



Planning,
Industry &
Environment

IRF20/5831

Gateway determination report – PP-2021-3233

Amendment of Camden Local Environmental Plan 2010
Lot Size development standard from 1500m² to 900m² at
A Saddle Close, Currans Hill.
(17 homes and 0 jobs)

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Table 1 Reports and plans supporting the proposal

Relevant reports and plans
Flora and Fauna Assessment - Cardno
Bushfire Assessment Report – Travers bushfire & ecology
Traffic Impact Assessment - Cardno

1 Planning Proposal

1.1 Overview and objectives of planning proposal

Table 2 Planning proposal details

LGA	Camden
PPA	Sydney Western City Planning Panel
NAME	Amendment of Camden Local Environmental Plan (LEP) 2010 lot size development standard from 1500m ² to minimum 900m ² at A Saddle Close, Currans Hill.
NUMBER	PP-2021- 3233
LEP TO BE AMENDED	Camden Local Environmental Plan 2010
ADDRESS	A Saddle Close, Currans Hill
DESCRIPTION	part Lot 627 DP 1163903
RECEIVED	27/04/2021
FILE NO.	IRF20/5831
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal

The Planning Proposal contains objectives and intended outcomes that adequately explain the intent of the proposal.

The objective of the Planning Proposal is to amend the Camden LEP 2010 as follows:

- Seeks to amend the Lot Size Map (LSZ_017) from a minimum 1500m² (U) to a minimum 900m² (T).

The objective of this Planning Proposal is clear and adequate.

Development History

Approval was given by Camden Council for subdivision in November 2014. This approval allowed for 9 lots, with 8 lots permitted on the subject site (DA/2014/560/1 refers). An indicative layout plan indicates that it is possible to achieve a total of 17 lots on the subject land under the current planning proposal. Therefore, should the planning proposal proceed, there is a theoretical potential increase of 9 allotments/dwellings.

1.2 Explanation of provisions

The Planning Proposal seeks to amend the Camden LEP 2010 per the changes below:

Table 3 Current and Proposed controls

Control	Current	Proposed
Zone	N/A	N/A
Maximum height of the building	N/A	N/A
Floor space ratio	N/A	N/A
Minimum lot size	1500m ²	900m ²
Number of dwellings	N/A	N/A
Number of jobs	N/A	N/A
Reclassify land from	N/A	N/A

The Planning Proposal contains an explanation of provisions that adequately explains how the objectives of the proposal will be achieved.

1.3 Site description and surrounding area

The subject site is described as part Lot 627 DP 1163903, A Saddle Close, Currans Hill, as shown in Figure 1 (overleaf).

The subject land has an area of 1.4ha and forms part of a much larger (34.1ha) land parcel known as Lot 627 DP 1163903 (No.207B) Turner Road. Figure 1 (overleaf) illustrates the site and the larger land parcel.

The subject site is located within the northern part of the Manooka Valley urban release area, which was rezoned for residential development in 2005.

The greater site is bound by the established residential area of Currans Hill to the west, Turner Road Precinct to the north and Badgally Hill to the east.

Access to the subject land is via Caulfield Close, to the immediate north.



Figure 1 Subject site (source: Google Maps)

The subject site is predominantly cleared of vegetation, apart from a very small portion of remnant Cumberland Plain Woodland (CPW) in the south-western corner.

A 60m wide Transgrid electrical transmission easement is located along the eastern boundary of the site. Figure 2 (overleaf) illustrates the subject site's locational context.

The State heritage listed Sydney Water Upper Canal system traverses the western part of the broader 34.1ha site. A water reservoir has also recently been constructed by Sydney Water on the broader site.

