

Campbelltown City Council – Planning Proposal for the Glenfield Waste Site

Name of Proposal

Campbelltown Local Environmental Plan 2013 (Amendment No 1) – Proposed Rezoning of the Waste Site at Cambridge Ave, Glenfield.

Part 1 – Objectives or Intended Outcomes

The objectives and intended outcomes for this planning proposal are as follows:

- To enable the Glenfield Waste Site located north of Cambridge Avenue, Glenfield to be developed for industrial development.
- To enable the area of the site that is located south of Cambridge Avenue to:
 - continue to act as a buffer between residential land uses to the south and the current and proposed industrial land uses to the north of Cambridge Avenue and;
 - limit any future land use of this part of the site to car parking for vehicles that are not heavy vehicles (i.e. up to 4.5 tonnes gross vehicle mass (GVM). In addition, ancillary developments such as drainage work, roads and the like will also be permissible.
- To enable the land that is currently owned and managed by Transport for NSW to be rezoned from rural land to a special use zone to reflect the current land use of this site.

Council is currently in the process of preparing draft Campbelltown Local Environmental Plan 2013 (draft CLEP 2013) under the provisions of the Standard Instrument – Principal Local Environmental Plan.

To date, Council endorsed a preliminary draft CLEP 2013 and submitted it to the Department of Planning and Infrastructure (the Department) for consideration.

Given that the draft CLEP 2013 has not been finalised or placed on public exhibition at this point of time, Council supports the applicant's request to incorporate this Planning Proposal with the draft CLEP 2013 and progress it as part of the draft CLEP 2013.

This is Council's preferred option, as it would ensure that the rezoning of the land is not delayed until after the gazettal of the draft CLEP 2013.

However, if at the time of the public exhibition of the draft CLEP 2013, there are outstanding matters that relate to this Planning Proposal that may delay the public exhibition of the principle instrument, then this rezoning shall proceed separately as an Amendment to draft CLEP 2013.

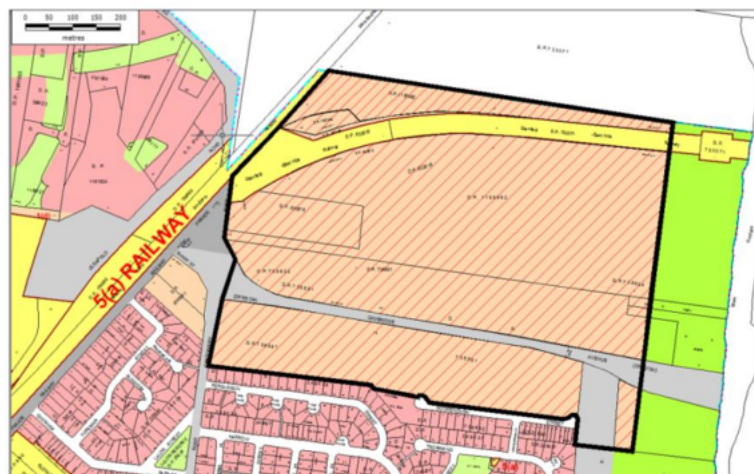
Part 2: Explanation of provisions

The proposed site is located at Cambridge Avenue, Glenfield. Refer to Attachment 2, under Part 4 Mapping for a location and aerial photo maps of the site. The parcels of the site that are proposed for rezoning are shown hatched red on Figure 1. These areas are included under draft CLEP 2013 as “Deferred Matters” and currently zoned 1(a) Rural A Zone under Campbelltown Local Environmental Plan 2002 (LEP 2002). The remaining areas comprising the railway corridor, the Georges River Parkway, Cambridge Avenue and the green open space corridor adjacent to Georges River have all been assigned appropriate zones under the draft CLEP 2013, and as such, do not form part of this Planning Proposal.

The site that is subject to this Planning Proposal is approximately 48 hectares in area. The following parts of this site area will not be suitable for industrial development:

- The area of land south of Cambridge Avenue being part Lot 3 in DP 736881. This land is affected by an easement for transmission lines owned by the Electricity Transmission Authority (approximately 11 hectares);
- The area that has been subject to land fill north of Cambridge Avenue (may facilitate ancillary land uses) (approximately 15 hectares);
- Any part of the site that have significant vegetation values. In this regard a number of options would need to be further investigated depending on the outcome of detailed flora and fauna studies. Such options may include identifying and managing vegetation corridors, mitigation and/or compensation measures and strategies.
- The area of the site that is owned by Transport for NSW (0.46 hectare).

Figure 1: Areas subject to the Planning Proposal



 Areas of the site that are proposed for rezoning (as part of draft LEP 2013/ or as amendment to CLEP 2013).

Figure 2 shows the site with lots and DPs of each allotment marked on the map. Table 1 illustrates the proposed zoning under the preliminary draft CLEP 2013 and ownership of each Lot and DP that are subject to this Planning Proposal. Refer to Attachment 2 for a proposed zoning map of the site under draft CLEP 2013.

