

EXPLANATION OF INTENDED EFFECT

STATE ENVIRONMENTAL PLANNING POLICY TO AMEND STATE ENVIRONMENTAL PLANNING POLICY (STATE SIGNIFICANT PRECINCTS) 2005 – EDMONDSON PARK SOUTH

Introduction

The proposed instrument (**proposed SEPP**) will amend State Environmental Planning Policy (State Significant Precincts) 2005 (**the SSP SEPP**) by:

- (1) Amending Section 2, Interpretation, to include the definition of a studio dwelling;
- (2) Amending Section 10, Zone B4 Mixed Use, to include a studio dwelling as being permissible with development consent in the mixed use zone;
- (3) Amending Section 33, Heritage Conservation, to remove reference to the Ingleburn village site, which has been demolished;
- (4) Amending Section 36, Development Control Plan, subclause (4), to include an exception for the preparation of a development control plan where approved design guidelines are in place; and
- (5) Amending the following maps to be consistent with the proposed changes and to remove development standards relating to maximum height and FSR:
 - i. Floor Space Ratio Map;
 - ii. Heritage Map; and
 - iii. Height of Buildings Map.

These amendments are proposed in conjunction with an application to modify the Edmondson Park South Concept Plan. The proposed amendments are explained in more detail below.

Edmondson Park South site Explanation of provisions

1. Land Uses

There is currently no definition for a studio dwelling in the SEPP. Accordingly, the proposed SEPP will include a definition of studio dwelling and include it as a nominated permissible use within the B4 Mixed Use zone.

The proposed SEPP will amend Section 2, Interpretation to insert a definition for studio dwelling. The following text will be inserted into the SEPP.

Studio dwelling means a dwelling that:

- (a) is established in conjunction with another dwelling (the **principal dwelling**), and
- (b) Is on its own lot of land, and
- (c) Is erected above a garage that is on the same lot of land as the principal dwelling, whether the garage is attached to, or is separate from, the principal dwelling,

but does not include a semi-detached dwelling

Note. Studio dwellings are a type of *residential accommodation*

The proposed SEPP will include studio dwellings under the B4 Mixed Use Zone Subclause (4). Development for the purposes of a studio dwelling will be permitted only with development consent on land within the B4 Mixed Use zone.

2. Heritage Conservation

The proposed SEPP will amend Section 33, Heritage Conservation, to remove reference to the Ingleburn Village site.

Clause 11 and the Heritage Map identify the heritage items on the Edmondson Park South Site, which includes three Riley Newsum Prefabricated Cottages on the Ingleburn Village site, which is now the future Town Centre.

The Riley Newsum Cottages were demolished by Urban Growth NSW following approval of the Concept under DA595/2014.

Table – heritage items under Subclause (11) will be amended to remove the item as follows:

Table—heritage items

Item description	Address	Property description	Significance	Item No
Ingleburn Village site—three Riley-Newsum pre-fabricated cottages (moveable items)	Bass Road	Part Lot 1, DP 831152	Local	3
Ingleburn Military Heritage Precinct	Campbelltown Road	Part Lot 2, DP 831152	State	2
Mont St Quentin Oval, including entry gates	Campbelltown Road	Part Lot 2, 831550	State	1

The Heritage Map will also be updated to reflect the removal of the item.

3. Development control plan

The proposed SEPP will amend Section 36, Development control plan, to note that the preparation of a development control plan is not required for land to which Design Guidelines apply.

As part of the proposed Concept Plan modification for the site, being considered in conjunction with the proposed SEPP amendment, Design Guidelines for the site have been prepared. If approved, the requirement for a development control plan will be redundant.

The proposed SEPP will include an exception to the need for a development control plan to be in place where approved design guidelines apply to the land. The SEPP will be amended as follows:

- (4) Subclause (2) does not apply to any of the following development:
- (a) a subdivision for the purpose of a realignment of boundaries that does not create additional lots,
 - (b) a subdivision of land if any of the lots proposed to be created is to be reserved or dedicated for public open space, public roads or any other public or environmental protection purpose,
 - (c) a subdivision of land in a zone in which the erection of structures is prohibited,
 - (d) proposed development on land that is of a minor nature only, if the consent authority is of the opinion that the carrying out of the proposed development would be consistent with the objectives of the zone in which the land is situated,
 - (e) development on land to which Design Guidelines approved under a transitional Part 3A Project apply.

4. Height and Floor Space Ratio

Clauses 18 and 19 in Part 31 of the SSP SEPP establish maximum building height of 24m and FSR of 2.5:1 in the B4 Mixed Use zone.

In accordance with the proposed modification to the Edmondson Park South Concept Plan, height and FSR will be controlled through the Concept Plan. Accordingly the proposed SEPP will amend Floor Space Ratio Map and the Height of Buildings map to reflect this change.