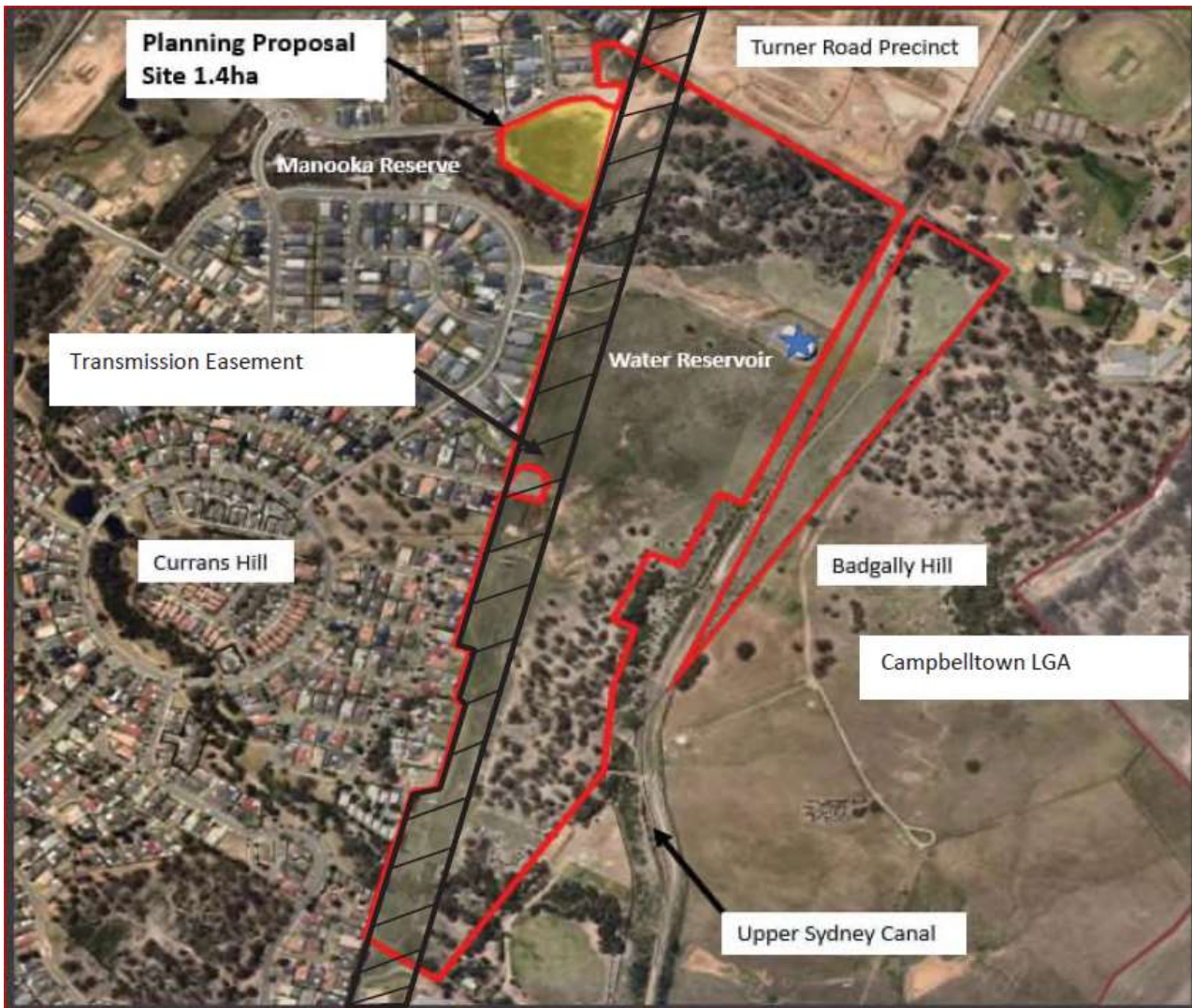


Figure 2 Site context (source: Google Maps)

1.4 Mapping

The Planning Proposal includes mapping showing the proposed changes to the Camden LEP Lot Size maps, which are suitable for community consultation.

Under the Camden LEP, the site is currently zoned E4 Environmental Living and a small portion is zoned E2 Environmental Conservation, as shown in Figure 3 below.

No changes are proposed to the current zoning of the site.

