

# Planning Proposal to Amend Development Standard

Adopted by the Sydney Western City  
Planning Panel

PLt 627, DP1163903, Currans Hill,  
NSW

80219016

Prepared for

Wolin Investments Pty Ltd and  
Landco (NSW) Pty Ltd

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## EXECUTIVE SUMMARY

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This Planning Proposal (**PP**) applies to a portion of land within the existing residential suburb of Currans Hill. The land is a portion of a large allotment known as Lot 627, DP1163903, Currans Hill. It has a total area of approximately 1.4ha.

The PP is to amend the current Minimum Lot Size Development Standard that applies to the subject site to a minimum 900m<sup>2</sup>.

The PP is considered justified for the following reasons:

- It will allow for a more locally appropriate development form on the land where dwellings would address the adjoining open space and a perimeter road would improve public access to open space.
- It will address local bushfire risk by including a ring road with a dual function of providing access for fire fighting and an Asset Protection Zone.
- It will result in a modest increase in housing numbers in an area that is suited to additional housing due to its adjacency to local open space.
- The increased housing numbers would have minimal impacts on the local road system and there are adequate local transport, retail and community services to service the small increase in population.

Gateway Determination for the PP was issued by the Executive Director, Central River City and Western Parkland City of the Department of Planning, Industry and Environment (as a Delegate of the Minister for Planning and Public Spaces) on 18<sup>th</sup> August 2021.

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# 1 Introduction

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This Planning Proposal (PP) has been prepared by Cardno (NSW/ACT) Pty Ltd on behalf of the landowners, being a joint venture between Wolin Investments Pty Ltd and Landco (NSW) Pty Ltd.

The PP seeks an amendment to the *Camden Local Environmental Plan, 2010* (CLEP) in relation to land which is part of Lot 627 DP 1163903, Currans Hill. The proposed amendment pertains to a 1.4ha portion of land located in the north western corner of Lot 627, adjacent to Caulfield Close. (Figure 1-1)

The Proposed amendment to the Development Standards pertaining to this portion of land is to amend the minimum lot size requirement from 1,500m<sup>2</sup> to 900m<sup>2</sup>.

The PP has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* and in accordance with the document '*Planning Proposals - A Guide to Preparing Planning Proposals*', (NSW Department of Planning, Industry and Environment).

Gateway Determination for the PP was issued by the Executive Director, Central River City and Western Parkland City of the Department of Planning, Industry and Environment (as a Delegate of the Minister for Planning and Public Spaces) on 18<sup>th</sup> August 2021.

## 2 The Site

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The site that is the subject of this Planning Proposal is a parcel of land approximately 14,000m<sup>2</sup> in area located at the current eastern extremity of Caulfield Close, Currans Hill (Figure 1-1). For the purposes of this Planning Proposal, this land parcel is referred to as **the subject site**.

Legally, the site is part of a much larger land parcel known as Lot 627 DP 1163903 (No.207B) Turner Road, Currans Hill (Figure 1-2). This larger land parcel has a total area of approximately 343,380m<sup>2</sup> and is referred to in this PP as **the greater site**.

### 2.1 Site Description

#### Subject Site

The subject site is roughly triangular in shape and is accessed via Caulfield Close. It has frontages to Caulfield Close and adjoining residential land to the north, Caulfield Reserve, a local drainage / open space corridor, to the west and south west and undeveloped land to the east. Immediately to the east, the subject site is adjoined by a 60m TransGrid electrical easement which runs north-south along the length of the greater site.

The subject site is generally cleared of vegetation apart from a very small portion of remnant Cumberland Plain Woodland in its south western corner adjacent to Caulfield Reserve and a further area of Cumberland Plain Woodland Derived Grassland further to the north east. The land falls gradually from north to south in the general direction of Caulfield Reserve at an average gradient of approximately 1 in 12 (Figure 2-2).

#### The Greater Site

The greater site is currently undeveloped and was historically used for cattle grazing. Consistent with its former uses the greater site is currently vegetated with a mix of grasslands and woodlands. There is a substantial remnant of Cumberland Plain Woodland in the south east portion of the Lot.

Topographically the greater site rises gently from a low point of 105 metres above sea level at the south of the site to a high point of 145 metres at its northern edge. A small hill lies at the northern end of the lot, with the gradient of the slope rising up to the peak, measuring an incline greater than 16% in certain areas.

The State Heritage Listed Sydney Water Upper Canal System traverses the eastern part of the greater site. The northern highest point of the greater site supports a recently constructed Sydney Water reservoir tank.



Figure 2-1 The Subject Site (Portion of Lot 627 DP1163903)

Source: Google Maps



Figure 2-2 Site and Contour Map

Source: Cardno GIS

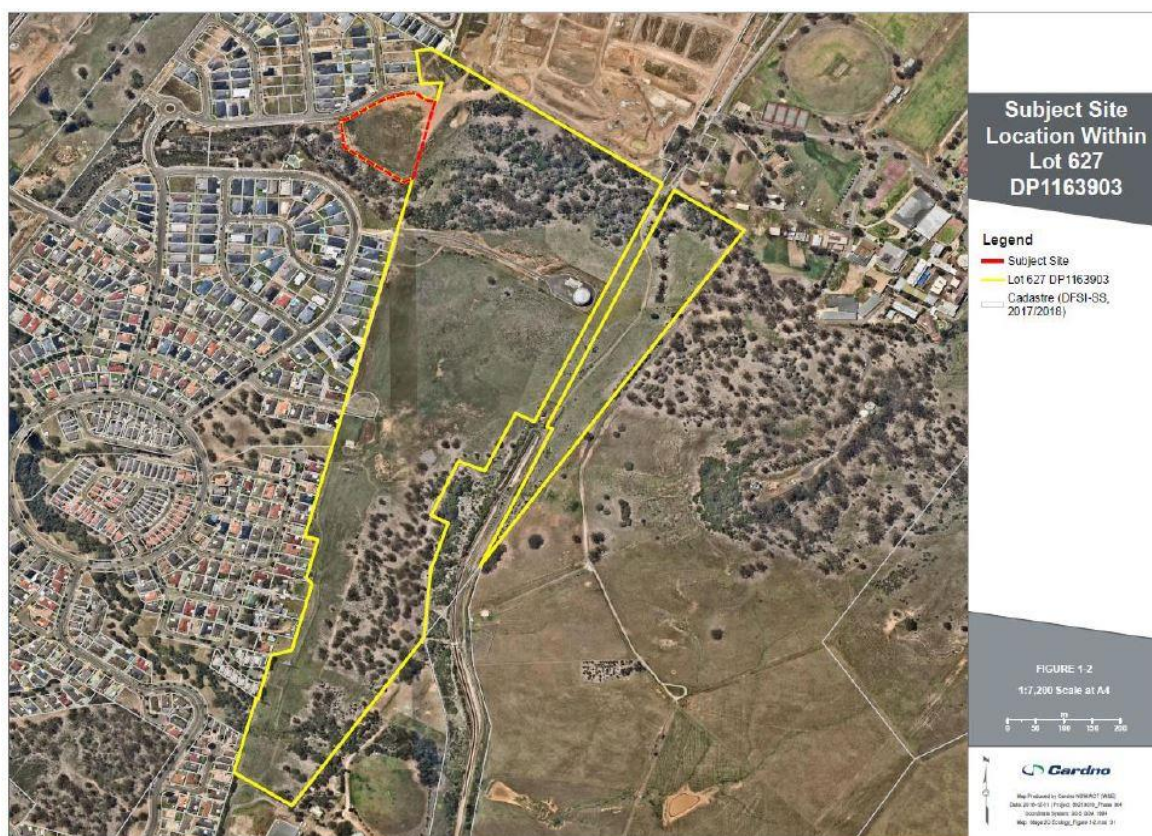


Figure 2-3 Subject Site - (outlined red) within the context of the greater site (Lot 627 DP1163903)

Source: Cardno GIS

## 2.2 Site Context

Currans Hill is located approximately 60 km south-west of the Sydney Central Business District (CBD). The suburb adjoins Gregory Hills to the north, a developing residential community which is part of the Turner Road Precinct within the South West Growth Centre.

