

Hawkesbury City Council

Our Ref: LEP005/15
7 December 2015



PCU063111

Ms Rachel Cumming
Regional Director
Sydney West Region
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Department of Planning
Received
8 DEC 2015
Scanning Room

Dear Ms Cumming

Planning Proposal for 18 James Street, South Windsor

Pursuant to Section 56 of the *Environmental Planning and Assessment Act 1979* (the Act), it is advised that Council at its meeting of 24 November 2015 resolved as follows:

That:

1. Council support the preparation of a planning proposal relating to Lot 4 DP 503048, 18 James Street, South Windsor to:
 - a) amend the Land Zoning Map of Hawkesbury Local Environmental Plan 2012 to change the current zoning of the site from SP2 Infrastructure to R3 Medium Density Residential as shown in Attachment 1 to this report
 - b) amend the Lot Size Map of the Hawkesbury Local Environmental Plan 2012 to specify 450m² minimum lot size for the site as shown in Attachment 2 to this report
 - c) amend the Height of Buildings Map of the Hawkesbury Local Environmental Plan 2012 to specify 10m maximum height of buildings for the site as shown in Attachment 3 to this report.
2. The planning proposal be forwarded to the Department of Planning and Environment with a request for a 'Gateway' determination.
3. The Department of Planning and Environment be advised that Council wishes to request a Written Authorisation to Exercise Delegation to make the Plan.

As per resolution item 2 enclosed for the Department's consideration is a copy of the planning proposal prepared in accordance with Section 55 of the Act together with a copy of Council's report and resolution on the matter.

As per resolution item 3 Council requests a Written Authorisation to Exercise Delegation to make the Plan. Please find attached the completed Evaluation Criteria for the delegation of plan making functions.



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Windsor NSW 2756
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Where people make the difference.

All communications to be addressed to the General Manager
P.O. Box 146, Windsor NSW 2756
Website: www.hawkesbury.nsw.gov.au
E-mail: council@hawkesbury.nsw.gov.au
Hours: Monday to Friday 8.30am - 5.00pm

English

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If you do not understand it please contact the Telephone
Interpreting Service on 131 450 and ask them to contact
Hawkesbury City Council on 02 4560 4444.

Arabic

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على الرقم 02 4560 4444

Chinese

這份文件載有重要的資訊。如果你不了解它，
請致電 131 450，電話傳譯服務，
要求他們接線(02) 4560 4444
聯絡 Hawkesbury City Council 查詢。

Hindi

इन कागज़ों में आवश्यक जानकारी दी गई है।
यदि आप इसे समझ नहीं पायें तो कृपया दूरभाष
दुभाषिया सेवा से 131 450 पर सम्पर्क करें तथा
उनसे हाक्सबरी सिटी कौन्सिल से 02 4560 4444
पर मिलाने को कहिये।

Filipino- Tagalog

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Kung hindi ninyo nauunawaan ito pakitawagan ang Telephone
Interpreting Service sa 131 450 at hilingin sa kanila na tawagan
ang Hawkesbury City Council sa 02 4560 4444.

Macedonian

Ovoj dokument sodrži važno informacija.
Ako ne go razbirate ve molime da se javite na službata za
tolkuvawe preku telefon (Telephone Interpreting Service) na
131 450 i pobarajte da go kontaktiraat Hawkesbury City Council na
02 4560 4444



Should you have any enquiries regarding this matter please contact Karu Wijayasinghe (02) 45604546.

Yours faithfully

Karu Wijayasinghe
Senior Strategic Land Use Planner
Direct Line: (02) 4560 4546

Attach 1: Planning Proposal
Attach 2: Council Report and Resolution 24 November 2015
Attach 3: Completed Evaluation Criteria

Planning Proposal **(Rezoning)**



At
No.18 James St South Windsor

April 2015

Prepared by

Urban City Consulting
Reference 150054



SCANNED

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1. Planning Proposal

1. INTRODUCTION

This report constitutes a Planning Proposal Submission and accompanies the submission of an application seeking to rezone the existing zone of the property SP 2 Community Facility to R3 Residential (Medium Density) under Hawkesbury LEP 2012 behalf of Mr T Scopelliti.

1.1 Scope

The purpose of this planning proposal report is to assess the following matters:

1. Provide details of the existing land uses in the locality and the current and draft planning controls.
2. Provide details of the 4 parts of the planning proposal as outlined by the Department of Planning.