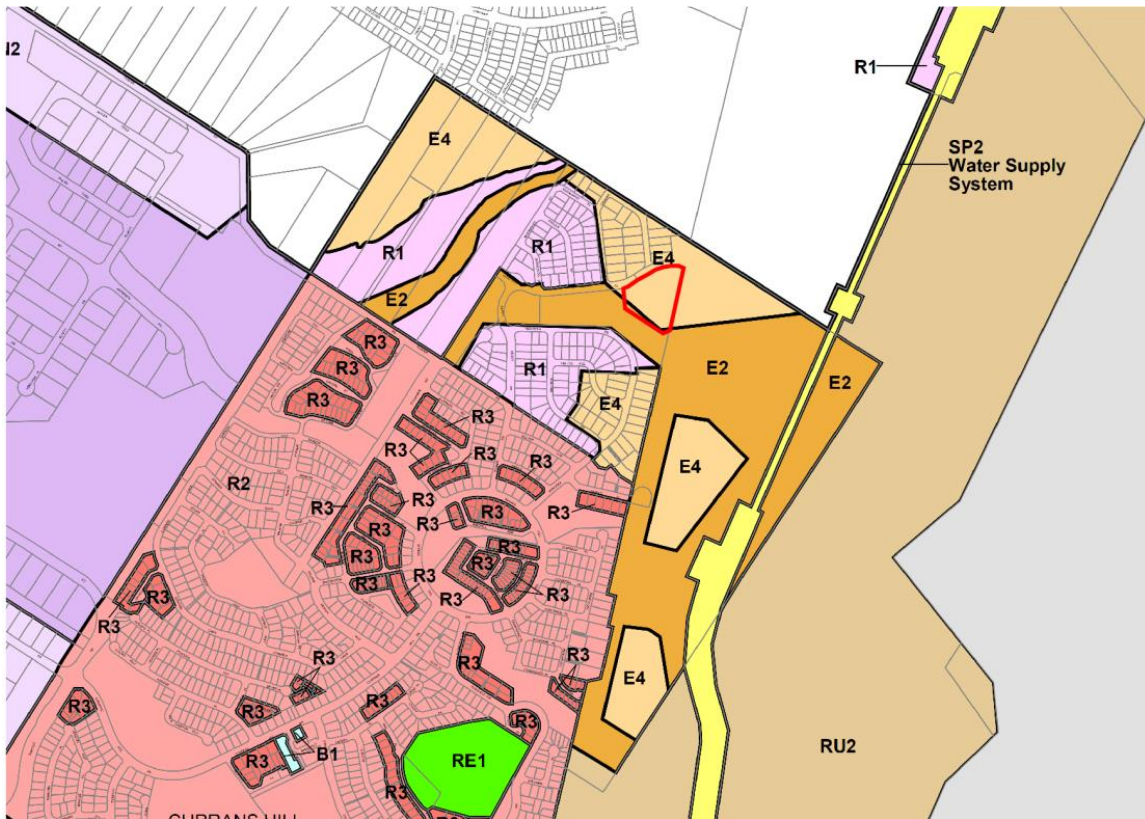


Figure 3 Current zoning map

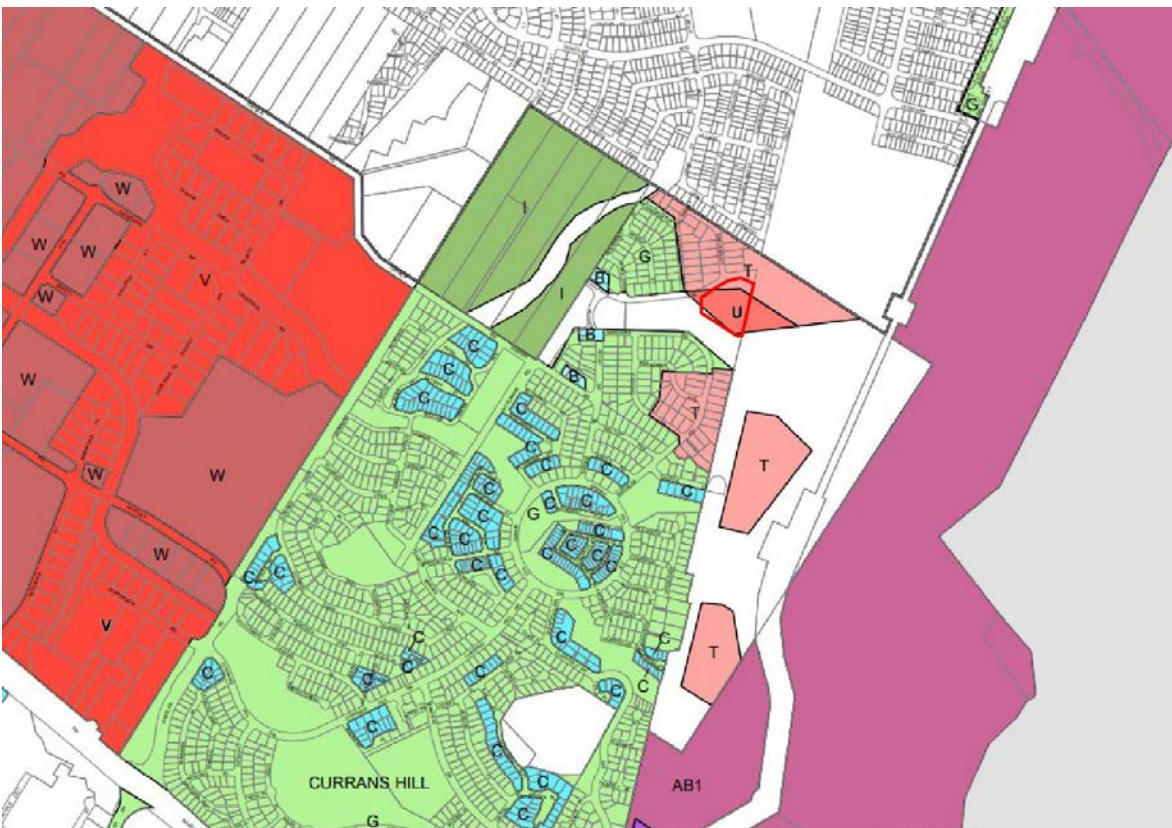


Figure 4 Current lot size map

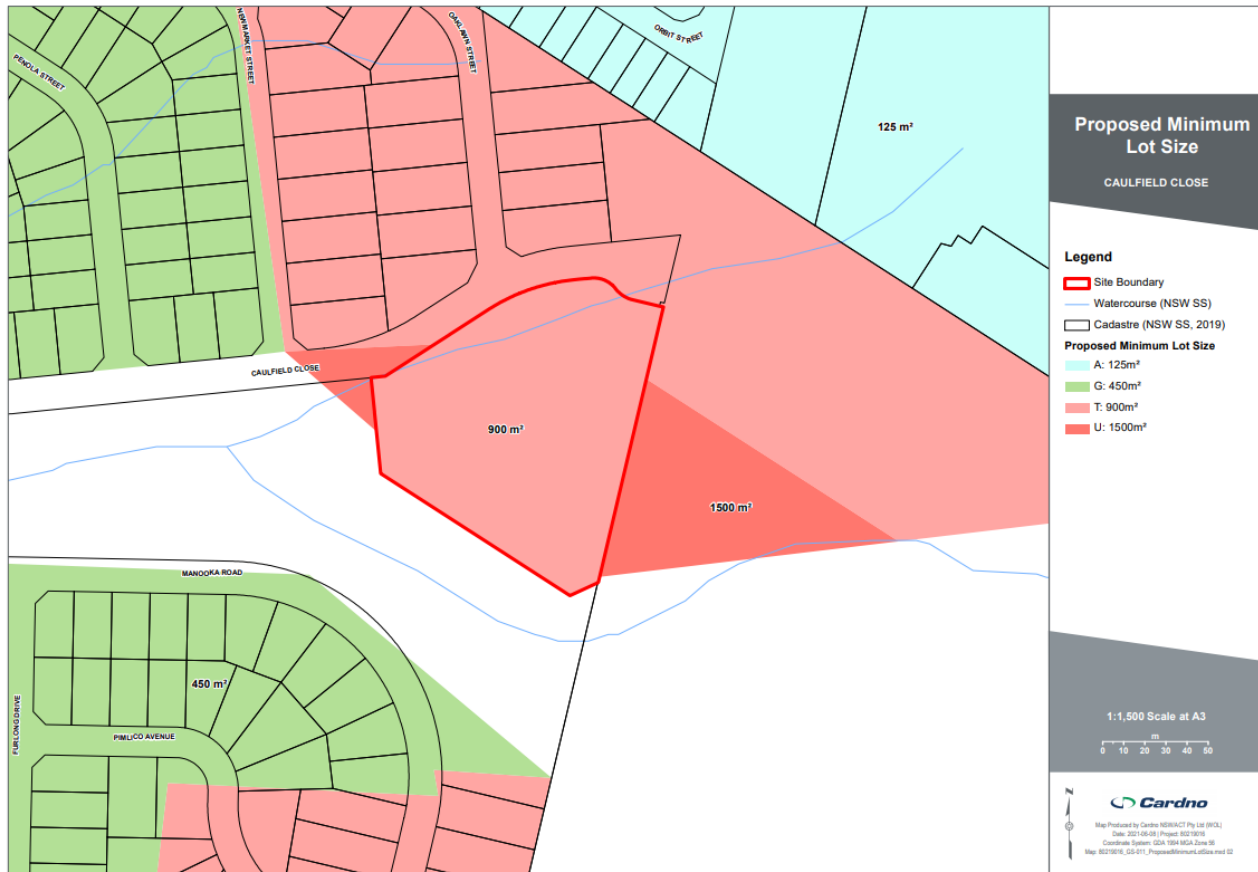


Figure 5 Proposed minimum lot size map

2 Need for the planning proposal

Question 1. Is the planning proposal a result of an assured local strategic planning statement, or Department approved local housing strategy, employment strategy or strategic study or report?

The Planning Proposal is not a result of a strategic study or report. This planning proposal is a result of the rezoning review process. The background of this planning proposal is as follows:

- The original Planning Proposal was lodged with Council in May 2019, which sought to amend the Camden LEP by rezoning a portion of the site from E4 Environmental Living (approximately 1.2ha) and E2 Environmental Conservation zones (0.1ha) to R1 General Residential and amend the minimum lot size from 1,500m² and 900m² to 450m².
- In August 2019, Camden Local Planning Panel (CLPP) reviewed the proposal and recommended that the Planning Proposal not proceed as:
 - the proposal does not provide a diversity of lot sizes consistent with the planning of the surrounding area;
 - the current zoning provides an appropriate transition to the immediately adjoining E2 Environmental Conservation zoned land, which contains CPW; and,
 - the existing E2 Environmental Conservation Zone should be retained, as CPW vegetation has been identified on this zoned land.

- An amended Planning Proposal was lodged with Council that retained the current zoning and proposed a minimum lot size of 500m².
- In February 2020, Councillors raised concerns about the irregular shaped lots and general subdivision pattern.
- On 27 March 2020, the proponent submitted a further revised Planning Proposal including a further revised draft indicative subdivision plan.
- On 14 April 2020, Council did not support the proposal proceeding.
- On 22 May 2020, the proponent wrote to the Department requesting a rezoning review.
- On 9 December 2020, the Sydney Western City Planning Panel (the Panel) advised that the proposal should be submitted for Gateway determination.