Figure 2: Glenfield Waste Site – Lots and DPs

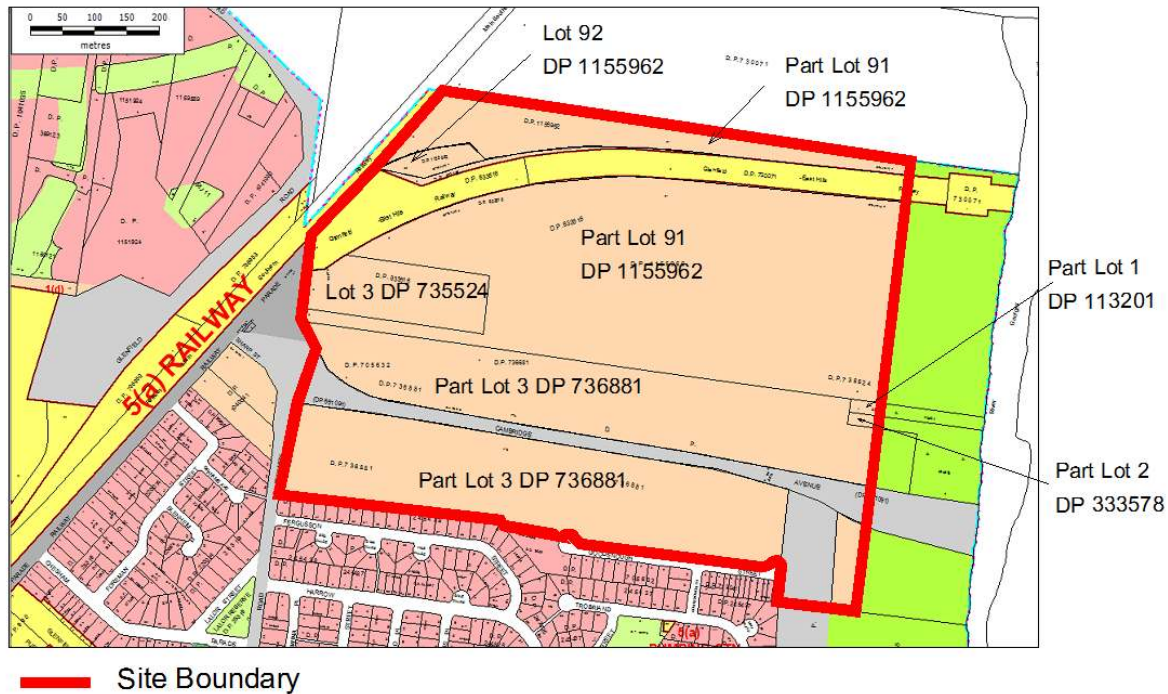


Table1: Proposed rezoning for each allotment under draft CLEP 2013.

Lots and DPs	Proposed Rezoning of each allotment under draft CLEP 2013	Ownership
Part Lot 91 DP 1155962	Zone IN1 General Industrial	JC & FW Kennett Pty Ltd
Lot 92 DP 1155962	Zone SP2(Public Purposes Corridor)	Transport for NSW
Part Lot 3 DP 736881	South of Cambridge Avenue - Zone SP2 (Car Parking) North of Cambridge Avenue - Zone IN1 General Industrial	Figela Pty Ltd
Lot 3 DP 735524	1N1 General Industrial	Figela Pty Ltd
Part Lot 2 DP 333578	1N1 General Industrial	JC & FW Kennett Pty Ltd
Part Lot 1 DP 113201	1N1 General Industrial	JC & FW Kennett Pty Ltd

For the part of the site that is north of Cambridge Avenue, Glenfield

The properties that are privately owned by JC & FW Kennett Pty Ltd and Figela Pty Ltd and located north of Cambridge Avenue are currently zoned 1(a) Rural A Zone under LEP 2002 and are proposed to be zoned Zone IN1 General Industrial for inclusion into draft CLEP 2013 (please see Attachment 2 under Part 4 Maps for a copy of the proposed rezoning map).

On the zoning Map of the draft CLEP 2013 these properties are currently marked as “Deferred Matters”. These properties comprise the following allotments and Deposited Plans (DPs):

- Part Lot 91 DP 1155962;
- Part Lot 3 DP 736881(the part of the allotment that is located north of Cambridge Avenue);
- Lot 3 DP 735524;
- Part Lot 2 DP 333578; and
- Part Lot 1 DP 113201.

In addition to the above allotments, Transport for NSW owns Lot 92 in DP 1155962. This allotment is currently zoned 1(a) Rural A Zone under LEP 2002, and marked as a “Deferred Matter” under the draft CLEP 2013. This allotment is proposed under this Planning Proposal to be rezoned to Zone SP2 (Public Purposes Corridor) for inclusion into draft CLEP 2013.

Depending on the outcome of the future consultation with the Office of Environment and Heritage (OEH), further detailed studies and strategies in relation to flora and fauna assessment may be required. The outcome of the consultation with OEH and those studies will inform Council on whether the proposed rezoning of the whole area north of Cambridge Avenue to Zone IN1 General Industrial is suitable.

For the part of the site that is south of Cambridge Avenue, Glenfield (Part Lot 3 DP 736881)

The part of the site south of Cambridge Avenue is currently unoccupied open space, used only for grazing horses, and is almost entirely covered by the easement for the high-voltage electricity transmission lines. This area currently acts as a ‘buffer’ between the industrial land uses to the north and the residential areas to the south. Given that this land is highly constrained by the high voltage electricity easement that passes through it, there are limited opportunities for development on this land. Council considers that there is prospect to use this land for car parking purposes. However, given its close proximity to residential areas at Glenfield, it is most important that no part of this site be used for heavy vehicles parking.

