

Schedule 13

190 Raby Road, Gledswood Hills



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190 Raby Road, Gledswood Hills

S13.1 Introduction

The subject site is located on the eastern boundary of the Camden LGA, adjacent to the Campbelltown LGA Scenic Hills land and the South West Growth Area. Immediately to the west of the site is the Sydney Water Upper Canal and to the north is the El Caballo Blanco, Gledswood and East Side release area.

Access to the development will be provided via Gregory Hills Drive at its southern boundary. A new collector road will run through the development to provide a connection between Gregory Hills Drive in the south and the El Caballo Blanco, Gledswood and East Side release area to the north. This will provide an improved public transport link.

The gas pipeline easements will be integrated within the development through their embellishment and utilisation as a linear open space area that will provide a range of pedestrian, cycleway and passive recreation uses. The pedestrian path/cycleway will provide good connections to the surrounding urban areas. This linear open space will be complemented by two drainage areas. An area adjoining the easement area will also be embellished as a park and playground.

Housing on the site will benefit from the natural setting and retention of select areas of native vegetation that will be restored. It will also provide a transition of larger lots between the Scenic Hills ridgeline to well established and newly developing release areas to the west and north.

In order to protect the scenic landscape, additional controls to establish appropriate building height, setbacks, material and colours have been specified for land located to the east of the collector road shown on the Indicative Layout Plan (ILP) in **Figure S13-1**.

S13.1.1 Indicative Layout Plan

The Indicative Layout Plan (ILP) is shown in **Figure S13-1** and establishes a framework for the urban form and defines the critical components of the site. These include land use, drainage areas, vegetation conservation areas, access points and collector road, easements and open space, and restriction on heights area.

