

Caledonia Precinct - Bensley, Mercedes and Oxford Roads, Ingleburn

Proposal Title : **Caledonia Precinct - Bensley, Mercedes and Oxford Roads, Ingleburn**

Proposal Summary : **This planning proposal seeks to rezone a site known as the "Caledonia Precinct", bounded by Mercedes Road, Bensley Road and Oxford Road, Ingleburn to allow for low density residential uses, preserve the Georges River Parkway reservation, and conserve significant vegetation on the site. The proposal also includes amendments to the minimum lot size and the addition of a site-specific precinct clause. The proposal will enable the future subdivision of the site for the development of approximately 170 residential dwellings.**

PP Number : **PP_2016_CAMPB_003_00**

Dop File No : **16/14953**

Proposal Details

Date Planning
Proposal Received : **14-Nov-2016**

LGA covered : **Campbelltown**

Region : **Metro(Parra)**

RPA : **Campbelltown City Council**

State Electorate : **MACQUARIE FIELDS**

Section of the Act : **55 - Planning Proposal**

LEP Type : **Spot Rezoning**

Location Details

Street : **26 Mercedes Road**

Suburb : **Ingleburn**

City : **Campbelltown**

Postcode : **2565**

Land Parcel : **Lot 41 DP 1021880**

Street : **28 Mercedes Road**

Suburb : **Ingleburn**

City : **Campbelltown**

Postcode : **2565**

Land Parcel : **Lots 55-68 Sec A2 DP 2189**

Street : **9 Daimler Place**

Suburb : **Ingleburn**

City : **Campbelltown**

Postcode : **2565**

Land Parcel : **Lot 25 DP 617465**

Street : **308 Bensley Road**

Suburb : **Ingleburn**

City : **Campbelltown**

Postcode : **2565**

Land Parcel : **Lot 2 DP 550894**

Street : **306 Bensley Road**

Suburb : **Ingleburn**

City : **Campbelltown**

Postcode : **2565**

Land Parcel : **Lot 1 DP 597774**

Street : **304 Bensley Road**

Suburb : **Ingleburn**

City : **Campbelltown**

Postcode : **2565**

Land Parcel : **Lot 2 DP 597774**

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Street :	302 Bensley Road			
Suburb :	Ingleburn	City :	Campbelltown	Postcode : 2565
Land Parcel :	Lot 3 DP 597774			
Street :	300 Bensley Road			
Suburb :	Ingleburn	City :	Campbelltown	Postcode : 2565
Land Parcel :	Lot 47 DP 595243			
Street :	233 Oxford Road			
Suburb :	Ingleburn	City :	Campbelltown	Postcode : 2565
Land Parcel :	Lot 1 DP 261609			
Street :	Oxford Road			
Suburb :	Ingleburn	City :	Campbelltown	Postcode : 2565
Land Parcel :	Lot 4 DP 261609			

DoP Planning Officer Contact Details

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RPA Contact Details

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DoP Project Manager Contact Details

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Land Release Data

Growth Centre :	N/A	Release Area Name :	N/A
Regional / Sub Regional Strategy :	Metro North West subregion	Consistent with Strategy :	Yes
MDP Number :		Date of Release :	
Area of Release (Ha) :	17.65	Type of Release (eg Residential / Employment land) :	Residential
No. of Lots :	0	No. of Dwellings (where relevant) :	170
Gross Floor Area :	0	No of Jobs Created :	0
The NSW Government Lobbyists Code of Conduct has been complied with :	Yes		
If No, comment :	At this point in time, to the best of the regional team's knowledge, the Department's Code of Practice in relation to communications with lobbyists has been complied with.		

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment : **A search of the register was undertaken on 6 November 2016. There are no records of meeting or communications with registered lobbyists.**

Supporting notes

Internal Supporting Notes :

POLITICAL DONATIONS DISCLOSURE STATEMENT

Political donations disclosure laws commenced on 1 October 2008. The legislation requires the public disclosure of donations or gifts for certain circumstances relating to the planning system.

"The disclosure requirements under new legislation are triggered by the making of relevant planning applications and relevant public submissions on such applications".

The term relevant planning authority means:

" A formal request to the Minister, a council or the Secretary to initiate the making of an environmental planning instrument..."

Planning Circular PS08-009 specifies that a person who makes a public submission to the Minister or the Secretary is required to disclose all reportable political donations (if any).

