

Proposed Amendment to Campbelltown
Local Environmental Plan 2015

ROSALIND PARK PLANNING PROPOSAL



Pt Lot 35 DP 230946

Pt Lot 2 DP 622362

Pt Lot 3 DP 622362

Lot 58 DP 632328

Lot 1 DP 622362

Lot 1 DP 589241

33 Medhurst Road, Menangle Park

111 Menangle Road, Menangle Park

101 Menangle Road, Menangle Park

Planning Proposal

July 2023

**Proposed Amendment to Campbelltown
Local Environmental Plan 2015****ROSALIND PARK PLANNING PROPOSAL****Introduction**

This Planning Proposal (PP) explains the intent of, and justification for, the proposed amendment to the Campbelltown Local Environmental Plan 2015 (CLEP 2015). The following changes are proposed;

- Amendment to the Urban Release Area Map
- Amendment to the LEP Land Zoning Map
- Amendment to the LEP Height of Buildings Map
- Amendment to the LEP Lot Size Map
- Amendment to the LEP Lot Size Map for Dual Occupancy Development
- Amendment to LEP Terrestrial Biodiversity (BIO) Map
- Amendment to the Land Reservation Acquisition (LRA) Map
- Amendment to Clause 4.1 to insert a new sub clause 4.1X
- Amendment to Clause 4.1 to insert a new sub clause 4.1Y

The proposed amendments impact the following lots;

- Pt Lot 35 DP 230946
- Pt Lot 2 DP 622362
- Pt Lot 3 DP 622362
- Lot 58 DP 632328
- Lot 1 DP 622362
- Lot 1 DP 589241

The subject lots are commonly known as 33 Medhurst Road, 101 Menangle Road and 111 Menangle Road Menangle Park and referred to as 'Rosalind Park'.

The proposed amendment that forms the basis of the PP seeks to update the Urban Release Area Map in order to nominate the site as an urban release area.

The PP seeks to amend the LEP Land Zoning Map in order to nominate residential, mixed use, environmental, recreational, and infrastructure spaces.

The PP seeks to amend the LEP Height of Buildings Map in order to nominate maximum building heights of 9 m (R2 zone), 12 m (R3 zone and part MU1 zone) and 15 m (part MU1 zone).

The PP seeks to amend the LEP Lot Size Map in order to nominate minimum lot sizes within residential zones. These minimum lot sizes range from 420 m² to 600 m² for lots within the R2 zone. The PP also seeks to insert a use-based, minimum lot size clause into the LEP, for R3 zoned lots.

**Proposed Amendment to Campbelltown
Local Environmental Plan 2015****ROSALIND PARK PLANNING PROPOSAL**

The PP seeks to amend the Lot Size Map for Dual Occupancy Development in order to nominate minimum lot sizes for dual occupancy development on lots zoned R2 Low Density. The proposed size is 700 m² on general lots and 950 m² on lots identified as steeper areas.

The PP seeks to amend the LEP Terrestrial Biodiversity (BIO) Map in order to reflect proposed amendments to vegetation on the site.

The PP seeks to amend the Land Reservation Acquisition (LRA) Map in order to nominate reflect areas identified as classified road. The proposed LRA Map identifies the land required for road widening and upgrade of Medhurst Road.

The PP seeks to amend Clause 4.1 to insert a new sub clause 4.1X (numbering to be determined at a later stage). This is to provide an exception to the minimum lot sizes for land in Rosalind Park.

The PP seeks to amend Clause 4.1 to insert a new sub clause 4.1Y (numbering to be determined at a later stage). This is to provide a use-based, minimum lot size clause into the LEP, for R3 zoned lots.

The Site

The site is a large holding of approximately 264 hectares consisting of 6 adjoining lots on the Eastern side of the Hume Highway, within the suburb of Menangle Park. The land is located approximately 6.5 kms south-west of the Campbelltown CBD (Refer to Figure 1).

Current and former uses of the site include:

- Decommissioned AGL coal seam gas operations, including a number of gas wells and a gas treatment plant (Rosalind Gas Plant);
- Sandstone quarry and crushing/screening facility;
- Rural residential and agriculture (Rosalind Park – former dairy farm);
- Perennial horticulture; and
- Telecommunications facility (mobile phone tower).

This PPR applies to Lots 1, 2, and 3 DP 622362, Lot 35 DP 230946, Lot 58 632328, and Lot 1 DP 589241 at Medhurst Road and Menangle Road, Menangle Park referred to as 'Rosalind Park'.