2. DESCRIPTION

2.1 Legal Description

The site is legally described as Lot 4 in Deposited Plan 503048 Number 18 James St South Windsor.

2.2 Site Location

The site is located on the south western corner of James Street and Dickson Lane.

Refer to the plan below.



2.3 Physical Description

The property is a rectangle shape property with an area of 670.3sqm and street access and frontage to both James Street, Dickson Lane and unnamed lane at the rear.

The site is relatively flat.

Refer to photos of the site attached to the Planning Proposal Report

3.0 EXISTING DEVELOPMENT

3.1 On the site.

The site currently contains the South Windsor Scout Hall.

Refer to the aerial photo of the site below.

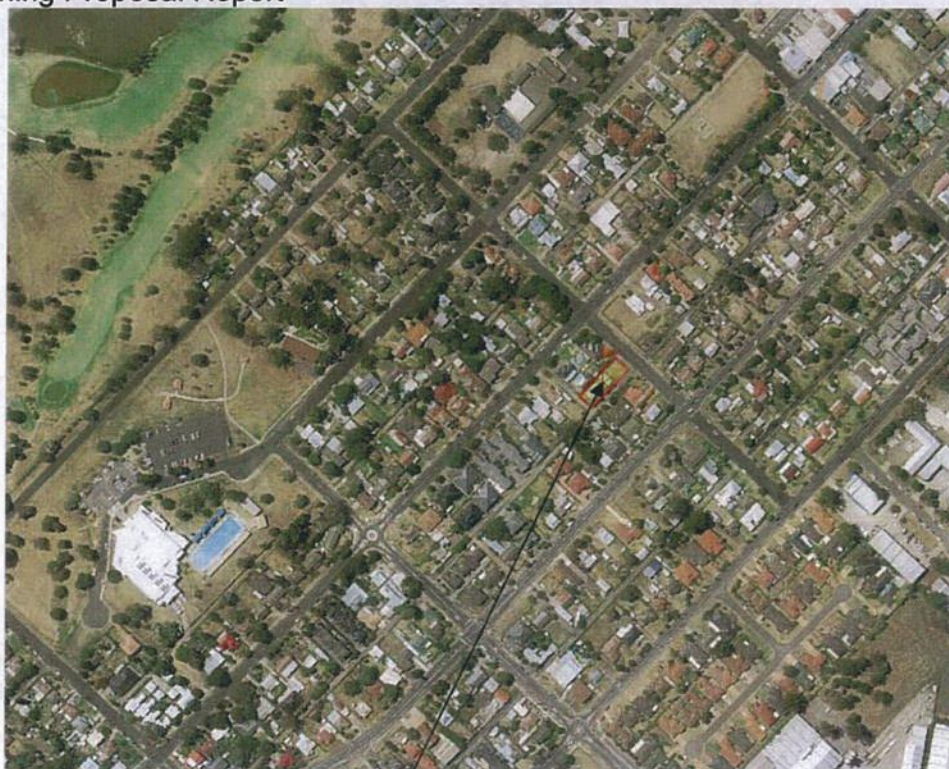


Subject Site

1.2 Neighborhood Character

The surrounding neighborhood character is residential with a range of single dwelling and multi-unit housing.

Refer to aerial photo below and photos of the neighboring area attached to the Planning Proposal Report



