



Planning,
Industry &
Environment

Post Exhibition Submissions Report PP-2020-2816

Proposed amendment to Campbelltown LEP 2015 for
71 St Andrews Road, Varroville

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1 Introduction

1.1 The site and surround land uses

The site is located at 71 St Andrews Road, Varroville, formally known as Lot 71, DP706546. It is irregular in shape, has an area of 14ha and is within the Metropolitan Rural Area (MRA). There is one existing dwelling within the south western part of the land, accessed from St Andrews Road.

The site is located on the boundary of the Camden and Campbelltown Local Government Area Boundary.

The site is bounded to the south by bushland, to the east by the Upper Canal and to north and west by residential development (East Leppington).

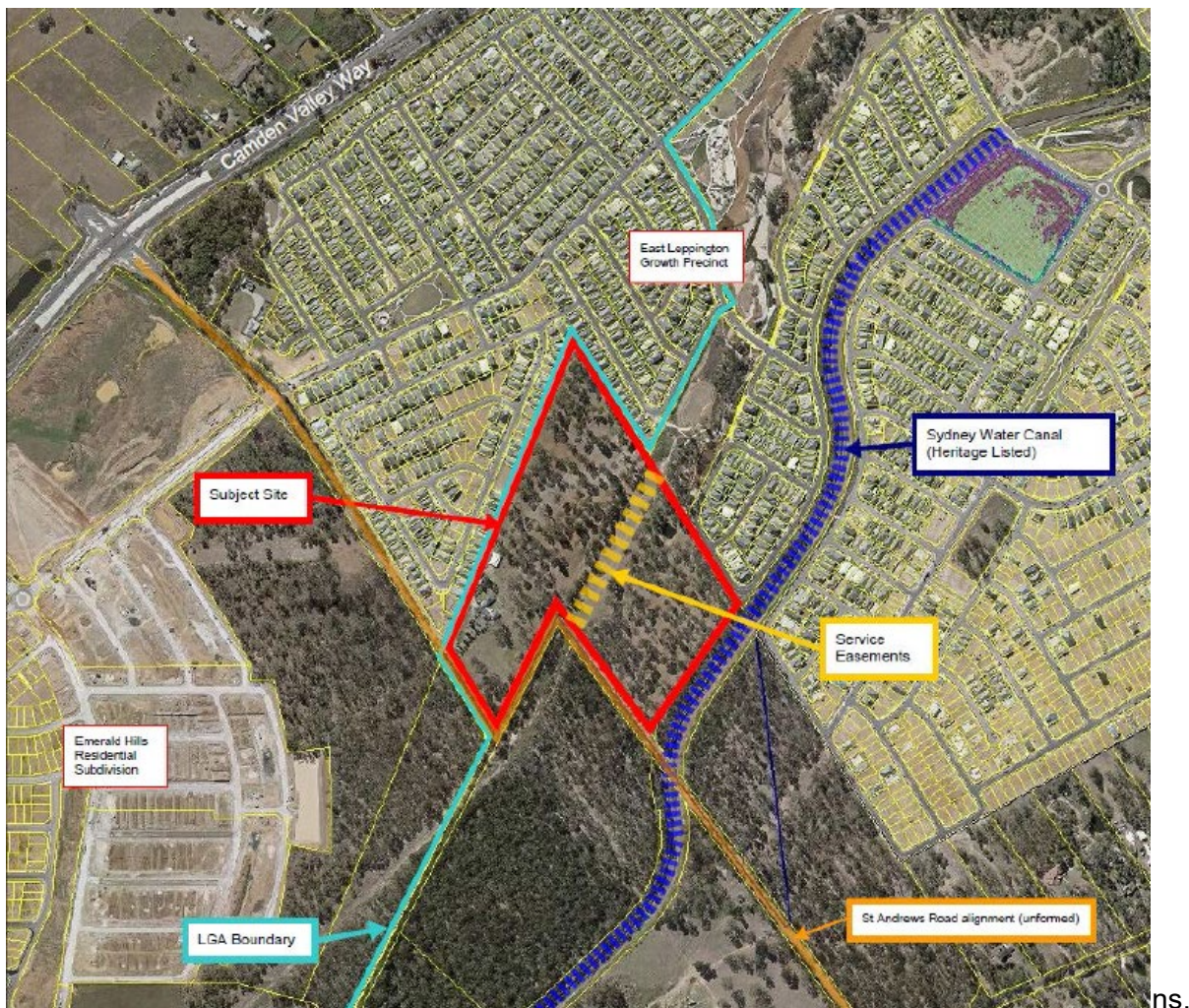


Figure 1: The site and surrounding land uses

1.2 Planning proposal and background

The planning proposal seeks to amend the Campbelltown Local Environmental Plan 2015 (CLEP 2015) to enable approximately 111 low density dwellings. The existing and proposed LEP changes are listed in **Table 1**.

