

Attachment 6 - Planning Proposal



Planning Proposal - Goodsell/Eagleview Precinct, Minto

Planning Proposal (PP)

Goodsell Street Precinct

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 recently 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 (inclusive of the Goodsell Street Precinct).

The subject principles applying to the Goodsell Street in summary include:

- the land 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 Street Precinct.

Existing situation

The site comprises approximately 3.8 hectares of rural residential land, containing some 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 kilometres (km) to the north west of the site is the Minto Mall, with the Industrial Precinct and transport hub focused on Minto Railway Station approximately a further 0.25km to 0.5 km farther removed.

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



Figure 1 – 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)
- 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 enhanced/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 such objective the PP aims to deliver the following outcomes:

- a subdivision template with "transitional" 500sqm allotments
- strategic landscape embellishment
- sensitive integration with the existing residential interface
- a strategic approach to community and physical infrastructure impact
- 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 zoning controls are proposed:

Changes to Zoning map

- R2 - low density residential for the site.

The proposed Zoning Map in annexure 1 reflects the above.

Changes to Minimum Lot Size Map

The proposed Minimum Lot Size Map in annexure 2 reflects proposed lot size amendment to a minimum of 500sqm.

Notes:

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 DCP, this amendments 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 exiting rural verge on the perimeter roads
- accessibility integration
- 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
- 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 planning proposal is deemed to be consistent with the Draft Plan in that it is consistent with the following actions.

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.

4. Is the planning proposal consistent with the local Council's Community Strategic Plans?

Campbelltown Community Strategic Plan 2013 - 2023

This overarching Council/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
- 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 extensive Georges River 'foreshore areas'.

Opportunities for limited 4,000sqm 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 its Planning Policy Position 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. See Table 1 below;

State Environmental Planning Policies (SEPPs)	Consistency	Comments
SEPP No 1 Development Standards	N/A	CLEP 2015 is a Standard Instrument Local Environmental Plan. It incorporates Clause 4.6 Exceptions to Development Standards, which negates the need for consistency with SEPP 1.
SEPP No. 4 - Development Without Consent and Miscellaneous Complying Development	N/A	N/A
SEPP No.6 - Number of Stories in a Building	Yes	The planning proposal does not contain provisions that will contradict or will hinder the application of the SEPP.
SEPP No. 14 - Coastal Wetlands	N/A	Not applicable in the Campbelltown City LGA.
SEPP No. 19 - Bushland in Urban Areas	Yes	The Planning Proposal facilitates a balanced planning outcome. No bushland is evident.
SEPP No. 21 - Caravan Parks	N/A	Not applicable to this Planning Proposal.
SEPP No. 22 - Shops and Commercial Premises	N/A	Not applicable to this Planning Proposal.
SEPP No. 26 - Littoral Rainforests	N/A	Not applicable in the Campbelltown City LGA.
SEPP No. 30 - Intensive Agriculture	N/A	Not applicable to this Planning Proposal.
SEPP No. 33 - Hazardous and Offensive Development	N/A	Not applicable to this Planning Proposal.
SEPP No. 36 - Manufactured Home Estates	N/A	Not applicable in the Campbelltown City LGA.
SEPP No. 44 - Koala Habitat Protection	Yes	The assessment undertaken is sufficient to progress the Proposal to a Gateway determination. As the Planning Proposal is further progressed the preliminary findings shall be reinforced by appropriate fieldwork.
SEPP No. 47 - Moore Park Showground	N/A	Not applicable in the Campbelltown City LGA.
SEPP No. 50 - Canal Estates	N/A	Not applicable to this Planning Proposal.

SEPP No. 52 - Farm Dams and Other Works in Land and Water Management Plan Areas	N/A	Not applicable in the Campbelltown City LGA.
SEPP No. 55 - Remediation of Land	Potential to be	Preliminary contamination investigation required.
SEPP No. 60 - Exempt and Complying Development	Yes	The planning proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP No. 62 - Sustainable Aquaculture	N/A	Not applicable to this Planning Proposal.
SEPP No. 64 - Advertising and Signage	N/A	Not applicable to this Planning Proposal.
SEPP No. 65 - Design Quality of Residential Flat Development	Yes	The Planning Proposal does not apply to zones where residential flat buildings are permissible.
SEPP No. 70 - Affordable Housing (Revised Schemes)	N/A	Not applicable in the Campbelltown City LGA
SEPP No. 71 - Coastal Protection	N/A	Not applicable in the Campbelltown City LGA.
SEPP (Affordable Rental Housing) 2009	Yes	The planning proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP (Housing for Seniors or People with a Disability)	Yes	The planning proposal does not contain provisions that will contradict or would hinder a future application for SEPP (HSPD) housing.
SEPP (Kumell Peninsula) 1989	N/A	Not applicable in the Campbelltown City LGA.
SEPP (Major Development) 2005	N/A	Not applicable to this Planning Proposal.
SEPP (Sydney Region Growth Centres) 2006	N/A	Not applicable to this Planning Proposal.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Yes	This Planning Proposal does not contain provisions which would contradict or hinder the application of this SEPP.
SEPP (Temporary Structures) 2007	N/A	Not applicable to this Planning Proposal.
SEPP (Infrastructure) 2007	Yes	Certain infrastructure required to service residential development would be permissible in accordance with this SEPP.