Although not part of the Growth Centre, Currans Hill enjoys the same strategic advantages. The following commercial / retail centres are located within a 5km radius:

- > Mount Annan Neighbourhood Centre (3km distant)
- > Campbelltown City Centre and Macarthur Town Centre (5.5kms to the north west)

The subject site is connected to others area of Sydney via existing major road networks such as:

- > Narellan Road, an arterial road connects with the Hume Motorway to the south-east and Camden Valley Way to the north-west; and
- > Hume Motorway connects with the Westlink M7 Motorway and the M5 Motorway further north at the Sir Roden Cutler Interchange.

The proposed Western Sydney Airport and Aerotropolis is 20 km north of the site at Badgerys Creek.

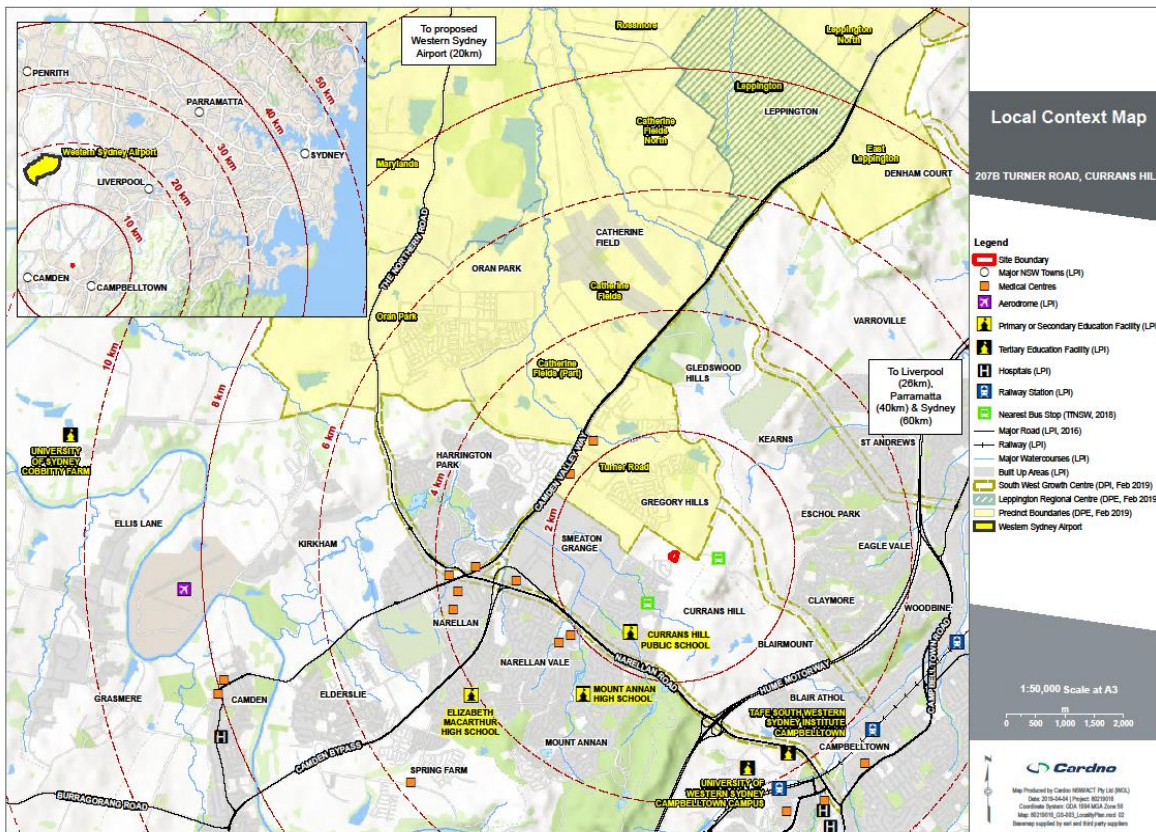


Figure 2-4 Local Context Map

Source: Cardno GIS

## 3 Planning Background

### 3.1 Statutory and Strategic Planning History

#### Development Approvals

- > On 26th November 2014, Camden Council approved DA 2014/560 for the subdivision of the subject site into 9 lots, ranging in size from 995m<sup>2</sup> to 2,135m<sup>2</sup> and 1 residual lot.
- > On 8 January 2015, Council issued an Engineering Construction Certificate to DA 2014/560/1 for Stage 2C Bulk Earthworks.
- > On 27th February 2015, Council approved DA 2014/597 for “Staged subdivision of land to create 23 residential lots, 2 public reserve lots and 2 residue lots and the provision of drainage, landscaping and associated works”. This Consent applied to land within the greater site.
- > On 24th May 2016, Council issued an Engineering Construction Certificate (EngCC/2014/597/1) to DA 2014/597 for Stage 3 Bulk Earthworks (Early Works) - “Bulk earthworks, sediment basin, tree removal, sediment and erosion control measures and erection of temporary fencing”.

#### Planning Proposals

A number of Planning Proposals pertaining to the greater site and the subject site have been submitted to Camden Council by the Landco / Wolin Joint Venture since July 2017.

Proposals submitted in July 2017 and April 2019 sought zoning changes to the greater site in order to permit a mix of residential development, Environmental Living and Environmental Protection on the land. Neither of these PPs were supported by Council or the Sydney North Planning Panel. The reasons for decisions not to support the PP's included, in summary:

- > Insufficient demonstrated strategic and site specific merit for rezoning land outside the Growth Centre to higher density
- > Camden Council staff reporting that it does not require zoning changes to achieve its housing targets in the South West Growth Area
- > Advantages of preserving the current E4 zoning at least in part to allow a meaningful transition between the metropolitan density of the existing Currans Hill subdivision and the adjacent rural lands
- > Existing approved subdivision would allow for 23 environmental living lots (DA 2014/597).
- > Objective of supplying 'housing choice' within the Camden LGA would be better supported by the provision of the increasingly scarce 'environmental living' stock, to supplement the denser offerings already existing in Currans Hill.
- > Removal of vegetation including Cumberland Plain Woodland
- > Difficulty in accessing the development from the existing subdivision
- > Land slope producing challenges to orderly residential subdivision and civil engineering
- > No proposal for maximum building height, FSR or lot size.
- > Potential for out of scale / character development due to the range of uses permissible in the R1 Residential zoning.
- > Lack of access to amenities and public transport
- > Inconsistency with the following Planning Priorities:
  - W14 'Protecting and Enhancing bushland and biodiversity'
  - W15 'increasing urban tree canopy cover and delivering Green Grid connections'
  - W16 'Protecting and enhancing rural landscapes'

In May 2019, a further Planning Proposal was submitted pertaining to the subject site, being the land which is the subject of this PP. This PP sought to amend Camden LEP 2010 in relation to the land via:

- > Rezoning the land from E4 and E2 to R1;
- > Amending the minimum lot size from 900m<sup>2</sup> / 1500m<sup>2</sup> to 450m<sup>2</sup>; and
- > Establishing a maximum building height of 9.5m.

The Camden Planning Panel considered the draft PP and provided the following comments:

*"The Camden Local Planning Panel has considered the draft Planning Proposal and is of the view that the proposal should not proceed to Gateway Determination as it fails to demonstrate strategic merit for the following reasons:*

- *It doesn't 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 zoned land containing Cumberland Plain Woodland.*
- *The existing E2 Environmental Conservation zone should be retained, as CPW vegetation has been identified on the E2 zoned land."*

In response to these comments and advice from Council, the Proponent elected to prepare an amended Planning Proposal that pertains to the subject site. The PP proposes retention of the existing land zoning and facilitates an improved planning and urban design outcome via amendments to the Development Standard for minimum lot size and to correct an anomaly to the building height development standard applies to the subject site.

The following table provides an overview of issues raised by the Planning Panel and how the current PP aims to address each of them.

