

Palerang Council

Planning proposal, rezoning of Lot 1 DP 798111 from RU1 Primary Production to R2 Low Density Residential and RE1 Public Recreation, North Bungendore

Background

Council received a draft planning proposal for the rezoning of Lot 1 DP 798111 from RU1 Primary Production to R2 Low Density Residential, R5 Large Lot Residential and RE1 Public Recreation. The rezoning of the land would enable a subdivision application to be submitted for the creation of approximately 309 residential lots (exclusive of a 500 metre radius from the boundary of Lot 1 DP 798111 and Lot 44 DP 754876).

Council considered the draft planning proposal at its meeting on 4 December 2014 and the following resolution was made (269/2014):

1. Council forward the planning proposal, council report and recommendations to the Minister for Planning and Environment for a gateway determination;
2. the area within Lot 1 DP 798111 500 metres from the boundary of Lots 8 and 44 DP 754876 and Lot 1 DP 1087861 remain zoned RU1 Primary Production in the consideration of the planning proposal in accordance with the Land Zoning Map attached to this report, and
3. any environmental assessments required to be carried out by the gateway determination consider all of Lot 1 DP 798111.

To ensure that Council's recommendations are clearly reflected in the planning proposal to be submitted for gateway determination, a revised planning proposal has been prepared by the *relevant planning authority*, Palerang Council.

Description of the Planning Proposal

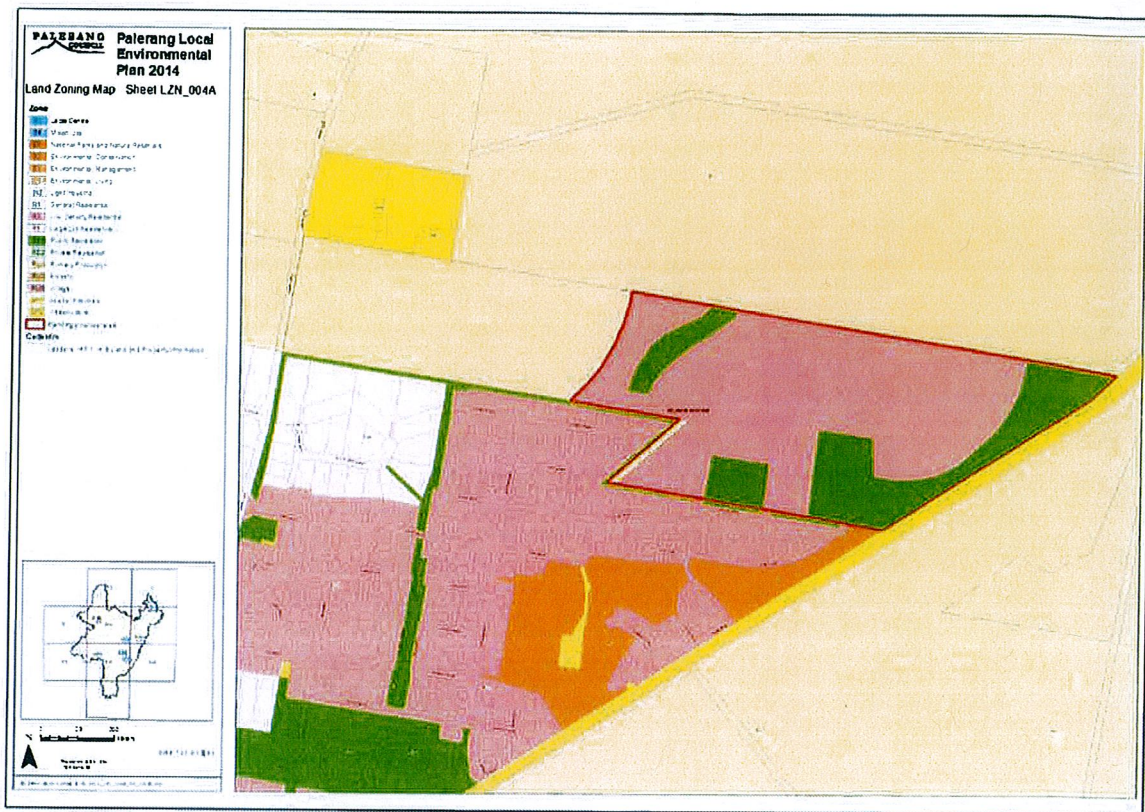
The planning proposal concerns Lot 1 DP 798111 which is 82.03 hectares. The land is currently zoned RU1 Primary Production under the *Palerang Local Environmental Plan 2014*. It is proposed that the eastern part of Lot 1 DP 798111 be rezoned part R2 Low Density Residential and part RE1 Public Recreation as shown in the Amended, *Palerang Local Environmental Plan 2014* Land Zoning Map 4A below.

