

8.4 Minto South Planning Proposal - Outcome of Public Exhibition and Finalisation of LEP Amendment

Reporting Officer

Director City Development
City Development

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.8 - Enable a range of housing choices to support different lifestyles

Officer's Recommendation

1. That Council endorse the Minto South Planning Proposal in accordance with attachment 1 for submission to the Parliamentary Counsel's Office for an Opinion.
2. That subject to a satisfactory Opinion, Council exercise, via the General Manager the functions of the Greater Sydney Commission under Section 59 of the Environmental Planning and Assessment Act 1979, pursuant to the Instrument of Delegation dated 14 October, 2012.
3. That Council advise all persons and authorities who made a submission to the public exhibition of the Planning Proposal of the actions detailed in Recommendations 1 and 2.
4. That Council advise the applicant and all directly affected property owners of its decision.

Purpose

The purpose of this report is to advise Council of the post exhibition outcomes of the Minto South Planning Proposal and to seek Council's endorsement to:

- Forward the Planning Proposal to the Parliamentary Counsel's Office (PCO) for an Opinion
- To finalise the Planning Proposal under delegation in the event of a satisfactory Opinion from the PCO
- To ensure all stakeholders involved in the Minto South Planning Proposal are advised of the post exhibition/consultation outcome.

History

Council resolved at its meeting of 23 May 2017, to support the subject draft Planning Proposal which seeks to rezone the parcel of approximately 3.8 hectares of land generally

bounded by Eagleview Road and Goodsell Street at Minto South for low density residential purposes (R2).

A development yield of in the order of 40 residential allotments is projected, with a minimum lot size of 500sq.m proposed.

A positive Gateway Determination (Refer to attachment 2) was issued by the Director, Sydney Region West Planning Services (Department of Planning and Environment) in her capacity as Delegate (the Delegate) for the Greater Sydney Commission on 26 July 2017, accompanied by a 9 month timeframe (March, 2018) for finalising the Planning Proposal.

Additionally, the Delegate issued authorisation for Council to finalise the Planning Proposal under delegation in accordance with the instrument of delegation previously issued to Council on 14 October 2012.

Prior to public exhibition, the amendments to the draft Planning Proposal detailed at Item 1 of the Gateway Determination were addressed. Further, the additional preliminary contamination and ecological investigations were undertaken. A copy of the consequential amended Planning Proposal was forwarded to the Department of Planning and Environment prior to public exhibition.

Report

Property Description:

- Lot 100 DP 706378 (No. 227-229 Eagleview Road)
- Lot 10 DP 719990 (No. 25 Goodsell Street)
- Lot 1 DP 719990 (No. 223 Eagleview Road)
- Lot 2 DP 719990 (No. 225 Eagleview Road)
- Lot 4 DP 539344 (No. 221 Eagleview Road)
- Lot 1 DP 719990 (No. 27 Goodsell Street)

Applicant:

Tangible Planning Solutions

Application Number:

1761/2016/E-LEPA

1. Public Exhibition/Community Consultation

Consultation with the community, public authorities and relevant organisations took place for a minimum of 28 days over the period 8 November, 2017 to 8 December 2017, in fulfilment of Items 3 and 4 of the Gateway Determination.

The public exhibition was notified in public newspaper advertisements and letters mailed to public authorities and organisations and surrounding land owners. Exhibition materials were available at the Council Civic Centre, Greg Percival Library, Ingleburn, HJ Daley Library, Campbelltown and on Council's website.

One submission was received from a concerned member of the Campbelltown Community (not an adjoining resident, but rather a resident of the broader neighbourhood) and the electricity supply authority.

The authorities and organisations who did not respond were further invited to make a submission by 19 December 2017 and given a 14 day timeframe (excluding public holidays)

to respond. Additionally, they were advised that a non-response would be interpreted that no objections were raised to the Planning Proposal. By the close of business on 8 January 2018, two responses were received from National Parks and Wildlife Service and Sydney Water.

The issues raised in the submissions and relevant responses are summarised below:

1.1 Resident Concerns

Concerned with Council allowing continued urbanisation, loss of natural amenity and increased traffic congestion to obtain additional rates.

Comment

The concern with continued urban development is understood. However, Council is challenged with providing additional diverse housing stock to meet the demands of an increasing population, in a sustainable manner.

The proposal would result in a modest number of additional lots in the locality and provide opportunity for traditional housing in an environmentally acceptable manner.

Increased rate revenue is not a driver in facilitating further residential development. The nature and extent of services demanded by the new community (as residents) can never be fully funded by additional rate revenue attributable to new development.

1.2 Endeavour Energy comment

The energy authority raised no objection to the Planning Proposal in principle. However, it raised an alert that the existing electricity infrastructure and in particular the existing network may need an extension and / or augmentation.

Comment

The potential need to augment or extend existing electricity infrastructure would be at the cost of the applicant and determined following an application for connection of energy following the issuing of the development consent.

1.3 National Parks and Wildlife Services

No objection to the Planning Proposal.

Comment

Noted

1.4 Sydney Water

No objection to the Planning Proposal

Comment

Noted

2. Infrastructure Provision

Physical infrastructure impacts have previously been identified as insignificant and would largely be addressed at the subdivision stage via the imposition of relevant conditions.