Table 1: LEP control summary

LEP Instrument	Existing control	Proposed control
Land use zone	E3 Environmental Management	To part: <ul style="list-style-type: none"> • R2 Low Density Residential • RE1 Public Recreation • SP2 Infrastructure (Drainage) • E2 Environmental Conservation
Minimum lot size	100ha	To part: <ul style="list-style-type: none"> • 420m² • 100ha
Lot size for dual occupancy	100ha	To part: <ul style="list-style-type: none"> • 700m²
Urban release area	N/A	Include the site in the urban release area map
Terrestrial biodiversity	NA	Include the site to the Terrestrial biodiversity map

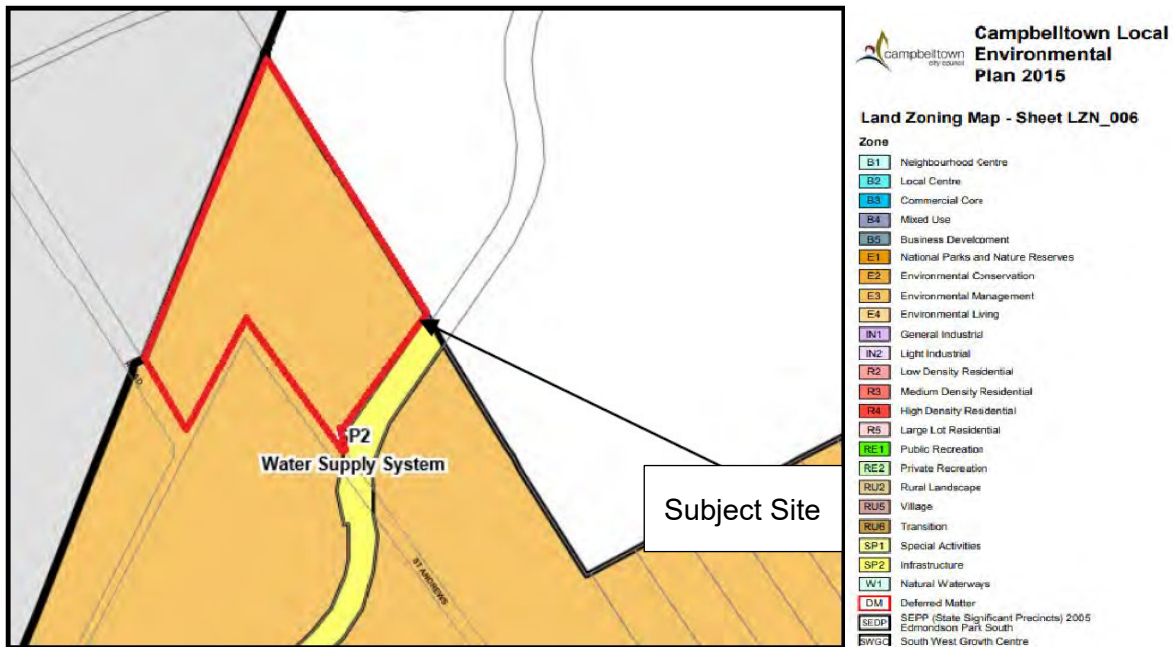


Figure 2: Current Land Use Zone Map

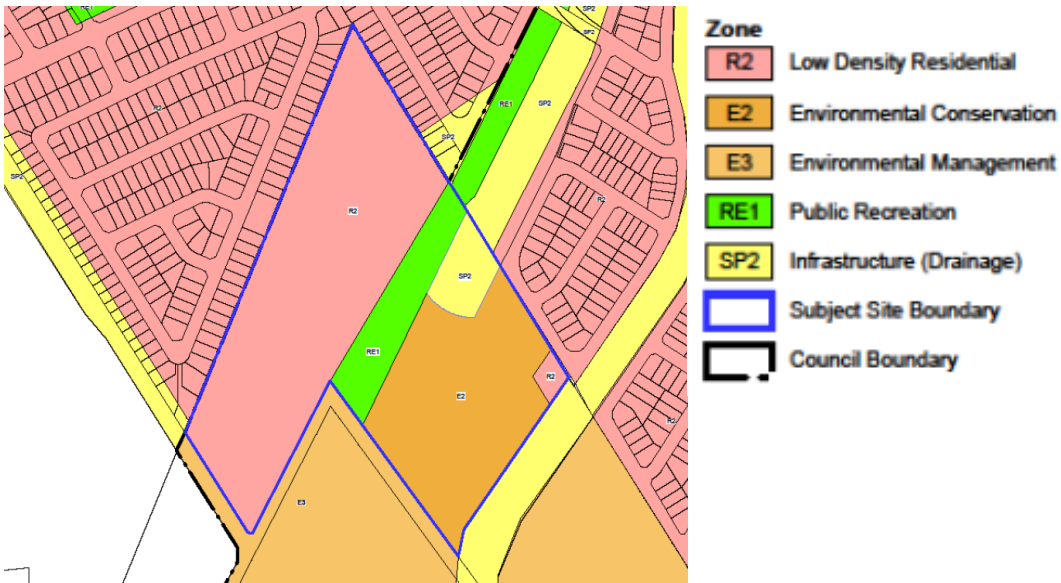


Figure 3: Proposed Land Use Zone Map

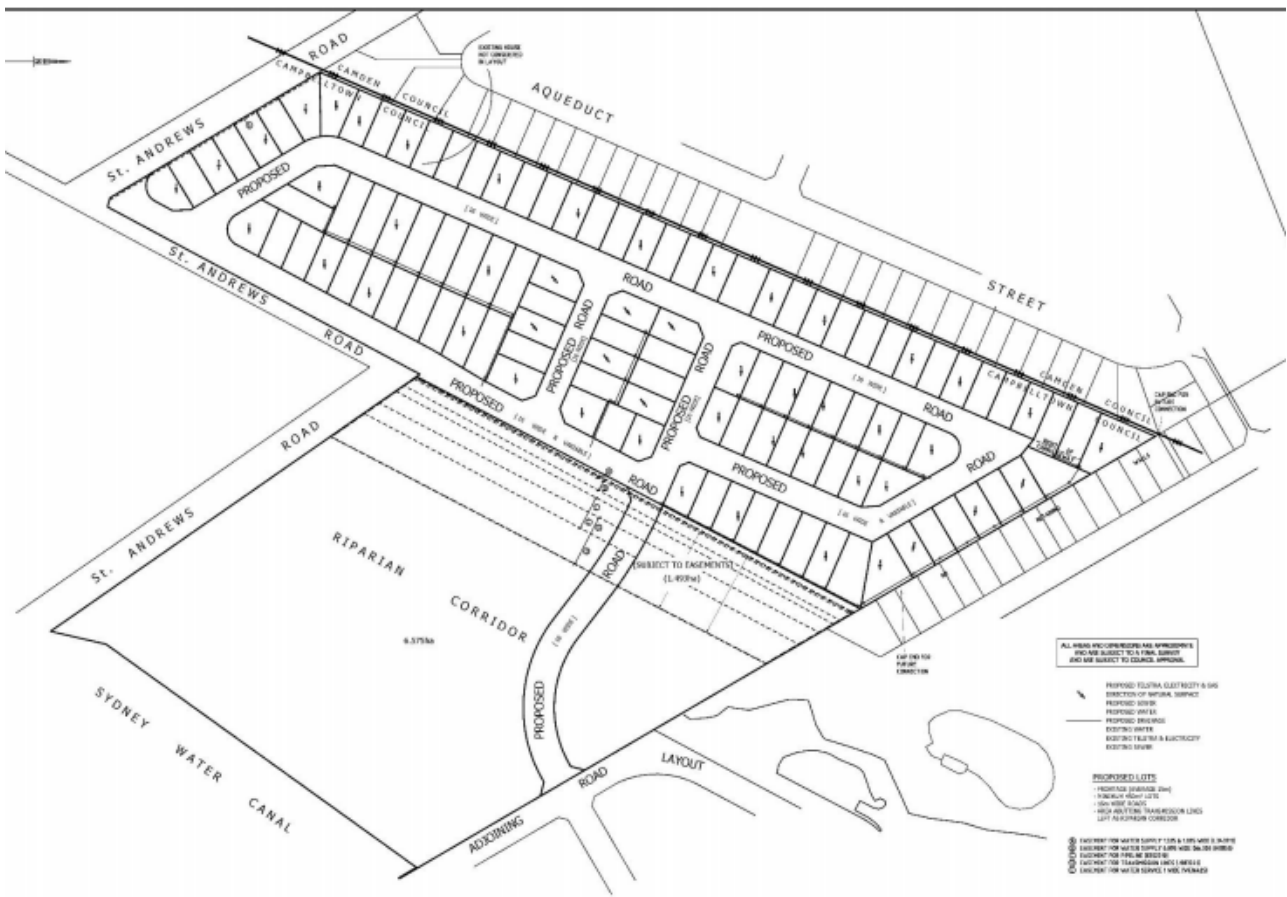


Figure 4: Concept subdivision facilitated by planning proposal

1.2.1 Background

The proponent's proposal has a long history culminating in the proponent presenting a revised proposal to Campbelltown City Council (Council). Council considered a further Council officer initiated, revised proposal at its meeting held on 11 June 2019.

At that meeting, Council officers recommended the proposal proceed to Gateway with the following changes:

- applying an E2 Environmental Conservation zone instead of retaining an E3 Environmental Management zone on part of the land on the basis that more stringent controls under this zone are appropriate to protect vegetation on the site; and
- applying a minimum lot size of 420m² in lieu of a proposed minimum allotment size of 300m² on the basis that the 420m² standard is consistent with the prevailing density of the locality, and this reflects the distance from shops, public transport and recreation opportunities.