- On 27 April 2021, DPIE planning staff and some Panel members undertook a site visit to assess the appropriateness of applying a proposed 500m² minimum lot size. The site visit was in response to the Panel's request for advice from DPIE, and to assess the surrounding built form and E2 zoned land - adjacent to the subject site.
- On 3 May 2021, the Panel met to discuss the site visit and unanimously resolved to provide for a 900m² minimum lot size on the subject site. This decision was based on:
 - the surrounding pattern of development observed during the site visit;
 - the E2 Environmental Conservation and E4 Environmental Living zonings;
 - zone objectives which encourage "low-impact residential development";
 - the substantial remnant of Cumberland Plain Woodland in the south east portion of the lot; and
 - the lack of examples of E4 zoned land in the Manooka Valley release area with a minimum lot size ranging from 600m² to 900m², which was reported within the planning proposal.

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

The primary objective of the Planning Proposal is to amend the minimum lot size development standard from 1500m² to minimum 900m² on the subject site. The best means of achieving this objective is through the preparation of a planning proposal to amend the lot size development standard under the Camden LEP.

3 Strategic assessment

3.1 District Plan

The site is within the Western City District and the Greater Sydney Commission released the Western City District Plan on 18 March 2018. The plan contains planning priorities and actions to guide the growth of the district while improving its social, economic and environmental assets.

The Planning Proposal is consistent with the priorities for infrastructure and collaboration, liveability, productivity, and sustainability in the plan, as outlined below.

The Department is satisfied the Planning Proposal gives effect to the District Plan in accordance with section 3.8 of the *Environmental Planning and Assessment Act 1979*. Table 4 includes an assessment of the Planning Proposal against relevant directions and actions.