Conclusion

The proposed Minto South Planning Proposal was previously identified to have sufficient strategic and site specific merit to be advanced through the Gateway process, subject to certain clarifications occurring. The matters requiring further clarification became conditions of the Gateway Determination and were addressed by way of supplementary investigations.

Further, the Planning Proposal was previously identified to provide a balanced planning outcome for the precinct, whilst facilitating traditional housing opportunities, in a manner consistent with Council's adopted Policy Position.

The Public Exhibition/Consultation phase has not raised issues that would prevent the finalisation of the Planning Proposal. Accordingly, it is recommended that Council finalise the Planning Proposal.

In seeking to finalise the Planning Proposal, Council should obtain an Opinion from the Parliamentary Counsel and in the event of a satisfactory Opinion should proceed to finalise the Planning Proposal under delegation, as previously issued to Council, by way of the Instrument of Delegation dated 14 October 2012.

All relevant persons/parties should be advised of the outcomes of the public exhibition / consultation and Council's proposed actions in respect of finalising the Planning Proposal.

Attachments

1. Planning Proposal (contained within this report)
2. Gateway Determination (contained within this report)



**Planning Proposal -
Goodsell/Eagleview Precinct, Minto**

Goodsell / Eagleview Precinct, Minto

Background

The East Edge Scenic Protection Lands form a strategic transitional landscape unit generally located between the eastern urban edge of Campbelltown City and the proposed "Georges River Parkway" (Road). The Landscape Unit has been the subject of numerous scenic landscape and urban capability investigations over recent years.

Most recently, at the 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 – Minto South – EEC3, which includes of the Goodsell / Eagleview Precinct. Refer to Figure 1 for the extent of the Edgelands.

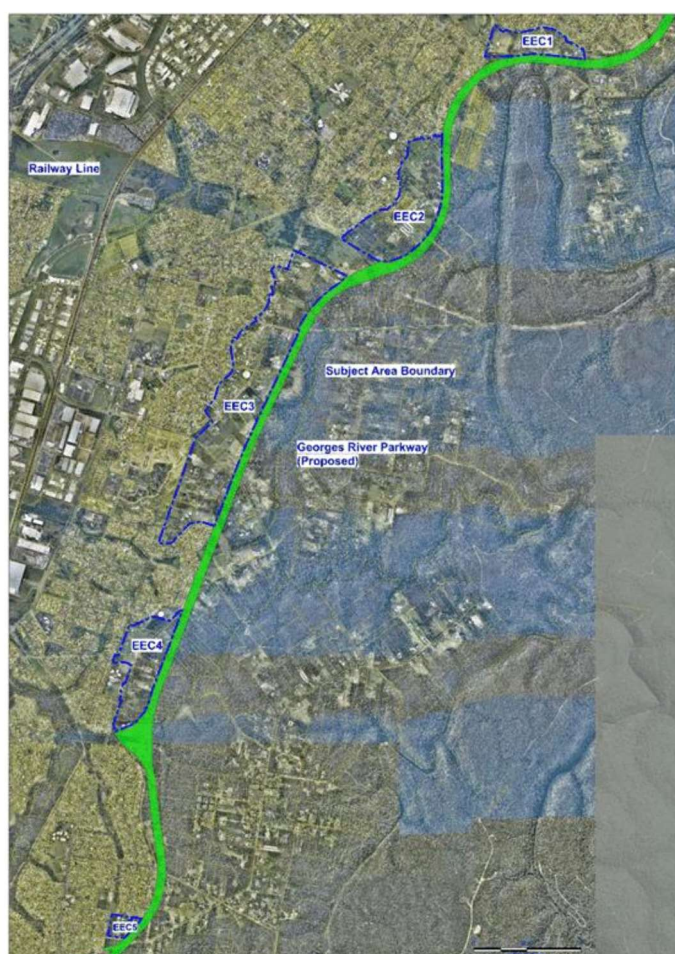


Figure 1 Edgelands Locality Plan

The policy position in the report of the 21 June 2016, in relation to the southernmost extremity of the precinct, in the vicinity of Goodsell Street (the Goodsell / Eagleview Precinct) was that it be considered on its merits for low density residential development.

This foundation principle has evolved during the review of a Planning Proposal Request (PPR) submitted for the part of the Minto South EEC3 precinct known as the Goodsell / Eagleview Precinct.

Existing situation

The site comprises approximately 3.8 hectares of rural residential land, containing six allotments generally bounded by Eagleview Road and Goodsell Street. It forms part of the eastern edge of the suburb of Minto and part of a landscape unit, which is known as the East Edge Scenic Projection Lands or 'the Edgelands'. Generally, to the east is the reservation of the proposed 'Georges River Parkway' (Road), which forms a clear divide to the densely vegetated George River environs.

Approximately 1.25 km to the north west of the site is the Minto Mall. An Industrial Precinct and transport hub focused on Minto Railway Station is approximately a further 0.25km to 0.5 km removed.

An aerial photograph extract of the subject site in its immediate context is produced below.



Figure 2 – Subject site and immediate locality

The real property description of the land is as follows:

- Lot 100 DP 706378 (No.227-229 Eagleview Road);
- Lot 10 DP 719990 (No.25 Goodsell Street);
- Lot 1 DP 719990 (No.223 Eagleview Road);
- Lot 2 DP 719990 (No.225 Eagleview Road);
- Lot 4 DP 539244 (No.221 Eagleview Road); and
- Lot 11 DP 719990 (No.27 Goodsell Street).