The subject planning proposal (**Attachments AA-AJ**) includes the above amendments, as recommended by the Council officers.

Council resolved not to forward the proposal in its amended form to the Department for a Gateway Determination, initiating the rezoning review process by the proponent (**Attachment B**).

The Sydney Western City Planning Panel (SWCPP) agreed to consider the version considered by Council. The SWCPP resolved to refer that version of the proposal for a Gateway determination.

1.2.2 Gateway determination

A conditional Gateway determination was issued on 11 January 2021. The conditions required amendments to the planning proposal and supporting studies to be updated. The proponent has updated the planning proposal according to the conditions.

2 Public Exhibition

In accordance with the Gateway determination and Gateway alteration (**Attachments D & E**), public exhibition was undertaken from 5 July 2021 to 2 August 2021 and the following agencies consulted:

- Department of Planning, Industry and Environment – Environment, Energy and Science Group (EES);
- Office of Water;
- Transport for NSW (TfNSW);
- Heritage Council of NSW;
- NSW Rural Fire Service (RFS) (note: in accordance with section 9.1 Direction 4.4 Planning for Bushfire Protection, the NSW RFS was also consulted prior to exhibition); and
- Relevant service providers including Sydney Water, Jemena Gas, Endeavour Energy, and Transgrid.

Consultation was also undertaken with Camden, Campbelltown and Liverpool Councils.

A total of 12 submissions were received during the public exhibition period.

