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DEPARTMENT OF PLANNING AND ENVIRONMENT

Planning Services

SUBMISSIONS REPORT - 1059A GROSE VALE ROAD, KURRAJONG

PURPOSE

- To seek endorsement from the Deputy Secretary, Planning Services, to forward the submissions report for the proposal at 1059A Grose Vale Road, Kurrajong (PP_2016_HAWKE_001_00) to the Sydney West Planning Panel (the Panel) for its consideration as the Relevant Planning Authority (RPA).

RECOMMENDATION

- That the Deputy Secretary, Planning Services:
 - **endorses** the submissions report (Tab A); and
 - **signs** the attached letter to the Chair, Sydney West Planning Panel (Tab B).

CURRENT POSITION

- On 17 May 2016, a Gateway determination (Tab C) was issued for a planning proposal at 1059A Grose Vale Road, Kurrajong, following a Pre-Gateway review process.
- In accordance with the Gateway determination the planning proposal (Tab D) was exhibited for a minimum of 28 days from 14 November 2016 to 31 January 2017.
- All community submissions objected to the proposal.
- The submission report identifies, summarises and addresses the key issues raised by the community and directly addresses the 5 public agency submissions.
- The attached report is required to be submitted to the Panel for their consideration of the submissions and to make a recommendation to the Deputy Secretary as delegate of the Greater Sydney Commission, whether the proposal should proceed.

The Planning Proposal

- The planning proposal seeks to facilitate a 6 lot residential subdivision by amending:
 - the minimum lot size from 4ha to 4,000sqm; and
 - the Restricted Lot Yield Map to provide for 6 lots.
- The site, land to the south and west is zoned RU4 Primary Production Small Lots under the *Hawkesbury Local Environmental Plan 2012*. Adjoining land to the north is zoned R2 Low Density Residential. A locality map is at Tab E.

Submissions

- The exhibition attracted a total of 11 submissions (Tab F – O) including:
 - 5 from public agencies; and
 - 6 from members of the community.

Public Agency Submissions

- Greater Sydney Local Land Services advised that the *Native Vegetation Act 2003* does not apply, therefore they will have no role in approving clearing on native vegetation on the site.
- Office of Environment and Heritage noted the following:
 - A Flora and Fauna Assessment was not undertaken for this proposal and OEH considered that a Flora and Fauna Assessment would be beneficial in order to:
 - confirm the presence of Sydney Turpentine Ironbark Forest and Shale Sandstone Transition Forest;
 - identify whether the site is habitat for threatened flora and fauna;
 - map the extent of biodiversity values and categorise these values as low, moderate or high values;
 - consider the impact of the proposed subdivision and associated dwelling construction, asset protection zones, on-site effluent disposal, fencing and ancillary development such as sheds on the vegetation and riparian area; and
 - determine if 6 lots is an appropriate maximum yield.
 - The provision of an E2 Conservation zone and other associated development controls such as a Vegetation Management Plan (VMP), will offer greater protection for the vegetation of high ecological value; and
 - OEH is supportive of a lot layout which retains vegetation in single ownership and is supportive of Restricted Lot Yield Map to limit the number of future lots.
- Rural Fire Service raised no objections to the proposal, subject to a requirement that future subdivision of the land complies with *Planning for Bush Fire Protection (2006)* and that a turnaround area with at least a 12m radius for firefighting trucks is provided.
- Roads and Maritime Services advised:
 - There are no objections to the proposal as it is unlikely to have any significant impacts on the road network; and
 - the cumulative traffic impacts of site-specific proposals may contribute to the need for road infrastructure improvements and strongly recommend a strategic traffic and transport study be prepared to consider cumulative impacts.
- Endeavour Energy advised there is capacity on the grid for the proposed subdivision.

Community Submissions

The main issues raised in the public submissions included:

- concern over the permissibility of further subdivision of a lot within a Community Title development;
- provision of infrastructure such as water, on-site wastewater systems and internet connection;
- provision of an access road including location, an existing restriction prohibiting access to and from Grose Vale Road, poor visibility and speed of traffic along Grose Vale Road, impacts on vegetation, slope of site and potential use of existing private road, maintained and managed under the Community Title;
- traffic;
- precedent;
- insufficient information;
- completion of the Council study for the Kurrajong and Kurmond Investigation Area; and

- environmental concerns including:
 - protection of the Critically Endangered Ecologically Community and riparian corridor;
 - run off from on-site wastewater systems;
 - omission of Environmental Impact Study;
 - the provision of asset protection zones;
 - slope of the subject site;
 - provision of an access road and slope constraints;
 - potential clearing;
 - the introduction of weeds;
 - frog populations; and
 - light pollution.