The site occupies an urban edge location with a generally open rural residential character. The site has access to reticulated service provision, some of which will need to be extended onto the site and augmented.

Part 1 – Objectives or intended outcomes

The objective of the Planning Proposal (PP) is to amend Campbelltown Local Environmental Plan 2015 (CLEP 2015) so as to facilitate the development of the subject land holding for low density residential purposes.

In seeking to realise this objective, the PP aims to deliver the following outcomes:

- a subdivision template with "transitional" 500 sqm allotments;
- strategic landscape embellishment;
- sensitive integration with the existing residential interface;
- a strategic approach to community and physical infrastructure impact; and
- augmentation and reticulation of all essential services.

Part 2 – Explanation of provisions

2.1 Proposed amendments to CLEP 2015

It is proposed that CLEP 2015 be amended to reflect the envisaged land use change. In this regard the following changes are proposed:

Changes to Zoning Map

Change from E4 - Environmental Living to R2 - Low Density Residential as shown on the Proposed Zoning Map in Annexure 1.

Changes to Minimum Lot Size Map

Change the proposed Minimum Lot Size from 4,000 sqm and 2 hectare plus the 1 hectare lot averaging provision to 500 sqm as shown on the Minimum Lot Size Map in Annexure 2.

Changes to Dual Occupancy Lot Size Map

Change the Minimum Lot Size for Dual Occupancy from 4,000 sqm and 2 hectare to 700 sqm as shown on Minimum Lot Size for Dual Occupancy Map in Annexure 3.

Note that the Maximum Building Height Map at nine metres is to remain unchanged.

2.2 Proposed amendments to Campbelltown Development Control Plan 2015

It is also proposed to prepare a concurrent amendment to the Campbelltown (Sustainable City) Development Control Plan 2015. This amendment will generally introduce the following provisions to facilitate the proposed objectives:

- landscape principles for ridgeline and streetscape;
- residential interface principles;
- relevant water quality outcomes;
- retention and embellishment of the existing rural verge on the perimeter roads;
- accessibility integration; and
- the servicing of the land.

Part 3 – Justification

Section A - Need for the planning proposal

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

The PP is consistent with a recent review of the planning provisions for the Eastern Edge Lands locality (Council meeting of 21 June 2016). It is noted that the PPR submitted in respect of the subject land is a professionally compiled report supported by a range of specialist studies.

The supporting reports address the following specific areas:

- storm water management;
- traffic management and accessibility;
- service infrastructure provision;
- ecology;
- preliminary Concept Plan; and
- planning framework compliance.

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

The planning proposal is considered to be the best means of achieving the planning objective and intended outcomes detailed in Part 1. There are no other relevant means of accommodating the proposed development than to amend CLEP 2015 as promoted by this PP.

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 (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The Draft Southwest District Plan was released December 2016. The PP is considered to be consistent with the Draft Plan in that it is consistent with the following actions in the draft plan:

L3: Councils to increase housing capacity across District

The proposal will add approximately 40 new dwellings to the Campbelltown LGA.

L4: Encourage housing diversity

The proposal will provide access to some traditionally sized allotments thereby catering for different lifestyle choices and budgets.

S1: Protect the qualities of the Scenic Hills landscape

While not technically part of the Scenic Hills the proposal is in the area known as the Eastern Edge Land. The proposal has been designed as a sensitive infill development with a precinct enveloped by existing residential development.

The draft Greater Sydney Region Plan 2017 was released in October 2017. The PP is considered to be consistent with the Draft Plan in that it is consistent with the following actions in the draft plan:

Objective 10: Greater housing supply

The PP will assist in provide additional housing supply.

Objective 28: Scenic and cultural landscapes are protected

Studies have been undertaken to review the various landscape units of the Edgelands, which show that the PP will not compromise the scenic quality of the Edgelands.

The draft Western City District Plan was released in October 2017. The PP is considered consistent with the draft Plan in that it is consistent with the following actions in the draft plan:

Planning Priority W5: Providing housing supply, choice and affordability, with access to jobs and services

The land is located with the Greater Macarthur Priority Growth Area, being part of the Glenfield to Macarthur Corridor. It represents Local infill development by being an extension to the existing residential area at Minto. It is located approximately 1.25 km from the Minto Mall and a further 0.25km – 5km from Minto Railway Station and industrial area.

4. Is the planning proposal consistent with the local Council's Community Strategic Plans?**Campbelltown Community Strategic Plan 2013 - 2023**

This overarching Community Strategic Plan represents the principal community outcome focused strategic plan guiding Council's policy initiatives and actions.

The PP at a generic level maybe considered to not be inconsistent with the relevant objectives headed accordingly;

- a sustainable environment;
- a strong economy;
- an accessible city; and
- a safe, healthy and connected community.

Campbelltown Local Planning Strategy 2013

The Edgelands is identified as a sensitive landscape unit which provides limited environmental living opportunities in the form of large lot residential development which has regard to the immediate general bushland character or broader bushland setting.

They are identified to fulfill a transitional function between the urban-edge and heavily vegetated and extensive Georges River 'foreshore areas'.

Opportunities for limited 4,000 sqm and large lot environmentally sensitive residential development were flagged to represent the general expectation in the fringing woodland and transitional areas. The strategy is less definitive in respect of the more open areas contiguous with existing urban communities. These areas may have some form of potential for infill urban development as reflected in the Preliminary Concept Plan accompanying the PPR and Council's acknowledgement in the PP for the subject precinct, adopted at its meeting on 21 June 2016.