The Department has not received any disclosure statements for this planning proposal from the relevant planning authority.

DELEGATION OF PLAN MAKING FUNCTIONS

Council has requested the delegations of the Minister's plan making functions for this planning proposal. The delegation of the Minister's plan making function is not considered appropriate in this instance.

EAST EDGE SCENIC PROTECTION LANDS

The Caledonia Precinct site comprises approximately 17.65 hectares of rural residential land bounded by Mercedes Road, Bensley Road and Oxford Road. It forms part of a landscape known as the East Edge Scenic Projection Lands or 'the Edgelands'. To the immediate east is the reservation of the proposed 'Georges River Parkway' (Road), which forms a clear divide to the densely vegetated Georges River environment.

The East Edge Scenic Protection Lands form a strategic transitional landscape between the eastern urban edge of Campbelltown City and the proposed "Georges River Parkway" (Road). At a Council meeting of 21 June 2016, Council reinforced the broad-ranging development principles for the future of the Landscape Unit, including the East Edge Scenic Protection Lands – Ingleburn – EE2 (inclusive of the Caledonia Precinct).

External Supporting Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **The objective of this planning proposal is to amend Campbelltown Local Environmental Plan 2015 to facilitate the subdivision of the site for the development of 170 low density residential dwellings and the provision public open space.**

The planning proposal aims to deliver the following outcomes:

- a transition in residential densities and building typologies from the existing urban edge to the interface with the proposed "Georges River Parkway";
- conservation of the most significant on-site vegetation;
- enhanced water quality outcomes;
- preserve that part of the proposed Georges River Parkway reservation which impacts the site;
- retention and embellishment of the exiting rural verge on the perimeter roads;
- minimisation of potential heritage impacts and implementation of a relevant conservation strategy; and
- augmentation and reticulation of all essential services.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : The explanation of provisions are included in Part 2 of the planning proposal. The proposed clause and mapping amendments are included in Part 4 Mapping and Annexure 1-6.

It is recommended prior to exhibition, Part 2 of the planning proposal is revised to clearly indicate all proposed amendments including those referred in Part 4 and Annexure 1-6 of the proposal.

Overall, the planning proposal aims to amend Campbelltown Local Environmental Plan 2015 as follows:

- amend Zoning Map (LZN_012 and LZN_012A) – rezone part of the site from E4 Environmental Living to a mix of R2 Low Density Residential, R5 Large Lot Residential and RE1 Public Recreation;

- amend Lot Size Map (LSZ_012) – decrease the minimum lot size for part of the site from 2ha to 500sqm for R2 zoned land, 1,000sqm and 2,000sqm for R5 zoned land, and the removal of the control for RE1 zoned land;

- amend Lot Size for Dual Occupancy Development Map (LSD_012) – decrease the minimum lot size for dual occupancy development for part of the site from 2ha to 700sqm for R2 zoned land, 1,000sqm and 2,000sqm for R5 zoned land, and the removal of the control for RE1 zoned land;

- amend Lot Averaging Map (LAV_012) – remove the lot averaging control of 1ha across the entire site;

- amend 'Clause 2.6 Subdivision—consent requirements' - the addition of the following subclause in Clause 2.6:

(3) Development consent must not be granted for the subdivision of land on which an attached dual occupancy is situated in the R5 large lot residential zone, if the subdivision would result in two dwellings situated on separate lots, unless the resulting lots are not less than the minimum size shown on the Lot Size Map in relation to that land.

- addition of a new clause 'Clause 7.20 Caledonia Precinct' and a new Clause Application Map – the addition of the following clause applying to the entire site as identified in the proposed Clause Application Map.

(1) The objectives for development of the Caledonia Precinct are as follows:

- (a) to ensure development of land known as the Caledonia Precinct takes place in an orderly manner
- (b) to ensure appropriate built form and specific integrated landscape and bushfire hazard management outcomes
- (c) to ensure appropriate conservation and general hazard management outcomes

(2) This clause applies to land identified as the "Caledonia Precinct" on the "Clause

Application Map"

(3) Development Consent must not be granted for development on land to which this clause applies unless the consent authority has taken into consideration a development control plan approved by Council for that purpose that contains comprehensive provisions relating to, but not limited to:

- (a) a transition in residential densities and building types from the existing urban edge to the interface with the proposed Georges River Parkway
- (b) the long term conservation of the most significant vegetation
- (c) sustainable stormwater and water quality management
- (d) retention and embellishment of the existing rural verge of the precinct perimeter roads
- (e) minimisation of the impact of development on the heritage significance of the precinct and proposed means of conservation management
- (f) the servicing of the land
- (g) preservation of the proposed Georges River Parkway land reservation.