Proposed Amendment to Campbelltown
Local Environmental Plan 2015

ROSALIND PARK PLANNING PROPOSAL

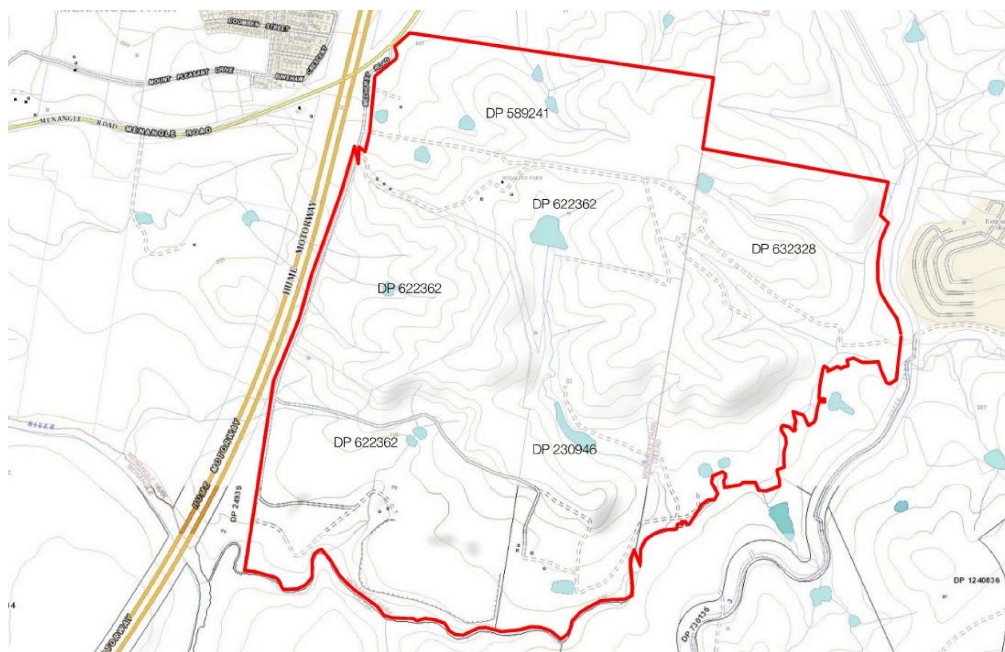


Figure 1 – Location Map

The site is currently zoned RU2 Rural Landscape under the Campbelltown Local Environmental Plan 2015.

Background

This PP is submitted with the intention of changing the existing zoning, minimum lot size map, height of buildings map, urban release map and land reservation map within the site to facilitate the future subdivision of the site into a residential precinct with environmental corridors, open space, a new local centre and primary school and associated uses. The proposal also includes the establishment of a koala corridor that will be a dedicated and fenced area in accordance with the recommendations of the Chief Scientist for the long term preservation and wellbeing of the local Koala population.

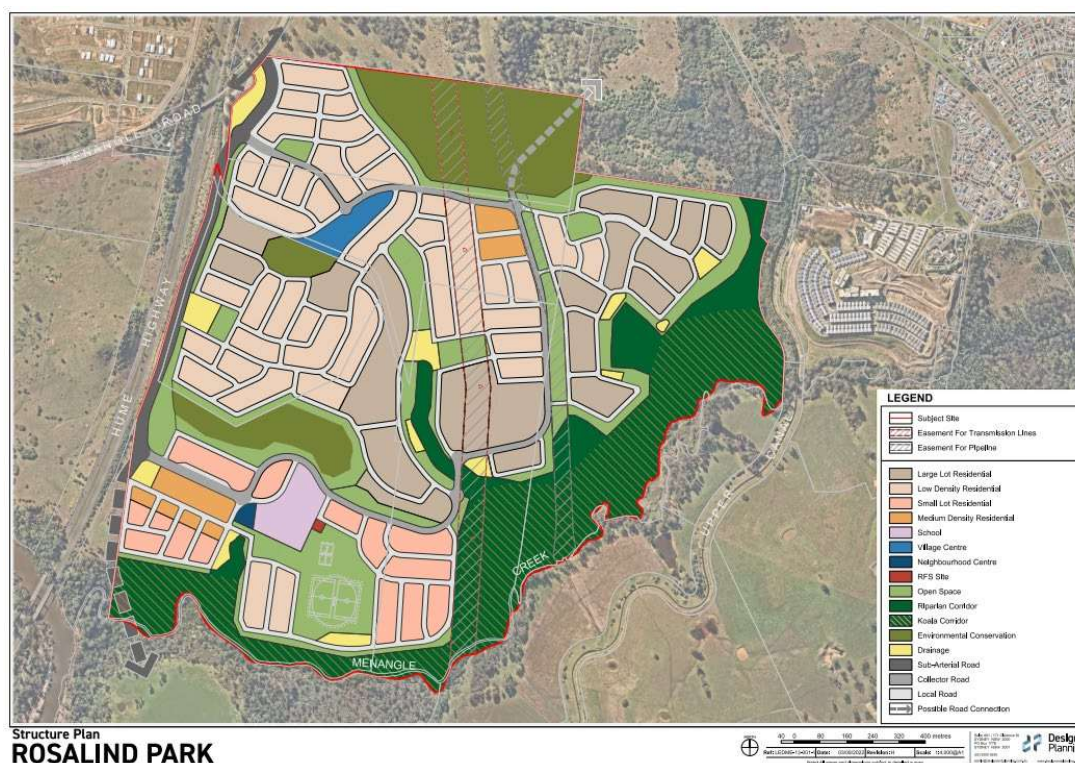
The proponent has worked with Council post lodgment to refine the structure plan in accordance with achieving a more balanced approach that best preserves and enhances the natural environment while retaining a projected yield of 1,450 dwellings across the site. Council have advocated for the protection and enhancement of the central corridor within the site and an area referred to as 'Finger A' to protect views and vistas, existing trees and existing wildlife corridors. The proponent has worked with Council in this regard and the revised layout and CPCP mapping reflects this outcome.