The PP is consistent with the above-mentioned Planning Policy Position.

Campbelltown Residential Development Strategy 2013

The Campbelltown Residential Development Strategy provided a broad strategic plan for delivering sub-regional housing supply objectives at a local level. It is heavily focused on urban renewal / infill areas and major Greenfield urban release areas.

Some passing reference is made to lifestyle housing opportunities. It does not however, address in any detail the transitional fringe rural / urban interface areas and infill precincts.

The PP could be considered to be consistent to the extent of fulfilling underpinning housing supply and housing diversity objectives.

5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The planning proposal is consistent with applicable State Environmental Planning Policies (SEPPs). See Table 1 below.

Table 1

State Environmental Planning Policies	Comments on consistency
SEPP No 1 Development Standards	Not applicable as CLEP 2015 is a Standard Instrument LEP & incorporates Clause 4.6 - Exceptions to Development Standards, which negates the need for consistency with SEPP 1.
SEPP No. 14 - Coastal Wetlands	Not applicable in the Campbelltown LGA.
SEPP No. 19 - Bushland in Urban Areas	Not applicable as there is no bushland on site.
SEPP No. 21 - Caravan Parks	Not applicable to this PP.
SEPP No. 26 - Littoral Rainforests	Not applicable in the Campbelltown LGA.
SEPP No. 30 - Intensive Agriculture	Not applicable to this PP.
SEPP No. 33 - Hazardous and Offensive Development	Not applicable to this PP.
SEPP No. 36 - Manufactured Home Estates	Not applicable in the Campbelltown LGA.
SEPP No. 44 - Koala Habitat Protection	Consistent as an environmental assessment (flora and fauna) report has been submitted stating that on-site observations show no koala scats or bark scratching within the site.
SEPP No. 47 - Moore Park Showground	Not applicable in the Campbelltown LGA.
SEPP No. 50 - Canal Estates Development	Not applicable to this PP.
SEPP No. 52 - Farm Dams and Other Works in Land and Water Management Plan Areas	Not applicable in the Campbelltown LGA.

State Environmental Planning Policies	Comments on consistency
SEPP No. 55 - Remediation of Land	Consistent as a preliminary contamination investigation undertaken.
SEPP No. 62 - Sustainable Aquaculture	Not applicable to this PP.
SEPP No. 64 - Advertising and Signage	Not applicable to this PP.
SEPP No. 65 - Design Quality of Residential Flat Development	Not applicable to this PP as residential flat buildings are not proposed on the site.
SEPP No. 70 - Affordable Housing (Revised Schemes)	Not applicable in the Campbelltown LGA
SEPP No. 71 - Coastal Protection	Not applicable in the Campbelltown LGA.
SEPP (Affordable Rental Housing) 2009	Consistent as the PP does not propose any provisions contrary to the SEPP.
SEPP (Building Sustainability Index: BASIX) 2004	Consistent as the PP does not propose any provisions contrary to the SEPP.
SEPP (Educational Establishments and Child Care Facilities) 2017	Consistent as the PP does not propose any provisions contrary to the SEPP.
SEPP (Exempt and Complying Development Codes) 2008	Consistent as the PP does not propose any provisions contrary to the SEPP.
SEPP (Housing for Seniors or People with a Disability)	Consistent as the PP does not propose any provisions contrary to the SEPP.
SEPP (Infrastructure) 2007	Yes, certain infrastructure required to service residential development would be permissible in accordance with this SEPP.
SEPP (Integration and Repeals) 2016	Not applicable to this PP.
SEPP (Kosciuszko National Park—Alpine Resorts) 2007	Not applicable in the Campbelltown LGA.
SEPP (Kurnell Peninsula) 1989	Not applicable in the Campbelltown LGA.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Not applicable to this PP.
SEPP (Miscellaneous Consent Provisions) 2007	Consistent as the PP does not propose any provisions contrary to the SEPP.
SEPP (Penrith Lakes Scheme) 1989	Not applicable in the Campbelltown LGA.
SEPP (Rural Lands) 2008	Not applicable to this PP.
SEPP (State and Regional Development) 2011	Not applicable to this PP.
SEPP (State Significant Precincts) 2005	Not applicable to this PP.
SEPP (Sydney Drinking Water Catchment) 2011	Not applicable in the Campbelltown LGA.
SEPP (Sydney Region Growth Centres) 2006	Not applicable to this PP.
SEPP (Three Ports) 2013	Not applicable in the Campbelltown LGA.
SEPP (Urban Renewal) 2010	Not applicable to this PP.
SEPP (Vegetation in Non-Rural Areas) 2017	Consistent as the PP does not propose any provisions contrary to the SEPP.
SEPP (Western Sydney Employment Area) 2009	Not applicable to this PP.

State Environmental Planning Policies	Comments on consistency
SEPP (Western Sydney Parklands) 2009	Not applicable to this PP.
REP No.2 – Georges River Catchment	Consistent as the accompanying Stormwater Concept Plan establishes acceptable water management targets can be realised.
REP No.9 - Extractive Industry (No 2)	Not applicable to this PP.
REP No.20 - Hawkesbury-Nepean River (No 2 1997)	Not applicable to this PP.
Drinking Water Catchments REP No.1	Not applicable in the Campbelltown LGA.

