

Proposed residential rezoning of land at 67 and 77 Avon Dam Road and 214, 218, 218, 235 and 245 Hawthorne Road, Bargo.

Proposal Title :	Proposed residential rezoning of land at 67 and 77 Avon Dam Road and 214, 218, 218, 235 and 245 Hawthorne Road, Bargo.		
Proposal Summary :	The Planning Proposal seeks to amend the Wollondilly Local Environmental Plan 2011 to facilitate the rezoning of land at 67 and 77 Avon Dam Road, and 214, 218, 235 and 245 Hawthorne Road, Bargo (Lots 1, 2, 7, 8 and 9 in DP 877774 and Lot 132 in DP 851807), to R2 Low Density Residential and R5 Large Lot Residential. It is anticipated that approximately 40 lots may be permissible within the proposed R2 and R5 zones (in total). The proposal also seeks to amend the lot size provisions which apply to the subject lands, to include a minimum lot size provision of 700 square metres for land within the proposed R2 Low Density Residential zone (portion of the land fronting Avon Dam Road and part of Hawthorne Road), and a minimum lot size provision of 4000 square metres for land within the proposed R5 Large Lot Residential zone (a portion of the land fronting Hawthorne Road).		
PP Number :	PP_2011_WOLLY_016_00	Dop File No :	12/01429

Proposal Details

Date Planning Proposal Received :	17-Jan-2012	LGA covered :	Wollondilly
Region :	Sydney Region West	RPA :	Wollondilly Shire Council
State Electorate :	WOLLONDILLY	Section of the Act :	55 - Planning Proposal
LEP Type :	Spot Rezoning		

Location Details

Street :	67 and 77 Avon Dam Road		
Suburb :	Bargo	City :	Wollondilly
Land Parcel :	Lot 9 in DP 877774, and Lot 132 in DP 851807		
Street :	214,218, 235 and 245 Hawthorne Road		
Suburb :	Bargo	City :	Wollondilly
Land Parcel :	Lots 1,2, 7 and 8 in DP 877774		
		Postcode :	2574
		Postcode :	2574

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DoP Planning Officer Contact Details

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Land Release Data

Growth Centre :	N/A	Release Area Name :	N/A
Regional / Sub Regional Strategy :	Metro South West subregion	Consistent with Strategy :	Yes
MDP Number :		Date of Release :	
Area of Release (Ha) :		Type of Release (eg Residential / Employment land) :	
No. of Lots :	22	No. of Dwellings (where relevant) :	22
Gross Floor Area :	0	No of Jobs Created :	0

The NSW Government Yes
Lobbyists Code of Conduct has been complied with :
If No, comment :

Have there been meetings or communications with registered lobbyists? : No

If Yes, comment : LOBBYIST STATEMENT
At this time, to the best of the Regional Team's knowledge, there have been no meetings or communications with lobbyists regarding this Planning Proposal.

Supporting notes

Internal Supporting Notes : BACKGROUND

The land in question was the subject of a previous rezoning application, which Council had resolved to defer at a meeting on 16 February 2009, pending the results of a Growth Management Strategy (Refer to page 205 of the attached Report to Council dated 12 December, 2011).

The Wollondilly Growth Management Strategy (the 'WGMS') was endorsed by Council in

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February 2011, providing an overarching framework and key policy directions to effectively manage growth and development in the Wollondilly Shire over the next 25 years, while preserving the Shire's unique character.

The WGMS incorporates an Assessment Criteria to inform Council's decisions on Planning Proposals and assist in the management of future growth and development of land in the Wollondilly Shire for residential and employment purposes.

Findings ascertained from a preliminary assessment of the proposed rezoning application against the WGMS criteria, that was presented to Council in April 2011, identified potential consistency of the Proposal with the WGMS (Refer to page 205 of the attached Report to Council dated 12 December, 2011).

A Planning Proposal for the rezoning of the subject lands was submitted to Council on 25 August 2011, which was subsequently revised and resubmitted on 5 September, 2011.

Between 19 September and 28 October, 2011, Council undertook preliminary consultations with internal department's and relevant land owners located within the vicinity of the subject lands, in respect to the initial draft Planning Proposal.