RECOMMENDATION

The Department has considered the proposed amendments and recommends alterations to the amendments to Clause 2.6 and the addition of Clause 7.20. Further explanation is provided below.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

* May need the Director General's agreement

2.1 Environment Protection Zones

2.3 Heritage Conservation

3.1 Residential Zones

3.2 Caravan Parks and Manufactured Home Estates

3.3 Home Occupations

3.4 Integrating Land Use and Transport

4.4 Planning for Bushfire Protection

6.1 Approval and Referral Requirements

6.2 Reserving Land for Public Purposes

6.3 Site Specific Provisions

Is the Director General's agreement required? **No**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

SEPP No 6—Number of Storeys in a Building

SEPP No 19—Bushland in Urban Areas

SEPP No 44—Koala Habitat Protection

SEPP No 60—Exempt and Complying Development

SEPP (Building Sustainability Index: BASIX) 2004

SEPP (Exempt and Complying Development Codes) 2008

SEPP (Housing for Seniors or People with a Disability) 2004

SEPP (Infrastructure) 2007

SEPP (Mining, Petroleum Production and Extractive Industries) 2007

GMREP No. 2 - Georges River Catchment

SEPP (Affordable Rental Housing) 2009

e) List any other matters that need to be considered :

SECTION 117 DIRECTIONS

The proposal is consistent with the section 117 Directions except for the following:

DIRECTION 2.1 - ENVIRONMENT PROTECTION ZONES

The proposal is inconsistent with this direction as it will rezone part of the site currently zoned E4 Environmental Living and is proposed to be rezoned to a mix of R2 Low Density Residential, R5 Large Lot Residential and RE1 Public Recreation.

This inconsistency is considered to be justified as the proposal will protect the majority of the high value vegetation (Cumberland Plain Woodland) in a proposed recreation zone.

It is recommended prior to exhibition, consultation with the Office of Environment and Heritage (OEH) is undertaken and the proposal is revised to reflect the current proposal

in regards to the retained vegetation.

DIRECTION 2.3 - HERITAGE CONSERVATION

The site contains a local heritage item being the Ingleburn Stone cottage and bushland setting located at 28 Mercedes Road (Lots 55–68, Section 2, DP 2189). The planning proposal will not alter the listing of the heritage item and associated heritage protection provisions. Any development will be required to comply with Council's heritage controls.

DIRECTION 3.1 - RESIDENTIAL ZONES

There is a minor inconsistency with this direction as the proposal will rezone land located on the urban fringe but it will provide a transition between R2 Low Density Residential to the north and E4 Environmental Living to the south. The minor inconsistency is supported.

DIRECTION 4.4 - PLANNING FOR BUSHFIRE PROTECTION

The south-eastern portion of the site contains Bushfire Prone Land - Vegetation Buffer 100m, according to the Campbelltown Bush fire Prone Lands Map. Consultation with the NSW Rural Fire Service (RFS) is required prior to exhibition and the proposal is revised to reflect the current proposal in regards to the proposed Asset Protection Zone. Council will need to consider the advice of RFS in conjunction with the advice from OEH.

DIRECTION 6.2 - RESERVING LAND FOR PUBLIC PURPOSES

The proposal is consistent with this direction as it will not alter the land reservation 'Future Transport Corridor' on the site identified for acquisition for the Georges River Parkway. Consultation with Office of Strategic Lands (OSL) is required prior to exhibition.

In addition, the planning proposal also notes that the proposed RE1 Public Recreation will be dedicated to Council, which has not yet occurred.

STATE ENVIRONMENTAL PLANNING POLICIES

The proposal is generally consistent with all relevant SEPPs.

SEPP 19—BUSHLAND IN URBAN AREAS

This Policy aims to protect and preserve bushland within urban areas that have value to the community, aesthetical, recreational, educational and scientific resource. The planning proposal is generally consistent with this Policy as it will retain the majority of the high value vegetation in a proposed recreation zone. It is recommended prior to exhibition, the proposal is revised to reflect the current proposal in regards to the retained bushland in relation to this Policy.