For the area south of Cambridge Avenue, Council proposes the following rezoning to achieve the intended outcome as follows:

- Amend draft CLEP 2013 Land Zoning Map by rezoning the area south of Cambridge Avenue to Zone SP2 Car Parking.

In this regard, it should be noted that the site is not proposed to be added to the draft Land Acquisition Map under the draft CLEP 2013, as there is no need or intention to acquire this part

of the site by Council. It is proposed that any future car parking will be used for private purposes. Matters related to the design, access and the like of any proposed car parking at this site will be further investigated as part of future development applications.

Part 3: Justification for the Planning Proposal

Section A – Need for the Planning Proposal

Q1. Is the Planning Proposal a result of any strategic study or report?

The proposal to rezone the Glenfield Waste site was initiated by Environmental Property Services on behalf of the owner, JC & FW Kennett Pty Ltd, by lodging a rezoning request to Council (A copy of the applicants proposal is provided as Attachment 1 to this Planning Proposal). A number of reports/studies have been prepared by the applicant in support of the planning proposal including:

1. Infrastructure Report – (Appendix 14 of the applicant's proposal)
2. Traffic and Transport Report – (Appendix 15 of the applicant's proposal)
3. Ecology Report – (Appendix 17 of the applicant's proposal)
4. Aboriginal Heritage Preliminary Assessment Report – (Appendix 22 of the applicant's proposal)
5. Contamination Land Report– (Appendix 23 of the applicant's proposal)
6. Flood Map – (Appendix 16 of the applicants proposal)
7. Bushfire Prone Land Map (Appendix 18 of the applicant's proposal)

Q2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal represents the best means of achieving the objectives or intended outcomes, as the current zoning of the site under LEP 2002 of 1(a) - Rural A Zone prohibits the redevelopment of land for industrial purposes.

Section B – Relation to Strategic Planning Framework

Q3. Is the Planning Proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft Strategies)?

The Planning Proposal is consistent with the objectives and aims of the following Strategic Plans:

- NSW 2021 State Plan
- Metropolitan Plan for Sydney 2036
- the Draft Metropolitan Strategy for Sydney to 2031 (the draft Strategy 2031) and
- the draft South West Sub-regional Strategy 2007.

- **NSW 2021 State Plan**

The Planning Proposal is consistent with the first Strategy “Rebuild the Economy” as it would provide local jobs through an industrial zoning.

- **Metropolitan Plan for Sydney 2036**

The Planning Proposal is consistent with a number of strategies identified within this Metropolitan Plan, particularly Strategic Direction C: *Transport for a Connected City*, Strategic Direction E: *Growing Sydney’s Economy* and Strategic Direction F: *Balancing Land Uses on the City Fringe*.

- **Draft Metropolitan Strategy for Sydney to 2031**

The Strategy 2031 has five key outcomes as follows:

- Balanced growth
- A liveable City
- Productivity and prosperity
- Resilient environment
- Accessibility and connectivity

Each outcome has a number of objectives, totaling 29 objectives that the draft Strategy 2031 aims to achieve. Table 2 below provides a list of the objectives that are found to be relevant to this Planning Proposal.

Table 2: Relevant Draft Strategy 2031 objectives.

Objective 1: Develop a new Land Release Policy and make new areas available for housing and jobs
Objective 10: Provide capacity for job growth and diversity across Sydney
Objective 11: Support the land use requirements of industries with high potential
Objective 13: Provide a well located supply of industrial lands
Objective 24: Plan and deliver transport and land use that are integrated and promote sustainable transport choices

The Planning Proposal is not inconsistent with the above objectives for the following reason:

1. The site is strategically located within close proximity to public transport.
2. The site is ideally located for industrial development because it is physically isolated from nearby residential areas.

3. The redevelopment of the site for industrial uses will provide local jobs within proximity to houses and public transport.
 4. Under the draft Strategy 2031, it is anticipated that Campbelltown-Macarthur Major Centre would provide capacity for an additional 10,000 jobs by the year 2031. The proposed rezoning of the Glenfield Waste Site to enable industrial development is consistent with the draft Strategy 2031 as it will help reach this target by providing local employment opportunities.
- **Draft South West Sub-regional Strategy 2007**
- The Draft South West Sub-Regional Strategy specifically identifies this site for further investigations as potential Employment Lands. As such this Planning Proposal is consistent with the draft South West Sub-regional Strategy.

Q4. *Is the Planning Proposal consistent with Council's local strategy or other local strategic plan?*

Council has prepared a draft Campbelltown Local Planning Strategy (Framework for a Sustainable Future and New Local Planning Controls, draft Local Planning Strategy). The draft Local Planning Strategy was considered by Council along with the draft CELP 2013 on 26 March 2013 where Council resolved to endorse the draft Local Planning strategy for submission to the Department for consideration.

The subject site has been identified by Council's draft Local Planning Strategy for further investigation as future industrial/employment land; as such the Planning Proposal is consistent with Council's draft Local Planning Strategy.

Q5. *Is the Planning Proposal consistent with applicable State Environmental Planning Policies?*

The planning proposal is consistent with applicable State Environmental Planning Policies. See Table 3 and Table 4 below.

