



Planning Proposal
to amend
Wollondilly LEP 2011

Residential Rezoning
at Avon Dam Road and Hawthorne Road, Bargo.

Part 1 – Objectives or Intended Outcomes

This Planning Proposal has been prepared on behalf of Smec Urban Pty Ltd seeking an amendment to the provisions of the Wollondilly LEP 2011 to facilitate approval of a residential development on land at Avon Dam Road and Hawthorne Road, Bargo.

The site is outlined in red below and comprises six properties:



Table 1 provides details of each property within the planning proposal site.

Table 1 – Property details

Address	Lot/DP	Area -ha
77 Avon Dam Road	132//851807	2.0
67 Avon Dam Road	9//877774	1.674
235 Hawthorne Road	1//877774	2.242
245 Hawthorne Road	2//877774	2.002
218 Hawthorne Road	7//877774	2.0
214 Hawthorne Road	8//877774	1.394

The key objective of this Planning Proposal is:

To amend the zoning of the land to permit low density and large lot residential allotments.

The intended outcomes of the Planning Proposal are:

- To amend the Wollondilly LEP 2011 Land Use Zone map R2 Low Density Residential along land fronting Avon Dam Road and east along part of the site fronting Hawthorne Road and;
- To amend the Wollondilly LEP 2011 to zone the eastern portion of the site along land fronting Hawthorne Road, R5 Large Lot Residential and;
- To amend the Wollondilly LEP 2011 to allow for a minimum allotment size of 700m² in the proposed R2 Low Density Residential zone and;

- To amend the Wollondilly LEP 2011 to allow for a minimum allotment size of 4000m² in the proposed R5 Large Lot Residential Zone.

Part 2 – Explanation of the Provisions

The objectives of the Planning Proposal can be achieved through the inclusion of the following amendments to the Wollondilly LEP 2011:

- Amend the Land Use Zoning Map to indicate that the portion of the land fronting Avon Dam Road and part of Hawthorne Road is within the R2 Low Density Residential zone.
- Amend the Land Use Zoning Map to indicate that the portion of the land fronting Hawthorne Road is within the R5 Large Lot Residential zone.
- Amend the Lot Size Map to allow for a minimum allotment size of 700m² in the proposed R2 Low Density Residential zone and a minimum allotment size of 4000m² in the proposed R5 Large Lot Residential zone.

Part 3 – Justification

Section A – Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report?

This Planning Proposal is not the result of any strategic study or report.

The Growth Management Strategy (GMS) was adopted in February 2011. This land is identified as a part of the '*potential residential growth areas*' within the structure plan for Bargo within the GMS. The GMS is discussed later with regard to this planning proposal.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

It is considered that the Planning Proposal is the best means of achieving the stipulated objective.

The property is currently zoned RU4 Rural Small Holdings under the Wollondilly LEP 2011 and any further subdivision of the site is not permissible under the current zone.

The proposed R2 Low Density Residential zone will be contiguous with existing low density residential development and be compatible and complementary in scale and density with the existing settlement pattern.

The proposed R5 Large Lot Residential Zone will provide a transition between the urban and rural parts of Bargo.

3. Is there a net community benefit?

Overall, the proposal will provide a net community benefit for the following reasons by facilitating the development of additional conventional and large lot residential allotments.

The table in Appendix 3 addresses the evaluation criteria for conducting a "net community benefit test" within the Draft Centres Policy (2009) as required by the guidelines for preparing a Planning Proposal.

Section B – Relationship to strategic planning framework

4. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

On 16th December 2010, the NSW Government released the Metropolitan Plan 2036, which is a follow up of the 'City of Cities' Metropolitan Strategy released in 2005. The Draft South West Subregional Strategy still remains a draft and will be considered in this submission.

As detailed in the Net Community Benefit Test (Appendix 3) and in discussing relevant s117 Directions (Appendix 2) it is considered that the requested planning proposal is consistent with the Metropolitan Plan and the Draft Subregional Strategy for the following reasons:

Objective D1 of the Metropolitan Plan 2036 is to ensure an adequate supply of land and sites for residential development. Two Action Plans have been devised to achieve this objective.

Action D1.1 of the Metropolitan Plan 2036 requires that at least 70 per cent of new dwellings (about 540,000 homes) will be located within existing urban areas. Also, under the Action, Greenfield development is to continue to contribute to Sydney's housing supply as the remainder of new dwellings (about 230,000 homes) is to be located in well-planned new precincts. This rezoning proposal will generally be consistent with the Action.

