



**Lot 20 in DP 712018 and Lot 1 in DP 121046  
St Andrews Road and Spitfire Drive, Varroville  
Planning Proposal**

**March 2023**

## Introduction

This Planning Proposal (PP) explains the intent of, and justification for, the proposed amendment to the Campbelltown Local Environmental Plan 2015 (CLEP 2015) Minimum Lot Size Map for Lot 20 DP 71208 at No's 210 Spitfire Drive and 193 St Andrews Road, Varroville and Lot 1 DP 121046 at Numbers 247 and 345 St Andrews Road, Varroville.

The proposed amendment that forms the basis of the PP seeks to update the minimum lot size map by changing the minimum of 100 hectares to a variety of other minimum areas within the site. This will facilitate a future subdivision in accordance with the proposed procedural subdivision plan boundaries shown in Attachment 6.

This PP seeks to change the minimum lot size of the site from 100 hectares to a minimum of 4 hectares for Proposed Lot 10, a minimum of 3 hectares for Proposed Lot 11 and a minimum of 10 hectares for Proposed Lot 12. Proposed Lot 13 will remain as per the existing minimum lot size of 100 hectares.

## The Site

The site is a large holding of 143.4 hectares consisting of 2 adjoining lots on the western side of St Andrews Drive, Varroville with additional separate access on the western side of Spitfire Drive, Varroville. The site is located within the Scenic Protection and Preservation area known as the Scenic Hills. The land is located approximately 10 kms north of the Campbelltown CBD (Refer to Figure 1).

The site is occupied by Mount Carmel Catholic College, a coeducational Catholic secondary school, Our Lady of Mount Carmel Church and Kindergarten, Mount Carmel Retreat Centre and Priory, and Carmel House Monastery.

This PP applies to Lots 20 DP 71208 and Lot 1 DP 121046 at Spitfire Drive and St Andrews Road, Varroville (Refer to Attachment 7).

