

Table 3 – Sites recommended as suitable for short term urban housing development

Suitable for Short Term Development	
<p>Site 4 – Glenmore Park Extension</p> <p>215 Hectares 2,850 dwellings</p>	<ul style="list-style-type: none"> • Extension of existing Glenmore Park subdivision within local contained catchment. • Two land owners that have demonstrated a high capacity to fund and provide infrastructure and a demonstrated commitment to delivering short term housing. • Ability to provide a mix of housing, including executive sized lots. • Does not impact land identified within the former Mulgoa Valley Regional Environmental Plan. • Draft Metropolitan Rural Land and Urban Investigation Area applicable to the site and subject to further exploration and appropriate management of rural/urban interface. • Investigations required with RMS for traffic connections to The Northern Road and between the existing Glenmore Park and future extension.
<p>Site 2 – Legacy (Orchard Hills North)</p> <p>120 Hectares 1,800 dwellings</p>	<ul style="list-style-type: none"> • Logical extension to existing zoned land in Caddens /Claremont Meadows. • Site is identified in Orchard Hills Urban Investigation Area. • Demonstrates a capacity to fund and provide infrastructure. • Provides a commitment to deliver housing in the short term. • Will require comprehensive precinct planning for the entire North Orchard Hills area. • Planning for traffic accessibility and the mechanisms for funding local and state infrastructure works across the precinct are critical to the success of the precinct and will require liaison with RMS. • May require a staged approach to zoning and development due to traffic and access investigations. A logical extension across from the Caddens could be investigated as a first stage.

Table 4 – Sites recommended as suitable for future investigation in Local Housing Strategy

Local Housing Strategy – Medium Term Development Potential	
<p>Site 6 – Atilol Holdings (Orchard Hills South)</p> <p>125 Hectares 1,800 dwellings</p>	<ul style="list-style-type: none"> • The site is identified within Orchard Hills Urban Investigation Area. • The site is not directly adjacent to an established urban area, resulting in difficulties delivering services (and housing) in an accelerated nature. • Land may be subject to future transport corridors. • Potential to work with applicants to determine appropriate land use, subject to transport corridor confirmation.
<p>Site 7 - Celestino (Sydney Science Park)</p> <p>158 Hectares 5,660 Dwellings</p>	<ul style="list-style-type: none"> • Part of the site is identified within the East Luddenham Urban Investigation Area- further direction will be required from GSC/DPE on the form of development intended for this precinct. • The site is not directly adjacent to an established urban area, resulting in difficulties delivering services (and housing) in an accelerated nature. • Consideration of the impact of additional housing on the delivery of the zoned Sydney Science Park (including 3,400 planned dwellings).
<p>Site 8 – Capitol Hill (Mt Vernon)</p> <p>180 Hectares 1,800 dwellings</p>	<ul style="list-style-type: none"> • Transitional site between existing rural residential and employment land uses. • The delivery of servicing not demonstrated. • Part of WSPGA. Clarification of future land use of site to be determined by GSC by the end of 2017.

	<ul style="list-style-type: none"> • Ability to deliver housing and services in an accelerated nature not clearly demonstrated. • Opportunity to provide executive style housing on the land identified. • Potential to work with applicant to determine best land use outcome, outside of AHDP.
Sites 1 & 3 - The Northern Road	<ul style="list-style-type: none"> • The land is located within Urban Investigation Areas. • Land demonstrates high strategic and physical merit. • The ability to fund and deliver services, infrastructure and housing in an accelerated manner has not been demonstrated. • Identified opportunity to incorporate Site 3 and adjacent land into broader precinct planning with Site 4, where this potential exists. • Access arrangements require detailed consideration.

Table 5 – Sites that have low suitability for urban housing

Long term or unsuitable for urban housing	
<p>Site 5- Luddenham Landowners</p> <p>700 hectares</p>	<ul style="list-style-type: none"> • The land is located in the metropolitan rural area and is not identified within an urban investigation area or priority precinct. • The land may be subject to future transport corridors, therefore immediate housing is unable to be supported. • Future development on land would be subject to future changes to regional land use planning. • The application has not demonstrated compliance with the objectives of the AHDP.
<p>Site 9/9A Bakers Lane (Kemps Creek)</p> <p>111 Hectares</p>	<ul style="list-style-type: none"> • The land is located within WSPGA. Clarification of future land use of site to be determined by GSC by the end of 2017. • The land may be subject to future transport corridors, therefore immediate housing is unable to be supported. • Future development on land would be subject to future changes to regional land use planning. • The application has not demonstrated compliance with the objectives of the AHDP.
<p>Site 10- Whitegate Road (Londonderry)</p>	<ul style="list-style-type: none"> • The land is located in the metropolitan rural area and is not identified within an urban investigation area or priority precinct. • The land is subject to a number of physical constraints including biodiversity conservation and flood evacuation that make development for the purposes of urban development unsuitable at this current time. • Discussion should occur with the land owner in relation to their broader property portfolio.
<p>Site 11 - Agnes Banks</p>	<ul style="list-style-type: none"> • The land is located in the Metropolitan Rural Area and is not identified within an Urban Investigation Area or Priority Precinct. • The land is subject to a number of physical constraints including sensitive vegetation and flood evacuation that make development for the purposes of urban development not the most suitable or compatible for the land at this current time. • Development, similar to surrounding land may be considered in the future, subject to physical constraints and regional planning controls.