



Planning Proposal Gilead Community Facilities

Proposed amendment of Campbelltown Local Environmental Plan 2015

Background

The site is located within the Gilead Estate specifically, Lot 1 in DP 1240836. This lot forms a larger part of the wider Gilead release area within the Campbelltown Local Government Area.

Definitions and abbreviations

CLEP 2015 means Campbelltown Local Environmental Plan 2015

DCP means Development Control Plan

DPE means Department of Planning and Environment

EP&A Act 1979 means *Environmental Planning and Assessment Act 1979*

LEP means *Local Environmental Plan*

LGA means local government area

M means metres

MRA means Metropolitan Rural Area

PP means Planning Proposal

SEPP means State Environmental Planning Policy

VPA Voluntary Planning Agreement

Introduction

Existing use

The site is largely covered in bushland and agricultural lands.

Location

The site is situated within the new release area of 'Gilead Estate,' and the larger component of Greater Mount Gilead Precinct initiated under State Government's Greater Macarthur Priority Growth Area which provides for urban expansion within the southern portion of the Campbelltown Local Government Area. The Gilead Estate is expected to provide for 1700 dwellings with supporting open space and amenities, Biocertified lands for environmental conservation, and drainage. It was rezoned recently on 8 September 2017 through the gazettal of an amendment to Campbelltown's Local Environmental Plan 2015 (CLEP 2015).

The Site

The subject site is situated in Lot 1 in DP 1240836 and forms part of the original subdivision of the Gilead Estate as illustrated in Figure 1. The site has an area of 24 hectares, is clear of structures, with scattered vegetation and contains two small dams on the north eastern portion of the site.

Access to the site is provided by existing rural driveways from Appin Road, which is designated as a 'classified road' under the control of Roads and Maritime Services. Development applications for bulk earthworks and residential subdivision are currently under assessment by Council.

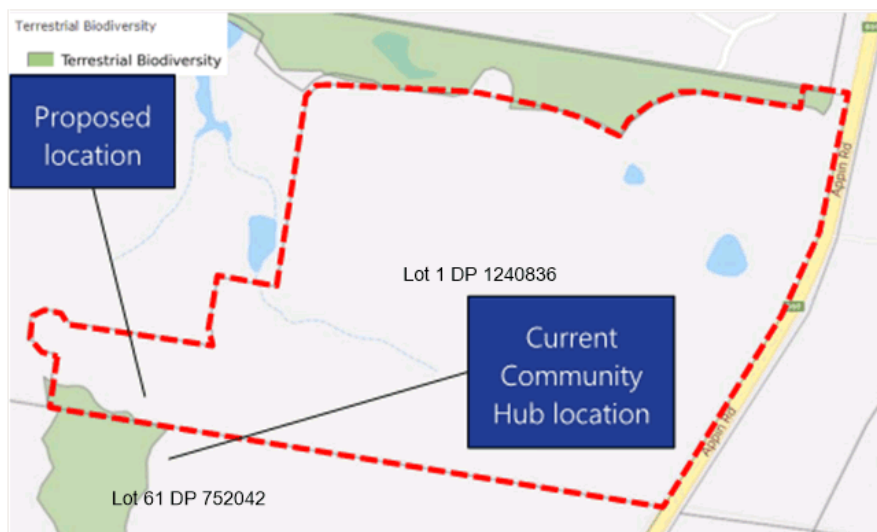


Figure 1: Site Context and Community Facilities Location

Part 1 – Objectives or Intended Outcomes

The objective of this PP is to amend the CLEP 2015 to permit an additional use on Lot 1 DP1240836 for a 'Exhibition Home' to support use of the site for a 'Sales and Information Centre'.

Part 2 - Explanation of provisions

The objectives of the Planning Proposal would be achieved through an amendment to Schedule 1 of the CLEP 2015 to allow an 'Exhibition Home' for the purpose of a 'Sales and Information Centre' as a permitted land use identified within Lot 1 DP 1240836 (901 Appin Road, Gilead)

The amendment to Schedule 1 would require an additional clause that applies specifically to the identified subject site as below:

(1) This clause applies to part of Lot 1, DP 1240836, as shown coloured on the Additional Permitted Uses Map to permit an Exhibition Home for the purpose of a 'Sales and Information Centre.'

To support the above clause, the following 'Additional Permitted Uses' Maps will need to be revised.