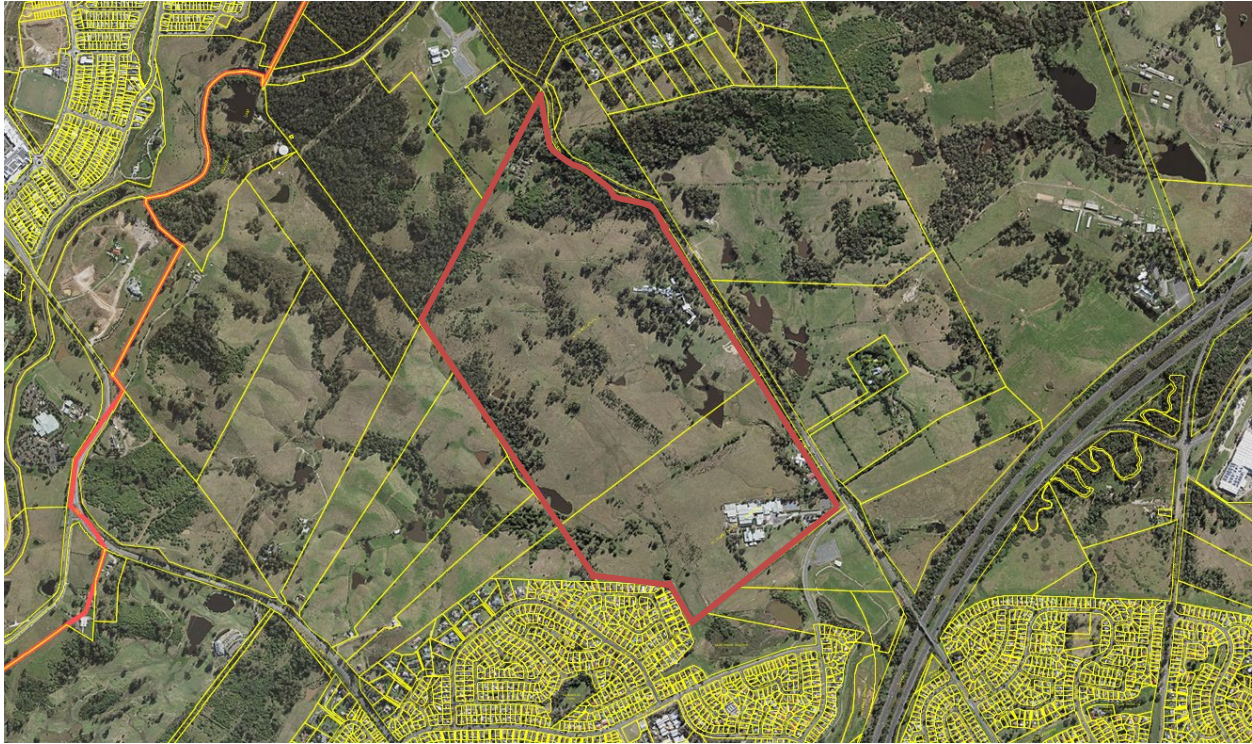


Figure 1 – Location Map

Site

The site is currently zoned C3 Environmental Management under the Campbelltown Local Environmental Plan 2015. The PP does not entail an amendment to the zoning for the site.

## Background

This PP is submitted with the intention of changing the existing minimum lot size within the site to facilitate the future procedural subdivision of the site into four lots. The applicant had previously sought to achieve this outcome by amending the additional permitted uses map. However, lot size is not a land use and this approach was not supported by Councils Planners. As such, this PP is prepared on the basis of a recommendation to amend the minimum lot size map.

The background Planning Proposal Request (PPR) was prepared by Capital Syndications Pty Ltd trading as 'Innova Capital' as the proponent on behalf of the Catholic Education Office of the Diocese of Wollongong and the landowner, being The Trustees of the Discalced Carmelite Fathers. The landowner is an unrelated organisation to the first proponent. Both proponents are each identified as being within part of the Roman Catholic Church, as a faith and religious community.

The potential future procedural subdivision that the PP would support, seeks to create separate land lots for existing land uses on the site which include Mount Carmel Catholic College, a coeducational Catholic Secondary School, Our Lady of Mount Carmel Church and Kindergarten, Mount Carmel Retreat Centre and Priory, and Carmel House Monastery.

## Existing Situation

The site currently comprises 2 lots being Lot 20 DP 71208 and Lot 1 DP 121046. The site is located in Varroville with access to St Andrews Road and Spitfire Drive and is occupied by Mount Carmel Catholic College, a coeducational Catholic Secondary School with 1,144 students, Our Lady of Mount Carmel Church and Kindergarten, Mount Carmel Retreat Centre and Priory, and Carmel House Monastery. The 40 place Kindergarten shares usage of the church hall with the parish Monday to Friday during school hours. The Mount Carmel Retreat Centre is a conference and retreat centre accommodating 105 guests. The Monastery building is currently home to the Sisters of the Missionaries of God's Love. The Monastery was historically home to the Carmelite nuns, who continue ownership of the monastery.

The site includes a vegetative buffer to St Andrews Road with separate driveway access for each of the main distinct uses, with an additional separate entrance on Spitfire Drive to the Mount Carmel Catholic College. The site is located within the Scenic Protection and Preservation area known as the Scenic Hills.

The southern boundary adjoins the existing suburb of Raby with other large lot properties to the north, east and west. To the east of Mount Carmel Catholic College on Spitfire Drive is Koorunga Reserve with associated soccer fields and car parking.

A development consent was previously issued by Council for the development of the Mount Carmel Catholic College. The development application required access to the school via Spitfire Drive as a condition of development consent.

The PP has been prepared in accordance with the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the Department of Planning and Environment's Local Environment Plan Making Guidelines.

## Part 1 – Objectives or Intended Outcomes

The principal objective or intended outcome of the PP is to facilitate the future procedural subdivision of the land in accordance with existing land uses; so as to facilitate their sustainable existence as independent facilities.

Specifically, it is proposed to create, via an amendment to the minimum lot size map, a planning framework for the future creation of allotments as per the schedule below:

Proposed Lot 10 is 4.544 hectares

Proposed Lot 11 is 3.626 hectares

Proposed Lot 12 is 8.245 hectares.

Proposed Lot 13 is 124.061 hectares.

(Refer to the attached proposed boundary plan at Attachment 6).

In addition to facilitating orderly ownership structures for the site through the facilitation of a procedural subdivision, a further objective is to facilitate preservation of the scenic qualities of the Scenic Hills Landscape Unit. This objective is achieved as no additional development is proposed.