The Department's Comments

- Most of the issues raised can be addressed during the assessment of and conditioning of any subsequent development application. In response to the key issues, the Department can advise the following:
 - the proponent's submissions report (pg 1, Tab P) indicates a Flora and Fauna Assessment is intended to be submitted at the development application stage, as well as the provision of a Vegetation Management Plan, should the proposal proceed. These measures, along with the existing section 88b covenant limiting building on the vegetated portion of the site and the protection offered under the Hawkesbury Local Environmental Plan 2012 Terrestrial Biodiversity Map, are considered adequate for the purposes of a planning proposal;
 - the Onsite Waste Water Disposal Report provided with the planning proposal found that there was sufficient land available for each proposed lot to allow for adequate disposal;
 - details of how access to the site will occur, including the location and gradient of any potential new roads, will be determined at the development application stage. Should the proposal proceed, the subdivision concept plan (pg 12, Tab D) identifies two possible access options for further investigation;
 - traffic impacts are anticipated to be minimal due to the minor nature of the proposal and the RMS have advised the proposal is unlikely to have a significant impact on the road network;
 - a Preliminary Bushfire Report was prepared for the proposal, confirming asset protection zones may be established without impact on the riparian corridor;
 - the proponent provided a detailed response to the issues raised in the community submissions in their Submission Report dated 23 February 2017, however public agency submissions were not addressed (Tab P); and
 - detailed consideration of public and community submissions and the proponent's response to submissions can be found in the attached Submissions Reports (Tabs P and Q).

Conclusion

- On balance, issues raised during exhibition were adequately addressed by the proponent.
- Detailed matters such as accessibility to the site, provision of services and further protection of vegetation of high ecological will be addressed during the development application stage when detailed design commences.

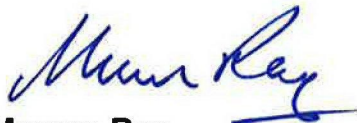
Recommendation to the Planning Panel

- The Department recommends that the Panel, as the Relevant Planning Authority:
 - notes the key issues raised in the agency and public submissions and associated responses from the proponent;
 - makes the submissions report publically available; and
 - provides a recommendation on whether the planning proposal should proceed.

BACKGROUND

- Hawkesbury City Council was invited to be the RPA, however declined the role and in July 2016, the former Sydney West Joint Regional Planning Panel was appointed as RPA by the Minister for Planning.

 14 March 2017
Stephen Murray
Executive Director, Regions


Marcus Ray
Deputy Secretary
Planning Services
15/03/2017

Approved/~~Not Approved~~/Noted

 03/03/17
Contact Officer: Catherine Van Laeren (AH)
Director, Sydney Region West
Phone: 9860 1520

Submissions Report

JRPP No	2016SYW068
Local Government Area	Hawkesbury Shire Council
Proposal	Planning proposal to amend the minimum lot size to 4000sqm to permit a 6 lot subdivision at 1059A Grose Vale Road PP_2016_HAWKE_001_00
Street Address	1059A Grose Vale Road, Kurrajong
Applicant/Owner	Montgomery Planning Solutions on behalf of the owner of the land.
Number of Submissions	11 Submissions 5 public agencies submissions 6 community submissions
Recommendation	Request preparation of the Draft LEP
Report by	Catherine Van Laeren Director, Sydney Region West

1. Introduction and Background

The purpose of this report is to provide a summary of the key matters raised in the submissions to the exhibited planning proposal for 1059A Grose Vale Road, Kurrajong (PP_2016_HAWKE_001_00).

1.1 The Site

The subject site (Lot 2 DP 270237), is itself, one of a seven lot community title subdivision (DP 270237). The site is approximately 4 ha in size and shown in Figure 1. The site slopes away from Grose Vale Road at an average gradient of 12% to 15%.

The subject site has an 81m frontage to Grose Vale Road, a classified road and the main road of Kurrajong. The site contains a covenant which prohibits vehicular access to or from Grose Vale Road. The site also fronts a private road that serves the community title subdivision.

