



CUMBERLAND
CITY COUNCIL

PLANNING PROPOSAL

80 Betty Cuthbert Drive, Lidcombe



Proposal to facilitate redevelopment of the Site for a mix of health, education, and residential land uses.

June 2022

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Introduction

Cumberland City Council (Council) prepared this Planning Proposal in response to a request made by Urbis on behalf of Property and Development NSW for land at 80 Betty Cuthbert Drive, Lidcombe (the site).

The proposal seeks to facilitate redevelopment of the Site for a mix of health, education and residential uses via the following amendments to Cumberland LEP 2021:

- Rezone the Site from SP2 Hospital to SP2 Educational Establishment, SP2 Hospital, SP2 Drainage and R3 Medium Density Residential
- Within the R3 Medium Density Residential part of the site:
 - Amend the Height of Building control for the site from nil to 9m
 - Amend the Floor Space Ratio control for the site from nil to 0.75:1
 - Amend clause 4.1(3C) and associated mapping to allow maximum subdivision lot sizes between 170sqm and 350sqm, consistent with Botanica.

Cumberland Local Planning Panel and Cumberland City Council have endorsed for the Proposal to be forwarded to the Department of Planning and Environment for a Gateway Determination.

The site and its context

The Site is located approximately 10km south-east of Parramatta CBD, 3km south of Lidcombe Principal Local Centre and 2km east of Berala Local Centre (Figure 1).

The north-central part of the Site is occupied by a Multiple Sclerosis Facility built in the 1970s. The rest of the Site is undeveloped and contains internal roads and vegetation (Figure 2).

Surrounding land uses include:

- To the north and east: established residential neighbourhoods, dominated by 1-2 storey detached dwellings
- To the south – the ‘Botanica’ estate (former Lidcombe hospital site), with a mix 1-2 storey attached and detached houses
- To the south-east – Lidcombe TAFE and Sydney University Cumberland Campus
- The west – Carnarvon Golf Course and Coleman Park.

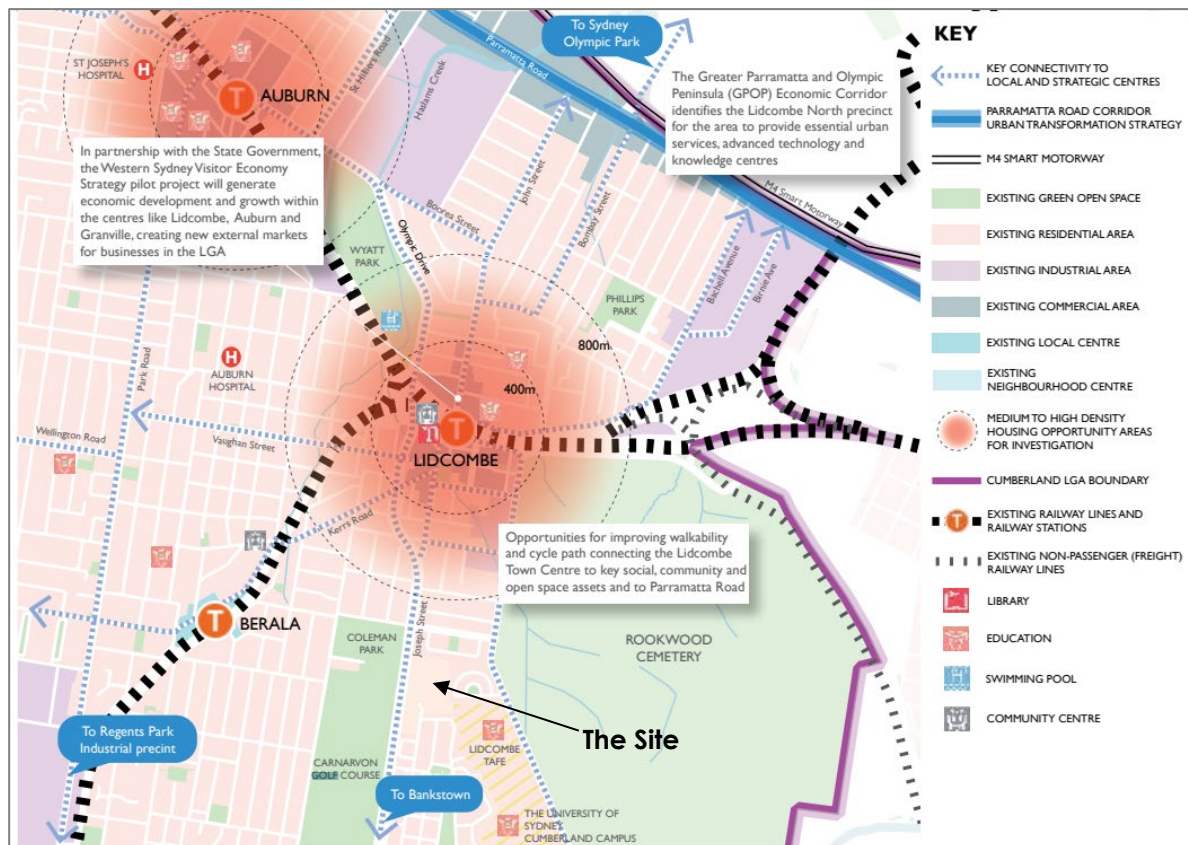


Figure 1: The Site in its regional context



Figure 2: The Site in its local context

Structure of this Planning Proposal

The form and content of this Planning Proposal complies with Section 3.33 of the *Environmental Planning and Assessment Act 1979* and the NSW Department of Planning and Environment's Local Environmental Plan Making Guideline (2021).

