
ORDINARY COUNCIL

ORD02

**SUBJECT: PROPOSED CAMDEN DEVELOPMENT CONTROL PLAN 2019
AMENDMENT - SCHEDULE 6 CAMDEN LAKESIDE**

FROM: Director Planning and Environment

TRIM #: 19/291522

PROPERTY ADDRESS: Lot 101, DP 1206855
50D Raby Road, Gledswood Hills

PROPONENT: SJB Planning (NSW) Pty Ltd

OWNER: SH Camden Lakeside Pty Ltd

PURPOSE OF REPORT

The purpose of this report is for Council to consider an amendment to the Camden Development Control Plan 2019 - Schedule 6 Camden Lakeside (draft DCP) to increase the dwelling capacity from 380 to 550 dwellings and update the associated masterplan and figures within the DCP.

It is recommended that Council endorse the draft DCP amendment to be placed on public exhibition. A copy of the draft DCP is provided as an **attachment** to this report.

BACKGROUND

The site is known as Camden Lakeside and is identified as 50D Raby Road, Gledswood Hills (Lot 101, DP 1206855). The site is bound by Camden Valley Way, Raby Road, the State heritage listed Gledswood homestead and Water NSW Upper Canal (refer to **Figure 1**).

Existing and future urban release areas adjacent to the site include Emerald Hills to the north, Gledswood Hills to the south west, Gregory Hills to the south and Catherine Field to the west.

Camden Lakeside forms part of the scenic Central Hills area that was rezoned in 2009 to provide residential development amongst a golf course and clubhouse facilities.

The majority of the residential land within Camden Lakeside is owned by Sekisui House. The golf course land is owned by Narellan Property Holdings Pty Ltd, including a small parcel of land near the clubhouse facilities.

Camden LEP 2010 (Amendment No 42) was finalised on 10 May 2019. This amendment increased the building height from 9.5m to 22m on a portion of Camden Lakeside (as shown in **Figure 1**) owned by Narellan Property Holdings to facilitate the construction of a multi-storey hotel.

Council has two current DAs for residential subdivision at Camden Lakeside, including:

- DA/2018/969 within Precinct 1 involving a community title subdivision to create 69 dwelling lots (ranging in size (approximately) from 317sqm to 693sqm), three residential flat buildings (each containing 30 apartments) and a park;
- DA/2018/563 within Precinct 4 involving 107 dwelling lots (ranging in size (approximately) from 305 sqm to 728 sqm), 3 super lots, 3 public reserve lots, and 2 residue lots.



Figure 1: Subject site and surrounds

Current DCP

The DCP currently states that the capacity of Camden Lakeside is 380 dwellings.

The DCP includes a masterplan (**Figure 2**) that arranges Camden Lakeside's residential precincts amongst the golf course setting. The masterplan is supported by DCP figures including an open space network, vegetation conservation, road structure and indicative bus network.

The DCP requires the provision of dwelling diversity in Camden Lakeside, supporting a range of lot sizes from 250m² to 850m² and above. Precinct 1 (adjacent to Raby Road

and the clubhouse facilities) includes a provision for seniors living, multi dwelling housing and residential flat buildings.

MAIN REPORT

In April 2019, a request to amend the DCP was lodged by SJB Planning on behalf of the land owner Sekisui House. The proposed amendments to the DCP are as follows:

- Increase the dwelling capacity from 380 to 550 dwellings;
- Amend the Lakeside masterplan and supporting DCP figures to be consistent with approved development and Camden LEP 2010 zoning maps;
- Identify the hotel on the Lakeside masterplan figure;
- Insert indicative bus stops on the DCP bus route figure and insert a DCP control to stipulate the minimum size of a bus stop;
- Amend the road hierarchy and associated cross sections to accommodate the additional dwellings; and
- Amend and correct errors and/or anomalies of an administrative or minor nature.

Figure 2 provides a summary of the key proposed amendments to the Camden Lakeside masterplan and related DCP figures.

In support of the amendment, the proponent's submission argues that the surrounding context has changed significantly since the site was rezoned in 2009. Urban development has occurred in the surrounding area, including within the Growth Centre precincts. Furthermore, the dwelling density provided in the current DCP results in an average lot size considerably larger than the current housing market trends for greenfield subdivisions within the region, impacting on housing affordability and supply.

It is noted that the 380 dwelling capacity in the current DCP is not a prescriptive control but sits within the preamble to the Neighbourhood and Subdivision provisions of the DCP. The proponent argues that adhering to this capacity would hinder the delivery of the mix of housing typologies envisaged in the DCP.

