

16 June 2021

Department of Planning, Industry and Environment
Locked Bag 5022
Parramatta NSW 2124

Attention: Neala Gautam

Dear Neala,

RE: 71 ST ANDREWS ROAD, VARROVILLE

I refer to the Gateway Determination issued by the Department of Planning, Industry and Environment (DPIE) on 11 January 2021 with respect to the Planning Proposal at 71 St Andrews Road, Varroville.

The Planning Proposal seeks to rezone land at the subject site from E3 Environmental management to part R2 Low Density Residential and part E2 Environmental Conservation, RE1 Public Recreation and Special Purposes – Drainage.

This letter serves as an addendum to the original Planning Proposal and aims to directly respond to the items raised in the Gateway Determination:

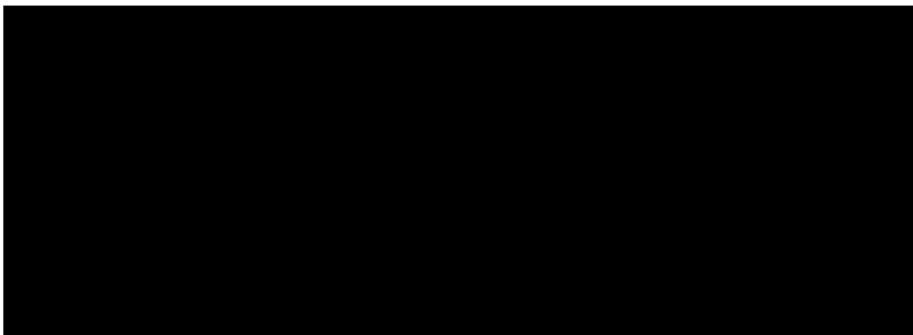
1. Prior to public exhibition, the planning proposal is to be amended as follows:

(a) to include a note that an acquisition authority for the land proposed to be rezoned RE1 Public Recreation is to be determined;

Comment:

In accordance with Condition 1(a), it is noted that an acquisition authority for the land proposed to be rezoned RE1 is to be determined.

In anticipation of the above, discussions have been held with the Executive Manager of Urban Release and Engagement at Campbelltown Council, Mr. Fletcher Rayner to discuss the possibility of Council acquiring the land proposed to be rezoned to RE1 Public Recreation.



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GAT & Associates then posed whether Council would accept the dedication of the land under a Voluntary Planning Agreement so that there was no acquisition requirement.

Council however advised that the elected Council would not support this position either.

- (b) *confirm that adequate social infrastructure is in place, identify these facilities including active and passive open space, and the availability to future residents;*

Comment:

The report identifies that the proposal will increase demand for open space, given the increase in population. The report specifies that this can be accommodated within the land nominated to be zoned RE1 Private Recreation and SP2 Local Drainage.

Reference should be made to the Social Infrastructure Assessment prepared by Judith Stubbs & Associates dated 11 June 2021.

- (c) *provide further commentary on Planning Priority W5 of the Western District Plan, in relation to access to public transport;*

Comment:

As detailed in the submitted Traffic and Parking Assessment Report, with respect to access to public transport, the subject site is located within 6 – 9 minute driving distance of Leppington Railway Station. The Railway Station provides for connections to the T2 Inner West and Leppington Line and T5 Cumberland Line.

Bus services, including Routes 841, 855, 856 and 858 link commuters to Narellan, Liverpool and Oran Park.

A commuter car park comprising of 872 car spaces is also available allowing for commuters to park and ride.

Reference should be made to the Traffic and Parking Assessment Report prepared by Varga Traffic Planning Pty. Ltd. dated 10 June 2021.

- (d) *undertake an Aboriginal Cultural Heritage Assessment and respond to the findings.*

Comment:

The report concludes that no Aboriginal sites, objects or places, or areas of potential Aboriginal archaeological sensitivity were identified within the study area or immediate surrounds during the archaeological survey.

The report goes on to state that, *“Based on the results of the archaeological survey, the predictive model for Aboriginal heritage sites and the varying the levels of ground disturbance within the study area, it is considered the study area does have potential to retain Aboriginal objects or subsurface archaeological deposits”.*

In view of the above, archaeological test excavations are required as part of future development applications to confirm the presence, extent and integrity of the potential archaeological deposit.

Reference should be made to the Aboriginal Cultural Heritage Assessment prepared by AMBS Ecology & Heritage dated June 2021.

2. *Prior to public exhibition, the supporting studies are to be updated as follows:*

- (a) *Bushfire Protection Assessment: consider the availability of the additional road access being provided through the East Leppington Precinct, and if this connection is not viable, determine whether the evacuation route along St Andrews Road is adequate;*

Comment:

The submitted report nominates APZ requirements to the proposal and notably requires that a second access point is required to the subdivision in order to comply with Planning for Bushfire Protection 2019. Accordingly, a new road is proposed linking the proposed residential land to Grantham Crescent.

Reference should be made to the Bushfire Protection Assessment report prepared by Travers Bushfire and Ecology dated 10 June 2021.

- (b) *Flora and Fauna Assessment: review the assessment to ensure the proposal is consistent with the current version of State Environmental Planning Policy (Koala Habitat Protection) 2019;*

Comment:

The submitted report concludes that replacement planting of a significant number of trees is required to address the Campbelltown Koala Management Plan. A Vegetation Management Plan is recommended to be undertaken at the time of a Development Application to determine what can be planted onsite with the remaining trees to be offset via a monetary contribution.

Reference should be made to the addendum report prepared by Travers Bushfire and Ecology dated 16 June 2021 with respect to SEPP 2021 (Koala Habitat Protection).

An updated copy of the Flora and Fauna Assessment Report has also been provided under a separate cover.

- (c) *Gas Pipeline Assessment: address safety issues taking into consideration Planning Circular OS 18-010: Development adjacent to high pressure pipelines transporting dangerous goods;*

Comment:

The submitted letter has marginally adjusted the siting of the proposed residential land to ensure a 20m clearance buffer between the boundary of the proposed residential land and the gas pipeline.

Recommendations made with respect to the roadway being proposed within the environmental land are to be addressed as part of a Construction Certificate.

Reference should be made to the letter prepared by Craig and Rhodes dated 10 June 2021.

(d) Traffic and Parking Assessment: consider the availability of the additional road access being provided through the East Leppington Precinct, and if this connection is not viable, amend the assessment and proposal accordingly.

The report confirms that the additional road required as a result of RFS requirements is not necessary from a traffic engineering perspective, noting that the connection to St Andrews Road will remain the preferable route.

Reference should be made to the Traffic and Parking Assessment Report prepared by Varga Traffic Planning Pty. Ltd. dated 10 June 2021.

Kind regards,



Melissa Rodrigues
GAT & Associates
Plan 2251