The land comprises cleared land previously used for grazing, a partially constructed house is on the north-eastern portion of the site and a small water course with associated riparian vegetation is located on the south western boundary. The riparian vegetation includes Turpentine Iron Margin Forest which is a component of the endangered ecological community Sydney Turpentine Ironbark Forest. This is a Critically Endangered Ecological Community (CEEC). Approximately half of this vegetation is subject to a covenant which prohibits the grazing of livestock, construction of buildings or other structures and fencing. A dam was located on the site, however has subsequently been filled.



Figure 1: Site Location

1.2 The Proposal

The planning proposal seeks to permit a 6 lot subdivision within an existing 7 lot community title development.

The planning proposal seeks to permit a 6 lot residential subdivision by amending:

- the minimum lot size from 4 ha to 4,000sqm; and
- the Restricted Lot Yield Map to provide for 6 lots.

This is proposed to be implemented by amending the Minimum Lot Size Map (sheet LSZ_008A), and creating a new Restricted Lot Yield Map that will apply to the site.

2. Public Exhibition

The Gateway determination issued 17 May 2016 required the planning proposal and supporting documentation to be publically exhibited for a minimum of 28 days. The Gateway determination also required consultation with the following 5 agencies;

The following public agencies provided submissions:

- Greater Sydney Local Land Services;
- Office of Environment and Heritage;
- Rural Fire Service;

- Roads and Maritime Services; and
- Endeavour Energy.

The planning proposal was publicly exhibited from 14 November 2016 to 31 January 2017.

3. Submissions and assessment of issues raised:

3.1 General Overview

A total of 11 submissions were received in response to the exhibition. Five of these submissions were from public agencies, the remaining 6 were received from members of the community. A full copy of the submissions is attached at Tab P.

The proponent's submission report (Tab O) only addresses the 6 submissions received from community members.

3.2 Public Agency Submissions

Greater Sydney Local Land Services

The agency confirmed that the *Native Vegetation Act 2003* (NV Act) does not apply to the subject site and therefore the Greater Sydney Local Land Services have no role in approving any clearing of native vegetation on the site.

The Department's Views

The Department notes that no clearing is proposed as part of this proposal.

Office of Environment and Heritage

The Office of Environment and Heritage (OEH) raised the following issues:

• Biodiversity

OEH note that a Flora and Fauna Assessment was not undertaken for this proposal, however OEH mapping indicates the presence of Sydney Turpentine Ironbark Forest (STIF) which is listed as critically endangered ecological community (CEEC) and Shale Sandstone Transition Forest (SSTF) which is listed as endangered ecological community (EEC) under the *Threatened Species Conservation Act 1995*.

OEH notes that the section 88b instrument applying to the site does restrict building on the vegetated portion of the site, but it is unclear whether other areas of the site contain biodiversity values.

OEH consider that a Flora and Fauna Assessment would be beneficial in order to confirm:

- Confirm the presence of STIF and SSTF;
- Identify whether the site is habitat for threatened flora and fauna;
- Map the extent of biodiversity values and categorise these values as low, moderate or high values; and
- Consider the impact of the proposed subdivision and associated dwelling construction, asset protection zones, on-site effluent disposal, fencing and ancillary development such as sheds on the vegetation and riparian area.

• Land Use Zoning and Lot Yield Restriction

OEH considers that the biodiversity of the site should be protected at the strategic planning stage and recommends that the vegetation be protected through the use of the E2 Conservation Management zone and associated development controls which require the

management and protection of a vegetation in perpetuity, via a Vegetation Management Plan (VMP).

OEH is supportive of a lot layout which retains vegetation in single ownership and is supportive of Restricted Lot Yield Map to limit the number of future lots and acknowledges that the natural features of the site (ecologically significant vegetation and slope) are limiting factors for development. However, OEH considers that without first assessing the biodiversity values of the site, it is difficult to determine whether 6 lots is an appropriate maximum yield.

Department's Comments

It is noted that a Flora and Fauna Assessment was not undertaken as part of the planning proposal. However, a section 88b restriction applies to the site and limits building on the vegetated portion of the subject site. Additionally the vegetation is also mapped on the Terrestrial Biodiversity Map under the *Hawkesbury Local Environmental Plan 2012*. These measures are considered adequate for the planning proposal as they must be considered at the development application stage.

The Department supports the CEEC vegetation on the site being retained in a single lot, as indicated in the subdivision concept plan (pg 12 Tab D), however it is noted that this will be a matter for consideration at the development application stage. A Vegetation Management Plan is considered premature at this stage, but may be required by Council at the development application stage if Council considers it will provide for better outcomes.