Table 4 District Plan assessment

District Plan Priorities	Justification
Planning Priority W1: Planning for a city supported by infrastructure	The proposed residential development will be supported by existing infrastructure. Owing to the small number of proposed dwellings (based on an indicative plan of subdivision), it is reasonable to assume that the proposal is in accordance with the priority.
Planning Priority W5: Providing housing supply, choice and affordability, with access to jobs, services and public transport	The Planning Proposal seeks to enable a small number of additional dwellings (based on the proposed plan of subdivision) on the subject site. The site is suitable for the provision of this additional housing due to its adjacency and potential to provide increased public access to existing open space. The proposed dwellings will also contribute to the Western City housing target identified by the NSW Government.
Planning Priority W6: Creating and renewing great places and local centres and respecting the District's heritage	<p>The Planning Proposal seeks to facilitate a form of development that would contribute positively to placemaking by improving access to local open space and allowing houses to address the street and adjacent open space.</p> <p>The broader site (remainder of Lot 627 DP 1163903) is bisected by the Sydney Water Upper Canal System, a State heritage item. The proposal will have no impacts on the canal system, with the proposed amendments located 500m from the canal.</p>
Planning Priority W12: Protecting and improving the health and enjoyment of the District's waterways	The broader site (remainder of Lot 627 DP 1163903) contains three watercourses of Kenny Creek, which are on land zoned E2 Environmental Conservation and E4 Environmental Living. The proposal seeks to retain the E2 Environmental Conservation and E4 Environmental Living zones for the benefit of these watercourses.
Planning Priority: W14: Protecting and enhancing bushland and biodiversity	<p>The Planning Proposal seeks to retain the E2 Environmental Conservation and E4 Environment Living zones, applicable to the subject site.</p> <p>The Flora and Fauna Assessment accompanying the Planning Proposal supports the potential removal of a very small portion of CPW located with the subject site, as follows:</p> <ul style="list-style-type: none"> • The development avoids most of high value native vegetation and fauna habitat present in Lot 627 DP1163903. • The small amount of Threatened Ecological Community (TEC) and potential threatened fauna habitat to be removed from the subject site is not considered to represent a significant loss of these resources in the locality. • It is recommended that the E2 Environmental Conservation zoned lands elsewhere in the broader site are managed for conservation purposes. This would more than compensate

District Plan Priorities	Justification
	for the small amount of TEC and potential threatened fauna habitat, which may be lost through future development of the subject site.
Planning Priority: W15: Increasing urban tree canopy cover and delivering Green Grid connections	A potential outcome of the Planning Proposal may be the provision of a new street which would provide opportunities for street tree planting, contributing to increasing the local urban tree canopy.
Planning Priority: W16: Protecting and enhancing scenic and cultural landscapes	<p>The Planning Proposal seeks to retain existing areas zoned E2 Environmental Conservation and E4 Environmental Living, which will provide a transition buffer to the adjoining rural land and Scenic Hills.</p> <p>The Planning Proposal does not seek to amend the existing Maximum Height of Building Development Standard.</p> <p>The existing controls in the Camden Development Control Plan will also protect local views.</p> <p>The existing CPW located to the east of the subject site will partially screen the residential development when viewed from the nearby rural land and Scenic Hills. This will ensure that the scenic quality of the local area will be retained.</p>
Planning Priority: W17: Better managing rural areas	<p>The District Plan identifies the subject site as within the 'metropolitan urban area'.</p> <p>Further, the land is located adjacent to the 'metropolitan rural area' (MRA). The Planning Proposal is sympathetic to the values of the MRA, and rural setting, as it retains the E2 Environmental Conservation and E4 Environmental Living zones.</p>
Planning Priority: W20: Adapting to the impacts of urban and natural hazards and climate change	The subject site is identified as bush fire prone land. Any future development on the subject site is required to comply with Planning for Bushfire Protection 2019 and be referred to NSW Rural Fire Service (RFS) for comments. Additionally, the future subdivision of the subject site is likely to include a new perimeter road that would facilitate a permanent Asset Protection Zone (APZ) adjacent to existing bushland and improve access for firefighting.

3.2 Local

The proposal states that it is consistent with the following local plans and endorsed strategies. It is also considered to be consistent with the strategic direction and objectives, as addressed in the table (following):

Table 5 Local strategic planning assessment

Local Strategies	Justification
Camden Local Strategic Planning Statement (LSPS)	<p>The proposal gives effect to the Camden Local Strategic Planning Statement, as follows:</p> <ul style="list-style-type: none"> (a) <i>Local Priority I1 - Aligning infrastructure delivery with growth.</i> The proposal will be able to utilise existing infrastructure without causing adverse stress; (b) <i>Local Priority I2 - Connecting Camden through integrated transport solutions.</i> The proposal seeks to implement the opportunity for new dwellings in a location close to existing public transport (bus service) options; (c) <i>Local Priority S1 – Improving the accessibility and connectivity of Camden’s Green and Blue Grid and delivering high quality open space.</i> The proposal seeks to facilitate the opportunity for new dwellings in close proximity to existing high quality open space; (d) <i>Local Priority S2 - Protecting and enhancing the health of Camden’s waterways, and strengthening the role and prominence of the Nepean River;</i> The proposal seeks to retain the existing E2 Environmental Conservation and E4 Environmental Living zones for the benefit of the health and preservation of three watercourses of Kenny Creek, which are located on the neighbouring broader site; and (e) <i>Local Priority S3 – Protecting Camden’s rural land;</i> The proposal seeks to preserve the nearby MRA, and rural setting of the local area, by retaining the existing E2 Environmental Conservation and E4 Environmental Living zones.
Camden Community Strategic Plan	<p>The proposal gives effect to the Camden Community Strategic Plan by addressing:</p> <ul style="list-style-type: none"> (a) <i>Key Direction 1 Actively Managing Camden Local Growth Area’s Growth.</i> <ul style="list-style-type: none"> • <i>Objective 1.2 Rural land is effectively administered.</i> <p>The proposal is considered consistent with this objective as it will not impact or result in a reduction of rural zoned land. The Planning Proposal seeks to retain the existing E2 Environmental Conservation and E4 Environmental Living zones, which will provide a transition buffer to the adjoining rural land and Scenic Hills.</p> <p>Additionally, the proposed reduction in the lot size development standard will not compromise any heritage site or encroach on any significant view corridors.</p> (b) <i>Key Direction 2 Healthy Urban and Natural Environment</i> <ul style="list-style-type: none"> • <i>Objective 2.1 Caring for urban and natural environment including heritage sites</i> <p>The proposal is considered consistent with this objective as it applies to the subject site that is zoned E2 Environmental Conservation and E4 Environmental Living. The proposed subdivision will likely result in the removal of a small portion of CPW from the subject site. However, this portion of CPW represents less than 1% of the CPW community currently existing on the subject site and broader site (the entirety of Lot 627 DP 1163903). The supporting flora and fauna assessment undertaken by Cardno supports the potential removal of the very small portion of CPW located with the subject site as follows:</p>