3 Submission Analysis

All submissions have been reviewed in the following groups:

- Community submissions (**Attachment Community Submissions**);
- Council submissions (**Attachment Council Submissions**); and
- Agency submissions (**Attachment Agency Submissions**).

3.1 Community Submissions

Three community submissions were received objecting to the proposal. A detailed summary of each submission can be found in **Table 2**. Please also refer to (**Attachment Community Submissions**).

Table 2 Community Submissions

Submission	Concerns raised
Submission 1	<p><u>Planning Process</u> A similar proposal for the site was rejected in 2018 and the current proposal does not appear to have been amended.</p> <p><u>Environmental Concerns</u></p> <ul style="list-style-type: none"> • Concerns regarding the loss of E3 land and the protection of flora and fauna • Concerns the site is low lying and flood prone <p><u>Aboriginal Heritage</u> Concern regarding the proposal's proximity to aboriginal sites whether traditional owners of the land had been consulted.</p>
Submission 2	<p><u>Planning Process</u> A similar proposal for the site was rejected in 2018 and the current proposal does not appear to have been amended.</p> <p><u>Environmental Concerns</u></p> <ul style="list-style-type: none"> • Concerns regarding the loss of E3 land and the protection of flora and fauna • Concerns the site is low lying and flood prone <p><u>Aboriginal Heritage</u> Concern regarding the proposal's proximity to aboriginal sites whether traditional owners of the land had been consulted.</p> <p><u>Privacy</u> Requests further information on rear fence line to ensure privacy is maintained for properties on Aqueduct St</p>

Submission 3	<p><u>Environmental Concerns</u></p> <p>Concerns regarding the loss of E3 land and the protection of flora and fauna</p> <p><u>Overdevelopment</u></p> <p>Concerns regarding the expansion of development and the environmental impacts associated such as noise, pollution and congestion. Particularly during construction.</p> <p><u>Traffic Congestion</u></p> <p>Concerns the proposed R2 zone will result in increased traffic congestion on roads, particularly St Andrews Road and Jamboree Ave. This is in addition to traffic that will be generated from the new proposed school bordering these roads.</p>
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3.2 Council submissions

A submission was received from both Campbelltown City Council and Camden Council (**Attachment Agency Submissions**). Neither submission explicitly object to the proposal, however, both submissions raise concerns regarding the proposal or the exhibited material. The summary of key issues raised is described in **Table 3**.

Table 3 Council Submissions

Council	Key Issues
Campbelltown	<p><u>Exhibition Material</u></p> <p>Concerns regarding exhibition material being different to what had been considered in the Gateway Report and supported by the Sydney West City Planning Panel.</p> <p>The land is not located within the boundary of the State Environmental Policy (Sydney Region Growth Centres) 2006, yet the proposal State Environmental Planning Policy (Sydney Region Growth Centres) seeks to amend the South West Growth Centre Residential Density Map. An amendment to Campbelltown Local Environmental Plan 2015 is required to ensure Part 6 Urban Release Areas applies to the land. A new principle development standard under Part 4 is required to ensure development does not exceed 15 dwellings per hectare.</p> <p><u>Acquisition Authority RE1 Public Recreation Zone</u></p> <p>Council is unable to accept the role of Acquisition Authority for the land contained in the proposed RE1 – Public Recreation zone.</p>
Camden	<p><u>Rezoning of rural land within an MRA</u></p> <p>The site is located within a Metropolitan Rural Area (MRA) and may set a precedent for rezoning of rural land located within a MRA.</p> <p><u>Impacts to surrounding area</u></p> <p>Concerns the proposal may generate additional traffic on St Andrews Road. Request for clarification on additional impacts to nearby residential including road and traffic noise.</p>

3.3 Agency submissions

Six agency submissions were received (**Attachment Agency Submissions**). A detailed summary of each submission can be found in **Table 4**.

Table 4 Agency Submissions

Agency	Advice
Transport for NSW (TfNSW)	TfNSW raises no objection to the planning controls given it is unlikely to significantly impact Camden Valley Way.
Heritage NSW	The current ACHA is still in draft format dated June 2021. Recommendation to finalise the ACHA and revise the planning proposal to: <ul style="list-style-type: none"> include subsurface testing; consider impacts to Aboriginal cultural landscape and visual corridors; and outline the current consultation process.
Jemena	Jemena objects to the SP2 zone which has been proposed to enable the future use of the area as a detention basin in proximity to Jemena's gas pipeline. Jemena confirm it has no objection to the proposed R2 or RE1 zones associated with the proposal. Jemena will consider lifting the objection to the planning proposal once a Safety Management Study workshop is convened with Jemena and the applicant's participation and the outcomes of the workshop are committed to by the applicant to the planning proposal.
Sydney Water	Confirmation wastewater servicing is currently unavailable to the site. Recommendation that a feasibility application to be lodged prior to a Section 73 application. Feasibility Application should provide ultimate and annual growth projections to assist with staged servicing opportunities. Detailed requirements, including any potential extensions or amplifications, will be provided once the development is referred to Sydney Water for a Section 73 application.
Endeavour Energy	The incorporation of easements into multiple, privately owned lots is generally not supported. No objection is raised as the land containing the Endeavour Energy easement is not proposed to be subdivided. An extension/augmentation of the existing local network will be required, however the extent of works required can only be determined once a final load assessment is completed. Recommendations on options to seek further information on the requirement for electrical infrastructure include: <ul style="list-style-type: none"> submitting a Technical Review Request to Endeavour Energy's Network Connections Branch; engaging an Accredited Service Provider; and engage an Electrical Consultant prior to finalising plans to assess and incorporate required electricity infrastructure rather than seeking modifications at development application stage. <p>Endeavour Energy's preference is for no activities or encroachments within its easements. Any proposed works within the easement will require consultation with Endeavour Energy's easement Officer.</p>