6. Is the planning proposal consistent with the applicable Ministerial Directions (s.117 directions)?

The planning proposal is consistent with applicable Ministerial Directions. See Table 2 below.

Table 2

Ministerial Direction	Comments on consistency
1. Employment and Resources	
1.1 Business and industrial Zones	Not applicable to this PP.
1.2 Rural Zones	Not applicable to this PP.
1.3 Mining, Petroleum Production and Extractive Industries	Not applicable to this PP.
1.4 Oyster Production	Not applicable to this PP.
1.5 Rural Lands	Not applicable to this PP.
2. Environment and Heritage	
2.1 Environmental Protection Zones	Justifiably inconsistent as, the PP does not adversely impact on an environmentally sensitivity. The current Environmental Living zone is the product of a translation for the former Environmental Protection zoning: a zoning established due to the general scenic qualities of the precinct. Such qualities have been impacted significantly by nearby residential development and do not represent a major current constraint. Further field investigations have identified no major flora and fauna issues and in particular have identified no koala habitat.
2.2 Coastal Protection	Not applicable to this PP.
2.3 Recreation Vehicle Area	Not applicable to this PP.
3. Housing, Infrastructure and Urban Development	
3.1 Residential Zones	The PP seeks to provide an opportunity for housing on transitional sized allotments in accordance with a relevant zoning and minimum lot size. It can be readily and economically serviced and social infrastructure impacts appropriately addressed
3.2 Caravan Parks & Manufactured Home Estates	Caravan Parks are currently not permitted in the R2 zone, proposed to apply to the site.

Ministerial Direction	Comments on consistency
3.3 Home Occupations	The R2 Low Density Residential zone permits "Home occupations" without consent.
3.4 Integrating Land Use & transport	Consistent as the PP seeks to rezone land adjoining an existing urban area for residential development. The site is proximate to public transport.
3.5 Development Near Licensed Aerodromes	Not applicable to this PP.
3.6 Shooting Ranges	Not applicable to this PP.
4. Hazard and Risk	
4.1 Acid Sulphate Soils	Consistent as the land is not known to exhibit acid sulphate qualities.
4.2 Mine Subsidence and Unstable Land	Not applicable to this PP.
4.3 Flood Prone Land	Not applicable to this PP as the land is not recorded as flood prone.
4.4 Planning for Bushfire Protection	Not applicable to this PP as the land is not recorded as bushfire prone.
5. Regional Planning	
5.1 Implementation of Regional Strategies	Not applicable in the Campbelltown LGA
5.2 Sydney Drinking Water catchments	Not applicable in the Campbelltown LGA
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable in the Campbelltown LGA.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable in the Campbelltown LGA.
5.5 -5.7	Revoked.
5.8 Second Sydney Airport	Not applicable in the Campbelltown LGA
6. Local Plan Making	
6.1 Approval and Referral Requirements	Consistent as the PP does not alter the provisions relating to approval and referral requirements.
6.2 Reserving Land for Public Purposes	Not applicable to this PP as no land is identified for acquisition by a public authority.
6.3 Site Specific Provisions	Not applicable in the Campbelltown LGA
7. Metropolitan Planning	
7.1 Implementation of a Plan for Growing Sydney	Consistent as the PP seeks to increase housing supply at a local scale in a location that is generally consistent with the locational commentary of the Plan.
7.2 Implementation of Greater Macarthur Land Release Investigation	Not applicable to this PP.

Section C - Environmental, Social and Economic Impact**7. Is there any likelihood that critical habitat or threatened species, populations' or ecological communities, or their habitat will be adversely affected as a result of the proposal?**

A preliminary ecological assessment concluded in respect of the land:

- no endangered or threatened ecological communities;
- presence of endangered ecological communities highly unlikely;
- presence of threatened flora species highly unlikely;
- no "over-cleared vegetation types" evident;
- land generally highly disturbed; and
- no species of threatened flora and fauna mapped and considered highly unlikely.

Further, on-site koala investigations are, however, required to reinforce the conclusions of the preliminary report.

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

There are no significant other environmental impacts which require resolution in the context of the Planning Proposal.

It is noted that stormwater can be appropriately managed in terms of water quantity and quality and can be readily integrated with existing systems.

The traffic likely to be generated by the ultimate development can be readily integrated with the existing traffic network with minor capital expenditure on the new intersection in particular.

A Stage 1 Preliminary Site Investigation was undertaken, which concluded that there is a low likelihood of unacceptable contamination to be present on the site, as a result of past and present land use activities. While there is no known contamination of the site, SEPP 55 - Remediation of Land, will require this to be further assessed before any intensification of land use occurs.

Amplification and reticulation of all service infrastructure including in particular water and sewer is required to be addressed by the DCP and any application for subdivision will need to address this criteria.

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

The rezoning for residential purposes will result in positive economic effects. The planning proposal will potentially result in short and medium term employment opportunities related to development and construction activities associated with the sub-divisional works and the subsequent erection of dwellings.

The increased supply of diverse housing stock will also have positive social impacts. Additionally, an increase in the resident population will potentially have positive social and economic impacts on the Minto commercial centre.

Section D - State and Commonwealth Interests**10. Is there adequate public infrastructure for the planning proposal?**

Preliminary infrastructure investigations accompanied the PPR. These investigations concluded that the existing service infrastructure network (water, sewer, electricity, telecommunications and

gas servicing) was available in the locality and could be economically augmented and reticulated. The development proposal will readily integrate with the existing traffic network.

