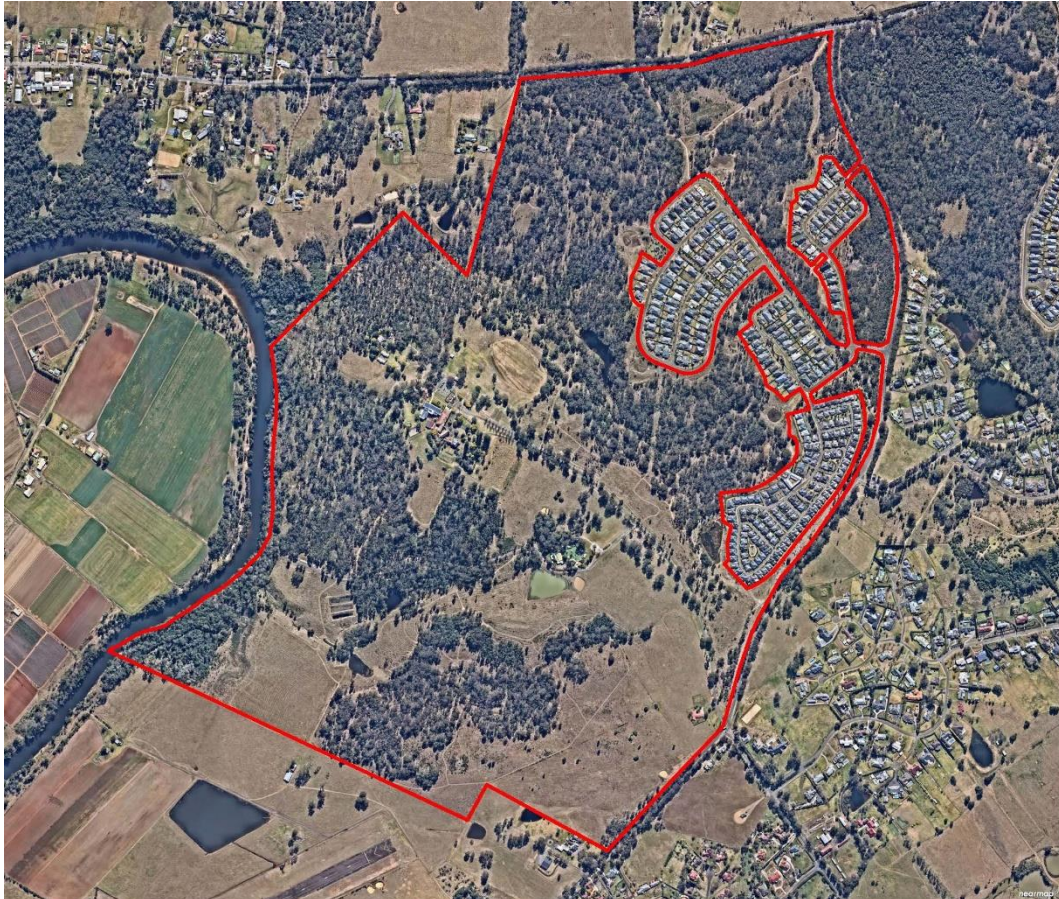


PLANNING PROPOSAL REQUEST

No. 229 Macquarie Grove Road, Cobbitty

(Camden Council)



Prepared For:
Trustees of the Sisters
Of the Good Samaritan
Prepared By:



Volume 2
Annexure "J"
Council Pre-Lodgement Advice
(Camden Council)

October 2021

Council Reference: SC8019
Record Number: 21/78428

10 March 2021

Graham Pascoe
Pascoe Planning Solutions
PO Box 774
Camden NSW 2570

Re: Pre-lodgement Meeting for Planning Proposal - Mater Dei and Wivenhoe (229 Macquarie Grove Road COBBITTY)

Dear Graham,

Thank you for attending the pre-lodgement meeting for the property held on 30 November 2020, which was attended by Dea Kandasamy and Josh Pownell (Strategic Planning), Geoff Green and Sister Catherine McCahill and yourself. I'd also like to thank you for arranging the site inspection held on 22 January 2021. Please find the summary of the meetings below outlining key concerns, the requirements for lodgement and current fees.

The pre-lodgement meeting was arranged in response to the proponent's request to discuss a Planning Proposal to consider appropriate mechanisms to future-proof the site for the following:

- adaptive reuse of Wivenhoe Villa, to enable the Mater Dei and Aspect schools to continue to provide a range of activities that support their educational visions;
- allow for the ongoing preservation of conservation areas;
- amendment to minimum lot size for convent precinct;
- facilitate the separation of existing and future land uses; and
- consider appropriate land uses that would support the eventual sale of the Convent Precinct.

Planning Proposals submitted to Council will be assessed against a range of local and state plans and strategies. These include, but are not restricted to, the Greater Sydney Region Plan, Western City District Plan, Camden Community Strategic Plan (CSP), the Rural Lands Strategy (RLS), and the draft Local Strategic Planning Statement (LSPS).

Council officers advise that any Planning Proposal submitted will need to be reviewed by the Camden Local Planning Panel (CLPP) prior to being reported to Council. The CLPP comprises of three independent experts and a community representative.