Proposed Amendment to Campbelltown
Local Environmental Plan 2015

ROSALIND PARK PLANNING PROPOSAL

The background Planning Proposal Request (PPR) was prepared by SJB Planning on behalf of the LEDA holdings being the developer and proponent.

The original structure plan is included below as Figure 2 (superseded) together with the updated proposed Structure Plan as Figure 3.



Proposed Amendment to Campbelltown Local Environmental Plan 2015

ROSALIND PARK PLANNING PROPOSAL

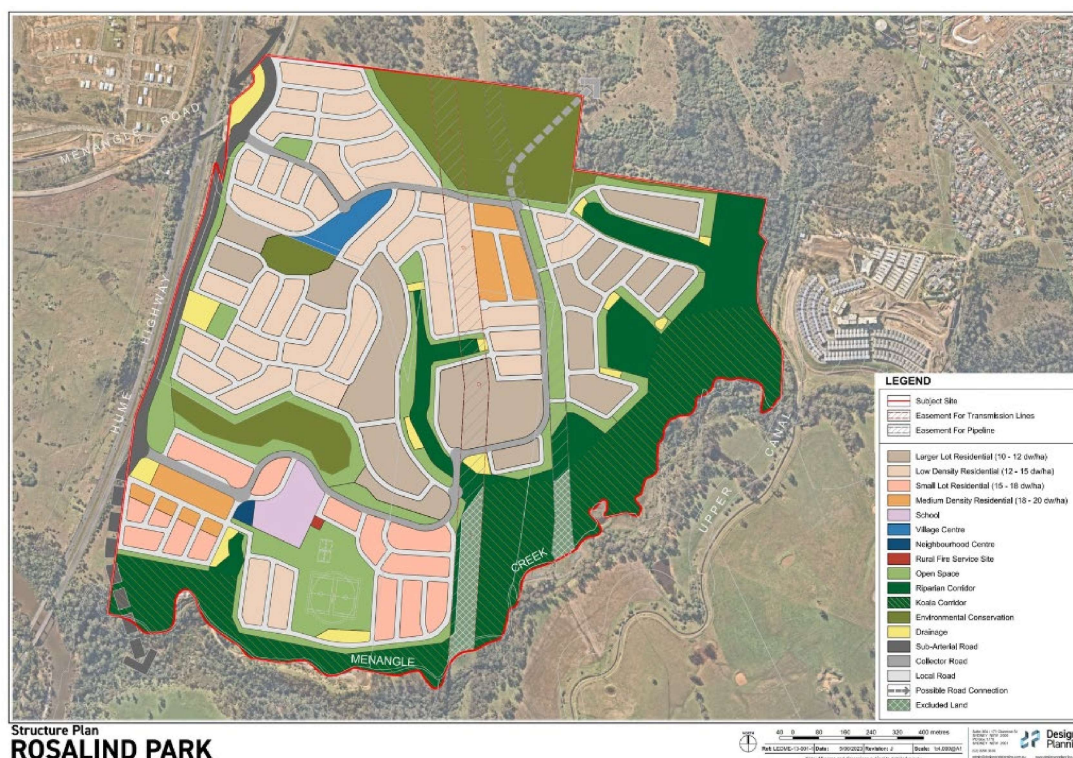


Figure 3 Updated Structure Plan

Existing Situation

The site comprises six lots being Lots 1, 2 and 3 in DP 622362, Lot 1 in DP 589241, Lot 35 in DP 230946 and Lot 58 in DP 632328 known as 33 Medhurst Road, Menangle Park and 101 and 11 Menangle Road, Menangle Park.

The site is approximately 264 hectares in area and has historically been used for grazing purposes, quarrying and coal seam gas mining.

The Federation-era house located within the site originates from a 60-acre land grant made to convict James Harrex in 1812 and has been modified extensively. As such, the Federation-era house and associated outbuildings are not listed on any statutory or non-statutory heritage registers.

The site is located within the Campbelltown Council Local Government Area (LGA) and is zoned RU2 Rural Landscape under the Campbelltown Local Environmental Plan 2015 (CLEP 2015) and has a current minimum lot size of 100 hectares.

**Proposed Amendment to Campbelltown
Local Environmental Plan 2015****ROSALIND PARK PLANNING PROPOSAL**

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 transformation of the site into a new residential precinct with associated environmental protection, establishment of a koala corridor and areas of open space together with a new centre and land for a future primary school.

The site has existing remnant vegetation, existing trees and hollow bearing trees that this proposal seeks to protect and enhance where possible through the retention of the central corridor as a dual function drainage and wildlife corridor, the protection of existing vegetation on the northern boundary in the existing retirement village precinct, the widening of the buffer between the proposed development and the existing retirement village to create a north-south wildlife corridor.