Subject site

4.0 BACKGROUND

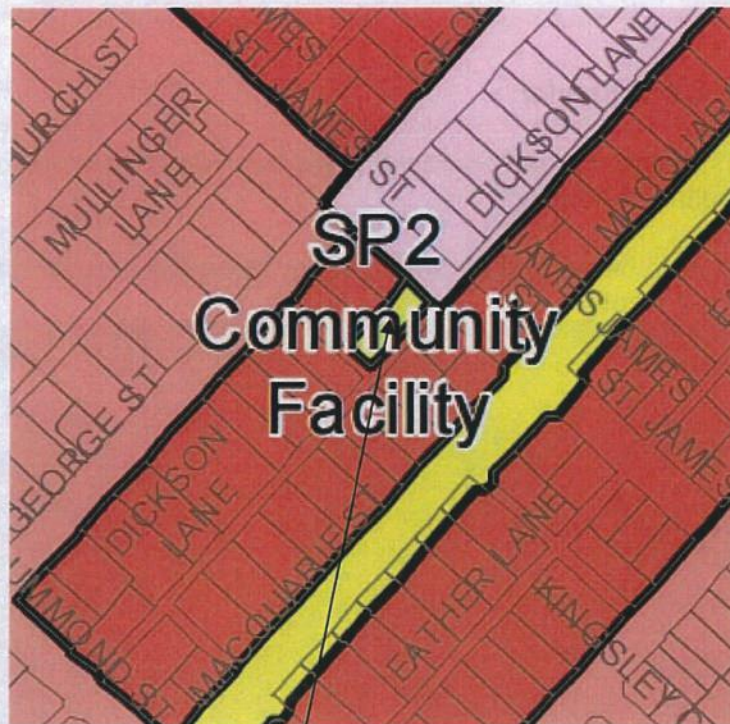
The site has been used as a scout hall for a number of years and is no longer needed for that purpose and has been sold.

5.0 CURRENT ZONING

5.1 Site and Immediate Locality

Hawkesbury Local Environmental Plan 2012

The property is zoned SP2 Community Facility under the Hawkesbury LEP 2012.



Subject Site

6.0 PLANNING PROPOSAL

The planning proposal prepared in accordance with the Department of Planning and Infrastructure (*A guide to preparing planning proposals October 2012*) which is attached as **Attachment 1**

8.0 CONCLUSION

The planning proposal involves rezoning the existing site known as Lot 4 DP 503048 No. 18 James Street from SP 2 Community Facility to R3 Residential (Medium Density) which is consistent with the surrounding zone.

The planning proposal will allow the land which is no longer used or needed for a community facility (scout hall) to have more development potential and be consistent with the adjoining residential zone and developments.

The planning proposal is consistent with the relevant s117 (2) directions and the site has no constraints that would prevent or prohibit development for purposes permitted in a R3 Residential zone.

The future development for residential purposes is unlikely to have any significant impact on the current amenity of the residential development surrounding the site.

Attachments

Planning Proposal

THE PLANNING PROPOSAL

Part 1 -Statement of the objectives and intended outcome of the proposed LEP

The objective and intended outcome of the planning proposal is to enable the redevelopment of the former scout hall site at 18 James Street South Windsor for a residential housing development.

Part 2- Explanation of Provisions

The proposed outcome will be achieved by:

- Amendment to Hawkesbury LEP 2012 Land Zoning Map on the former Scout Hall site at 18 James Street South Windsor from the current zoning of SP 2 Community Facility to R3 Medium Density Residential in accordance with the proposed zoning map shown at attachment 1.
- Amendment to Hawkesbury LEP 2012 Height of Building Map in accordance with the surrounding area with a maximum permissible height of 10m.
- Amendment to Hawkesbury LEP 2012 Lot Size Map in accordance with the surrounding area with a minimum lot size of 450sqm.

Part 3- Justification for the proposed LEP

Section A Need for the planning proposal

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

The planning proposal is not as a result of any strategic study or report that was undertaken for the site.

The land has been used for a number of years as a scout hall and was zoned as special uses 5(a) Scout Hall under the former planning instrument Hawkesbury LEP 1989 and was subsequently zoned SP2 Community Facility under Hawkesbury LEP 2012.

The scout hall has not been use for a period of time and the land was sold by the former owner as it was no longer needed for the purpose as a scout hall.

The current zoning being SP Community Facility has a limited range of uses and development that are permissible. (Refer below)

The current permitted uses in the SP2 Community Facility are as follows:

2 Permitted without consent

Environmental protection works; Home occupations

3 Permitted with consent

Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

4 Prohibited

Any development not specified in item 2 or 3

As can be seen above the majority of the uses and development relates to community facility activities.

The proposed R3 zone will still permit a community facility to be established on the site in the future as well as the opportunity for other uses that are compatible to the residential area that surrounds the site.

The site is currently serviced with utilities and has good access to a range of facilities that are required by residential development such as shopping, medical, community and transport services.

The planning proposal is to rezone the land to R3 Medium Density which is the zone that surrounds the site and provides a greater opportunity for development that will be consistent with the surrounding residential land uses and built form.