The proponent's submission report indicates that a detailed Flora and Fauna report is intended to be submitted at development application stage and it is anticipated that a Vegetation Management Plan will also be put in place, to offer greater protection to the vegetation of high ecological value. This is discussed further in this report.

Regarding the application of an E2 (Environmental Protection) zone, it is considered that existing vegetation has been afforded a reasonable level of protection and any further measures, including a Vegetation Management Plan can be achieved at the development application stage, if the proposal proceeds.

Rural Fire Service

The RFS raises no objections to the proposal subject to a requirement that future subdivision of the land complies with *Planning for Bush Fire Protection (2006)*. The site will need to provide a sufficient turnaround area for emergency vehicles, such as firefighting trucks. The turnaround area is required to have at least a 12 metre outer radius.

Department's Comments

Compliance with the RFS' requirements regarding compliance with *Planning for Bush Fire Protection 2006* and emergency vehicle access will be considered as part of any development application, if the proposal proceeds.

Roads and Maritime Services

The Roads and Maritime Services (RMS) raises no objections to the proposal as it is unlikely to have any significant impacts on the road network.

However, the RMS note that while site-specific proposals of this nature do not generate significant increases in traffic when considered in isolation, the cumulative traffic impacts of

site-specific proposals in this area may contribute to the need for road infrastructure improvements.

RMS recommend a strategic traffic and transport study be prepared to consider cumulative impacts to identify infrastructure improvements required to support future growth, and to ensure developer funding mechanisms are in place for the provision of those required improvements.

Department's Comments

The Department notes the comments of the Roads and Maritime Services. The proposal is seeking an amendment to create a 6 lot subdivision and the traffic impacts will be negligible, however it is noted that cumulative impacts do have an impact on the road network.

The subject site is located within 800m of Kurrajong town centre and is on a bus route that provides connectivity to Richmond, the nearest major centre. Given the proposal's proximity to Kurrajong, access to bus services and minor nature, the cumulative impacts are considered negligible.

Endeavour Energy

Endeavour Energy advised that there was capacity on the grid for the proposed subdivision.

3.3 Community Submissions

Below is a summary of the public submissions received. Key issues raised in the public submissions include the following:

Subdivision of a lot within a Community Title development

Two submissions raised concerns about further subdivision being permissible within a community title development.

Proponent's Comment

The proposal is prepared in accordance with the Hawkesbury Residential Land Strategy, which is a public document adopted by Council in 2011.

Department's Comment

For the purposes of a planning proposal, a satisfactory level of information has been submitted. Subdivision of a Community title development is addressed under the *Community Land Development Act 1989 (Development Act)* and is permissible with consent under clause 2.6 Subdivision – consent requirements of the *Hawkesbury Local Environmental Plan 2012*.

Provision of Infrastructure

Concerns have been raised regarding the provision of water, on-site wastewater systems and internet connection. A number of submissions identified Kurrajong as having poor water pressure and noted the impacts additional dwellings would have on water supply.

Additionally, concerns were raised regarding the potential environmental impacts associated with on-site wastewater treatment systems including the placement of these systems and runoff.

One submission noted that not all residents were able to access satisfactory internet connection and that the NBN is not yet available in this area.

Proponent's Comment

On-site Wastewater Systems

The preliminary effluent disposal report confirms there is sufficient land available on each proposed lot to allow for adequate disposal.

Water

The matter of insufficient water supply has been raised in response to similar planning proposals. Sydney Water has not logged any complaints in relation to low water pressure. The City Planning Director advised at a recent Council meeting that Sydney Water is investigating whether an upgrade is required (in response to a request from Council). At the development application stage, should the proposal proceed, the proposed subdivision will be required to satisfy any Sydney Water requirements.

Internet Connection

Telephone, internet and mobile services are available in the area. There is some uptake of NBN in Kurrajong, however, the majority of rural properties in Australia, including the Hawkesbury region, do not have NBN services.

Department's Comment

The provision of essential services including water and disposal and management of sewage must be considered at the development application stage, as required by clause 6.7 Essential services of the *Hawkesbury Local Environmental Plan 2012*, should the proposal proceed.

On-site Wastewater Systems

Toby Fiander & Associates Pty Ltd were commissioned to provide a report that examined the site constraints to on-site disposal of wastewater and found that there is sufficient land available for each lot as proposed on the concept plan to allow for adequate disposal.

Water

Sydney Water are required to be consulted at the subdivision stage. Any upgrades that may be required are at the cost of the developer.