The key issues raised in the submission's received from nearby land owners and Council's internal departments during this preliminary consultation period are summarised below:

- The proposed residential rezoning on the subject lands may generate a potential land use conflict issue with the nearby poultry farm;
- An Acoustic Assessment will need to be undertaken with respect to the proposed new residential areas that may be affected by the nearby railway line;
- Clause 4.1(5) of the Wollondilly LEP 2011 requires that R2 Low Density Residential lots be a minimum of 975 square metres in size, if they are not connected to a reticulated sewerage system. The original proposal sought to utilise pump-out services for the proposed R2 residential lots, prior to connection to a reticulated sewerage service in Bargo, which is anticipated to commence construction in 2014/15. In light of this, the proposed 700 square metre R2 residential lots within the subject lands will be unable to be developed until such connections are established;
- The subject land has been identified as a potential koala habitat and contains some species of Cumberland Plain Woodland;
- Further investigations of the treatment of the drainage line which intersects with a portion of the proposed lots to be zone R5 Large Lot Residential, and preparation of a concept drainage plan for the subject lands is recommended;
- An Odour Report should be completed post Gateway Determination and prior to any other studies, to investigate the potential impacts of the nearby poultry farm on the proposed residential zoned land;
- Investigations of the potential noise impacts of the nearby poultry farm and proposed residential zoned land should be conducted; and
- A Traffic Impact Assessment report should be prepared to address the potential traffic implications of the proposed residential rezoning.

At an Ordinary Meeting on 12 December 2011, Council resolved to amend the draft Planning Proposal for the subject site to address a number of issues, and forward the Proposal to the Department for a Gateway Determination (Refer to Council Resolution dated 12 December 2011, as attached).

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On 21 December 2011, Council wrote to the Department's Sydney West Regional Director advising of its resolution at an Ordinary meeting on 12 December 2011, to revise the Planning Proposal to seek an amendment to the Wollondilly Local Environmental Plan 2011 to rezone the subject lands at 67-77 Avon Dam Road and 214, 218, 235 and 245 Hawthorne Road, Bargo (Lots 1, 2, 7, 8 and 9 in DP 877774 and Lot 132 in DP 851807) from RU4 Primary Production Small Lots to R2 Low Density Residential and R5 Large Lot Residential (Refer to Cover letter from Council dated 21 December, 2011, and Planning Proposal, as attached).

It is also proposed that the current lot size provisions for the subject lands be amended to include a minimum allotment size of 700 square metres in the proposed R2 Low Density Residential Zone, and 4000 square metres in the proposed R5 Large Lot Residential Zone.

This Planning Proposal was initiated by Wollondilly Shire Council, in accordance with section 55 of the Environmental Planning & Assessment Act 1979, to permit low density and large lot residential allotments on the subject lands.

POLITICAL DONATIONS DISCLOSURE STATEMENT

The political donation disclosure law's commenced on 1 October, 2008. The legislation requires public disclosure of donations or gifts for certain circumstances relating to the Planning system.

The disclosure requirements under the new legislation are triggered by the making of relevant planning applications and relevant public submissions on such applications.

The term relevant planning application means:

"A formal request to the Minister, a council or the Director-General to initiate the making of an environmental planning instrument..."

Planning Circular PS 08-009 specifies that a person who makes a public submission to the Minister or Director General is required to disclose all reportable political donations (if any).

No disclosures were provided for this planning proposal.

RECEIVED DATE

The Planning Proposal was received by the Regional Planning Team on 22 December 2011. Owing to the closure of the Office over the Christmas/New Year period, an assessment of the Planning proposal was undertaken following re-opening of the Office in January, 2012.

Further information was requested and provided by Council on 17 January, 2012, allowing the Regional Team's Planning Report to be completed.

External Supporting
Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? Yes

Comment : The application clearly identifies the objectives of the proposed rezoning, to facilitate the creation of low density and large lot residential allotments on the subject lands (Refer to page 2 of the attached Planning Proposal).

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? Yes

Comment : The Planning Proposal contains an adequate explanation of provisions (Refer to page 3 of the attached Planning Proposal).

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? No

b) S.117 directions identified by RPA :

* May need the Director General's agreement

1.2 Rural Zones

1.3 Mining, Petroleum Production and Extractive Industries

2.3 Heritage Conservation

3.1 Residential Zones

3.4 Integrating Land Use and Transport

4.2 Mine Subsidence and Unstable Land

4.3 Flood Prone Land

4.4 Planning for Bushfire Protection

6.1 Approval and Referral Requirements

6.2 Reserving Land for Public Purposes

7.1 Implementation of the Metropolitan Plan for Sydney 2036

Is the Director General's agreement required? Yes

c) Consistent with Standard Instrument (LEPs) Order 2006 : Yes

d) Which SEPPs have the RPA identified?