The Planning Proposal should follow the Department of Planning, Industry and Environment's (DPIE) A Guide to Preparing Planning Proposals. This guide can be accessed on DPIE's website.

Subject Site and Context

The subject site is approximately 245ha in size. To the north of the site is the rural lands associated with Cobbitty. To the east and south east are the estates of Harrington Grove and Kirkham. To the south is Camden Airport and the site is bound to the west by the Nepean River and Camden Local Government Area Boundary.

Located within the boundary of the site are several local heritage items including Wivenhoe Villa, stables, church and former orphanage. Current uses of the site include Mater Dei School and Aspect Macarthur School and a sisters convent.

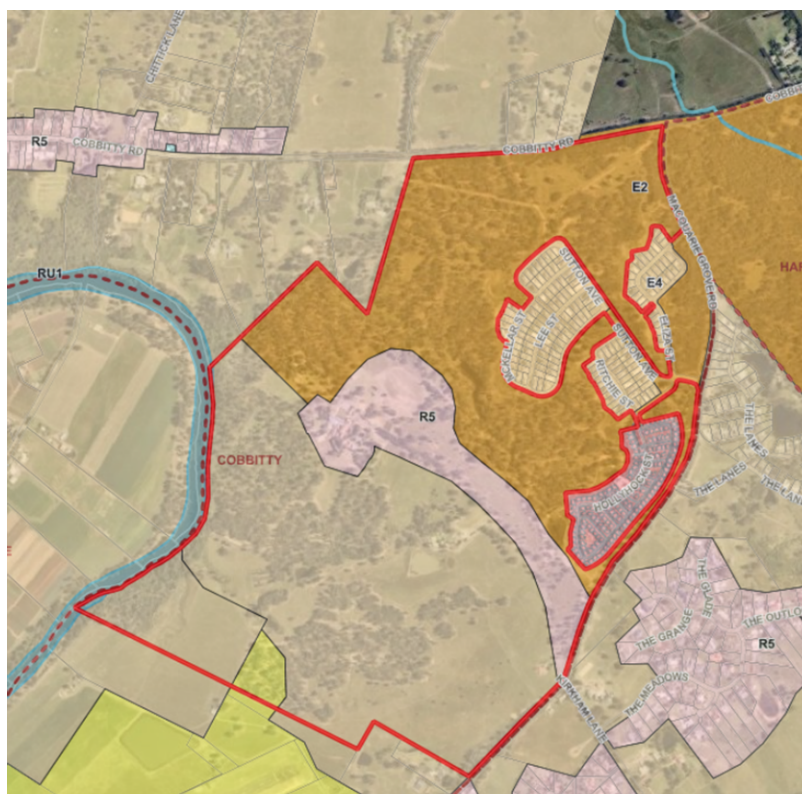
Kirkham Rise and Wivenhoe are separate estates integrated within the site. The Wivenhoe Estate caters for retirees, and Kirkham Rise contains detached dwellings on individual lots.

A significant portion of the site is zoned E2 Environmental Conservation. Part of the site has been bio-banked and conservation efforts are ongoing to remove invasive vegetation coupled with the replanting of native flora. Part of the site is zoned RU1 Primary Production, is partly vegetated and is generally used for agistment.

Camden Local Environmental Plan 2010 (LEP)

Under the *Camden Local Environmental Plan 2010* (LEP), the subject site is zoned as follows:

- RU1 Primary Production zoned land (48.7%);
- E2 Environmental Conservation (39%);
- R5 Large Lot Residential land (11%); and
- SP2 Special Infrastructure (1.3%).



Where prescribed, the maximum building height is 9.5m. No height of building has been prescribed for the E2 portion of the site. The entire site is impacted by Camden Airport and is subject to building height limitations. The Convent Precinct to the south east of the site is located within the approach surface of the runway and any additional development would be subject to additional conditions.

Where prescribed, the site has a minimum lot size of 40ha. No minimum lot size has been prescribed for the E2 portion of the site

Key Discussion Items

Initial conversations regarding this proposal have raised the need for more detail to be provided as discussed below.

Adaptive reuse of heritage items

Adaptive reuse for the Wivenhoe Villa, Chapel, the Stables and Farmhouse is generally supported as a method to further conserve the heritage site. The R5 Large Lot Residential land use zoning for the site outlines permitted and prohibited uses. No specific additional land use has been specified.

Further information is required to determine what potential additional permitted uses are required to support future conservation of the heritage items through adaptive reuse. In addition, any additional permitted uses for the site should be generally consistent with the objectives of the R5 Large Lot Residential zone.

Mater Dei and Aspect School

Mater Dei and Aspect schools are both permitted and existing uses on the site. Further information is required to determine what potential additional permitted uses are required to support future operation and development of the school. Any additional permitted uses for the site should be generally consistent with the objectives of the R5 Large Lot Residential zone.

Further investigation into possible land use zoning amendment to a SP2 Infrastructure zone for education should be explored.