Extensive consultation has occurred between the proponent and Council with input from the Department of Planning CPCP team. As such, the proponent seeks to modify the existing CPCP mapping through the CPCP modification process and this process will run parallel to this Planning Proposal.

The Proposed Modification is reflected in Figure 4 below. The modified plan seeks to include a section of vegetation in the north of the site as urban capable land, together with a portion of 'Fingers A and B' in the area adjoining the existing retirement village, together with minor adjustments to accommodate asset protection zones. It then seeks to create a wider area of land shown in light blue adjoining the retirement village as a wildlife corridor that will run north-south into the proposed Koala Corridor. In addition, the existing central corridor shown in light blue is proposed to be retained as a multi-function area that sensitively manages drainage and existing wildlife habitat, enabling for the protection of view and vistas.

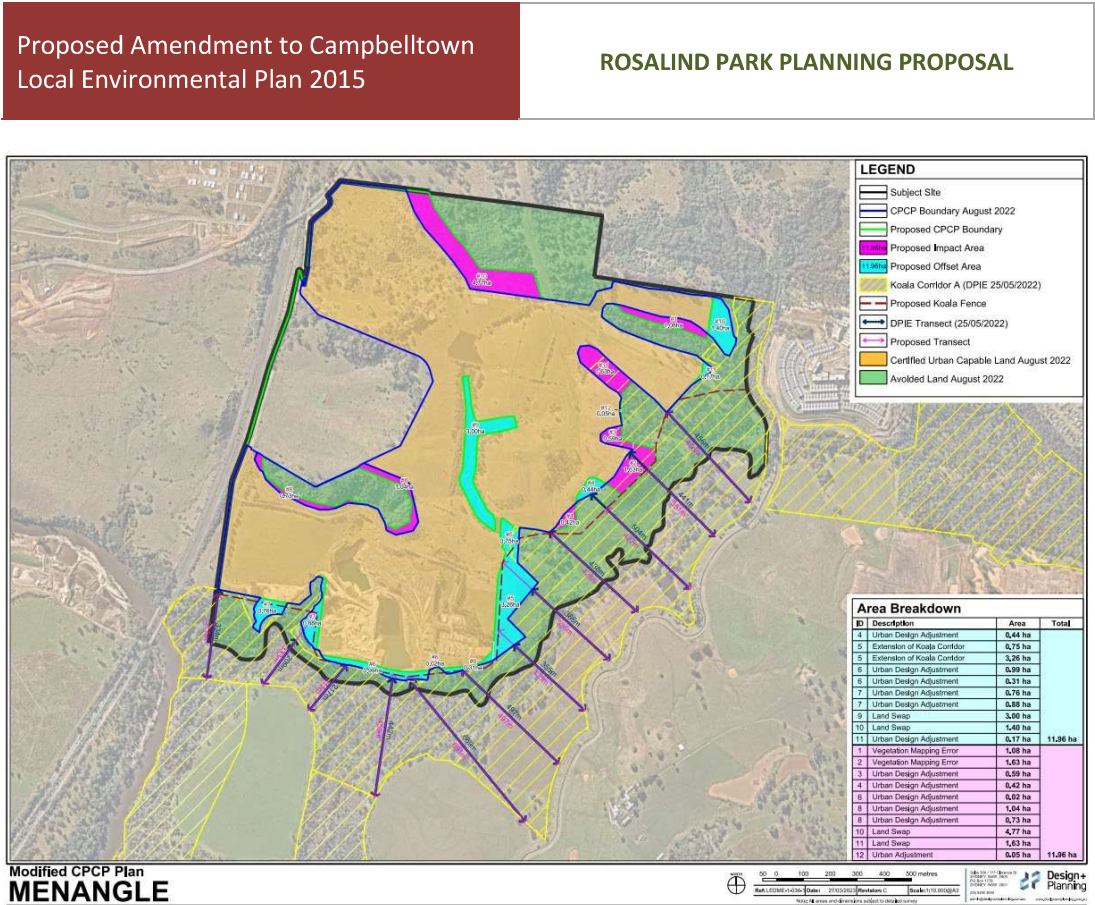


Figure 4 Proposed Modified CPCP Plan (as lodged with CPCP team)

The Proposal aims to enable the redevelopment of the site for urban purposes in a sustainable manner by providing residential allotments of various sizes, commercial land, community and recreation facilities, as well as passive and active open space including the protection of riparian land and a koala corridor.

The Proposal seeks to amend the CLEP 2015 to:

- Rezone the site to a mix of residential, mixed use, environmental, open space and infrastructure zones;
- Apply appropriate height and minimum lot size controls; and
- Apply the terrestrial biodiversity and environmental constraint controls.

**Proposed Amendment to Campbelltown
Local Environmental Plan 2015**

ROSALIND PARK PLANNING PROPOSAL

Part 2 – Explanation of provisions

The objectives and intended outcomes of the PP will be achieved by amending the Land Zoning Map, Minimum Lot Size Map, Height of Buildings Map, Urban Release Area Map, Terrestrial Biodiversity Map, Land Reservation Acquisition, Lot Size for Dual Occupancy Development Map and by amending Clause 4.1 of the LEP to insert a pair of subclauses relating to minimum lot size exceptions and use based minimum lot sizes in the R3 zone.