<p>Environment, Energy and Science Group (ESS)</p>	<p>EES to advise if the proposal will impact critical habitat or threatened species and clarify if site is to be retained on the terrestrial biodiversity map. Consideration be given to the ongoing management of vegetation in the proposed E2 zone by entering into a Biodiversity Stewardship Agreement (BSA).</p> <p>Site specific controls be implemented to reduce impacts on biodiversity values, including:</p> <ul style="list-style-type: none"> • all Asset Protection Zones and infrastructure must be contained within the development area; • subdivision design and road layout prevents formal or informal pedestrian or vehicle access to the unformed sections of St Andrews Road; and <p>offset koala feed tree(s) (KFTs) should be planted in or adjacent to identified koala habitat or corridor areas, not within the site, or in or adjacent to urban areas where koalas seeking the KFT would be exposed to threats such as vehicle strike and dog attack.</p>
<p>NSW Rural Fire Service (RFS)</p>	<p>No comments or issues raised</p>

4 Proponents response to submissions

The proponent provided a formal response to each submission (**Attachment Proponent Response to Submissions**). This is summarised below in **Table 5, Table 6** and **Table 7**.

Table 5 Proponent Response to Community Submissions

Key Issue	Proponent Response
<p>Planning Process</p>	<p>The Planning Proposal has evolved significantly compared to earlier iterations of the design to align with ecological advice and limit the extent of residential land. The remainder of the site will be rezoned E2 Environmental Conservation having regard to its environmental significance.</p>
<p>Environmental Concerns</p>	<p>The proposal has been amended in accordance with ecological advice. The submitted Flora and Fauna Assessment report prepared by Travers Ecology also provides for mitigation measures including:</p> <ul style="list-style-type: none"> • participation in a biobanking or biodiversity offsetting scheme; and • preparation of a Biodiversity Stewardship Assessment Report to be undertaken on the eastern remnant of Cumberland Plain Woodland.
<p>Aboriginal Heritage</p>	<p>AMBS Ecology and Heritage have prepared both a Due Diligence Report and Aboriginal Cultural Heritage Assessment (ACHA). Consultation with the Aboriginal community was undertaken as part of the ACHA to inform stakeholders of the proposal and provide the opportunity for review. This process has informed the location for test excavation sites.</p>
<p>Flooding</p>	<p>Flooding was considered by Cardno as part of the early planning for the site. The flood assessment determined that the subject site is not affected by the 1% AEP event. An onsite detention basin was recommended to attenuate the peak flow from the proposed development site and a detention basin has been nominated on the submitted Concept Drainage Plans. A detailed stormwater analysis will be incorporated into the subdivision and road design at Development Application stage.</p>

<p>Privacy</p>	<p>It is acknowledged that the properties along Aqueduct Street which run along the northern boundary of the site are in fact located at a higher level than the subject site.</p> <p>As part of any future Development Applications on this site, appropriate regard will be made to the setback controls and visual/acoustic privacy matters to ensure the amenity of all properties is protected and managed.</p>
<p>Traffic Congestion</p>	<p>The traffic report supporting the proposal concluded that it was not expected to have any unacceptable traffic implications in terms of road network capacity. Additionally, TfNSW raised no objection to the proposal. There are two means of access into the future subdivision - via St Andrews Road or via a proposed new road linking to Grantham Crescent to the east. The additional road (linking to Grantham Crescent) was not required to address traffic concerns. It was a requirement to address bushfire standards for alternative access/exit routes.</p>
<p>Pollution</p>	<p>The subject site will be rezoned for low density residential and environmental purposes. Given the low intensity nature of these zones, it is unlikely that any significant pollution will stem from the site. At Development Application Stage appropriate conditions of consent can be included to address Construction Site Management including dust/waste management.</p>
<p>Over development</p>	<p>A Social Impact Assessment prepared by Judith Stubbs and Associates provides recommendations for connectivity, open space and community facilities to support the additional population. The report acknowledges that the demand generated by the planning proposal for open space can be accommodated within the subject site itself.</p>

Table 6 Proponent Response to Council Submissions

Key Issue	Proponents Response
<p>Exhibition material</p>	<p>The proponent notes the extension of the proposed RE1 corridor was included by Campbelltown City Council as part of its Council Report dated 11 June 2019 which was ultimately refused. The current Gateway Determination follows a Rezoning Review Application submitted in July 2019.</p> <p>Notes the proposed environmental land on the site is proposed as E2 Environmental Conservation.</p> <p>Regarding the proposed lot size map, the proposed minimum lot size off 300m² aligns with the surrounding residential subdivisions to the north and east and is consistent with our previous submission to Council. Although a larger lot size was recommended by Council, the application was ultimately refused by Council with the current process following a Rezoning Review by the Department of Planning, Industry and Environment which has not required any change to the minimum lot size map as proposed despite requesting additional information with respect to other matters.</p>
<p>Rezoning in the MRA</p>	<p>The intention of Planning Priority W17 is to protect Sydney's green/agricultural belt. The subject site does not constitute rural agricultural land. The land has been recognised for its ecological significance, which has been identified and protected through the retention of an environmental zone through the south eastern portion of the site.</p>