Action D1.2 requires Councils to incorporate the Plan's targets and strategic directions into their LEPs. The targets set out in the Metropolitan Plan 2036 represent a minimum and the Plan encourages Councils to plan for higher capacity where appropriate. The proposed rezoning of the subject land will contribute, albeit in a minor way, to achieving the target number of dwellings as set out above in the Metropolitan Plan.

The Draft South West Subregional Strategy aims to provide 155,000 new homes within the subregion for the period up to 2031. In respect to the Wollondilly LGA it identifies a target for the period of 5,230 additional dwellings, comprising 1,230 additional infill housing and an additional 4,000 as Greenfield development. Accordingly the proposed rezoning would support the aspirations for additional dwellings in the Wollondilly LGA.

5. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

Wollondilly Growth Management Strategy 2011 ('GMS')

The *Growth Management Strategy* is a policy document with associated mapping which contains key directions and principles to guide proposals and Council decisions on growth. Appendix 1 to the GMS provides Assessment criteria which aim to achieve the Key Policy Directions. The GMS states that the Assessment Criteria

will apply to any planning proposal which seeks to develop land for residential and employment uses as outlined in the GMS. All planning proposals will need to address and be consistent with these criteria.

Appendix 4 to this submission sets out the relevant Assessment Criteria to this proposal and comments on its consistency with the criteria.

In addition to the Assessment Criteria, the GMS also provides a number of Key Policy Directions. The relevant directions are set out below:

P1 All land use proposals need to be consistent with the Key Policy Directions and Assessment Criteria contained in this GMS in order to be supported by Council

Comment: The Planning Proposal is consistent with the relevant Key Policy Directions as listed and discussed below.

P2 All land use proposals need to be compatible with the concept and vision of "Rural Living"

Comment: Section 2.7.1 of the GMS identifies nine (9) characteristics of rural living, with the characteristic particularly relevant to this proposal being buildings and development:

"New development aims to be sympathetic to the existing form and traditional character of our built environment which is an integral part of our townscapes, rural landscapes and cultural heritage".

The Planning Proposal will not offend the concept and vision of "Rural Living". The proposal represents a logical planning outcome for the future growth of Bargo township by providing limited infill residential development along the western Avon Dam and Hawthorne Road edge and a proposed 4,000m² minimum lot size area which mirrors the planning outcomes already established on other edges of the Bargo township. This will assist in retaining the existing rural landscape.

P5 Council is committed to the principle of appropriate growth for each of our towns and villages. Each of our settlements has differing characteristics and differing capacities to accommodate different levels and types of growth (due to locational attributes, infrastructure limitations, geophysical constraints, market forces etc)

Comment: The Planning Proposal is considered to be appropriate growth because it is only a small scale rezoning. The subject land is also adjacent to existing residential developments, reducing infrastructure limitations.

P8 Council will support the delivery of a mix of housing types to assist housing diversity and affordability so that Wollondilly can better accommodate the housing needs of its different community members and household types.

Comment: The Planning Proposal intends to develop low density residential dwellings along the western end of the site and large lot residential land on the eastern end to provide an appropriate mix of housing given the site's location/context.

P9 Dwelling densities, where possible and environmentally acceptable, should be higher in proximity to centres and lower on the edges of towns (on the "rural fringe")

Comment: The proposal is consistent with this policy direction by providing for lower density on the edge of the Bargo township.

P10 Council will focus on the majority of new housing being located within or immediately adjacent to its existing towns and villages

Comment: The proposed development is directly adjacent to existing residential dwellings and rural residential areas.

P17 Council will not support residential and employment lands growth unless increased infrastructure and servicing demands can be clearly demonstrated as being able to be delivered in a timely manner without imposing unsustainable burdens on Council or the Shire's existing and future community.

Comment: The adjoining existing residential development is currently serviced with reticulated water, telephone, gas and electricity. The subject land is currently serviced by town water and overhead telephone and electricity services. An assumption of the GMS is that the Bargo Sewerage Scheme will have commenced construction by 2015. This would have the capability of servicing the proposed R2 zoned area, with the proposed R5 area being serviced by onsite wastewater systems. Please see attached Wastewater Management Report for details of the proposed lot layout and wastewater treatment.