SEPP 44—KOALA HABITAT PROTECTION

This SEPP applies to land in Campbelltown. While the assessment of koala protection is triggered when a development application is lodged, it is relevant to consider whether the rezoning is broadly suitable on the site. The ecological report, prepared by Ecologica Australia found that in no core habitat is present and no koala colonies have been recorded. However it is noted that the majority of the significant vegetation which may include potential koala habitat is proposed for retention.

DEEMED SEPP - GMREP NO. 2 - GEORGES RIVER CATCHMENT

This Plan applies to parts of Campbelltown. The planning proposal has not addressed the consistency of the proposal with this Plan. It is recommended prior to exhibition, the proposal is revised to address the consistency with this Plan.

WATER MANAGEMENT ACT 2000

Correspondence from the Department of Primary Industries - Water (DPI Water), previously provide by the proponent, states that the blue line shown on the topographic map on the site (across Lot 2 & 3 DP597774), is not a 'river' under Water Management Act 2000 (the Act).

Therefore the proposed work will not need to be considered as Integrated Development under the Integrated Development Assessment System for the purpose of Section 91(2) of the Act.

This correspondence is considered to be sufficient in determining that there is no river on the site and no further assessment against the Water Management Act 2000 is required for this planning proposal. Further consideration of the Act will need to occur at the development application stage.

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment :

Mapping of the current and proposed amendments are provided in Part 4 of the planning proposal. The planning proposal requires amendments to the following maps:

- Zoning Map (LZN_012 and LZN_012A);
- Lot Size Map (LSZ_012);
- Lot Size for Dual Occupancy Development Map (LSD_012); and
- Lot Averaging Map (LAV_012).

In addition, the planning proposal also includes the addition of a new Clause Application map.

It is recommended that higher quality maps are used for public exhibition and that the Lot Size for Dual Occupancy Development Map (LSD_012) is amended to reflect the recommended alteration to Clause 4.1B. Further explanation is provided below.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment :

Part 5 of the planning proposal plans for a 28 day community exhibition period. It is recommended that a 28 day exhibition period is undertaken, and the planning proposal is to be amended prior to exhibition to ensure consistency with the Gateway determination in each part of the proposal.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

The following matters require further consideration prior to the exhibition of the planning proposal:

- remove reference to amendment of specific clauses in the LEP and amend the planning proposal to state the intended outcome to address the subdivision of land zoned R5 Large Lot on which an attached dual occupancy is situated and in the Caledonia Precinct;

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An amendment to Clause 4.1B may be a more suitable alternative to manage the subdivision of R5 Large Lot land which an attached dual occupancy is situated; and

- proposed local clause '7 Caledonia Precinct'

The clause should not reference desired Development Control Plan (DCP) provisions. Instead, Council should be encouraged to prepare a development plan concurrent to the planning proposal process to facilitate the desired outcomes.

Proposal Assessment

Principal LEP:

Due Date : **December 2015**

Comments in relation to Principal LEP : **The Campbelltown LEP 2015 was published to the NSW legislation website on 11 December 2015.**

Assessment Criteria

Need for planning proposal : **The objective of the planning proposal is to permit the development of 170 low density and large lot residential developments, preserve the Georges River Parkway reservation, and conserve significant vegetation on the site. The proposal is consistent with Council's recent investigation into the subdivision opportunities of the subject locality (Council meeting of 21 June 2016) which was adopted.**

Consistency with strategic planning framework :

A PLAN FOR GROWING SYDNEY (2014)

Section 75A1 (Implementation of strategic plans) of the Environmental Planning and Assessment Act 1979 states that, in preparing a planning proposal under section 55, the relevant planning authority is to give effect:

(a) to any district plan applying to the local government area to which the planning proposal relates (including any adjoining local government area), or

(b) if there is no district plan applying to the local government area - to any regional plan applying to the region in respect of which the local government area is part.

On 21 November 2016, the Greater Sydney Commission released draft District Plans for consultation. Given that the plans are draft, pursuant to Section 75AE(3), A Plan for Growing Sydney is taken to be the regional plan for the Greater Sydney Region and will be considered in addition to the draft West District Plan.

A Plan for Growing Sydney Provides directions for Sydney's productivity, environmental management and livability; and for the location of housing, employment, infrastructure and open space.