## **Part 2 – Explanation of provisions**

The objectives and intended outcomes of the PP will be achieved by amending the lot size map Clause Application Map LSZ\_007 in CLEP 2015 to change the minimum lot size of the site from 100 hectares to a minimum of 4 hectares for Proposed Lot 10, a minimum of 3 hectares for Proposed Lot 11 and a minimum of 10 hectares for Proposed Lot 12. Proposed Lot 13 will retain as a minimum of 100 hectares.

Changing the minimum lot sizes within the site will allow for a future subdivision application to be lodged that creates separate parcels based on the land uses within the site.

This will require a change to the Campbelltown Local Environmental Plan 2015 Lot Size Map Sheet LSZ\_007 (Refer to Part 4).

## **Part 3 – Justification**

### **Section A – Need for the planning proposal**

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

The PP is not a result of any strategic study or report. However, the Proposal importantly does not compromise the overarching strategic planning framework at a regional, district and local level and facilitates the long term sustainability of the principal existing entities (refer to Part 3 and 4 below).

The Proposal is also supported by the reports and studies detailed in Table 1 below and additional information in the PPR that form Attachments 2-5 inclusive.

<b>Specialist Technical Studies</b>	<b>Author</b>	<b>Date</b>
Social and Cultural Assessment	Urbis	18 March 2022

Traffic and Transport Assessment	Stanbury Traffic Planning	29 March 2022
Bushfire Assessment	ABPP	7 April 2022
Preliminary Site Contamination Assessment	Geo-Environmental	29 October 2021

**Table 1: Background Studies and Reports**

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

The PP to amend the nominated minimum lot size map within the Campbelltown Local Environmental Plan (CLEP) is considered to be the best way to achieve the intended outcomes and objectives, as it is considered to be the simplest administrative and most transparent approach. Amending the CLEP 2015 is the only identified way to achieve the intended outcomes.

**Section B – Relationship to strategic planning framework**

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

Yes.

The PP is consistent with the relevant objectives and actions outlined in the Greater Sydney Region Plan and the Western City District Plan.

**Greater Sydney Region Plan**

The Plan provides a framework for the predicted growth in Greater Sydney. The Plan identifies key goals of delivering a metropolis of 3, 30 minute cities through four key themes, infrastructure and collaboration, liveability, productivity and sustainability.

The PP is considered to be not inconsistent with the Greater Sydney Region Plan as it aims to support the continuation of existing uses that provide faith based education, fellowship, accommodation, recreation and community based activities (Refer to the accompanying documentation in Table 1).

**Western City District Plan**

The Western City District Plan sets out priorities and actions for the Western Parkland City which are structured on themes that are based on the Greater Sydney Region Plan.

Of particular relevance, the Western City District Plan seeks to ensure adequate service infrastructure is in place, social needs are catered for and environmental sensitivities are managed.

The PP will support the ability of Mount Carmel Catholic College to apply for and secure future funding applications, giving strength to its ongoing viability. In addition, the future creation of individual lots for each use on the site will provide increased flexibility and structure which is important to the ongoing viability of each use.

Importantly, the Proposal improves bushfire management within the site through the use of additional asset protection zones that will be required as a result of any future subdivision (Refer to the Bushfire Assessment referenced in Table 1) and accompanying 88B instrument available as Attachment 9.

Key Directions and Planning Priorities			
Greater Sydney Region Plan	Western City District Plan	Consistent	Response
A City Supported By Infrastructure			
<ul style="list-style-type: none"> <li>Infrastructure use is optimised</li> </ul>	<ul style="list-style-type: none"> <li>Planning for a city supported by infrastructure (W1)</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> </ul>	<ul style="list-style-type: none"> <li>Adequate infrastructure services existing development</li> </ul>
A City For People			
<ul style="list-style-type: none"> <li>Communities are healthy, resilient and socially connected</li> </ul>	<ul style="list-style-type: none"> <li>Providing services and social infrastructure to meet peoples changing needs (W3)</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> </ul>	<ul style="list-style-type: none"> <li>Existing facilities service diverse social community needs</li> </ul>
A City In Its Landscape			
<ul style="list-style-type: none"> <li>Scenic and cultural landscaping are protected</li> </ul>	<ul style="list-style-type: none"> <li>Protecting and enhancing scenic and cultural landscapes (W16)</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> </ul>	<ul style="list-style-type: none"> <li>The scenic hills landscape unit are not imperilled</li> </ul>
<ul style="list-style-type: none"> <li>Biodiversity is protected, urban bushland and remnant vegetation in enhanced</li> </ul>	<ul style="list-style-type: none"> <li>Protecting and enhancing bushland and biodiversity (W14)</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> </ul>	<ul style="list-style-type: none"> <li>There is no adverse impact on existing biodiversity</li> </ul>