- Map 003
- Map 009

Part 3 - Justification

Section A – Need for the Planning Proposal

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

The Planning Proposal is a result of a previous rezoning of Gilead for residential development that occurred in 2017. Upon further enquiry with the NSW Rural Fire Service (RFS), it has been identified that a Community Facility is a 'Special Fire Protection Purpose' in accordance with *Planning for Bushfire Protection 2018 (PBP 2018)*. Accordingly, the current planned location of the Community Facility on land zoned B1 Neighbourhood Centre is no longer appropriate.

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

This Planning Proposal seeks to enable use of the Community Facility for a Sales and Information Centre during the early stages of development in the estate. As the Community Facility will be relocated from land zoned B1 Neighbourhood Centre to RE1 Open Space, a Schedule 1 Amendment is required to permit the additional use.

Section B – Relation to Strategic Planning Framework

3. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)

Greater Sydney Region Plan 2018

The Greater Sydney Region Plan 2018 was released in March 2018. The Planning Proposal is considered consistent with the Plan; the consistencies can be justified and explained in relation to the relevant objectives & strategies in Table 2.

**Proposed Amendment to
Campbelltown Local Environmental
Plan 2015**

**Planning Proposal – Gilead
Community Facilities**

Table 2

Objective	Comments on consistency
<i>Objective 3 Infrastructure adapts to meet future needs</i>	
<p>Strategy 3.1</p> <p>Consider the adaptability of infrastructure and its potential shared use when preparing infrastructure strategies and plans</p>	<p>The proposal provides an opportunity to occupy (in part) a pre-planned Community Facility for the purpose of a Sales and Information Centre during the early stages of development.</p>
<i>Objective 6 Services and infrastructure meet communities' changing needs</i>	
<p>Strategy 6.1</p> <p>Deliver social infrastructure that reflects the needs of the community now and in the future.</p>	<p>The proposal will support early delivery of a Community Facility that will be dedicated to Council after registration of the 1,200th lot in accordance with a VPA registered on the land.</p>
<p>Strategy 6.2</p> <p>Optimise the use of available public land for social infrastructure</p>	<p>The proposal would support relocation of the community facility so that it may be located within a parkland setting.</p>
<i>Objective 7 Communities are healthy, resilient and socially connected</i>	
<p>Strategy 7.1</p> <p>Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities by:</p> <ul style="list-style-type: none"> • Providing walkable places at human scale with active street life. • Prioritising opportunities for people to walk, cycle and use public transport. • Co-locating schools, health, aged care, sporting and cultural facilities. • Promoting local access to healthy fresh food and supporting local fresh food production. 	<p>The relocation of the community facility to RE1 Public Open Space land would support a greater variety of events and community driven projects.</p>
<i>Objective 12 Great places that bring people together</i>	

**Proposed Amendment to
Campbelltown Local Environmental
Plan 2015**

**Planning Proposal – Gilead
Community Facilities**

Objective	Comments on consistency
<p>Strategy 12.1</p> <p>Using a place-based and collaborative approach throughout planning, design, development and management, deliver great places by:</p> <ul style="list-style-type: none"> • Prioritizing a people-friendly public realm and open spaces as a central organising design principle. • Recognising and balancing the dual function of streets as places for people and movement. • Providing fine grain urban form, diverse land use mix, high amenity and walkability in and within a 10-minute walk of centres. • Integrating social infrastructure to support social connections and provide a community hub. • Recognising and celebrating the character of a place and its people. 	<p>The planning proposal is mainly required due to site planning limitations arising from planning for bushfire protection.</p>
<i>Objective 27 Biodiversity is protected, urban bushland and remnants vegetation is enhanced</i>	
<p>Strategy 27.1</p> <p>Protect and enhance biodiversity by:</p> <ul style="list-style-type: none"> • Supporting landscape-scale biodiversity conservation and the restoration of bushland corridors. • Managing urban bushland and remnant vegetation as green infrastructure. • Managing urban development and urban bushland to reduce edge-effect impacts 	<p>The relocation of the Community Facility further enhances and protects the landscape of the adjoining 'bio-certified' managed lands.</p>
<i>Objective 31 Public open space is accessible, protected and enhanced</i>	