The land is surrounded and accessed by dedicated public roads, being Hawthorne Road and Avon Dam Road which are sealed residential and rural standard roads as they adjoin the land. Public transport in Bargo comprises trains (providing access to Campbelltown and ultimately Sydney CBD), buses and taxis. The local bus company provides a daily bus service between Bargo and higher order centres in the Shire and Macarthur Region.

Bargo has the following community services and facilities available:

Bargo Community Hall/Clubhouse
Bargo Bowling Club
Bargo Hotel
Bargo Public School
Bonnie Cottage
Bargo Sportsground, including children's park and skate park
Tennis Courts
Wirrimbirra Wildlife Sanctuary
Churches

Retail and business facilities available in Bargo include newsagency, post office, butcher, bottle shop, bakery, chemist, hair salon, medical services, restaurants/cafes/takeaway food outlets, supermarket, service station, video outlet and veterinary services. Council has also recently granted development to a new grocery store development (1423sqm floor area) in Bargo township.

As the development is only small scale and is adjacent to existing residential dwellings, it is considered that the implementation/augmentation of infrastructure will not impose unsustainable burdens on Council or on the Shire's existing and future community.

P18 Council will encourage sustainable growth which supports our existing towns and villages, and makes the provision of services and infrastructure more efficient and viable – this means a greater emphasis on concentrating new housing in and around our existing population centres

Comment: The proposed development is directly adjacent to existing residential dwellings and rural residential areas.

P19 Dispersed population growth will be discouraged in favour of growth in, or adjacent to, existing population centres

Comment: The proposed development is directly adjacent to existing residential dwellings and rural residential areas.

P20 The focus for population growth will be in two key growth centres, being the Picton/Thirlmere/Tahmoor area (PTT) and the Bargo area. Appropriate smaller growth opportunities are identified for other towns

Comment: The planning proposal is located within the Bargo Area and will assist in implementing the required population growth.

P22 Council does not support incremental growth involving increased dwelling entitlements and/or rural lands fragmentation in dispersed rural areas. Council is however committed to maintaining, where possible and practicable, existing dwelling and subdivision entitlements in rural areas.

Comment: The planning proposal is not located in a dispersed rural area.

The Planning Proposal assists in the achievement of, or is consistent with all of the above relevant Key Policy Directions.

Wollondilly Community Strategic Plan 2030

The CSP 2030 identifies and expresses the aspirations held by the community of the Wollondilly Shire, and will assist in building a resilient community. It aims to highlight the way forward for the Wollondilly Shire through five (5) key focus areas of Community, Economy, Environment, Infrastructure and Governance.

There are ten Community Outcomes along with a number of key strategies outlined in this plan. The Community Outcomes have been developed in response to community feedback and local knowledge.

Of specific relevance to this proposal is the focus area of Economy. Eight key strategies were identified within the Draft Community Strategic Plan 2030 in relation to the economy, and the community was asked to prioritise these strategies in order of importance. The top three priorities in relation to economy were then cross referenced with the feedback obtained through Community Research, and two community outcomes for the economy were determined.

The community outcome relevant to the consideration of this proposal is:

A community that is supported through appropriate, sustainable, land use.

In respect to this proposal the relevant priority key strategy is EC7:

Support the economic viability of our towns and villages by encouraging appropriate residential development in and around those towns.

This proposal would be consistent with this key strategy by providing for a scale of residential development in and around the Bargo township appropriate to location and context.

6. Is the planning proposal consistent with applicable state environmental planning policies?

A review of State Environmental Planning Policies ('SEPPs') deemed SEPPs and draft SEPPs has been undertaken. Whilst a number of policies may be applicable at the development application stage those applicable to this planning proposal are:

*State Environmental Planning Policy no. 55 – Remediation of Land ("SEPP 55");
Sydney Regional Environmental Plan No. 20 – Extractive Industries (No 2- 1995)
("SREP 9").*

State Environmental Planning Policy No. 44 – Koala Habitat

SEPP 55

Clause 6 of SEPP 55 (Contamination and remediation to be considered in zoning or rezoning proposal) provides:

In preparing an environmental planning instrument, a planning authority is not to include in a particular zone (within the meaning of the instrument) any land specified in subclause (4) if the inclusion of the land in that zone would permit a change of use of the land, unless:

- (a) the planning authority has considered whether the land is contaminated, and*
- (b) if the land is contaminated, the planning authority is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for all the purposes for which land in the zone concerned is permitted to be used, and*
- (c) if the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, the planning authority is satisfied that the land will be so remediated before the land is used for that purpose.*

Note. In order to satisfy itself as to paragraph (c), the planning authority may need to include certain provisions in the environmental planning instrument.