Provision of an Access Road

Numerous submissions raised concerns regarding:

- location of the access road to the proposed subdivision;
- existing restriction which applies to the subject site prohibiting access to and from Grose Vale Road;
- poor visibility and speed of traffic along Grose Vale Road;
- impact on significant vegetation;
- slope of the subject site and potential construction of proposed access road; and
- use of the existing access road which is a privately owned road, maintained and managed under the Community Title.

Proponent's Comment

Access to the site is yet to be resolved. This level of detail is not required for the purposes of a planning proposal. However, if Road Access Option B is pursued, there are clear sight distances of approximately 80m to the south and 120m along Grose Vale Road and a request to release the covenant prohibiting access to and from Grose Vale Road will be submitted to Council should the proposal proceed.

Proposed Road Access Option A is deliberately located within the cleared area and access proposed will need to satisfy the requirements of Hawkesbury Development Control Plan.

If the Community Title access road is found to be best access option (option A), the relevant owners consent will be provided with a future development application. Additionally, the access road would be upgraded, by the applicant, to public road standard between Grose Vale Road and the subject land.

Department's Comment

Details of how access to the site will occur, including the location and gradient of any potential new road provisions will be determined at the development application stage, should the proposal proceed. It is noted, however, that the subdivision concept plan (pg 12, Tab D) provided to support the planning proposal, identifies two access options, access to Grose Vale Road is currently prohibited under the section 88b instrument, access via the privately owned road will be subject to the relevant owners' consent at the development application stage.

Traffic

The submissions were concerned that the proposal would result in increased traffic and congestion, as well as dust and noise and that a traffic study had not been prepared as part of the proposal.

Proponent's Comment

Roads and Maritime Services (RMS) advised the proposal is unlikely to have a significant impact on the classified road network.

Department's Comment

The Department notes concerns in relation to traffic however RMS were consulted as part of the Gateway determination and raised no objections. Traffic impacts of the proposal are anticipated to be minor and unlikely to have a significant impact on the classified road network.

Environment

The following environmental concerns were identified:

- protection of the Critically Endangered Ecologically Community and riparian corridor;
- runoff from on-site wastewater systems;
- no Environmental Impact Study was undertaken;
- the provision of asset protection zones;
- slope of the subject site;
- provision of an access road and slope constraints;
- potential clearing;
- the introduction of weeds;
- frog populations; and
- light pollution.

Proponent's Comment

Protection of Critically Endangered Ecological Community and Riparian Corridor

The creek and riparian corridor is protected by a section 88b restricted covenant. A detailed Flora and Fauna report is intended to be submitted at development application stage and it is anticipated that a vegetation management plan will also be put in place. This will ensure

the vegetation with high conservation values are given more rigorous protection than currently exists.

Runoff from On-site Wastewater Systems

The preliminary effluent disposal report confirms there is sufficient land available on each proposed lot to allow for adequate disposal without impact on the riparian corridor. The original proposal was for 9 lots so the reduction to 6 lots will reduce any impacts.

Environmental Impact Study (EIS)

The proposal is site-specific and minor in nature and therefore, not significant enough to warrant an EIS. The information submitted was enough to satisfy Council officers, the Planning Panel and to obtain a Gateway determination to proceed.

Provision of Asset Protection Zones

The preliminary bushfire report confirms that there is sufficient area on each of the proposed lots for the provision of asset protection zones without impact on the riparian corridor.

Frog Populations

A search of the Office of Environment and Heritage database shows none of the four species allegedly identified are either endangered or vulnerable. A small dam on the site has been filled.

Light Pollution

The addition of 5 new dwellings is likely to have no impact on light pollution.

Department's Comment

The site is predominately cleared land and existing vegetation is protected by a section 88b restriction which prohibits the construction of buildings or structures and mapping on the Terrestrial Biodiversity Map under the *Hawkesbury Local Environmental Plan 2012*.

Additionally, the proposed subdivision concept plan has been designed to retain existing vegetation and no clearing has been proposed or is required to achieve the concept layout. Further, no building envelopes are proposed within the existing cleared areas.

It is considered that any further considerations to existing vegetation will be adequately considered at the development application stage, if the proposal proceeds.

Precedent

Submissions were concerned that as the subject site is one of a 7 lot community title development, this subdivision could set a precedent and other community land owners may seek to subdivide their lots, and unacceptably impact the rural amenity of the area.