**Proposed Amendment to
Campbelltown Local Environmental
Plan 2015**

**Planning Proposal – Gilead
Community Facilities**

Objective	Comments on consistency
<p>Strategy 31.1</p> <p>Maximise the use of existing open space and protect, enhance and expand public open space by:</p> <ul style="list-style-type: none"> • Providing opportunities to expand a network of diverse, accessible, high quality open spaces that respond to the needs and values of communities as populations grow. • Investigating opportunities to provide new open space so that all residential areas are within 400 m of open space and all high density residential areas (over 60 dwellings per ha) are within 200 m of open space. • Requiring large urban renewal initiatives to demonstrate how the quantity of, or access to high quality and diverse local open space is maintained or improved. • Planning new neighbourhoods with a sufficient quantity and quality of new open space. • Delivering shared and co-located sports and recreational facilities including shared school grounds and repurposed golf courses. • Delivering or complementing the Greater Sydney Green Grid. • Providing walking and cycling links for transport as well as leisure and recreational trips. 	<p>The planning proposal is consistent with this objective and strategy in regards to allowing the relocation of a Community Facility to be situated within open space and other associated planned park amenities.</p> <p>Delivery of a Community Facility is a requirement of a VPA registered on the land.</p>

**Proposed Amendment to
Campbelltown Local Environmental
Plan 2015**

**Planning Proposal – Gilead
Community Facilities**

Western City District Plan

The Western City District Plan was released in March 2018. The PP is consistent with the Plan; the consistencies can be justified as explained in relation to the relevant objectives & strategies in Table 3.

Table 3

Planning Priority	Comments on consistency
<i>Planning Priority W1 Planning for a city supported by infrastructure</i>	
Objective 3 Infrastructure adapts to meet future needs.	The Community Facility is a requirement of the Voluntary Planning Agreement (VPA) registered on the land.
Objective 4 Infrastructure use is optimised.	The relocation of the facility provides a better location and will assist its early delivery.
<i>Planning Priority W2 Working through Collaboration</i>	
Objective 5 Benefits of growth realized by collaboration of governments, community and business.	A VPA has been entered into with Lendlease (proponent) which will deliver the Community Facility. By collaborating with Lendlease and entering a VPA it allowed Council to deliver facilities that otherwise could not be delivered.
<i>Planning Priority W3 Providing Services and social infrastructure to meet people's needs</i>	
Objective 6 Services and infrastructure meet communities' changing needs.	The early provision of a 'Sales and Information Centre' through the use of a Schedule 1 – Additional Permitted Use will assist in the early delivery of the planned Community Facility.
<i>Planning Priority W4 Fostering healthy, creative, culturally rich and socially connected communities</i>	
Objective 7 Communities are healthy, resilient and socially connected.	The revised location integrates with the open space network and is located along a collector road, providing cycle ways and a shared zone.
Objective 8 Greater Sydney's communities are culturally rich with diverse neighbourhood's.	The provision of a community facility within open space would allow improved place making opportunities.
Objective 9 Greater Sydney celebrates the arts and supports creative industries and innovation.	
<i>Planning Priority W6 Creating and renewing great places and local centres, and respecting the Districts Heritage</i>	
Objective 12 Great places that bring people together.	The community facility would provide a sense of place for the community that will encourage activities and events.

**Proposed Amendment to
Campbelltown Local Environmental
Plan 2015**

**Planning Proposal – Gilead
Community Facilities**

Planning Priority	Comments on consistency
<i>Planning Priority W18 Delivering high quality open space</i>	
Objective 31 Public Open Space is accessible, protected and enhanced.	<p>The relocation of the Community Facility would support the open space use by providing opportunity for a amenities block and a café.</p> <p>The building would be integrated with passive open space and inclusive play areas for all ages allowing a sense of cohesiveness in the design, a sense of surveillance as well as an area of community gathering.</p>
<i>Planning Priority W20 Adapting to the impacts of urban and natural hazards and climate change</i>	
Objective 37 Exposure to natural and urban hazards is reduced.	<p>Due to the Community Facility's deemed 'special fire protection purpose' by the RFS, the relocation was essential due to the increase in the Asset Protection Zone (APZ).</p>

Greater Macarthur Priority Growth Area

Greater Macarthur Land Release Preliminary Strategy and Action Plan and Draft LUIP

The site is situated within the Greater Macarthur Priority Growth Area. The Greater Macarthur 2040: An interim plan was released alongside the Greater Macarthur Structure Plan in November, 2018. The interim plan and the structure plan pave way for the Urban Renewal corridor and the broad scope Land Release area south of Campbelltown.