The planning proposal is consistent with A Plan for Growing Sydney, specifically with the following:

- Direction 2.1: Accelerate housing supply across Sydney; and
- Direction 2.3: Improve housing choice to suit different needs and lifestyles.

DRAFT SOUTH WEST DISTRICT PLAN (2016)

The proposal is consistent with the Vision for the South West District, adding to the strategic dynamic city of Campbelltown.

The Draft South West District Plan was placed on public exhibition on 21 November 2016. It is recommended prior to exhibition, the proposal is revised to address its consistency with the Draft District Plan.

However, the proposal is consistent with the following priorities of the Draft District Plan:

Liveability Priority 1: Deliver South West District's five-year housing targets

The site is located within an area identified for additional housing by Council, therefore the proposal is consistent with this priority.

Liveability Priority 2: Deliver housing diversity

The proposal is consistent with this priority as two types of housing densities will be enabled on the site, consisting of low density residential and large lot housing developments. This will provide a transition from the R2 Low Density Residential zoned land to the north to the E4 Environmental Living zoned land to the south.

Liveability Priority 3: Conserve heritage and unique local characteristics

The site contains a local heritage item and the proposed subdivision plan associated with the planning proposal aims to protect the heritage item. In addition, the no amendments are proposed to the heritage listing or provisions.

Environmental social economic impacts :

NATURAL ENVIRONMENT

The site contains "patches" of the endangered ecological community, Cumberland Plain Woodland. The majority of the high value vegetation is proposed to be included in the open space zone, which would substantially protect the vegetation.

In addition, the proponent has offered to enter into a Voluntary Planning Agreement (VPA) with Council to retain vegetation in the proposed open space area and that it is rehabilitated to a maintainable standard and then maintained in perpetuity, in accordance with a relevant Vegetation Management Plan. Furthermore, the VPA may include an "offsetting" strategy to "compensate" for the proposed removal of the medium quality

vegetation.

Prior to exhibition it is recommended that the Office of Environment Heritage be consulted in regards to whether this approach is reasonable.

SOCIAL / ECONOMIC

The planning proposal will have a positive social outcome as it will diversify the housing stock in Ingleburn and increase the local population which will potentially result in an increase in the social and economic activity of Ingleburn Town Centre.

In addition, the proposal will provide short and medium term employment opportunities related to the subdivision and development of the site for housing.

SERVICES AND INFRASTRUCTURE

The proposal notes that it has undertaken preliminary studies for infrastructure and notes that the proposal can comply with regulatory requirements. It is noted that the proposed stormwater management practices will need to be sufficient to ensure minimal impacts on the Georges River.

Assessment Process

Proposal type :	Precinct	Community Consultation Period :	28 Days
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Timeframe to make LEP :	12 months	Delegation :	Nil
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Public Authority Consultation - 56(2)(d) :	Department of Education and Communities Office of Environment and Heritage Integral Energy Transport for NSW Fire and Rescue NSW Department of Health NSW Rural Fire Service Transport for NSW - Roads and Maritime Services Sydney Water Telstra Other
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Is Public Hearing by the PAC required?	No
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(2)(a) Should the matter proceed ?	Yes
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If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

Other - provide details below

If Other, provide reasons :

The studies submitted as part of the planning proposal will need to be updated prior to exhibition to reflect the current proposal.

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Identify any internal consultations, if required :

Residential Land Release (MDP)

Is the provision and funding of state infrastructure relevant to this plan? **Yes**

If Yes, reasons :

The Department Developer Contributions team has reviewed the proposal. It is recommended that consultation occur with the relevant state agencies including:

- State agencies that may require infrastructure via a Voluntary Planning Agreement (ie Roads and Maritime Services, Transport for NSW, Department of Education and Communities, Fire & Rescue NSW, Department of Health, Office of Environment and Heritage, and other); and
- State agencies that provide infrastructure (not ordinarily via VPAs) (ie Sydney Water, Energy Australia, and other).