SEPP No 1—Development Standards

SEPP No 4—Development Without Consent and Miscellaneous Exempt and Complying Development

SEPP No 6—Number of Storeys in a Building

SEPP No 32—Urban Consolidation (Redevelopment of Urban Land)

SEPP No 44—Koala Habitat Protection

SEPP (Building Sustainability Index: BASIX) 2004

SEPP (Exempt and Complying Development Codes) 2008

SEPP (Housing for Seniors or People with a Disability) 2004

SEPP (Infrastructure) 2007

SEPP (Mining, Petroleum Production and Extractive Industries) 2007

SREP No. 20 - Hawkesbury-Nepean River (No. 2 - 1997)

e) List any other matters that need to be considered :

SECTION 117 DIRECTIONS

1.2 RURAL ZONES

Appendix 2 of the attached Planning Proposal indicates that the proposal is consistent with this Direction.

Direction 1.2 states that a Planning Proposal must not rezone land from a rural to residential zone, with the departure from the terms of Direction 1.2 permitted only if the Director-General can be satisfied that the provisions of the Planning Proposal are justified by a strategy/study, comply with the relevant Sub-regional strategy prepared by the Department or is of minor significance.

Given the low scale nature of the proposal, it is considered that any inconsistency is of a minor nature and the approval of the Director General's delegate is recommended on this basis.

1.3 MINING, PETROLEUM PRODUCTION AND EXTRACTIVE INDUSTRIES

This Direction is a matter for consideration as the Planning Proposal seeks to rezone the land for residential purposes, which may have the potential effect of prohibiting the mining of coal or other extractive materials on the subject lands, which have been identified to be located above a proposed future underground coal mining area (the Proposed Bargo Coal Project area). Refer to Appendix 2 of the attached Planning

Proposal.

Under this Direction, the relevant planning authority is required to consult the Department of Primary Industries during the preparation of a Planning Proposal, to determine the development potential of any of the natural resources within the subject lands, and if they are of State/regional significance.

It is considered that the Planning Proposal is inconsistent with Direction 1.3, as the Planning Proposal contains no evidence or reference to past or proposed future communications between Council and the Department of Primary Industries regarding the Planning Proposal.

In light of the above, Council is requested to consult the Department of Primary Industries with respect to this Planning Proposal in terms of Direction 1.3.

2.1 ENVIRONMENT PROTECTION ZONES

This Direction requires a Planning Proposal to include provisions that facilitate the protection and conservation of environmentally sensitive areas. Council has indicated that the site contains some mature species of Cumberland Plain Woodland (an endangered ecological community). Council envisages that these trees would be protected under tree preservation clauses within the Wollondilly LEP 2011. This situation will be clarified following Council's consultation with the Office of Environment and Heritage.

2.3 HERITAGE CONSERVATION

The Planning Proposal is not inconsistent with this Direction as it does not affect any items, areas, objects and places of environmental or indigenous heritage significance.

3.1 RESIDENTIAL ZONES

The Planning Proposal is generally consistent with Direction 3.1 as the proposed rezoning seeks to encourage a variety and choice of housing types in the Wollondilly LGA, by facilitating the creation of low density and large lot residential allotments within the subject land.

As outlined in the Planning Proposal, the subject lands are located adjacent to an existing urban area and will make efficient use of both the existing and future infrastructure and services, including a reticulated sewerage system for Bargo, which is anticipated to commence construction in 2014/2015.

This Direction states that:

'A planning proposal must, in relation to land to which this direction applies:

(a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it)'.

Clause 4.1(5) of the Wollondilly LEP 2011 states that 'any lot resulting from a subdivision of land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential that is not serviced by a reticulated sewerage scheme must not be less than 975 square metres'.

Clause 7.1 'Essential Services', within the Wollondilly LEP 2011, addresses Clause 5(a) of the Direction.

In these circumstances it is considered that the Planning Proposal is consistent with the Direction.

3.4 INTEGRATING LAND USE AND TRANSPORT

The Planning Proposal is consistent with Direction 3.4 as it seeks to improve access to housing, jobs and services by public transport and support the efficient and viable

operation of existing infrastructure, as the subject lands are located in close proximity to existing road and public transport infrastructure.