The planning proposal is consistent with the planning principle of urban consolidation by maximising land for residential purposes that has good access to services and infrastructure required by the future residents.

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

The intended outcome of the planning proposal is to permit a wider range of permitted land uses and development of the site that are not possible under the current zoning of the site.

The options available to achieve the objective and intended outcome is as follows:

- Maintain the existing SP2 Community Facility zone and extend the range of uses permissible on this site under schedule 1 of Hawkesbury Local Environmental Plan 2012.
- Rezone the site from SP2 Community Facility to R3 Medium Density (Map Amendment) under Hawkesbury Local Environmental Plan 2012. This will also involve amendments to several other maps attached to the LEP such as building height, lot size.

The map amendment to R3 Medium Density Residential zone is the best solution to achieve the intended outcome of the planning proposal as it provides greater flexibility for future development of the site and the zone would be more appropriate for a future residential development of the site rather than maintaining the SP2 zone.

The R3 zone will still permit Community Facilities.

Section B Relationship to strategic planning framework

3. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

The document titled *A Plan for Growing Sydney* was prepared by the Department of Planning and Environment provides a framework for strengthening the global competitiveness of Sydney and delivering strong investment and jobs growth in Western Sydney.

The plan also provides a guide for future land use planning decisions in the next 20 years these decisions will determine where people will live and work and how we move around the city. The future land use planning will shape the productivity of our businesses, the choice of housing we have, the services and facilities we

have access to, the liveability of our communities and the quality of our built and natural environment.

The relevant visions and goals outlined in the plan that are applicable to the planning proposal are:

*To achieve this vision, the Government has set down **goals** that Sydney will be:
a city of **housing choice** with homes that meet our needs and lifestyles;
a **great place to live** with communities that are strong, healthy and well connected;*

Goal 2: A city of housing choice, with homes that meet our needs and lifestyles

The Plan's focus is on providing more housing, with a greater choice of dwelling types in well-serviced locations. This will help meet changing household needs, lifestyle choices, population growth and different household budgets.

Residents should be able to age at home, if they wish, live close to families and friends, and travel easily to work, education and social activities. New housing will be supported by local infrastructure and services that reflect the demographic needs of a community.

DIRECTIONS AND ACTIONS

ACCELERATE HOUSING SUPPLY ACROSS SYDNEY

- Accelerate housing supply and local housing choices.
- Accelerate new housing in designated infill areas (established urban areas) through the Priority Precincts and UrbanGrowth NSW programs.
- Deliver more housing by developing surplus or under-used Government

IMPROVE HOUSING CHOICE TO SUIT DIFFERENT NEEDS AND LIFESTYLES

- Require local housing strategies to plan for a range of housing types.
- Enable the subdivision of existing homes and lots in areas suited to medium density housing.
- Deliver more opportunities for affordable housing.

THE PLANNING PRINCIPLES THAT WILL GUIDE HOW SYDNEY GROWS

PRINCIPLE 1: INCREASING HOUSING CHOICE AROUND ALL CENTRES THROUGH URBAN RENEWAL IN ESTABLISHED AREAS

Increasing housing close to centres and stations makes it easier to walk or cycle to shops or services; travel to work or other centres; reduces traffic congestion; and makes our neighbourhoods more community oriented.

Increasing the variety of housing available makes it easier for people to find a home that suits their lifestyle, household size and their budget

Direction 2.1: Accelerate housing supply across Sydney

ACTION 2.1.1: ACCELERATE HOUSING SUPPLY AND LOCAL HOUSING CHOICES

The most suitable areas for significant urban renewal are those areas best connected to employment and include:

- *in and around centres that are close to jobs and are serviced by public transport services that are frequent and capable of moving large numbers of people;*

ACTION 2.1.2: ACCELERATE NEW HOUSING IN DESIGNATED INFILL AREAS (ESTABLISHED URBAN AREAS) THROUGH THE PRIORITY PRECINCTS AND URBANGROWTH NSW PROGRAMS

Locations with large lots within the existing urban area that are close to centres on the rail, light rail and rapid bus systems are particularly suited to urban renewal.

Direction 2.3: Improve housing choice to suit different needs and lifestyles

ACTION 2.3.2: ENABLE THE SUBDIVISION OF EXISTING HOMES AND LOTS IN AREAS SUITED TO MEDIUM DENSITY HOUSING

Subdividing existing homes and lots in areas that are suitable for medium density housing can help to meet consumer demand and reduce the cost of housing.