The Gilead Estate is located within the Greater Macarthur Structure Plan: Land Release Area and is classified as Existing Urban Land.

Draft Local Strategic Planning Statement

The LSPS provides context and direction for land use decision making within the Campbelltown Local Government Area (LGA).

Its purpose is to:

- Provide a 20 year land use vision for the Campbelltown LGA.
- Outline the characteristics that make our city special.
- Identify shared values to be enhanced or maintained.
- Direct how future growth and change will be managed.
- Prioritise changes to planning rules in the Local Environmental Plan (Campbelltown Local Environmental Plan 2015) and Council's Development Control Plans.
- Implement the Region and District Plans as relevant to the Campbelltown LGA.
- Identify where further detailed strategic planning may be needed.

It sets planning priorities to ensure that the LGA can thrive both now and in the future and that future development is appropriate for the local context. The plan is aimed at ensuring that our people have a great city in which to live, work and play; that businesses and visitors have a great place to invest and experience; and that we continue to work towards the goal of being a world class contemporary city of choice and opportunity, that respects its heritage and culture, and is nestled within a green and beautiful natural environment.

The PP is consistent with the Draft Local Strategic Planning Statement and will ensure that the site will be consistent in accordance with the vision for Gilead.

**Proposed Amendment to
Campbelltown Local Environmental
Plan 2015**

**Planning Proposal – Gilead
Community Facilities**

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

Campbelltown Community Strategic Plan – Campbelltown 2027

This Community Strategic Plan represents the principal community outcome focused strategic plan guiding Council's policy initiatives & actions.

The Planning Proposal is consistent with the relevant objectives headed accordingly.

Table 4

Outcomes	Comments on consistency
<i>Outcome 1: A vibrant, liveable city</i>	
<p>Council's goal</p> <p>Our community is able to celebrate its diversity, make a contribution to, and enjoy the lifestyle opportunities offered by our city.</p> <p>Our city is a place where people want to live – it is creative, innovative, vibrant & resilient. It is a city that is designed for people, with easy access to high quality housing, services, amenities and open space.</p> <p>It is a community where people feel safe, socially connected and included. We celebrate our rich heritage and diversity, and respect our strong ties to Aboriginal culture.</p> <p>Our people enjoy the lifestyle offered by the city – a city which is a destination of choice.</p>	<p>The Planning Proposal is consistent with this outcome.</p>
<i>Outcome 2: A respected & protected natural environment</i>	
<p>Council's goal</p> <p>Our people embrace the city's natural surrounds & see it as a unique point of difference.</p> <p>We work together to ensure development in the LGA is approached in a sustainable manner, & that our natural assets, bushlands & waterways are treated with respect.</p> <p>Our community is engaged & educated on the benefits of managing & accessing open space.</p> <p>We protect biodiversity conservation, our visual landscape & our heritage values, & recognise the importance of creating a sustainable & resilient city for future generations.</p>	<p>The PP is consistent with this outcome.</p>
<i>Outcome 3: A thriving, attractive city</i>	
<p>Council's goal</p>	

**Proposed Amendment to
Campbelltown Local Environmental
Plan 2015**

**Planning Proposal – Gilead
Community Facilities**

Outcomes	Comments on consistency
<p>We are a city that encourages & supports the development of the local economy through business innovation & growth.</p> <p>Our city attracts professional organisations which provide a range of employment opportunities for our people.</p> <p>We are a destination which makes the most of our city's natural & man-made assets to build on the experience that is Campbelltown.</p> <p>Our people are engaged in ongoing conversations about matters which affect our city, to ensure Council activities align with its strategic direction & the city's assets are managed strategically & sensitively.</p> <p>We embrace change & look to support the creation of new economies to build the resilience of the city.</p>	The PP does not compromise these goals.
<i>Outcome 4: A successful city</i>	
<p>Council's goal</p> <p>We are a modern, forward thinking, connected city.</p> <p>We have built on our history & character, & shaped a city which transforms in line with its community & its needs.</p> <p>Our people value a balance between the built form & open space, & are kept informed of infrastructure delivery, including better health & education infrastructure & services.</p> <p>Our city & our people are connected through strategic road networks, transport systems & pedestrian facilities. Council strategies are developed in line with the draft South West District Plan & complement State Government plans for the city.</p> <p>Our city is reinvigorated – it is a city where people choose to be.</p>	The PP does not compromise these goals.

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

The PP is generally consistent with applicable SEPPs. See Table 6 below.