Amenity impacts	<p>The subject land is sited in a depression limiting any visual impact when viewed from Campbelltown. Campbelltown City Council advised due to local topography, sight lines to the Scenic Hills would not be compromised by the proposal.</p> <p>The traffic report concluded that the planning proposal was not expected to have any unacceptable traffic implications in terms of road network capacity.</p> <p>Any future Development Applications will have appropriate regard to setback controls and visual/acoustic privacy to ensure the amenity of all properties is protected and managed.</p>
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Table 7 Proponent Response to Agency Submissions

Agency	Proponent Response
Environment Energy and Science (ESS)	No formal response was provided to specifically address the submission provided by ESS, as the submission was directed to DPIE. Refer to Table 10 for additional detail.
Heritage NSW	The finalisation of the ACHA is underway however, the current COVID-19 restrictions have limited access to the site to complete the test excavations.
Jemena	<p>A Safety Management Study workshop is currently being organised with Jemena. Reference is made to the attached letter from Jemena confirming that consultation has commenced.</p> <p>Consultation was also undertaken with Jemena prior to public exhibition via telephone and email. Following advice received from Jemena, the gas pipeline was surveyed and the concept subdivision plan modified to ensure a 20m setback was maintained between the development from the gas pipeline as per Jemena's requirements.</p> <p>Jemena further advised that the proposed road/bridge crossover of the gas pipeline could be designed and engineered in consultation with Jemena at the Development Application stage.</p>
Sydney Water	Sydney Water has requested that a Feasibility Application be lodged through a Water Servicing Co-ordinator to facilitate a detailed investigation of the site and preparation of a servicing plan for the subject area. An application is currently being prepared.
Rural Fire Service (RFS)	No formal response provided as RFS had no concerns regarding the proposal.
Transport for NSW (TfNSW)	Notes that TfNSW raised no objection to the proposal.
Endeavour Energy	No formal response has been provided by the proponent.

5 Department Analysis of Submissions

The Department has considered all submissions received and the proponent's response provided. The Department highlights the following key points:

- The three community submissions objected to the proposal. Key concerns related to environmental impacts of the proposed development, the planning process and overdevelopment. These matters have been adequately addressed by the proponent and can be dealt with at development application stage.
- Six agency submissions were received. Actions are required in response to submissions received by Jemena and Heritage NSW. All other agency submissions have been responded to by the proponent and can be resolved prior to lodgement of a Development Application.
- The applicant has requested that subsurface testing required to inform the final Aboriginal Cultural Heritage Assessment (ACHA) as outlined in the Heritage NSW submission, be undertaken at the DA stage. The Department is satisfied that the draft ACHA is sufficient to support the proposed rezoning.
- Jemena objects the proposed SP2 Infrastructure zone for local drainage. The applicant is working with Jemena to progress a Safety Management Study workshop.
- Campbelltown City Council does not accept the role of acquisition authority for the land proposed as RE1 Public Recreation or SP2 Infrastructure zones.

A detailed summary of the Departments comments can be found in **Table 8, Table 9** and **Table 10**.

Table 8 Department Response to Community Submissions

Key Issues	Department Comment
Planning Process	<p>An earlier version of the planning proposal was considered by the Campbelltown Local Planning Panel (LPP). The original proposal was considered to have strategic planning merit due to the site's the urban-rural interface between the East Leppington Growth area and the Metropolitan Rural Area (MRA).</p> <p>The proposal has been amended in accordance with the panel's recommendations by:</p> <ul style="list-style-type: none"> • applying an E2 Environmental Conservation zone instead of retaining an E3 Environmental Management zone on part of the land as this zone is more appropriate to protect vegetation on the site; and • applying a minimum lot size of 420sqm rather than the previously proposed minimum lot size of 300sqm, as 420sqm is consistent with the prevailing density of the locality. <p>Council resolved not to proceed and following a rezoning review, the Sydney Western City Planning Panel was appointed the Planning Proposal Authority. The Western City Planning Panel agreed with the Campbelltown LPP and supported the proposal (as amended by Council officers) proceeding to Gateway determination.</p> <p>A conditional Gateway determination was issued on 11 January 2021.</p>