Table 3: Assessment of the Planning Proposal against Relevant State Environmental Planning Policies

No.	State Environmental Planning Policies (SEPPs)	Consistency	Comments
19	Bushland in Urban Areas	Yes	Clause 10 of SEPP 19 states that: <i>When preparing draft local environmental plans for any land to which this Policy applies, other than rural land, the council shall:</i> (a) have regard to the general and specific aims of the Policy, and (b) give priority to retaining bushland, unless it

No.	State Environmental Planning Policies (SEPPs)	Consistency	Comments
			<i>is satisfied that significant environmental, economic or social benefits will arise which outweigh the value of the bushland.</i> In this regard, Council will require the applicant to undertake further studies to determine the quality of vegetation on site. Council will also be consulting with the Office of Environment and Heritage as part of the Gateway process.
44	Koala Habitat Protection	Yes	The applicant as part of the proposal to Council, submitted an Ecology Report. The applicant ecological report indicates that less than 5% of the trees that occur within the site are koala feed trees listed in schedule 2 of SEPP No 44. In particular, the site is dominated by <i>Eucalyptus moluccana</i> (Grey Box) with a few individuals of <i>Eucalyptus tereticornis</i> (Forest Red Gum), and only very few Koala feed tree present. This indicates that the site does not support potential koala habitat. A copy of this report is shown as Appendix 17 of the applicant's proposal. As such it is considered that the Planning Proposal is not inconsistent with SEPP 44.
55	Remediation of Land	Yes	The applicant submitted to Council a geotechnical and contamination rezoning report prepared by Consulting Earth Scientists (CES). The Report concludes that the site is suitable for rezoning for industrial purposes. Based on the CES report, the site is suitable to be rezoned to permit industrial land uses under the SEPP. The geotechnical and contamination report are included as Appendix 23 of the applicant's proposal.
-	SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Yes	The site and the South West Sub Region are located within AGL's Upstream Investments Pty Limited Petroleum Exploration License (PEL) 2. The rezoning of the site from a rural zone to an industrial zone maintains the existing provisions of the SEPP and therefore is consistent with the provisions of the SEPP. This Planning Proposal does not contain any provisions which would contradict or hinder the application of this SEPP.

Table 4: Deemed State Environmental Planning Policies (Formerly Regional Environmental Plans)

No.	Deemed State Environmental Planning Policies	Consistency	Comments
9	Extractive Industry (No 2)	Yes	The deemed SEPP aims to facilitate the development of extractive resources that are in close proximity to the Sydney Metropolitan Area by identifying land which contains extractive materials of regional significance and ensuring that land is not developed for purposes that are incompatible with the extraction of that material. The site is not identified in the SEPP as having regional significance for extractive materials.
20	Greater Metropolitan Regional Environmental Plan No 2—Georges River Catchment	Yes	The aims of the Georges River deemed SEPP are to manage the natural resources of the Georges River Catchment and specifically to protect the water quality of the Georges River and its tributaries and the environmental quality of the whole catchment. The proposed rezoning will maintain the open space corridor which is approximately 200 metres wide between Georges River and the site. The open space will act as a buffer between the river and the proposed development. In addition Clause 7.8 Riparian land and watercourses [local] under the provisions of draft LEP 2013 will ensure that future development will not have adverse impacts on the Georges River.

Q6. *Is the Planning Proposal consistent with applicable Ministerial Directions (s 117 directions)??*

The planning proposal is considered consistent, justifiably inconsistent or the inconsistency is of minor significance with the applicable Ministerial Directions (s 117 directions). See Table 5 for an assessment of the planning proposal against the relevant Section 117(2) Ministerial Directions.

Table 5: Assessment of the Planning Proposal against the relevant Section 117(2) Ministerial Directions

Ministerial Direction	Consistent?	Assessment
1.1 Business and industrial Zones	Yes	The Planning Proposal aims to provide for employment land within close proximity to Glenfield Station. As such it is considered consistent with the objectives of this Direction
1.2 Rural Zones	No	The proposed rezoning is inconsistent with the Direction because it rezones land from a rural zone to an industrial zone. The inconsistency with the Direction is justified by the following: – The 2007 draft South West Sub-regional Strategy 2031 identifies the Glenfield Waste Site as possibly providing employment land for light manufacturing, local industry and urban services. – The main objective of this Direction is to protect the agricultural production value of rural land. The subject site has no agricultural values, and was never used for this purpose. Accordingly, while the Planning Proposal is not consistent with this Direction, it is not inconsistent with the main objective of this Direction. Given the above, Council requests the Director General's delegate to approve the inconsistency.
1.3 Mining, Petroleum Production and Extractive Industries	Yes	The rezoning of part of the site to zone IN1 General Industrial will preserve the current permissibility of mining, petroleum production and extractive industries under SEPP (Mining, Petroleum Production and Extractive Industries) 2007. The site and the South West Sub Region are located within AGL's Upstream Investments Pty Limited Petroleum Exploration License (PEL) 2. The land is not located in an identified mineral resource area. Given the above, the proposed rezoning is consistent with this Direction.
4.2 Mine Subsidence and Unstable Land	Yes	The subject site is not within a proclaimed mine subsidence area. The site is located within AGL's Upstream Investments Pty Limited Petroleum Exploration License (PEL) 2. The proposed rezoning of the site will preserve the current permissibility of mining, petroleum production and extractive industries under SEPP (Mining, Petroleum Production and Extractive Industries) 2007. Given the above, the proposed rezoning is consistent with this Direction.
4.3 Flood Prone Land	No	This Direction applies because a small area of the site that is adjacent to the Georges River and near the entrance of the site (adjacent to Cambridge Avenue bridge) is flood prone land and the Planning Proposal is proposing to rezone part of the site from

