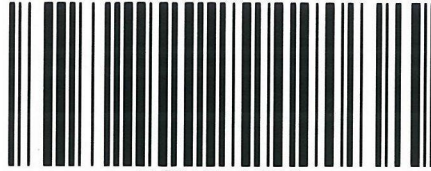


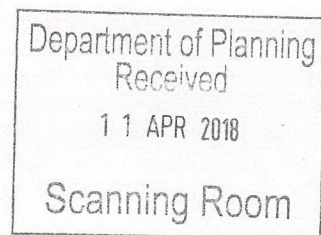
10 April 2018



PCU074359

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

Attention: Ann-Maree Carruthers



Dear Ms Carruthers

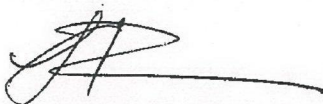
**Re: Planning Proposal - Evelyn Street, Macquarie Fields**

I am writing to advise that Council at its meeting of 13 February 2018 resolved to support a Planning Proposal to rezone land at Evelyn Street, Macquarie from E4 Environmental Living to R2 Low Density Residential with a minimum lot size of 500 sqm and a maximum building height of 8.5 m.

Accordingly a Gateway Determination is requested. Council also requested that the public exhibition period, be 28 days and that delegation be granted to allow Council to finalise the Planning Proposal.

If you require any further information please contact Graham Pascoe on (02) 4645 4666.

Yours sincerely



Fletcher Rayner  
Executive Manager  
Urban Release and Engagement

**Attachments**

1. Planning Proposal;
2. Council report; and
3. Council's resolution.

For free Interpreting Service, please bring this document to Council or ring the Telephone Interpreter Service 131 450 and ask that they contact your Council.

#### ARABIC

للحصول على خدمة ترجمة مجانية، يرجى إحضار هذه الوثيقة إلى البلدية أو الاتصال بخدمة الترجمة الهاتفية على الرقم 131 450 واطلب منهم الاتصال بالبلدية نيابة عنك.

#### SPANISH

Para contar con los servicios gratuitos de un intérprete, traiga este documento al Municipio o llame al Servicio Telefónico de Intérpretes al 131 450 y pida que contacten a su Municipio.

#### TAGALOG

Para sa walang bayad na Serbisyo ng Pagsasalin, dalhin ang dokumentong ito sa Konseho o tawagan ang Telephone Interpreting Service sa 131 450 at pakiusapan silang tawagan ang inyong Konseho.

#### SAMOAN

Mo Auaunaga o Faamatalaupū e le tologiina, faamolemole aumai lenei pepa tusia i le Ofisa o le Malo (Council) poo le vili i le Auaunaga o Faamatalaupū i Telefoni i le 131 450 ma fai i ai ia latou faafesootaia lau Ofisa o le Malo.

#### HINDI

निम्नलिखित सेवा के लिए, कृपया यह फन काउंसिल के पास ले जाएं या दूरभाष दुभाषिया सेवा को 131 450 पर फोन करें और कहें कि वे आपकी काउंसिल से संपर्क करें।

#### CHINESE

要獲得免費的傳譯服務，請攜帶本文件到市議會或致電 131 450 電話傳譯服務處，並請他們代您聯絡市議會。

#### LAO

ເພື່ອຂໍບໍລິການແປສຳລັບບໍ່ຄ່າ, ນຳມາເຮົາສຳລັບການແປສຳລັບ ທ່ານ ຫຼື ໂທລະສັບ ຫາ ບໍລິການ ມາຍພາສາ ຫຼາຍໂທລະສັບ ຕາມທີ 131 450 ແລະ ຂໍໃຫ້ພວກເຂົາຕິດຕໍ່ຫ້ອງການແປສຳລັບຂອງທ່ານ.

#### ITALIAN

Per avvalervi di un servizio interpreti gratuito, portate il presente documento al Comune oppure telefonate al Servizio telefonico interpreti (TIS) al numero 131 450 chiedendo che vi metta in contatto con il Comune.

#### GREEK

Για δωρεάν Υπηρεσία Διερμηνέων, παρακαλείσθε να φέρετε αυτό το έγγραφο στη Δημαρχία ή να τηλεφωνήσετε στην Τηλεφωνική Υπηρεσία Διερμηνέων στο 131 450 και να ζητήσετε να επικοινωνήσουν με τη Δημαρχία σας.

#### VIETNAMESE

Để nhận được Dịch vụ Thông dịch miễn phí, hãy đem tài liệu này đến Hội đồng Thành phố hoặc gọi đến Dịch vụ Thông dịch qua Điện thoại (TIS) số 131 450 và nhờ họ liên lạc Hội đồng Thành phố của quý vị.

#### CROATIAN

Za besplatne usluge tumača, molimo donesite ovaj dokument u općinu ili nazovite Telefonsku službu tumača (Telephone Interpreter Service) na 131 450 i zamolite da za Vas nazovu općinu.

#### POLISH

W celu otrzymania bezpłatnej pomocy ze strony Służby Tłumaczy, prosimy przynieść ten dokument do Rady Miejskiej (Council) lub zadzwonić do Telefonicznej Służby Tłumaczy na numer 131 450 i poprosić o połączenie ze swoją Radą.

#### FRENCH

Pour un service d'interprétariat gratuit, veuillez apporter ce document à la mairie. Vous pouvez également téléphoner au service d'interprète au 131 450 et lui demander de contacter votre mairie.

#### BANGLA

বিনামূল্যে দোভাষী সেবা ব্যবহার জন্য, দয়া করে এই দলিলাদি বা কাগজপত্র পরিষদে (কাউন্সিল) নিয়ে আসুন অথবা 131 450 নাম্বারে টেলিফোন দোভাষী সেবা ব্যবহার ফোন করুন এবং তাদেরকে আপনার পরিষদের (কাউন্সিল) সাথে যোগাযোগ করতে বলুন।

#### TONGAN

Ki ha NgCue Fakatonulea ta'etotongi, kCtaki 'o 'omai e tohi ni ki he Kaunisolo pe telefoni ki he 'Ofisi Fakatonulea Telefoni i he 131 450 'o kole kenau fetu'utaki ki ho'o Kaunisolo.

#### KHMER

ដើម្បីទទួលបានសេវាបកប្រែឥតគិតថ្លៃ សូមយកឯកសារនេះទៅសាលាសង្កាត់ ឬទូរស័ព្ទទៅកិច្ចបំរើបកប្រែភាសាភាសាខ្មែរលេខ 131 450 រួចស្នើសុំឲ្យគេទាក់ទងជាមួយសាលាសង្កាត់របស់លោកអ្នក។



**Planning Proposal -  
Evelyn Street Fringe Precinct, Macquarie Fields**

**Submission for Gateway Determination  
March 2018**

## Evelyn Street Fringe Precinct, Macquarie Fields

### 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 – Macquarie Fields – EEC1, which includes the Evelyn Street Fringe. Refer to Figure 1 for the extent of the Edgelands.