SEPP (Kosciuszko National Park - Alpine Resorts) 2007	N/A	Not applicable in the Campbelltown City LGA.
SEPP (Rural Lands) 2008	N/A	Not applicable in the Campbelltown City LGA.
SEPP (Exempt and Complying Development Codes) 2008	Yes	The planning proposal does not contain provisions that will contradict or would hinder the application of the SEPP at future stages, post rezoning.
SEPP (Western Sydney Parklands) 2009	N/A	Not applicable in the Campbelltown City LGA.
SEPP (Western Sydney Employment Area) 2009	N/A	Not applicable in the Campbelltown City LGA.
SEPP (Sydney Drinking Water Catchment) 2011	N/A	Not applicable in the Campbelltown City LGA.
Deemed State Environmental Planning Policies (Formerly Regional Environmental Plans)	Consistency	Comments
REP No.2 – Georges River Catchment	Consistent	The accompanying Stormwater Concept Plan establishes acceptable water management targets can be realised.
REP No.9 - Extractive Industry (No 2)	N/A	Not applicable to this Planning Proposal.
REP No.20 - Hawkesbury-Nepean River (No 2 1997)	N/A	Not applicable to this Planning proposal.
Drinking Water Catchments REP No.1	N/A	Not applicable in the Campbelltown City LGA.

Table 1 – Consistency with State Environmental Planning Policies and deemed State Environmental Planning Policies.

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

Ministerial Direction	Applicable to LEP	Consistency of LEP with Direction	Assessment
1. Employment and Resources			
1.1 Business and industrial Zones	No	N/A	N/A
1.2 Rural Zones	No	N/A	N/A
1.3 Mining, Petroleum Production and Extractive Industries	No	N/A	N/A
1.4 Oyster Production	No	N/A	N/A
1.5 Rural Lands	No	N/A	N/A
2. Environment and Heritage			
2.1 Environmental Protection Zones	Yes	Justifiably Inconsistent	The Planning Proposal 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 developmental and do not represent a major current constraint. Additional field investigations will need to substantiate the claims in respect of flora and fauna and in particular the presence of koala habitat.
2.2 Coastal Protection	No	N/A	N/A
2.3 Recreation Vehicle Area	No	No	Direction does not apply.

3. Housing, Infrastructure and Urban Development

3.1 Residential Zones	Yes	consistent	The proposal 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 and Manufactured Home Estates	Yes	Yes	Caravan Parks are currently precluded in both proposed residential zone.
3.3 Home Occupations	Yes	Yes	R2 Low Density Residential zone permits "Home occupations" without consent.
3.4 Integrating Land Use and transport	Yes	Yes	The Planning Proposal 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	No	N/A	Direction does not apply.
3.6 Shooting Ranges	No	N/A	Direction does not apply.

4. Hazard and Risk

4.1 Acid Sulphate Soils	No	N/A	Land not known to exhibit acid sulphate qualities.
4.2 Mine Subsidence and Unstable Land	No	N/A	Direction does not apply.
4.3 Flood Prone Land	No	N/A	Land not recorded to be flood prone.
4.4 Planning for Bushfire Protection	Yes	Yes	The site is not bushfire prone.

5. Regional Planning

5.1 Implementation of Regional Strategies	No	N/A	Not applicable in the Campbelltown City LGA
5.2 Sydney Drinking Water catchments	No	N/A	Not applicable in the Campbelltown City LGA
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	No	N/A	Not applicable in the Campbelltown City LGA.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	No	N/A	Not applicable in the Campbelltown City LGA.
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	No	N/A	Revoked.
5.6 Sydney to Canberra Corridor	No	N/A	Revoked.

5.7 Central Coast	No	N/A	Revoked.
5.8 Second Sydney Airport: Badgerys Creek	No	N/A	Not applicable in the Campbelltown City LGA
6. Local Plan Making			
6.1 Approval and Referral Requirements	Yes	Yes	The proposal is consistent with this direction because it does not alter the provisions relating to approval and referral requirements.
6.2 Reserving Land for Public Purposes	Yes	Yes	No dedications are proposed.
6.3 Site Specific Provisions	No	N/A	Not applicable in the Campbelltown City LGA
7. Metropolitan Planning			
7.1 Implementation of A Plan for Growing Sydney	Yes	Yes	Consistent – Seeks to increase housing supply at a local scale in a location which is generally consistent with the locational commentary of the Plan.
7.2 Implementation of Greater Macarthur Land Release Investigation	N/A	N/A	The land is not in the subject investigation area.