A Resilient City			
<ul style="list-style-type: none"> <li>People and places adapt to climate change and future shocks and stresses</li> </ul>	<ul style="list-style-type: none"> <li>Protecting and improving the health and enjoyment of the District's Waterways (W12)</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> </ul>	<ul style="list-style-type: none"> <li>The proposal does not intensify development on the site or have an identified impact on the Georges River Catchment.</li> </ul>
<ul style="list-style-type: none"> <li>Exposure to natural and urban hazards is reduced</li> </ul>	<ul style="list-style-type: none"> <li>Adapting to the impacts of urban and natural hazards and climate change (W20)</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate bushfire hazard management strategies underpin the proposal which will introduce additional asset protection zones for Proposed Lots 11 and 12 being the existing school and church.</li> </ul>

**Table 2: Key Directions and Planning Priorities**

#### Greater Macarthur 2040 (GM 2040)

The Proposal is not subject to the provision of GM 2040.

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

##### Campbelltown Local Environmental Plan 2015 (CLEP 2015)

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

It is further noted that the Proposal is not inconsistent with the Scenic Hills Landscape Unit provisions detailed in Clauses 7.6, 7.7 and 7.8 of CLEP 2015.

CLEP 2015 Current	Proposed Amendment
<b>Mapping</b>	
<b>Minimum Lot Size</b> The current minimum lot size is 100ha.	The Planning Proposal seeks to amend the Campbelltown Local Environmental Plan Minimum Lot Size Map LSZ_007 to change the minimum lot size of the site from 100 hectares to a minimum of 4 hectares for the area of Proposed Lot 10, a minimum of 3 hectares for Proposed Lot 11 and a minimum of 10 hectares for Proposed Lot 12.

CLEP 2015 Current	Proposed Amendment
	<p>Proposed Lot 13 will remain as a minimum of 100 hectares.</p> <p>The proposed amendments will facilitate the procedural subdivision of the site in accordance with existing land uses.</p>

**Table 3: Campbelltown Local Environmental Plan 2015 Proposed Amendments**

### **Campbelltown Community Strategic Plan – Campbelltown 2032 (CSP)**

The overarching CSP represents the principal community outcome focused strategic plan guiding Council's policy initiatives and actions.

The Proposal is considered to be consistent with the relevant outcomes headed accordingly within the Plan:

- Community and belonging
- Places for People
- Enriched Natural Environments
- Economic Prosperity
- Strong Leadership

The applicant has submitted a Social and Cultural Assessment prepared by Urbis referenced in Table 1 (Refer to attachment 2) which explores the historical context of the site and the demographic context of the uses within the Campbelltown Local Government Area.

The PP is not inconsistent with the outcomes listed and supports the principles of community, belonging and economic prosperity.

### **Campbelltown Local Strategic Planning Statement (LSPS)**

The Campbelltown Local Strategic Planning Statement (LSPS) came into effect on 31 March 2020.

The LSPS is Campbelltown City Council's plan for our community's social, environmental and economic land use needs over the next 20 years.

The LSPS provides context and direction for land use decision making within the Campbelltown Local Government Area (LGA).

Its purpose is to:

- Provide a 20 year land use vision for the Campbelltown LGA
- Outline the characteristics that make our city special
- Identify shared values to be enhanced or maintained

- Direct how future growth and change will be managed
- Prioritise changes to planning rules in the Local Environmental Plan (Campbelltown Local Environmental Plan 2015) and Council's Development Control Plans
- Implement the Region and District Plans as relevant to the Campbelltown LGA
- Identify where further detailed strategic planning may be needed.

The LSPS responds to region and district planning initiatives and information received from the Campbelltown community during the public exhibition of the CSP and draft LSPS period for the future of our city.