Ministerial Direction	Consistent?	Assessment
		a rural zone to an industrial zone. The most detailed and recent flood study that includes the site is the Upper Georges River Flood study prepared by the Department of Land & Water Conservation in conjunction with the Liverpool City Council in December 2000. A copy of this study is included as Appendix 24 of the applicant's proposal. Hard and Forester Surveyors reproduced the study's flood levels for the site onto a topographic map that shows the area impacted in a 1 in 100 year flood. A copy of this map is shown as Appendix 16 of the applicant's proposal. This survey map shows that, with the exception of the riparian corridor and a small area adjacent to Cambridge Avenue at the south eastern corner of the site, the site is not subject to a 1 in 100 year flood. Any development of the site will take into consideration the 1 in 100 year flood. Therefore, the proposed rezoning's inconsistency with the Direction can be justified as of minor significance for the following reasons: • Only a very small portion of the site is susceptible to a 1 in 100 year flood event; and • The 1 in 100 year flood event will not prevent development of the site. Council requests the Director General's delegate to approve the inconsistency as minor significance.
4.4 Planning for Bushfire Protection	Yes	The Bushfire Prone Map for the Campbelltown area identifies that part of the site has Vegetation Category 2 and Vegetation Buffer, as illustrated on the Bushfire Prone Map in Appendix 18 of the applicant's proposal. Council will ensure that any development of the site will comply with the current bushfire protection measures specified by the Planning for Bushfire Protection Guidelines 2006. Council considers the proposed rezoning to be consistent with this direction.
7.1 Implementation of the Metropolitan Plan for Sydney 2036	Yes	The proposed rezoning of part of the site currently Zone 1(a) – Rural A Zone under LEP 2002 to the Zone IN1 General Industrial under CLEP 2013 is consistent with the NSW Government's Plan for Sydney 2036 because it would provide employment land and create much needed local jobs within the Campbelltown LGA.

Section C – Environmental social or economic impact

Q7. 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?

The applicant submitted to Council an Ecology Study (Appendix 17 of the applicant's proposal). The main findings of the study are as follows:

- The vegetation on site currently consists of Cumberland Plain Woodland which is listed as a Critically Endangered Ecological community under the Threatened Species Conservation Act 1995 (TSC Act) and the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). The vegetation appears to consist of mainly older canopy species, largely made up of hollow bearing trees.
- Two species of bat listed as Vulnerable under the TSC Act have been recorded on site, the Eastern Bentwing-bat (*Minioptera schreibersii*) and the Eastern False Pipistrelle (*Falsistrellus tasmaniensis*).
- The area has suitable habitat for 16 threatened and migratory fauna species. The vegetation is partially linked to the riparian vegetation along the Georges River and the opposite side of the Georges River is known to contain many more threatened species. Additionally some Koala food trees occur on site.

Council is of the opinion that additional detailed studies are needed in this regard including the carrying out of an assessment of significance in accordance with Section 5A of the EP&A Act and the threatened species Assessment Guidelines. This will further examine the quality of the vegetation on site. Council will be consulting with the Office of Environment and Heritage to ascertain the level of environmental investigations/studies that the proponent would need to undertake at the rezoning stage.

Q8. Are there any other likely environmental effects as a result of the rezoning submission and how are they proposed to be managed?

The environmental matters that require consideration and how they are proposed to be managed are outlined below:

Acoustic Amenity

The part of the site that is proposed to be zoned for industrial purposes is ideally located away from residential areas. The area south of Cambridge Ave will provide a buffer between residential areas to the south and future industrial uses to the north. However, further acoustic studies may be required to address potential increase in noise and its impacts on the residential areas as a result of the proposed intensification of industrial

uses at the northern parcel and the proposed car parking use, south of Cambridge Avenue.

Stormwater management and flooding

Stormwater management is not considered an impediment to the rezoning of the site, as a Stormwater system can be designed and engineered to discharge to the Georges River. More detailed engineering design for Stormwater management will be required as part of any future development application of the site.

Land contamination and soils

The applicant has submitted to Council a Desktop Geotechnical & Contamination Rezoning Report, prepared by a consultant (Consulting Earth Scientists, April 2012) on behalf of the applicant, as shown in Appendix 23 of the applicant's proposal.

None of the findings of the report indicate that the subject land is not suitable for rezoning for industrial purposes, or for subsequent subdivision and development of individual lots for appropriate industrial activities.

Traffic, transport and access

AECOM on behalf of the applicant prepared a preliminary Traffic and Transport Review of the subject site.

The findings of the review indicates that the site would appear to be appropriate for 'Zone IN1 General Industrial Zone' from a transport perspective, subject to further detailed traffic impact assessment to determine the capacity of the existing network and identify the extent of required infrastructure improvements. (Refer to Appendix 15 of the applicant's proposal for a copy of the Traffic and Transport Review).

The site currently has two access points. It is proposed that an additional access point be created from Cambridge Avenue to service the future industrial developments at the site.

Heritage

There is no significant European cultural heritage located on the site.

Archaeological and Heritage Management Solutions Pty Ltd (AHMS), as part of the applicant's planning proposal has prepared an Aboriginal Heritage Preliminary Assessment report for the rezoning of the site, included as Appendix 22 of the applicant's proposal.