Conservation

This proposal seeks the long-term preservation of existing conservation lands. The site contains approximately 96ha of E2 Environmental Conservation lands and approximately 84.5ha of bio-banked land that is zoned RU1 Primary Production.

There are limited permissible uses for E2 Environmental Conservation lands that do not conflict with the preservation of E2 zoned land. The remaining RU1 zoned land is currently bio-banked. There are existing limitations on the level of disturbance that is permissible on bio-banked land.

The long-term conservation strategy of these lands should be articulated within the Planning Proposal and may require further consideration as to how this can be effectively managed in perpetuity.

General subdivision requirements

The proposal seeks to create a super lot for Kirkham Rise and Wivenhoe residents. There is no minimum lot size for subdivision applicable to the lands surrounding Kirkham Rise and the subdivision of this land may not be subject to a Planning Proposal on this basis alone. It is noted that these lands may be subject to conditions of a Voluntary Planning Agreement (VPA) and impacts to this agreement will need to be considered.

The land surrounding Kirkham Rise and Wivenhoe Village Estates is currently zoned E2 Environmental Conservation. Any impacts to the local ecology of this land as a result of the creation of a super lot will need to be considered.

The proposal also seeks to create a separated lot surrounding the Convent. The minimum lot size for subdivision applicable to the lands immediately surrounding the Convent Precinct is 40ha. Further information should be provided regarding the intended size of subdivision for appropriate advice. Any proposed subdivision over 40ha would be subject to Development Assessment, rather than a Planning Proposal.

Any proposal to amend the minimum lot size to under 40ha would need to demonstrate planning merit, consistency with Camden Councils Rural Land Strategy and preservation of the Metropolitan Rural Area (MRA) as per the Western City District Plan.

Additional permitted land uses for Convent Precinct

The Convent Precinct is adjacent to Macquarie Grove Drive, to the south of the entrance to the Aspect and Mater Dei Schools. The intent is to separate this parcel from the rest of the site for potential sale.

Potential additional permitted uses were discussed to enable compatible development with surrounding lands including land use constraints imposed by the nearby Camden Airport. One potential use discussed was that of a lawn cemetery. This is currently a permitted use, and subject to obtaining development approval.

Initial community consultation may yield other potential additional permitted uses suited to the site and surrounding land. Any additional permitted land uses would need to demonstrate consistency with Camden Councils Rural Land Strategy and preservation of the Metropolitan Rural Area (MRA) as per the Western City District Plan.

Any additional permitted uses for the site should be generally consistent with the objectives of the RU1 Primary Production land use zone. These potential uses will need to be clearly specified in the Planning Proposal to enable them to be captured as an amendment to the Camden LEP.

Camden Airport

The Convent Precinct is located under the flight path of the Camden Airport, and is beneath the approach surface of the airport. Any additional permitted uses sought in the Convent Precinct will need to consider potential limitations imposed by the prescribed Obstacle Limitation Surface (OLS) and require advice from the Civil Aviation Safety Authority (CASA).

Any potential land uses will also need to consider acoustic conflicts with Camden Airport.

Pre-Gateway Assessment

Should the proponent proceed with this Planning Proposal, the following documents will be required at lodgement:

- Planning Proposal Lodgement Checklist;
- Application Form (includes owners' consent); and
- Declaration of Interest and /or any gifts or political donations.

Additional reports and supporting studies should include those listed in the table below.

Reports and supporting studies	Additional information to include
Planning Proposal	• Clearly identify proposed lot sizes for subdivision, including any proposed subdivision and impacts to Minimum Lot Size should be addressed. • Articulate specific additional permitted uses required for various parts of the site • Demonstrate consistency with local (i.e. Camden Rural Lands Strategy 2018) and regional policies (i.e. District and Region Plans)
Ecological Assessment and Bushfire Report	• Articulate the conservation work that has been completed and the continued works schedule proposed. • Identify bushfire affected lands on the site
European and Indigenous Heritage Assessment	• Show the condition of the existing heritage items located on the site • Inform potential adaptive re-use suitability
Land Use Conflict Risk Assessment	• Potential land use conflicts with Camden Airport, specifically the OLS and acoustic impacts. • Potential land use conflicts with local residential development
Traffic Report	• Pending on proposed additional permitted uses, and if there is a likely increase in traffic through the site as a result

As discussed, further studies may be required if a Gateway Determination to proceed is received.

Fees and Charges

Pre-lodgement meeting and written advice is **\$1,500.00** and is required to be provided at your earliest convenience.

An initial processing fee of **\$4,900.00** is required to be paid when submitting a Planning Proposal to Council. This fee is non-refundable.

A further processing fee is required if Council resolves to send the proposal for Gateway Determination. Depending on whether Council officers deem the proposal as minor or major, the second processing fee will be **\$10,300.00** or **\$27,600.00**.

Additionally, all studies required for the proposal must be funded by the proponent. All fees are current as of 9 March 2021.

If you have any queries regarding this matter, please do not hesitate to contact me on 4654 7606 or Josh Pownell – Team Leader Strategic Planning on 4654 7801.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Deaelle Kandasamy", with a long horizontal line extending to the right.

Deaelle Kandasamy
Strategic Planner