Reason for Decision	Comment
<i>"while there is scope within the planning proposal process for increased density to be permitted on sites which demonstrate sufficient strategic and site-specific merit, that does not mean that any site which is located</i>	This PP seeks to increase the minimum lot size whilst maintaining the current site zoning. A minimum lot size of 900m <sup>2</sup> is considered appropriate for the subject site in

<p><i>outside the edge of the growth centre area that can be built upon should be rezoned for higher density”</i></p>	<p>context to the size of surrounding established residential lots within Currans Hill.</p> <p>It is also argued that densities permitted within the adjoining Growth Centre are relevant to the subject site and should be taken into consideration as part as a holistic approach to planning for the area rather than looking at each ‘estate’ or community in isolation. This approach aims to promote integration and social cohesion, as well as positive urban design outcomes across the locality into the future.</p>
<p><i>“Camden Council report that they are well placed to meet and exceed its housing targets, particularly in the South West Growth Area. With a target for the LGA of 11,800 for the current planning period, the Council reports 7,000 dwellings constructed or under construction and 7,500 additional approvals”</i></p>	<p>According to Profile ID the population of Camden LGA is forecast to grow to 233,299 by 2036, which represents a 118.03% change. Accordingly, additional housing at the subject site will benefit the local housing market and community through increased availability and choice.</p> <p>Further, additional lots at the subject site are not likely to undermine housing targets set for the South West Growth Area, but rather maximises the economic potential of this land without compromising environmental or planning considerations as demonstrated by this PP.</p>
<p><i>“This site is outside the southnmost extremity of the growth area. It is not close to town community facilities and is remote from pubilc transport. While the site offers the advantage of connection to an existing suburban development, there are also significant advantages of preserving the current E4 zoning at least in part to allow a meaningful transition between the metropolitan density of the existing Currans Hill subdivision and the adjacent rural lands. That is particularly so given the significant contribution that the nationally listed critally endangered remnant Cumberland Plain woodland makes to the visual and ecological catchement. The transition will also increase the amenity and desirability of the areas where increased densities have been permitted.”</i></p>	<p>This proposal seeks to retain the current zoning provisions at the site. The proposed minimum lot size aims to allow a greater number of lots whilst maintaining a transition between existing smaller lots within Currans Hill and adjacent rural lands.</p> <p>The distance to community facilities and public transport is consistent with other lots adjoining the site within Currans Hill. These existing issues should be addressed by the relevant local or State Government authorities.</p>
<p><i>“The objective of supplying ‘housing choice within the Camden LGA’ would be better supported by the provision of the increased scarc ‘environmental living’ stock, to supplement the denser offerings already existing in Currans Hill.”</i></p>	<p>Again, given the proposal seeks to retain the current E2 and E4 zones at the site, current permitted land uses will remain unchanged.</p> <p>The proposed minimum lot size of 900m<sup>2</sup> will accommodate single dwellings that allow for transition into adjoining rural lands and will provide increased density adjacent to public open space.</p>
<p><i>“The panel considers the proposal inconsistent with the following Planning Priorities:</i></p> <ul style="list-style-type: none"> <li>▪ <i>W14 ‘Protecting and Enhancing bushland and biodiversity’</i></li> <li>▪ <i>W15 ‘increasing urban tree canopy cover and delivering Green Grid connections’</i></li> <li>▪ <i>W16 ‘Protecting and enhancing rural landscapes”</i></li> </ul>	<p>Maintaining the current E2 and E4 zoning at the site will ensure future development of this land is consistent with the relevant objectives and permitted land uses under Camden LEP, 2010.</p> <p>The potential loss of the very small area of CPW on the subject site is supported by the Flora and Fauna Assessment, and is therefore considered consistent with the subject planning priorities.</p> <p>Because the Environmental zoning is proposed to remain, the vegetation on the site would be subject to detailed assessment as part of any future development application pertaining to the land.</p> <p>Within the bounds of bushfire controls, the perimeter road that is potentially the outcome of the PP would provide increased opportunities for street trees and potentially increased urban tree canopy.</p> <p>Rural landscapes would not be impacted by the PP and the proposed height standard would contribute to protection of any possible views towards rural landscapes.</p>

In May 2020 the applicant requested a Rezoning Review of the Planning Proposal. Based on this review, the Planning Panel determined that the proposal should proceed to Gateway Determination. In January 2021 the Planning Panel was appointed the Planning Proposal authority. As Planning Proposal authority, the Panel determined that the Planning Proposal should be amended to provide for a 900m<sup>2</sup> minimum lot size for the following reasons:

- a) *The surrounding pattern of development observed by the Panel,*
- b) *The E2 Environmental Conservation and E4 Environmental Living Zones,*
- c) *The objectives of those zones as recorded in the zoning table at LEP which encourage “low impact residential development”*
- d) *The substantial remnant of Cumberland Plain Woodland in the south east portion of the lot, and*
- e) *The matters raised in the reporting memorandum from the Manger Western Greater Sydney, Place and Infrastructure as amended by the email from Terry Dorna dated 5/5/21 confirming that there were no examples in the E4 zone in the Manooka Valley with a min lot size ranging from 600sqm to 900sqm.*

### 3.2 Current Relevant Planning Controls – Camden Local Environmental Plan, 2010

#### Zoning

The extract from the Camden Local Environmental Plan, 2010 at Figures 3-1 indicates that the greater site is zoned E2 Environmental Conservation, E4 Environmental Living and RU2 Rural Landscape. The subject site associated with this PP is zoned E4 Environmental Living and E2 Environmental Conservation and has an area in the order of 1.4ha.

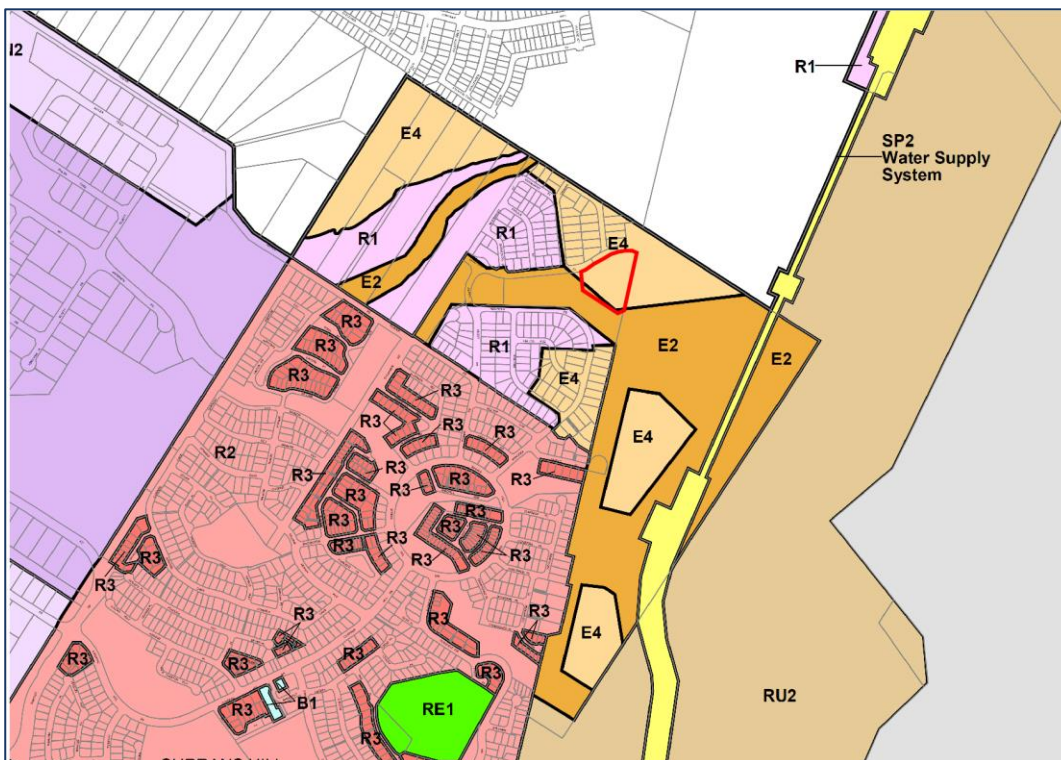


Figure 3-1 Camden LEP Zoning Map – subject site (edged red)

Source: Camden LEP 2010

#### Height of Buildings

Figure 3-2 (extract from Camden LEP Height of Building Map) indicates that a maximum Height of Building Development Standard of 9.5m currently applies to the majority of the subject site, apart from a small portion of land on its southern edge that is currently zoned E2-Environmental Conservation and is not subject to the Height of Building Development Standard.