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

This will require a change to the Campbelltown Local Environmental Plan 2015 Land Zoning Map – Sheet LZN_003, Lot Size Map Sheet LSZ_003, Height of Buildings Map HOB_003, Urban Release Area Map URA_003, Terrestrial Biodiversity Map BIO_003, Land Reservation Acquisition Map LRA_003, Lot Size for Dual Occupancy Development Map LSD_003 and Clause 4.1 of the Local Environmental Plan.

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 supported by the reports and studies detailed in Table 1 below and additional information in the PPR.

Specialist Technical Studies	Author	Date
Social Infrastructure Needs Assessment	Urbis	August 2022
Historic Heritage Assessment	Eco Logical Australia	July 2022
Water Cycle Management Report	Craig & Rhodes	July 2022
Economic Benefits Assessment	Urbis	July 2022
Environmental Noise Assessment	TTM	8 August 2022

**Proposed Amendment to Campbelltown
Local Environmental Plan 2015**

ROSALIND PARK PLANNING PROPOSAL

Aboriginal Heritage Due Diligence Assessment	Kayandel Archaeological Services	August 2022
Connecting With Country Report	Kayandel Archaeological Services	August 2022
VPA Proposal	Craig & Rhodes	11 August 2022
Traffic Impact Assessment	Stantec	29 July 2022
Biodiversity Assessment Report	Cumberland Ecology	12 September 2022
Preliminary Geotechnical Assessment	Douglas Partners	August 2022
Strategic Bushfire Study	ABPP	3 June 2022
Preliminary Site Investigation (Contamination)	Douglas Partners	August 2022
Servicing Report	IDC	August 2022
Urban Design Report	Design + Planning	18 August 2022

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 PPR to amend the Campbelltown Local Environmental Plan 2015 Land Zoning Map – Sheet LZN_003, Lot Size Map Sheet LSZ_003, Height of Buildings Map HOB_003, Urban Release Area Map URA_003, Terrestrial Biodiversity Map BIO_003, Land Reservation Acquisition Map LRA_003, Lot Size for Dual Occupancy Development Map LSD_003 and Clause 4.1 of the Local Environmental Plan. 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 Greater Sydney Region Plan has been prepared by the NSW State Government to guide land use planning decisions for the next 20 years. The Plan sets a strategy for accommodating Sydney's future population growth and identifies the need to deliver 817,000 new jobs and 725,000 new

**Proposed Amendment to Campbelltown
Local Environmental Plan 2015**

ROSALIND PARK PLANNING PROPOSAL

homes by 2031. The Plan identifies that the most suitable areas for new housing are in locations close to jobs, public transport, community facilities and services.

An assessment of the Planning Proposal against the relevant Directions and Objectives of the GSRP is provided in table 2. The Planning Proposal is generally consistent with the GSRP particularly as the proposal seeks to ensure that development outcomes meet contemporary expectations.

Western City District Plan

The Western City District Plan (the District Plan) sets out more detail with respect to the anticipated growth in housing and employment in the Western District and amongst other things, is intended to inform the assessment of planning proposals.

The key action relating to the site is set out within Planning Priority W5: Providing housing supply, choice and affordability, with access to jobs, services and public transport.

The Plan also sets out the following in relation to housing diversity and choice under Planning Priority W5.

New housing must be in the right places to meet demand for different housing types, tenure, price points, preferred locations and design. Housing supply must be coordinated with local infrastructure to create liveable, walkable and cycle-friendly neighbourhoods with direct, safe and universally designed pedestrian and cycling connections to shops, services and public transport.

The proposal is directly in alignment with this aspect of the District Plan. The proposal incorporates the South Campbelltown Transit Corridor which will provide public transport access to employment zones to the north. Proposed walking tracks and cycle ways, which will internally connect the precinct, have been shown on the proposed Indicative Layout Masterplan.

The following table provides an assessment of the Planning Proposal against the relevant aspects of the Greater Sydney Region Plan and their realisation at the level of the Western City District Plan.

A City Supported by Infrastructure		
Greater Sydney Region Plan	Justification	Consistency
Objective 1 – Infrastructure supports the three cities	The site abuts the expansive urban release areas in the Camden Local Government Area, with existing and proposed perimeter development serviced and/or capable of being serviced with requisite infrastructure.	Yes