The planning proposal is consistent with the *Plan for Growing Sydney* for the following reasons:

- The planning proposal will allow the land to be developed for a range of residential housing developments which will provide a **housing choice** that will meet our needs and lifestyles of the local community.
- Involves land within an existing established residential area that reduces the cost of providing any additional infrastructure facilities.

This allows future housing choices on land to occur in existing developed areas which is consistent with:

Direction 2.1: Accelerate housing supply across Sydney

Direction 2.3: Improve housing choice to suit different needs and lifestyles

- Increasing housing close to shopping centres and stations.
The site is located within 400m of the South Windsor Shopping Centre and 1km of the Windsor Railway Station.
- The site is suitable for medium density development as it is surrounded by the R3 Medium Density Residential zone of Hawkesbury LEP 2012.
- Allows the opportunity for creating an improved housing choice for the local community by permitting a range of residential housing developments.

The planning proposal as shown above is consistent with the vision of the *Plan for Growing Sydney* by providing the opportunity for more housing, with a greater choice of dwelling types in a well-serviced locations which will assist in meeting the changing household needs, lifestyle choices, population growth and different household budgets for the Hawkesbury Region.

The Planning proposal is consistent with a number of directions and actions as listed below in the *Plan for Growing Sydney*.

Direction 2.1: Accelerate housing supply across Sydney

- **ACTION 2.1.1: ACCELERATE HOUSING SUPPLY AND LOCAL HOUSING CHOICES**
- **ACTION 2.1.2: ACCELERATE NEW HOUSING IN DESIGNATED INFILL AREAS (ESTABLISHED URBAN AREAS) THROUGH THE PRIORITY PRECINCTS AND URBANGROWTH NSW PROGRAMS**

Direction 2.3: Improve housing choice to suit different needs and lifestyles

- **ACTION 2.3.2: ENABLE THE SUBDIVISION OF EXISTING HOMES AND LOTS IN AREAS SUITED TO MEDIUM DENSITY HOUSING**

While the area of the site is not significant when considered against other lands the planning proposal will provide the opportunity for additional residential housing to be developed that the current zone does not permit in an existing urban area that is already well serviced by infrastructure and services.

4. Is the planning proposal consistent with the local council's Community Strategic Plan or other local strategic plan?

The planning proposal is considered to be consistent with the adopted *Hawkesbury Residential Land Strategy* and *Hawkesbury Community Strategic Plan 2013-2032*.
Hawkesbury Residential Land Strategy

The strategy provides a direction to guide the future residential development in the Hawkesbury Region over the next 30 years.

The strategy seeks to:

- Accommodate 5,000 to 6,000 additional dwellings by 2031, primarily within the existing urban areas.
- Accommodate the changing population which presents new demands in terms of housing, services and access.

The strategy uses a centres model which identifies the centres as the priority location for growth as they have the benefit of existing services and infrastructure.

The strategy focuses future residential development around existing centres.

The planning proposal involves land that is located within the existing South Windsor urban area that is in close proximity to the South Windsor Shopping Centre, Windsor Railway Station and other services needed by the community. The existing service infrastructure is adequate for the likely demand generated by any future residential development of the land.

The current surrounding residential zone being R3 Medium Density recognises the proximity to services and facilities.

The land is located in an existing established residential area.

Hawkesbury Community Strategic Plan 2013-2032.

The Community Strategic Plan contains 5 visions which are supported with directions, strategies, goals and measures to assist in achieving the visions.

The 5 visions are:

1. Looking after People and Place
2. Caring for Our Environment
3. Linking the Hawkesbury
4. Supporting Business and Local Jobs
5. Shaping Our Future Together

The relevant sections of the strategic plan that relate to the planning proposal are as follows:

Looking after People	
Directions • <i>Offer residents a choice of housing options that meets their needs whilst being sympathetic to the qualities of the Hawkesbury.</i> • <i>Population growth is matched with the provision of infrastructure and is sympathetic to the rural, environmental, heritage values and character of the Hawkesbury</i> • <i>Have development on both sides of the river supported by appropriate physical and community infrastructure.</i> • <i>Have future residential and commercial development designed and planned to minimise impacts on local transport systems, allowing easy access to main metropolitan gateways</i>	Comment The potential future development of the site for medium density housing will offer a choice of housing options that will be consistent with the existing urban area and residential development that surrounds the site. The potential increase in population growth as a result of any future residential development of the site is considered to be small and will be sympathetic to the character of the locality and the Hawkesbury Region. The site has access currently to existing physical and community infrastructure which will be able to support the likely increase in population as a result of any future residential development on the land. The site has current access to public transport and will have a minimum impact on the local transport systems.
Strategies • <i>Encourage affordable, diverse and quality housing solutions in serviced areas</i>	The planning proposal will provide the opportunity for the site to be developed for a range of housing types located in a serviced area.

5. Is the planning proposal consistent with applicable state environmental planning policies?

The planning proposal is consistent with the following State and Regional Environmental Planning Policies.

SEPP 33 Urban Consolidation (Redevelopment of Urban Lands)

SEPP 55 (Remediation of Land).

SEPP (Affordable Rental Housing) 2009

SEPP (Building Sustainability Index BASIX) 2004

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

SEPP (Exempt and Complying Development Codes) 2008

SEPP (Infrastructure) 2007

SREP 20 (Hawkesbury Nepean)

6. Is the planning proposal consistent with applicable Ministerial Directions (S117 directions)?

Direction	When this direction applied	Applicable/Consistent
1.1 <i>Business and Industrial Zones</i>	<i>This direction applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed business or industrial zone (including the alteration of any existing business or industrial zone boundary).</i>	No
1.2 <i>Rural Zones</i>	<i>This direction applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural zone (including the alteration of any existing rural zone boundary).</i>	No
1.3 <i>Mining, Petroleum Production and Extractive Industries</i>	<i>This direction applies when a relevant planning authority prepares a planning proposal that would have the effect of:</i> (a) <i>prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or</i> (b) <i>restricting the potential development of resources of coal, other minerals, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.</i>	Yes The planning proposal will prohibit extractive industries in the zone
1.4 <i>Oyster Aquaculture</i>	<i>This direction applies when a relevant planning authority prepares any planning proposal that proposes a change in land use which could result in:</i> <i>adverse impacts on a Priority Oyster Aquaculture Area or a "current oyster aquaculture lease in the national parks estate"; or</i> <i>incompatible use of land between oyster aquaculture in a Priority Oyster Aquaculture Area or a "current oyster aquaculture lease in the national parks estate" and other land uses.</i>	No
1.5 <i>Rural Lands</i>	(a) <i>a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural or environment protection zone (including the alteration of any existing rural or</i>	No

	environment protection zone boundary) or (b) a relevant planning authority prepares a planning proposal that changes the existing minimum lot size on land within a rural or environment protection zone.	
2.1 Environment Protection Zones	(4) A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas. (5) A planning proposal that applies to land within an environment protection zone or land otherwise identified for environment protection purposes in a LEP must not reduce the environmental protection standards that apply to the land (including by modifying development standards that apply to the land). This requirement does not apply to a change to a development standard for minimum lot size for a dwelling in accordance with clause (5) of Direction 1.5 "Rural Lands".	No
2.2 Coastal Protection	This direction applies when a relevant planning authority prepares a planning proposal that applies to land in the coastal zone.	No
2.3 Heritage Conservation	A planning proposal must contain provisions that facilitate the conservation of: (a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area, (b) Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974, and (c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority	No

	<i>and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.</i>	
2.4 Recreation Vehicle Areas	<i>A planning proposal must not enable land to be developed for the purpose of a recreation vehicle area (within the meaning of the Recreation Vehicles Act 1983):</i> <i>(a) where the land is within an environmental protection zone,</i> <i>(b) where the land comprises a beach or a dune adjacent to or adjoining a beach,</i> <i>(c) where the land is not within an area or zone referred to in paragraphs (4)(a) or (4)(b) unless the relevant planning authority has taken into consideration:</i> <i>(i) the provisions of the guidelines entitled Guidelines for Selection, Establishment and Maintenance of Recreation Vehicle Areas, Soil Conservation Service of New South Wales, September, 1985, and</i> <i>(ii) the provisions of the guidelines entitled Recreation Vehicles Act, 1983, Guidelines for Selection, Design, and Operation of Recreation Vehicle Areas, State Pollution Control Commission, September 1985.</i>	No