- The development avoids most of high value native vegetation and fauna habitat present in Lot 627 DP1163903. The small amount of Threatened Ecological Community (TEC) vegetation, and potential threatened fauna habitat, to be removed from the subject site is not considered to represent a significant loss in the locality.
- It is recommended that the E2 Environmental Conservation zoned land elsewhere in the broader site are managed for conservation purposes. This would more than compensate for the small amount of TEC and potential threatened fauna habitat which would be lost through future development of the subject site.

3.3 Local planning panel (LPP) recommendation

The Camden Local Planning Panel (LPP) considered the draft Planning Proposal in August 2019, and recommended that the Planning Proposal not proceed for the following reasons:

- the proposal does not provide a diversity of lot sizes consistent with the planning of the surrounding area;
- the current zoning provides an appropriate transition to the immediately adjoining E2 Environmental Conservation zoned land, which contains CPW; and,
- the existing E2 Environmental Conservation Zone should be retained, as CPW vegetation has been identified on this zoned land.

The LPP voted 3-0 in favour of the recommendation.

Since that time, as previously addressed in Section 2 of this report, the Planning Proposal has undergone revision.

3.4 Section 9.1 Ministerial Directions

The Planning Proposal's consistency with relevant section 9.1 Directions is discussed, as follows:

Table 6: 9.1 Ministerial Direction assessment

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
Direction 2.1 Environmental Protection Zones	No	<p>The objective of this Direction is to protect and conserve environmentally sensitive areas. In particular, the Direction states that a planning proposal must not reduce the environment protection standards that apply, including modifying development standards, unless justified. In this instance, the proposal seeks to modify the minimum allotment size standard.</p> <p>The flora, fauna and riparian assessment, submitted with the proposal, indicates the site includes a 100m² area of Cumberland Plain Woodland (CPW) in moderate to good condition with good connectivity with CPW in the adjoining Manooka Reserve.</p> <p>Given the minimal area of vegetation, the nature of the proposal, i.e. the environmental zones are to remain and the lot size standard is not to be significantly reduced, and acknowledging that any removal of vegetation would be subject to further consideration at the development stage, any inconsistency with the</p>

		Direction is of minor significance. It is recommended that the Secretary's delegate agrees that the proposal proceeds on this basis.
Direction 2.3 Heritage Conservation	N.A.	<p>The objective of this Direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</p> <p>The proposal is considered consistent with the Direction.</p>
Direction 3.1 Residential Zones	No	<p>The Direction requires that a planning proposal contains a requirement that residential development is not permitted until land is adequately serviced. The proposal does not include this requirement.</p> <p>Given the relevant zone currently permits residential development and seeks to only facilitate nine to ten dwellings, any technical inconstancy with the Direction is of minor significance. It is recommended that the Secretary's delegate agrees that the proposal proceeds on this basis.</p>
Direction 3.4 Integrated Land Use and Transport	Yes	<p>The objectives of this Direction are to ensure that urban structures, building forms, land use locations, development designs, subdivision and direct layouts achieve a comprehensive suite of planning objectives including:</p> <ul style="list-style-type: none"> (a) improving access to housing, jobs and services by walking, cycling and public transport, and (b) increasing the choice of available transport and reducing dependence on cars, and (c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and (d) supporting the efficient and viable operation of public transport services, and (e) providing for the efficient movement of freight. <p>The proposal is considered consistent with the objectives of this Directions, as follows:</p> <ul style="list-style-type: none"> • It will provide additional housing and choice in an appropriate location with good access to nearby major employment, strategic and local centres, such as Campbelltown Town Centre, Macarthur Town Centre, Mount Annan Neighbourhood Centre and the Currans Hill Local Centre; and • The subject site is located within the vicinity (750m) of 3 bus routes to the aforementioned local centres.

Direction 4.4 Planning for Bushfire Protection	TBD	<p>The objectives of this Direction are:</p> <p>(a) to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and</p> <p>(b) to encourage sound management of bush fire prone areas.</p> <p>The site is identified as bushfire prone. A detailed bushfire assessment has been prepared. In terms of the Direction, advice will be sought from the NSW Rural Fire Service.</p>
Direction 6.3 Site Specific Provisions	Yes	<p>The objective of this Direction is to discourage unnecessarily restrictive site-specific planning controls.</p> <p>The proposal seeks to reduce the lot size development standard from 1500m² to 900m². Such a proposed reduction is not considered to be inconsistent with the objective of the Direction.</p>

3.5 State environmental planning policies (SEPPs)

The Planning Proposal is consistent with all relevant SEPPs as discussed in the table (below).