The Planning Proposal is structured as follows:

- Part 1—Objectives and intended outcomes
- Part 2—Explanation of provisions
- Part 3—Justification of strategic and site-specific merit
- Part 4—Maps
- Part 5—Community consultation
- Part 6— Project timeline

Part 1—Objectives and intended outcomes

The Planning Proposal seeks to facilitate redevelopment of the Site for a mix of land uses, as shown in the indicative masterplan at Figure 3, and summarised below.

- A new Multiple Sclerosis (MSL) Facility: This is a permitted use on the site and has already been approved. On 15 November 2021, the Sydney Central City Planning Panel issued development consent for the new MSL Facility, which will include 20 two-bedroom units for temporary accommodation, provision of carparking and new access driveways, drainage and stormwater detention works and tree removal (DA2021/0435).
- Medium density housing: The proposed planning controls for this part of the site are the same as those for the adjoining Botanica estate (former Lidcombe Hospital Site) to the south. Property and Development NSW intends to sell this part of the site to a private developer.
- Educational establishment: The type and scale of educational establishment is yet to be confirmed, and is subject to the preparation of a business case by NSW Department of Education (DoE) and approval by NSW Treasury. Until a business case is approved, the NSW Government is unable to provide a firm commitment to the type of educational establishment or timing for delivery.
- Stormwater detention basins and local roads: To serve the development.



Figure 3: Indicative masterplan

Part 2—Explanation of provisions

The proposal seeks to amend Cumberland LEP 2021 as summarised in Table 1 below and shown Part 4 (Maps).

Control	Existing	Proposed
<i>Land Zone</i>	SP2 Hospital	Part SP2 Educational Establishment (32%) Part SP2 Hospital (16%) Part SP2 Drainage (4%) Part R3 Medium Density Residential (30%)
<i>Height of Buildings</i>	N/A	9m within R3 zone
<i>Floor Space Ratio</i>	N/A	0.75:1 within R3 zone
<i>Lot Size</i>	N/A	Amend clause 4.1(3C) and associated mapping to allow maximum subdivision lot sizes between 170sqm and 350sqm on the R3 part of the Site, consistent with Botanica.

Table 1: Proposed amendments to Cumberland LEP 2021

Site provision for minimum lot size (Clause 4.1(3C))

There is an existing clause in the Cumberland LEP that outlines site-specific minimum lot size requirements on adjoining land to the Site, as outlined below. It is proposed that these provisions apply to the residential component of the Site.

4.1 Minimum subdivision lot size

...

(3C) The minimum lot size for development on land shown edged blue and identified as “Former Lidcombe Hospital Site” on the Lot Size Map is as follows in relation to development for the purposes of—

(a) dwelling houses—

(i) 350 square metres, or

(ii) if a garage will be accessed from the rear of the property—290 square metres, or

(iii) if the dwelling house will be on a zero lot line—270 square metres,

(b) semi-detached dwellings—270 square metres,

(c) multi dwelling housing—170 square metres for each dwelling,

(d) attached dwellings—170 square metres

Site specific Development Control Plan

The Planning Proposal is supported by a draft site-specific Development Control Plan (draft DCP), which is based on the indicative masterplan.

Part 3—Justification of strategic and site-specific merit

Section A – Need for the Proposal

Q1. Is the planning proposal a result of an endorsed LSPS, strategic study or report?

No. The Planning Proposal is the result of a comprehensive environmental, feasibility and urban design analysis undertaken by Government and endorsed by MSL and DoE.

It is noted that the District Plan and Draft Cumberland Local Strategic Planning Statement encourages new housing and employment to meet growth targets. It also identifies the need for social infrastructure to meet the needs of the growing population.

The District Plan stipulates an increase of 9,350 new dwellings by 2021 for the Cumberland area and 75,000 additional people by 2036. The proposed rezoning and large lot subdivision of the site will contribute to housing targets and reduces the growing demand on existing services and social infrastructure such as schools. The Planning Proposal will assist in achieving District Plan objectives and housing and job targets and will provide important health and education infrastructure.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. The Planning Proposal is the only means of achieving the objectives and intended outcomes. There is a strong case for change and a genuine need to review the zoning of the site to allow for a commercially viable and sustainable alternate mix of land uses, in support of Government's strategy.

Section B – Relationship to strategic planning framework

Q3. 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)?

Yes. The proposal is broadly consistent with the strategic planning framework and policy context, as outlined below.

Consistency with Greater Sydney Region Plan - A Metropolis of Three Cities

The proposal is broadly consistent with the Greater Sydney Region Plan, including:

- Objective 3: Infrastructure adapts to meet future needs. The proposal seeks to deliver an educational establishment and supporting roads and stormwater infrastructure to meet the needs of Cumberland's rapidly growing population.
- Objective 10: Greater housing supply: the proposal provides a greater amount of housing supply than would be possible without the proposed rezoning.

- Objective 11: Housing is more diverse and affordable: The proposal aims to deliver a mix of housing types and sizes, including 'missing middle' attached housing, similar to the Botanica site to the south.
- Objective 14. integrated land use and transport creates a walkable and 30-minute cities: The proposal will improve pedestrian permeability and active transport network. The proposed pedestrian linkage to Ironbark Walkway, new intersection at Joseph Street and pedestrian connection opportunity to Leila Street increase permeability between eastern and western communities, including Berala. The direct pedestrian connection through Ironbark Walkway and Norman May Drive will also improve accessibility to more bus services and regional cycleway network at East Street.