Table 6

State Environmental Planning Policies	Comments on consistency
SEPP No 1 Development Standards	Not applicable as CLEP 2015 is a Standard Instrument LEP & incorporates Clause 4.6 - Exceptions to Development Standards, which negates the need for consistency with SEPP 1.

**Proposed Amendment to
Campbelltown Local Environmental
Plan 2015**

**Planning Proposal – Gilead
Community Facilities**

State Environmental Planning Policies	Comments on consistency
SEPP No. 19 - Bushland in Urban Areas	The PP identifies the impacts in regards to the interface with the urban bushland. The PP proposes to relocate the facilities to eliminate any constraints and concerns based upon the bio certified land. Any Plans of Management in regards to the future Bushland will be determined in the wider Gilead Estate PP and when required by Council.
SEPP No. 21 - Caravan Parks	Not applicable to this PP.
SEPP No. 30 - Intensive Agriculture	Not applicable to this PP.
SEPP No. 33 - Hazardous & Offensive Development	Not applicable to this PP.
SEPP No. 36 - Manufactured Home Estates	Not applicable in the Campbelltown LGA.
SEPP No. 44 - Koala Habitat Protection	The Biodiversity Certification applies to the overall Gilead site and considers the vegetation as potential Koala Habitat. The proposal remains consistent with these outcomes.
SEPP No. 47 - Moore Park Showground	Not applicable in the Campbelltown LGA.
SEPP No. 50 - Canal Estate Development	Not applicable to this PP.
SEPP No. 52 - Farm Dams & Other Works in Land & Water Management Plan Areas	Not applicable in the Campbelltown LGA.
SEPP No. 55 - Remediation of Land	At rezoning stage the site was deemed to be suitable for residential development. Lendlease conducted investigations and found four Potential Areas of Environmental Concern (PAEC) identified within lot 1 Dp1240836. A Remediation has been prepared to address the PAEC and confirm the site can be made suitable for the proposed residential development. Council currently has a development application which seeks approval for these remediation works.
SEPP No. 62 - Sustainable Aquaculture	Not applicable to this PP.
SEPP No. 64 - Advertising & Signage	Not applicable to this PP.
SEPP No. 65 - Design Quality of Residential Flat Development	Not applicable to this PP as residential flat buildings are not proposed on the site.
SEPP No. 70 - Affordable Housing (Revised Schemes)	Not applicable in the Campbelltown LGA
SEPP (Affordable Rental Housing) 2009	Not applicable to this PP.
SEPP (Building Sustainability Index: BASIX) 2004	Not applicable to this PP.
SEPP (Coastal Management) 2018	Not applicable in the Campbelltown LGA.
SEPP (Educational Establishments & Child Care Facilities) 2017	Not applicable to this PP.

**Proposed Amendment to
Campbelltown Local Environmental
Plan 2015**

**Planning Proposal – Gilead
Community Facilities**

State Environmental Planning Policies	Comments on consistency
SEPP (Exempt & Complying Development Codes) 2008	Not applicable to this PP.
SEPP (Gosford City Centre) 2018	Not applicable in the Campbelltown LGA.
SEPP (Housing for Seniors or People with a Disability)	Not applicable to this PP
SEPP (Infrastructure) 2007	Not applicable to this PP
SEPP (Kosciuszko National Park—Alpine Resorts) 2007	Not applicable in the Campbelltown LGA.
SEPP (Kurnell Peninsula) 1989	Not applicable in the Campbelltown LGA.
SEPP (Mining, Petroleum Production & Extractive Industries) 2007	As per the original rezoning of the site, the Planning Proposal does not impeded potential mining of coal resources.
SEPP (Miscellaneous Consent Provisions) 2007	Not applicable to this PP.
SEPP (Penrith Lakes Scheme) 1989	Not applicable in the Campbelltown LGA.
SEPP (Primary Production and Rural Development) 2019	Not applicable to this PP.
SEPP (State & Regional Development) 2011	The Community Facilities will not be deemed state significant infrastructure as it doesn't not fall within an identified site, and does not meet general requirements.
SEPP (State Significant Precincts) 2005	Not applicable to this PP.
SEPP (Sydney Drinking Water Catchment) 2011	Not applicable in the Campbelltown LGA.
SEPP (Sydney Region Growth Centres) 2006	Based on the precedence from the DPIE it is likely that clause 7A of the SEPP would identify <i>Campbelltown Local Environmental Plan 2015</i> to provide provisions for development.
SEPP (Three Ports) 2013	Not applicable in the Campbelltown LGA.
SEPP (Urban Renewal) 2010	Not applicable to this PP.
SEPP (Vegetation in Non - Rural Areas) 2017	<p>The PP seeks to allow the temporary use of a 'Sales and Information Centre' over RE1 zoned land.</p> <p>The proposal does not identify any vegetation that will need to be removed to facilitate this development.</p> <p>Consent will be required for the future development and will be in line with the conservation outcomes that have been agreed within the Biodiversity Certificate.</p>
SEPP (Western Sydney Employment Area) 2009	Not applicable in the Campbelltown LGA.
SEPP (Western Sydney Parklands) 2009	Not applicable in the Campbelltown LGA.
REP No.2 – Georges River Catchment	Not applicable to this PP.
REP No.9 - Extractive Industry (No 2)	Not applicable to this PP.
REP No.20 - Hawkesbury-Nepean River (No 2 1997)	<p>Does not impact the specifics within the Community Facilities Planning Proposal.</p> <p>Will be addressed in the wider Gilead Estate Planning Proposal.</p>