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

No objections were received from State or Commonwealth public authorities.

Part 4 – Mapping

In seeking to achieve the PP objective and outcomes the following map amendments are proposed:

- Amendments to Zoning Map (refer to annexure 1);
- Amendments to Lot Size Map (refer to annexure 2); and
- Amendments to Lot Size for Dual Occupancy Development Map (refer to annexure 3).

It is noted that it is not proposed to amend the existing:

- Height of Buildings Map;
- Infrastructure Map; and
- Land Reservation Acquisition Map.

Part 5 - Community Consultation

Public consultation was undertaken in accordance with a relevant Gateway determination.

All relevant agencies and local community were consulted during the mandated 28 day minimum public exhibition period.

Advice has been received from National Parks and Wildlife Service and from Endeavour Energy raising no objection to the Planning Proposal.

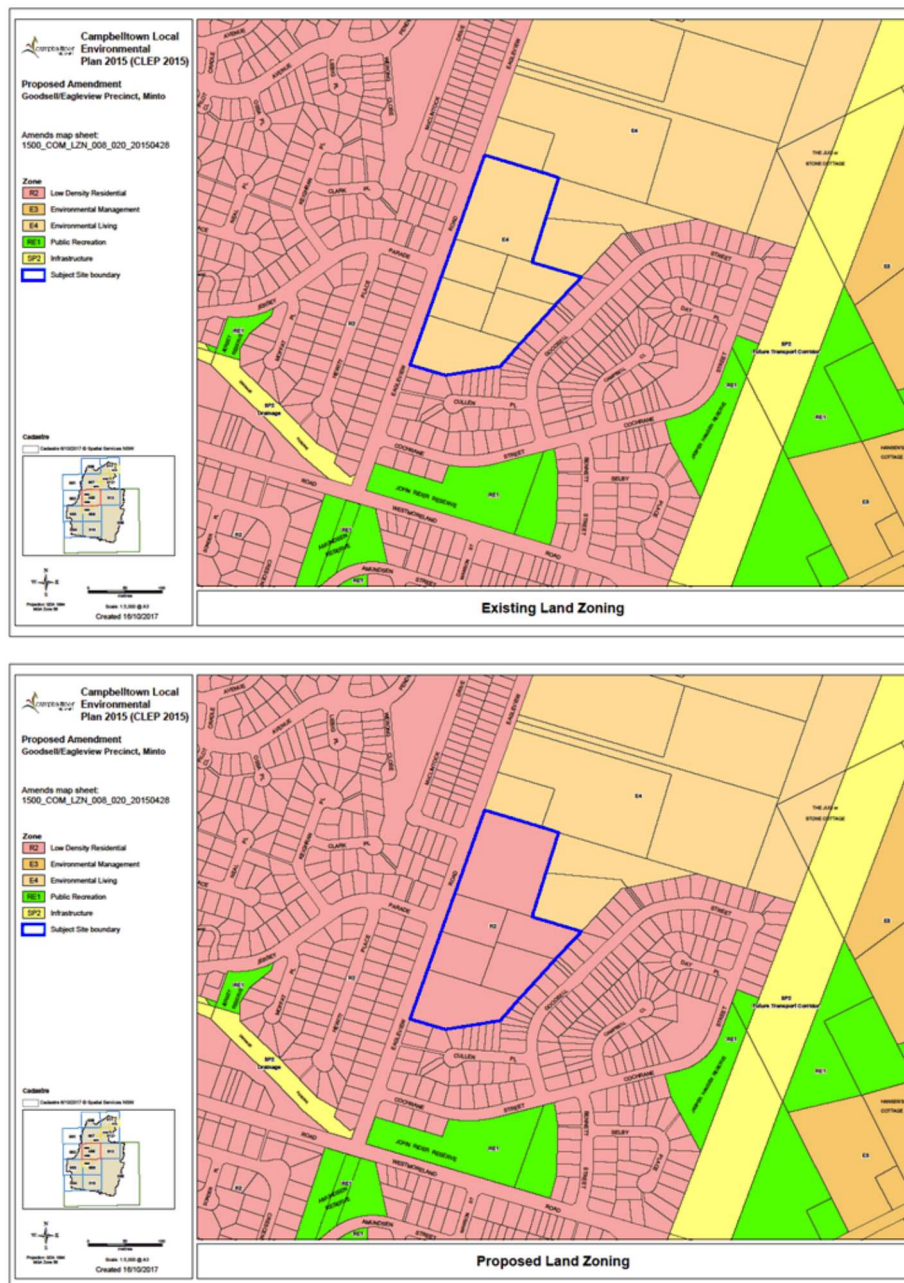
A submission was received from a local resident raising concern with continued urbanisation, loss of natural amenity and increased traffic congestion, all in a quest for additional rates. While the concern was understood, Council noted that it was challenged with providing additional diverse housing stock to meet the demands of an ever increasing population, in a sustainable manner and that the small proposed residential expansion will importantly provide additional limited traditional housing opportunities in an environmentally acceptable manner.