Proposed Amendment to Campbelltown
Local Environmental Plan 2015

ROSALIND PARK PLANNING PROPOSAL

	<p>The Proposal is supported by a Servicing and Infrastructure Report prepared by IDC in August 2022).</p> <p>Advice has also been received from Endeavour Energy that the proposal could be serviced, subject to required infrastructure upgrades.</p> <p>A Traffic and Transport Assessment (prepared by Stantec July 2022) has also been carried out which notes that overall, the proposal can be supported from a traffic and transport perspective.</p>	
Objective 2 – Infrastructure aligns with forecast growth	<p>As the land has been historically used for farming and agricultural purposes, there is presently no social infrastructure to support urban development on the site. Rosalind Park is in proximity to existing and emerging areas that will provide social infrastructure items to support and complement the infrastructure to be provided as part of the development of the Rosalind Park site. Likewise the proposal would support and compliment the requirements of neighboring emerging areas.</p> <p>The quantity of proposed infrastructure has been calculated to accommodate the entirety of the potential population for the site.</p>	Yes
Objective 3 – Infrastructure adapts to meet future needs	<p>No barriers are anticipated that would inhibit the ability of the proposed infrastructure to adapt to the future needs of the growing community.</p> <p>Transport pathways will be able to adapt to fluctuating demand, and it is anticipated that the planned road network is capable of accommodating increased electrification of vehicles through charging infrastructure, both private and public.</p>	Yes
Objective 4 – Infrastructure use is optimised	<p>In consultation with Council, areas of direct infrastructure need have been identified and differentiated from areas where demand will be met in neighboring areas, through future and existing assets.</p>	Yes

Proposed Amendment to Campbelltown
Local Environmental Plan 2015

ROSALIND PARK PLANNING PROPOSAL

	The use of the common transport corridor will facilitate optimized provision of public transport to this, and other planned precincts in the South Campbelltown area.	
Western City District Plan	Justification	Consistency
Planning Priority W1 – Planning for a City Supported by Infrastructure	The proposal creates a new residential community connected to Macarthur via a new Transit Corridor providing bus transit and cycleways. It will further connect to the proposed Gilead 2 residential community to the south which is being developed by Lendlease. The subdivision will be well serviced by roads and footpaths to provide connections to Menangle Road.	Yes
A Collaborative City		
Greater Sydney Region Plan	Justification	Consistency
Objective 5 – Benefits of growth realised by collaboration of governments, community and business	<p>The realisation of the vision underpinning the Planning Proposal will require collaboration with various government agencies, Council, the development sector and existing and envisaged community.</p> <p>As part of the Gateway Determination, Council would undertake public consultation to seek the views of relevant agencies and interested persons as discussed.</p> <p>The GCC will also be consulted by Council.</p>	Yes
Western City District Plan	Justification	Consistency
Planning Priority W2 – Working Through Collaboration	The proponent has worked collaboratively with Council, their adjoining major landowner Lend lease together with a number of state government agencies including but not limited to Transport for NSW, The Department of Planning and the CPCP team. This collaborative approach ensures the timely resolution of issues to create a liveable new community within Campbelltown.	Yes

Proposed Amendment to Campbelltown
Local Environmental Plan 2015

ROSALIND PARK PLANNING PROPOSAL

A City for People		
Greater Sydney Region Plan	Justification	Consistency
Objective 6 – Services and infrastructure meet communities changing needs	<p>The Proposal creates a new residential community that will assist in meeting the diverse housing, social, recreational and education needs of the community with new facilities, roads, footpaths, cycle ways, primary school and habitat protection in a koala and wildlife corridor.</p> <p>The proposed community will additionally have access to diverse open space and recreation opportunities and the transport network can support the proposed growth in the context of existing planned upgrades beyond the site.</p>	Yes
Objective 7 – Communities are healthy resilient and socially connected	Community access to the social infrastructure cited at Objective 6 will mean that future residents would be capable of living a healthy, resilient and socially connected lifestyle with local shopping to be located adjacent to a new primary school and the subdivision being framed by a new wildlife corridor.	Yes
Western City District Plan	Justification	Consistency
Planning Priority W3 – Providing services and social infrastructure to meet peoples changing needs	The subdivision is not of a sufficient scale to provide new regional scale infrastructure. However, the proponent has made provisions for the RFS within the proposal for ongoing bushfire protection.	Yes
Planning Priority W4 – Fostering healthy, creative, culturally rich and connected communities	The new community will provide opportunities for creativity in the design and delivery of new parks and infrastructure and at entry ways. The new community will provide further spectators for local attractions.	Yes

Proposed Amendment to Campbelltown
Local Environmental Plan 2015

ROSALIND PARK PLANNING PROPOSAL

Housing the City		
Greater Sydney Region Plan	Justification	Consistency
Objective 10 – Greater Housing Supply	The Proposal provides an additional 1,450 dwellings, contributing to housing supply.	Yes
Objective 11 – Housing is more diverse and affordable	The Proposal, provides a variety of lot sizes and has opportunities for affordable housing with a selection of smaller lots. The proponent has not specifically put forward an offer to provide affordable housing.	Yes
Western City District Plan	Justification	Consistency
Planning Priority W5 – Providing housing supply, choice and affordability with access to jobs, services and public transport	<p>The proposal will likely leverage off skilled jobs and utilise specialist services at the Western Sydney Airport and Badgerys Creek Aerotropolis and Campbelltown Regional City Specialist employment opportunities.</p> <p>Access will also be available via the new Transit Corridor providing bus access to Macarthur Station.</p>	Yes
A City of Great Places		
Greater Sydney Region Plan	Justification	Consistency
Objective 13 – Environmental heritage identified, conserved and enhanced	<p>The proposal seeks to retain aspects of its former identity including the existing charming cottage.</p> <p>The Proposal seeks to rehabilitate the environmentally sensitive woodland and riparian areas and establish a koala corridor.</p> <p>Notwithstanding the foregoing, it seeks to importantly balance the sensitive integration of existing riparian land into a new residential community.</p>	Yes