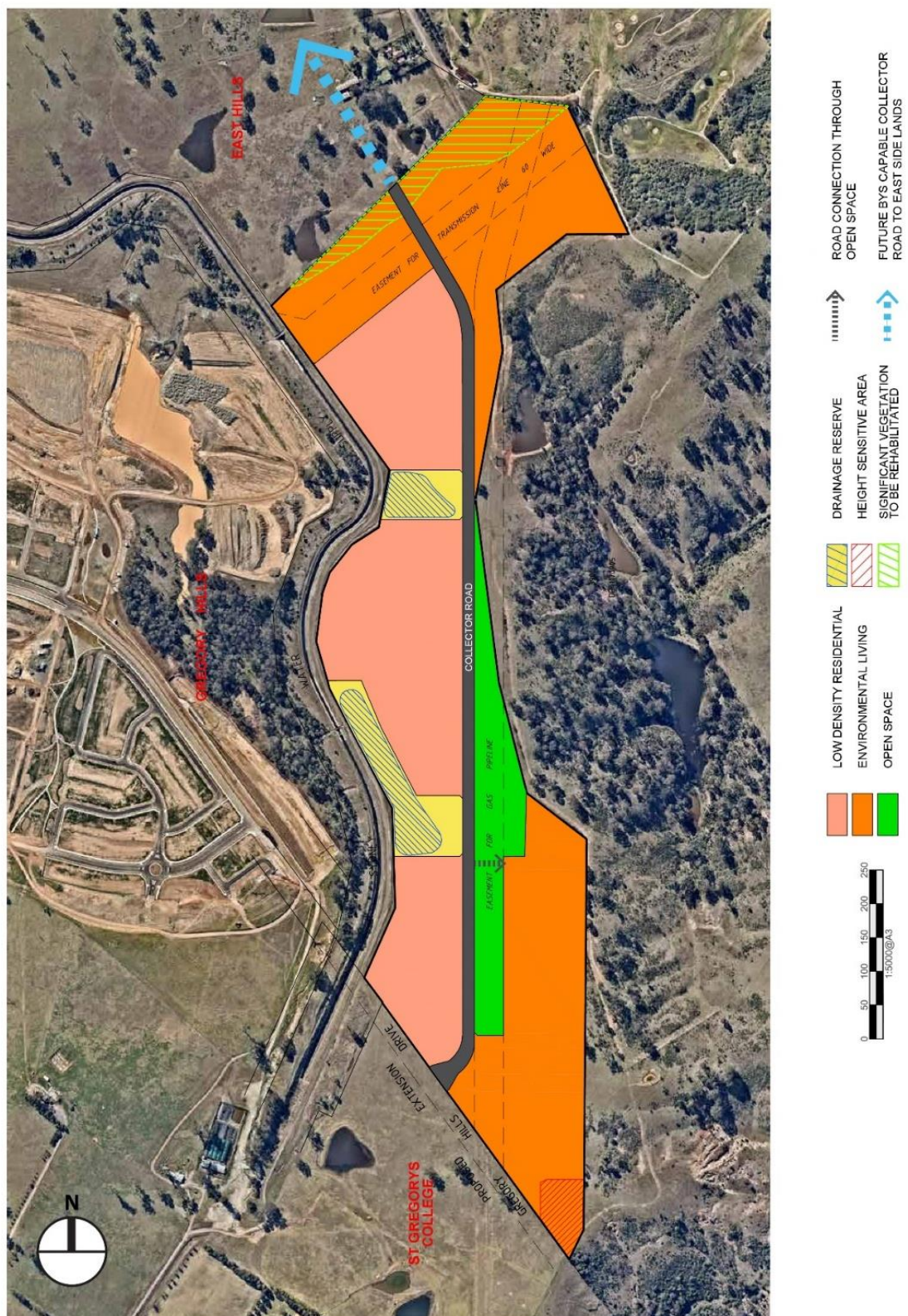


Figure S13-1: Indicative Layout Plan

Relationship to other Plans

190 Raby Road, Gledswood Hills indicative layout plan is based on the following technical and environmental studies:

- Distinctive, November 2015, Landscape and Visual Assessment;
- MUSEcape, October 2016, Visual Impact Assessment Peer Review;
- MUSEcape, January 2017, Visual Impact Assessment Peer Review with Supplement;
- Lesryk, November 2015, Flora and Fauna Assessment;
- Traffic, July 2015, Traffic Impact Assessment;
- Dominic Steel Consulting Archaeology, December 2015, Preliminary Aboriginal & Cultural Heritage Assessment;
- PKA Acoustic Consulting, May 2015, Acoustic Assessment;
- ABPP, March 2015, Bushfire Constraints Assessment;
- Douglas Partners, February 2014, Geotechnical Assessment;
- GLN Planning, November 2015, Open Space and Community Facilities Assessment;
- Douglas Partners, February 2014, Salinity Assessment;
- Stefani Group, April 2015, Stormwater Management and Flood Assessment;
- Douglas Partners, February 2014, Preliminary Site Investigation.

S13.2 Street, Pedestrian and Cycle Network

In addition to general controls in the DCP, the following objectives and controls for the road and pedestrian network apply to 190 Raby Road, Gledswood Hills.

Objectives

- a. To establish a legible and well-connected street network that promotes pedestrian and cyclist movement and convenient vehicular movement.
- b. To provide a safe and convenient public transport, pedestrian and cycleway network with strong links to Gregory Hills Drive and the Gregory Hills and Gledswood release areas.

Controls

1. Subdivision of the 190 Raby Road Gledswood Hills release area will deliver a key collector road in accordance with the ILP.
2. The collector road is to be designed to accommodate future north/south bus movements through the release area.
3. Prior to approval of the road construction (Construction Certificate) and riparian crossing (in accordance with the Voluntary Planning Agreement) between the subject land and the Gledswood release area land, the Developer for 190 Raby Road Gledswood Hills must ensure the upgrade of the existing local road (within the Gledswood release area) to a collector road so as to provide a bus capable road link from Gregory Hills Drive to Raby Road.
4. A north/south pedestrian and cycleway path is to be provided through the site and be a minimum width of 2.5m. The path must generally follow the alignment of the collector road and linear open space.
5. Residential lots are to be separated from the Sydney Water Canal through the use of a perimeter local road.

S13.3 Parks and Open Space

In addition to general controls in the DCP, the following objectives and controls for the parks and open space apply to Gledswood Hills.

Objectives

- a. Provide usable open space in conjunction with the gas easement.

Controls

1. Parks and open space must be delivered in accordance with the ILP.
2. The gas easement must be utilised to provide a linear open space area.

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S13.4 Environmental Living Zone

The following controls apply to the portion of land zoned C4 Environmental Living on the site. This is so that the environmental qualities of the landscape are preserved and maintained.

S13.4.1 Retention of remnant vegetation in the C4 Environmental Living zone

Objectives

- a. To ensure remnant vegetation identified on land zoned C4 Environmental Living in the northern part of the site is rehabilitated.
- b. To ensure that the remnant vegetation remains in private ownership and is appropriately managed to improve and maintain its function and quality.

Controls

1. Land zoned C4 Environmental Living in the northern part of the site that contains remnant Cumberland Plain Woodland, as identified in the ILP, is to have a minimum lot size of 20,000m² to ensure the vegetation is not further fragmented and appropriate management and rehabilitation of the vegetation is provided.
2. A Vegetation Management Plan (VMP) is to be submitted with the first DA for lands zoned C4 in the northern part of the site.
 - a. The VMP is to specify the necessary rehabilitation works, revegetation works and ongoing maintenance.
 - b. Areas of remnant vegetation are to be fenced off and protected when earthworks and civil works are being carried out in proximity.
 - c. An 88b restriction must be registered on the title of the lots requiring compliance with the VMP.
 - d. Rehabilitation works, and revegetation works as per the VMP must be completed prior to release of the Subdivision Certificate for the relevant lots.

S13.4.2 Residential controls for dwellings in Environmental Living Zone

Objectives

- a. To protect the landscape and visual character of the Scenic Hills.

Controls

1. For land zoned C4 Environmental Living in the northern part of the site, a minimum front building setback of 15 metres is to be provided. Where lots have frontage to two roads, the secondary street setback must be a minimum of 5 metres;
2. For land zoned C4 Environmental Living located east of the bus capable road, a minimum front building set back must be 4.5 metres. The minimum side boundary setback must be 900 millimetres.

S13.5 Scenic Amenity Protection

Objectives

- a. To protect the landscape and visual character of the Scenic Hills.
- b. To ensure the height of new dwellings are appropriate and do not have an adverse impact on the Scenic Hills.
- c. Minimise opportunity for light spill from infrastructure in the public domain.

Controls

These controls apply to land east of the collector road

1. Development on land to the east of the collector road must not encroach above the 141 RL. Lots must have an 88b restriction placed on title requiring compliance with RL 141, consistent with the requirements of the Landscape and Visual Assessment, prepared by Distinctive Consulting, November 2015.
2. An 88B restriction on title requiring lots backing onto the ridgeline of the Scenic Hills to have a 20-metre rear building setback;
3. An 88B restriction on title requiring lots backing onto the ridgeline of the Scenic Hills to be of single storey construction;
4. Street lighting provided to public roads is to incorporate a shroud, hood or other appropriate design treatment to minimise light spill.

-End of Schedule-

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