3.1 <i>Residential Zones</i>	<i>This direction applies when a relevant planning authority prepares a planning proposal that will affect land within:</i> (a) <i>an existing or proposed residential zone (including the alteration of any existing residential zone boundary), any other zone in which significant residential development is permitted or proposed to be permitted</i>	No
3.2 <i>Caravan Parks and anufactured Home Estates</i>	<i>In identifying suitable zones, locations and provisions for caravan parks in a planning proposal, the relevant planning authority must:</i> (a) <i>retain provisions that permit development for the purposes of a caravan park to be carried out on land, and</i> (b) <i>retain the zonings of existing caravan parks, or in the case of a new principal LEP zone the land in accordance with an appropriate zone under the Standard Instrument (Local Environmental Plans) Order 2006 that would facilitate the retention of the existing caravan park.</i> <i>In identifying suitable zones, locations and provisions for manufactured home estates (MHEs) in a planning proposal, the relevant planning authority must:</i> (a) <i>take into account the categories of land set out in Schedule 2 of SEPP 36 as to where MHEs should not be located,</i> (b) <i>take into account the principles listed in clause 9 of SEPP 36 (which relevant planning authorities are required to consider when assessing and determining the development and subdivision proposals), and</i> (c) <i>include provisions that the subdivision of MHEs by long term lease of up to 20 years or under the Community Land Development Act 1989 be permissible with consent.</i>	No

3.3 <i>Home Occupations</i>	<i>Planning proposals must permit home occupations to be carried out in dwelling houses without the need for development consent.</i>	Yes Consistent permitted in R3 zone
3.4 <i>Integrating Land Use and Transport</i>	<i>This direction applies when a relevant planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.</i>	Yes Consistent with the aims, objectives and principles of: (a) Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and (b) The Right Place for Business and Services – Planning Policy (DUAP 2001). The land has currently access to a range of transport choices.
3.5 <i>Development Near Licensed Aerodromes</i>	<i>This direction applies when a relevant planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to land in the vicinity of a licensed aerodrome.</i>	Yes The Richmond RAAF base is in the locality. The land is located outside the ANEF 2014 contour map
3.6 <i>Shooting Ranges</i>	<i>This direction applies when a relevant planning authority prepares a planning proposal that will affect, create, alter or remove a zone or a provision relating to land adjacent to and/ or adjoining an existing shooting range.</i>	No

4.1 <i>Acid Sulfate Soils</i>	<i>This direction applies when a relevant planning authority prepares a planning proposal that will apply to land having a probability of containing acid sulfate soils as shown on the Acid Sulfate Soils Planning Maps</i>	Yes Consistent and currently identified as class 5 on the Acid Sulphate Soils Map of HLEP 2012.
4.2 <i>Mine Subsidence and Unstable Land</i>	<i>This direction applies when a relevant planning authority prepares a planning proposal that permits development on land that:</i> <i>(a) is within a mine subsidence district, or</i> <i>(b) has been identified as unstable in a study, strategy or other assessment undertaken:</i> <i>(i) by or on behalf of the relevant planning authority, or</i> <i>(ii) by or on behalf of a public authority and provided to the relevant planning authority.</i>	No
4.3 <i>Flood Prone Land</i>	<i>This direction applies when a relevant planning authority prepares a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land.</i>	No The land is above the 1:100 year flood.
4.4 <i>Planning for Bushfire Protection</i>	<i>This direction applies when a relevant planning authority prepares a planning proposal that will affect, or is in proximity to land mapped as bushfire prone land</i>	No
5.1 Implementation of Regional Strategies	<i>Planning proposals must be consistent with a regional strategy released by the Minister for Planning.</i>	Yes The planning proposal is consistent with the Plan for Growing Sydney as discussed above.