The assessment was undertaken in accordance with relevant guidelines and codes of practice and included input from representatives from the Tharawal LALC and Ms Glenda Chalker and the Cubbitch Barta Aboriginal Corporation. The assessment found:

- Most of the site was heavily disturbed and/or previously developed and the potential for preservation of archaeological materials was low
- Two areas were identified as having received limited impact i.e. an undisturbed piece of bushland in the western quadrant of the site and a minor tributary in the eastern quadrant of the transmission line
- There are four Aboriginal objects/sites identified within the undisturbed areas
- While the undisturbed areas require further assessment and/or management as part of development planning, it is considered that there is no heritage reason why the proposed rezoning should not proceed.

Q 9 How has the rezoning submission adequately addressed any social and economic effects?

The Planning Proposal would enable the majority of the site to be developed for industrial development, thus creating much needed local jobs within Campbelltown LGA and assists Council to meet its employment targets.

It is not expected that the proposal would have any adverse effects on social or economic values of the Campbelltown community.

Section D – State and Commonwealth interests

Q 10 Is there adequate public infrastructure for the planning proposal?

The applicant submitted to Council an Infrastructure Report (Appendix 12 of the applicant's proposal). The report confirmed that all major utility services are currently within the vicinity of the subject site. Given the size area of land proposed for rezoning, consultation with Sydney Water and Endeavour Energy will identify the likely future utility requirements for the site.

In addition, more detailed studies are needed to identify if there is a need to improve or upgrade the road network servicing the site.

O 11 What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

No consultation with State or Commonwealth authorities has been carried out to date on the Planning Proposal.

Consultation with the relevant State and Commonwealth public authorities can be undertaken upon further advice from the Department following the Gateway Determination.

Part 4: Mapping

The Planning Proposal is accompanied by the following relevant maps shown as Attachment 2 to this Planning Proposal:

Location Plan of the Subject Site

Aerial Photo of the Subject Site

Existing Zoning Map under LEP 2002

Existing draft Zoning Map under CLEP 2013

Proposed Zoning Map under draft LEP 2013

Proposed Height of Buildings Map

Part 5 - Community Consultation

The Gateway Determination will stipulate the nature and extent of required community consultation in accordance with the document 'A guide to preparing local environmental plans'.

The usual exhibition of an LEP is 28 days which is considered to be reasonable in these circumstances.

Public consultation will take place in accordance with the Gateway Determination made by the Minister for Planning and Infrastructure in accordance with Sections 56 & 57 of the Environmental Planning & Assessment Act 1979.

Part 6 - Project Timeline

The draft project timeline has been included in Table 6 with the intent to provide a mechanism to monitor the progress of this Planning Proposal. The anticipated timeframes and dates have been assigned to each milestone of the Gateway process.

As discussed earlier, Council wishes, if it is timely, to include this planning proposal as part of draft CLEP 2013.

However, if the inclusion of this planning proposal as part of draft CLEP 2013 may potentially delay the progress of the draft CLEP 2013, then this planning proposal is to be progressed separately as an Amendment to the draft CLEP 2013.

Table 6: Project Timeline

Milestone	Date
– anticipated commencement date (date of Gateway determination)	July 2013
– anticipated timeframe for the completion of required technical information	August 2013
– timeframe for government agency consultation (pre and post exhibition as required by Gateway determination) -	September 2013
– commencement and completion dates for public exhibition period – unless merged with the draft CLEP2013	September/October
– dates for public hearing (if required)	November 2013
– timeframe for consideration of submissions	December 2013
– timeframe for the consideration of a proposal post exhibition	January 2014
– date of submission to the department to finalise the LEP	February 2014
– anticipated date RPA will make the plan (if delegated)	March 2014
– anticipated date RPA will forward to the department for notification	March/April 2014