4.2 MINE SUBSIDENCE AND UNSTABLE LAND

As outlined in the Planning Proposal, the subject land is located within the Bargo Mine Subsidence District. It is noted that Council has advised that the Mine Subsidence Board has indicated that effective design of future residential development on the subject lands, including the application of a two storey height limit for dwellings, will mitigate any potential subsidence impacts. However, to satisfy the requirements of this Direction, Council is required to provide advice to the Sydney Regional Office from the Mine Subsidence Board, prior to community consultation.

4.3 FLOOD PRONE LAND

The Planning Proposal is not inconsistent with this Direction. However, it is noted that Council has proposed to undertake a Drainage/Flood Study as part of this Planning Proposal to identify if the subject lands are flood prone, due to the presence of a drainage line which runs through the subject lands and nearby flood prone lands (refer to Appendix 2 of the attached Planning Proposal).

4.4 PLANNING FOR BUSHFIRE PROTECTION

The Planning Proposal has identified part of the subject land (part of Lots 1 & 2 in DP877774) is mapped as bushfire prone.

Under this direction, a relevant planning authority is required to consult with the Commissioner of the NSW Rural Fire Service (RFS) following receipt of a Gateway Determination under section 56 of the Act, and prior to undertaking community consultation in satisfaction of section 57 of the Act. The direction also requires the planning proposal to have regard to 'Planning for Bushfire Protection 2006' and to introduce development controls to ensure bushfire hazard protection and provision of Asset Protection Zones (APZ).

It is noted that the Planning Proposal does not contain any reference to the provisions of Planning for Bushfire Protection 2006, or any previous or proposed communications with the NSW Rural Fire Service.

In light of the above, it is recommended that Council consult the Commissioner of NSW RFS prior to undertaking community consultation to satisfy Direction 4.4 and, if necessary, revise the Planning Proposal.

6.1 APPROVAL AND REFERRAL REQUIREMENTS

The Planning Proposal is consistent with this Direction as the proposal does not include additional provisions in the Wollondilly LEP 2011 which require concurrence, consultation or referral of development applications for the subject lands, to a Minister or public authority.

6.2 REZONING LAND FOR PUBLIC PURPOSES

The Planning Proposal is consistent with this Direction as it will not create, alter or reduce existing zones or reservations of land for public purposes.

7.1 IMPLEMENTATION OF THE METROPOLITAN PLAN FOR SYDNEY 2036

Appendix 2 of the attached Planning Proposal identifies compliance with '7.1 Implementation of the Metropolitan Strategy for Sydney 2036'.

It is considered that the Planning Proposal is generally consistent with the Metropolitan Plan for Sydney 2036, as it provides housing choice in an appropriate location.

RELEVANT STATE ENVIRONMENTAL PLANNING POLICIES (SEPPs) & REGIONAL ENVIRONMENTAL PLANS (DEEMED SEPPs)

Part 3 of the Planning Proposal indicates that the Planning Proposal is not inconsistent

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with any relevant SEPPs or SREPs.

However, it is noted that SREP 20, SEPP 44 and SEPP 54 are relevant and are discussed as follows:

***SREP 20 - HAWKESBURY-NEPEAN RIVER(No.2-1997)**

SREP 20 applies to the Planning Proposal as the site is located within the catchment area of the Nepean River. The Proposal is not considered to be inconsistent with the SREP, however, the SREP requires Council to take various matters into consideration, including matters specific to rural residential development such as the preparation of a Total Water Cycle Management Study or Plan.

The Proposal was supported by an On-site Waste Water Management Report and Council intends to undertake a further study into drainage and flooding.

While this is the case, it would be appropriate for the Gateway to attach a condition to the determination, requiring Council to give consideration to the application of SREP 20.

***SEPP 44 - KOALA HABITAT PROTECTION**

It is noted that a 2003 Assessment undertook an eight part test assessment to address the impact of the proposed development on koala habitat.

This assessment found that a proposed subdivision facilitated by a rezoning would not have a significant impact upon koala habitat (refer to page 10 of the Planning Proposal). While this may be the case, it is recommended that Council consult with the Office of Environment and Heritage with regard to this Planning Proposal.

***SEPP 55 - REMEDIATION OF LAND**

Council intends to undertake an investigation of the land to determine whether any contamination exists and to satisfy itself over the requirements of this SEPP.

This approach is supported by the Regional Team.

STANDARD INSTRUMENT (LEPs) ORDER 2006

It is considered that the Planning Proposal is generally consistent with the Standards Instruments (LEPs) Order.