Table 2 assesses the Planning Proposal against Section 117(2) Ministerial Directions issued under the *Environmental Planning and Assessment Act (EP&A) 1979*.

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
- 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.

While there is no known contamination of the site SEPP55 contaminated 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?

These views will be documented after the Gateway Determination is actioned.

Part 4 – Mapping

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

- 4.1 amendments to Zoning Map (refer to annexure 1)
- 4.2 amendments to Lot Size Map (refer to annexure 2)
- 4.3 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
- Land Reservation Acquisition Map.

Part 5 - Community Consultation

Public consultation will take place in accordance with a relevant Gateway determination.

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

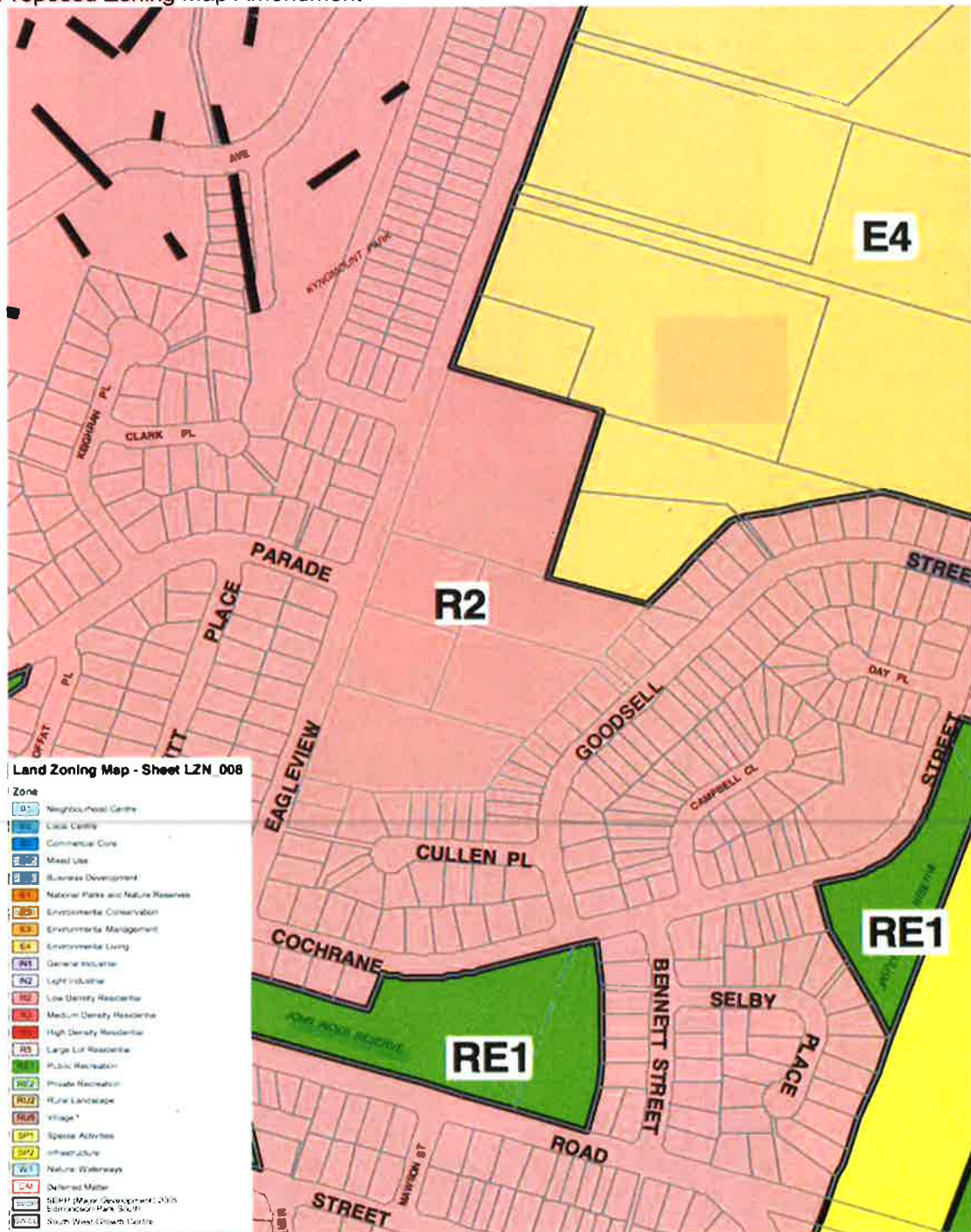
Part 6 - Project Timeline

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	August 2017
Public Exhibition	September 2017
Consideration of submissions (Report to Council)	November 2017
Finalisation of LEP amendment	December 2017
Plan amendment made	January 2017

ANNEXURE 1

Proposed Zoning Map Amendment



Proposed Minimum Lot Size Map Amendment (500sqm)



Proposed Lot Size for Dual Occupancy Development