Table 7 Assessment of planning proposal against relevant SEPPs

SEPPs	Requirement	Proposal	Complies
State Environmental Planning Policy No 19 – Bushland in Urban Areas	The policy aims to protect and preserve bushland within the urban areas referred to in Schedule 1 based on its value to the community as part of the natural heritage, its aesthetic value, and its value as a recreational, educational and scientific resource.	<p>The subject site includes a small stand of native vegetation along its south-western edge. This vegetation is similar to the original vegetation community and also fits the definition of “bushland” as described in Clause 4.1 of the SEPP.</p> <p>No part of the subject site has been identified as being reserved for public open space and therefore no Plan of Management under Clause 8 is required.</p>	Yes
State Environmental Planning Policy No 55 – Remediation of Land	The policy aims to promote the remediation of contaminated land for the purpose of reducing the risk or harm to human health or any other aspect of the environment.	<p>A contamination assessment of the entire site was undertaken by GeoEnviro in June 2014, which concluded that the likelihood of gross ground chemical contamination on the site was considered low.</p> <p>Additionally, the site is not identified as contaminated land by the NSW Environment Protection Authority (EPA) contamination register. The subject site is considered suitable for the proposed rezoning. Further consideration will be</p>	Yes

		given to the matter at the devolvement application stage.	
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017	The policy aims to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.	<p>The Planning Proposal does not seek to remove any trees of vegetation. The future subdivision may lead a small number of trees to be removed, however, the accompanying flora and fauna assessment by Cardno concluded that the level of this impact would not be considered as significant.</p> <p>Some form of protection will be provided for the existing Cumberland Plain Woodland under the E4 Environmental Living Zone.</p>	Yes

4 Site-specific assessment

4.1 Environmental

The following table provides an assessment of the potential environmental impacts associated with the proposal.

Table 8 Environmental impact assessment

Environmental Impact	Assessment
Bush Fire	<p>The subject site is located on Bush Fire Prone Land Vegetation Category 2 and Vegetation Buffer 100m & 30m. The supporting Bushfire Protection Assessment by Travers Bushfire & Ecology found that bushfire could potentially affect the site from the woodland vegetation in the riparian corridor to the south and west. The woodland extending beyond the electrical easement to the east was also identified as a risk, resulting in potential ember attack and radiant heat attack.</p> <p>The Bushfire Protection Assessment identified several recommended appropriate bushfire protection measures to be implemented and managed as follows:</p> <ul style="list-style-type: none"> • A perimeter road (8m carriageway width) is to be provided adjacent to all bushland areas which would facilitate a permanent APZ and improve access for firefighting; • APZs should comply with BAL29. APZs are to be measured from the exposed wall of any dwelling toward the hazardous vegetation. The minimum APZ must be achievable within all lots fronting the bushfire hazard; • Fuel management within the APZs is to be maintained by regular maintenance of the landscaped areas, mowing of lawns in accordance with the guidelines provided by the RFS; and

	<ul style="list-style-type: none"> Building construction standards are to be applied for future residential dwellings in accordance with Australian Standard AS3959 Construction of buildings in bushfire-prone areas (2009). <p>It is intended that all future development on the subject site would comply with these recommendations to mitigate the potential bushfire risk.</p> <p>Note that the Bushfire Protection Assessment (Appendix E of Planning Proposal) was prepared with consideration of the previous proposed 500m² allotments, the recommendations provided remain relevant to the now proposed 900m² lot size.</p>
Flora and Fauna	<p>The supporting flora and fauna assessment identified a small portion of TEC CPW being present as an extension of the CPW vegetation in the neighbouring Caulfield Reserve. The subject site was also found to contain regenerating grasslands that closely conformed to CPW derived grasslands, of which 0.05ha would be impacted by the subdivision.</p> <p>The assessment states that no threatened flora species were encountered during the survey, nor were likely none and considered likely to occur on the subject site. Significant fauna habitats were observed including a single mature eucalypt and a small vegetated pond, but no threatened fauna species were detected during the survey.</p> <p>Based on the results of the flora and fauna assessment, reducing the lot size development standard is supported, as follows:</p> <ul style="list-style-type: none"> The development avoids most of high value native vegetation and fauna habitat present in Lot 627 DP1163903. The small amount of TEC and potential threatened fauna habitat to be removed from the subject site is not considered to represent a significant loss of these resources in the locality. Further, it is recommended that the E2 Environmental Conservation zoned lands elsewhere in the broader site (Lot 627 DP1163903) are managed for conservation purposes. This would more than compensate for the small amount of TEC and potential threatened fauna habitat which would be lost through future development of the subject site.
Contamination	<p>A contamination assessment was undertaken by GeoEnviro in June 2014 as part of the requirements for DA/2014/560/1. This assessment concluded the following:</p> <ul style="list-style-type: none"> Laboratory test results indicated concentrations of contaminants of concern (Manganese) to be within acceptable levels. The likelihood of gross ground chemical contamination on the site was considered low. The site was not subjected to any recent activities that may have resulted in contamination. The site is suitable for the proposed residential subdivision and development subject to removal of surface and buried rubbish fill. <p>Additionally, the site is not identified as contaminated land by the NSW EPA contamination register and therefore, the subject site is unlikely to be contaminated.</p>

4.2 Social and economic

The following table provides an assessment of the potential social and economic impacts associated with the proposal.