Consistency with the Central City District Plan

The proposal is generally consistent with the Central City District Plan, including:

- Priority C1: Planning for a city supported by infrastructure. The proposal seeks to deliver a new MSL facility, educational establishment, and supporting infrastructure including roads, drainage and pedestrian links.
- Priority C3: Providing services and social infrastructure to meet people's changing needs. The proposal will facilitate redevelopment of a large, underutilised Government site for a mix of land uses, including a new MSL facility and educational establishment.
- Priority C5: Providing housing supply, choice and affordability with access to jobs, services and public transport. The proposal seeks to deliver additional housing in close proximity to established residential neighbourhoods, services and facilities, including public transport.
- Priority C16: Increasing urban tree canopy cover and delivering Green Grid connections. The indicative master plan maintains the landscape character of the site by retaining high and medium value trees to allow for future movement of species along the green corridor. Trees are also proposed to be retained where possible along the site periphery within the rear side of the proposed residential and the proposed buffer zone to Joseph Street for potential habitats for local species.

Q4. Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

Yes. The proposal is generally consistent with Cumberland 2030: Our Local Strategic Planning Statement, including:

- Objective P4: Improving accessibility within our town centres. The proposal will make it easier for current and future residents to access other nearby centres and surrounding neighbourhoods through the provision of pedestrian and cycle links.

- Objective P5: Delivering housing diversity to suit changing needs. The proposal seeks to deliver a mix of housing types and sizes, similar to the Botanica site to the south.
- Objective P9. Providing high quality, fit-for-purpose community and social infrastructure in line with growth and changing requirements. Redeveloping the site for a school and MSL facility will provide valuable social infrastructure to meet the needs of Cumberland's rapidly growing population.
- Objective P13: Protecting, enhancing and increasing natural and green spaces. The proposal seeks to retain significant vegetation and to provide tree planting along Joseph Street.

Q5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

Yes. In June 2019, the NSW Premier unveiled 14 Premier's Priorities which represent the NSW Government's commitment to making a significant difference to enhance the quality of life of the people of NSW.

- Bumping up education results for children
- Improving service levels in hospitals
- Improving outpatient and community care
- Greening our city

The Planning Proposal is aligned with these priorities as it seeks to upgrade current health facilities on site and also proposes a future educational establishment.

Q6. Is the planning proposal consistent with applicable SEPPs?

Yes. The Planning Proposal is consistent with applicable *State Environmental Planning Policies* (SEPPs). There are no applicable *Regional Environmental Plans* (REPs).

State Environmental Planning Policy	Comment
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Not applicable. Any proposed tree removal on site will be documented at the DA stage.
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	The Planning Proposal does not preclude the application of the BASIX SEPP. The proposed development concept has been designed with building massing and orientation to facilitate future BASIX compliance, which will be documented at the DA stage.

State Environmental Planning Policy	Comment
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	The provisions of the SEPP may be relevant for future developments on the site.
State Environmental Planning Policy (Housing) 2021	Not applicable at this stage. Provisions for affordable or diverse housing may be considered as part of the future residential subdivision and development of the site.
State Environmental Planning Policy (Industry and Employment) 2021	Not applicable at this stage. Compliance with the relevant provisions in relation to advertising or signage will be considered at the DA stage.
State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development	Given the proposed maximum height of 9 metres, residential flat buildings are not considered as a likely housing typology for the site. As such, the provisions of the SEPP 65 and the Apartment Design Guide are not considered relevant.
State Environmental Planning Policy (Planning Systems) 2021	<p>Consideration of Chapter 2 State and regional development will be relevant to the future development of the site including:</p> <ul style="list-style-type: none"> • Development carried out by or on behalf of the Crown (within the meaning of Division 4.6 of the Act) that has a capital investment value of more than \$5 million is considered 'regionally significant development' • Development for the purpose of a new school that has a capital investment value of more than \$20 million is considered 'state significant development'
State Environmental Planning Policy (Precincts—Central River City) 2021	Not applicable. While the site is within the Central River City Precinct, there are no specific provisions which relate to the site.
State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021	Not applicable. The site is within the Central City.
State Environmental Planning Policy (Precincts—Regional) 2021	Not applicable. The site is not identified as a state significant precinct.

State Environmental Planning Policy	Comment
State Environmental Planning Policy (Precincts—Western Parkland City) 2021	Not applicable. The site is within the Central City.
State Environmental Planning Policy (Primary Production) 2021	Not applicable. The proposal does not result in any primary production and rural development; State significant agricultural land; or marine waters or oyster aquaculture
State Environmental Planning Policy (Resilience and Hazards) 2021	Any future DA will need to demonstrate compliance with the SEPP. A Preliminary Contamination and Acid Sulfate Soils Investigation has been prepared by Mott McDonald. This report states that there is no evidence of current or potential contamination found on site.
State Environmental Planning Policy (Resources and Energy) 2021	Not applicable. The proposal does not result in any mining, petroleum production and/or extractive industries.
State Environmental Planning Policy (Transport and Infrastructure) 2021	The provisions of this SEPP will be relevant to the future development of the site. The Planning Proposal will facilitate the rezoning for a future educational facility to meet the services needs of the community. Consideration of the relevant provisions of the SEPP will be required during the DA stage. As the site has access to a classified road (Joseph Street) future development applications will need to review the 'traffic generating development' controls of the SEPP during the DA stage.

Table 2: Consistency with applicable SEPPs

Q7. Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions)?

Yes. The Planning Proposal is consistent with the following applicable Section 9.1 Ministerial Directions.

Section 9.1 Direction	Comment
Focus area 1: Planning Systems	
1.1 Implementation of Regional Plans	The Planning Proposal is consistent with the overall intent of the Central District Plan, and will not undermine the achievement of its vision, land use strategy, policies, outcomes or actions.