(2) Before including land of a class identified in subclause (4) in a particular zone, the planning authority is to obtain and have regard to a report specifying the findings of a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines.

(3) If a person has requested the planning authority to include land of a class identified in subclause (4) in a particular zone, the planning authority may require the person to furnish the report referred to in subclause (2).

(4) The following classes of land are identified for the purposes of this clause:

- (a) land that is within an investigation area,*
- (b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,*
- (c) to the extent to which it is proposed to carry out development on it for residential, educational, recreational or child care purposes, or for the purposes of a hospital—land:*
 - (i) in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and*
 - (ii) on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).*

The properties the subject of this request are used and occupied for rural residential purposes. Improvements are generally limited to dwellings, rural sheds, earth dams and boundary/paddock fencing. Any stock kept are for domestic or hobby use as opposed to intensive commercial purposes. Historically the land is understood to have been used for agricultural purposes of a less intensive scale, such as stock grazing. On this basis it is considered that the planning proposal would be unlikely to be prevented by reason of land contamination. As the land is likely to have been used for agricultural purposes in the past a preliminary investigation of the land to determine whether it has been contaminated is recommended.

SREP 20

Clause 4 of SREP 20 requires consideration of the general planning considerations set out in clause 5, and the specific planning policies and related recommended strategies set out in clause 6 in the preparation of an environmental planning instrument.

Consideration of the 'clause 5' matters is set out below:

Matters	Comment
Aim of the Plan	The aim of the plan is to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context. Potential impacts of any significance relate to water quality impacts.
strategies listed in the Action Plan of the Hawkesbury-Nepean Environmental Planning Strategy	Subject to appropriate management of water quality impacts the scale of the proposal is unlikely to be unacceptable in terms of the Action Plan strategy.
any feasible alternatives to the development	No feasible alternatives.
relationship between the different impacts of the development or other proposal and the environment, and how those impacts will be addressed and monitored	The site is largely cleared with some remnant vegetation characteristic of Cumberland Plain Woodland which can be retained. Wastewater management strategies to serve the large lot residential land are aimed at ensuring there will be minimal impact on water quality.

Consideration of the 'clause 6' matters is set out below:

Matters	Comment
1.Total catchment management	A drainage study will examine the relationship between the on-site catchment and the surrounding waterways and catchment.
3.Water quality	Most of the site is proposed to be serviced by reticulated sewer. The main impact on water quality is likely to be from the use of on-site wastewater management systems and this has been addressed in the Wastewater Management report.
5.Cultural heritage	The site contains no listed heritage items of local, state or national heritage significance. It is considered likely that

	due to the past clearing and agricultural uses there are unlikely to be any items of indigenous heritage.
6.Flora & Fauna	The site is largely cleared and relatively degraded in terms of vegetation. A Flora and Fauna assessment indicated that there was some remnant vegetation characteristic of <i>Cumberland Plain Woodland</i> . An assessment under SEPP 44 for Koala found that the site was unlikely to support koala habitat.
10.Urban Development	Strategy 10(b) calls for consideration of urban design options to reduce environmental impacts (such as variable lot sizes and shapes, and the clustering of development). It is considered that the proposed zoning & lot size changes proposed are the most appropriate urban design options given the site location/context.
12.Metropolitan Strategy	Impacts in terms of waste disposal, air quality and predicted climate change are considered negligible when taking into account the small scale of the proposal.

SEPP 44

SEPP 44 relevantly has the aims of encouraging the identification of areas of core koala habitat and the inclusion of areas of core koala habitat in environment protection zones.

In 2003 a Flora & Fauna assessment of the subject properties by Wirrimbirra Consultants was undertaken. Whilst considering that the koala habitat potential of the site is low, the assessment also noted the presence of SEPP 44 trees. The assessment undertook eight part test assessments for Koala (*Phascolarctos cinerus*). In conclusion, the assessments of significance found that a proposed subdivision development facilitated by a rezoning as proposed here would not have a significant effect on koala habitat.