Have inconsistencies with items a), b) and d) being adequately justified? No

If No, explain :

As identified above, Council will be required to consult with a number of agencies (including the Department of Primary Industries) to address various matters relating to the Planning Proposal.

Mapping Provided - s55(2)(d)

Is mapping provided? Yes

Comment : Council has submitted a map which identifies the proposed zoning.

Community consultation - s55(2)(e)

Has community consultation been proposed? Yes

Comment : Council intends to advertise the Planning Proposal for a period of 28 days, in accordance with the consultation requirements outlined in the Department's 'A guide to preparing local environmental plans' (Refer to page 14 of the attached Planning Proposal).

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Additional Director General's requirements

Are there any additional Director General's requirements? No

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? Yes

If No, comment : It is considered that the Planning Proposal has merit for progression.

In this light, it is recommended that the Planning Proposal proceed, subject to conditions identified in the 'Recommendations' section of this report.

Proposal Assessment

Principal LEP:

Due Date : February 2011

Comments in relation to Principal LEP : The Planning Proposal seeks to amend the Wollondilly Local Environmental Plan 2011, which was published on 25 February 2011.

Note: It is not possible to remove "February 2011" (above) from the "due date" which was entered in error.

Assessment Criteria

Need for planning proposal : The need for the Planning Proposal has been adequately addressed by Council (Refer to pages 3 to 4 of the attached Planning Proposal).

The 'Wollondilly Growth Management Strategy 2011' identifies Bargo as one of the key suburbs in the Shire which will be the focus of future growth and development, and includes a target of 2000 new dwellings which are anticipated to be accommodated within Bargo by 2036.

The subject lands were identified as part of a 'potential residential growth area' within the Bargo Structure Plan, as contained in the Wollondilly Growth Management Strategy 2011.

Under the provisions of the Wollondilly Local Environmental Plan 2011, the subject site is currently zoned RU4 Primary Production Small Lots, which does not permit residential development and associated subdivision.

In light of the above, it is considered that the Planning Proposal provides the best means of achieving Council's objectives: to facilitate the creation of low density and large lot residential allotments on the subject lands.

This Proposal supports Council's strategic direction to promote residential growth in Bargo by increasing the availability of land for residential purposes.

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Consistency with strategic planning framework :

The Planning Proposal is generally consistent with the strategic planning framework, including the Metropolitan Plan for Sydney 2036 and Draft South West Subregional Strategy (Refer to page 4 of the attached Planning Proposal).

The Metropolitan Plan seeks to ensure an adequate supply of land and sites for residential development to accommodate Sydney's projected population growth with 70% of new housing to be incorporated within existing urban areas and up to 30% of new housing to be accommodated in new release areas.

It is considered that this Planning Proposal will assist in achieving the key directions of the Metropolitan Plan for Sydney 2036 and Draft South West Subregional Strategy, to meet the expected future housing needs by increasing the availability of land in the Wollondilly Shire for residential purposes, located in close proximity to existing services and transport facilities.

Environmental social economic impacts :

The potential environmental, social and economic implications of the Planning Proposal have been adequately addressed (Refer to pages 10 to 13 of the attached Planning Proposal).

Preliminary Flora and Fauna investigations undertaken by Wirrimbirra Consultants in 2003, identified the subject lands as a potential koala habitat, comprising exotic/native grasslands and scattered trees including species characteristic of the Cumberland Plain Woodland and SEPP 44 trees.

Notwithstanding this, the habitat potential of the subject land was considered to be 'low' due to the limited vegetation and absence of water bodies located on-site. It was found that the Planning Proposal was unlikely to pose a significant threat to these existing ecological communities and threatened species, given that much of the vegetation on the subject lands had been cleared to accommodate the previous agricultural uses.

Subject to consultation with the Office of Environment and Heritage, it is not expected that the Planning Proposal will generate any likely significant environmental impacts.

The Planning Proposal indicates the proposed rezoning will generate social and economic benefits, including providing an increase and diversity in the range of housing choices for the local community, as well as, promoting economic development within the Bargo township.

The Regional Team supports this assumption.

Assessment Process

Proposal type :	Routine	Community Consultation Period :	28 Days
Timeframe to make LEP :	9 Month	Delegation :	DDG
Public Authority Consultation - 56(2)(d) :	Hawkesbury - Nepean Catchment Management Authority Office of Environment and Heritage NSW Department of Primary Industries - Minerals and Petroleum Mine Subsidence Board NSW Rural Fire Service Sydney Water		

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Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Council has provided a Flora & Fauna Assessment Report (Wirrimbirra Consultants 2003) and an Onsite Waste Water Management Report (Passfield & Bishop 2004). Copies of these reports are attached.