Proposed Amendment to Campbelltown
Local Environmental Plan 2015

ROSALIND PARK PLANNING PROPOSAL

Western City District Plan	Justification	Consistency
Planning Priority W6 – Creating and renewing great places and local centres and local centres and respecting the District’s heritage	The District’s Heritage is protected through the retention of the Rosalind Park homestead, to be repurposed and open to the public together with its gardens. The subdivision retains the central corridor providing important scenic vistas that add to a sense of community identity. The subdivision will have distinct character with its undulating hills and wildlife corridors. The creation of a new local centre will further add value.	Yes
A Well Connected City		
Greater Sydney Region Plan	Justification	Consistency
Objective 14 – A Metropolis of Three Cities – integrated landuse and transport creates walkable and 30 minute cities	The Proposal seeks to leverage off its relatively accessible setting having regard to the higher order Menangle Road and its relative proximity to the Campbelltown Regional City Centre and emergent Western Sydney Aerotropolis. Long term, the proposal will be well connected via the Transit Corridor through to south Campbelltown.	Yes
Western City District Plan	Justification	Consistency
Planning Priority W7 – Establishing the landuse and transport structure to deliver a liveable, productive and sustainable Western Parkland City	The proposal includes an extensive local road network, together with footpaths and cycle ways connecting to a new Transit Corridor to provide bus transit to ensure that transport structures are in place for new residents.	Yes

Proposed Amendment to Campbelltown
Local Environmental Plan 2015

ROSALIND PARK PLANNING PROPOSAL

Jobs and Skills for the City		
Greater Sydney Region Plan	Justification	Consistency
Objective 20 – Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City	The Airport and Aerotropolis will be attracting in part a highly skilled workforce some of whom may be seeking alternate environmental living opportunities. Significant local construction and maintenance employment opportunities will attach to the Proposal.	Not Inconsistent
Western City District Plan	Justification	Consistency
Planning Priority W8 – Leveraging industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis	The proposed residential community is not directly related to the new airport but will provide additional potential workers and homes to support its success, together with new demand for the airport.	Not Inconsistent
A City in its Landscape		
Greater Sydney Region Plan	Justification	Consistency
Objective 25 – The coast and waterways are protected and healthier	Central to the Proposal is the rehabilitation and conservation of riparian corridors including the central corridor, together with bush regeneration that will increase the health and functioning of these areas.	Yes
Objective 27 – Biodiversity is protected, urban bushland and	The Proposal seeks to retain significant vegetation within conservation zones in accordance with the proposed modified CPCP plan. The proposal will provide rehabilitation and protection in perpetuity to currently	Yes

Proposed Amendment to Campbelltown
Local Environmental Plan 2015

ROSALIND PARK PLANNING PROPOSAL

remnant vegetation is enhanced	<p>degraded Cumberland Plain Woodland. Areas proposed for residential lots, road, walking trails and parks are proposed to be located in areas with lower biodiversity value.</p> <p>Future development would be supported by vegetation management plans which would identify opportunities to manage and enhance existing vegetation.</p>	
Objective 28 – Scenic and cultural landscapes are protected	The proposal protects scenic vistas and views to the proposed wildlife reserves and koala corridor.	Yes
Objective 29 – Environmental, social and economic values in rural areas are protected and enhanced	The proposed new residential community is to be situated in an existing rural landscape and will benefit from the retention of the existing rural homestead and unique character and undulating hills located on site. The land to be developed is designed urban capable and the decision to develop it into a residential community has been made in order to increase housing supply.	Yes
Objective 30 – Urban Tree Canopy is increased	<p>Significant street tree planting is envisaged together with extensive amenity planting associated with the proposed dwellings.</p> <p>Finally, the proposed parks will be the subject of significant strategic landscape planting. Existing gardens around the homestead are proposed to be retained.</p>	Yes
Objective 31 – Public open space is accessible, protected and enhanced	The Proposal will open up access to a site that is currently private, through a public street network, parks and community shopping and a new school.	Yes

Proposed Amendment to Campbelltown
Local Environmental Plan 2015

ROSALIND PARK PLANNING PROPOSAL

Objective 32 – The Green Grid links parks, open spaces, bushland and walking and cycling paths	A key underpinning feature of the Proposal is the retention of conservation areas together with new parks and community spaces. The site has large bushland areas and koala habitat being protected.	Yes
Western City District Plan	Justification	Consistency
Planning Priority W12 – Protecting and improving the health and enjoyment of the District's waterways	Central to the Proposal is the rehabilitation and conservation of riparian corridors including the central corridor, together with bush regeneration that will increase the health and functioning of these areas.	Yes
Planning priority W14 – Protecting and enhancing bushland and biodiversity	A key underpinning feature of the Proposal is the retention of conservation areas. The site has large bushland areas and koala habitat being protected.	Yes
Planning Priority W16 – Protecting and enhancing scenic and cultural landscapes	The proposal protects scenic vistas and views to the proposed wildlife reserves and koala corridor.	Yes
Planning Priority W17 – Better managing rural areas	The proposed new residential community is to be situated in an existing rural landscape and will benefit from the retention of the existing rural homestead and unique character and undulating hills located on site. The land to be developed is designed urban capable and the decision to develop it into a residential community has been made in order to increase housing supply.	Yes
Planning Priority W18 – Delivering	The proposal includes a mixture of open spaces in the form of riparian corridors and bushland areas together	Yes