Part 6 - Project Timeline

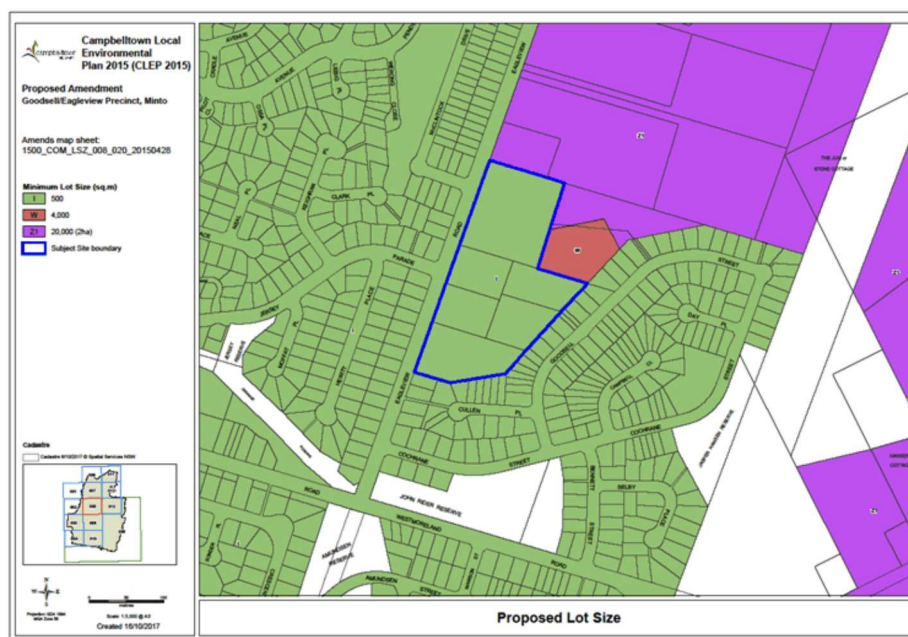
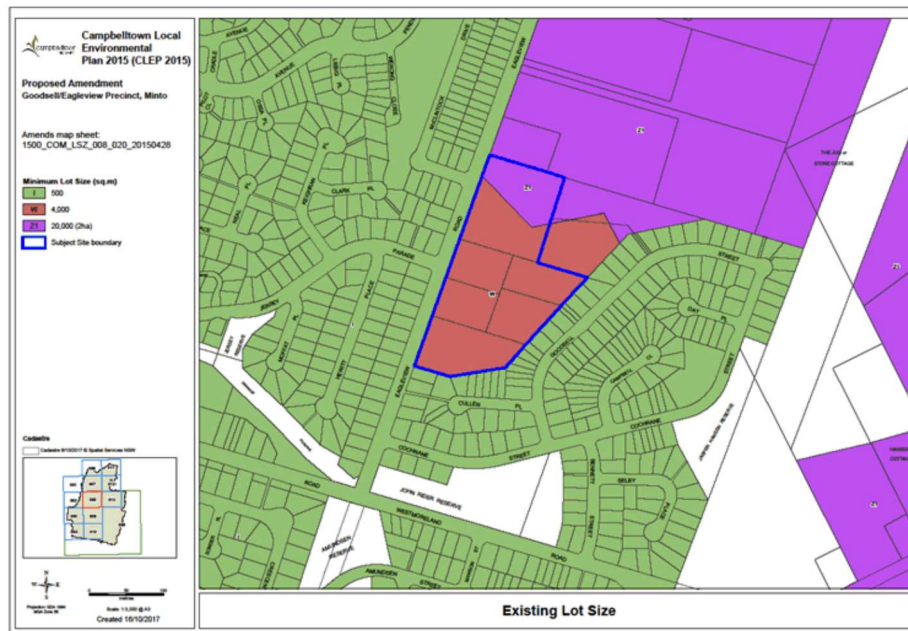
The following notional project timeline is proposed:

Council endorsement of Planning Proposal	May 2017
Referral for a Gateway Determination	June 2017
Gateway Determination	July 2017
Completion of additional supporting documentation	September 2017
Public Exhibition	November 2017
Consideration of submissions (Report to Council)	February 2017
Finalisation of LEP amendment	March 2017
Plan amendment made	May 2017