The area to be rezoned is approximately 55 hectares (40.5 hectares – R2 and 14.5 – open space). The western part of Lot 1 DP 798111 has not been included in the planning proposal as it is within a 500 radius of a landfill site to the north which is currently the subject of a landfill closure investigation and development of a closure plan (see Section D). If the findings of the landfill closure investigation do not preclude residential development then the rezoning of the western part could be considered at a later time, subject to appropriate buffers.

The zoning of the land R2 Low Density Residential would allow the creation of residential lots of approximately 850-1000 square metres (similar to the existing development in adjoining land to the south) depending on the outcome of detailed site analysis. Based on the area to be rezoned R2 Low Density Residential, approximately 309 lots could be created (consistent with the current minimum lot size). The lots would be connected to the existing Bungendore reticulated water and

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sewer schemes. Road access would be via Tarago Road and existing roads in the north Elmslea residential area.



Map 1 Amended, *Palerang Local Environmental Plan 2014* Land Zoning Map 4A
Source Palerang Council and Land and Property Information

Site description

The topography varies from flat in the western parts of the lot to undulating and moderately sloping in the central and western areas. There are no major watercourses on the site although there are several gullies and depressions, all of which flow towards the existing north Elmslea or under the railway to the east. There are several dams on the site.

The western boundary of the lot is formed by Tarago Road and the eastern boundary by the Sydney to Canberra railway line. The land immediately to the north is rural land currently used for grazing.

The land has a history of agricultural use. Some areas of native vegetation remain. The land does not contain dwellings or sheds.

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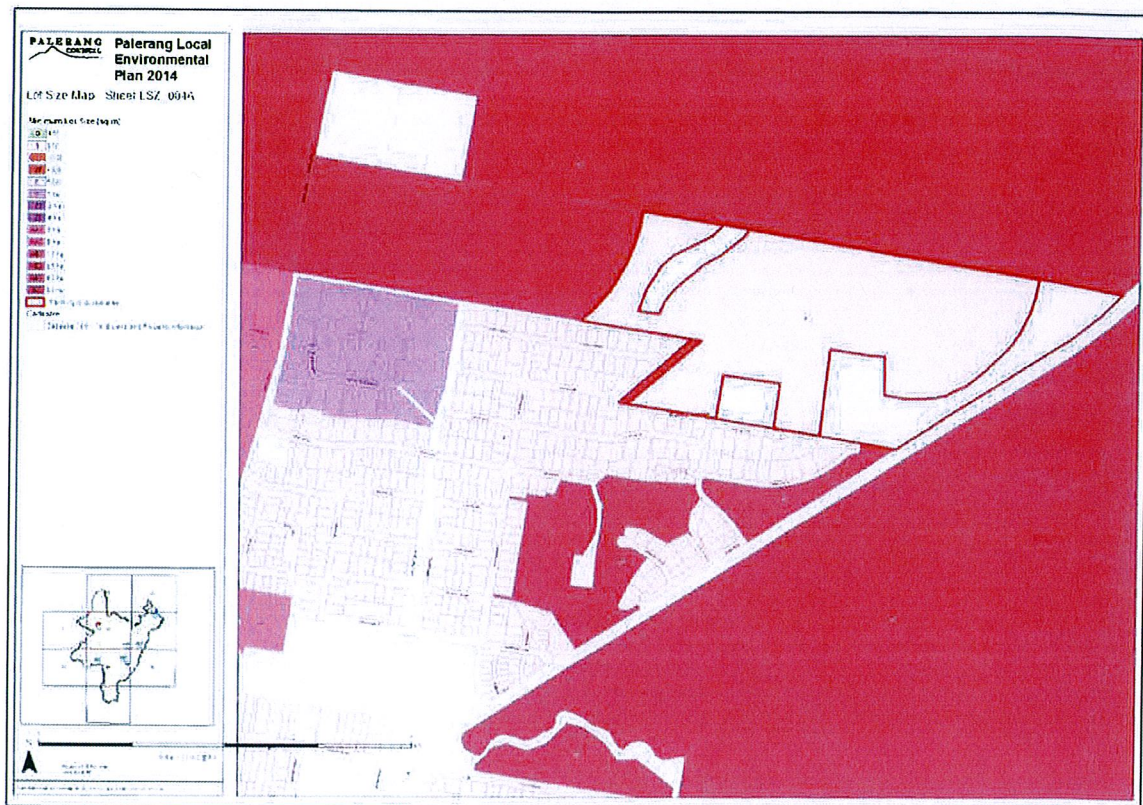
Part 1 Intended outcome