Section 9.1 Direction	Comment
1.2 Development of Aboriginal Land Council land	Consistency with Regional and District Plan is discussed in Table 5 of this report. The Planning Proposal is consistent with the objectives of this direction.
1.3 Approval and Referral Requirements	The Planning Proposal has considered the relevant provisions of Chapter 3 of the State Environmental Planning Policy (Planning Systems) 2021. It is noted this site is not identified within the Land Application Map and a delivery plan has not been prepared for the site.
1.4 Site Specific Provisions	This is an administrative requirement for Council. It is noted that the proposed amendments do not require the concurrence, consultation or referral of development applications to a Minister or public authority and do not incorporate designated development
1.5 Parramatta Road Corridor Urban Transformation Strategy	The planning proposal and associated mapping has been prepared in accordance with the provisions of the Standard Instrument and in a manner consistent with CLEP 2021. Further provisions relating to the future educational establishment outlined in State Environmental Planning Policy (Transport and Infrastructure) 2021 are not precluded by the proposed zoning.
1.6 Implementation of Northwest Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable

Section 9.1 Direction	Comment
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable
1.10 Implementation of the Western Sydney Aerotropolis Plan	Not applicable
1.11 Implementation of Bayside West Precincts 2036 Plan	Not applicable
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable
1.14 Implementation of Greater Macarthur 2040	Not applicable
1.15 Implementation of the Pyrmont Peninsula Place Strategy	Not applicable
1.16 North West Rail Link Corridor Strategy	Not applicable
1.17 Implementation of the Bays West Place Strategy	Not applicable
Focus area 2: Design and Place	
[This Focus Area was blank when the Directions were made and this Planning Proposal was prepared in June 2022]	
Focus area 3: Biodiversity and Conservation	
3.1 Conservation Zones	The Planning Proposal is supported by an Environmental Assessment and Habitat Tree Assessment and Targeted Flora Survey. Both reports confirm that no threatened flora and threatened fauna have been recorded in the study site. Any future development application will be accompanied by a Biodiversity Development Assessment Report. During future construction, strategies to avoid harm to protected species will form part of the Construction Management Plan.

Section 9.1 Direction	Comment
3.2 Heritage Conservation	The site is 300 metres from one local heritage item to the east and a heritage conservation area to the south. No further heritage matters have been considered due to the absence of heritage within or adjacent to the site.
3.3 Sydney Drinking Water Catchments	This direction does not apply to the Cumberland LGA.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	This direction does not apply to the Cumberland LGA.
3.5 Recreation Vehicle Areas	Not applicable, the site does not incorporate any conservation zone or comprise a beach or a dune adjacent to or adjoining a beach
Focus area 4: Resilience and Hazards	
4.1 Flooding	Not applicable. The site is not identified as flood prone under the CLEP 2021. To reduce the rate of stormwater runoff discharged to the public drainage network from development, three above ground detention basins are proposed on site as part of this Planning Proposal. All proposed basins are located within the landscaped area along Joseph Street which allows water to pool during storm events and slowly discharge to the pit and pipe network. The proposed site drainage is discharging to Joseph Street which is a classified RMS road. As such, both Council and RMS requirements must be met for all stormwater discharged to the existing Joseph Street stormwater drainage.
4.2 Coastal Management	Not applicable.
4.3 Planning for Bushfire Protection	Not applicable. The site is not identified as Bushfire Prone Land or proximate to Bushfire Prone Land on Council's published Bushfire Prone Land Map.
4.4 Remediation of Contaminated Land	The Planning Proposal is supported by a Preliminary Contamination and Acid Sulfate Soils Investigation that confirms the potential for contamination of the site is low and the site is suitable for development.
4.5 Acid Sulfate Soils	The Preliminary Contamination and Acid Sulfate Soils Investigation report confirms the potential for acid sulfate soils within the site is low and the site is suitable for development.

Section 9.1 Direction	Comment
4.6 Mine Subsidence and Unstable Land	No applicable. The site is not identified on land that is within a declared mine subsidence district in the <i>Coal Mine Subsidence Compensation Regulation 2017</i> pursuant to section 20 of the <i>Coal Mine Subsidence Compensation Act 2017</i> .
Focus area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	The Planning Proposal will enable development consistent with the direction, by providing housing and jobs and services close to public transport and accessible by walking and cycling in an existing urban area.
5.2 Reserving Land for Public Purposes	Not applicable. The proposal does not include any land reserved for a public purpose or likely to be acquired. The site is already publicly owned and will result in a logical expansion of public services on publicly owned land.
5.3 Development Near Regulated Airports and Defence Airfields	Not applicable. The site is not located near a regulated airport.
5.4 Shooting Ranges	Not applicable. The proposal does not seek to rezone land adjacent to and/ or adjoining an existing shooting range
Focus area 6: Housing	
6.1 Residential Zones	<p>The Planning Proposal and associated Site Specific Development Control Plan prepared by Urbis include provisions that encourage the provision of housing that will:</p> <ul style="list-style-type: none"> • broaden the choice of building types and locations available in the housing market, and • make more efficient use of existing infrastructure and services, and • reduce the consumption of land for housing and associated urban development on the urban fringe, and • be of good design. <p>The Planning Proposal is supported by a Utilities and Services Report that identifies upgrades or modifications</p>

