

Mount Gilead residential rezoning – Amendment to Campbelltown (Urban Area) Local Environmental Plan 2002

Proposal Title : **Mount Gilead residential rezoning – Amendment to Campbelltown (Urban Area) Local Environmental Plan 2002**

Proposal Summary : **To rezone a 210 hectare site at Mount Gilead (Mt Gilead or 'the site') to enable it to be developed for urban purposes.**

Mt Gilead is approximately 7 kilometres south of the Campbelltown city centre, it covers a total area of some 210 hectares, part of which is the long-established Mt Gilead rural property. It is located directly south of Noorumba Reserve, and directly north of the historic Beulah property.

Approximately half of the site is considered to be able to be developed for residential purposes. Historically the site has been predominantly used for agricultural purposes, and contains a number of drainage lines and farm dams, with pockets of remnant native vegetation. Whilst a hill with steep slopes is located within the north western corner of the subject site, the rest of the land is generally gently sloping.

A location map of the proposed site is provided in Attachment 1.

PP Number : **PP_2012_CAMPB_002_00** Dop File No : **12/12442**

Planning Team Recommendation

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

S.117 directions :

- 1.1 Business and Industrial Zones**
- 1.2 Rural Zones**
- 1.3 Mining, Petroleum Production and Extractive Industries**
- 1.5 Rural Lands**
- 2.1 Environment Protection Zones**
- 2.3 Heritage Conservation**
- 3.1 Residential Zones**
- 3.3 Home Occupations**
- 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 :

- 1. The proposal is to be re-submitted, prior to exhibition, for review by the gateway, once technical studies, incorporating preliminary advice from key agencies, are complete and a clear zoning map and provisions are outlined.**
- 2. Approval by the Director General's delegate in relation to S.117 Directions 1.5 Rural Lands and 1.2 Rural Zones is required. Approval in relation to other S.117 Directions may be required; this can be assessed when the proposal is re-submitted.**
- 3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:**
 - Sydney Metropolitan Catchment Management Authority
 - Office of Environment and Heritage
 - Landcom
 - NSW Department of Primary Industries - Agriculture
 - NSW Department of Primary Industries – Minerals and Petroleum

- Integral Energy
- Mine Subsidence Board
- Fire and rescue NSW
- Transport for NSW
- NSW Rural Fire Service
- Roads and Maritime Services
- Sydney Water
- Telstra
- Adjoining LGAs

Each public authority is to be provided with a copy of the planning proposal, and any relevant supporting material; in particular each authority should receive a copy of the specific technical study that relates to the authorities area of interest. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

4. Community consultation is required under sections 56(2)(c) and 57 of the EP&A Act as follows:

- (a) the planning proposal must be made publicly available for 28 days; and
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).

5. The provision of adequate infrastructure should be resolved via consultation with our Infrastructure team and with the RMS and Council prior to exhibition.

6. The timeframe for completing the LEP is to be 24 months from the week following the date of the gateway determination.

Supporting Reasons :

The planning proposal should proceed as it will contribute to the residential growth anticipated in the Metropolitan Plan for Sydney 2036 and the housing targets for the South West Region listed in the Draft South West Subregional Strategy. The site therefore accords with the Department's strategic goals. The proposal has been listed on the MDP for a long time on the understanding it would be released as soon as impediments to rezoning have been resolved.

It is anticipated that detailed background studies, and external and internal consultation will resolve any impediments and provide a blueprint for future development of the site. The requirement to re-submit will allow the gateway to ensure the matter proceeds to final rezoning on sound planning, environmental and infrastructure basis

Panel Recommendation

Recommendation Date : **30-Aug-2012**

Gateway Recommendation : **Passed with Conditions**

Panel

Recommendation :

The Planning Proposal should proceed subject to the following conditions:

1. It is noted that Council has identified that additional information regarding flora and fauna, heritage, bushfire, flooding, air quality, economic impacts, social impacts, traffic and transport, geotechnical and mine subsidence and infrastructure will be investigated in detail to support the next stage of the rezoning process. Council is to undertake the necessary technical studies and the planning proposal is to be amended to reflect the outcomes of this work.
2. Council is to ensure that a proposed land zoning map is prepared following completion of the necessary technical studies. The zoning map and any other relevant maps are to be included with the planning proposal for the purposes of public exhibition.
3. It is noted that a detailed investigation into traffic, transport and access has not been

undertaken at this stage. Council has indicated that infrastructure impacts will be investigated. In doing so, Council is to consult Roads and Maritime Services in regards to access and traffic impacts and the department's Strategy and Infrastructure Planning team in regards to infrastructure provision and contributions.

4. Council is to ensure that an assessment of the final planning proposal against relevant S117 Directions is also carried out. This is to be undertaken prior to the commencement of public exhibition.

5. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

- (a) the planning proposal must be made publicly available for 28 days; and
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).

6. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

- Sydney Metropolitan Catchment Management Authority
- Office of Environment and Heritage
- Landcom
- NSW Department of Primary Industries (Agriculture)
- NSW Department of Primary Industries (Minerals and Petroleum)
- Integral Energy
- Mine Subsidence Board
- NSW Fire and Rescue
- Transport for NSW
- NSW Rural Fire Service
- Roads and Maritime Services
- Sydney Water
- Telstra
- Adjoining Local Government Areas

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

7. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

8. The timeframe for completing the LEP is to be 24 months from the week following the date of the Gateway determination.

Signature: _____

Printed Name: _____ Date: _____