5.2 <i>Sydney Drinking Water Catchment</i>	<i>This Direction applies to the Sydney drinking water catchment in the following local government areas:</i> <i>Blue Mountains Campbelltown Cooma Monaro Eurobodalla Goulburn Mulwaree</i>	No
5.3 <i>Farmland of State and Regional Significance on the NSW Far North Coast</i>	<i>This direction applies to:</i> <i>(b) Ballina Shire Council, (c) Byron Shire Council, (d) Kyogle Shire Council, (e) Lismore City Council, (f) Richmond Valley Council, and (g) Tweed Shire Council,</i> <i>except within areas contained by a "town and village growth boundary" in the Far North Coast Regional Strategy.</i>	No
5.4 <i>Commercial and Retail Development along the Pacific Highway, North Coast</i>	<i>This Direction applies when a relevant planning authority prepares a planning proposal for land in the vicinity of the existing and/or proposed alignment of the Pacific Highway.</i>	No

5.8 Second Sydney Airport: Badgerys Creek	<i>This direction applies to land shown within the boundaries of the proposed airport site and within the 20 ANEF contour as shown on the map entitled "Badgerys Creek–Australian Noise Exposure Forecast–Proposed Alignment–Worst Case Assumptions", this being found in Appendix U of the Second Sydney Airport Site Selection Program Draft Environmental Impact Statement within Fairfield City Council, Liverpool City Council, Penrith City Council and Wollondilly Shire Council local government areas</i>	No
5.9 North West Rail Link Corridor Strategy	<i>This Direction applies when a relevant planning authority prepares a planning proposal for land within the North West Rail Link Corridor, as identified in the NWRL Corridor Strategy and Structure Plans.</i>	No
6.2 Reserving Land for Public Purposes	<i>A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General).</i>	No
6.3 Site Specific Provisions	<i>A planning proposal that will amend another environmental planning instrument in order to allow a particular development proposal to be carried out must either:</i> <i>allow that land use to be carried out in the zone the land is situated on, or</i> <i>rezone the site to an existing zone already applying in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or</i> <i>allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.</i> <i>A planning proposal must not contain or refer to drawings that show details of the development proposal.</i>	Yes The planning proposal is to zone the property R3 and does not impose any additional development standards.

7. <i>Implementation of A Plan for Growing Sydney</i>	Planning proposals shall be consistent with: (a) <i>the NSW Government's A Plan for Growing Sydney published in December 2014.</i>	Yes The planning proposal is consistent with the <i>Plan for Growing Sydney</i> as discussed above.
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Section C- Environmental, social and economic impact

7. Is there any likelihood that critical habitat or threatened species, population or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The site does not contain any of the above and the proposal will have no impact on any of the above matters.

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

The planning proposal is unlikely to have any environmental effects given the surrounding development which is residential.

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

The planning proposal is unlikely to have any negative impact or effect on social or economic matters.

The impact from an economic and social view are seen to be positive by providing the opportunity for the site to be developed for residential housing in an existing serviced area.

Section D – State and Commonwealth Interests.

10. Is there adequate public infrastructure for the planning proposal?

The planning proposal involves on parcel of land which currently has access to utility and community services that are adequate for any future development of the land for uses associated with residential..

The site is in close proximity to main transport routes with Sydney and other regional areas.

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

The planning proposal is unlikely to require any referrals to State and Commonwealth Public Authorities given the small scale and impact of the planning proposal.

The only referral likely will be NSW Trade and investment in accordance with Direction 1.3(4).

Part 4 Mapping

The following mapping is attached to the planning proposal:

1. The land subject to the planning proposal
2. Current land use zones applying to the land
3. Current development standards relating to the land
4. Propose alternative zone
5. Maps of the revised development standard
6. Aerial photo of site and locality.
7. Photos of the site and surrounding area

Part 5 Community Consultation

The nature of the proposal it is considered to be categorised as low impact planning proposal.

The consultation period will be 28 days.

The notification will involve the following:

- Written notification to the adjoining and affected property owners and occupants.
- Public Notice in local newspaper circulating in the locality.
- Exhibition of the application and any supporting reports and documents

Part 6 Project Timeline

The table below shows the project timeline

Project Phase	Tentative Time Target
1. Project commencement	Date of gateway determination received by Council
2. Completion of technical information prior to government agency consultation	1 week
3 Government agency consultation	6 weeks (3 weeks minimum consultation period and additional 3 weeks for any agency requests for additional time of information)
4 Preparation of written advise to the adjoining /affected property owners, public notice in local newspaper, and exhibition material	3 weeks
5 Public consultation period	28 Days (4 weeks)
6 Consideration of submissions and a report on the matter to Council	6 weeks
7 Submission to DP & I	2 weeks after resolution of council