**Proposed Amendment to
Campbelltown Local Environmental
Plan 2015**

**Planning Proposal – Gilead
Community Facilities**

6. Is the Planning Proposal consistent with applicable Ministerial Directions (S9.1 directions)?

The PP is either considered consistent, justifiably inconsistent or the inconsistency is of minor significance with the applicable Ministerial Directions (S9.1 directions). See Table 7 for an assessment of the PP against the S9.1 Ministerial Directions.

Table 7

Ministerial Direction	Comments on consistency
<i>1. Employment and Resources</i>	
1.1 Business & industrial Zones	The PP is consistent with this direction as it does not affect any land that is within the business and industrial zones. The B1 zoning of the Community Facilities will be subject to a separate planning proposal.
1.2 Rural Zones	Not applicable to this PP.
1.3 Mining, Petroleum Production & Extractive Industries	
1.4 Oyster Production	Not applicable to this PP.
1.5 Rural Lands	Not applicable to this PP.
<i>2. Environment and Heritage</i>	
2.1 Environmental Protection Zones	The proposal is consistent with this direction in the regards to there being no known biodiversity significance attached to the land which situates the Community Facilities. Despite this the subject site is bounded to the south by an area of Managed Lands zoned as RE1 Public Open Space. Development within the area will be subject to an APZ which has been considered by this application.
2.2 Coastal Protection	Not applicable to this PP.
2.3 Heritage Conservation	No State or Local heritage significant items occur within the site.
2.4 Recreation Vehicle Area	Not applicable to this PP.
2.5 Application of E2 & E3 Zones & Environmental Overlays in Far North Coast LEPs	Not applicable to this PP.
<i>3. Housing, Infrastructure and Urban Development</i>	
3.1 Residential Zones	Not applicable to this PP.
3.2 Caravan Parks & Manufactured Home Estates	Not applicable to this PP.
3.3 Home Occupations	Not applicable to this PP.
3.4 Integrating Land Use & transport	The PP is consistent with this direction.
3.5 Development Near Licensed Aerodromes	Not applicable to this PP.
<i>4. Hazard and Risk</i>	