Proponent's Comment

Precedence can only be taken from the proposal satisfying the Hawkesbury Residential Land Strategy which states that land within 1km of the village may be suitable for rural residential development.

Department's Comment

The subdivision concept plan is in keeping with the immediate surrounding urban form and pattern of subdivision. The proposal is for a small, large-lot subdivision on the edge of the township of Kurrajong and adjoins land zoned R2 Low Density Residential and will help to

create a transition from residential development to rural land. As noted earlier, the site is within an 800m walking distance (approx. 10 mins) to Kurrajong town centre, and is considered well within the bounds of an acceptable urban footprint.

Insufficient Information

A number of submissions felt that adequate information had not been provided regarding the location of the access road, site gradients, setbacks, site constraints and the provision of on-site wastewater treatment systems.

Proponent's Comment

The planning proposal contains sufficient information for the purposes of a planning proposal. This is endorsed by the JRPP's recommendation that the proposal proceed to the Gateway process and the proposal's subsequent Gateway determination recommending the proposal proceed.

Department's Comment

It is considered that layout and design aspects including setbacks, location and design of access road, placement of on-site wastewater treatment systems are aspects usually determined during the development application process. The development application process will trigger notification requirements and community members will be able to lodge submissions on specific design aspects of the proposed development at that time.

Additionally, this proposal was accompanied by a subdivision concept plan to indicate the ability to comply with the minimum lot size. The Department notes that this concept plan is not intended or required to provide the level of detail required for detailed Development Application drawings.

Completion of Kurrajong and Kurmond Investigation Area

Two submissions noted that Council has resolved not to approve any further rezoning applications pending the completion of this study and that this investigation would provide a considered, long-term approach to planning within this area and proposals should be considered against the guidelines when they are established. It was also noted that Kurrajong is not a one of the 5 villages earmarked for immediate development with the Hawkesbury region.

Proponent's Comment

This statement is incorrect. At the Ordinary Meeting of 29 November 2016, the Council resolved to continue processing the planning proposals within the investigation area and Council has subsequently supported the finalisation of two similar proposals.

Department's Comment

The proposal has been considered against a *Plan for Growing Sydney*, which provides long term strategic planning principles, directions and priorities for subregions including Hawkesbury and is considered consistent with this plan.

The Draft West District Plan states that rural lands should not be rezoned unless these are identified in a regional plan as urban investigation areas. The subject site has been identified within the investigation area of the Kurmond and Kurrajong Large Lot Residential Investigation Area.

Council have advised that the area is still under investigation and at present Council has no dwelling targets for the Kurrajong area. However, the proposal does not seek to rezone the land, the proposal seeks to amend the minimum lot size and the proposed large lot sizes (4000sqm) will provide a suitable transition between adjoining existing development.

RECOMMENDATION

That the Sydney West Planning Panel, as the Relevant Planning Authority notes the issues raised in submissions and makes a recommendation whether to:

- **release** the submissions report publicly; and
- **support** the progression of the planning proposal.

 14 March 2017
Stephen Murray
Executive Director, Regions


Marcus Ray
Deputy Secretary
Planning Services

15/03/2017

 03/03/17
Contact Officer: Catherine Van Laeren
Director, Sydney Region West
Phone: 02 9860 1520



Mr Sean O'Toole
Chair
Sydney West Planning Panel
GPO Box 39
Sydney NSW 2001

Dear Mr O'Toole *Sean*

**Planning Proposal - PP_2016_HAWKE_001_00 - 1059A Grose Vale Road,
Kurrajong**

I refer to the planning proposal for land at 1059A Grose Vale Road, Kurrajong and the Sydney West Planning Panel's role as the Relevant Planning Authority.

As you are aware, the planning proposal was placed on public exhibition from 14 November 2016 to 31 January 2017. The exhibition attracted a total of 11 submissions including 5 from public agencies.

Attached is a submissions report that summaries the issues raised in the submissions. The report also contains responses to submissions by the proponent. The report concludes with a recommendation that the Sydney West Planning Panel makes the submissions report publically available, and make a recommendation whether the proposal should proceed to finalisation.

Should the Panel determine to proceed with the planning proposal, please forward to the Department for finalisation. The Panel will be consulted on the draft plan prior to it being made.

Thank you for your ongoing assistance with this matter and if you have any questions please contact Mrs Catherine Van Laeren, Director, Sydney Region West on (02) 9860 1520.

Yours sincerely

Marcus Ray
Deputy Secretary
Planning Services
Encl: Submissions Report

15/03/2017