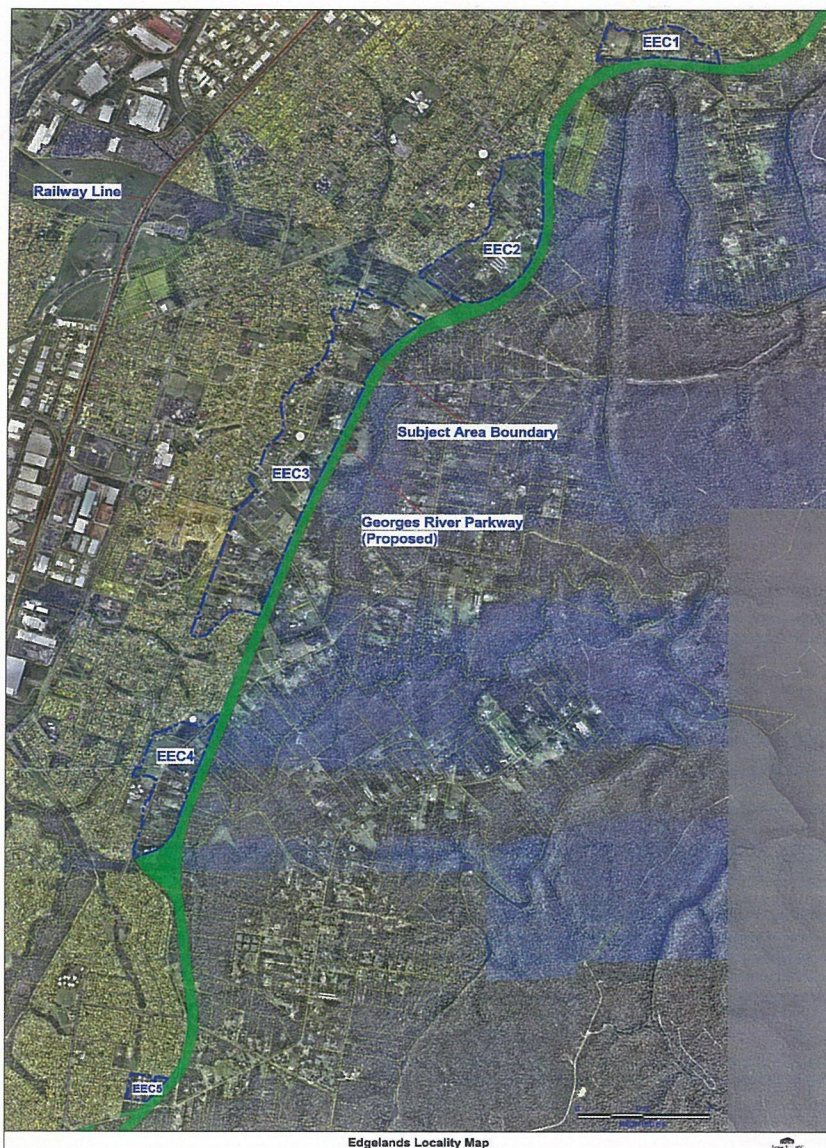


Figure 1 Edgelands Locality Plan

The policy position in the Council report of 21 June 2016, in relation to the Macquarie Fields Evelyn Street Fringe Precinct, reflects the transition from the existing residential density, generally 500 sqm to large lot sewered 4,000 sqm allotments. These later lots would generally occupy land with frontage to Oakley Street.

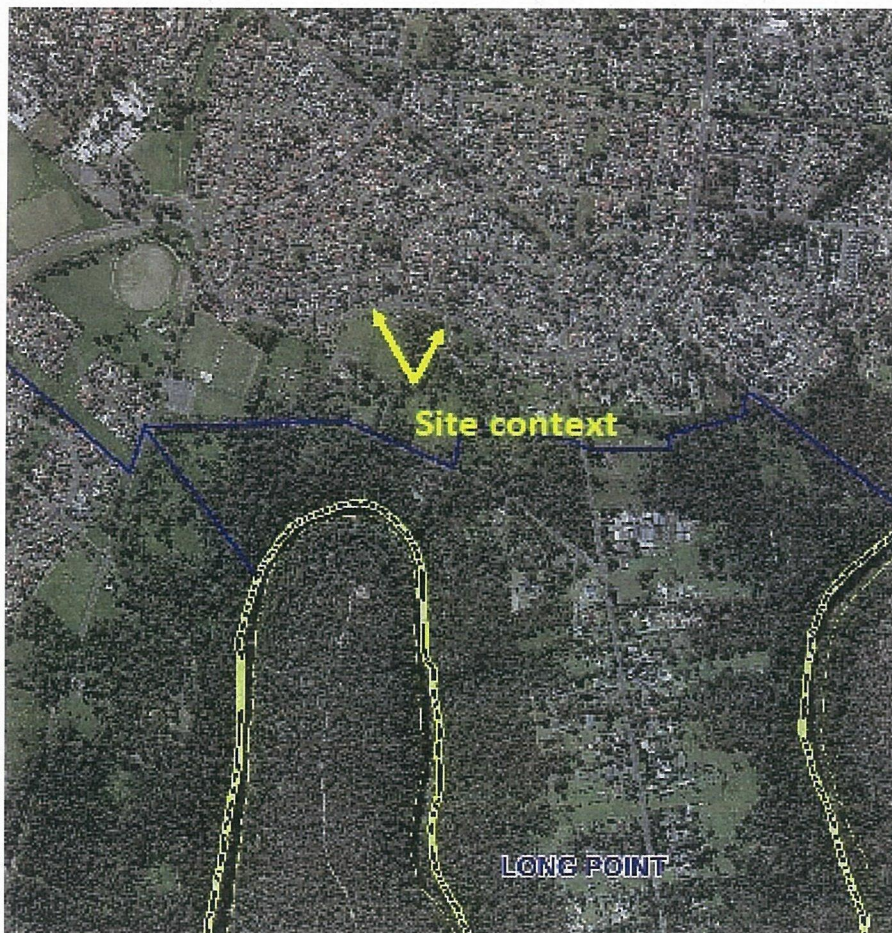
This foundation principle has evolved during the review of a Planning Proposal Request (PPR) submitted for the part of the Macquarie Fields EEC1 precinct known as the Evelyn Street Fringe Precinct.

## **Existing situation**

The site comprises approximately 9.755 ha of rural residential land, containing eight allotments with frontage to Evelyn Street and Wills Road. It forms part of the eastern edge of the suburb of Macquarie Fields and is part of a landscape unit, which is known as the East Edge Scenic Projection Lands or 'the Edgelands'. Generally, to the east is Oakley Road, which forms a clear divide to the densely vegetated George River environs.