The intended outcome of the planning proposal is that the eastern part (55 hectares) of Lot 1 DP 7988111 is zoned part R2 Low Density Residential and part RE1 Public Recreation with a minimum lot size of 850 square metres and a maximum building height of 8.5 metres on the land zoned R2 Low Density Residential.

Part 2 Explanation of provisions

The eastern part (55 hectares) of Lot 1 DP 798111 is to:

- be zoned part R2 Low Density Residential and part RE1 Public Recreation depending on the outcome of additional studies
- have a minimum lot size of 850 square metres in the part zoned R2 Low Density Residential (as shown below), consistent with the adjoining R2 Low Density Residential to the south
- have a maximum building height of 8.5 metres in the part zoned R2 Low Density Residential (as shown below), consistent with the adjoining R2 Low Density Residential to the south



Map 2 Amended, *Palerang Local Environmental Plan 2014* Lot Size Map 4A
Source Palerang Council and Land and Property Information

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

The planning proposal is the only means of achieving the intended outcome.

Section B Relationship to strategic planning framework

Question 3 Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy

The planning proposal is consistent with the *Sydney-Canberra Corridor Regional Strategy 2016-31*. The Strategy identifies that an additional 14,200 dwellings will be required in the Southern region up to 2031 and that there is some opportunity for the expansion of Bungendore (p37). Bungendore has in recent years experienced residential growth in both infill and new residential areas and with the development of Canberra and Queanbeyan this is likely to continue as people seek a large residential lot in a rural environment that is within commuting distance of Canberra and Queanbeyan. At the time of the 2001 census, the population of Bungendore was 1,685 and in 2011 the population was 2,754 (ABS) with 967 dwellings (ABS). Over the next thirty years with a population growth rate of two percent there would be approximately 5,000 people with a need for about 1,033 additional dwellings.

The NSW Department of Planning and Environment Household and Dwelling Projections (2014), project that the population of the Palerang local government area will increase from 14,850 in 2011 to 16,050 in 2016 and 20,550 in 2031. With the majority of the population residing in the western part of the local government area (which includes Bungendore) it is expected that the greater part of the additional population would live in Bungendore if the opportunity was available. The implied number of dwellings required for the whole of the Palerang local government area in 2031 is 9,350 (NSW Department of Planning and Environment, 2014). In 2011 there were 5,619 dwellings which suggests that 3,731 additional dwellings will be required.

Question 4(a) Is the planning proposal consistent with a council's local strategy or other local strategic plan

As stated in Question 1, Lot 1 DP 798111 is generally shown as a possible future area for residential development in the Council document *Bungendore Land Use Strategy and Structure Plan*.

The planning proposal generally meets the document's vision, which is:

- Productive rural landscapes and a strong sense of rural living, and space, remain
- Village/townscape setting retains a country/heritage feel appealing to residents and visitors
- Rural entry roads retained (ie not dominated by housing)
- Friendly, safe community with good level of services and infrastructure
- Preservation and improvement/extension of Common and other green spaces to allow for walking, cycling, dog walking, horse riding etc

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- Improved local employment and vitality and range of services in village but no large shopping centre
- Recognised for care of the natural environment and living sustainably
(page i, *Bungendore Land Use Strategy and Structure Plan*)

Council has commenced detailed planning in regard to land use, hard and soft infrastructure and character and amenity for Bungendore for the next thirty years. It is anticipated that the majority of this work will be complete in 2015. Additionally, Council has engaged a consultant to prepare an Integrated Water Cycle Management Strategy. The thirty year Strategy will address the complex linkages between elements of the urban water cycle (water supply, sewage and stormwater) and community expectations. The Strategy will be prepared by a consultant in accordance with the NSW Office of Water requirements.