Environmental Concerns	<p>A significant portion of the site has been retained for environmental conservation under an E2 – Environmental Conservation zone. The E2 zone objective is environmental conservation purposes and contains more stringent requirements than the existing E3 – Environmental Management zone.</p> <p>It is proposed to include the site on the Terrestrial Biodiversity LEP map.</p> <p>A flora and Fauna Assessment has been undertaken to assess the proposed vegetation removal required to facilitate the residential portion of the proposal. The report concluded that the proposal is unlikely to result in a significant impact on any threatened species, populations, endangered ecological communities or their habitats.</p>
Flooding	<p>The site is not flood prone, a flood assessment lodged with the proposal indicates a detailed hydrology and hydraulic assessment should be provided at the Development Application stage</p>
Aboriginal Heritage	<p>A draft Aboriginal Cultural Heritage Assessment (ACHA) study prepared by AMBS Ecology & Heritage was exhibited to support the proposal. Section 3 Aboriginal Community Consultation of the report outlines an extensive list of stakeholders that were identified throughout the assessment process and the methods used to engage with each stakeholder.</p>
Privacy	<p>The Department acknowledges the concerns regarding the surface level difference of the subject site to adjoining residential land. Any future development at the site will be subject to Development Assessment which will consider privacy, views and overshadowing.</p>
Overdevelopment	<p>The proposal is considered to have strategic planning merit due to the site's urban-rural interface between the East Leppington Growth area and the Metropolitan Rural Area (MRA).</p> <p>The proposal provides a natural extension of the residential subdivision in the north and west. The proposal has been amended since 2018, to ensure the proposal will facilitate an appropriate level of development by increasing the minimum lot size from 300sqm to 420sqm. This is consistent with the prevailing density of the surrounding locality. Furthermore, a significant portion of the site will be retained for environmental conservation.</p>
Pollution	<p>Environmental impacts associated with the development of additional residential dwellings will be assessed at Development Application stage and will consider construction management.</p>
Traffic Congestion	<p>A Traffic and Parking report was prepared to assess potential impacts of the proposal. The traffic report concludes that the proposal will not be expected to have any unacceptable traffic implications on road network capacity as external flows generated by the proposal will be minimal and dispersed throughout network.</p> <p>In accordance with the Gateway Determination the traffic report was updated in June 2021 to address RFS requirements and a new access road was proposed to provide an alternative access/exit route.</p> <p>The proposal was referred to TfNSW in accordance with the Gateway Determination. No objections or concerns were raised in relation to the proposal.</p> <p>Future development of the site will be subject to development assessment which will further assess traffic and access associated with the proposed development.</p>

Table 9 Department Response to Council Submissions

Council	Key Issues	Department Comment
Campbelltown	Concerns regarding Exhibition material and amendments to South West Growth Centre Residential Density Map	<p>The Sydney Western City Planning Panel (SWCPP) agreed to consider the version considered by Council. The SWCPP resolved to refer that version of the proposal for a Gateway determination.</p> <p>Mapping will be appropriately updated for the finalisation of the planning proposal.</p>
	Acquisition authority for RE1 - Public Recreation land and SP2 Infrastructure	<p>Council does not accept the role of acquisition authority for the RE1 or SP2 zones.</p> <p>To finalise the planning proposal both zones require an identified acquisition authority. The Department recommends the RE1 and SP2 zones are deferred from the proposal. Refer to 'Section 6' of this report for more detail.</p>
Camden	Concerns regarding setting a precedent for rezoning of rural land located within a Metropolitan Rural Area	The proposal is considered to have strategic planning merit due to the site's urban-rural interface between the East Leppington Growth area and the Metropolitan Rural Area (MRA). The proposal provides a natural extension of the residential subdivision in the north and west. Furthermore, a significant portion of the site will remain undisturbed.
	Concerns regarding impacts to amenity of surrounding area	The proponent has adequately addressed concerns submission. The Department acknowledges Council's submission and agrees that these matters will be assessed during the Development Application Stage.

Table 10 Department Response to Agency Submissions

Agency	Key Issues	Department Comment
Jemena	Proposed SP2 zone for the establishment of a detention basin in proximity to Jemena gas pipeline.	<p>The proponent's consultants Craig and Rhoads are in consultation with Jemena regarding the provision of a Safety Management to address concerns regarding the proposed SP2 zoning to facilitate a detention basin.</p> <p>The proponent has responded to Jemena's submission to demonstrate their engagement with Jemena prior to exhibition which resulted in amendments to the concept subdivision plan.</p> <p>The Department notes that Jemena will consider lifting the objection once a Safety Management Study workshop is convened.</p> <p>The Department recommends the SP2 zone is deferred from this proposal. Refer to 'Section 6' for further detail.</p>

<p>Environment Energy and Science (ESS)</p>	<p>Advise if the proposal will impact critical Habitat or threatened species and whether the site will be retained on the Terrestrial Biodiversity Map.</p>	<p>A Flora and Fauna Assessment concluded that the proposed vegetation removal required to facilitate the residential portion of the proposal is unlikely to result in a significant impact on any threatened species, populations, endangered ecological communities or their habitats.</p> <p>A significant portion of the site will be retained in its current undisturbed state is proposed to be transferred to an E2 - Environmental Conservation zone which is considered a more appropriate zone to protect vegetation at the site.</p> <p>The proposal will include the addition of the site to the Terrestrial Biodiversity map.</p>
<p>Heritage NSW</p>	<ul style="list-style-type: none"> • the ACHA is draft dated June • include a finalised ACHA for the final PP • recommendation to undertake subsurface testing - should occur prior to finalise the PP 	<p>The Department notes that an agreement was made with Heritage NSW that the ACHA could be exhibited as a Stage 4 draft. This was to help expedite the proposal within the new timeframes to complete planning proposals.</p> <p>Heritage NSW's submission requests subsurface testing and the results to inform the final ACHA prior to the planning proposal being finalised. The applicant has requested the testing take place at the DA stage due to the current constraints imposed by the NSW COVID restrictions. The Department is satisfied that the draft ACHA is sufficient to support the proposed rezoning.</p>
<p>Sydney Water</p>	<p>Wastewater servicing is currently unavailable to the site.</p>	<p>The proponent has advised that a feasibility application is currently being prepared. No further action is required prior to finalisation.</p>
<p>Rural Fire Service (RFS)</p>	<p>No objections or concerns raised regarding the proposal.</p>	<p>The Department acknowledges that no objections or concerns were raised by RFS and response from the proponent was not required.</p>
<p>Transport for NSW (TfNSW)</p>	<p>No objections or concerns raised regarding the proposal.</p>	<p>The Department acknowledges that no objections or concerns were raised by TfNSW and a response from the proponent was not required.</p>
<p>Endeavour Energy</p>	<p>No objections to the proposal.</p> <p>An extension/augmentation of the existing local network will be required.</p> <p>Recommendation to seek further information on the requirement for electrical infrastructure.</p>	<p>The Department acknowledges that no objections or concerns were raised by Endeavour Energy. The proponent has not provided a formal response to the submission received, however, the advice provided is not crucial to the finalisation of the PP and can be actioned prior to development application.</p> <p>The Department notes Endeavour Energy's policy on public safety and prudent avoidance. The RE1 Public Recreation component of the proposal comprises HV powerlines and an acquisition authority for this land has not been resolved. Further consideration is required regarding the use of this space as a recreational area. This is discussed in 'Section 6' below.</p>

