



Planning Proposal

The Meadows, Ingleburn Gardens

Proposed amendment of Campbelltown Local Environmental Plan 2015

Definitions and abbreviations

CLEP 2015 means Campbelltown Local Environmental Plan 2015

DCP means Development Control Plan

DPIE means Department of Planning, Industry and Environment

EP&A Act 1979 means *Environmental Planning and Assessment Act 1979*

GSC means Greater Sydney Commission

LGA means local government area

M means metres

PP means Planning Proposal

PPR means Planning Proposal Request

SEPP means State Environmental Planning Policy

SQM means square metres

Introduction/Background

In March 2006, Amendment No. 12 of the Campbelltown (Urban Area) Local Environmental Plan 2002 (2002 CLEP) rezoned 'Ingleburn Garden's Estate' to part 2(c) Residential B Zone and 6(c) Private Open Space Zone. The standard instrument translation of the Ingleburn Gardens Estate into Campbelltown Local Environmental Plan 2015 applied the R3 Medium Density Residential and RE2 Private Recreation zones.

Ingleburn Gardens currently consists of approximately 505 community title residential lots with associated landscaping, 2 community facilities, a childcare centre and associated infrastructure.

The Planning Proposal Request submitted seeks to rezone the RE2 Private Recreation land which was originally intended to be an acoustic buffer for the M31 Motorway to R3 Medium Density.

The Site

The Ingleburn Garden's Estate is approximately 37 hectares and is bounded by the M31 Motorway to the east and Campbelltown Road to the North-West and surrounding suburbs of Edmondson Park, Bardia and Macquarie Links. The subject land is formally known as Lot 39 DP 280076, Webber Circuit, Bardia and forms part of the 'The Meadows' subdivision within the Ingleburn Garden's Estate (Figure 1).

The subject site is approximately 5,600sqm, vacant with no vegetation and located in the south-east portion of 'The Meadows'. The land fronts Webber Circuit with existing residential development and is adjacent to the M31 Motorway.

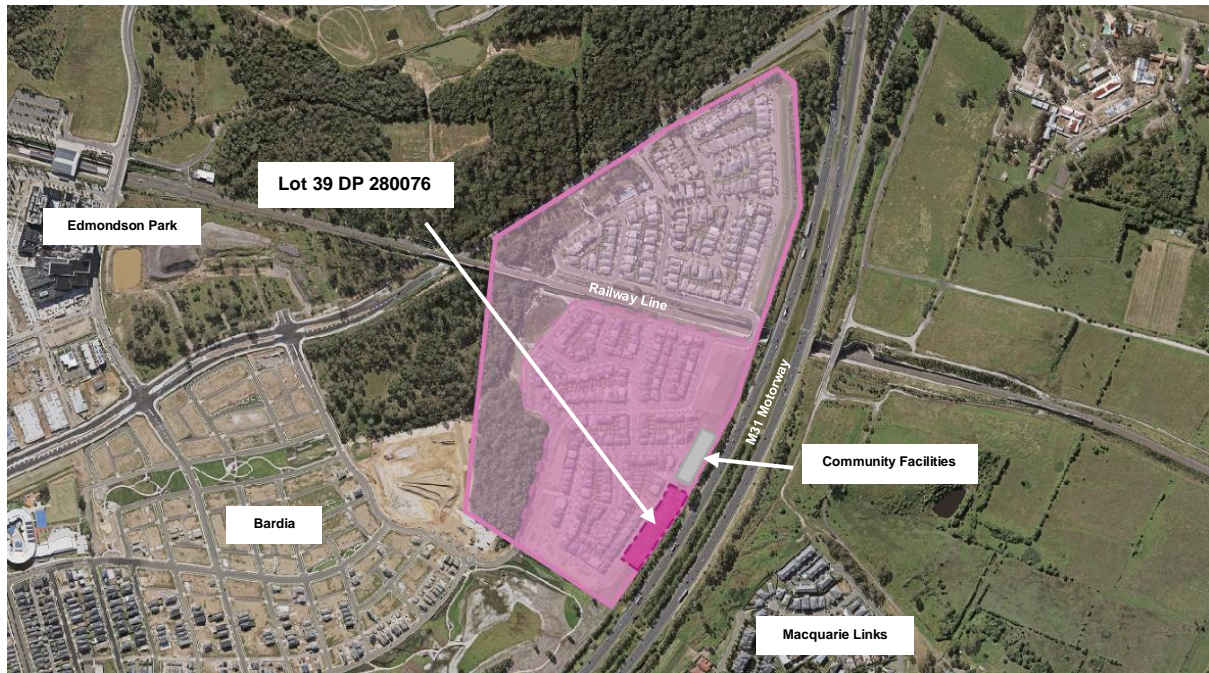


Figure 1 Location Map



Part 1 – Objectives or Intended Outcomes

The Planning Proposal intends to amend the Campbelltown Local Environmental Plan 2015 (CLEP 2015) to facilitate an increase in dwelling yield and resolve otherwise unresolved land within 'The Meadows'.

The Planning Proposal aims to:

- To enable the redevelopment of the subject lot for medium density residential purposes.
- To ensure a development standards are consistent across the Ingleburn Gardens Estate.

Part 2 - Explanation of provisions

The Planning Proposal seeks to amend the CLEP 2015 to:

- Amend the land use zone of Lot 39 from RE2 Private Recreation to R3 Medium Density Residential.
- Introduce a maximum building height of 9m to the R3 Medium Density Residential on the subject 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 planning proposal is not a result of any strategic study or report rather, an unresolved residue parcel within the Ingleburn Gardens Estate due to a previous subdivision approval.

The Planning Proposal has advanced further in the following studies and reports:

Table 2		
Specialist Technical Studies	Author	Date
Noise Impact Assessment	Acoustic Logic	11 December 2019
Traffic Impact Assessment	PTC	14 August 2018
Preliminary Site Investigation	Douglas Partners	April 2021

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

Yes, the CLEP 2015 is the principal environmental planning instrument applying to the site therefore, the Planning Proposal represents the best means of achieving the objectives or intended outcomes for the subject site within the Meadows Precinct.

Section B – Relation to Strategic Planning Framework

3. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)

Greater Sydney Region Plan – Metropolis of Three Cities

The Greater Sydney Region Plan (The Plan) has been prepared by the NSW State Government to guide land use planning decisions for the next 20 years. The Plan sets a strategy for accommodating Sydney's future population growth and identifies the need to deliver 689,000 new jobs and 664,000 new homes by 2031. The Plan identifies that the most suitable areas for new housing are in locations close to jobs, public transport, community facilities and services. An assessment of the proposal against the relevant Directions and Objectives of the GSRP is provided in Table 3.

The proposal is generally consistent with the Plan particularly as the proposal seeks to ensure that development is aligned with the existing urban zoning of adjoining land, is within close proximity to the Edmondson Park train station and town centre as well as the existing centre of Ingleburn. The proposal also provides housing diversity in the form of attached or dual occupancy development.

Western City District Plan - Connecting Communities

The Western City District Plan (the District Plan) sets out more detail with respect to the anticipated growth in housing and employment in the Western District and amongst other things, is intended to inform the assessment of planning proposals.

The District Plan identifies Ingleburn Gardens Estate as an Urban Area within the Campbelltown Local Government Area (LGA). The CLEP 2015 is the principal environmental planning instrument that applies to the land. The PP is generally consistent with the District Plan particularly as the proposal seeks to ensure that further medium density housing is provided within close proximity to the employment, public transport and open space within the Campbelltown LGA.

Campbelltown Local Environmental Plan 2015 (CLEP 2015)

The Campbelltown Local Environmental Plan 2015 (CLEP 2015) is the principal environmental planning instrument for the City of Campbelltown. A summary of the existing planning framework and proposed amendment are below.

Table 4		
CLEP 2015 Current	Proposed Amendment	Comment
Land Use Zoning Map (attachment 3)		
The subject land is zoned RE2 Private Recreation	The PP seeks to rezone Lot 39 from RE2 Private Recreation land to R3 Medium Density Residential.	<p>The proposed rezoning would facilitate the highest and best use of the land, consistent with adjoining land.</p> <p>The R3 Medium Density Residential zone would support small lot residential housing or dual occupancy development consistent with adjoining land.</p>
Height of Building Map (Attachment 3)		
The site current does not have a height limit due to the existing RE2 Private Recreation zoning.	The PP seeks a height limit of 9m.	The proposed height of buildings limit of 9m is consistent with that applied by CLEP 2015 to the surrounding Ingleburn Garden's Estate.
Minimum Lot Size		
The LEP does not have a minimum lot size for development in an R3 Medium Density Residential zone.	The PP does not propose to change the minimum lot size within the LEP.	<p>The PP does not seek to implement a minimum lot size, consistent with all land zoned R3 Medium Density Residential in CLEP 2015. This is to maintain consistency with the existing development, whereby the Development Control Plan (DCP) addresses minimum lot size.</p> <p>Therefore, the DCP will be amended to cater for residential development on this site.</p>

The objectives and permitted uses of the R3 Medium Density Residential zone under the Campbelltown Local Environmental Plan 2015 are:

Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a wide range of housing choices in close proximity to commercial centres, transport hubs and routes.
- To enable development for purposes other than residential only if that development is compatible with the character and scale of the living area.
- To minimise overshadowing and ensure a desired level of solar access to all properties.

2 Permitted without consent

Nil

3 Permitted with consent

Attached dwellings; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; **Dual occupancies;** Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home-based child care; Home businesses; Home occupations; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (outdoor); Respite day care centres; Roads; **Semi-detached dwellings;** Seniors housing; Shop top housing; Tank-based aquaculture

4 Prohibited

Pond-based aquaculture; any other development not specified in item 2 or 3

The proposed development for attached dual occupancy development would be consistent with the above objectives and permitted uses.

Campbelltown (Sustainable City) Development Control Plan, 2015

Ingleburn Garden's Estate is subject to a Site-Specific Development Control Plan – Edmondson Park Smart Growth (Part 6 DCP) situated in Volume 2 of the Campbelltown (Sustainable City) Development Control Plan 2015 (CSCDCP 2015).

The proposal would be inconsistent with the following sections of the Development Control Plan. Therefore, amendments to the DCP would be progressed as detailed in the table below:

Table 5		
Edmondson Park Smart Growth Part 6 DCP	Required Amendment	Comment
Map 2 – Ingleburn Gardens Masterplan Concept: The current Masterplan is obsolete with the further stages that have been approved.	Update the masterplan to current context.	An updated map would assist with the future development application/assessment process in regards to the acoustic wall and proposed pocket park.
Map 4 – Ingleburn Gardens Masterplan Staging Sequence	Update the masterplan staging sequence.	An updated map would assist with the future development application / assessment process.
Map 5 – Streetscape and Urban Form Plan - Current plan demonstrates a school.	Update the urban form to relate to currently approved DAs.	An updated map would assist with the future development application / assessment process.
Control 2.4 Building Form, D1.3 Walls with windows or other openings are to have a minimum side and rear setback of 1 metre.	<p>It is recommended the current rear setback remain for existing vacant lots, however, the provisions of the DCP should be clarified as follows:</p> <p>A 8m rear setback for lots is required abutting the M31 Motorway subject to acoustic investigations as part of a subdivision application.</p>	<p>The existing rear setback control of the DCP is unclear and inconsistent with the existing approach in adjoining development areas.</p> <p>An appropriate standard that has regard to the proposed building envelopes, acoustic treatment and solar access is required. At a minimum, it is considered that the setback should not be less than the built form requirements of the Low Rise Medium Housing Code.</p>
2.2 Streetscape and Urban Character	The concept plan indicates front setbacks ranging from 4.5m to 8m.	To ensure the proposal is consistent with the existing streetscape the

<p>D2.1 New buildings shall adhere to a minimum front building line of 4.5 metres. However, projections including, balconies, porches, bay windows and sun control devices are permitted to be setback a minimum of 3.5 metres. A setback of 5.5 metres applies to the face of garage doors or carports. Nil setbacks to rear lanes are acceptable subject to vehicles being able to manoeuvre in the laneway.</p>		<p>front setbacks in the DCP should remain. It would be open for the applicant to propose an alternate outcome as part of a future development application.</p>
<p>Objective</p> <p>Part 2.5 Open Space – P6</p> <p>Lands adjoining the F5 Freeway and zoned 6 (c) Private Open Space, under the provisions of LEP 2002, shall be retained and revegetated with native vegetation incorporating any acoustic barrier and shareway/maintenance access.</p>	<p>Amended Objective:</p> <p>Development adjoining the M31 Motorway and zoned RE2 Private Open Space or R3 Medium Density Residential, under the provisions of LEP 2015, shall incorporate an acoustic barrier and native vegetation screening plan.</p>	<p>This objective should be updated to reflect the proposed change in land use under this PP.</p>
<p>Controls</p> <p>Part 2.5 Open Space – D6.1</p> <p>The Ingleburn Gardens site includes a 50 metre buffer from the M5 Freeway, is to be revegetated with local native vegetation. The 50 metre wide private open space buffer from the M5 Freeway is to be revegetated with local native vegetation. This buffer is also required for acoustic purposes and will be constructed at the cost of the developer prior to the first occupation certificate being issued.</p>	<p>Amended Control:</p> <p>The Ingleburn Gardens site includes an acoustic barrier from the M31 Motorway. The acoustic barrier is to extend from the landscaped mound to the southern extent of the estate.</p> <p>This acoustic barrier will be constructed at the cost of the developer prior to the first subdivision certificate being issued and comprise the following:</p> <ul style="list-style-type: none"> Easements for maintenance and access 	<p>The amended control provides a mechanism for the sound wall to be constructed prior to the residential development taking place under separate development applications.</p>

	<ul style="list-style-type: none"> • Landscape screening plan; and • Artwork plan <p>The acoustic barrier is to be entirely contained within private land and maintained by the body corporate.</p>	
N/A	<p>Proposed Pocket Park Control:</p> <p>The pocket park identified by the masterplan is to be included in future subdivision development application of Lot 39 DP 280032. The pocket park is to form part of the Community Title Scheme DP 270983.</p> <p>The pocket park is to include:</p> <ul style="list-style-type: none"> • Functional useable kick about area, • Access to the existing community open space • Seating • Nature play equipment • Accessibility Requirements • Natural tree landscaping and Embellishment <p>Embellishment works are to be completed prior to the registration of land resulting from the subdivision of Lot 39 DP 280076</p>	<p>The Development Control Plan will be used as a mechanism to ensure the appropriate execution of the Pocket Park.</p> <p>This outcome reflects the advice of the Local Planning Panel.</p>

It is recommended that the Development Control Plan be amended by the applicant and exhibited concurrently with the Planning Proposal should Gateway Authorisation be issued. A further report to Council detailing proposed amendments to Part 6 of CSCDCP 2015 will be prepared should a Gateway Determination be issued.

4. Is the Planning Proposal consistent with Council's local strategy or other local strategic plan?

Local Strategic Planning Statement 2019

The Local Strategic Planning Statement details Campbelltown City Council's plan for the community's social, environmental and economic land use need over the next 20 years. The LSPS provides context and direction for land use decision making within the Campbelltown Local Government Area (LGA). It seeks to:

- provide a 20 year land use vision for the Campbelltown LGA
- outline the characteristics that make our city special
- identify shared values to be enhanced or maintained
- direct how future growth and change will be managed

The LSPS responds to the District and Regional Plans and to the community's documented aspirations. The document establishes planning priorities to ensure that the LGA thrives now and remains prosperous in the future, having regard to the local context. The PPR is consistent with the draft LSPS as the proposal has alignment with Council's Community Strategic Plan and the relevant Directions, Objectives and Priorities of the District Plan.

Draft Campbelltown Local Housing Strategy

The Draft Campbelltown Local Housing Strategy (CLHS) primary aim is to examine the housing needs of Campbelltown's current and future residents and puts forward an evidence based approach to managing sustainable housing growth to 2036.

The housing vision for Campbelltown LGA is to provide sustainable, high quality housing options to meet the diverse accommodation needs of the local community and future population growth.

The objectives of the CLHS are as follows:

- Meet the housing needs of the future population.
- To support urban containment.
- To provide for housing that meets the needs of all households.
- To encourage the provision of new housing in locations that support the 30 minute city principle.
- To encourage the planning of housing within neighbourhoods.
- Manage the development of Greenfield release areas.
- Facilitate the urban renewal of walkable catchments
- Support housing growth in the Campbelltown CBD
- Plan for incremental growth through infill development which is compatible with the desired neighbourhood character.
- Promote high quality and environmentally sustainable residential environments.

The Planning Proposal is consistent with the Draft CLHS and is reflective of the vision, the proposal is also supports the above objectives.

Campbelltown Community Strategic Plan – Campbelltown 2027

The Campbelltown City Community Strategic Plan (CSP) is a 10 year vision that identifies the main priorities and aspirations for the future of the Campbelltown City Local

Government Area (LGA) and is Council's long term plan to deliver the community inspired vision.

The CSP acknowledges the need to provide for housing diversity and affordability in a structured way, whilst preserving the important natural attributes of the LGA and facilitating its promotion.

The PP is consistent with the CSP and will specifically facilitate delivery of the key outcomes as detailed below.

Table 6	
CSP Outcome	Statement of Consistency
Outcome 1	
A vibrant, liveable city	<ul style="list-style-type: none"> The Proposal provides for greater housing choice and diversity. The proposal seeks to create a solution in regards to acoustic volumes in respect of the M31 Motorway.
Outcome 2	
A respected and protected natural environment	<ul style="list-style-type: none"> The Proposal does not impact the natural environment as the subject land has already been established as a vacant Torrens titled allotment.
Outcome 3	
A thriving, attractive city	<ul style="list-style-type: none"> The Proposal would support the future development of land that is currently vacant in support of the existing community scheme.
Outcome 4	
A successful city	<ul style="list-style-type: none"> The Proposal seeks to increase residential development within the existing Ingleburn Garden's Estate, providing housing choice in close proximity to an existing centre and high frequency public transport.

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

The following State Environmental Planning Policies (SEPPs) are relevant to the PP.

Table 7		
Assessment Against State Environmental Planning Policies		
SEPP	Consistency	Evaluation
SEPP No 1 Development Standards	Yes	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. 19 - Bushland in Urban Areas	Yes	Where relevant, future vegetation removal will need to comply with the provisions of the SEPP and other companion legislation.
SEPP No. 21 - Caravan Parks	N/A	Not Applicable to this PP.

SEPP No. 33 - Hazardous & Offensive Development	N/A	Not Applicable to this PP.
SEPP No. 36 - Manufactured Home Estates	Yes	The provisions of the SEPP are not compromised by the Proposal.
SEPP No. 44 - Koala Habitat Protection	N/A	Repealed
SEPP No. 50 - Canal Estate Development	N/A	Not Applicable to this PP.
SEPP No. 55 - Remediation of Land	N/A	<p>The site is not known to be contaminated nor has contamination been discovered within the existing development in Ingleburn Gardens.</p> <p>As earthworks have already been undertaken to level the site, it is unlikely contamination will be encountered in the future subdivision.</p>
SEPP No. 64 - Advertising & Signage	Yes	Any future advertising/signage will need to comply with the provisions of the SEPP.
SEPP No. 65 - Design Quality of Residential Flat Development	N/A	Not applicable to this PP.
SEPP No. 70 - Affordable Housing (Revised Schemes)	N/A	Not applicable to this PP.
SEPP (Aboriginal Land) 2019	N/A	Not applicable to this PP.
SEPP (Activation Precincts) 2020	N/A	Not applicable to this PP.
SEPP (Affordable Rental Housing) 2009	Yes	The Proposal does not prejudice the application of the SEPP and development of the various forms of affordable housing.
SEPP (Building Sustainability Index: BASIX) 2004	Yes	The PP is consistent with the application of the SEPP to residential development.
SEPP (Educational Establishments & Child Care Facilities) 2017	Yes	Any educational establishments will be subject to development approval in accordance with the provisions of the SEPP.
SEPP (Exempt & Complying Development Codes) 2008	Yes	The PP is consistent with the SEPP and the provisions of which would apply to future developments.
SEPP (Housing for Seniors or People with a Disability)	Yes	The PP does not preclude future merit based provisions of housing for seniors and people with a disability.
SEPP (Infrastructure) 2007	Yes	<p>The PPR has an accompanying acoustic report to show compliance with clause 102 of the SEPP.</p> <p>However, any future development in regards to the Infrastructure provision on this site will be required to fulfil the SEPP and clause 102 at Subdivision DA stage as well.</p>
SEPP (Koala Habitat Protection) 2021	Yes	The provisions of the SEPP are not compromised by the Proposal.
SEPP (Mining, Petroleum Production & Extractive Industries) 2007	N/A	Not applicable to this PP.

SEPP (Miscellaneous Consent Provisions) 2007	Yes	The Proposal does not conflict or hinder the achievement of the SEPP aims.
SEPP (Primary Production and Rural Development) 2019	N/A	Not applicable to this PP.
SEPP (State & Regional Development) 2011	N/A	Not Applicable to this PP.
SEPP (State Significant Precincts) 2005	N/A	Not Applicable to this PP.
SEPP (Sydney Drinking Water Catchment) 2011	N/A	Not Applicable to this PP.
SEPP (Sydney Region Growth Centres) 2006	N/A	Not Applicable to this PP.
SEPP (Vegetation in Non - Rural Areas) 2017	Yes	The Proposal does not conflict or hinder the achievement of the SEPP aims.
SEPP (Western Sydney Employment Area) 2009	N/A	Not applicable to this PP.
SEPP (Western Sydney Parklands) 2009	N/A	Not applicable to this PP.
SREP No.2 Georges River Catchment	N/A	Not applicable to this PP.
SREP No 20 Hawkesbury Nepean River	N/A	Not applicable to this PP.

6. Is the Planning Proposal consistent with applicable Ministerial Directions (S9.1 directions)?

The PP is generally consistent with the Section 9.1 directions issued by the Minister for Planning. A detailed commentary in respect of the relevant Section 9.1 directions is shown below.

Table 8		
Assessment Against Relevant S9.1 Ministerial Directions		
Ministerial Direction	Consistency	Evaluation
1.1 Business and Industrial Zones		
This Direction seeks to encourage employment in suitable locations, protect appropriately zoned business and industrial land and support the viability of identified centres.	N/A	Not applicable to this PP.
1.2 Rural Zones		
This Direction seeks to protect the agricultural production value of rural lands.	N/A	Not applicable to this PP.
1.3 Mining, Petroleum Production		
This Direction seeks to ensure petroleum production and extractive industries are not compromised by inappropriate development.	N/A	Not applicable to this PP.
1.5 Rural Lands		
This Direction seeks to facilitate the protection of rural land and its intrinsic values and contributions to the social, economic and environmental outcomes.	N/A	Not applicable to this PP.

2.1 Environmental Protection Zones		
This direction seeks to ensure that environmentally sensitive areas are not compromised.	N/A	Not applicable to this PP.
2.3 Heritage Conservation		
This Direction seeks to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	N/A	Not applicable to this PP.
2.6 Remediation of Contaminated Land		
This Direction seeks to reduce the risk of harm to human health and the environment through ensuring that contamination and remediation are considered at Planning Proposal stage.	Yes	A Preliminary Site Investigation report from Douglas Partners (April 2021) and does not hinder the Planning Proposal progressing to rezoning.
3.1 Residential Zones		
This Direction seeks to encourage housing diversity, optimise use of infrastructure and minimise the impacts on resource lands.	Yes	The Proposal seeks to provide for enhanced housing diversity that is consistent to the adjoining R3 Medium Density Development within the Ingleburn Gardens Estate. In doing so it will not impact on the existing infrastructure as the rezoning caters for a minor yield increase. (Approximately 70 people)
3.2 Home Occupations		
This Direction seeks to facilitate low impact small businesses in dwelling houses	Yes	The Proposal includes standard provisions to facilitate home occupations.
3.4 Integrating Land Use and Transport		
This Direction seeks to ensure urban structures, building forms, land use locations, development design, subdivision and street layouts achieve movement efficiencies, optimise amenity and safety and contribute to more sustainable community outcomes.	Yes	The Proposal is within an existing road network and is considered appropriate in accessibility. The site also adjoins existing recreational land and is 430m from a future childcare centre.
4.1 Acid Sulphate Soils		
This Direction seeks to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulphate soils.	N/A	The Proposal is within an existing development area and the direction would have been addressed in its initial stages.
4.2 Mine Subsidence and Unstable Land		
This Direction seeks to prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.	N/A	The site is not identified to be within Mine Subsidence areas.
4.3 Flood Prone Land		
This Direction seeks to ensure flood hazards are appropriately managed in a development context both on and off the subject land.	N/A	The site is not identified to be flood prone.
4.4 Planning for Bushfire		

This Direction seeks to protect life, property and the environment from bushfire hazards, whilst, encouraging sound management of bushfire prone areas and discouraging incompatible land uses.	N/A	The site is not identified to be bushfire prone.
5.2 Sydney Drinking Water Catchments		
This Directions seeks to protect the water quality in the Sydney drinking water catchment.	Yes	The site does not create adverse impacts on Sydney's drinking water catchment.
6.1 Approvals and Referral Requirements		
This Direction seeks to ensure that the LEP provisions encourage the efficient and appropriate assessment of development.	Yes	The Proposal has been sent to RMS for draft comments in regards to the rezoning. However further referral will be required in regards to the specification with the Acoustic Treatment. (As per Clause 102 of SEPP (Infrastructure)).
6.2 Reserving land for Public Purposes		
This Direction seeks to facilitate the provisions of public services and facilities by reserving the land for public purpose and remove any reservations of land for public purpose where land is no longer required for acquisition.	Yes	As the land is within a Community Titled Subdivision there is no land considered for acquisition. The Private Recreation land in regards to the subject site has no intended use.
6.3 Site Specific Provisions		
This Direction seeks to discourage unnecessarily restrictive site specific planning controls.	Yes	The Proposal pertains to amendments to the 'standard instrument' Campbelltown LEP 2015. No site specific provisions are proposed to be introduced to Campbelltown LEP 2015, via the Proposal.
7.1 Implementation of a "Plan for Growing Sydney"		
This Direction seeks to give legal effect to the planning principles; directions and priorities for sub regions, strategic centres and transport gateways.	Yes	The Proposal is consistent with the 'Greater Sydney Region Plan' which has replaced the 'Plan for Growing Sydney.'
7.2 Implementation of a "Greater Macarthur Land Release Investigation Area"		
This Direction seeks to ensure development within the Greater Macarthur Land Release Investigation Area is consistent with the Greater Macarthur Land Release Preliminary Strategy and Action Plan.	Yes	The Proposal is not within the Greater Macarthur Land Release Area.

Section C – Environmental Social or Economic impact

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

The site does not adversely affect any critical habitats or threatened species, populations or ecological communities and habitats.

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

Acoustic

The PPR is supported by a Noise Impact Assessment prepared by Acoustic Logic (attachment 2, appendix 3). The assessment indicates the proposal is capable of compliance with Clause 102 State Environmental Planning Policy (Infrastructure) 2007 (SEPP Infrastructure) subject to the following:

- External walls composed of concrete or masonry elements.
- Internal skin of external wall is to be acoustically sealed.
- External doors are to be 40mm solid core timber, with appropriate seals.
- Any roofing that includes light penetrations will need to be sealed.

The proponent also proposes the installation of an acoustic wall that would be at least 2 metres above the road level and would result in a sound reduction of between 15-20db. Further details on how each home would achieve the relevant noise mitigations would be provided at the development application stage. Impacts from overshadowing on the potential development would be minor due to the depth of the future lots and orientation of the wall.

The PPR was referred to TfNSW on 2 April 2020 due to the site's proximity to the M31 Motorway (attachment 3) who raised no concern, noting that further consultation would occur post Gateway and development application stage.

As part of the Gateway Determination, Transport for NSW (TfNSW) was consulted prior to exhibition in relation to the proposed acoustic barrier along the M31 Motorway. The referral was sent on 28 April 2021 with a response provided on 21 May 2021 which raised no objections to the Planning Proposal. TfNSW has provided advice on the proposed acoustic barrier that can be addressed at the development application stage.

In addition to the proponent's proposal, it is considered appropriate that the acoustic barrier include landscaping screening and public artwork elements for visual interest. This outcome is addressed by the supporting DCP amendment.

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

Recreational Land

The current RE2 Public Recreation was previously intended to support an acoustic buffer by way of a landscape mound. The acoustic buffer was to support a school as identified in the masterplan which did not eventuate. A residential subdivision has been approved and developed which no longer requires the buffer or previously planned landscape mound.

Therefore, the land may now support a residential use with an alternative acoustic treatment.

Social Infrastructure

The subject site has the potential to support 22 additional dwellings within the community titled estate. Whilst the additional dwellings would increase the population, there would be minimal impact upon the existing social infrastructure. It is also proposed in the future that land to the north of the existing community facilities be expanded into a pocket park. This would provide further open space for the community titled estate.

Visual Impact/ Urban Design

Development within close proximity to the M31 Motorway and other Classified Roads are common in Metropolitan Sydney with visual amenity addressed via built form, vegetation screening and sound attenuation measures. Although the site can be viewed from the freeway, it is predominately screened by existing mature vegetation, timber fencing, and topography.

The visual impact of new development in closer proximity would be mitigated by the erection of an acoustic barrier and landscape screening.

The concept subdivision and dwelling plan proposes an attached dual occupancy development that could be lodged as either a development application or complying development certificate pending the final approved lot dimensions.

Traffic Impact Assessment

The Traffic Assessment originally submitted in support of DA3508/2015/DA-SW has been updated to support the applicants PPR (attachment 2, appendix 4).

The initial traffic modelling conducted by PTC demonstrated 212 residential allotments and 60 undeveloped lots. The current Traffic Assessment incorporates the additional 26 residential allotments which generate seven additional inbound trips, 29 additional outbound trips in the AM peak and 27 additional inbound and seven additional outbound trips in the PM peak. This would correspond to a minor reduction of the Level of Service (LoS) for the signalised intersection of Campbelltown Road/Ingleburn Gardens Drive from LOS A to Bin the AM peak. The PM peak would remain LOS A.

The report concludes that the proposed future subdivision would have a minor impact on Campbelltown Road and Ingleburn Garden's Drive and would not significantly impact the existing intersections. The report does not consider the connection to Campbelltown

Road via the New Breeze development (which is yet to open) which would alter this assessment and could be addressed at the subdivision stage.

Section D – State and Commonwealth interests

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

The service infrastructure exists as part of the original subdivision that has occurred within the Meadows Precinct. The existing infrastructure has the capacity to cater for the additional 22 lots that are proposed.

The Campbelltown Local Infrastructure Contributions Plan 2018 also applies to the site and would apply to a future residential subdivision at a rate of \$20,000 per additional residential lot to be expended on the adopted infrastructure list.

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

Transport for NSW has been consulted on the PP who do not object to the PP. Comments on the acoustic barrier are addressed in the supporting DCP amendment and can be addressed at the development application stage.

Part 4: Mapping

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

Table 9		
Item	Sheet Number	Location
Changes to Zoning Map	1500_COM_LZN_011_020_20170424	Annexure 1
Changes to Height of Buildings Map	1500_COM_HOB_011_020_20170424	Annexure 2

Part 5 - Community Consultation

Public consultation will take place in accordance with a relevant Gateway determination. All relevant agencies and local community will be consulted during the assigned public exhibition period.

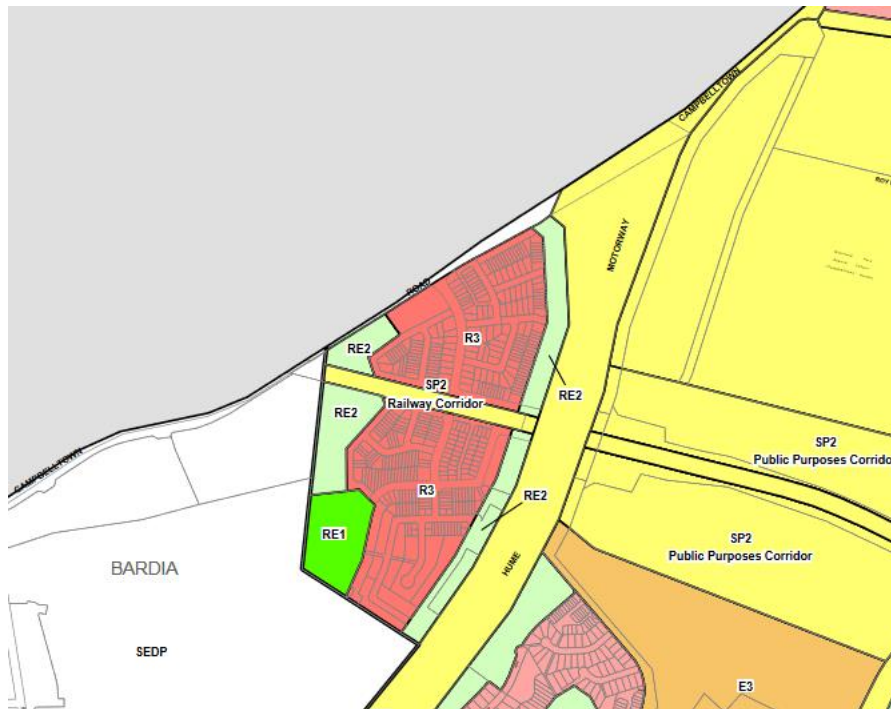
Part 6 Project Timeline

A draft project timeline has been included in the table below.

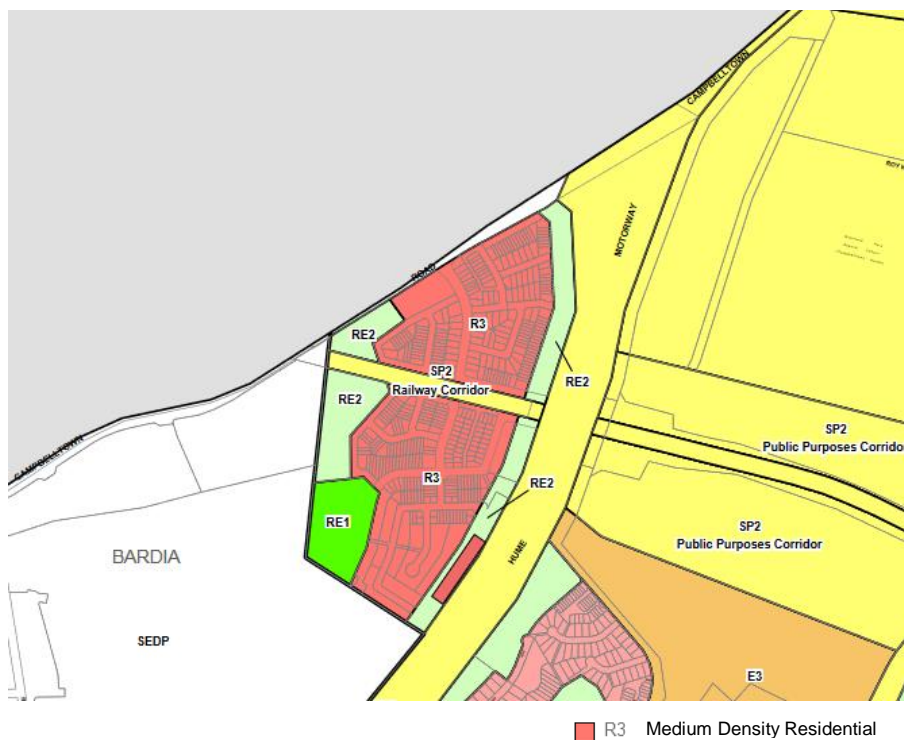
Table 10	
Milestone	Timeline
Referral to Local Planning Panel	July 2020
Report to Council	November 2020
Council Endorsement of Planning Proposal	November 2020

Referral for Gateway Determination	November/December 2019
Gateway Determination	February 2020
Completion of additional supporting documentation	April 2021
Public Exhibition	April/May 2021
Consideration of Submissions	June 2021
Finalisation of LEP amendment	July 2021
Plan amendment made	August 2021

Annexure 1 Changes to Zoning Map



Existing Zoning Map



Proposed Zoning Map

Annexure 2 – Changes to Height of Buildings Map



Existing Height of Buildings Map



Proposed Height of Buildings Map

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