 Implementation of Western Sydney Aerotropolis Interim Landuse and Infrastructure Implementation Plan	Yes	N/A	<p>The objective of this direction is to ensure development within the Western Sydney Aerotropolis is consistent with the Stage 1 Western Sydney Aerotropolis Land Use and Infrastructure Implementation Plan dated August 2018 (the Stage 1 Land Use and Implementation Plan).</p> <p>The site is not impacted adversely by the Airport related obstacle limitation surface and ANEF contours.</p>