Figure 3-2 Height of Buildings Map - Sheet HOB\_017 (subject site edged red)  
Source: NSW Legislation

### Floor Space Ratio

No Floor Space Ratio Standard is currently applicable to the subject site or to other land within Currans Hill. Development density is controlled via relevant development controls in the Camden Development Control Plan, 2012 including building height, boundary setbacks, private open space percentages and the like.

### Minimum Allotment Size

Figure 3-3 (extract from Camden LEP, 2010, illustrates that minimum allotment size Standards of 900m<sup>2</sup> and 1,500m<sup>2</sup> apply to the subject site.

The existing minimum allotment size of 1500m<sup>2</sup> is inconsistent with other E4 zoned land located within Currans Hill. As illustrated in Figure 3-3 a minimum lot size of 900m<sup>2</sup> will provide consistency with surrounding E4 zoned areas in Currans Hill.



Figure 3-3  
Lot Size Map - Sheet HOB\_017  
Source: NSW planning portal

## 4 Proposed Amendments to Development Standards

The PP is to make the following amendments to Development Standards in the CLEP, 2010:

- > Amending the minimum lot size from 1500m<sup>2</sup> to 900m<sup>2</sup>.

The following map has been generated to show the proposed changes subject to this PP.

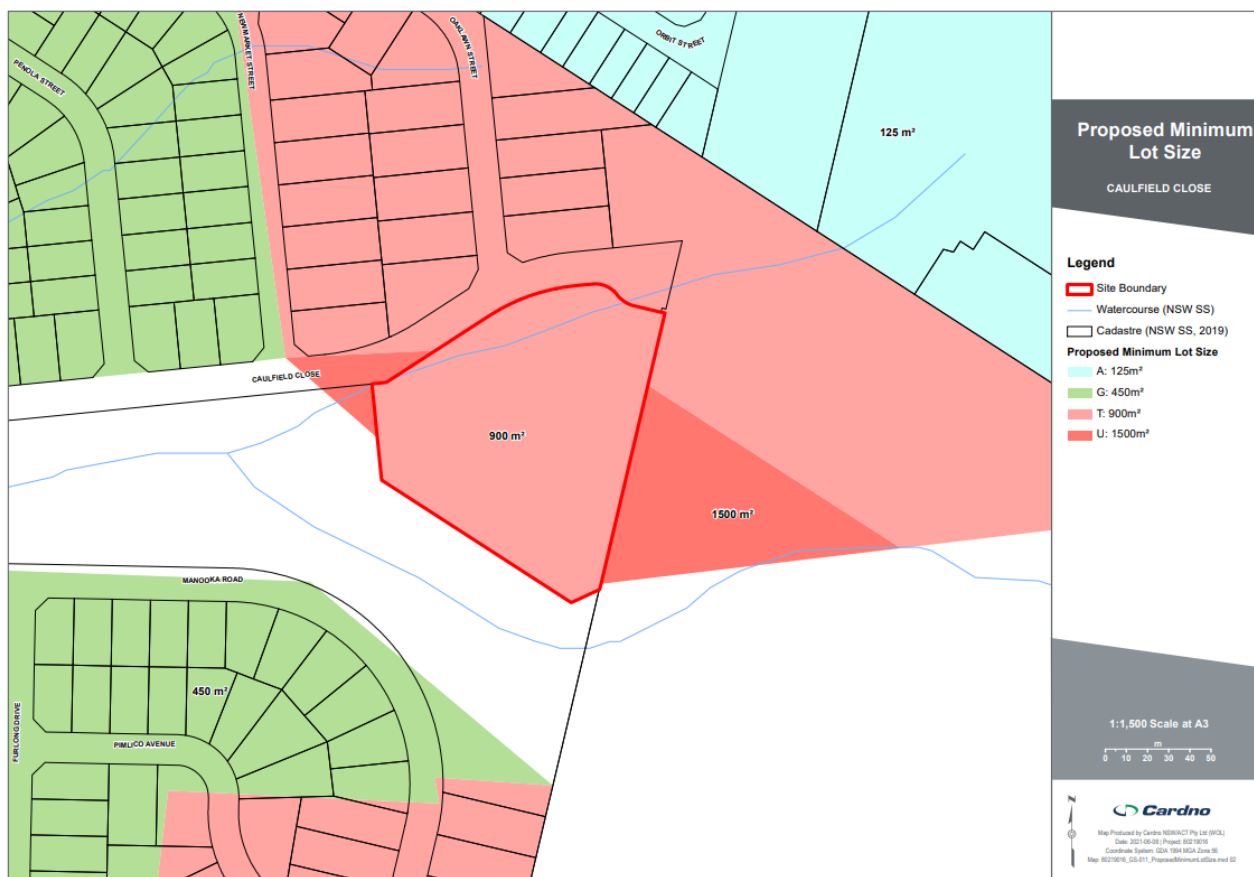


Figure 4-1 Minimum Lot Size Map – Sheet LSZ\_17 (Proposed)

## 5 Justification for the Planning Proposal

Under Section 3.33(2) of the *Environmental Planning and Assessment Act*, justification for making the proposed LEP must be provided in accordance with Part 3 of 'A Guide to Preparing Planning Proposals'.

For the purposes of Gateway consideration, the overarching principles that guide the preparation of planning proposals are:

- > the level of justification should be proportionate to the impact the planning proposal will have
- > it is not necessary to address a question of this guide if it is not considered relevant to the planning proposal. In such cases the reason why it is not relevant should be briefly explained, and
- > the level of justification should be sufficient to allow a Gateway determination to be made with the confidence that the LEP can be finalised within the time-frame proposed.

The questions to consider when demonstrating the justification in accordance with the Guide have been addressed under the relevant headings outlined below.

### 5.1 Section A – Need for Planning Proposal

**Question 1.** “Is the planning proposal a result of any strategic study or report?”

The PP to amend the minimum lot size Development Standard as it applies to the extent of the subject site is not a direct result of a strategic study or report. It is, however, informed by the Western Sydney District Plan (March 2018) which identifies the lot that comprises the greater site and the subject site within the Metropolitan Urban Area (Figure 5-1).

Inclusion of the land within an identified urban area would imply, in our opinion, a strategic planning intention that the land would be developed for urban purposes. Given that the portion of the land subject to this Planning Proposal is a small land parcel that extends west of the greater site into the existing Currans Hill urban lands, it effectively is an infill site which would provide greater support for a denser form of residential development that currently is permitted.



Figure 5-1 Excerpt from the Structure Plan, Western Sydney District Plan – prepared by Cardno

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

The intended outcome of the PP is to reduce the minimum lot size from 900m<sup>2</sup>-1,500m<sup>2</sup> to 900m<sup>2</sup> across the whole site. The best means of achieving this change is through the preparation of a PP to amend the relevant Development Standard to the subject site under CLEP 2010.

No change to current zoning provisions are proposed and consequently permissible land uses at the subject site would remain unchanged. Amending the minimum lot size only is considered the most effective way of increasing density at the site and improving amenity and risk management outcomes without compromising the environmental value of the site or its role in providing a transition between residential and rural lands within Currans Hill.

## 5.2 Section B – Relationship to Strategic Planning Framework

**Question 3.** *“Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?”*

The PP will give effect to the *Greater Sydney Regional Plan: A Metropolis of Three Cities – Connecting People* (2018) and *Our Greater Sydney 2056: Western City District Plan – Connecting Communities* (2018) as demonstrated below.

### **Greater Sydney Regional Plan: A Metropolis of Three Cities – Connecting People (2018)**

On 18 March 2018, the Greater Sydney Commission (GSC) released the *Greater Sydney Regional Plan: A Metropolis of Three Cities – Connecting People* (the Plan) to guide development and establish the aspirations for the Greater Sydney over the next 40 years. The Plan consists of a vision, objectives, and actions for managing growth within Greater Sydney.

Following is an overview and commentary on the applicable planning priorities and objectives contained in the Plan that are of direct relevance to the intent of this PP:

Planning Priorities and Objectives	Comment
<i>Objective 10: Greater housing supply</i>	The PP will enable a modest number of additional dwellings to be provided on the subject site and contribute to the Western City housing target identified by the NSW Government. The site is specifically suitable to the provision of additional housing due to its adjacency and potential to provide increased public access to existing open space.
<i>Objective 11: Housing is more diverse and affordable</i>	The proposal would potentially enable a greater choice of allotment sizes and housing forms to cater to different needs and lifestyles. It is likely that the proposal will improve housing availability within the locality and will allow for increased housing directly addressing local open space.
<i>Objective 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced</i>	<p>As illustrated in the layout plan, no Cumberland Woodland (CPW) is proposed to be removed with the exception of 0.05ha of Cumberland Woodland Derived (CPW) Grassland. The removal of CPW Grassland is required to enable the subdivision and development of the subject site. The retention of the CPW Grassland will reduce the subdivision by 5 lots and making the development financially unviable. Furthermore, a Flora and Fauna assessment has been undertaken by Cardno, which indicates that:</p> <ul style="list-style-type: none"><li>▪ <i>The projected removal of TEC and threatened fauna habitat from the subject site is not considered a significant reduction of the resources in the locality. Large areas of CPW Derived Grassland and habitat for the threatened fauna species are present on the remainder of Lot 627 DP1163903 to the east and in Manooka Reserve to the south. Development of the subject site would not create a barrier to fauna dispersal across the landscape.</i></li><li>▪ <i>The development avoids the majority 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.</i></li><li>▪ <i>It is recommended that the E2 zoned lands elsewhere in Lot 627 DP1163903 are managed for conservation purposes. This would more than compensate for the small amount of TEC and potential threatened fauna</i></li></ul>

	<p><i>habitat which would be lost through future development of the subject site.</i></p> <p>In summary, the PP is not likely to impact on existing urban bushland and remnant vegetation located within the greater site.</p>
<p><i>Objective 28: Scenic and cultural landscapes are protected</i></p>	<p>The scenic landscape of Camden will be protected as the PP involves only a small area of the greater site, which has defined ecological values and outlooks to the Scenic Hills.</p> <p>The building height control will ensure that consequent housing will not impact on views towards local scenic and cultural landscapes.</p> <p>Existing E2 and E4 zoning provisions will remain applicable to the site to provide a transition to the rural land use and Scenic Hills located to the east of the site.</p>
<p><i>Objective 29: Environmental, social and economic values in rural areas are protected and enhanced</i></p>	<p>Future uses at the site are limited to those permitted under the current E2 and E4 environmental zones.</p> <p>Further, the proposed minimum lot size will provide a transition between existing smaller lots within Currans Hill and adjoining rural lands. The PP will facilitate a subdivision form that will enhance access to local open space, consistent with locally relevant environmental and social values and provide opportunities for additional housing that would contribute to the local economy.</p>

Table 5.1 Applicable Planning Priorities and Objectives from A Metropolis of Three Cities

### Our Greater Sydney 2056: Western City District Plan – Connecting Communities (2018)

On 18 March 2018, the GSC released the Western City District Plan (the District Plan) to guide development in the Greater Sydney Western District over a 20 year timeframe. The District Plan will inform a local strategic planning statement and local environmental plans, the assessment of planning proposals, and community strategic plans and policies.

The South West District is Sydney's fastest growing District with plans for an estimated 39,850 additional residential dwellings. In particular, a housing target of 11,800 dwellings has been identified for Camden Council by 2021 and 184,500 additional dwellings are to be provided within the Western District by 2036, equivalent to an average annual supply of 9,225 dwellings over 20 years.

Following is an overview and commentary on the priorities and objectives in the District Plan that are of direct relevance to the intent of this PP:

Planning Priorities and Objectives	Comment
<p><i>Planning Priority W5 – Providing housing supply, choice and affordability with access to jobs, services and public transport</i></p>	<p>The proposal will enable additional dwellings to be provided on a site that is specifically suited to increased density due to its adjacency to local open space. The modest number of additional dwellings in this suitable location will contribute toward the Western City housing target identified by the NSW Government.</p>
<p><i>Planning Priority W6 – Creating and renewing great places and local centres and respecting the District's heritage</i></p>	<p>The form of development that would be facilitated by the Planning Proposal would contribute positively to placemaking by improving access to open space and allowing houses to address the street and adjacent open space.</p> <p>Sydney Water Upper Canal System is a state heritage item and bisects the greater site. The proposal will have no impacts to the canal system as the proposed amendments are located 500m from the canal.</p>
<p><i>Planning Priority W12 – Protecting and improvement the health and enjoyment of the District's waterways</i></p>	<p>The broader site contains three watercourses of Kenny Creek which are zoned E2 Environmental Conservation and E4 Environmental Living. The proposal will retain the E2 Environmental Conservation and E4 Environmental Living for the watercourses.</p>

<i>Planning Priority W14 – Protecting and enhancing bushland and biodiversity</i>	<p>Current E2 Environmental Conservation and E4 Environment Living zoning provisions will remain applicable to the site.</p> <p>Further, a Flora and Fauna Assessment supports the potential removal of a very small portion of CPW located with the subject site for the following reasons:</p> <p>The development avoids the majority 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.</p> <p>It is recommended that the E2 zoned lands elsewhere in 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.</p>
<i>Planning Priority W15 – Increasing urban tree canopy cover and delivering Green Grid connections</i>	<p>Urban tree canopy of the site will remain unchanged as no trees are proposed to be removed as part of the Planning Proposal. The provision of a new street that would potentially result from the PP would increase opportunities for street tree planting, contributing to the urban tree canopy.</p>
<i>Planning Priority W16: Protecting and enhancing scenic and cultural landscapes</i>	<p>The retention of the E2 Environmental Conservation and E4 Environment Living zones will provide a transition to the adjoining rural land and Scenic Hills.</p> <p>The existing Cumberland Plain Woodland located to the east of the proposal will partially screen the residential development when viewed from the nearby rural lands and Scenic Hills. This ensures that the scenic quality of the area is retained.</p> <p>The existing Maximum Height of Building development Standard along with existing controls in the Camden Development Control Plan will further protect local views.</p>
<i>Planning Priority W17 – Better managing rural areas</i>	<p>The site is identified as 'metropolitan urban area' and located adjacent to the 'metropolitan rural area' identified in the Western City District Plan.</p> <p>The PP will preserve the metropolitan rural area and rural setting by retaining the E2 and E4 zone provisions. The existing Cumberland Plain Woodland located to the east of the site will provide a transition to the neighbouring rural land and Scenic Hills.</p>
<i>Planning Priority W20 – Adapting to the impacts of urban and natural hazards and climate change</i>	<p>The site is identified as bushfire-prone land. Any future development on the subject site is required to comply with Planning for Bushfire Protection 2006 and referred to Rural Fire Service (RFS) for comments. Further, the future subdivision of the subject site is intended to include a new perimeter road that would facilitate a permanent Asset Protection Zone adjacent to existing bushland and improve access for fire fighting.</p>

Table 5.2 Applicable Planning Priorities and Objectives from Western City District Plan

**Question 4. “Will the planning proposal give effect to a council’s endorsed local strategic planning statement, or another local strategy or strategic plan?”**

No site specific relevant local strategy has been endorsed by the Department that can be relied on to establish strategic merit. However, consideration has been given to the Community Strategic Plan – Shaping the Camden Local Government Area adopted by Council on 27 June 2017.

## Community Strategic Plan – Shaping the Camden Local Government Area (2017)

The Community Strategic Plan (CSP) identifies the community's main priorities and aspirations for the Camden LGA for the future and plans and strategies for achieving these goals.

The CSP is an update to the Camden 2040 and retains the vision of A Sustainable Camden LGA by 2040. Following is an overview and commentary on the applicable directions, objectives and strategies in the CSP that are of direct relevance to the intent of this PP:

Directions, Objectives and Strategies	Comment
<p><i>1.2 Rural land is adequately administered</i></p> <p><i>Maintain and protect Camden LGA's rural lands.</i></p> <p><i>Retain Camden LGA's valued heritage sites, scenic vistas and cultural landscape.</i></p>	<p>The proposal will not result in a reduction of rural lands within the Camden LGA and will retain current E2 and E4 zoned land within Currans Hill.</p> <p>The retention of the E2 Environmental Conservation and E4 Environment Living zones will provide a transition and visual buffer to the neighbouring rural/scenic protection areas and Scenic Hills.</p> <p>Development of the subject site subsequent to amendment to the Minimum Lot Size standard would not encroach on any significant view corridors or compromise any heritage sites.</p>
<p><i>2.1 Caring for urban and natural environment including heritage sites</i></p> <p><i>Maintain biodiversity, natural reserves, streetscapes and open spaces</i></p>	<p>The PP applies to a parcel of vacant E2 Environmental Conservation and E4 Environmental Living zones lands within Currans Hill.</p> <p>Future subdivision of the land may require removal of a small proportion of regrowth CPW from the subject site. The CPW represents less than 1% of this community present in the entirety of Lot 627 DP 1163903. A Flora and Fauna assessment has been undertaken Cardno which supports the proposal as follows:</p> <ul style="list-style-type: none"> <li>▪ <i>The development avoids the majority 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.</i></li> <li>▪ <i>It is recommended that the E2 zoned lands elsewhere in 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.</i></li> </ul>

Table 5.3 Applicable Key Directions, Objectives and Strategies from Community Strategic Plan

## Local Strategic Planning Statement (2020)

In April 2020 Camden Council adopted the Camden Local Strategic Planning Statement (LSPS) which provides a 20 year vision and which provides local direction with respect to land use, transport and sustainability objectives. The LSPS aligns with Council's Community Strategic Plan (CSP) to provide the actions to achieve the community's broader goals.

The subject site is located within Currans Hill, which is identified in Figure 7 of the LSPS as an existing suburb, located to the south of the 'South West Growth Area' (SWGA). The LSPS contains a number of priorities pertaining to housing provision, with Local Priority 1 focusing on the need to provide housing choice and affordability for Camden's growing and changing population. The focus for housing growth in Camden will be within the SWGA boundary.

The subject site is not located in this identified growth area, as it is more appropriately defined as an infill site within an established residential area. The LSPS acknowledges the contribution of existing urban areas in meeting housing targets as referenced in the following statement (pg 38):

*“Development in Camden’s established centres and suburbs has historically been approximately 5% of total LGA dwelling completions. Current infrastructure provision and latent planning capacity in established centres and suburbs means that this level of incremental growth is projected to continue.”*

The proposed increase in the number of lots on the subject site is minor and will provide for more efficient development of zoned land utilising existing infrastructure, thereby aligning with the principles for housing contained in the LSPS.

**Question 5. “Is the planning proposal consistent with applicable State Environmental Planning Policies?”**

The following SEPPs are potentially of relevance to the land that is the subject of this Planning Proposal:

- > *State Environmental Planning Policy No 19—Bushland in Urban Areas*
- > *State Environmental Planning Policy No 55—Remediation of Land*
- > *State Environmental Planning Policy No 44—Koala Habitat Protection*
- > *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*

The intention of the PP to amend the Minimum Lot Size Development Standard that currently applies to the land would not be affected by either or any of these SEPPs. Assessment under the SEPPs would be triggered by any Development Application that applies to the land, whether or not the PP proceeds to gazettal.

A table indicating compliance of the PP with all relevant SEPPs is at **Appendix F**.

**Question 6. “Is the PP consistent with the applicable Ministerial directions (s.9.1 directions)?”**

Following is an assessment of the PP against the relevant Ministerial Directions.

S.117 Direction Title	Consistency	Comment
<b>Employment and Resources</b>		
1.1 Business and Industrial Zones	N/A	The PP does not apply to land in Business or Industrial zones.
1.2 Rural Zones	N/A	This direction does not apply as the Planning Proposal does not affect land within an existing or proposed rural zone.
1.3 Mining, Petroleum Production and Extractive Industries	N/A	This direction does not apply as the Planning Proposal does not affect land containing mining, petroleum production and extractive industries.
1.4 Oyster Aquaculture	N/A	This direction does not apply as the Planning Proposal does not affect land impacted with oyster aquaculture.
1.5 Rural Lands	N/A	This direction does not apply to the Camden LGA.
<b>Environment and Heritage</b>		
2.1 Environment Protection Zones	The PP is consistent with this direction	<p>The PP seeks to amend a Development Standard applying to land zoned E2 and E4.</p> <p>Existing Cumberland Plain Woodland will be protected via the retention of the existing E2 and E4 zones. Hence, the PP will not reduce the environment protection standards that apply to the land or reduce the environmentally sensitive areas at Currans Hill.</p> <p>A Flora and Fauna Assessment (<b>Appendix C</b>) prepared by Cardno has been submitted as part of the PP. The assessment outlines the effects of this PP and future development in the greater site.</p>

S.117 Direction Title	Consistency	Comment
		Based on the above reasons and evidence, the PP is not inconsistent with the objectives of Direction 2.1.
2.2 Coastal Protection	N/A	This direction does not apply as the Planning Proposal is not located near the coast.
2.3 Heritage Conservation	N/A	<p>This direction does not apply as the Planning Proposal is not located within a Heritage Conservation area.</p> <p><b>Note:</b> The Sydney Water Upper Canal System is a State Heritage Item and bisects the greater site. However, the PP will not impact on the canal system as it is located approximately 500m from the subject site. The zoning for the canal system will remain unchanged.</p>
2.4 Recreation Vehicle Areas	N/A	This direction does not apply as the Planning Proposal is not located within a Recreational Vehicle area.
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	This direction does not apply as the Planning Proposal is not located at the Far North Coast of NSW.
<b>Housing, Infrastructure and Urban Development</b>		
3.1 Residential Zones	The PP is consistent with this direction.	<p>The PP is consistent with the objectives of Direction 3.1 for the following reasons:</p> <ul style="list-style-type: none"> <li>The PP could potentially result in an additional 3-4 dwellings on the subject site (over and above the current development approval for 9 lots that applies to the site). These additional dwellings will have enhanced access to existing recreational land and development would potentially also improve public access to the recreational areas.</li> <li>The subject site will have appropriate access to existing infrastructure and services.</li> <li>The PP will have no impacts on the environment and resources.</li> </ul>
3.2 Caravan Parks and Manufactured Home Estates	N/A	This direction does not apply as the Planning Proposal is not impacted by Caravan Parks or Manufactured Home Estates.
3.3 Home Occupations	N/A	This direction does not apply as the Planning Proposal is not considering Home Occupations.
3.4 Integrating Land Use and Transport	The PP is consistent with this direction.	<p>The PP is consistent with the objectives of Direction 3.4 for the following reasons:</p> <ul style="list-style-type: none"> <li>The additional housing is located within the vicinity of the following bus routes: <ul style="list-style-type: none"> <li>890 – Campbelltown to Harrington Park via Narellan;</li> <li>891 – Mount Anna to Campbelltown via Currans Hill, and</li> <li>896 – Campbelltown to Oran Park via Gregory Hills.</li> </ul> </li> </ul> <p>Bus stops located on Narellan Road, approximately 750 m south of the site, provide access to Camden,</p>

S.117 Direction Title	Consistency	Comment
		<p>Campbelltown, Spring Farm, and Picton. Other bus routes from Campbelltown and Camden provide access to various regional areas of Sydney and NSW.</p> <ul style="list-style-type: none"> <li>The Turner Road Growth Centre Precincts Development Control Plan indicates that bus routes connecting Gregory Hills to Currans Hill (via Currans Hill) have been proposed. The proposed bus routes would provide services to Oran Park, Harrington Park, and Campbelltown/Macarthur. The final location of the bus stops will be determined in the future.</li> <li>The PP will provide additional housing and choice in a location with good access to nearby major employment, strategic and local centres such as Campbelltown Town Centre and Macarthur Town Centre (5km), Mount Annan Neighbourhood Centre (3km) and Curran Hills Local Centre (1.5km).</li> </ul>
3.5 Development Near Regulated Airports and Defence Airfields	N/A	This direction does not apply as the Planning Proposal is not near a licensed aerodrome.
3.6 Shooting Ranges	N/A	This direction does not apply as the Planning Proposal is not located near any shooting ranges.
<b>Hazard and Risk</b>		
4.1 Acid Sulphate Soils	N/A	This direction does not apply as the Planning Proposal is not situated on land with acid sulfate soils.
4.2 Mine Subsidence and Unstable Land	N/A	This direction does not apply as the Planning Proposal is not within a mine subsidence or unstable land area
4.3 Flood Prone Land	N/A	This direction does not apply as the Planning Proposal is not within a flood prone area.
4.4 Planning for Bushfire Protection	The PP is consistent with this direction	<p>The site is located on Bush Fire Prone Land Vegetation Category 2 and Vegetation Buffer 100m &amp; 30m. A detailed Bushfire Assessment Report has been prepared by Travers Bushfire and Ecology detailing the required measures that will enable sound management of bushfire prone areas.</p> <p>The Bushfire Assessment Report is attached to the PP at <b>Appendix E</b>.</p> <p>The amendment to minimum lot sizes has the potential to allow for a new ring road that would improve access for fire fighting and perform a dual role as a permanent Asset Protection Zone.</p>
<b>Regional Planning</b>		
5.1 Implementation of Regional Strategies	N/A	This direction does not apply as the Planning Proposal is not within areas to which the relevant regional strategies apply.
5.2 Sydney Drinking Water Catchments	N/A	This direction does not apply as the Planning Proposal is not within Sydney drinking water catchment areas.

S.117 Direction Title	Consistency	Comment
5.3 Farmland of State and regional Significance on the NSW Far North Coast	N/A	This direction does not apply as the Planning Proposal is not within significant farmland in the stated locality.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	This direction does not apply as the Planning Proposal is not within the relevant location.
5.9 North West Rail Link Corridor Strategy	N/A	This direction does not apply as the Planning Proposal is not within the affected Local Government Areas.
5.10 Implementation of Regional Plans	N/A	This direction does not apply to the subject site.
<b>Local Plan Making</b>		
6.1 Approval and Referral Requirements	N/A	This direction does not apply to the subject site.
6.2 Reserving Land for Public Purposes	N/A	This direction does not apply as the Planning Proposal is not within land that is reserved for Public Purpose.
6.3 Site Specific Provisions	Yes	<p>The objective of the direction is to discourage unnecessarily restrictive site-specific planning controls and facilitate development of the subject site that is consistent with best practices in urban design by allowing future dwellings to address local public open space.</p> <p>The PP seeks to reduce the minimum allotment size from 1,500m<sup>2</sup> to 900m<sup>2</sup>.</p> <p>The proposed development standards are consistent with the existing development standards applying to E4 – Environmental Living land within the vicinity of the site.</p>
<b>Metropolitan Planning</b>		
7.1 Implementation of A Metropolis of Three Cities	The PP is consistent with this direction.	The PP has considered and is consistent with the NSW Government's <i>A Metropolis of Three Cities</i> as detailed in the PP report.
7.2 Implementation of Greater Macarthur Land Release Investigation	N/A	This direction does not apply as the Planning Proposal is not within the relevant Local Government Areas.
7.3 Parramatta Road Corridor Urban Transformation Strategy	N/A	This direction does not apply as the Planning Proposal is not within the relevant Local Government Areas.
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	This direction does not apply as the Planning Proposal is not within the North West Priority Growth Area.
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	This direction does not apply as the Planning Proposal is not within the Greater Parramatta Priority Growth Area.
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	This direction does not apply as the Planning Proposal is not within the Wilton Priority Growth Area.
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A	This direction does not apply as the Planning Proposal is not within the Glenfield to Macarthur Urban Renewal Corridor.
7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	N/A	This direction does not apply as the Planning Proposal is not within the Western Sydney Aerotropolis.
7.9 Implementation of Bayside West Precincts 2036 Plan	N/A	This direction does not apply as the Planning Proposal is not within the Bayside West Precincts.

S.117 Direction Title	Consistency	Comment
7.10 Implementation of Planning Principles for the Cooks Cove Precinct	N/A	This direction does not apply as the Planning Proposal is not within the Cooks Cove Precinct.

Evidenced by this assessment, it is considered that the PP is consistent with the relevant Ministerial Directions issued under Section 9.1(2) of the EP&A Act.

### 5.3 Section C - Environmental, Social and Economic Impact

**Question 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?”*

A Flora and Fauna Assessment (**FFA**) for the site has been prepared by Cardno which identifies matters for consideration for the PP. Surveys conducted as part of this FFA concluded that the subject site has been highly modified through recent clearing and is dominated by exposed soil and exotic grasslands. However, a small portion of the TEC Cumberland Plain Woodland (CPW) is present in the south-west as an extension of CPW vegetation in the adjacent Caulfield Reserve. In addition, a portion of the regenerating grasslands of the subject site were identified as most closely conforming to CPW derived grasslands. CPW is listed as a critically endangered TEC under the TSC Act and EPBC Act. As illustrated in the indicative layout plan, 0.05ha of CPW Grassland be impacted by the subdivision. It should be noted that the existing CPW will be retained and located adjacent to the extension of Caulfield Close.

No threatened flora species were encountered during the survey and none are considered likely to occur. Significant fauna habitat was observed including a single mature eucalypt and small vegetated pond are present in the south-west of the subject site. No threatened fauna species were detected during survey, however, two were considered likely to occur based on the presence of suitable habitat and recent occurrence records from within 5 km:

- > Cumberland Plain Land Snail (*Meridolum corneovirens*) – listed as endangered under the TSC Act; and
- > Green and Golden Bell Frog (*Litoria aurea*) – listed as endangered under the TSC Act and vulnerable under the EPBC Act.

Assessments of the above TEC and threatened species were conducted under the seven-part test methodology (EP&A Act) and/or tests of significance (EPBC Act). These tests concluded that although future development of the subject site would result in the removal of the whole occurrence of TEC and threatened fauna habitat from the subject site, the level of impact is not considered to be significant. The CPW present on the subject site represents less than 1 % of this community present in the entirety of Lot 627 DP1163903 and the fauna habitat values present are not limited in the local area. Similar vegetation and fauna habitat are also present within the Caulfield Reserve, which is located to the immediate south of the subject site.

Based on this assessment, no significant impact on any listed entity under the TSC Act and/or EPBC Act is considered likely as a result of future development of the subject site and further assessment through a SIS (NSW) or a referral to the federal Minister of the Environment (Commonwealth) would be required to support a future DA.

Based on the results of this assessment, reducing the minimum lot size at the subject site is supported. This approach would avoid the majority 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.

The FFS recommends that the E2 zoned lands elsewhere in 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.

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

No other likely environmental effects resulting from implementation of this PP have been identified. Specialist studies concerning bushfire and contamination have been undertaken and discussed below. Other investigations have found that the subject site is not impacted by flooding, acid sulfate soil or landslip.

**Bushfire**

The subject site is located on Bush Fire Prone Land Vegetation Category 2 and Vegetation Buffer 100m & 30m. A Bushfire Protection Assessment has been prepared by Travers Bushfire & Ecology which identifies matters for consideration for the PP and to highlight the required bushfire protection measures for the site. Whilst it is noted that this report was prepared with consideration of 500m<sup>2</sup> allotments, the recommendations of Travers Bushfire & Ecology remain relevant to the 900m<sup>2</sup> lot size which is now proposed.

The assessment found that bushfire can potentially affect the site from the woodland vegetation associated with the riparian corridor to the south and west and the woodland extending beyond the electrical easement to the east resulting in possible ember attack and radiant heat attack.

The bushfire risk posed to the Planning Proposal can be mitigated if appropriate bushfire protection measures (including APZs) are put in place and managed in perpetuity.

Future development on site will consider the following key recommendations as proposed by *Travers Bushfire and Ecology*.

- > A perimeter road (8m carriageway width) is recommended to be provided adjacent to all bushland areas;
- > APZs have been recommended in compliance 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; and
- > 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
- > 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).

The majority of the developable area is located outside of the APZ which is consistent with the recommendations. Dwellings fronting Caulfield Reserve and transmission easement will be outside of the APZ as a front setback requirement of 4.5m applies to the subject lots. Refer to **Appendix E** for the Bushfire Assessment Report.

**Contamination**

As part of DA2014/560-1, a contamination assessment of the entire site was undertaken by GeoEnviro Consultancy in June 2014. The key findings of this report are as follows:

- > The test pit investigation indicates the site to be predominantly underlain by natural ground comprising topsoil and topsoil/fill up to about 300mm thick overlying natural medium to high plasticity Silty Clay overlying shale at depths up to about 2.3m below existing ground surface.
- > The laboratory test results indicate concentrations of contaminants of concern to be within the acceptable levels. Elevated concentrations of Manganese were detected however the Manganese was found to be naturally occurring as background levels and therefore considered acceptable.
- > The report concluded that the likelihood of gross ground chemical contamination on the site was considered low.
- > As the site was not subjected to any recent activities that may have resulted in contamination, GeoEnviro were of the opinion that the contamination status of the site remains unchanged and therefore the site is suitable for the proposed residential subdivision and development subject to removal of surface and buried rubbish fill as had been previously recommended, and which is proposed.

Camden Council granted development consent for DA/2014/560/1 on 24 November 2014. However, the approval was never enacted.

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The site is not identified as contaminated land by the NSW Environment Protection Authority (EPA) contamination register. Also, low and medium density residential developments are located to north and west of the subject site. Therefore, the subject site is unlikely to be contaminated.

**Question 9. *Has the planning proposal adequately addressed any social and economic effects?***

Implementation of the Planning Proposal is considered unlikely to result in any specific negative social or economic effects. Heritage significance, social and economic benefits associated with the proposal are discussed below:

**European or Aboriginal Cultural Heritage**

The subject site does not contain any heritage items. However, the greater site is bisected by the Sydney Water Upper Canal Corridor (Item No: I122) which is identified as a State Heritage Item. The proposal would have no impacts to the Upper Canal as no amendment is sought for this portion of the site and the proposed amendments are located 1km (approx.) from the canal. The subject site is located adjacent to other residential developments located to the north, south and west.

European or Aboriginal Cultural Heritage issues were not identified by Camden Council as part of the development consent for DA/2014/560/1.

If deemed appropriate by Council and/or Department of Planning and Environment, a condition can be incorporated into the Gateway Determination requiring a heritage impact assessment to be prepared prior to the agencies and community consultation. Additionally, it is recommended that Office of Environment and Heritage be consulted during government agency consultation.

**Social benefits**

The PP is considered appropriate in context to minimum lot sizes permitted on adjoining lots within Currans Hill and the adjoining suburb of Gregory Hills within the Growth Centre Growth Centre. The modest increase to housing as a result of the proposal is unlikely to place significant pressure on existing and planned community facilities within the LGA.

Specific social benefits arising from an increase in permissible density on this subject site come from the adjacency of the subject site to Caulfield Reserve, a public park area that has already been developed and is suitable for use by the residents. The decreased lot size and the inclusion of a perimeter road would:

- > provide increased public access to local open space, specifically Caulfield Reserve;
- > allow increased numbers of houses close to and directly addressing the open space;
- > improve the quality of views from the Reserve towards its residential surroundings; and
- > contribute to community safety by facilitating passive surveillance from the street and the new houses.

Moreover, the proposal would facilitate a road edge to Caulfield Close consistent with the remainder of its northern and southern boundaries.

The proposal is likely to provide a positive impact for the community as it offers greater housing choice and diversity to meet the anticipated population growth of the Camden LGA on a site that has specific qualities that maximise these benefits. Additionally, the site is located within the vicinity of community facilities, public open space and services such as Currans Hill Community Centre, Narellan Library and Caulfield Reserve.

**Economic benefits**

The PP will provide additional housing and choice in a location with good access to nearby major employment, strategic and local centres.

## **5.4 Section D - State and Commonwealth Interests**

**Question 10. *“Is there adequate public infrastructure for the planning proposal?”***

The PP aims to reduce the current permitted minimum lot size across the subject site to 900m<sup>2</sup>, which will allow for its subdivision into approximately 13 residential lots under the existing E2 and E4 zoning provisions. This yield would represent a modest increase in lot yield in comparison to the currently approved subdivision of 9 lots including 1 residual lot.

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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.

Utility providers would be consulted as part of any Gateway Determination to determine the existing and future capacity of the site.

In terms of traffic, the Traffic Impact Assessment Report prepared for the PP concludes the following:

- > *"It is anticipated that Spring Farm Parkway Extension will alleviate the traffic issues on Narellan Road.*
- > *Nearest bus stop is approximately 1km from the subject site with a bus service to Campbelltown running every 30 minutes during peak hours.*
- > *The proposed increase of 9 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.*
- > *Assessment done on Currans Hill Drive / Spring Hill Circle indicate that no significant impact on the road network will be caused by the proposed development.*
- > *Assessment done on Glenfield Drive / Spring Hill Circle indicate that no significant impact on the road network will be caused by the proposed development".*

Refer to **Appendix D** for the Traffic Impact Assessment Report

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

The Gateway Determination identifies the relevant State and Commonwealth public authorities to be consulted as part of the PP:

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

## 6 Mapping

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In accordance with Part 4 of 'A guide to preparing Planning Proposals' PP should be supported by appropriate mapping.

The specific amendments to the LEP maps are attached to this report at **Appendix G**. A summary of the maps to be amended under this proposal are outlined below:

- > Site Plan; and
- > Minimum Lot Size Map

## 7 Community Consultation

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The public exhibition period and the requirements for the PP are outlined in the Gateway Determination. It is recommended that the PP is exhibited for 14 days as the proposal would have a low impact on the surrounding land uses and environment.

The community will be notified of the commencement of the exhibition period via a notice in a local newspaper and via a notice on Camden Council's website. The notice will:

- > Give a brief description of the objectives or intended outcomes of the PP;

- 
- > Indicate the land affected by the PP;
  - > State where and when the PP can be inspected;
  - > Give the name and address of the Planning Proposal Authority (PPA) for the receipt of any submissions; and
  - > Indicate the last date for submissions.

During the exhibition period, the following material will be made available for inspection: -

- > The PP, in the form approved for community consultation by the Secretary of Planning and Environment;
- > The Gateway determination; and
- > Any studies relied upon by the PP.

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## 8 Project Timeline

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The anticipated timeframe for the completion of the PP will depend on the complexity of the matters, the nature of any additional information that may be required and the need for agency and community consultation.

Task	Timeline
Commencement date (date of Gateway determination)	18 August 2021
Anticipated timeframe for the completion of required technical information	30 August 2021
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	21 days
Commencement and completion dates for public exhibition period	4 October 2021 – 31 October 2021
Dates for public hearing (if required)	Not currently required
Timeframe for consideration of submissions	30 days
Timeframe for the consideration of a proposal post exhibition	30 days
Date of submission to the department to finalise the LEP	18 April 2022
Anticipated date RPA will make the plan (if delegated)	18 August 2022
Anticipated date RPA will forward to the department for notification	18 May 2022

Table 8-1 Project Timeline