Table 9 Social and economic impact assessment

Social and Economic Impact	Assessment
Heritage protection	<p>The subject site does not contain any heritage items; however, the broader site is bisected by the Sydney Water Upper Canal System, a State heritage item. The proposal will have no impacts on the canal system as the subject site is located approximately 500m from the canal.</p> <p>As a condition of the Gateway determination the Office of Environment and Heritage is to be consulted during the public exhibition period.</p>
Proximity to existing community facilities and open space	<p>The subject site is in close proximity to community facilities, public open space and services such as Currans Hill Community Centre, Narellan Library and Caulfield Reserve.</p> <p>The modest number of proposed additional dwellings is unlikely to generate significant demand for existing and planned community facilities within the Camden LGA.</p> <p>Additional specific social benefits arising from the Planning Proposal are as follows:</p> <ul style="list-style-type: none"> • The proposed perimeter road around the subject site would allow for increased public access to local open space such as Caulfield Reserve. • Allow increased numbers of homes close to existing open space. • Contribute to public safety through facilitating passive surveillance from the street and the new dwellings.
Economic benefit	<p>The Planning Proposal seeks to provide housing and choice in a location with good access to employment, strategic and local centres.</p>

4.3 Infrastructure

The following table provides an assessment of the adequacy of infrastructure to service the site and the development resulting from the Planning Proposal and what infrastructure is proposed in support of the proposal.

Table 10 Infrastructure assessment

Infrastructure	Assessment
Roads and Traffic	<p>The proposal seeks to reduce the lot size development standard to 900m², which will be subdivided into a proposed 13 residential lots under the existing E2 Environmental Conservation and E4 Environmental Living zoning provisions. This represents a modest increase in comparison to the currently approved subdivision.</p> <p>The supporting traffic impact assessment prepared for the proposal by Cardno makes the following conclusions regarding traffic impacts:</p> <ul style="list-style-type: none"> • The nearest bus stop is approximately 1km from the subject site with a bus service to Campbelltown operating every 30 minutes during peak hours. • The proposed increase of 5 dwellings would equate to 1 vehicle movement every 5 minutes which would have a negligible impact on the surrounding local road network and not be of a noticeable difference to the existing neighbourhood.

	<ul style="list-style-type: none"> Assessment undertaken for Currans Hill Drive / Spring Hill Circle indicate no significant impact on the road network. Assessment undertaken for Glenfield Drive / Spring Hill Circle indicate no significant impact on the road network. <p>Consequently, it is not anticipated that the proposal will place significant pressure or demand on existing public infrastructure. Additionally, the site is located adjacent to other residential development, which is serviced by utilities and essential services.</p>
Water	The proposed future development will utilise existing infrastructure.
Sewer	
Electricity	

5 Consultation

5.1 Community

The proposal suggests a community consultation period of 14 days.

Given the nature of the proposal, the exhibition period proposed is considered appropriate.

5.2 Agencies

The proposal has nominated specific public agencies to be consulted.

It is recommended the following agencies be consulted and given 21 days to comment:

- NSW Rural Fire Service;
- Office of Environment and Heritage;
- Environment, Energy and Science Group of DPIE
- Sydney Water;
- Endeavour Energy; and
- Transgrid.

6 Timeframe

The proposal does not provide a specific time frame to complete the plan making process.

The Department recommends a time frame of 12 months to ensure it is completed in accordance with the need to reduce processing times.

It is recommended that, should a favourable Gateway determination be issued, a condition be included requiring exhibition and report by specified milestone dates and the proposal be amended accordingly.

7 Local plan-making authority

This Planning Proposal is a result of a rezoning review. The background of the Planning Proposal is as outlined in Part 2 of this report.

The Panel is required to submit the Planning Proposal to the Department for finalisation to make the plan.

8 Assessment Summary

The Planning Proposal is supported to proceed with conditions for the following reasons:

- it is not inconsistent with regional, district and local plans and their relevant objectives;
- there are no adverse social, economic or environmental impacts as a result of the proposed amendments;
- it is located within an existing urban area, with the capacity for infrastructure utilisation;
- it represents a balanced and appropriate use of land and aligns appropriately with adjoining residential character and does not negatively impact on the broader local setting;
- it will provide greater housing diversity to the local area and potentially affordable housing options;
- it will address local bushfire risk by including a perimeter road with a dual function of providing access for firefighting and an APZ; and
- it will allow for a more locally appropriate development form on land where dwellings would address the adjoining open space and a perimeter road would improve access to local open space.

9 Recommendation

It is recommended the delegate of the Minister determine that the Planning Proposal should proceed subject to the following conditions:

1. Consultation is required with the following public authorities:
 - NSW Rural Fire Service (prior to exhibition);
 - Office of Environment and Heritage;
 - Environment, Energy and Science Group of DPIE;
 - Sydney Water;
 - Endeavour Energy; and
 - Transgrid.
2. The Planning Proposal should be made available for community consultation for a minimum of 14 days.
3. The Planning Proposal must be exhibited 3 months from the date of the Gateway determination.
4. The Planning Proposal must be reported by the Panel for a final recommendation 9 months from the date of the Gateway determination.
5. The timeframe for completing the LEP is to be 12 months from the date of the Gateway determination.

6. Given the nature of the proposal, the Panel should not be authorised to be the local plan-making authority.



10 August 2021

Terry Doran
Manager, Western



10 August 2010

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