7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The planning proposal is consistent with applicable Section 117 Directions (see Appendix 2).

Section C - Environmental, social and economic impact.

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

In 2003 a Flora & Fauna assessment of the subject properties by Wirrimbirra Consultants identified flora and fauna on the site and examined habitat potential and wildlife corridor potential. The flora survey conducted found the area to be considerably modified with clearing of the original vegetation, with the majority of the

site being mown grassland with a scattering of trees. Notwithstanding, the assessment considered that the remnant vegetation on the site has characteristics of Cumberland Plain Woodland an endangered ecological community.

Whilst considering that the koala habitat potential of the site is low, the assessment also noted the presence of SEPP 44 trees. The assessment undertook eight part test assessments for both Cumberland Plain Woodland and Koala (*Phascolarctos cinerus*). In conclusion, the assessments of significance found that a proposed subdivision development facilitated by a rezoning as proposed here would not have a significant effect on either the identified endangered ecological community or threatened species. Recent observations of the locality indicate that the nature and extent of existing vegetation has not significantly changed such as to alter the findings of the above assessment.

It is also noted that Council is obliged under the Threatened Species Act to consider the Cumberland Plain Woodland Recovery Plan (DECCW, January 2011). The recommended action in the plan considered of relevance to this proposal is:

Action 1.4 Local councils will have regard to the priority conservation lands in identifying areas for inclusion in environment protection and regional open space zones.

Comment: The subject land is not within priority conservation lands identified by the plan.

Due to the site's agricultural history and extensive grazing, natural vegetation across the site has been substantially cleared. There are small pockets of scattered trees in the south-western and north-western parts of the site. The balance of the site is covered by low grazing turf.

9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

It is considered that potential environmental effects arising from a future development allowed by the requested planning proposal would be in the area of water quality and bushfire risk.

Water Quality

The planning proposal is for the development of the subject land as predominantly 4,000m² rural residential lots on the eastern end with infill residential allotments to the west along its Avon Dam Road and Hawthorne Road edge.

As previously discussed an assumption of the GMS is that the Bargo Sewerage Scheme will have commenced construction by 2015. This would readily service the 'infill' residential component (minimum 700sqm lot size) along Avon Dam Road.

Previous discussions with Sydney Water indicate that they would not allow the proposed 4,000m² lots to utilise its reticulated sewerage scheme on its availability to the area. Morse McVey & Associates were commissioned to undertake an onsite wastewater management report to assess site suitability for onsite wastewater management based on the proposed rezoning and subsequent subdivision. The assessment concludes that the site has good opportunity for sustainable onsite wastewater management, making the following recommendations (in summary) for wastewater management for future allotments that meet all understood requirements of Council and other regulatory bodies:

- Installation of an approved secondary wastewater treatment system;
- Disposal of treated wastewater in a properly sized, designed and managed irrigation area. Based on a standard 5 bedroom residence, a total irrigation area of 820m² is required.
- Treatment of combined black and grey water streams of wastewater to a secondary standard prior to land application by surface or sub-surface irrigation. For the purposes of the report it has been assumed that aerated wastewater treatment systems would be used.
- Spray irrigation to be adopted on category 1 sites only, i.e. sites having more than 1500m² of land available. Alternatively, sub-surface irrigation must be used. No additional wet weather storage is required.
- Irrigation areas to be well vegetated with either lawn or established garden beds.
- Protection of effluent management areas during construction activities.
- Installation of water saving devices.
- Appropriate selection of detergents and cleaning compounds.

Bushfire

Council's Bushfire Prone Land Maps identify Lots 1 & 2 DP877774 of the subject land as being partially affected by bushfire prone land (northern portion). The map also identifies an area to the east affecting the adjoining Lots 3 & 6 DP877774 as being bushfire prone land.

It would appear from observations of the existing vegetation and slope that more than adequate buffers to potential bushfire threats could be readily achieved with residential and 4,000m² lots as proposed. A reticulated water supply is presently available for fire fighting purposes. Whilst there would be only a single exit road to future residents along Hawthorne Road, the likely threat is not considered to be that significant so as to require alternate evacuation routes.