Section 9.1 Direction	Comment
	to the existing utilities infrastructure that will be required for the redevelopment of the site.
6.2 Caravan Parks and Manufactured Home Estates	Not applicable
Focus area 7: Industry and Employment	
7.1 Business and Industrial Zones	The rezoning includes health and education uses, which are consistent with the future employment needs and will provide more jobs closer to home for Cumberland residents without reducing existing employment and industrial floorspace in the LGA. Upgrades to the MSL Facility and the future educational establishment associated with the Planning Proposal will provide 130 staff on site, reflecting a net uplift of 90 additional jobs, taking into account employees at the existing MSL Facility.
7.2 Reduction in non-hosted short-term rental accommodation period	This direction does not apply to the Cumberland LGA.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	This direction does not apply to the Cumberland LGA.
Focus area 8: Resources and Energy	
Mining, Petroleum Production and Extractive Industries	Not applicable. This proposal does not propose mining, petroleum production and/or extractive Industries
Focus area 9: Primary Production	
9.1 Rural Zones	This direction does not apply to the Cumberland LGA.
9.2 Rural Lands	This direction does not apply to the Cumberland LGA.
9.3 Oyster Aquaculture	Not applicable. The site is not identified as a 'Priority Oyster Aquaculture Area'.
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	This direction does not apply to the Cumberland LGA.

Table 3: Consistency with applicable Ministerial Directions

Section C – Environmental, social and economic impact

Q8. 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?

No. The NSW Office of Environment and Heritage BioNet database was searched for species protected from harm under the Biodiversity Conservation Act 2016 and Environment Protection and Biodiversity Conservation Act 1999 on 12 March 2019 by Mott Macdonald as part of the Environmental Assessment which forms part of this Planning Proposal. The database held records of 42 threatened species and 208 non-threatened species within 5 kilometres of the site from the last 5 years. No species were listed as sighted within the site. Any future development application will be accompanied by a Biodiversity Development Assessment Report. During future construction, strategies to avoid harm to protected species will form part of the Construction Management Plan.

Q9. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

Yes. The Planning Proposal Request is supported by a range of technical studies that identify potential environmental effects of the proposal and how they will be managed. These matters are summarised below.

- Noise and vibration: The development would impact adjacent residents during both construction and operation. The development would also be subject to significant noise levels from Joseph Street. It is noted that the masterplan provides for large setbacks to, and significant tree planting, along Joseph Street which may help to mitigate noise impacts.
- Trees and vegetation: The site contains 16 trees with high retention value and should be retained and protected wherever possible. All opportunities for retaining these subject trees using design modification and tree sensitive construction techniques should be explored. The draft site-specific DCP contains mapping to identify the location of trees that must be retained.
- Landscape and visual: The Project has the potential to impact the visual amenity and landscape character of the local area. If the proposal proceeds past Gateway, a site-specific Development Control Plan will be in place to guide the future development of the site.
- Air quality: The focus of an impact on air quality from the proposed project would be during the construction phase, as the proposed land uses would not involve significant air emissions.
- Surface and groundwater: Due to proposed land uses, the project will likely only interact with the ground water through a pollution pathway during construction.
- Heritage: The site does not contain a heritage item, nor are there any heritage items immediately adjacent to the Site.

- Contamination and Acid Sulphate Soils: The site was found to have a low risk of contamination; however, further investigations are recommended before the site is redeveloped.

The above matters will be further considered at development application stage should the proposal proceed to Gateway and finalisation.

Q10. Has the planning proposal adequately addressed any social and economic effects?

Yes. The Planning Proposal Request is supported by a range of technical studies that identify potential social and economic effects of the proposal and how they will be managed. These matters are summarised below.

Social and economic

- The proposal will deliver social infrastructure to meet the needs of the local area and wider region.
- The proposal will deliver a range of employment opportunities in the health and education sector, with access to Lidcombe TAFE and Sydney University Cumberland Campus.
- In addition to ongoing employment opportunities, the proposal will also result in a temporary increase in construction jobs.

Urban design and built form

- The proposed planning controls for the residential component will result in a similar built form outcome as the Former Lidcombe Hospital site to the south.
- The proposed school will be required to meet the design controls and design quality principles in the State Environmental Planning Policy (Transport and Infrastructure) (SEPP) (formerly Education SEPP) and associated Design Guide for Schools.
- The design of the MSL facility has been approved by Sydney Central City Planning Panel.

Traffic and access

- Transport for NSW requirements have been addressed in the masterplan. The concept layout for the master plan includes the introduction of an interim left-in left-out connection to Joseph Street. This connection is to be converted to a signalised intersection before the educational establishment is operational.
- The Proponent will also be required to address local requirements and issues as part of any development application for the educational establishment. A traffic report will be required to show, at a minimum: school and cumulative traffic between 8-9.30am and 2-4pm; sweep path analysis on proposed cul-de-sac; and operational management details for the school.

Section D – State and Commonwealth Interests

Q11. Is there adequate public infrastructure for the Planning Proposal?

Yes. The Site is located in an existing, developed area, serviced by relevant utilities and essential infrastructure as identified in the Utilities and Services Report.

Q12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Relevant public agencies will be consulted as outlined in the Gateway Determination.

Part 4—Maps

Proposed changes to Cumberland LEP 2021 mapping are shown in Figures 4 to 11.

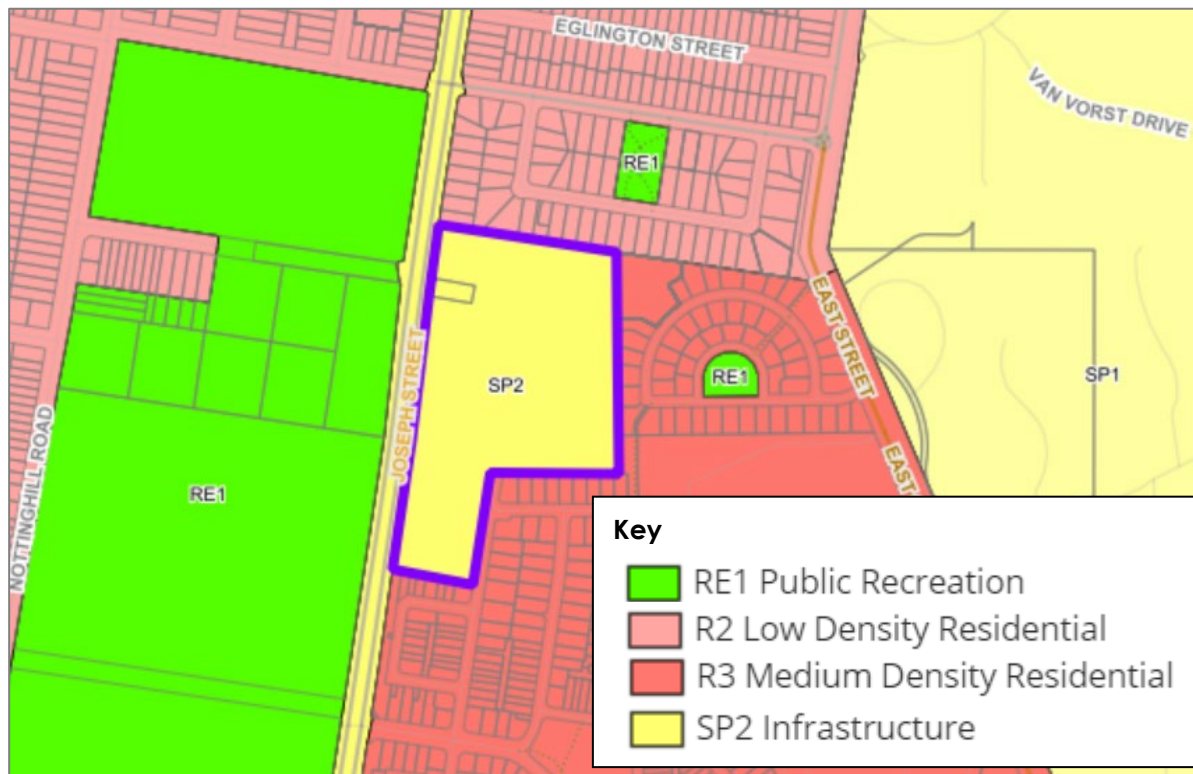


Figure 4: Existing land zoning

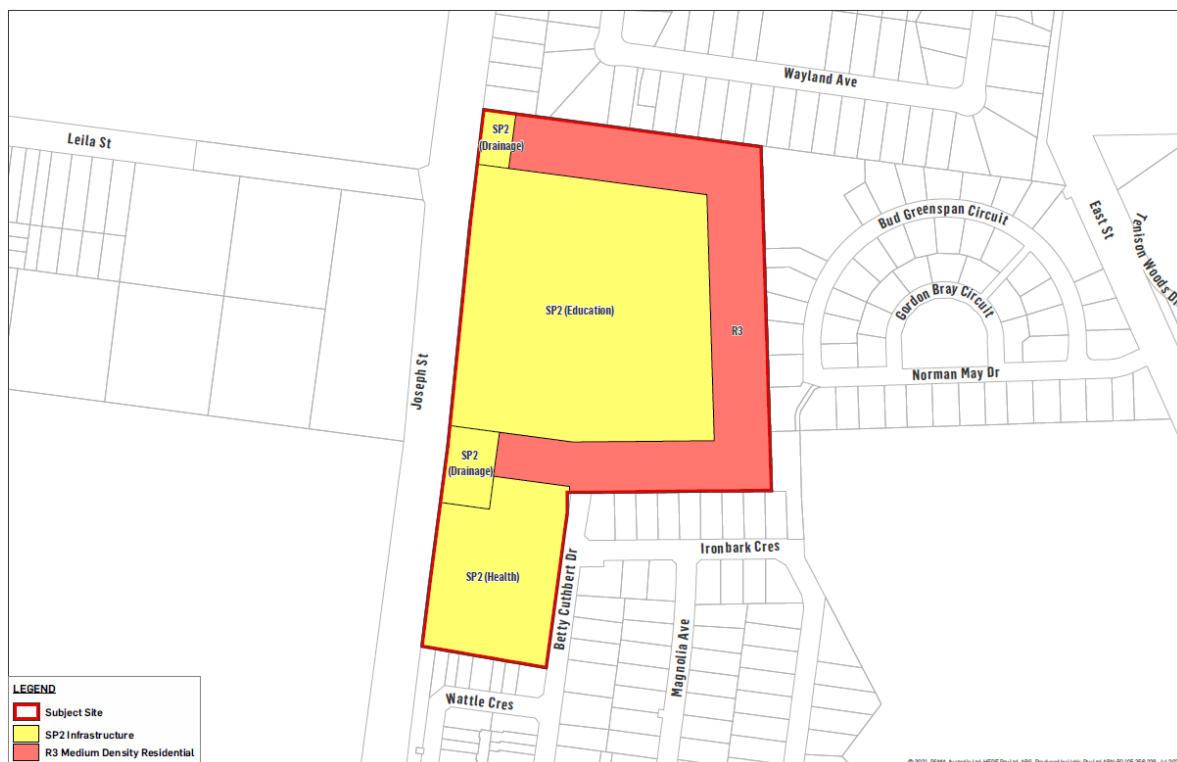


Figure 5: Proposed land zoning



Figure 6: Existing height of buildings



Figure 7: Proposed height of buildings

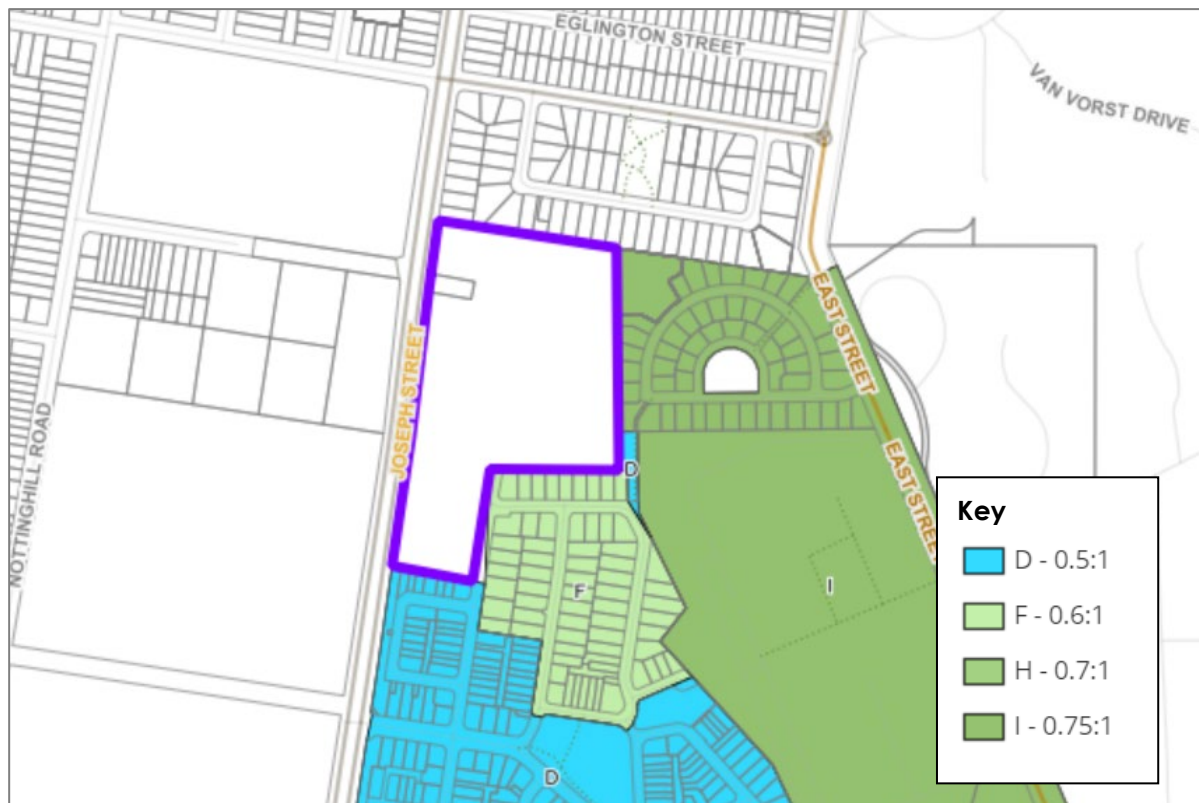


Figure 8: Existing floor space ratio



Figure 9: Proposed floor space ratio

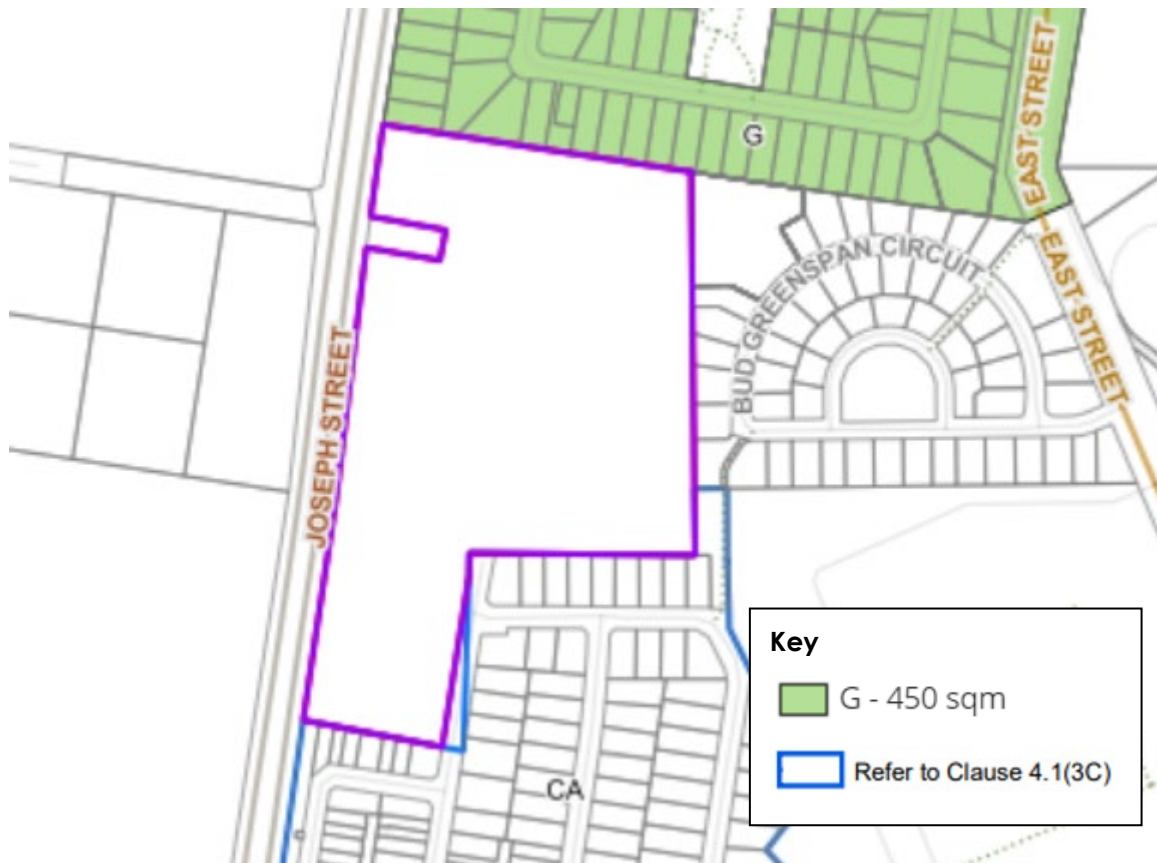


Figure 10: Existing lot size

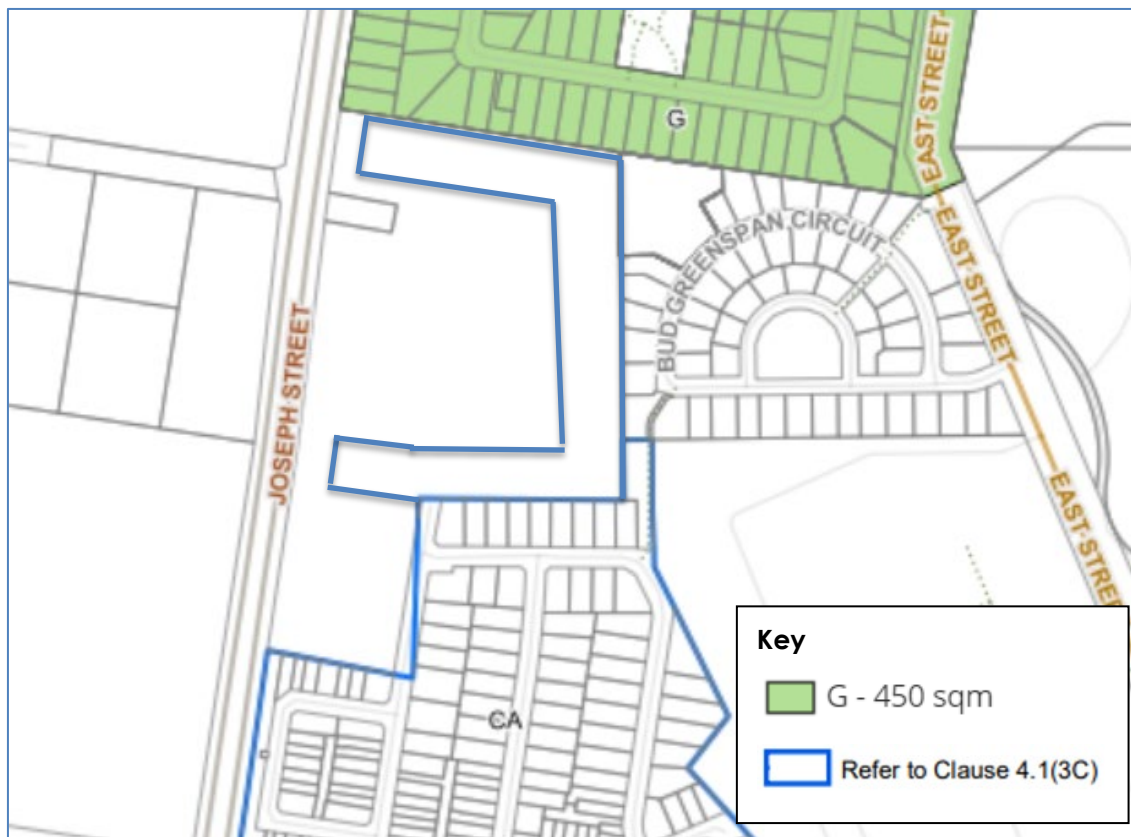


Figure 11: Proposed lot size (see existing Cumberland LEP Clause 4.1(3C) below)

Part 5—Community Consultation

The Proponent carried out preliminary community consultation from May to June 2020, before the Planning Proposal Request was lodged with Council.

Council officers placed the Planning Proposal Request on early consultation from 6 October 2021 to 3 November 2021, in accordance with policy requirements. In response, Council received a total of 36 submissions, including eight objections, 20 submissions in support of the proposal and eight neutral submissions.

Items covered in the submission included:

- Most submissions expressed strong support for the establishment of a new school on the site
- Many submissions requested for additional uses be delivered on the site as part of the proposal, including open space and commercial/retail uses, to reduce the need for residents to drive to other surrounding areas to access services and facilities
- Concerns about potential impacts associated with the proposed school and residential component, including pedestrian safety, traffic and parking, and amenity impacts such as privacy and noise
- Objections to the residential component.

Further statutory consultation will occur as required by any Gateway Determination for the proposal.

Part 6—Project Timeline

An indicative project timeframe is provided below.

Milestone	Timeframe
Council's endorsement of the Planning Proposal	1 June 2022
Submission to NSW Planning, Industry and Environment	2 June 2022
Gateway Determination issued	Early July 2022
Public exhibition and public authority consultation	July/August 2022
Reporting of the Planning Proposal to Council	September 2022
Submission to NSW Planning, Industry and Environment	October 2022
Publication of LEP amendment	November 2022

Table 4 – Indicative Project Timeline