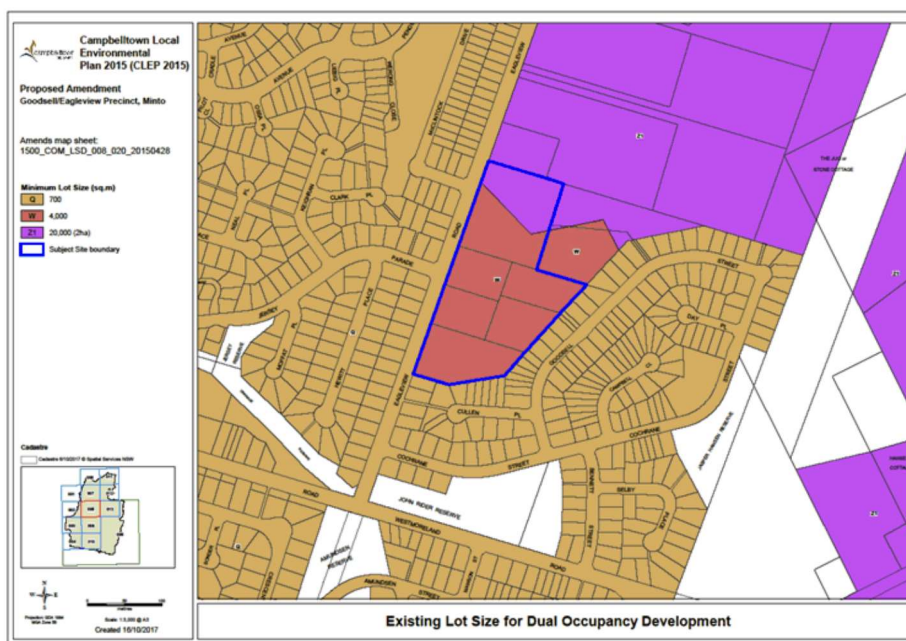
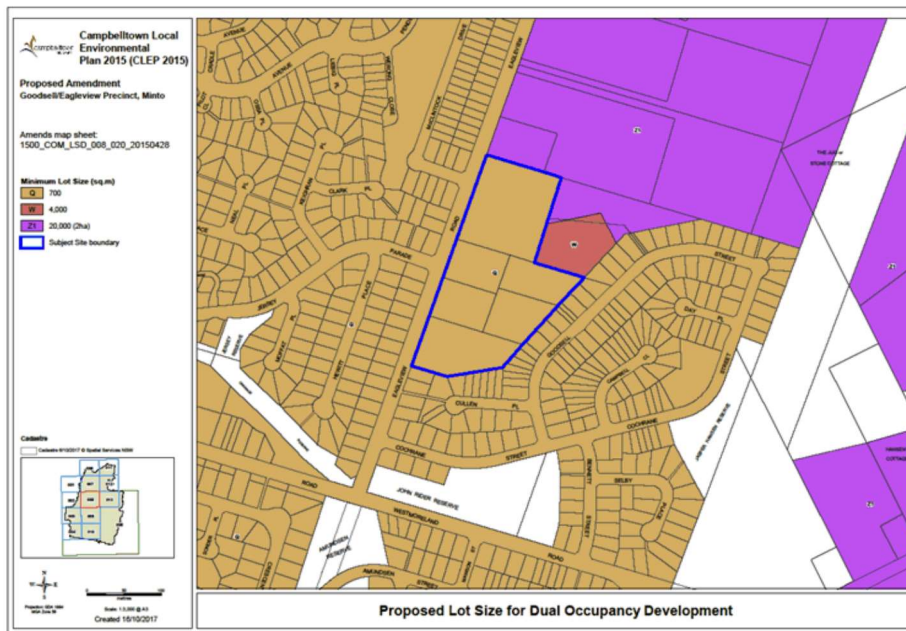
Annexure 1 – Changes to Zoning Map



Annexure 2 - Changes to Minimum Lot Size Map



Annexure 3 - Changes to Dual Occupancy Lot Size Map





Planning & Environment

Gateway Determination

Planning Proposal (Department Ref: PP_2017_CAMPB_001_00): to rezone land from E4 Environmental Living to R2 Low Density Residential and introduce minimum subdivision lot size standards at Eagleview Road and Goodsell Street, Minto.

I, the Director, Sydney Region West at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under Section 56(2) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) that an amendment to the Campbelltown Local Environmental Plan (LEP) 2015 to rezone land from E4 Environmental Living to R2 Low Density Residential and introduce minimum subdivision lot size standards at Eagleview Road and Goodsell Street, Minto should proceed subject to the following conditions:

1. Prior to undertaking community consultation, Council is required to amend the planning proposal, as follows:
 - (a) Amend Part 2 - Explanation of provisions, of the planning proposal, to indicate the existing zone, standards and provisions that currently apply to the land, together with the proposed zone and standards.
 - (b) Include an explanation of the proposed lot size for dual occupancy map (annexure 3).
 - (c) Include diagrams in the planning proposal showing the existing zone (and surrounding zone[s]) and all other relevant standards.
 - (d) On all maps, the subject land is to be highlighted to show its location on these maps.
 - (e) Following further investigation, clarify within the planning proposal consistency, or otherwise, with Section 117 Direction 2.1 Environment Protection Zones.
2. Further, prior to consultation Council is to:
 - (a) in addition to those studies identified under Part 3 of the proposal, Council include the remaining studies undertaken to support the proposal and undertake a Phase 1 - Preliminary Site Contamination Investigation Study for the site in accordance with the Managing Land Contamination Planning Guidelines (EPA, 1998); and,
 - (b) the supporting flora and fauna study is to be supplemented by undertaking and documenting field work to address the accuracy of vegetation mapping, groundcover composition, the presence or absence of potential significant habitat features, and impacts upon threatened species, populations or ecological communities, with particular consideration being given to koala habitat.

A copy of the amended planning proposal is to be forwarded to the Department for information prior to community consultation.

3. Community consultation is required under Sections 56(2)(c) and 57 of the EP&A Act as follows:
 - (a) the planning proposal is classified as low impact as described in *A guide to preparing local environmental plans* (Department of Planning and Environment 2016) and must be made publicly available 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 planning proposals as identified in Section 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).
4. Consultation is required with the following public authorities and organisations under Section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant Section 117 Directions:
 - Office of Environment and Heritage; and
 - relevant organisations for the supply of water, gas, telecommunications, electricity and the disposal and management of sewage.

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

A public hearing is not required to be held into the matter by any person or body under Section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing.

5. The timeframe for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated 26th day of July 2017



Catherine Van Laeren
Director, Sydney Region West
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission