

Planning Proposal to permit development for the purposes of Tourist and Visitor Accommodation and a Recreation Facility (Indoor) on Lot 100 DP 1006276, Round Hill, 341 Crompton Park Road, Berrima.

VERSION 2 for Gateway Determination



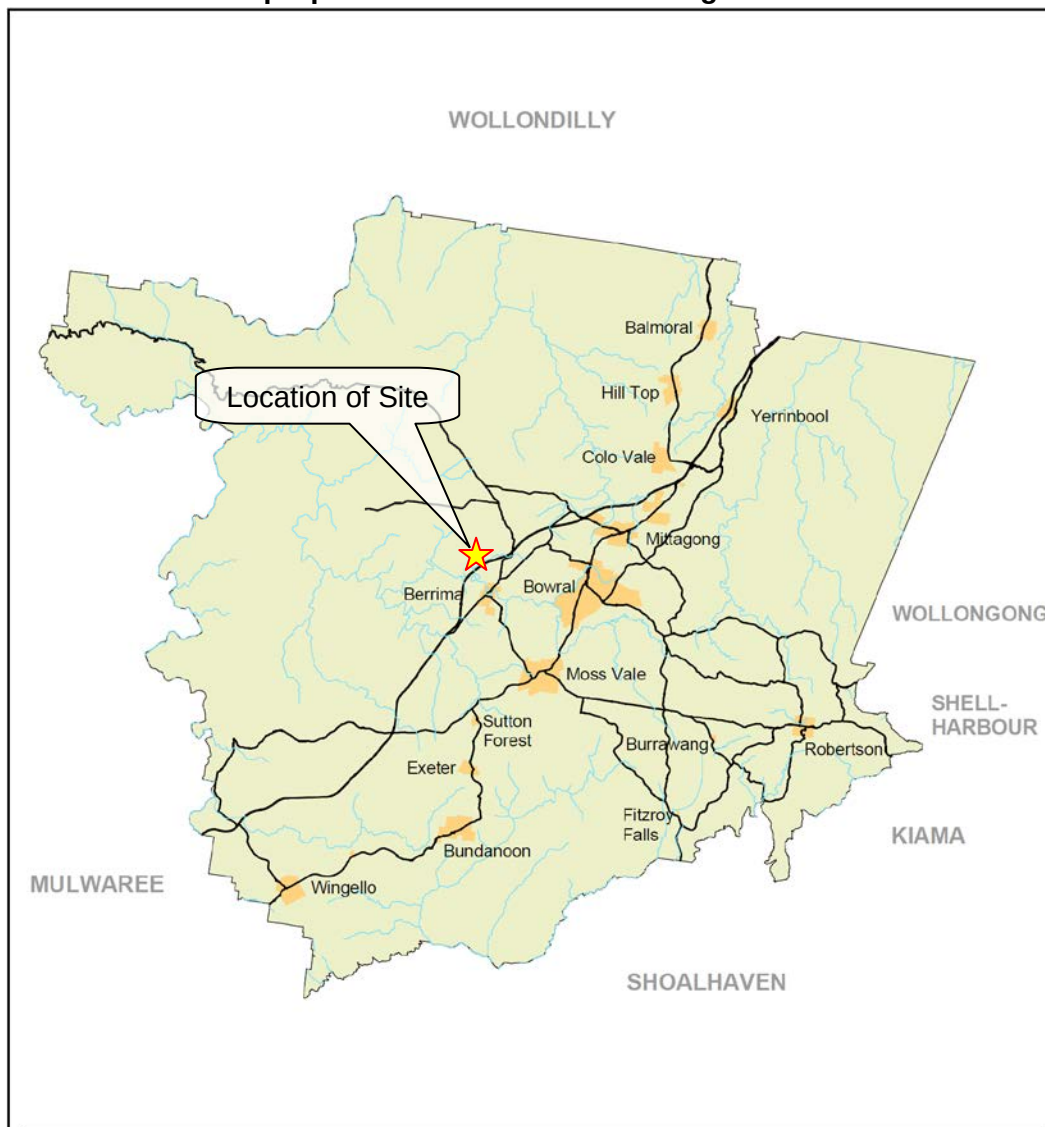
**Planning Proposal
to amend WLEP 2010 to permit development for the
purposes of Tourist and Visitor Accommodation and a
Recreation Facility (Indoor) on Lot 100 DP 1006276,
Round Hill, 341 Crompton Park Road, Berrima.**

Planning Proposal

LOCAL GOVERNMENT AREA: WINGECARRIBEE SHIRE COUNCIL

ADDRESS OF LAND: Lot 100 DP 1006276, Round Hill, 341 Crompton Park Road, Berrima (subject site).

Figure 1 - Location of proposed site in context of Wingecarribee LGA



PART 1 - OBJECTIVES OR INTENDED OUTCOMES OF PLANNING PROPOSAL

The purpose of the Planning Proposal is to enable the eventual establishment of *The Michael Clarke Cricket Academy*, Berrima on the subject site. The Academy proposes a sporting facility with short-term accommodation for 25 people with communal kitchen and dining facilities; and an indoor recreation facility (gymnasium).

PART 2 – EXPLANATION OF PROVISIONS

It has been resolved by Council (Attachment 2) to prepare a Planning Proposal that will amend Wingecarribee Local Environmental Plan 2010 by including the following additional descriptions in Schedule 1:

XX *Use of Certain Land at Compton Park Road, Berrima*

(1) This clause applies to land at Compton Park Road, Berrima, being Lot 100 DP 1006276.

(2) Development for the purposes of tourist and visitor accommodation and recreation facilities (indoor) is permitted with consent.

And amend WLEP map as follows:

Map to be amended	Nature of map amendment
CL1_007	Place 'Red' border around Lot 100 DP1006276 and insert 'Sch.1' and the relevant reference number.

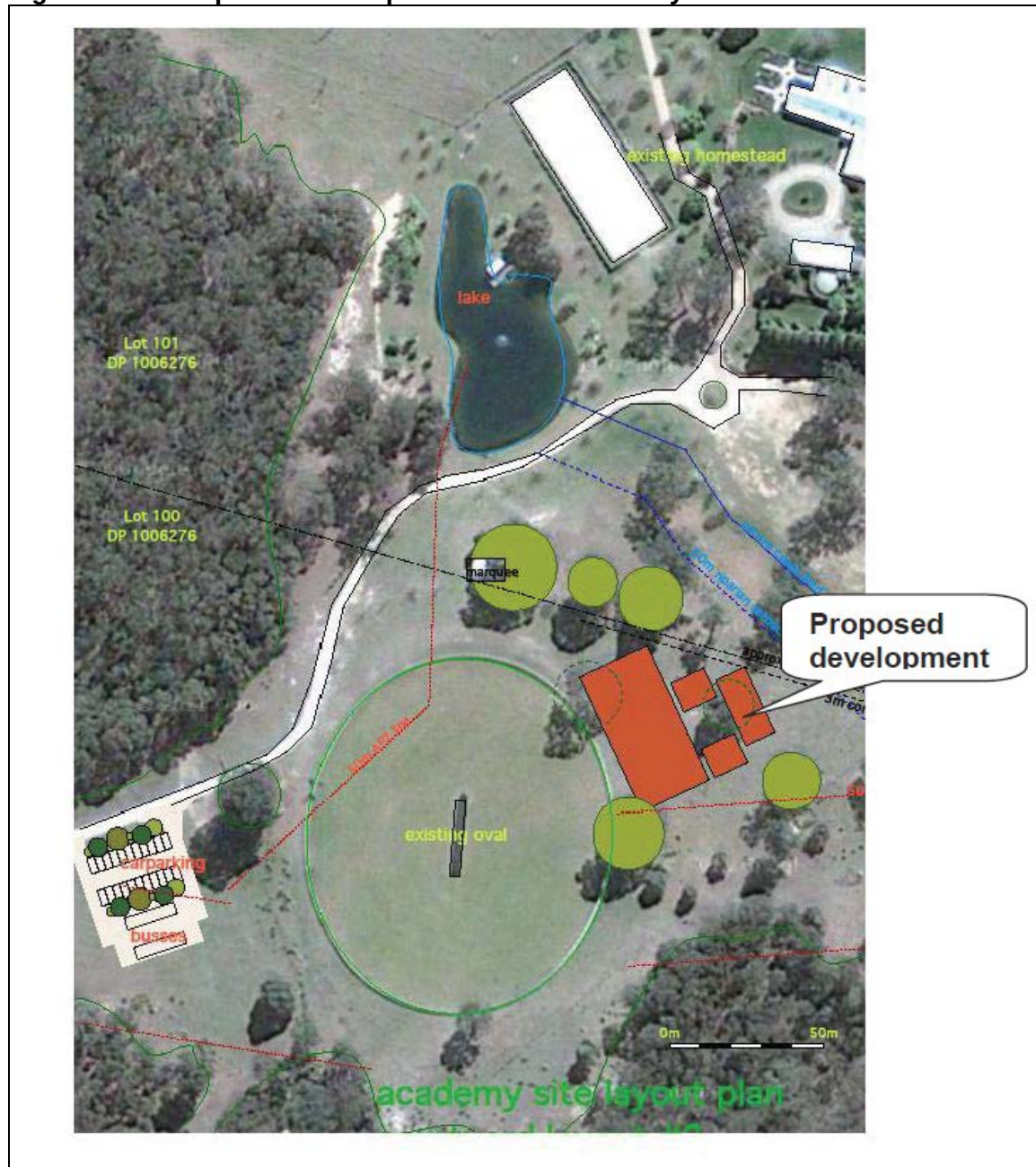
PART 3 - JUSTIFICATION

Background

Council has received a submission on behalf of the owner of Lots 100 and 101, DP 1006276, Round Hill, 341 Compton Park Road, Berrima seeking to amend WLEP 2010 to permit *tourist and visitor accommodation* and a *recreation facility (indoor)* with the intent of establishing a cricket academy on Lot 100 (subject site). A copy of the applicant's submission by 'aSquare Planning' is provided as Attachment 1.

The property is located to the north of the historic village of Berrima as indicated in Figure 1 and Figure 3. The subject site is zoned E3 Environmental Management under WLEP 2010 with a minimum lot size of 40 hectares. It is noted that the adjoining Lot 101 to the immediate north is zoned RU2 Rural Landscape. Figure 2 provides a 2009 aerial photograph and conceptual view of the proposed Cricket Academy.

Figure 2 - Concept Plan of Proposed Cricket Academy



The site may be accessed off Compton Park Road from either the north via Greenhills Road, or from the south via Old Mandemar Road. There is one main access way off Compton Park Road, but should that access be blocked, alternative access is available through the adjacent Lot 101 to the north also owned by the applicant.

The subject site covers an area of 43.9 hectares.

The proposed Cricket Academy will be privately operated, offering week long 'residential' training for schools and sporting organisations. It is anticipated that a maximum of 25 students would be in residence at any one time. The proposed development will incorporate the following facilities:

- *Tourist and visitor accommodation* - dormitory accommodation & communal dining and ablutions facilities for attending students.
- *Recreation facilities (indoor)* – Indoor gymnasium.
- *Health consulting rooms* – Sports clinic.
- *Recreation facilities (outdoor)* – Cricket oval and ancillary development such as seating.

Health consulting rooms and *Recreation facilities (outdoor)* are permitted with consent in the E3 Environmental Management zone.

Tourist and visitor accommodation and *Recreation facilities (indoor)* are currently prohibited in the E3 Environmental management zone.

Section A – Need for the Planning Proposal

1. Is the Planning Proposal the result of any strategic study or report?

The Planning Proposal is not the result of any strategic study carried out by Council.

It is the result of a submission lodged by 'aSquare Planning' (Attachment 1) on behalf of the property owners Michael and Kyly Clarke.

Council considered a report (Attachment 3) on the submission at its Ordinary Meeting held on 14 August 2013 when it was resolved, inter alia:

1. ***THAT the Planning Proposal to amend Schedule 1 of Wingecarribee Local Environmental Plan 2010 to permit with consent development for the purposes of tourist and visitor accommodation and recreation facilities (indoor) on Lot 100 DP 1006276, 341 Compton Park Road, Berrima, be prepared and forwarded to the NSW Department of Planning and Infrastructure for a Gateway Determination under section 55 of the Environmental Planning & Assessment Act 1979.***

This Planning Proposal has been prepared with reference to the Council report and resolution of 14 August 2013.

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

A Planning Proposal is the only means of achieving the objectives and intended outcomes of the Applicant, which is to establish a Cricket Academy on the subject site.

Both *tourist and visitor accommodation* and *recreation facilities (indoor)*, which are land uses essential to the proposed development, are currently prohibited within the E3 Environmental Management zone which applies to the land. Therefore, to enable the eventual establishment of the Cricket Academy on the subject site, WLEP 2010 must be amended by a Planning Proposal.

In respect to the Planning Proposal, the following options are available to achieve the desired outcomes:

Option 1 – Schedule 1 Amendment

It is understood that the Department of Planning & Infrastructure prefers the use of either the zoning maps or the land use table to facilitate development rather than the use of Schedule 1.

However, in this case, the use of Schedule 1 is preferred. This option enables the specific uses sought by the Cricket Academy while retaining the E3 Environmental Management zone whose objectives provide relevant criteria by which to assess a future Application for the proposed development.

The following objectives apply to the E3 zone:

- *To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.*
- *To provide for a limited range of development that does not have an adverse effect on those values.*
- *To encourage the retention of the remaining evidence of significant historic and social values expressed in existing landscape and land use patterns.*
- *To minimise the proliferation of buildings and other structures in these sensitive landscape areas.*
- *To provide for a restricted range of development and land use activities that provide for rural settlement, sustainable agriculture, other types of economic and employment development, recreation and community amenity in identified drinking water catchment areas.*
- *To protect significant agricultural resources (soil, water and vegetation) in recognition of their value to Wingecarribee's longer term economic sustainability.*

It is considered that the subject site offers certain features which lend themselves to supporting the proposed development without compromising the objectives of the E3 Environmental Management zone. These include:

- The subject site already has an established cricket oval and a cleared area surrounding it.
- Whilst the Cricket Academy will establish new buildings on the subject site on the northern side of the existing cricket oval, this would not constitute a '*proliferation*' of buildings on the site, as they are likely to be low key in nature and screened from any road side views by the surrounding bushland environment.
- The proposed Cricket Academy only requires a limited range of permissible uses to be established on the site. It is unlikely those uses will have any adverse impacts the special ecological, scientific, cultural or aesthetic values of the land.
- The proposal is not likely to have any adverse impacts on the ecology or aesthetic values of the land.
- The Planning Proposal was referred to the Sydney Catchment Authority (SCA), who were generally supportive of the proposal. SCA comments are discussed later in the report and included as Attachment 4.

These features may not be applicable across all E3 zoned land, hence Council's lack of support for Option 2 below. Nor is it considered appropriate to rezone the subject site as proposed in Option 3 below.

Option 2 – Amend the E3 Environmental Management land use table to include recreation facilities(indoor) and tourist and visitor accommodation.

The subject site is unusual for E3 zoned land in that it already contains a cricket oval and cleared surrounding areas where the proposed development might be located without adverse impacts on those areas of the site which retain natural bushland.

While an indoor recreation facility of the type proposed can be supported by Council in principle for the subject site, Council does not consider such development to be suitable for the E3 zone in general due to the potential for large scale built form and attendant traffic implications. Therefore, Council does not consider it appropriate to permit such development in the E3 zone through an amendment to the land use table. Council holds a similar view with regard to permitting tourist and visitor accommodation in the form of hotel or motel accommodation or serviced apartments in the E3 zone.

Option 3 – Rezone the subject site to RE2 Private Recreation

Recreation facilities (indoor) and tourist and visitor accommodation are both permitted with consent in the RE2 Private Recreation zone. Health consulting rooms are prohibited, but a small sports clinic could be considered ancillary to the proposed development.

Council does not support rezoning the land to RE2 because the site is located within a general locality containing high levels of natural vegetation where assessment against the objectives of the E3 zone is considered more appropriate to the protection of that vegetation than assessment against the RE2 objectives, namely:

- To enable land to be used for private open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreation purposes.

Option 4 – Rezone the subject site to SP3 Tourist

The applicant's submission discusses the option of rezoning the land to SP3 Tourist but does not support this option due to it permitting the potential use of the land for purposes not considered suitable to the location and current zoning.

Council supports this view and notes that existing and proposed future land zoned SP3 Tourist must meet certain criteria, namely:

1. Covering an area of at least 20 hectares.
2. Adjacent, or near to a major access road.
3. Access to adequate water and sewer infrastructure.
4. Free of extensive areas of Ecologically Endangered Community (EEC) vegetation which might be impacted by the development proposal.
5. Free of other environmentally sensitive constraints as identified under WLEP 2010 which may be impacted by the development proposal.
6. Free of significant bushfire or flooding threat which cannot be adequately addressed through design considerations.
7. Continuously operating as a tourist establishment for at least three (3) years.
8. Within 5km of a town or village.

The subject site does not meet any of these criteria, therefore this option is not supported by Council.

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 draft strategies)?

The Planning Proposal, in the form of a Schedule 1 amendment as resolved by Council is considered to be consistent with the objectives contained in the *Sydney-Canberra Corridor Regional Strategy 2006-31* (the Strategy) for the following reasons:

- The low profile and minor nature of the proposed Cricket Academy (25 bed accommodation for students and trainers, indoor recreation facility (gym) and cricket oval (existing)), is considered to be in keeping with the sustainability principles discussed in the Strategy (p.7) in relation to rural lands. The Cricket Academy is likely to promote sustainable economic activities for the land, by providing sports training facilities within a rural lifestyle setting surrounded by significant bushlands. It does not directly adjoin any agricultural pursuits or propose to carry out any land clearing, thereby minimising any potential land use conflicts.
- Social, economic and environmental interests of the community (p.7) will remain balanced as there is potential to create jobs on rural land without impacting on the bushland setting in which it is proposed to be located.
- The Cricket Academy will (p.9) maintain the rural character and contribute to a diversity of land uses and values across the region.
- The Cricket Academy builds upon the vitality and capability of the Southern Highlands by providing employment opportunities through the establishment of a new business in the region (p.9).
- In respect of environmental and environmental heritage considerations (p10 and 11), the retention of the E3 zone and objectives will help to ensure that development will occur in a way that safeguards and enhances the existing environmental, biodiversity and scenic assets of the region, and will not impact on any known items of Aboriginal or European cultural/heritage significance.
- In relation to water (p.11) the property contains Riparian land. The SCA has reviewed the proposal and is generally supportive. The SCA comments are discussed later in the report and included as Attachment 4.

Other possible options discussed, such as rezoning the site to RE2 Private Recreation or SP3 Tourist, or amending the E3 Environmental Management zone land use table, would not offer the same level of protection for the natural environment which the

proposed Schedule 1 amendment would achieve. Therefore, they are not consistent with preferred actions in the Strategy, namely (p.44):

- *Local environmental plans will identify and zone land of landscape value (including scenic and cultural landscapes) to protect those values.*
- *LEPs will include provisions to protect and enhance areas of high biodiversity value and biodiversity corridors through use of environmental protection zones...*

The proposed Schedule 1 amendment would enable the proposed Cricket Academy to be established, whilst keeping in place the environmental protection standards of the E3 Environmental Management zone as intended by the Strategy.

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

The Planning Proposal has no specific relationship with the Wingecarribee Our Future Strategic Plan or the Wingecarribee Community Strategic Plan 2031+.

However, the Planning Proposal is not inconsistent with those strategies due to its minor nature. It is consistent to the extent that it will provide additional employment through the establishment of a new business enterprise and flow on economic benefits; will not have any adverse impacts on the scenic and cultural landscape values of the area, especially the historic town of Berrima; and is not proposing any housing development outside of identified urban land release areas.

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

State Environmental Planning Policy No. 44 – Koala Habitat Protection

SEPP 44 applies to all land within the Wingecarribee Shire Local Government Area.

The 'aSquare Planning' submission (Attachment 1) contains a preliminary Environmental Assessment of flora and fauna by Woodlands Environmental Management. The preliminary study (Section 7) commented that much of the remnant vegetation type may represent Core Koala Habitat. Therefore any subsequent development applications will need to address the provisions of SEPP 44, which would then determine the impact as required by the SEPP.

State Environmental Planning Policy (Rural Lands) 2008

The Rural Lands SEPP applies the subject site therefore Council must consider whether the Planning Proposal is consistent with the *Aims of the Policy* and the *Planning Principles* contained in Clause 7.

The *Aims of the Policy* are:

- (a) *to facilitate the orderly and economic use and development of rural lands for rural and related purposes,*
- (b) *to identify the Rural Planning Principles and the Rural Subdivision Principles so as to assist in the proper management, development and protection of rural lands for the purpose of promoting the social, economic and environmental welfare of the State,*
- (c) *to implement measures designed to reduce land use conflicts,*
- (d) *to identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations,*
- (e) *to amend provisions of other environmental planning instruments relating to concessional lots in rural subdivisions.*

The Planning Proposal is considered to be consistent with the above objectives for the following reasons:

- a) The proposed Schedule 1 amendment will allow for an economic use and development of the land related to the existing cricket oval and bushland setting.
- b) The Schedule 1 amendment meets the rural planning principles as outlined below.
- c) The proposed use of the site resulting from the Schedule 1 amendment is not likely to create any land use conflicts.
- d) N/A – the subject sites are not identified as State Significant Agricultural land.
- e) N/A – this Planning Proposal is not amending WELP 2010 in respect of concessional allotments

The *Clause 7 – Rural Planning Principles* are:

- (a) *the promotion and protection of opportunities for current and potential productive and sustainable economic activities in rural areas,*
- (b) *recognition of the importance of rural lands and agriculture and the changing nature of agriculture and of trends, demands and issues in agriculture in the area, region or State,*
- (c) *recognition of the significance of rural land uses to the State and rural communities, including the social and economic benefits of rural land use and development,*

- (d) *in planning for rural lands, to balance the social, economic and environmental interests of the community,*
- (e) *the identification and protection of natural resources, having regard to maintaining biodiversity, the protection of native vegetation, the importance of water resources and avoiding constrained land,*
- (f) *the provision of opportunities for rural lifestyle, settlement and housing that contribute to the social and economic welfare of rural communities,*
- (g) *the consideration of impacts on services and infrastructure and appropriate location when providing for rural housing,*
- (h) *ensuring consistency with any applicable regional strategy of the Department of Planning or any applicable local strategy endorsed by the Director-General.*

Note.: *Under section 117 of the Act, the Minister has directed that councils exercise their functions relating to local environmental plans in accordance with the Rural Planning Principles. Under section 55 of the Act, the Minister may also direct a council to prepare a local environmental plan.*

The Planning Proposal is considered to be consistent with Rural Planning Principles as follows:

- a) The Schedule 1 amendment will enable a sustainable economic use of the land whilst maintaining the environmental protection standards of the E3 Environmental Management zone.
- b) The Schedule 1 amendment will not compromise the importance of rural lands and agriculture and the changing nature of agriculture and of trends, demands and issues in agriculture in the area, region or State.
- c) The Schedule 1 amendment will enable social and economic benefits from the proposed uses of the land to the local and greater regional communities.
- d) The Schedule 1 amendment will maintain the balance of social, economic and environmental interests of the community by not allowing uses on the subject site that are necessary to establish the Cricket Academy; and will not alter the E3 Environmental Protection zone standards throughout the entire Wingecarribee local government area.
- e) The proposed Schedule 1 amendment will not alter any planning provisions in relation to the protection of natural resources, biodiversity, the protection of native vegetation, water resources and constrained land.
- f) The Schedule 1 amendment will not affect opportunities for rural lifestyle settlement and housing.
- g) The Schedule 1 amendment is not likely to result in any adverse impacts on services or infrastructure for rural housing.
- h) As discussed previously, the Planning Proposal is consistent with the *Sydney-Canberra Corridor Regional Strategy 2006-31*.

State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011

In accordance with the Section 117 Directions the planning proposal was referred to the Sydney Catchment Authority (SCA) on 19 September 2013 for comment. Attachment 4 contains the submission from the SCA in its entirety. Although the SCA was generally supportive of the proposal, they raised the following issues:

- The SCA recommends that some basic information on wastewater management plans for the site is provided with exhibited planning proposal.
- As the site is categorised as higher risk Module 5 development under the SCA's NorBE Assessment Guidelines, any future development application will need to include a water cycle management study (WCMS) to help the Council and the SCA to assess whether the development will have a neutral or beneficial effect on water quality. The information required for the WCMS for this type of development would include:
 - o Stormwater quality modelling using the MUSIC model
 - o A conceptual soil and water management report and
 - o Development-specific pollutant assessment requirements.

As the SEPP applies, Council must ensure any future development results in a neutral or beneficial effect on water quality resulting from the site once developed. Such detail will need to be submitted with a future development application as advised above by the SCA.

6. Is the Planning Proposal consistent with applicable section 117 Directions?

A comprehensive assessment of the 117 Directions is provided as follows:

- 1.1 Business and Industrial Zones – Not relevant
- 1.2 Rural Zones – Not relevant as the proposal is wholly contained in E3 Environmental Management zone.
- 1.3 Mining Petroleum Production and Extractive Industries – Not relevant as the subject site is not identified as containing extractive materials on Council's WLEP 2010 maps.
- 1.4 Oyster Aquaculture – Not relevant
- 1.5 Rural Lands – Consistent

This Direction applies as the Planning Proposal will affect land zoned E3 Environmental Management. The proposed Schedule 1 amendment is considered to be consistent with this Direction as it is considered to be consistent

with Rural Planning Principles listed in *State Environmental Planning Policy (Rural Lands) 2008*, as discussed in the previous section of the is Planning Proposal.

2.1 Environment Protection Zones – Consistent

This Direction applies as the Planning Proposal will affect land zoned E3 Environmental Management. When this Direction applies Council must ensure that the environmental protection standards that apply to the land must not be reduced.

Although the Schedule 1 amendment would permit two otherwise prohibited land uses on the subject site. Due to the unique features of the site in that a cleared cricket oval and surrounding area already exist and that proposed new development will have minimal impact on the surrounding vegetation it is considered that the proposed development is not inconsistent with this Direction.

2.2 Coastal Protection – Not relevant

2.3 Heritage Conservation – Not relevant as the subject land does not contain Heritage Item/s or is within a Heritage Conservation Area

2.4 Recreation Vehicle Areas – Not relevant

3.1 Residential Zones – Not relevant

3.2 Caravan Parks and Manufactured Home Estates – Not relevant

3.3 Home Occupations – Not relevant

1.4 Integrated land Use and Transport – Not relevant

3.5 Development Near Licensed Aerodromes – Not relevant

3.6 Shooting Ranges – Not relevant

4.1 Acid Sulfate Soils – Not relevant

4.2 Mine Subsidence and Unstable Land – Not relevant

4.3 Flood Prone Land – Not relevant

4.4 Planning for Bushfire Protection – Consistent

This Direction applies as the subject land is identified as being bushfire prone. This Direction requires that, following Gateway Determination, the Planning

Proposal is to be referred to the NSW Rural Fire Service (NSW RFS) for comment. This will occur in accordance with the Direction and the RFS comments will be noted and included in the exhibition of the Planning Proposal.

5.1 Implementation of Regional Strategies – Consistent

This Direction applies to the Planning Proposal in respect of the *Sydney-Canberra Corridor Regional Strategy 2006-2031*. The Planning Proposal is considered consistent with the Strategy, as addressed previously in this report under Section B, Question 3.

5.2 Sydney Drinking Water Catchment – Consistent

In accordance with the Section 117 Directions the planning proposal was referred to the Sydney Catchment Authority (SCA) on 19 September 2013 for comment. Attachment 4 contains the submission from the SCA in its entirety. Although the SCA was generally supportive of the proposal, they raised the following issues:

- The SCA recommends that some basic information on wastewater management plans for the site is provided with exhibited planning proposal.
- As the site is categorised as higher risk Module 5 development under the SCA's NorBE Assessment Guidelines any future development application will need to include a water cycle management study (WCMS) to help the Council and the SCA to assess whether the development will have a neutral or beneficial effect on water quality.

As the SEPP applies, Council must ensure any future development results in a neutral or beneficial effect on water quality resulting from the site once developed. Such detail will need to be submitted with a future development application as advised above by the SCA.

5.3 Farmland of State and Regional Significance on the NSW Far North Coast – Not relevant.

5.4 Commercial and Retail Development along the Pacific Highway, North Coast – Not relevant

5.8 Second Sydney Airport: Badgerys Creek – Not relevant

6.1 Approval and Referral Requirements – Consistent

This Direction applies to all Planning Proposals. The Planning Proposal is considered consistent with this Direction as it will not create designated development or allow development that will require significant concurrence, consultation or referral to the Minister of Planning and Infrastructure.

6.2 Reserving Land for Public Purposes – Consistent

This Direction applies to all Planning Proposals. The Planning Proposal is considered consistent with this direction as it will not result in the loss of any public land.

6.3 Site Specific Provisions – Consistent

This Direction applies to the Planning Proposal. The Planning Proposal is considered consistent with this Direction as the Schedule 1 amendment will permit certain land uses without imposing any development standards or requirements in addition to those already contained in the WLEP 2010.

7.1 Implementation of the Metropolitan Plan for Sydney 2036 – Not Relevant

Section C – Environmental, social and 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 Planning Proposal?

The 'aSquare Planning' submission was supported by a preliminary flora and fauna report (Attachment 1, Appendix 2).

The report recommends that an Assessment of Significance be required to assess the potential impact of the development on critical habitat, threatened species, populations, ecological communities or their habitats.

A mature specimen of Grey Gum was found in the location of the proposed development that contained several small hollows suitable for threatened species of fauna. Therefore, should the Gateway Determination be supported it is recommended that an Assessment of Significance be undertaken to determine the impact if the tree were to be removed, and whether the proposal might have any other impacts.

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

Other likely impacts include waste water disposal, waste management and bushfire. In respect of wastewater, the Sydney Catchment Authority has assessed the application. The SCA comments are addressed previously in this report and included in their entirety

as Attachment 4. Essentially the SCA has recommended that a Water Cycle Management report be submitted with any subsequent development application and addresses the provisions of the SEPP Sydney Drinking Water Catchment 2011.

In respect of bushfire, should the Gateway Determination be supportive, it is recommended that the applicant prepare a Bushfire Assessment and that the Planning Proposal then be referred to the NSW Rural fire Service for comment. Environmental impacts could result from necessary clearing to achieve reasonable buffer zones between the proposed Cricket Academy facilities and on-site accommodation.

Should the proposed Cricket Academy be eventually established, the 25 bed communal accommodation facilities will result in the need for waste management.

9. Has the Planning Proposal adequately addressed any social and economic effects?

Section 4.3 (p.25) of the Applicant's submission (Attachment 1) discusses the potential environmental, social and economic implications of the Planning Proposal. In summary minimal impacts were identified as much of the required area of the site for the proposed Academy is cleared of its original vegetation. However, a Preliminary Assessment of Flora and Fauna accompanying the Applicant's submission identified one potential threatened species habitat tree (Grey Gum) that would likely require removal as a result of the development.

It is therefore recognised that an Assessment of Significance will be required should the Planning Proposal be supported and a subsequent development application lodged for the establishment of the Cricket Academy.

The Planning Proposal is unlikely to result in adverse impacts upon European or any known Aboriginal culture heritage. The development is located approximately 3 kilometres to the north of Berrima, which is surrounded by a Heritage Conservation zone and contains many Heritage listed items, but it is unlikely that the development will have any direct impact on the locality.

Economic benefits would result through employment opportunities and the provision of food and drink to the facility.

Section D – State and Commonwealth interests

10. Is there adequate public infrastructure for the Planning Proposal (such as schools or hospitals)?

This proposal is not considered to be of a scale that would require additional public infrastructure.

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

The SCA comments are addressed previously in this report and included in their entirety as Attachment 4. Essentially the SCA has recommended that a Water Cycle Management report be submitted with any subsequent development application and addresses the provisions of the SEPP Sydney Drinking Water Catchment 2011.

Further public authority consultation will occur through the exhibition period as required in the Gateway Determination. In this respect it is recommended that the following authorities be consulted post Gateway determination:

- NSW Rural Fire Service
- Any other public authority/s directed by the Gateway Determination

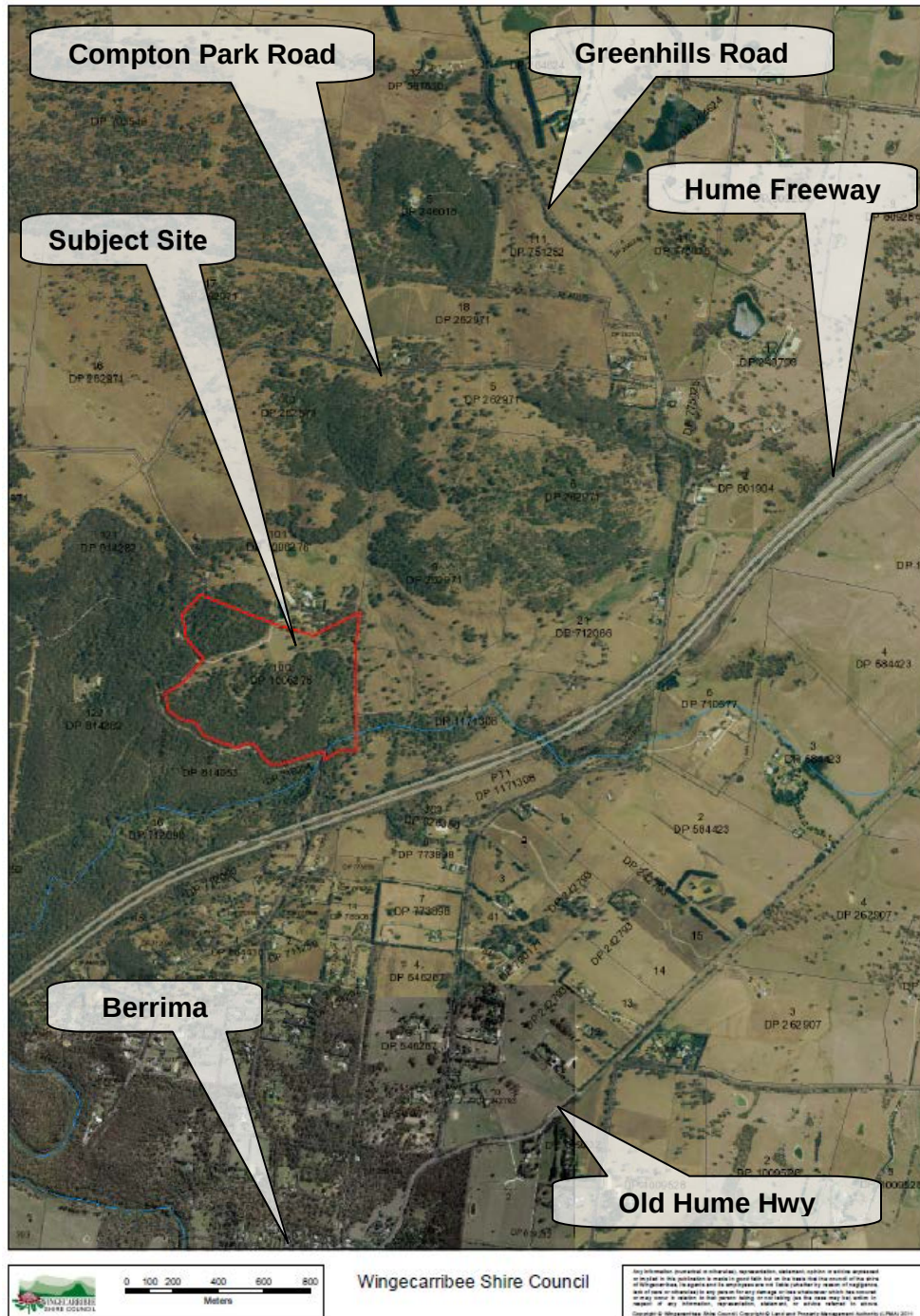
PART 4 – MAPPING

This section provides all maps associated with the subject site, including aerial photos, current zoning, Schedule 1 maps, bushfire maps, vegetation maps, riparian corridors and draft maps suitable for public exhibition.

These are based on the current relevant LEP maps and have been appropriately annotated to enable the subject land to be easily identified during consultations.

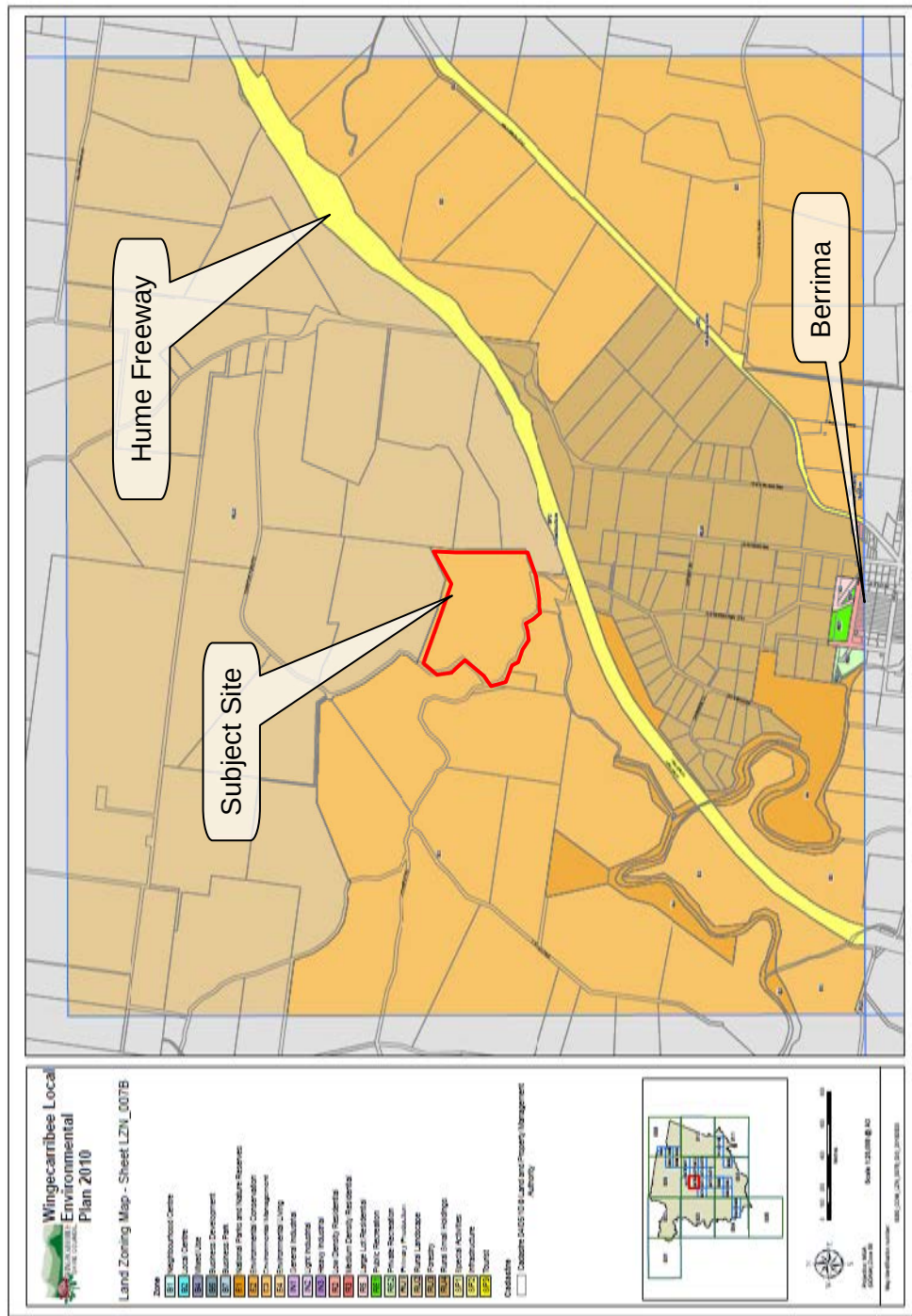
This space is intentionally blank

Figure 3 - Aerial Photograph of the Subject Site



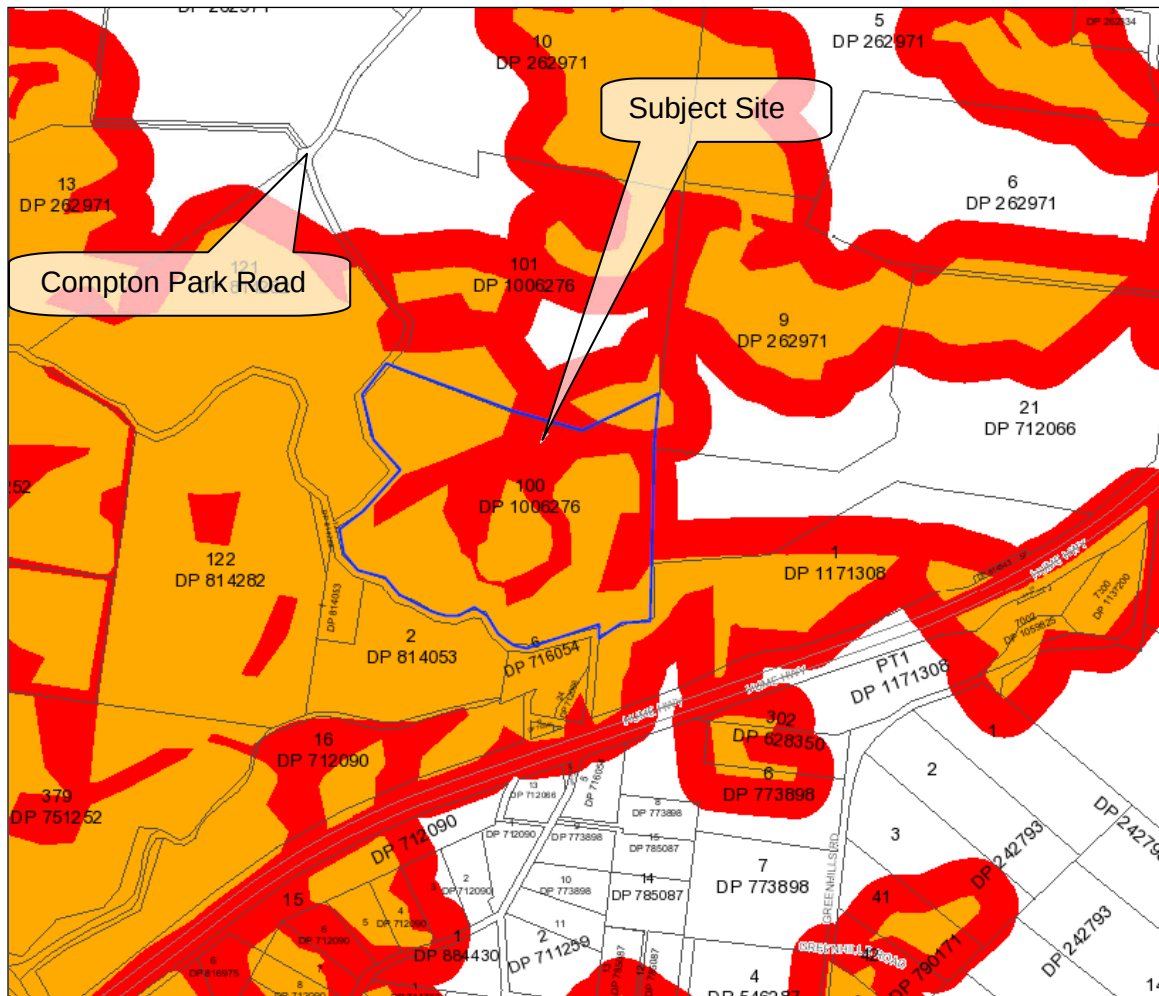
VERSION 2 for Gateway Determination

Figure 4 - Zoning Map LZN_007B



VERSION 2 for Gateway Determination

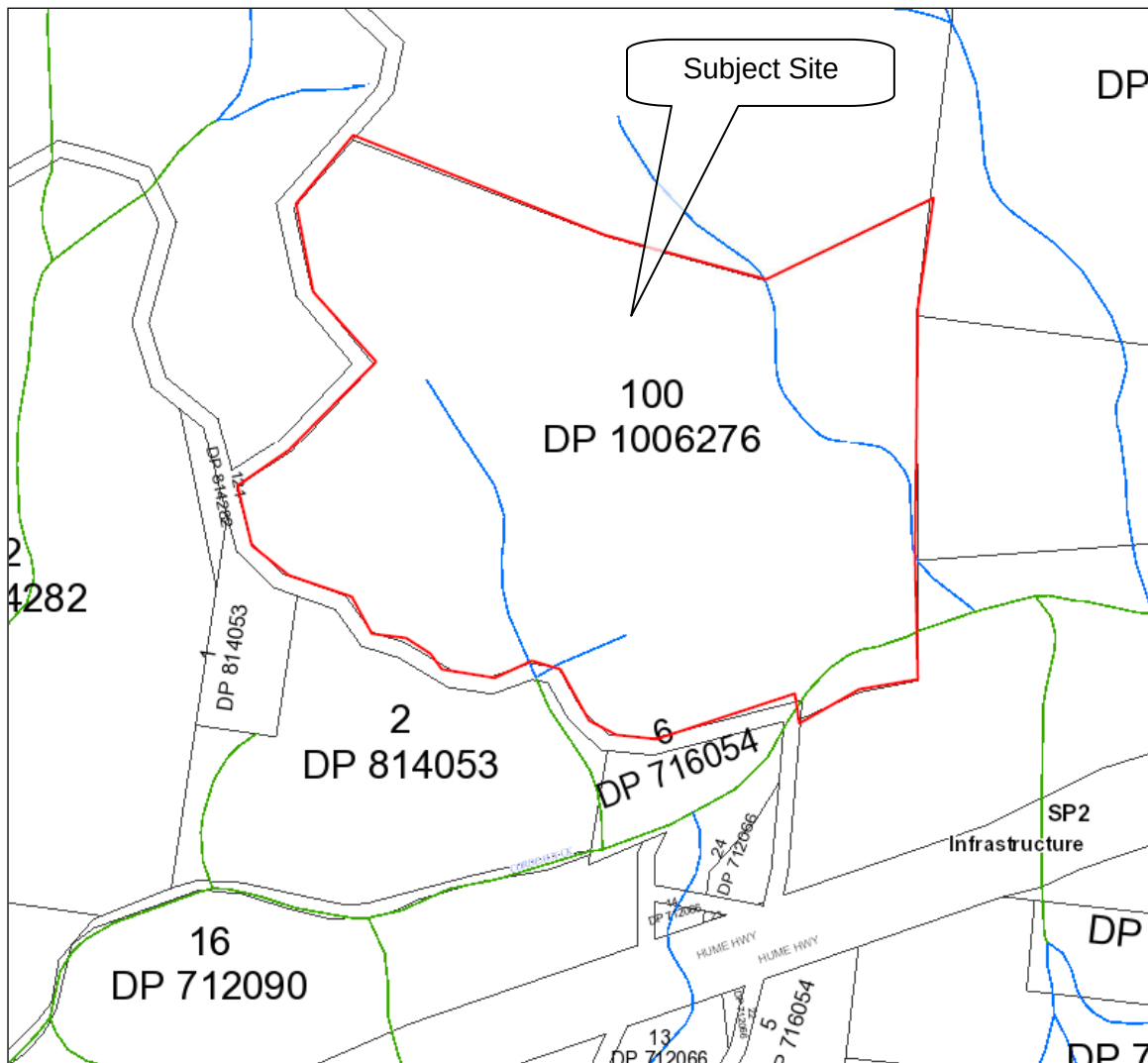
Figure 6 – Bush Fire Map



[illegible]

- 4 = Mittagong Shale Woodland
- 18 = Joadja Tall Open Forest (EEC)
- 17 = Southern Highland Shale Woodland (EEC)

Figure 8 – Riparian Corridors Map



Riparian Land

- Category 1 - Environmental Corridor
(within 50 metres from the top of stream bank on each side)
- Category 2 - Aquatic & Terrestrial Habitat
(within 30 metres from the top of stream bank on each side)
- Category 3 - Bank Stability & Water Quality
(within 10 metres from the top of stream bank on each side)

 Natural Waterbodies

VERSION 2 for Gateway Determination

PART 5 – COMMUNITY CONSULTATION

It is recommended that the Planning Proposal be publicly exhibited for a period of 28 days.

Council intends to consult with the following Government agencies:

- NSW Rural Fire Service
- Any other public authority/s directed by the Gateway Determination

Council intends to place the Planning Proposal on public exhibition by advertising in the local newspaper, making it available on Council's website, carrying out a mail out to adjoining residential areas and possibly carrying out a public information workshop.

However, it is recommended that the public consultation process take place following comments being received from the above listed government agencies.

PART 6 – PROJECT TIMELINE

ACTION	INDICATIVE DATE
Gateway Determination	December 2013
Completion of technical studies if required	March/April 2014
Revised/updated Planning Proposal (if required)	April 2014
Public Exhibition/Consultation with government agencies.	May 2014
Report to Council on exhibition of Planning Proposal.	June 2014
Documents to DP&I & PCO.	July 2014
Approximate completion date	September 2014

DELEGATIONS

Council is applying to use its delegation to complete this Proposal and an Evaluation Form has been attached for consideration.

ATTACHMENTS

1. 'aSquare Planning' Submission
2. Council Resolution 14 August 2013
3. Council Report 14 August 2013
4. Sydney Catchment Authority Comments 11 October 2013
5. Delegation Evaluation Form