Drainage

A watercourse runs through two lots proposed to be zoned R5 and a 40m buffer will be required from effluent disposal services. These buffers are indicated on the wastewater management plan. Treatment of this drainage line and drainage throughout the site should be investigated and a concept drainage plan prepared including 1:100 yr. overland flow paths.

Odour

The site adjoins Inghams turkey hatchery which is an established business that plays an important role in the local economy. Controls in Wollondilly DCP 2011 require that residential land should be located a minimum of 500m from poultry sheds. Two lots on Hawthorne Road within the proposed R5 land fall within this 500m buffer. This buffer is to both protect residents from the impacts from odours and to protect businesses from constant complaints from residents impacted by the odours.

Council records indicate that the turkey hatchery historically has had few complaints from local residents and none are recorded from Hawthorne Road. Two dwellings in the subject site on Hawthorne Road are located approximately 400m from the nearest poultry sheds and no future dwellings would be any closer. However, under the proposed R5 zone there is the potential to create up to five 4000m² lots within the 500m buffer from the poultry sheds and therefore an odour report is considered advisable as any future new residents impacted by odour may create problems for the ongoing operation of the turkey hatchery. An odour report should be completed prior to any other studies after a Gateway determination as an adjustment to the planning proposal boundaries may be required.

Noise

Noise from the turkey hatchery is another issue requiring investigation. In addition the land is located in the vicinity of the Main Southern Railway and the Australian Rail Track Corporation has requested a rail noise and rail vibration assessment.

Traffic and Transport

A Traffic Impact Assessment report should consider any effect of the additional traffic at the intersections of Johnson Road/Hawthorne Road and Johnson Road/ Avon Dam Road. Avon Dam Road is a B Double route and the impact of future increases in truck traffic should be examined.

The Traffic assessment should also examine a proposal to modify the section of Hawthorne Road within the land area (east-west direction) to access directly onto Avon Dam Road and terminate the existing Hawthorne Road (north-south direction) with a cul-de-sac at south of No.225. The aim of this would be to spread the future traffic evenly as more development is realised.

There is a footpath which runs along Avon Dam Road to the nearby public school and railway station. Shared pathway/cycleway development through the site and links to existing paths and proposed routes detailed in the Wollondilly Shared Cycleway Plan should be investigated.

Privacy and Rural streetscape

It is important to ensure that the development maintains the existing rural style streetscape and that open rural style fencing does not impact on the privacy of residents. These matters may be addressed by incorporating suitable controls into the Wollondilly Development Control Plan.

10. How has the planning proposal adequately addressed any social and economic effects?

The proposal will have a positive social and economic benefit through:

- Providing a range of residential allotments to support a diverse range of residential lifestyles.
- The properties proximity to the established town centre of Bargo will generate additional demand for existing businesses and services.

The new residential population will have a positive impact on key employment industries such as schools and education centres, cafes, restaurants and takeaway food services and will generate increased demand for these services thereby providing an economic benefit to the area.

Section D - State and Commonwealth interests.

11. Is there adequate public infrastructure for the planning proposal?

The property is adequately supported by the existing roads, water, electricity and telecommunication and it is anticipated that Bargo area will be serviced by reticulated sewerage services in the near future.

12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

A gateway determination has not yet been issued. No State agency has been consulted on the Planning Proposal to date. ARTC was notified as a neighbouring property during the initial notification process undertaken by Council.

Part 4 – Community Consultation

Council is proposing to exhibit this planning proposal and draft LEP amendments and consult with the community for a 28 day period in accordance with the requirements for community consultation outlined in *'A guide to preparing local environmental plans'*.

Additional criteria under *'A guide to preparing local environmental plans'*

If the provisions of the planning proposal include the extinguishment of any interests in the land, an explanation of the reasons why the interests are proposed to be extinguished.

The planning proposal does not include the extinguishment of any interests in the land.

The concurrence of the landowner, where the land is not owned by the relevant planning authority

The land is owned by a number of landowners who support the proposal.

Map

Proposed Land Use Zone and Minimum Lot Size.

Appendices

1. Table indicating compliance with applicable State Environmental Planning Policies (SEPPs) and deemed SEPPs (formerly Regional Environmental Plans)
2. Table indicating compliance with applicable section 117(2) Ministerial Directions issued under the Environmental Planning and Assessment Act
3. Net Community Benefit Test
4. Table indicating compliance with Wollondilly Growth Management Strategy Assessment Criteria