6 Department recommendation

The acquisition authority for the proposed RE1 and SP2 zone and the objection by Jemena of the latter zone are matters that remain unresolved.

In light of the above, the Department’s recommendation to the panel is that the Panel as the PPA:

- Notes the key issues raised by community, Council and Agency submissions and the responses provided by the proponent;
- Notes that Campbelltown City Council has not agreed to be the acquisition authority for the proposed RE1 and SP2 zones therefore this matter is unresolved;
- Notes that Jemena requires a Safety Management Study workshop be convened to ensure the threat to the pipeline and risks to the community are considered with the change in land use, in particular the SP2 zone; and
- Notes the development of a detention basin would be permitted with consent under the R2 zone and can be an ancillary development in the existing E3 zone.

To progress the planning proposal, it is recommended only part of the proposal proceeds and the remaining part of the site may be progressed by a future planning proposal following further consultation with Jemena and Council. The following is post-exhibition changes are recommended (see Figure 5):

- Rezone the northern portion of the site from E3 Environmental Management to R2 Low Density Residential as proposed in the planning proposal; and
- Retain the existing E3 Environmental Management zone for the southern portion of the site instead the rezoning it to RE1 Public Recreation, SP2 Local Drainage or E2 Environmental Conservation.

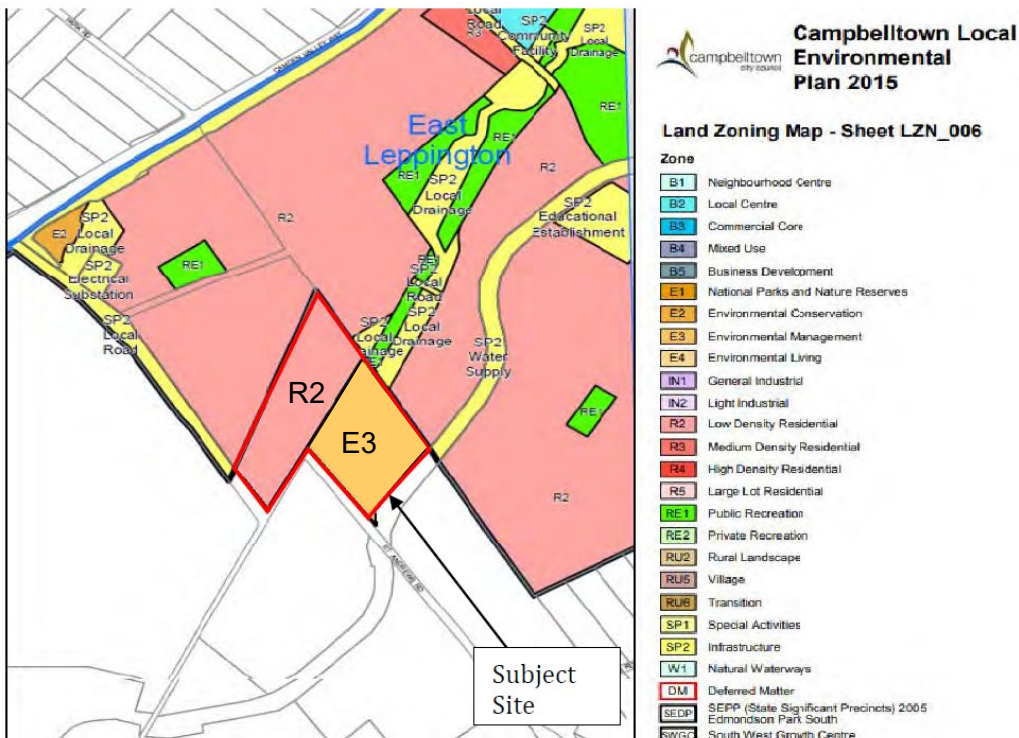


Figure 5: Recommended Post-exhibition Changes to Proposed Zoning



Adrian Hohenzollern
Director, Western



Naomi Moss
Manager, Western

Assessment officer

Neala Gautam
Planning Officer, Western
Phone: 8289 6881

Attachments

Attachment AA-AJ – Planning Proposal Package
Attachment B – Rezoning Review Panel Decision - December 2019
Attachment C – Council Report - June 2019
Attachment D – Gateway Determination – January 2021
Attachment E – Gateway Alteration
Attachment F – Community Submissions
Attachment G – Agency Submissions
Attachment H – Councils Submissions
Attachment Proponent Response to Submissions