The PP is not inconsistent with the relevant outcomes listed. The PP only relates to a minor amendment to the CLEP 2015 relating to minimum lot size.

A statement of consistency with the LSPS is summarised below:

5.11 Promote community management of scenic and cultural landscapes in the LGA	The Proposal would continue to manage the important scenic and cultural landscape of the site within private ownership that is based in community faith based uses such as the church and school.
--	---

**Table 4: Campbelltown LSPS Consistency**

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

The following table provides a brief assessment of consistency against each State Environmental Planning Policy (SEPP) relevant to the PP.

State Environmental Planning Policies	Consistency	Comment
SEPP 65 – Design Quality of Residential Apartment Development	N/A	Not relevant to this Proposal.
SEPP (Biodiversity and Conservation) 2021	Yes	The PP is not inconsistent with the SEPP. There are no works proposed that will impact on the biodiversity of the site.
SEPP (Building Sustainability Index: BASIX) 2004	N/A	State Environmental Planning Policy (BASIX) 2004 (SEPP BASIX) requires all future residential developments to achieve mandated levels of energy and water efficiency, as well as thermal comfort. BASIX Certificates are included as part of future DAs to demonstrate compliance with SEPP BASIX requirements. No residential development is proposed as part of this Proposal. Future development of the site

		would take into consideration the requirements of the SEPP.
SEPP (Exempt and Complying Development Codes) 2008	N/A	Not relevant to the Proposal
SEPP (Housing) 2021	N/A	Not relevant to this Proposal.
SEPP (Industry and Employment) 2021	N/A	Not relevant to this Proposal.
SEPP (Planning Systems) 2021	Yes	The PP is not inconsistent with the SEPP. The proposal does not propose any state significant infrastructure or development on Aboriginal land.
SEPP (Precincts – Eastern Harbour City) 2021	N/A	Not relevant to the Proposal.
SEPP (Precincts – Western Parkland City) 2021	Yes	The PP is not inconsistent with the SEPP.
SEPP (Precincts – Central River City) 2021	N/A	Not relevant to the Proposal.
SEPP (Precincts – Regional SEPP)	N/A	Not relevant to the Proposal.
SEPP (Primary Production) 2021	N/A	Not relevant to the Proposal.
SEPP (Resilience and Hazards) 2021	Yes	Chapter 4 relates to the Remediation of Lands and may be relevant to any future development application for subdivision.
SEPP (Resources and Energy) 2021	N/A	Not relevant to this Proposal.
SEPP (Transport and Infrastructure) 2021	N/A	Not relevant to this Proposal.

**Table 5 – State Environmental Planning Policies Consistency**

## 6. Is the Planning Proposal consistent with applicable Ministerial Directions (s9.1 directions)?

The following table provides a brief assessment of consistency against each section 9.1 direction relevant to the PP.

Consideration of s9.1 Directions	Consistency	Comment
<b>Focus Area 1: Planning Systems</b>		
1.1 Implementation of Regional Plans	Yes	The PP is not inconsistent with this Direction. The PP does not change or intensify the existing uses of the site nor does it facilitate an uplift. The change to the minimum lot size facilitates a future procedural subdivision that is not expected to impact on the catchment or any natural environmental systems.
1.2 Development of Aboriginal Land Council land	N/A	Not relevant to the Proposal.
1.3 Approval and Referral Requirements	Yes	The PP does not trigger the need for any additional concurrence, consultation or referral to a Minister or Public Authority.
1.4 Site Specific Provisions	Justifiably inconsistent.	The Proposal relates to the change of the existing lot map size, for a specific end purpose given the circumstances of the site.
1.5 Parramatta Road Corridor Urban Transformation Strategy	N/A	Not relevant to the Proposal as the proposal is not located within this area.
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	Not relevant to the Proposal as the Proposal is not within the North West Priority Growth Area.
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use Infrastructure Implementation Plan	N/A	Not relevant to the Proposal as the proposal is not within the Greater Parramatta Priority Growth Area.
1.8 Implementation of Wilton Priority Growth Area Interim Land Use Infrastructure Implementation Plan	N/A	Not relevant to the Proposal as the Proposal is not within the Wilton Priority Growth Area.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A	Not relevant to the Proposal as the proposal is not included in the

		Greater Macarthur Urban Renewal Corridor
1.10 Implementation of Western Sydney Aerotropolis Plan	N/A	The Proposal is not inconsistent with the Plan.
1.11 Implementation of Bayside West Precincts 2036 Plan	N/A	Not relevant to the Proposal as the proposal is remote from the Bayside West Precinct.
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	N/A	Not relevant to the Proposal as the proposal does not relate to the Cooks Cove Precinct.
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	N/A	Not relevant to the Proposal as the site is not located within this area.
1.14 Implementation of Greater Macarthur 2040	N/A	The proposal is consistent in that it supports amenities for new communities including the ongoing use of the site as a Catholic high school and for faith based uses.
1.15 Implementation of the Pyrmont Peninsula Place Strategy	N/A	Not relevant to the Proposal as the site is not located within this area.
1.16 North West Rail Link Corridor Strategy	N/A	Not relevant to the Proposal as the site is not located within this area.
1.17 Implementation of the Bays West Place Strategy	N/A	Not relevant to the Proposal as the site is not located within this area.
<b>Focus Area 2</b>		
Design and Place (Not adopted)	N/A	Not relevant to the Proposal.
<b>Focus Area 3: Biodiversity and Conservation</b>		
The direction requires that a Planning Proposal must: <ul style="list-style-type: none"> <li>include provisions that facilitate the protection environmentally sensitive areas</li> <li>not reduce the environmental protection standards for land within an environment protection zone (including by modifying the standards that apply to the land). This requirement does not apply</li> </ul>	Yes	The Proposal is procedural in nature and any future land clearing is initially limited to the creation or maintenance of asset protection zones. For proposed Lots 11 and 12 this involves the management of grasslands and no tree clearing.

to a change to a development standard for minimum lot size for a dwelling in accordance with Direction 9.2 Rural Lands.		
3.2 Heritage Conservation	Yes	The site does not contain any registered European heritage items. However, the site is located opposite Heritage Items and their curtilage on St Andrews Road. As the Proposal is procedural in nature with no intensification of existing uses on the site, there is not likely to be an adverse impact on existing heritage as a result of the proposal. Any future development would need to assess any potential impact on Aboriginal Cultural Heritage and the neighbouring heritage item.
3.3 Sydney Drinking Water Catchments	N/A	Not relevant to the Proposal.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs 26	N/A	Not relevant to the Proposal.
3.5 Recreation Vehicle Areas	N/A	Not relevant to the Proposal.
<b>Focus Area 4: Resilience and Hazards</b>		
4.1 Flooding	N/A	Not relevant to the Proposal.
4.2 Coastal Management	N/A	Not relevant to the Proposal.
4.3 Planning for Bushfire Protection	Yes	The PP has addressed bushfire hazards and the applicant has provided a Bushfire hazard report (Attachment 4). This includes creating additional asset protection zones to protect existing land uses such as the existing school and church buildings.
4.4 Remediation of Contaminated Land	Yes	The Proposal does not alter the zoning of the land. Any future subdivision will need to further

		address the potential for land contamination as addressed by the applicant in the Preliminary Site Investigation undertaken by Geo-Environmental and included as Attachment 5.
4.5 Acid Sulfate Soils	N/A	Not relevant to the Proposal.
4.6 Mine Subsidence and Unstable Land	N/A	The site is not within a Mine Subsidence District.
<b>Focus Area 5: Transport and Infrastructure</b>		
5.1 Integrating Land Use and Transport	Yes	The site has a separate vehicle access for each future proposed lot.
5.2 Reserving Land for Public Purposes	Yes	It is not proposed to reserve land for public purposes.
5.3 Development Near Regulated Airports and Defence Airfields	N/A	Not relevant to the Proposal.
5.4 Shooting Ranges	N/A	Not relevant to the Proposal.
<b>Focus Area 6: Housing</b>		
6.1 Residential Zones	Yes	The subject site is not located within a residential zone and supports adjacent residential zones by providing faith based education and worship.
6.2 Caravan Parks and Manufactured Home Estates	N/A	Not relevant to the Proposal.
<b>Focus Area 7: Industry and Employment</b>		
7.1 Business and Industrial Zones	N/A	Not relevant to the Proposal.
7.2 Reduction in non-hosted short-term rental accommodation period	N/A	Not relevant to the Proposal.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	Not relevant to the Proposal.

<b>Focus Area 8: Resources and Energy</b>		
8.1 Mining, Petroleum and Extractive Industries	N/A	Not relevant to the Proposal.
<b>Focus Area 9: Primary Production</b>		
9.1 Rural Zones	N/A	Not relevant to the Proposal.
9.2 Rural Lands	N/A	Not relevant to the Proposal.
9.3 Oyster Aquaculture	N/A	Not relevant to the Proposal.
9.4 Farmland of State and Regional Significance on the NSW Far Coast	N/A	Not relevant to the Proposal.

**Table 6 - Consistency with Section 9.1 Directions**

### **Section C – Environmental, social and economic impact**

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

No.

The land is identified as having significant vegetation present. However, the proposal does not seek to intensify the existing uses on the site. In facilitating a procedural subdivision no impact is identified upon critical habitat, threatened species, populations' or ecological communities.

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

No.

It is anticipated that there would be no environmental effects as a result of the PP. The Proposal does not seek to amend the zoning of the site, nor any other planning controls.

In accordance with the specific provisions of CLEP 2015 pertaining to the Scenic Hills Landscape Unit (Clauses 7.6, 7.7 and 7.8), the Proposal will not occasion any adverse impacts.

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

Yes.

The PP is supported by a social and cultural assessment without an economic assessment as this was not considered necessary given the nature of the proposal. However, the Proposal has the potential to improve the long term economic sustainability of existing uses. The social and cultural assessment concludes that the facilitated outcome of a future procedural subdivision has the following benefits:

- Providing Mount Carmel College, Our Lady of Mount Carmel Catholic Church and Carmelite Monastery with their own legal titles
- Giving greater certainty to the existing facilities to continue to operate, including their various community outreach programs
- Strengthening Mount Carmel Catholic College's ability to access funding pathways from the NSW Government.

## Section D – State and Commonwealth Interests

### 10. Is there adequate public infrastructure for the Planning Proposal?

Yes.

Future subdivision facilitated by the PP is unlikely to result in a need for additional public infrastructure or community services given that there is no proposed change to the existing uses on the site.

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

Consultation will occur with any public authorities identified in the Gateway Determination and their views considered accordingly.

## Part 4 – Mapping

The PP seeks to amend the Minimum Lot Size Map within CLEP 2015 as proposed below.

Map	No	Requested Amendment
Lot Size Map	LSZ_007 Date: 20/04/2021	Amend the minimum lot size for Lot 20 DP 71208 and Lot 1 DP 121046.

**Table 7: Minimum Lot Size Map**

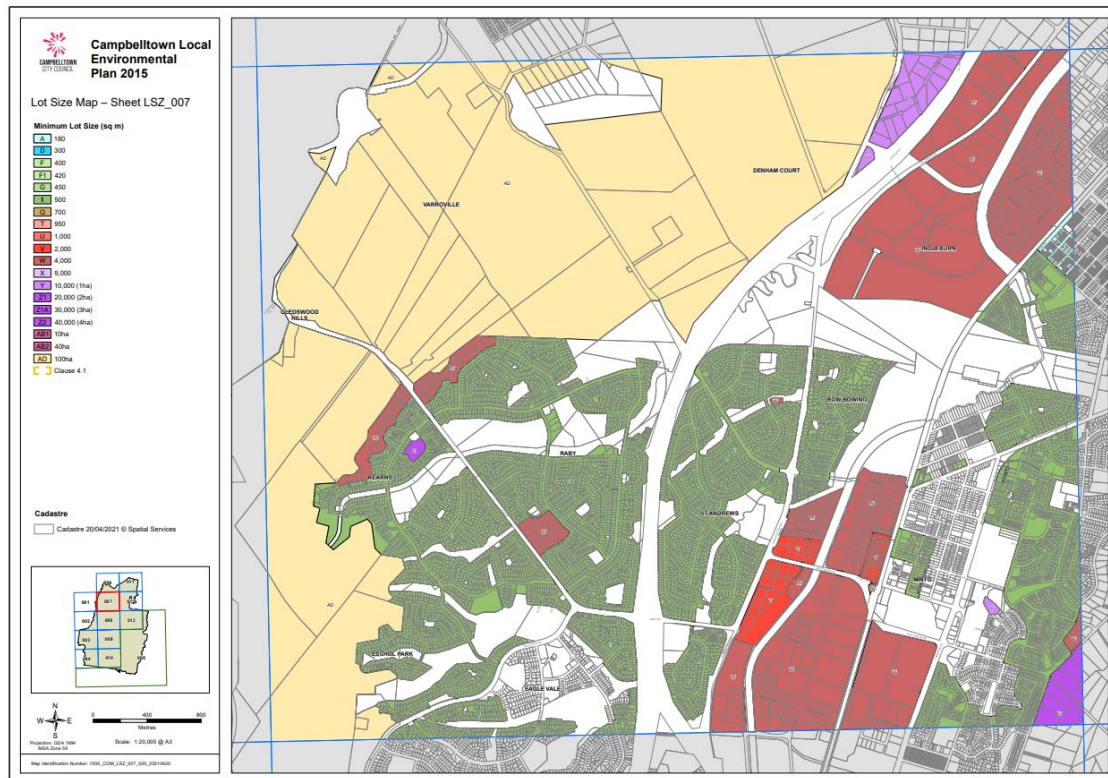


Figure 2: Current Lot Size Map

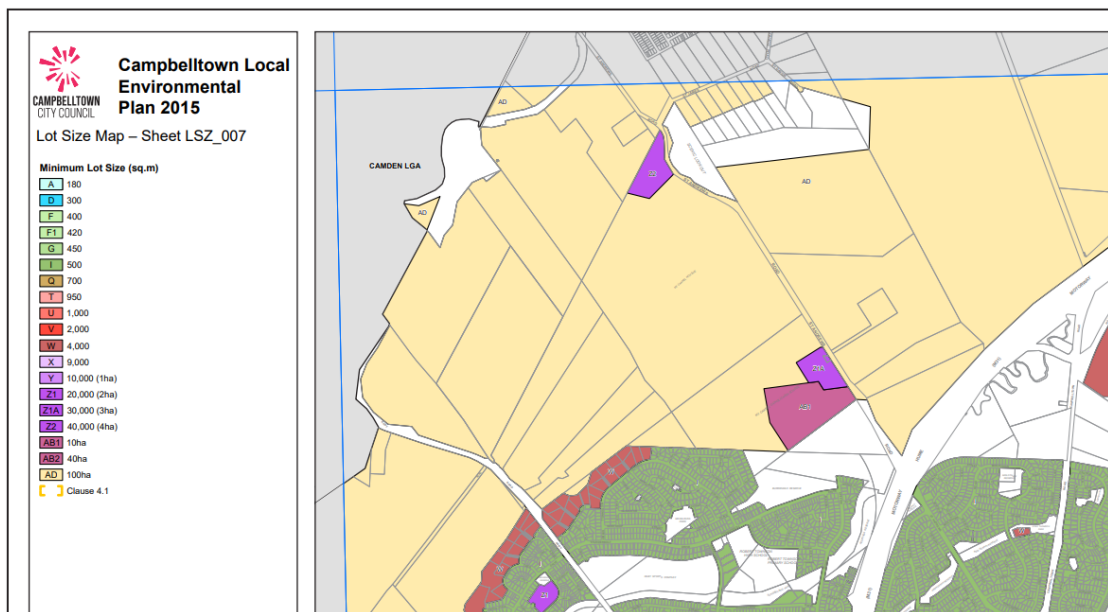


Figure 3: Proposed Lot Size Map Extract

## Part 5 – Community consultation

The Gateway determination will specify the duration and extent of public exhibition required and engagement with the community and public authorities/agencies.

Additionally, Council's Community Participation Plan may detail further requirements.

## Part 6 – Project Timeline

Dates	Item
February 2023	Local Planning Panel advice
April 2023	Council endorsement of Planning Proposal
May 2023	Referral to DPE for Gateway Determination
July 2023	Gateway Determination
August 2023	Public exhibition and referral to any required public authorities
October 2023	A report to Council on Submissions received
November 2023	Send planning proposal to DPIE for finalisation
December 2023	Making of LEP Amendment

**Table 8: Indicative Project Timeline**