Attachment 1: Refer to CD

Attachment 2: Maps



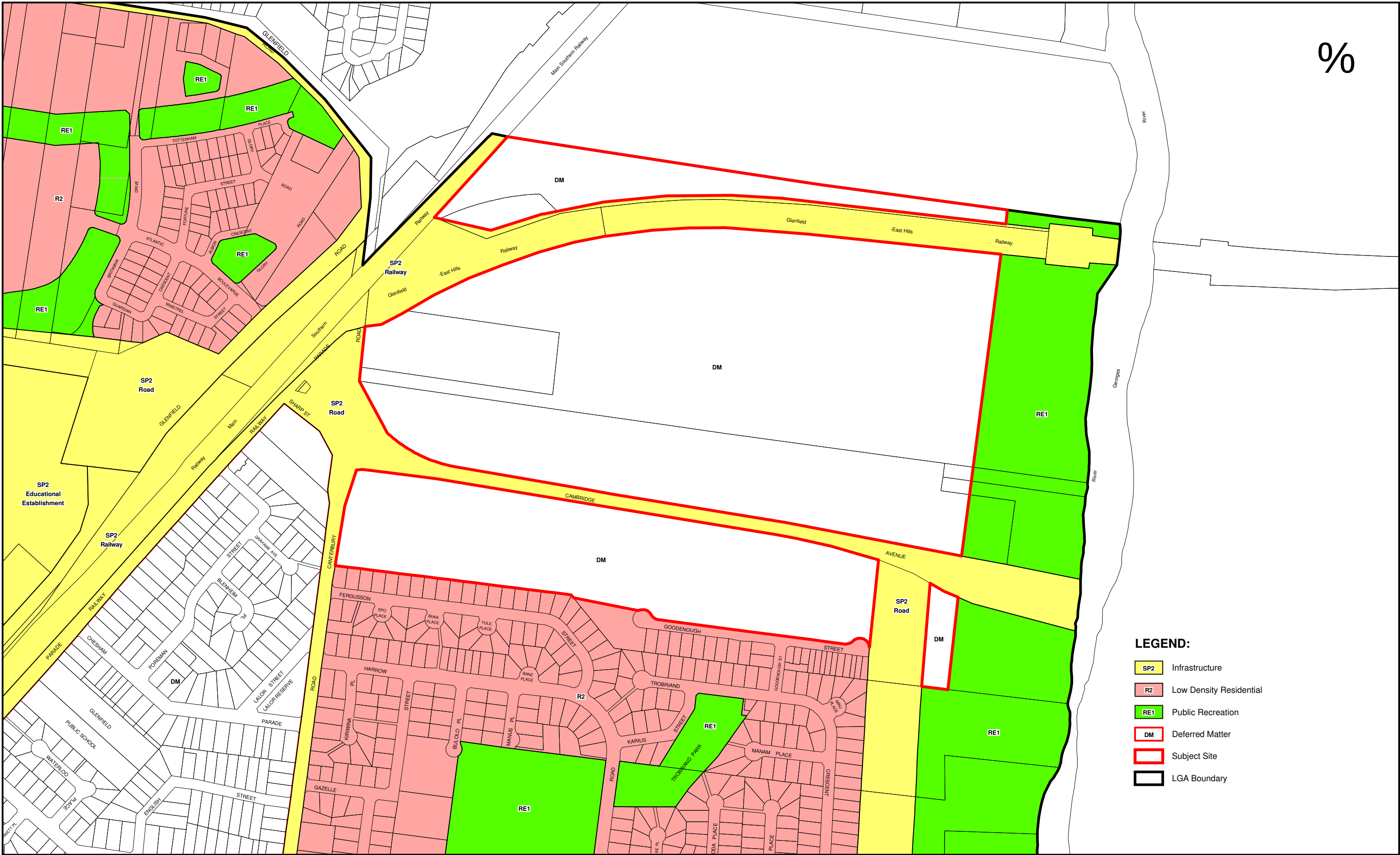
Location Plan of the Subject Site

Scale 1:10,000 @ A3
20/05/13



Aerial Photo of the Subject Site

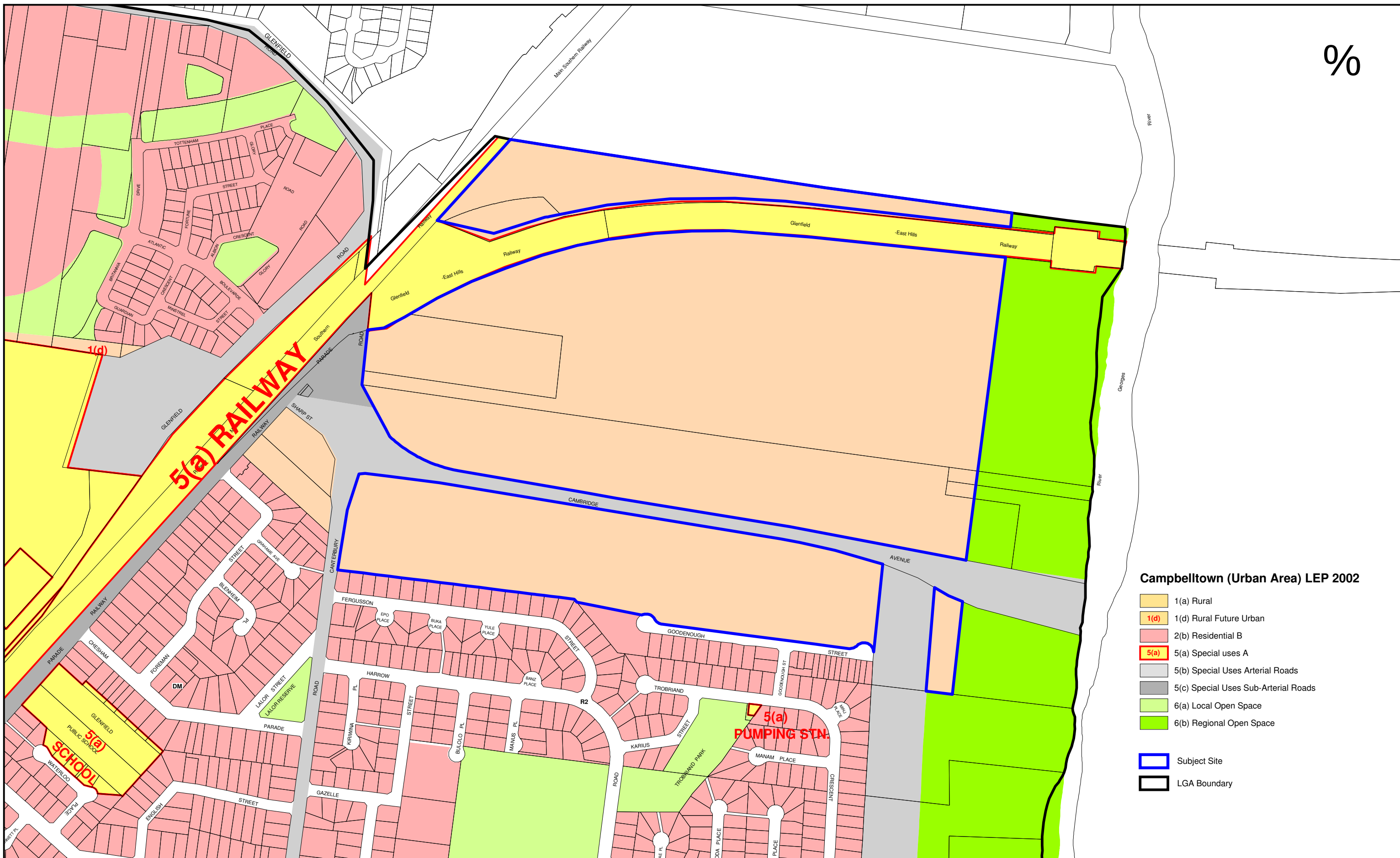
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Existing draft Zoning Map under CLEP 2013