Documents

Document File Name	DocumentType Name	Is Public
1 - Cover Letter .pdf	Proposal Covering Letter	Yes
2 - Planning Proposal.pdf	Proposal	Yes
3 - Site .pdf	Map	Yes
4 - Caledonia Locality within Edgelands.pdf	Proposal	Yes
5 - Council Meeting Report 25.10.16.pdf	Proposal	Yes
6 - Resolution 25 October 2016.docx	Proposal	Yes
A - Engineering Report.pdf	Study	Yes
B - Flora Fauna Initial Constraints Report.pdf	Study	Yes
C - Preliminary heritage advice.pdf	Study	Yes
D - bushfire constraints report.pdf	Study	Yes
E - Odour Assessment.pdf	Study	Yes

Planning Team Recommendation

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

S.117 directions:

- 2.1 Environment Protection Zones
- 2.3 Heritage Conservation
- 3.1 Residential Zones
- 3.2 Caravan Parks and Manufactured Home Estates
- 3.3 Home Occupations
- 3.4 Integrating Land Use and Transport
- 4.4 Planning for Bushfire Protection
- 6.1 Approval and Referral Requirements
- 6.2 Reserving Land for Public Purposes
- 6.3 Site Specific Provisions

Additional Information :

DELEGATION OF PLAN MAKING FUNCTIONS
Campbelltown City Council has requested delegation of Plan making functions for this planning proposal. Due to the strategic nature of the proposal, delegation of Plan making functions to Council is not supported in this instance.

RECOMMENDATION

1. Prior to public exhibition, Council is to amend the planning proposal, as follows:
 - (a) remove reference to amendment of specific clauses in the LEP and amend the planning proposal to state the intended outcome to address the subdivision of land zoned R5 Large Lot on which an attached dual occupancy is situated and in the Caledonia Precinct;
 - (b) remove reference to local clause 7 and outline the intent of the planning proposal to prepare a relevant development control plan to accompany the proposal;

- (c) Part 2 Explanation of Provisions of the proposal is to be amended to clearly indicate the proposed amendments and maps to be amended;
- (d) Part 3 of the proposal is to be amended to adequately address the consistency of the proposal with the following:
 - i. A Plan for Growing Sydney,
 - ii. the Draft South West District Plan,
 - iii. State Environmental Planning Policies (SEPP 19—Bushland In Urban Areas, SEPP 44—Koala Habitat Protection and GMREP NO. 2 - Georges River Catchment), and
 - iv. Ministerial Directions (Direction 2.1 - Environment Protection Zones, Direction 4.4 - Planning For Bushfire Protection);
- (e) revise the planning proposal and supporting studies to reflect the current proposal in regards to the following:
 - i. retained vegetation in the proposed RE1 Public Recreation zone,
 - ii. Asset Protection Zone for bushfire protection;
- (f) delete all references to first order streams and include the correspondence with the NSW Department of Primary Industries – Water with regard to this issue; and
- (g) include higher quality current and proposed maps in Annexure 1-6 of the proposal.

The updated proposal is to be submitted to the Department.

2. Prior to exhibition, consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant S117 Directions:

- Office of Environment and Heritage (regarding the Cumberland Plains Woodland and local heritage item)
- NSW Rural Fire Service (regarding bushfire prone land)
- Transport for NSW (regarding regional infrastructure requirements)
- Fire and Rescue NSW (regarding regional infrastructure requirements)
- NSW Department of Health (regarding regional infrastructure requirements)
- Transport for NSW - Roads and Maritime Services (regarding regional infrastructure requirements)
- Sydney Water (regarding regional infrastructure requirements)
- Endeavour Energy (regarding regional infrastructure requirements)
- Telstra (regarding regional infrastructure requirements)
- Office of Strategic Lands (regarding the Georges River Parkway land reservation)

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and be given at least 21 days to comment on the proposal.

Comments from the Office of Environment and Heritage and the Rural Fire Service should be considered in the context of the proposed zoning and proposed protection of vegetation.

If regional infrastructure is required, the site is to be identified as an Urban Release Area, and Council is to amend the proposal document accordingly.

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

- (a) the planning proposal must be publicly exhibited for a minimum of 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 the planning proposal as identified in section 5.5.2 of A Guide to preparing local environmental plans (Department of Planning and Environment 2013).

4. A public hearing is not required to be held in relation to this matter by any person or body under section 52(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).

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5. The timeframe for completing the local environmental plan is to be 12 months from the week following the date of the Gateway determination.

Supporting Reasons : **The proposal would facilitate additional housing and is an economic use of the land and protect existing vegetation.**

Signature:



Printed Name:

STEPHEN GARDINER

Date:

8/12/16.