**Proposed Amendment to
Campbelltown Local Environmental
Plan 2015**

**Planning Proposal – Gilead
Community Facilities**

Ministerial Direction	Comments on consistency
4.1 Acid Sulphate Soils	The PP is consistent with this Direction
4.2 Mine Subsidence & Unstable Land	<p>Lot 1 DP 1240836 falls within the South Campbelltown Mine Subsidence District and Coal Exploration authorization Area A248 which includes the Bulli and Balgownie Coal Seams.</p> <p>The previous rezoning process considered mine subsidence where it was concluded that the site was suitable for urban purposes.</p>
4.3 Flood Prone Land	Not applicable. The site of the Community Facilities is not identified as flood prone land.
4.4 Planning for Bushfire Protection	<p>Any future development on site will have regard to <i>Planning for Bushfire Protection 2018</i>. (PBP 2006 - superseded)</p> <p>The relocation of the Community Hub under the PP serves to mitigate concerns facing the delivery of the facility in its existing location. The relocation adopts appropriate Bushfire Protection Measures.</p> <p>The PP is consistent with this direction.</p>
5. Regional Planning	
5.1 Implementation of Regional Strategies	Not applicable in the Campbelltown LGA
5.2 Sydney Drinking Water catchments	Not applicable in the Campbelltown LGA
5.3 Farmland of State & Regional Significance on the NSW Far North Coast	Not applicable in the Campbelltown LGA.
5.4 Commercial & Retail Development along the Pacific Highway, North Coast	Not applicable in the Campbelltown LGA.
5.5 -5.7	Revoked.
5.8 Second Sydney Airport	Not applicable in the Campbelltown LGA.
5.9 North West Rail Link Corridor Strategy	Not applicable in the Campbelltown LGA.
5.10 Implementation of Regional Plans	The PP is consistent with the Regional Plan.
6. Local Plan Making	
6.1 Approval & Referral Requirements	Consistent as the PP does not alter the provisions relating to approval & referral requirements.
6.2 Reserving Land for Public Purposes	Consistent, as Campbelltown City Council will be the acquisition authority for the land identified for a public purpose.
6.3 Site Specific Provisions	<p>The PP does not alter existing land use zones and seeks to implement an 'additional permitted use' under Schedule 1 of CLEP 2015.</p> <p>This approach does not impose any additional development standards and is consistent with this direction.</p>
7. Metropolitan Planning	
7.1 Implementation of A Plan for Growing Sydney	The PP is consistent with the GMLR Action Plan and draft LUIMP and assists in facilitating early onset delivery of community infrastructure for the future residents.

**Proposed Amendment to
Campbelltown Local Environmental
Plan 2015**

**Planning Proposal – Gilead
Community Facilities**

Ministerial Direction	Comments on consistency
7.2 Implementation of Greater Macarthur Land Release Investigation	The PP is consistent with the GMLR Action Plan.
7.3 Parramatta Road Corridor Urban Transformation Strategy	Not applicable in the Campbelltown LGA.
7.4 Implementation of North West Priority Growth Area Land Use & Infrastructure Implementation Plan	Not applicable in the Campbelltown LGA.
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use & Infrastructure Implementation Plan	Not applicable in the Campbelltown LGA.
7.6 Implementation of Wilton Priority Growth Area Interim Land Use & Infrastructure Implementation Plan	Not applicable in the Campbelltown LGA.
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable to this PP.

Section C – Environmental Social or Economic impact

7. 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?

On 5 June 2019, biodiversity certification was conferred over Gilead Stage 1 under s126H of the TSC. The order was signed by the Chief Executive of the Office of Environment and Heritage (OEHL), as delegate of the Minister for Energy and Environment. Therefore, development within the certified area can now proceed without the usual requirement under the Environmental Planning and Assessment Act 1979 for site-by-site threatened species assessment.

The proposed relocation of the Community Facility is due to advice provided by the NSW RFS in regard to its classification as a 'Special Fire Protection Purpose' and APZ buffer from the 'Biocertification lands.'

The relocation allows for further protection of the Biocertified lands, whilst the additional temporary use for a 'Sales and Information Office' remains consistent with the agreed conservation outcomes for Gilead Estate.

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

The relocation of the Community Facilities along with the Schedule 1 amendment would not further affect any environmental impacts that were already considered as part of the original rezoning of Gilead Estate.

Bushfire

Concerns regarding the proposed location of the Community Facility were not previously raised by the RFS during the original rezoning process. This is due to the updated guidelines (Planning for Bushfire Protection 2018) which reflected changes to various requirements for APZ and the categorization of bushfire hazards.

Further consultation with RFS occurred after the rezoning for preparation of development applications and confirmed that the Community Facility is classed as a 'Special Fire Protection Purpose' and therefore requires a greater APZ setback of 41m.

Contamination

**Proposed Amendment to
Campbelltown Local Environmental
Plan 2015****Planning Proposal – Gilead
Community Facilities**

Four Potential Areas of Environmental Concern (PAEC) have been identified by the applicant on Lot 1 in DP 1240836 (previously Lot 3 in DP 1218887) and includes the uncontrolled fill from road cuttings, asbestos containing material from the existing pipe network and hydrocarbon impacted soils along the alignment of an existing transmission line. The revised location of the Community Hub is not affected by the four PAECs.