Council has identified the need to undertake the following additional studies to support the Planning Proposal:

- * An Odour Report to address the impact of the adjacent turkey hatchery;
- * A Noise Report to address the adjacent turkey hatchery;
- * A Rail Noise and Rail Vibration assessment;
- * A Preliminary Investigation of the land to determine whether the land has been contaminated;
- * A Traffic Impact Assessment; and
- * A Drainage/Flood Study.

The Regional Team supports Council undertaking these studies.

Identify any internal consultations, if required :

Residential Land Release (MDP)

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons : **The Planning Proposal is of a relatively minor nature and indicates the subject land is adequately serviced by road infrastructure, water, electricity and telecommunications services, with a reticulated sewerage system for Bargo anticipated to commence in 2014/2015 (refer to page 13 of the attached Planning Proposal).**

Documents

Document File Name	DocumentType Name	Is Public
Proposed_Land_Use_Zone_and_Minimum_Lot_Size_Map.pdf	Map	Yes
Planning_Proposal.pdf	Proposal	Yes
Flora_and_Fauna_Assessment_Part 1.pdf	Study	Yes
Flora_and_Fauna_Assessment_Part 2.pdf	Study	Yes
Onsite_Wastewater_Management_Report_Part 1.pdf	Study	Yes
Onsite_Wastewater_Management_Report_Part 2.pdf	Study	Yes
Planning_Proposal_Appendices 1 to 4.pdf	Proposal	Yes
Council_Report.pdf	Study	Yes
Council_Resolution.pdf	Study	Yes
Letter_from_Council.pdf	Proposal Covering Letter	Yes

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions: **1.2 Rural Zones
1.3 Mining, Petroleum Production and Extractive Industries
2.3 Heritage Conservation
3.1 Residential Zones**

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3.4 Integrating Land Use and Transport
4.2 Mine Subsidence and Unstable Land
4.3 Flood Prone Land
4.4 Planning for Bushfire Protection
6.1 Approval and Referral Requirements
6.2 Reserving Land for Public Purposes
7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : It is recommended that:

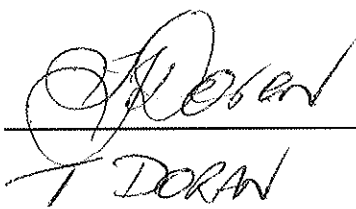
The Planning Proposal proceeds, subject to the following conditions:

1. The Director General's delegate agrees that the inconsistency with section 117 Directions 1.2 Rural Zones is justified, pursuant to clause 5(c) of the Direction;
2. Council consult with the Department of Primary Industries (Minerals and Petroleum) and NSW Rural Fire Services, pursuant to the requirements of section 117 Directions 1.3 and 4.4, prior to exhibition of the Planning Proposal;
3. Consultation is required with the Mine Subsidence Board, prior to community consultation, pursuant to section 117 Direction 4.2 'Mine Subsidence and Unstable land';
4. Council give consideration to the application of the Sydney Regional Environmental Plan No.20 - Hawkesbury-Nepean River (No.2 - 1997), particularly whether the preparation of a Total Water Cycle Management Study or Plan is necessary;
5. Council complete the following studies:
 - An Odour Report to address the impact of the adjacent turkey hatchery;
 - A Noise Report to address the adjacent turkey hatchery;
 - A Rail Noise and Rail Vibration Assessment;
 - A preliminary investigation of the land to determine whether the land has been contaminated;
 - A Traffic Impact Assessment; and
 - A Drainage/Flood Study.
6. Following consideration of the completed studies and receipt of advice from the Department of Primary Industries, Rural Fire Service and the Mine Subsidence Board, Council revises the Planning Proposal and refers the adopted revised Proposal to the Department's Sydney West Regional Office for attention;
7. Community consultation is required for a period of 28 days; and
8. The Planning Proposal be completed within 12 months.

Further, Council be required to consult with the public authorities, under section 56(2)(d) of the Act, as identified in this report (see page 10).

Supporting Reasons : It is considered that this Planning Proposal holds merit for progression.

Signature:


T. DORAN

Printed Name:

Date:

19/1/12