Question 4(b) Is the planning proposal consistent with the local council's community plan, or other local strategic direction

Focus Area 4: Rural and Urban Development of the *Palerang Community Strategic Plan 2013-32* does not specifically discuss the growth of Bungendore. However, it seeks to manage development in a manner that takes into account water and natural resources and the rural character of the local government area.

Question 4(c) If the provisions of the planning proposal include the extinguishment of any interests in the land, an explanation of the reasons why the interests are proposed to be extinguished should be provided

There are no interests to be extinguished.

Question 4(d) the concurrence of the landowner, where the land is not owned by the relevant planning authority

Council has the consent of the Director of Elmslea Land Developments, the owner of Lot 1 DP 798111 to rezone Lot 1 DP 798111.

Question 5 Is the planning proposal consistent with the applicable State Environmental Planning Policies

	<i>Name of State Environmental Planning Policy</i>	<i>Consistency with applicable State Environmental Planning Policy</i>
21	Caravan Parks	Consistent - The planning proposal does not involve the construction of a caravan park
30	Intensive Agriculture	Consistent - The planning proposal does not involve intensive agriculture
33	Hazardous and Offensive Development	Consistent - The planning proposal does not involve hazardous and offensive development
36	Manufactured Home Estates	Consistent - The planning proposal does not involve manufactured home estates
44	Koala Habitat Protection	Consistent - A flora and fauna survey did not identify koala habitat.
50	Canal Estates	Consistent - The planning proposal does not involve canal estates
55	Remediation of Land	Consistent - A contaminated lands assessment will be undertaken
62	Sustainable Aquaculture	Consistent - The planning proposal does not involve sustainable agriculture
64	Advertising and Signage	Consistent - The planning proposal does not involve advertising or signage
	SEPP (Housing for Seniors or People with a Disability) 2004	Consistent - The planning proposal does not involve housing specifically for seniors or people with a disability
	SEPP (Building Sustainability Index BASIX) 2004	Consistent - The planning proposal does not involve the design of housing
	SEPP (Major Development) 2005	Consistent - Consistent - The planning proposal does not involve major development of the nature detailed in the SEPP (Major Development) 2005
	SEPP (Mining Petroleum Production and Extractive Industries) 2007	Consistent - The planning proposal does not involve mining petroleum production or extractive industries
	SEPP (Infrastructure)	Consistent - The planning proposal does not involve the development of infrastructure, this will be undertaken following the approval of a subdivision

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	Name of State Environmental Planning Policy	Consistency with applicable State Environmental Planning Policy
	SEPP (Miscellaneous Consent Provisions) 2007	Consistent - The planning proposal does not involve the erection of temporary structures
	SEPP (Rural Lands) 2007	The planning proposal is not considered to be inconsistent as Lot 1 DP 798111 is identified as being identified potential residential development in the <i>Bungendore Land Use Strategy and Structure Plan</i>
	SEPP (Exempt and Complying Development) 2008	Consistent - The planning proposal does not involve exempt and complying development.
	SEPP (Affordable Rental Housing) 2009	Consistent - The planning proposal does not involve the specific development of affordable rental housing

Question 6 Is the planning proposal consistent with applicable Ministerial Directions

	Name of direction	Consistency with applicable Ministerial Direction
1.2	Rural Zones	Inconsistent. The inconsistency is justified because Lot 1 DP 798111 is identified as suitable for potential residential development in the <i>Bungendore Land Use Strategy and Structure Plan</i> .
1.3	Mining, Petroleum Production and Extractive Industries	Inconsistent. The inconsistency is justified because Lot 1 DP 798111 is identified as suitable for potential residential development in the <i>Bungendore Land Use Strategy and Structure Plan</i> .
1.5	Rural Lands	Inconsistent. The inconsistency is justified because Lot 1 DP 798111 is identified as suitable for potential residential development in the <i>Bungendore Land Use Strategy and Structure Plan</i> .
2.1	Environmental Protection Zones	Consistent. The land is not an environmentally sensitive area. A flora and fauna survey has identified several areas of native vegetation. The identified areas have been discussed with the NSW Office of Environment and Heritage. Further assessment will be undertaken.
2.3	Heritage Conservation	Inconsistent. The planning proposal is inconsistent as it does not contain provisions that facilitate the conservation of Aboriginal or non-Aboriginal heritage as a heritage assessment has not been undertaken. An assessment of Aboriginal and non-Indigenous heritage will be undertaken as part of the site analysis.

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	Name of direction	Consistency with applicable Ministerial Direction
2.4	Recreation vehicle areas	Consistent. The planning proposal does not enable land to be developed for the purpose of a recreational vehicle area.
3.1	Residential Zones	Consistent. Lot 1 DP 798111 is adjacent to an existing town with a range of hard and soft infrastructure including reticulated potable water and sewer. The strategic planning work to be undertaken by Council in 2015 (outlined above) will enhance the provision of hard and soft infrastructure.
3.2	Caravan Parks and Manufactured Home Estates	Inconsistent. Lot 1 DP 798111 will be zoned R2 Low Density Residential which does not permit caravan parks. The land is currently zoned RU1 Primary Production which permits caravan parks with consent. The inconsistency is justified because the lot is not suitable for a caravan park due to its topography and the R2 Low Density Residential land use zoning.
3.3	Home Occupation	Consistent. The planning proposal does not impact on the ability to undertake a home occupation.
3.4	Integrating Land Use and Transport	Consistent. Lot 1 DP 798111 is adjacent to an existing town which has an existing road network connecting to highways, a rail and bus service and is thirty minutes from a domestic airport.
4.1	Acid Sulphate Soils	Consistent. The land is not mapped as having a probability of containing acid sulphate soils. An assessment of soils on Lot 1 DP 798111 will be undertaken.
4.3	Flood Prone Land	Consistent. A flood study for Bungendore has been recently completed and a flood planning map based on the study is included in the <i>Palerang Local Environmental Plan 2014</i> . Lot 1 DP 798111 is not in the flood planning area or the Probable Maximum Flood area, although the modelling did not extend to this area.
4.4	Planning for Bushfire Protection	Consistent. Lot 1 DP 798111 is bushfire prone. A bushfire assessment will be undertaken and the planning proposal will be discussed with the NSW Rural Fire Service.
5.1	Implementation of Regional Strategies	Consistent. The planning proposal is consistent with the Sydney-Canberra Corridor Regional Strategy.
6.1	Approval and Referral Requirements	Consistent. The Planning Proposal will not result in development that requires additional concurrence or referral requirements.
6.2	Reserving Land for Public Purposes	Consistent. Following a detailed site assessment, the land required for public purposes will be determined
6.3	Site Specific Provisions	Consistent. The Planning Proposal will zone the land R2 Low Density Residential and RE1 Public Recreation, these zones are currently within the <i>Palerang Local Environmental Plan 2014</i> .

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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

There is no critical habitat as listed in NSW legislation in the Palerang local government area. A flora and fauna assessment was undertaken in December 2010. The report identifies several areas of native vegetation that may be classed as the endangered ecological community Natural Temperate Grassland of the Southern Tablelands of NSW and the Australian Capital Territory under the *Environmental Protection and Biodiversity Protection Act 1999* (a Commonwealth Act).

On 19 November 2014, Council staff undertook a site inspection with staff from the NSW Office of Environment and Heritage to consider the above areas of native vegetation. It was noted that part of the lot has recently been sprayed for the control of noxious weeds but there were two areas that are consistent with Natural Temperate Grassland and the endangered ecological community definition. The Office of Environment and Heritage have advised that there is a high likelihood of *Suta flagellum* (Little Whip Snake) being found in the areas of native vegetation and that a survey for this species should be undertaken. Options for the management of native flora and fauna include the creation of a biodiversity offset which is administered under the *NSW Threatened Species Conservation Act 1995*.

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

Visual impact

Lot 1 DP 798111 is at a higher elevation than the existing town and as a result of this, the development of the land will have an impact. It is likely that two story dwellings will be erected in the proposed development, that these will be seen from the Kings Highway and that the development will intrude on the rural character of the area. The highest point on the lot is approximately 750 metres with the majority of the land adjacent to the railway (viewed from the Kings Highway) being between 700 and 730 metres. The Elmslea areas adjacent to the railway line are approximately 700-710 metres. Approaching Bungendore, parts of the highway are at a height of approximately 760 metres. However, the existing development can be seen from the highway and as Bungendore grows views of residential development will be one of the associated negative externalities. This will be considered as part of Council's land use and hard and soft infrastructure work for Bungendore in 2015.

Bushfire

As all of Lot 1 DP 798111 is bushfire prone, a bushfire assessment will need to be undertaken and the planning proposal and assessment referred to the NSW Rural Fire Service and Fire and Rescue NSW.

Heritage

The lot does not contain a heritage item included in the *Palerang Local Environmental Plan 2014* environmental heritage schedule or on the state heritage register. An Aboriginal cultural heritage assessment will need to be undertaken given the proximity to Lake George and the fact that some of

the higher parts of Lot 1 DP 798111 have not been significantly disturbed. In regard to non-Indigenous heritage the planning proposal will need to be referred to Council's Heritage Advisor for assessment.

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

At the time of the 2011 Population and Housing census, the town of Bungendore (UCL115035) had a population of 2,754 people. There was an average of 2.9 people per household. Based on this it is estimated that the proposed development would result in a population increase of approximately 900 people. Given this, it is proposed to refer the planning proposal to the government agencies responsible for education, health, community infrastructure and services and emergency management.

Bungendore has both a preschool and primary school, a developing retail and commercial precinct, police station and a medical practice and community health centre. There are bus services to Queanbeyan, Canberra and the south coast. An increase in population would provide the opportunity for these services to expand. Council is developing a network of pedestrian and cycle paths throughout the town and a recreation strategy.

As previously stated it, is proposed that Council undertake detailed planning in regard to land use and hard and soft infrastructure for Bungendore in 2015.

Section D State and Commonwealth interests

Question 10 Is there adequate public infrastructure for the planning proposal

Potable Water Supply

Bungendore town water is sourced from groundwater which is then distributed via a reticulated system. The groundwater in the Bungendore area is managed through the *Water Sharing Plan for the Murrumbidgee Unregulated and Alluvial Water Sources 2012*, a plan made under section 50 of the *Water Management Act 2000*. From this plan, Bungendore has access to 472ML/year of groundwater, with 272ML/year available from the Turallo borefield, and 200ML/year from the Currandooby borefield. This amount is based on the consideration of the long term average annual extraction limits (LTAAEL), environmental flows, annual groundwater recharge and the needs of other users within the system.

The following observations are made in regard to water availability in Bungendore:

- Available water has been set aside to allow for future in-fill development within Bungendore, and new greenfield developments should not jeopardise in-fill development.
- Water demand for the development (as determined by the proponent in the draft planning proposal) has been based on water usage for the town of Bungendore between the 2001/02 and 2013/14 financial year. This period of time includes a prolonged period of water shortage and Council imposed water restrictions and, in Council's opinion, does not represent typical demand.

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- Total water consumption has been increasing since 2011/12.
- Household water consumption has been increasing since 2011/12.
- Climate change has not been considered. Econtext (2012) found that the Bungendore locality (incorporating the alluvial water sources) would, by 2030, likely experience mean minimum temperatures of approximately 0.8°C higher than current averages, a decrease in annual rainfall of approximately 2.5% and an increase in evaporation of approximately 3.0%.
- Council has engaged a consultant to prepare an Integrated Water Cycle Management Strategy (IWCM) which will be completed at the end of 2015. The IWCM is a thirty year outlook and incorporates a total asset management and financial plan for Councils' water and sewerage businesses. The growth of Bungendore and necessary water allocations to meet that growth will be considered against the sustainable yield of the aquifer which will be assessed as part of this work. The Strategy is being undertaken in accordance with the NSW Office of Water requirements, which includes a project reference group with government agency, community and business representatives.
- As part of Council's strategic planning work, it is proposed that subject to the outcomes of the IWCM Strategy and provided the local groundwater aquifer will be sustainable in meeting predicted demand, an application for an increase in Council's' water license will be submitted to the NSW Office of Water

An initial network analysis and report outlining the methods proposed (and ability) to provide potable water flows and water pressure to comply with service levels for the whole site (and possibly for the northern property) will be required.

Sewerage Treatment Plant Capacity

The recently upgraded Bungendore sewage treatment plant (STP) has a capacity of 5,000 equivalent persons (EP), although the STP is only operating at 3,000 EP at this time. The STP has been sized to accommodate the existing town boundaries, and has not provided excess capacity to service additional areas outside of these boundaries.

As the upgrade has been funded through the existing rates base and development within the town boundaries, it is not considered appropriate to commit existing spare capacity at the STP to a new development beyond these boundaries. Doing so would result in financial inequity as the community would be, in effect, subsidising any development outside the town boundaries. This would also remove the existing spare capacity in the STP, requiring further upgrades at the community's expense.

As such, the development may need to provide additional capacity at the Bungendore STP. The proposed development will add approximately 950EP to the network, excluding those areas within the landfill buffer area. If the Bungendore STP was to be upgraded, it would be necessary to increase the capacity to 8,000EP to meet a reasonable planning horizon.

A network assessment and report outlining the methods proposed to connect to the sewerage reticulation system for this planning proposal will need to be undertaken.

Stormwater Management

Strategies for the management of urban stormwater runoff and its effects on flows and water quality on receiving waters or properties will need to be considered. An assessment of options for the management of stormwater will need to be undertaken.

Traffic

An early road layout suggests the following:

- a collector road off Tarago Road running generally east-west (major access road)
- a major secondary access road running north-south along the approximate alignment of McCusker Drive
- minor secondary access roads connecting to Simms Drive and Lithgow Place
- pedestrian connections to Eyre Street and the eastern and western ends of Larmer Street
- roads parallel to the east-west collector

A traffic impact assessment will be required.



Map 4 Early road layout
Source Palerang Council and Land and Property Information

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Pedestrian, cyclists and people with a disability

Council encourages increased cycling and walking rates within the community through the provision of suitable pedestrian and cyclist facilities. Planning for the development should consider pedestrians, cyclists and people with a disability through the provision of high quality shared, bike-only and pedestrian-only paths and suitable street furniture. The paths should tie into Council's adopted Pedestrian and Mobility Plan and internal transport routes.

Bungendore Landfill and Bungendore Resource Recovery Facility and Waste Transfer Station

Bungendore is currently served by a Resource Recovery Facility and Waste Transfer Station (RRF) located to the north of Bungendore at the former landfill site. Over time, Bungendore has expanded to the north, and the nearest residential dwelling is located approximately 350 metres from the boundary of the landfill site.

The waste transfer station currently receives municipal, commercial and industrial, and construction and demolition waste from Bungendore, Captains Flat and surrounds. It does not currently accept hazardous materials, but may have in the past. The now closed but not as yet fully reinstated landfill is unlined, overlying silty-clay soils, with no leachate collection system or monitoring system in place to identify groundwater or surface water contamination or landfill gas issues.

Annual waste inputs are below Environmental Protection Authority (EPA) licencing thresholds, although inputs have increased significantly in the past decade as a result of a significant increase in residential development in Bungendore. The site has been operational since the 1950s as a Council facility, and the site may also have been used prior to this period for waste disposal. The landfill has been staffed since at least 2000. The landfill ceased operation in December 2014.

Following the closure of the landfill, the Resource Recovery Facility and Waste Transfer Station (RRF) commenced operation on the site. The RRF accepts waste of a similar nature as the landfill site, but has a greater focus on resource recovery through the diversion of materials such as recyclables, household chemicals, greenwaste and other problem materials (for example mattresses and gas bottles) to reuse or recycling facilities. Residual waste is loaded on to waste transport vehicles for disposal at a licensed landfill outside the Palerang local government area.

Although landfilling will not occur on the RRF site, site operations such as the loading of waste, heavy vehicle movements and waste compaction will result in the generation of dust, noise and vibration. Windblown litter and odour issues may also be experienced periodically. Although site controls will be in place to minimise the above, incidents may occur that may result in complaints from neighbours if new residences are constructed in close proximity to the RRF.

Council has engaged a consultant to undertake a landfill closure plan for the Bungendore landfill. The project objectives are to:

- Establish a monitoring regime to meet the requirements of the NSW EPA *Environmental Guidelines: Solid Waste Landfills (1996)* and comply with the requirements of the NSW *Protection of the Environment Operations Act 1995*.
- Assess the risk to existing residential dwellings located within 500m of the landfill.

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- Determine an appropriate buffer distance around the landfill site to guide future development.
- Develop a groundwater monitoring program to assess existing and future groundwater contamination.
- Develop a gas monitoring program to assess existing and future landfill gas generation rates and extents.
- Recommend, any remedial action to be undertaken to remove or reduce existing and future risk to groundwater and surrounding properties.

A preliminary qualitative risk assessment has been undertaken for the landfill site and has found that there are currently no unacceptable risks for the existing Elmslea development. There are, however, a small number of unacceptable risks related to the RRF. These risks would likely translate to a lower risk for the new development, but more investigations will be required to confirm this. Groundwater, surface water and landfill gas monitoring bores will be constructed shortly to improve the risk assessment.

While an appropriate buffer distance to the RRF is not part of the landfill closure plan project, it is expected that the buffer to the landfill will be greater than that required for the RRF. It is anticipated that the closure plan will be complete by the end of 2015, although findings related to appropriate buffer distances may be available prior to this.

It is recommended that rezoning of the area potentially affected by the landfill (within the 500 metre radius) investigations be deferred until such time as suitable information to address the buffer and landfill gas issues is received.

The EPA is aware of the planning proposal and provided a response on 15 October 2013 to a request from and has been involved in the preparation of the landfill closure plan.

Required studies

As outlined above, a flora and fauna report was been prepared in 2010 and Council considers that further flora and fauna assessment work should be undertaken in consultation with the NSW Office of Environment and Heritage.

In addition to this, Council considers that the following studies are required:

- Soil testing to determine the suitability of the lot for residential use,
- Aboriginal cultural heritage,
- An assessment of land for contamination as required under clause 6, *State Environmental Planning Policy No.55 (Remediation of Land)*,
- Bushfire,
- Assess available water under the license using more appropriate water consumption data,
- A network analysis and report outlining the methods proposed (and ability) to provide potable water flows and water pressure to comply with service levels for the whole site (and possibly for the northern property),
- A network assessment and report outlining the methods proposed to connect to the sewerage reticulation system. Future growth needs to the north should be considered in this assessment,

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- Options for the management of stormwater, and
- Traffic impact assessment.

Question 11 What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination

There has been no gateway determination at this stage. As outlined in section C the NSW Office of Environment and Heritage has been consulted regarding the findings of the flora and fauna report. The planning proposal has also been discussed with the EPA in relation to the landfill.

Council consider that prior to consultation with the community the following government agencies should be consulted:

- NSW Office of Environment and Heritage
- Department of Environment (later in the process in regard to the areas of Natural Temperate Grassland)
- NSW Rural Fire Service
- NSW Roads and Maritime Services
- Transport for NSW
- NSW Office of Water
- NSW Environmental Protection Authority
- Fire and Rescue NSW
- NSW Department of Education and Communities
- NSW Police
- NSW Health
- Ambulance Service of NSW
- John Holland (railway infrastructure)
- NSW State Emergency Service

Part 4 Mapping

Three amended, *Palerang Local Environmental Plan 2014* maps have been prepared:

- *Palerang Local Environmental Plan 2014* Land Zoning Map 4A
- *Palerang Local Environmental Plan 2014* Height of Buildings Map 4A
- *Palerang Local Environmental Plan 2014* Lot Size Map 4A

Part 5 Community consultation

The planning proposal will be exhibited for 28 days as it is likely to generate significant local interest and it is not a minor amendment to the *Palerang Local Environmental Plan 2014*.

In addition to advertisements being placed in the local newspapers, the notification of adjoining property owners and advice being placed on Council's website, a community meeting be conducted during the community consultation period.

Part 6 Project timeline

task	anticipated completion date
Date of gateway determination	April 2015
Completion of technical information (required studies)	December 2015
Government agency consultation	March 2016
Consideration of submissions by Council	April 2016
Community consultation	June 2016
Consideration of submissions by Council	July 2016
Report to Council	early August 2016
Submission to the NSW Department of Planning and Environment	late August 2016
Amendment of the <i>Palerang Local Environmental Plan 2014</i>	December 2016

List of References

Econtext, 2012. *West Palerang Water Futures Report Series 2012 – Climate Variability in Western Palerang*.

Further Information

1. Planning proposal prepared by DFP Planning Pty Ltd (dated 13 October 2014), rezoning of Lot 1 DP 798111 from RU1 Primary Production to R2 Low Density Residential, R5 Large Lot Residential and RE1 Public Recreation
2. report to Palerang Council meeting 4 December 2014
3. *Bungendore Land Use Strategy and Structure Plan*

Palerang Council planning proposal, rezoning of Lot 1 DP 798111 from RU1 Primary Production to R2 Low Density Residential and RE1 Public Recreation, North Bungendore