The DCP amendment does not require any changes to Camden LEP 2010. The proposed additional dwellings are located within land zoned R1 General Residential land and will meet the existing 250m² minimum lot size.



Figure 2: Summary of proposed amendments to Camden Lakeside DCP figures

Specialist studies

The following specialist studies were submitted in support of the draft DCP and are provided as **attachments** to this report:

- Visual Impact Analysis
- Open Space Analysis
- Traffic Impact Analysis
- Infrastructure Analysis

Initial Assessment and Public Agency Consultation

As part of the initial assessment, consultation with nine public agencies was undertaken including WaterNSW, Roads and Maritime Services (RMS) and Transport for NSW (TfNSW). Subject to Council endorsement, public agencies will be further consulted during the formal public exhibition period.

Submissions from public agencies are included as an **attachment** to this report. A summary of key agency comments and Council officer comment is outlined below.

Visual, Landscape and Heritage Impacts

The Visual Impact Analysis (VIA) includes an assessment of current and previous viewpoints including:

- A review of the 2006 Landscape and Visual Impact Assessment prepared to inform the rezoning of Camden Lakeside to assess and determine the visual impact of the proposal; and
- New viewpoints in the vicinity of the site.

The VIA found the proposal will not result in any substantive change to the existing visual impacts given that the residential precincts size, shape and height remain unchanged. The report notes a minimal increase in visual impact due to smaller lots can be managed through urban design measures which have previously been successfully achieved by the proponent in the nearby Hermitage development.

Public Agency Comment

Heritage NSW (Department of Premier and Cabinet) has advised that it has no comment on the draft DCP.

WaterNSW notes the draft DCP includes a perimeter road (and linear open space) adjoining the Canal and is consistent with its guidelines for development adjacent to the Upper Canal. WaterNSW supports the location of the perimeter road and the existing DCP objectives and controls that address stormwater management/run-off adjacent to the Upper Canal.

Officer Comment

Council officers support the findings of the visual analysis that the draft DCP will not result in detrimental visual impacts as there is no change to the residential zone boundaries or maximum building heights.

The proposed perimeter road adjoining the Upper Canal will result in improved public access whilst providing a buffer to the heritage listed Canal. WaterNSW's request to preserve the existing DCP control dealing with stormwater management adjacent to the canal is supported. WaterNSW will be further consulted on this matter as part of any future public exhibition.

Traffic Impacts

A Traffic Impact Assessment (TIA) was submitted and concluded that the existing and proposed road network will adequately support the increase in traffic volume. The primary access point to the site is from a signalised intersection with Raby Road. Alternate access to the site is provided via Providence Drive in Gledswood Hills.

An amended road hierarchy and cross sections are proposed within the draft DCP, including two new road types, to facilitate the additional vehicle movements and additional traffic calming measures, such as roundabouts and refuge islands, to reduce potential pedestrian and vehicle conflict.

Public Agency Comment

Roads and Maritime Service (RMS) has requested the traffic modelling data for review and comment. Transport for NSW (TfNSW) has recommended the parking lane of the bus-capable roads be widened to three metres to permit a bus to stop without impeding traffic flows.

Officer Comment

Council officers have reviewed the proposed road hierarchy and support the changes proposed. The amended road cross sections are considered appropriate when combined with appropriate traffic calming measures to reduce vehicle speed and increase pedestrian and cyclist safety.

In response to the TfNSW request to increase the width of the parking lane of the bus-capable road, Council officers consider it more appropriate to identify indicative bus stops on the DCP bus route figure. The draft DCP includes a control that sets out the minimum footprint of bus stops, supported by the introduction of bus stops on the indicative bus route figure. These provisions will achieve TfNSW’s objective to permit a bus to stop without impeding traffic flows.

The information requested by the RMS will be provided during the public exhibition period, should Council endorse the draft DCP to proceed to public exhibition.

Key Issues

Housing Density and Diversity

The proponent notes there has been a shift in housing density ranges within the south west region over the past decade which has seen a reduction in average lot sizes.

To facilitate the additional 170 dwellings, the proponent has proposed a range of dwelling types including attached town house with studio apartments (Precinct 4 & 5), zero lot line and detached dwellings, and residential apartments (Precinct 1).

Table 1 provides an indicative breakdown of the number of proposed dwellings and typology across the residential precincts.