Mine Subsidence

Lot 1 DP 1240836 falls within the South Campbelltown Mine Subsidence District and Coal Exploration Authorisation Area A248 which includes the Bulli and Balgownie Coal Seams. The previous rezoning process considered mine subsidence where it was concluded that the site was suitable for urban purposes. Since rezoning, Subsidence Advisory NSW has issued approvals under the *Coal Mine Subsidence Compensation Act 2017* and allow for appropriate design requirements to assist with mitigation should future mining occur.

Council and Department of Planning both supported this prior to rezoning the land for urban development therefore; the planning proposal does not alter the conclusion.

Noise

The new location of the Community Facility would be situated within the open space and bounded by the road networks whereby residential dwellings are adjacent. The proponent suggests that there will be no adverse noise impacts upon these dwellings however, further requirements at Development Application stage can address these matters through the use of plan of managements and noise assessments.

9. How has the planning proposal adequately addressed any social and economic effects?**Social Infrastructure**

The Planning Proposal does not change any existing zoning within Gilead Estate and is designed to provide better services to the community with the integration of the Community Facility into the Open Space network. The proposal will support early delivery of the Community Facility ahead of the timeframe required under the VPA registered on the land.

Aboriginal Cultural Heritage

An Aboriginal Cultural Heritage Assessment (ACHA) was completed as supplementary information for a Development Application for comprehensive bulk earthworks over the majority of the site in the Gilead Estate. Upon referral of the Aboriginal Heritage Impact Permit (AHIP) to Office of Environment and Heritage (OEH) it was required that a further site specific AHIP be obtained.

The Planning Proposal is consistent with the areas of identified impact in the original rezoning and subsequent ACHA. Development of the site is currently subject to the second AHIP for testing and will inform the future impact on designated items and areas of significance.

Non Indigenous Heritage

The site does not contain any state or local heritage items and the Planning Proposal is consistent with the development outcomes envisioned for the site in the original rezoning.

Section D – State and Commonwealth interests.**10. Is there adequate public infrastructure for the planning proposal?**

The Planning Proposal is seeking to relocate the Community Facility which is required by the Voluntary Planning Agreement registered on the land. The Community Facility is required to be built within 1 year of the 1200th registered lot.

By allowing the Additional Permitted Use of an 'Exhibition Home' for the purpose of a 'sales and information centre' allows for the early delivery of infrastructure.

Proposed Amendment to Campbelltown Local Environmental Plan 2015

Planning Proposal – Gilead Community Facilities

Currently, the Proponent is engaging essential utility infrastructure agencies to ensure that services are able to support the current delivery program for residential development.

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

It is expected that consultation will take place with various government authorities in accordance with any Gateway determination.

The consultation with relevant State and Commonwealth public authorities are anticipated to include:

- NSW Rural Fire Service
- NSW Office of Environment and Heritage

Part 4: Mapping

In seeking to achieve the PP objective & outcomes the following map amendments are proposed:

Table 8

Item	Location
Additional Permitted Uses Map (003 and 009) and Clause	Annexure 1

Part 5 - Community Consultation

Public consultation will take place in accordance with a relevant Gateway determination. All relevant agencies and local community will also be consulted during the mandated minimum public exhibition period.

Part 6 Project Timeline

The project timeline has been included in Table 9 below. The anticipated timeframes & dates have been assigned to each milestone of the Gateway process.

Table 9: Project Timeline

Milestone	Timeline
Local Planning Panel Meeting	June 2019
Council Meeting	September 2019
Gateway Determination	November 2019
Commencement and completion dates for public exhibition period	November - January 2020
Timeframe for government agency consultation (pre & post exhibition as required by Gateway determination) – Consultation with government agencies is proposed to be undertaken while the proposal is on public exhibition.	November – January 2020
Timeframe for consideration of submissions (report to Council)	March 2020
Anticipated date RPA will forward to the Department for notification	March 2020

Planning Proposal – Gilead Community Facilities

Campbelltown Local Environmental Plan 2015

Additional Permitted Uses Map
- Sheet AP03

Additional Permitted Uses
Refer to Schedule 1

Legend
Campbelltown Local Environmental Plan 2015

Scale
1:10,000

North Arrow

Inset Map
Campbelltown Local Environmental Plan 2015

Map Details
The map shows land parcels with various zoning designations. A large area on the left is shaded pink, indicating 'Additional Permitted Uses' as defined in the legend. The map includes a title block with the council name, plan title, sheet identifier, and a legend. A scale bar and north arrow are also present. An inset map shows the location of this sheet within the larger context of the Campbelltown Local Environmental Plan 2015.