The land is located approximately 1.25 km from the Glenquarie Centre, 2 km from Macquarie Fields Station and 2.5 km from Ingleburn Station.

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 subject lands at Macquarie Fields is as follows:

- Part Lot 1 DP 533662 (No. 22 Oakley Road)
- Part Lot 100 DP 261125 (No. 109 Evelyn Street)
- Part Lots 8 and 9 DP 826459 (Nos. 18-16 Oakley Road)
- Lot 181 DP 834233 (No. 89 Evelyn Street)
- Lot 305 DP 263295 (No. 87 Evelyn Street)
- Lot 40 DP 623486 (No. 85 Evelyn Street)
- Lot 41 DP 62348 (No. 83A Evelyn Street)
- Lot 1 DP 853374 (No. 58 Wills Road)

The site occupies an urban edge location with a generally open wooded 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) to facilitate the development of the subject lands 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 vegetation, bushfire hazard and landscape character management;
- 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. The changes are outlined in Table 1 below.

Table 1

Changes to maps	Description of change
Zoning	Change from E4 - Environmental Living zone to R2 - Low Density Residential zone.
Minimum Lot Size	Change the proposed Minimum Lot Size from 2 ha to 500 sqm.
Dual Occupancy Lot Size	Change the Minimum Lot Size for Dual Occupancy from 2 ha to 700 sqm.
Building Height	Change the Maximum Building Height from 9 m to 8.5 m.
Lot Averaging	Change the Lot Averaging provision to not apply to the subject lands.

## **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 incorporation of Lot 9 DP 852014 and the extent of technical investigation in respect of Lot 9 DP 826459 however, necessitate further specialist / technical substantiation.

The supporting reports address the following specific areas:

- contamination (Preliminary investigation);
- storm water management;
- traffic management and accessibility;
- service infrastructure provision;
- ecology;
- bushfire management
- 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)?**

##### Greater Sydney Region Plan 2018

The Greater Sydney Region Plan 2018 was released in March 2018 and seeks to provide a template for meeting the significant demands of a growing and changing population over a 40 year period (2056), in a sustainable 3 city model. The PP is considered to be consistent with the Draft Plan in that it is consistent with the following relevant Directions / Objectives in Table 2:

Table 2

Objective	Comments on consistency
10: Greater housing supply	The PP will assist in provide additional housing supply.
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.

### Western City District Plan 2018

The Western City District Plan was released March 2018. The PP is considered to be consistent with the Draft Plan in that it is consistent with the following relevant Directions and Planning Priorities in Table 3.

Table 3

Planning Priority	Comments on consistency
W1 – Planning for a city supported by infrastructure	The proposed development will access existing service infrastructure optimising its use and readily augmenting the same if need be and in doing so address Planning Priority W1.
W3 – Providing Services and social infrastructure to meet peoples changing needs	The proposed development will access existing service infrastructure optimising its use and readily augmenting the same if need be and in doing so, address the proposed development will contribute to the provision of services and social infrastructure by way of a relevant developer contribution and in so doing address Planning Priority W1.
W5: Providing housing supply, choice and affordability, with access to jobs and services	The land is located in close proximity to the Greater Macarthur Growth Area, being located adjacent to the Glenfield to Macarthur Corridor. It represents Local infill development by being an extension to the existing residential area at Macquarie Fields. The land is located approximately 1.25 km from the Glenquarie Centre, 2 km from Macquarie Fields Station and 2.5 km from Ingleburn Station.

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

### Campbelltown Community Strategic Plan – Campbelltown 2027

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 be consistent with the relevant outcomes headed accordingly:

- a vibrant, liveable city;
- a respected and protected natural environment;
- a thriving attractive city; and
- a successful city.

### 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 fulfil 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 generally 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 PP Request and Council's acknowledgement of the subject precinct, adopted at its meeting on 21 June 2016.

The PP generally comprises a more site specific analysis consistent with the above-mentioned Policy Position, with minor departure being the product of the more detailed analysis.

### 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?**

Table 4 provides comments on the consistency of the planning proposal with applicable State Environmental Planning Policies (SEPPs).

Table 4

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	Justifiably inconsistent given the qualities of vegetation established in the Flora and Fauna Assessment.
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	An assessment of the prevailing habitat was undertaken on all lots except Lot 9 DP 852014 and Lot 9 DP 826459 and concluded the site does not constitute core koala habitat. The assessment needs to incorporate Lot 9 DP 852014 and Lot 9 DP 826459 before an exhibition / consultation period takes place.

State Environmental Planning Policies	Comments on consistency
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.
SEPP No. 55 - Remediation of Land	A Phase One contamination investigation was undertaken. The limited areas of environmental sensitivity identified should not prevent advancement of the PP. A Phase 2 investigation and remediation strategy will need to be in place to finalise the PP
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.

State Environmental Planning Policies	Comments on consistency
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.
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.9.1 directions)?

Table 5 provides comments on the consistency of the planning proposal with applicable Ministerial Directions.

Table 5

Ministerial Direction	Comments on consistency
<b>1. Employment and Resources</b>	
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.
<b>2. Environment and Heritage</b>	
2.1 Environmental Protection Zones	<p>Justifiably inconsistent as, the PP does not adversely impact on an environmentally sensitive area. 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.</p> <p>Further field investigations have identified no major flora and fauna issues and in particular have identified no core koala habitat. These investigations need limited augmentation as mentioned previously.</p>
2.2 Coastal Protection	Not applicable to this PP.

Ministerial Direction	Comments on consistency
2.3 Heritage Conservation	Not applicable to this PP.
2.4 Recreation Vehicle Area	Not applicable to this PP.
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable to this PP.
<b>3. Housing, Infrastructure and Urban Development</b>	
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.
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.
<b>4. Hazard and Risk</b>	
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	The proposal is accompanied by a Bushfire Report which generally supports the Proposal. The Report needs to more fully address clearing requirements in respect of proposed Lots 29 and 30 with the potential consequential ecological impacts needing to be addressed in the Flora and Fauna Assessment. This required work should not restrict the Proposal proceeding to a Gateway Determination.
<b>5. Regional Planning</b>	
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
5.9 North West Rail Link Corridor Strategy	Not applicable in the Campbelltown LGA.
5.10 Implementation of Regional Plans	Consistent with the Regional and District Plans.
<b>6. Local Plan Making</b>	
6.1 Approval and Referral Requirements	Consistent as the PP does not alter the provisions relating to approval

Ministerial Direction	Comments on consistency
	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
<b>7. Metropolitan Planning</b>	
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, as the land is not within the Investigation Area.
7.3 Parramatta Road Corridor Urban Transformation Strategy	Not applicable in the Campbelltown LGA
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable in the Campbelltown LGA
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable in the Campbelltown LGA
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable in the Campbelltown LGA
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	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 Flora and Fauna assessment was undertaken in respect of the land and concluded:

- The removal of 1.83 ha of low/moderate quality Cumberland Plain Woodland (CPW) is not likely to be significant;
- The long term viability of CPW within the site has been significantly compromised by past actions;
- A number of threatened fauna species have the potential to occur within the site (in a foraging sense), however, are not considered likely to significantly impact their species;
- Migratory birds similarly are unlikely to utilise the site for roosting or feeding, and as such there is unlikely to be a significant impact on any migratory bird species;
- The site does not meet the core Koala Habitat definition and accordingly a Koala Plan of Management is not required;
- Total impacts (direct and indirect) are not expected to significantly impact Koalas;

- No significant impact is predicted to occur to threatened species, populations or communities. Accordingly, preparation of a Species Impact Statement (SIS) is not warranted;
- Referral to the Commonwealth Department of Environment, under the EPBC Act is also not required; and
- The lack of investigation of Lot 9 DP 852014 and Lot 9 DP 826459 needs to be addressed prior to public exhibition / consultation in respect of Koalas (SEPP 44) and Cumberland Plain Land Snails and communicated in an updated Flora and Fauna 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 other significant environmental impacts, which require resolution in the context of the PP.

It is noted that there are solutions to satisfactorily manage stormwater (quantity and quality) and flooding and can be readily integrated with existing systems. The proposed stormwater management system needs to be revised prior to public exhibition / consultation.

The traffic likely to be generated by the ultimate development can be readily integrated with the existing street network.

A Stage 1 Preliminary Environmental Site Assessment was undertaken, which concluded:

- Some existing buildings, the site of former buildings and some treated pine timber stockpiles present as areas of potential concern;
- Prior to any site works, a Phase 2 Detailed Environmental Site Assessment should take place with respect to the identified areas of potential concern; and
- Subject to preparation of a remediation plan, it is considered that the site can be adequately remediated.

Amplification and reticulation of all service infrastructure, particularly water and sewer, is required to be addressed in a DCP addendum 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 PP 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 Glenquarie 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) were available in the locality and could be economically augmented and reticulated.

The development proposal will readily integrate with the existing street network.

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

Relevant public authorities and service agencies will be consulted during the formal consultation phase. (Refer to Part 5 below).

## **Part 4 – Mapping**

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

- Changes to Zoning Map (refer to annexure 1);
- Changes to Minimum Lot Size Map (refer to annexure 2);
- Changes to Dual Occupancy Lot Size Map (refer to annexure 3);
- Changes to Maximum Building Height Map (refer to annexure 4); and
- Changes to Lot Averaging Map (refer to annexure 5).

## **Part 5 - Community Consultation**

It is proposed that community consultation and engagement with relevant public authorities and service agencies (Public Exhibition) take place in accordance with the provisions of Schedule 1 - Community participation requirements, of the EP&A Act 1979.

Specifically, it is proposed that the exhibition period extend for a period of 28 days, with documentation available at Council's Civic Centre and its Local Libraries. Additionally, the documentation will be available for viewing on Council's website during this period.

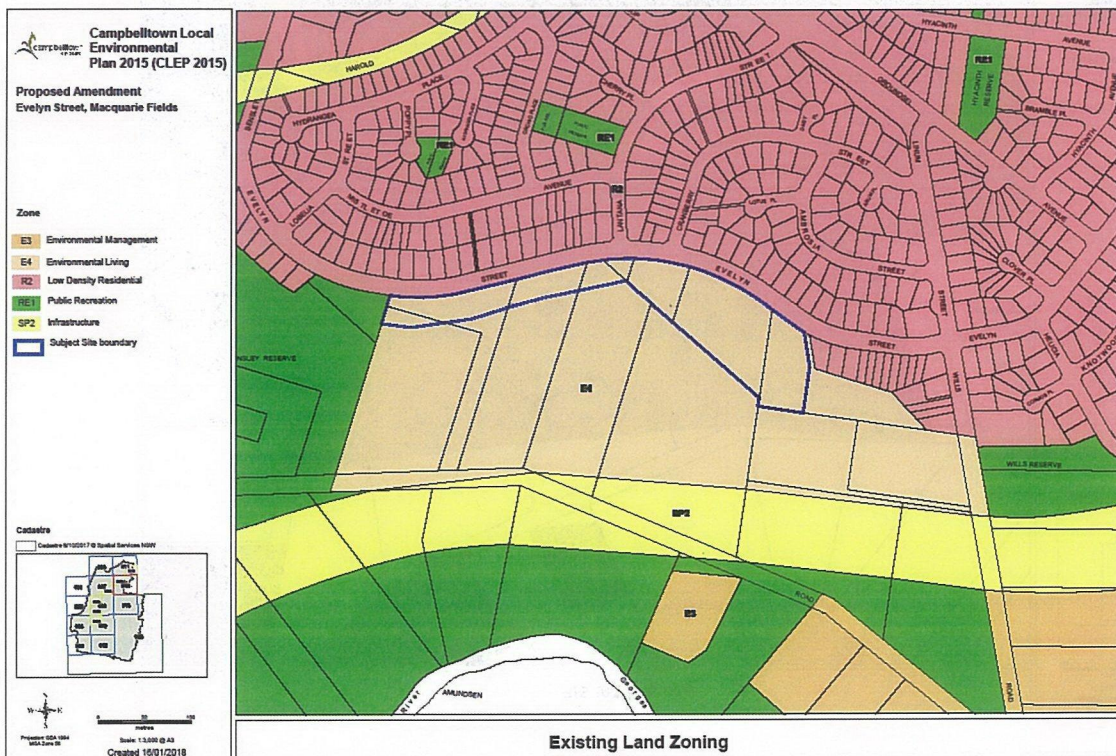
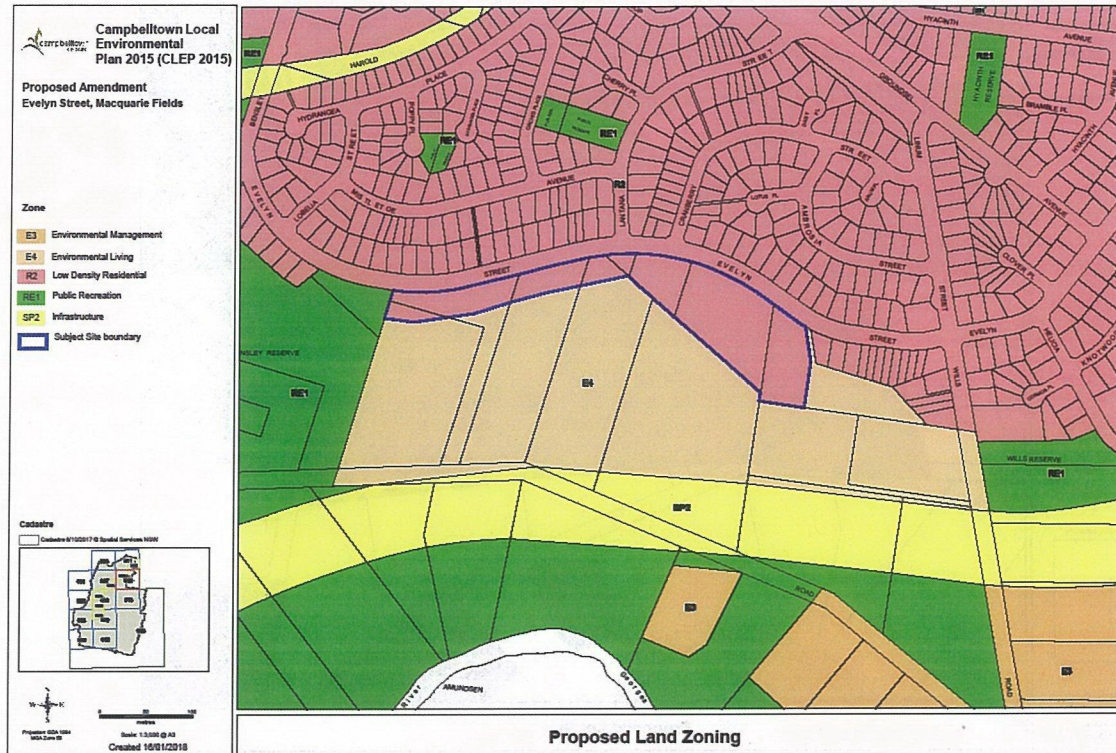
## Part 6 - Project Timeline

Table 6 provides an outline of the notional project timeline.

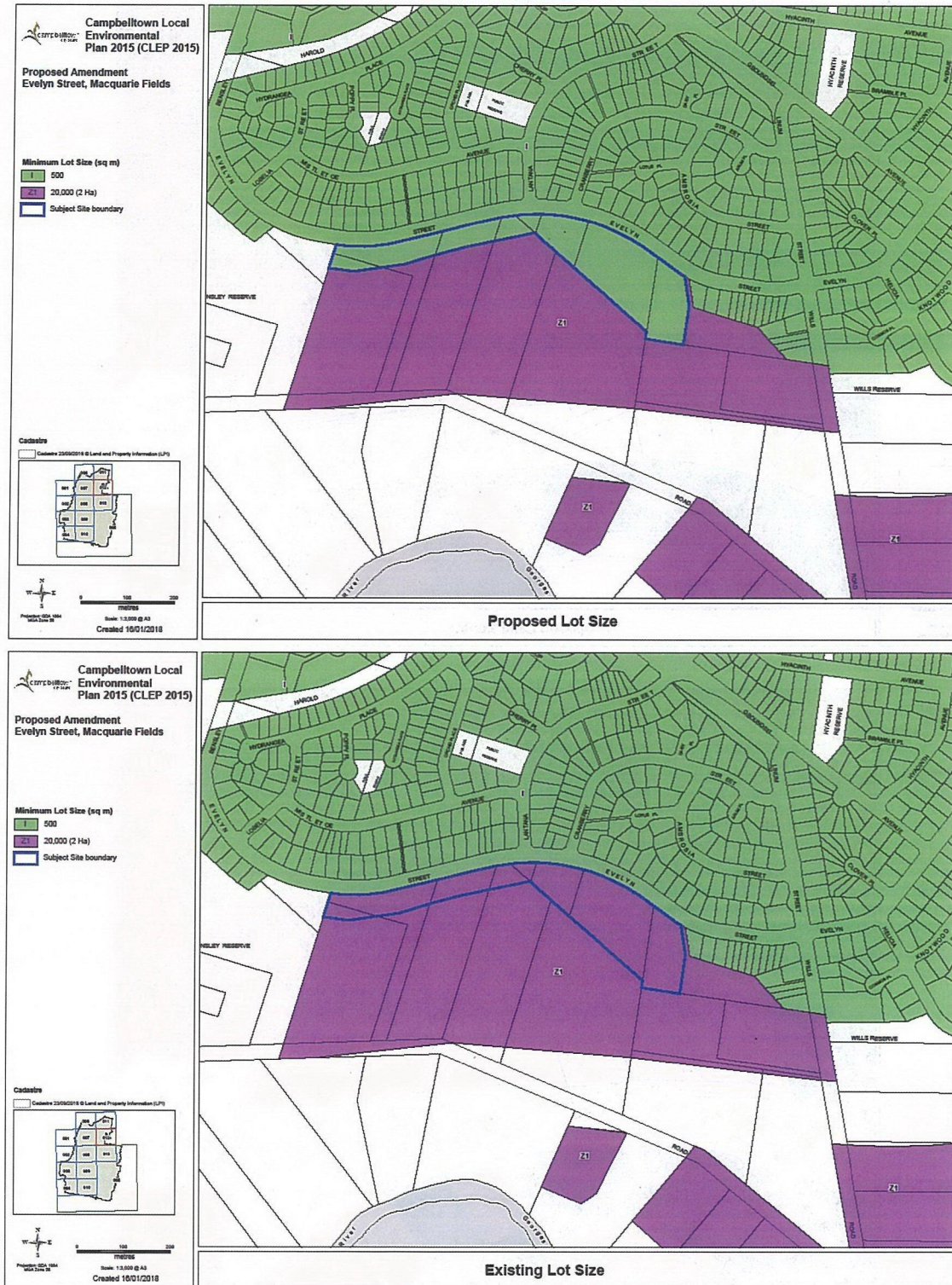
Table 6

Task	Timeline
Council endorsement of Planning Proposal	February 2018
Referral for a Gateway Determination	April 2018
Gateway Determination	May 2018
Completion of additional supporting documentation	June – July 2018
Public Exhibition	September 2018
Consideration of submissions (Report to Council)	November 2018
Finalisation of LEP amendment	December 2018 - January 2019
Plan amendment made	February 2019

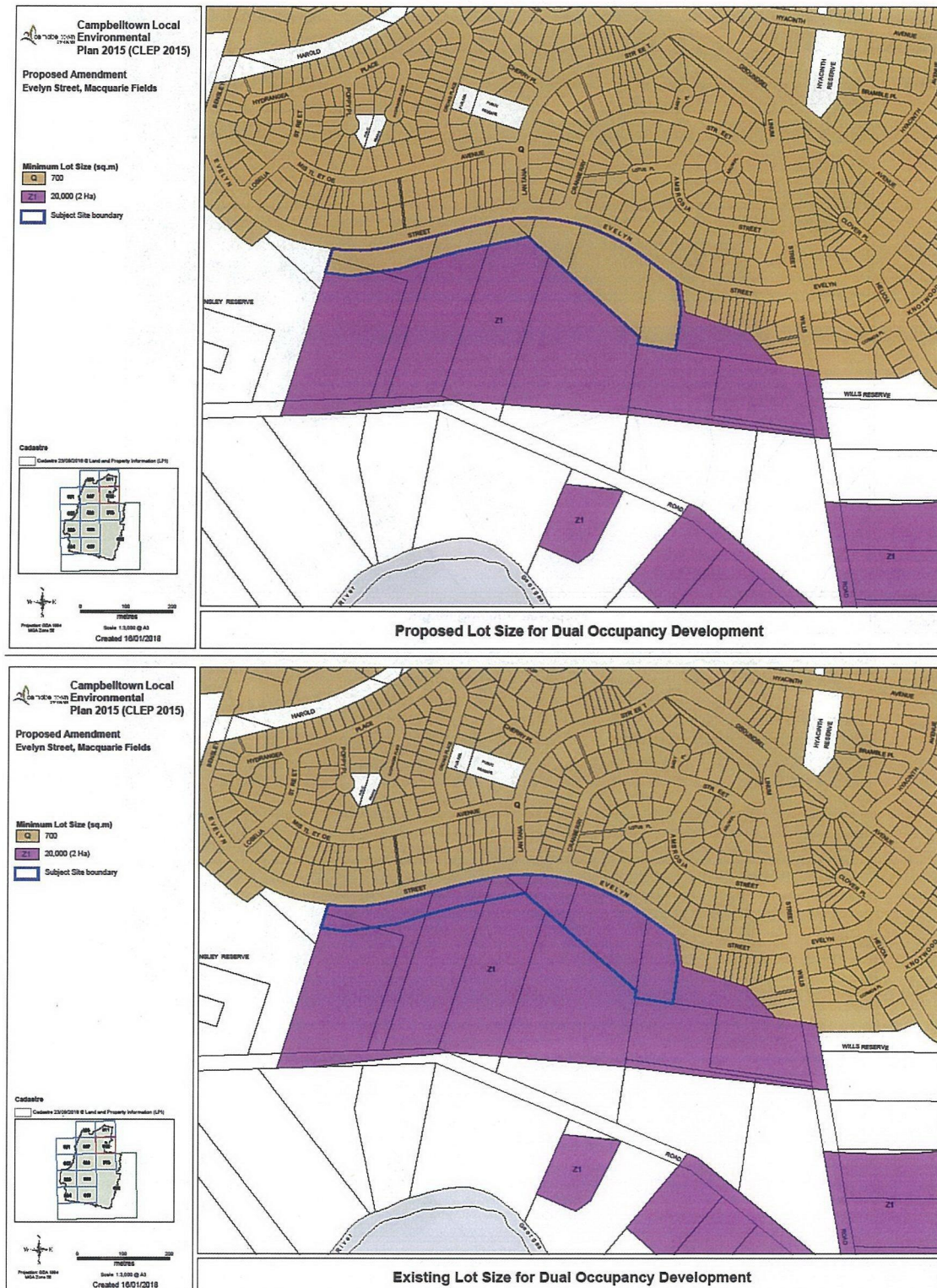
## Annexure 1 – Changes to Zoning Map



## Annexure 2 - Changes to Minimum Lot Size Map



## Annexure 3 - Changes to Dual Occupancy Lot Size Map



## Annexure 4 - Changes to Maximum Building Height Map



## Annexure 5 - Changes to Lot Averaging Map



## 8.5 Planning Proposal - Evelyn Street, Macquarie Fields

### 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 forward the planning proposal request to the Department of Planning and Environment for a Gateway Determination (forming attachment 5) to rezone the land known as:
  - Part Lot 1 DP 533662 (No. 22 Oakley Road) Macquarie Fields
  - Part Lot 100 DP 261125 (No. 109 Evelyn Street) Macquarie Fields
  - Part Lots 8 and 9 DP 826459 (Nos. 18-16 Oakley Road) Macquarie Fields
  - Lot 181 DP 834233 (No. 89 Evelyn Street) Macquarie Fields
  - Lot 305 DP 263295 (No. 87 Evelyn Street) Macquarie Fields
  - Lot 40 DP 623486 (No. 85 Evelyn Street) Macquarie Fields
  - And expanded to include Lot 9 DP852014 (No. 91 Evelyn Street) Macquarie Fields

from E4 Environmental Living to R2 Low Density Residential with a minimum lot size of 500m<sup>2</sup> and a maximum building height of 8.5m.
2. That the General Manager be authorised to endorse the re-drafting of the Planning Proposal request (as amended) into the required format, under Council's cover for a Gateway Determination.
3. That Council exercise authorisation to prepare and make the planning proposal (in accordance with the plan making powers delegated to Council) following receipt of the Gateway determination, including proceeding to public exhibition/consultation.
4. That Council be advised of the outcomes of the public exhibition/consultation in respect of the Planning Proposal.
5. That the proponent and property owners be advised of Council's resolution.

### Purpose

To seek Council's support to forward the Planning Proposal Request (as amended) and re-drafted to the Department of Planning and Environment (DP&E) for a Gateway

Determination, in order to commence the rezoning of the subject land for low density residential purposes.

## Report

### 1. Property owners/description

The land, which is requested to be rezoned includes:

- Part Lot 1 DP 533662 (No. 22 Oakley Road) Macquarie Fields
- Part Lot 100 DP 261125 (No. 109 Evelyn Street) Macquarie Fields
- Part Lots 8 and 9 DP 826459 (Nos. 18-16 Oakley Road) Macquarie Fields
- Lot 181 DP 834233 (No. 89 Evelyn Street) Macquarie Fields
- Lot 305 DP 263295 (No. 87 Evelyn Street) Macquarie Fields
- Lot 40 DP 623486 (No. 85 Evelyn Street) Macquarie Fields

This land comprises 6 holdings (7 allotments) generally with frontage to Evelyn Street, Macquarie Fields.

Additionally, Lot 9 DP852014, (No. 91) Evelyn Street which is a small 473.6 square metre allotment should have its zoning rationalised by inclusion in the proposed R2 rezoning.

**Applicant:** Planzone Consulting

**Application Number:** 2755/2016/E-LEPA

### 2. The Planning Proposal Request

The Planning Proposal Request (PPR) (contained in attachment 5), known as the Evelyn Street Fringe Proposal promotes the rezoning of several parcels of land (refer to attachment 1) to R2 Low Density Residential.

Also forming part of the PPR is a Concept Subdivision Design which illustrates an indicative allotment layout of 30 allotments with a minimum area of 500 sq.m (refer to attachment 2).

A relevant Zoning Amendment Map and Minimum Lot Size Map accompany the PPR (refer to attachment 3).

Further, it is considered appropriate the Maximum Height of Buildings Map be changed to 8.5 metres to reflect the R2 provisions on the opposite side of Evelyn Street (refer to attachment 3).

The PPR is also supported by a series of specialist consultant reports addressing:

- contamination (Phase 1)
- flora and fauna
- stormwater management/flooding
- service infrastructure
- traffic management.
- overall assessment/planning framework compliance

The site (refer to attachment 1), includes six land holdings (7 allotments) in the ownership of six parties, as listed at the beginning of this report. The site should be expanded to include No. 91 Evelyn Street as detailed below.

### **3. Other Nearby Land**

The joint owners of two parcels of land (No. 83A Evelyn Street and No. 58 Wills Road) totalling 1.544 hectares, which adjoin the subject land, have made rezoning enquiries of Council on several occasions, including after lodgement of the Planning Proposal Request. Their land has not been included in the proposal in time given the need to fully understand the qualities of the land and potential development management strategies. It may, however, be the subject of a future independent planning proposal, as the land appears to have rezoning merit (refer to attachment 4).

Further, No. 91 Evelyn Street (Lot 9 DP 852014) is a small 473.6 square metre allotment similarly zoned E4 - Environmental Living. It would be surrounded by R2 - Low Density Residential should the planning proposal proceed and is recommended for inclusion and rezoning (R2 zone) as part of the subject proposal. (refer to attachment 4).

### **4. Local/Regional Context**

The site forms part of the northern extremity of a landscape unit known as the East Edge Scenic Protection Lands (the Edgelands). The Edgelands form an area of transition and infill between the eastern boundary of the Campbelltown Urban Area and the extensive regional open space network associated with the Georges River.

The reservation for the proposed Georges River Parkway (Road) forms an edge to the heavily vegetated, ecologically diverse Georges River regional open space network. As such, the zone of transition/infill is considered to be limited to the Evelyn Street urban edge.

Until recently the land was zoned Environmental Protection 7(b) with a two hectare minimum area of subdivision. With the recent enactment of Campbelltown Local Environmental Plan 2015 (CLEP 2015), the land is now zoned Environmental Living (E4) with a two hectare minimum area of subdivision (and is subject to the one hectare lot averaging provision).

### **5. Recent interest and actions**

The public exhibition of draft CLEP 2014, in June-August 2014, generated significant interest in respect of further subdivision opportunities in the Edgelands. This interest was considered in the Extraordinary Report to Council on 28 April 2015.

Generally, submissions in respect of land to the east of the proposed Georges River Parkway (Road) were dismissed, while those to the west were identified for further investigation in a holistic, precinct based manner.

A constraints and opportunities mapping exercise and preliminary service infrastructure investigations were undertaken in late 2015, with the conclusions presented to a Councillor Briefing on 28 November 2015. It was established that the environmental qualities and service infrastructure availability vary on a sub-catchment/precinct basis and that site specific planning solutions could potentially evolve.

For land in the vicinity of Evelyn Street, it was identified that such land be considered on its merits for low density residential development.

Most recently, Council resolved in response to Item 2.3, Priority Investigation Area Campbelltown (Local Environmental Plan 2015) of the Planning and Environment Committee Meeting held 4 June 2016 (and Council Meeting held 21 June 2016) to adopt the following policy position:

“Any future developments reflect a transition from the existing residential density (generally 500 sq.m) to large lot sewerred 4,000 sq.m allotments.

Retention/management of remnant woodland and reinstatement of an informal rural/woodland verge character to Oakley Road where practical.”

A project specific (Evelyn Street) Councillor Briefing held in November 2017 noted the nature of the Evelyn Street urban interface and limited potential for low density housing. No significant concerns were raised with the concept underpinning the Planning Proposal Request and it was agreed the matter should proceed to Council.

## **6. Assessment of the Planning Proposal Request**

The report considers the merit of the PPR in relation to State and Local policies and the potential impacts of the proposal as summarised below.

### **6.1. State and Regional Planning**

Section 117 directions (Ministerial Directions) apply largely on a state wide basis and seek to ensure Local Environmental Plans (and their implementation tool in the form of Planning Proposals) are consistent with State and Regional Planning. In a like manner, State Environmental Planning Policies (SEPPs) and deemed SEPPs also seek to ensure state and regional specific planning outcomes.

It is noted the PPR either adequately addresses the desired outcomes or justifies any inconsistency. Some additional investigation is foreshadowed in relation to the following matters:

- Additional justification for clearing of vegetation on proposed Lots 29 and 30
- Additional field flora and fauna surveys, including impacts of APZ clearing on proposed Lots 29 and 30 and full breadth of impacts on existing Lot 9
- Phase 2 contamination investigation (and remediation strategy if required)
- Revised stormwater management/flooding strategy

Importantly, it is considered that the PPR has strategic and site specific merit to justify its referral to the Department of Planning and Environment for a Gateway Determination.

### **6.2. Metropolitan Planning**

The Metropolitan Planning Framework for Greater Sydney is largely detailed in the Metropolitan Strategy known as the draft Greater Sydney Region Plan (the dGSR Plan). The PPR shows consistency with the dGSR Plan, in terms of its key directions/objectives, particularly in respect of the Western Parkland City.

In brief, the proposal is noted to be consistent or at least partially consistent with the following:

Direction	Consistency with Objectives
<b>Infrastructure</b> City Supported by infrastructure	4. Infrastructure use is optimised (consistent)
<b>Liveable City</b> Housing the City	10. Greater housing supply (consistent)  11. Housing is more diverse and affordable (consistent)
A city of great places	13. Environmental heritage is considered and enhanced (in part) (consistent)
<b>A city in its landscape</b>	25. The waterways are protected (in part) (consistent)  27. Biodiversity is protected and remnant vegetation is enhanced (in part) (consistent)  28. Scenic and cultural landscapes are protected (in part) (consistent in part)

At the metropolitan scale of planning, the PPR is suitably consistent with the above objectives.

### 6.3. Subregional Planning

The draft Western City District Plan (the dWCD Plan) documents the most current sub regional planning framework and in doing so, a more detailed implementation framework for the dGSR Plan.

The PPR is not inconsistent with the draft Plans in providing for residential growth in a structured manner that leverages off existing infrastructure.

It is noted that the dWCD Plan and dGSR Regional Plan only recently concluded the public exhibition/consultation phase and do not represent adopted planning policy.

A brief review of the PPR in the context of the recently exhibited dWCD Plan highlights general consistency with following priorities:

Direction	Planning Priority
<b>A city supported by infrastructure</b> (infrastructure supporting new developments)	W1. Planning for a city supported by infrastructure
<b>Housing the city</b> (Giving people housing choices)	W5. Providing housing supply, choice and affordability with access to jobs and services (in part)
<b>A city in a landscape</b> (valuing green spaces and landscape)	W12. Protecting the health and enjoyment of the District waterways (in part)

At the district scale of planning, the PPR is consistent with the above priorities as the proposal would not demand any additional infrastructure to support the proposed

development and would provide additional housing choice in proximity to existing services and jobs.

#### 6.4. Local planning

Council's Local Strategic Land Use Planning Framework comprises principally of the Campbelltown Local Environmental Plan 2015 (CLEP 2015), the Campbelltown Local Planning Strategy (CLPS) and the Campbelltown Residential Development Strategy (CRDS).

Importantly, the subject framework is generally consistent with the overarching local strategic plan; namely, Campbelltown's Community Strategic Plan 2027 (CCSP). More particularly in respect of the CCSP it is noted:

Outcome	Strategies
1. <b>A vibrant, liveable city</b>	1.8 Enable a range of housing choices to support different lifestyles
2. <b>A respected and protected natural environment</b>	2.4 Conserve and care for our City's biodiversity (in part)
4. <b>A successful city</b>	4.3 Responsibly manage growth and development with respect to the environment, heritage and character of our city (in part).

The PPR is generally consistent with the local strategy framework and the policy position established by Council at its meeting on 21 June 2016 in relation appropriate development of the East Edge Scenic Protection Lands.

#### 6.5. Infrastructure Impacts

The development outcome proposed by the PPR will have a minor manageable impact upon local infrastructure provision. Access to the immediate road and drainage networks would need to be addressed as a future condition of development consent, including on-site infrastructure reticulation.

The stormwater management strategy submitted with the PPR requires further revision to provide a more innovative, cost effective, sustainable solution that is more closely attuned to the key qualities of the local environmental context and does not result in a significant impost on Council, with no broader public benefit. The principles of such system, as a minimum, should be endorsed by Council, prior to public exhibition (in the event of a positive gateway determination). Importantly, it is considered that such a system can be devised and implemented.

#### 7. Public Benefit

The community benefit test is an important element of determining whether a planning proposal has merit. Relevant matters for consideration of a spot rezoning include whether a local environmental plan accurately reflects the strategic direction and changing circumstances of an area, the length of time that has elapsed since the community was consulted about the planning controls applying to the land, and whether the planning controls are too prescriptive to facilitate a sensible development. The test also considers whether there is a demonstrable public interest in considering an alternative proposal to the existing planning scheme, which was not considered by Council or the community when the scheme was adopted.

In the case of this PPR, there is a strong argument to amend the Campbelltown LEP on the following grounds:

- The area has recently been identified by Council as a priority investigation area for future development.
- The site is well located with respect to access to public transport, services, employment and open space.
- Future development of the site would be consistent with the objectives and outcomes envisaged by metropolitan, district and local planning strategies.
- Would have a negligible impact on the local road network, open space and community facilities.

For the above reasons, the PPR would provide a public benefit commensurate with adjoining development. In addition, any future development would be required to pay a monetary contribution towards the provision of local traffic, open space and community facilities. This plan is currently under preparation and would levy the maximum amount permitted by the NSW Government of \$20,000 per lot, or dwelling for infill areas.

## **8. Formal Consultation**

A guide to preparing local environmental plans has been prepared by the DP&E to assist councils in preparing planning proposals and LEPs. Should Council resolve to proceed with the Planning Proposal, and Gateway Authorisation is issued by the DP&E, consultation would be undertaken in accordance with the Gateway Determination requirements.

All owners of the land included in the PPR support the rezoning of the subject land for low density residential and related purposes. The owner of the small allotment added (ie No. 91 Evelyn Street) will be consulted during the public exhibition/consultation period.

## **9. Statutory Consideration**

The preparation of a Planning Proposal is the first step in the process of requesting changes to a planning instrument. Should Council resolve to proceed with the Planning Proposal to Gateway Determination, the DP&E would confirm the technical studies required and relevant parts of the Planning Proposal to be updated or amended prior to public exhibition.

As part of the Gateway Authorisation process, Section 23 of the *EPA Act* allows the Minister and the Director-General to delegate functions to a Council and/or an officer or employee of a Council. When submitting a planning proposal, Council is required to identify whether it wishes to Exercise Delegation (the Authorisation). Authorisation delegates the following plan making powers to Council;

- to make and determine not to make an LEP
- to defer inclusion of certain matters
- to identify which matters must be considered and which stages of the plan making process must be carried out again

At its meeting on 20 November 2012, Council resolved to formally accept the plan making delegations and delegate the plan making functions to the General Manager. Acknowledgement of Council's resolution was received from the DP&E on 21 January 2013.

On the grounds that the planning proposal is consistent with the types of draft LEPs routinely delegated by the DP&E, it is recommended that Council exercise the Authorisation in this instance.

### **Conclusion**

The PPR for the rezoning of land generally fronting Evelyn Street, is considered to have sufficient strategic and site specific merit. Therefore, it is recommended the PPR be submitted with appropriate notation to the Department for Planning and Environment for a Gateway Determination.

It is noted however, the undertaking of minor additional investigation and strategy development is required concerning local stormwater management. This matter can be addressed as part of the gateway process and should be resolved prior to finalising the proposal.

Notwithstanding the above, the draft planning proposal as presented, is considered to provide a balanced planning outcome for the subject precinct in consideration of both its residential and environmental boundaries and would establish a planning framework which has regard to its immediate context, whilst facilitating traditional housing opportunities.

Finally, the draft planning proposal is considered to be generally consistent with the principles detailed in the adopted Council policy regarding the East Edge Scenic Protection Lands.

### **Attachments**

1. Site Location and Proposed Amendment (contained within this report)
2. Proposed Subdivision Plan (contained within this report)
3. Principal LEP Map Amendments (contained within this report)
4. Nearby Areas (contained within this report)
5. Planning Proposal - due to size of document - 239 pages (distributed under separate cover)

## 8.5 Planning Proposal - Evelyn Street, Macquarie Fields

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It was **Moved** Councillor Lound, **Seconded** Councillor Gilholme:

1. That Council forward the planning proposal request to the Department of Planning and Environment for a Gateway Determination (forming attachment 5) to rezone the land known as:
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from E4 Environmental Living to R2 Low Density Residential with a minimum lot size of 500m<sup>2</sup> and a maximum building height of 8.5m.

2. That the General Manager be authorised to endorse the re-drafting of the Planning Proposal request (as amended) into the required format, under Council's cover for a Gateway Determination.
3. That Council exercise authorisation to prepare and make the planning proposal (in accordance with the plan making powers delegated to Council) following receipt of the Gateway determination, including proceeding to public exhibition/consultation.
4. That Council be advised of the outcomes of the public exhibition/consultation in respect of the Planning Proposal.
5. That the proponent and property owners be advised of Council's resolution.

A Division was recorded in regard to the Resolution for Item 8.5 with those voting for the Motion being Councillors M Oates, M Chowdhury, D Lound, R Manoto, B Gilholme, M Chivers, P Lake, W Morrison, B Thompson, G Greiss and R George.

Voting against the Resolution were Councillors G Brticevic, K Hunt and B Moroney.

**007** The Motion on being Put was **CARRIED**.

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