Scale 1:5,000 @ A3
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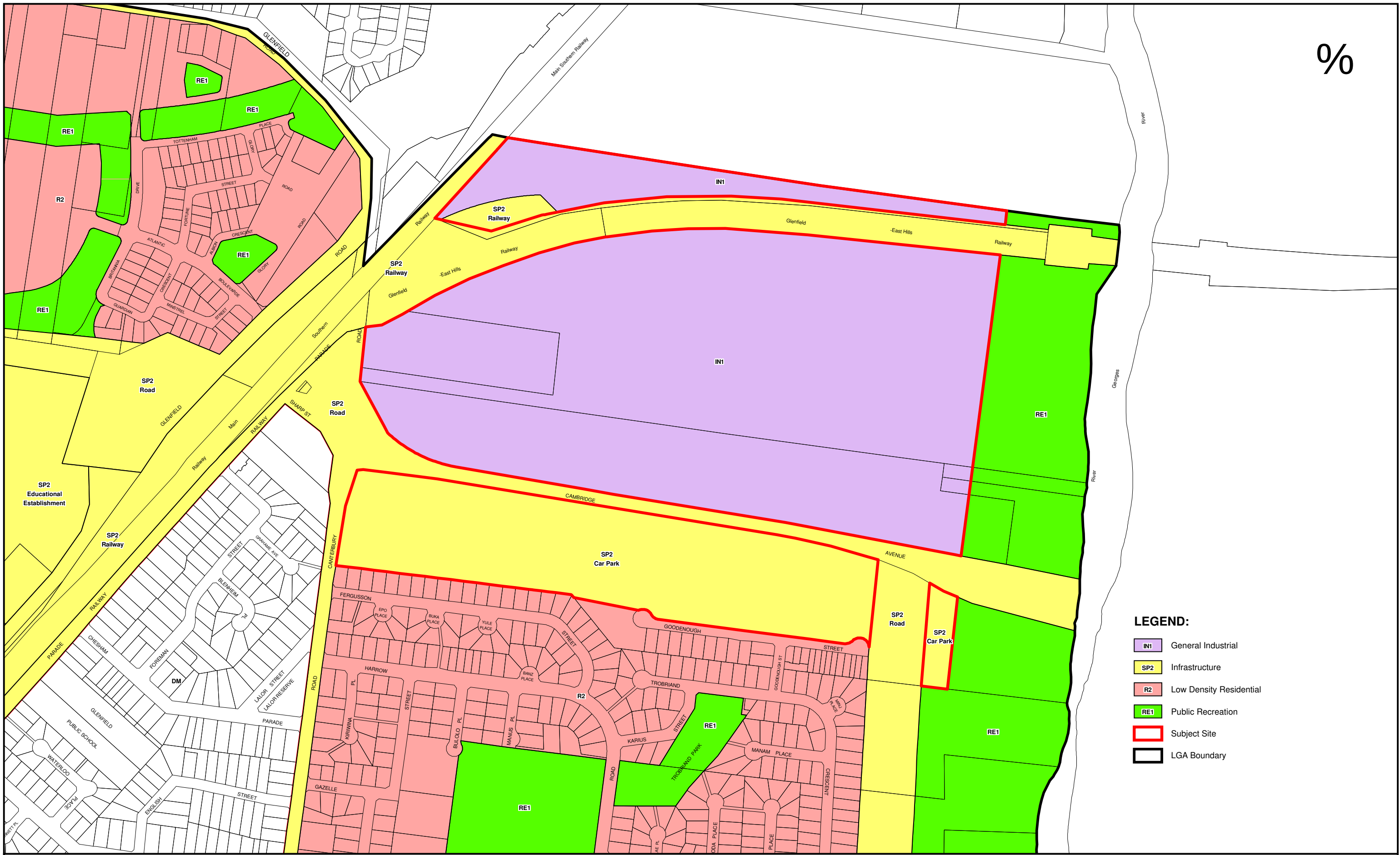
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Existing Zoning Map under LEP 2002

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LEGEND:

- IN1 General Industrial
- SP2 Infrastructure
- R2 Low Density Residential
- RE1 Public Recreation
- Subject Site
- LGA Boundary

Proposed Zoning Map under draft LEP 2013

Scale 1:5,000 @ A3
20/05/13

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Proposed Height of Buildings Map

Scale 1:5,000 @ A3
20/05/13