Precinct	No. Dwellings	Dwelling Typology
1	165	Residential apartments, zero lot line and detached dwellings
2	66	Zero lot line and detached dwellings
3	32	Detached dwellings
4	141	Zero lot line and detached dwellings; attached town house with studio apartments
5	110	Zero lot line and detached dwellings; attached town house with studio apartments
6	36	Zero lot line and detached dwellings
Total	550	

Table 1: Summary of proposed dwelling yield and typology

Officer Comment

Council officers have reviewed the dwelling density and consider it to be consistent with nearby urban release areas of Emerald Hills, Gledswood Hills and Gregory Hills. The additional dwelling capacity is consistent with the DCP objective to facilitate a range of dwelling and lot types to meet a range of housing needs.

Open Space Provision

The draft DCP amendment includes the provision of open space, including local parks for future residents, within precincts 2, 4, and 5 and linear open space along the Upper Canal (refer Figure 3).

Officer Comment

In accordance with the Camden Contributions Plan 2011, the minimum open space requirement is approximately 6,400m². The provision of open space within the draft DCP amendment significantly exceeds the minimum requirement and is considered satisfactory.

Draft Voluntary Planning Agreement

A draft VPA offer was submitted to Council by Sekisui House on 8 November 2019. The draft VPA proposes to fulfil the developer's obligations under the Camden Contributions Plan 2011, dedicate and embellish local open space within Camden Lakeside, and provide a monetary contribution per lot to be allocated to future community infrastructure projects.

Council officers are currently assessing the draft VPA offer. Should the draft DCP be supported by Council, consideration of the draft VPA offer will progress (including a future Councillor briefing).



Figure 3: Camden Lakeside - Revised Open Space

Next Steps

Subject to Council endorsement, the draft DCP will be placed on public exhibition, including consultation with the adjoining landowners. It is proposed to concurrently exhibition the draft VPA with the DCP amendment.

If no unresolved submissions are received, it is recommended that Council grant delegation to the General Manager to adopt the draft DCP. If unresolved submissions are received, a further report to Council will be prepared.

FINANCIAL IMPLICATIONS

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

CONCLUSION

The proposed amendment to Schedule 6 – Camden Lakeside of the Camden DCP 2019 seeks to increase the dwelling capacity of Camden Lakeside from 380 to 550 dwellings, update the masterplan and associated figures.

The draft DCP demonstrates planning merit as:

- The additional dwelling capacity is consistent with the DCP objective to facilitate a range of dwelling and lot types to meet a range of housing needs.
- The proposed dwelling density is consistent with nearby urban release areas of Emerald Hills, Gledswood Hills and Gregory Hills.
- The open space provision exceeds the open space required under Camden Contributions Plan 2011 and will meet the needs of future residents in Camden Lakeside.
- The draft DCP demonstrates a community benefit through the embellishment and dedication of open space within Camden Lakeside.

It is recommended that the draft DCP be endorsed and placed on public exhibition.

RECOMMENDED

That Council:

- i. endorse the draft amendment to Camden Development Control Plan 2019 – Schedule 6 Camden Lakeside;**
- ii. exhibit the draft amendment to Camden Development Control Plan 2019 – Schedule 6 Camden Lakeside in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2000*;**
- iii. at the conclusion of the public exhibition period:**
 - a. if there a no unresolved objections, grant delegation to the General manager to adopt the DCP amendment and publicly notify its adoption in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2000*; or**
 - b. if unresolved submissions are received, receive a further report outlining the outcomes of the public exhibition for Council’s consideration.**

ATTACHMENTS

1. Camden Lakeside proposed DCP Amendment Package
2. Submissions Camden Lakeside October 2019
3. Draft DCP amendment - Proposed Changes Summary
4. Draft DCP amendment - Final - Schedule 6 - Camden Lakeside

**ORD02 PROPOSED CAMDEN DEVELOPMENT CONTROL PLAN 2019
AMENDMENT - SCHEDULE 6 CAMDEN LAKESIDE**

Resolution: Moved Councillor Farrow, Seconded Councillor Symkowiak that Council:

- I. endorse the draft amendment to Camden Development Control Plan 2019 – Schedule 6 Camden Lakeside;
- II. exhibit the draft amendment to Camden Development Control Plan 2019 –Schedule 6 Camden Lakeside in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* and the *Environmental lanning and Assessment Regulation 2000*;
- III. at the conclusion of the public exhibition period:
 - a. if there a no unresolved objections, grant delegation to the General managerto adopt the DCP amendment and publicly notify its adoption in accordancewith the provisions of the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2000*; or
 - b. if unresolved submissions are received, receive a further report outlining the outcomes of the public exhibition for Council’s consideration.

ORD230/19 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Symkowiak, Campbell, Fedeli, C Cagney, A Cagney, Farrow and Morrison voted in favour of the Motion. No Councillors voted against the Motion.)