Proposed Amendment to Campbelltown
Local Environmental Plan 2015

ROSALIND PARK PLANNING PROPOSAL

high quality open space	with new parks with playgrounds that will add to the amenity of the community.	
An Efficient City		
Greater Sydney Region Plan	Justification	Consistency
Objective 33 – A low carbon city contributes to net zero emissions by 2050 and mitigates climate change	<p>The Proposal would provide a permeable and accessible movement network, supporting public transport and healthy lifestyles.</p> <p>The new BASIX provisions will also apply to future development on the site, supporting net zero emissions.</p>	Yes
Objective 34 – Energy and water flows are captured used and reused	<p>Water management would be addressed by private stormwater management and implementation of BASIX requirements at the dwelling construction stage.</p> <p>Additionally, solar energy capture is likely at the residential and mixed use scales, now that this has become relatively affordable to install.</p>	Yes
Objective 35 – More waste is used and recycled to support the development of a circular economy	The prospects of recycling are enhanced at the neighbourhood scale in the proposed community title styled residential development and mixed use precinct.	Yes
Western City District Plan	Justification	Consistency
Planning Priority W19 – Reducing carbon emissions and managing energy, water and waste efficiency	The new community will have recycling bins and the dwellings will be required to be designed to meet the new BASIX provisions ensuring efficiency in design.	Yes

Proposed Amendment to Campbelltown
Local Environmental Plan 2015

ROSALIND PARK PLANNING PROPOSAL

A Resilient City		
Greater Sydney Region Plan	Justification	Consistency
Objective 37 – Exposure to natural and urban hazards is reduced	Appropriate flood and bushfire hazard management strategies underpin the Proposal.	Yes
Objective 38 – Heat waves and extreme heat are managed	Opportunities to proactively address potential urban heat island at the scale of the Proposal exist; being reflected in: <ul style="list-style-type: none"> • Appropriate building materials • Passive solar design principles adopted in dwellings • Rehabilitation and revegetation of the woodland additional green corridor plantings and opportunities for significant domestic plantings. 	Yes
Western City District Plan	Justification	Consistency
Planning Priority W20 – Adapting to the impacts of urban and natural hazards and climate change	The proposal ensures development outside of the flood plain in an area that is suitable for urban development.	Yes

Table 2: Key Directions and Planning Priorities

Greater Macarthur 2040 (GM 2040)

The site sits within the Gilead precinct as defined within Greater Macarthur 2040. The proposed 1,450 dwellings will contribute to the overall target of 15,000 new homes within a scenic landscape.

**Proposed Amendment to Campbelltown
Local Environmental Plan 2015**

ROSALIND PARK PLANNING PROPOSAL

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 CLEP 2015 is the principal environmental planning instrument for the City of Campbelltown.

A summary of the existing planning framework, proposed amendment and evaluation is summarised below.

CLEP 2015 Current	Proposed PPR Amendment	Comment / Final Position
Land Use Zoning Map		
The subject land is zoned RU2 Rural Landscape.	<p>The PPR seeks to rezone the site to the following:</p> <ul style="list-style-type: none"> • R2 Low Density Residential • R3 Medium Density Residential • MU1 Mixed Use • C2 Environmental Conservation • RE1 Public Recreation • SP2 Infrastructure 	<p>Given that the land is identified in GM2040 as an urban release area and has been further identified as urban capable under the CPCP, residential zoning (R2 and R3) are considered appropriate principal alternative land use zones.</p> <p>Other proposed support zonings are used to facilitate protection of the natural environment, support commercial facilities / services, and community and physical infrastructure are considered appropriate.</p>
Urban Release Area Map		
The site is not currently identified as an area of urban release.	The PPR seeks to amend LEP Urban Release Area (URA) Map Sheet 003 to nominate the site as an urban release area.	As the objective of the proposal is to create an urban release precinct, amending the mapping to reflect this change is considered appropriate.
Height of Buildings Map		
The site current has a height limit of 9 m.	<p>The PPR seeks to amend the existing height limitation in the following way:</p> <ul style="list-style-type: none"> • 10 m for lots zoned R2 • 12 m for lots zoned R3 • 15 m for lots zoned MU1 	After detailed review / assessment and consideration of the nearby urban release area controls, unique qualities of this site / precinct, LPP advice and limitations imposed by clause 4.3 (in the extent of residential buildings), the following

Proposed Amendment to Campbelltown
Local Environmental Plan 2015

ROSALIND PARK PLANNING PROPOSAL

CLEP 2015 Current	Proposed PPR Amendment	Comment / Final Position
		<p>maximum building heights are recommended:</p> <p>R2 – 9.0 m</p> <p>R3 – 12.0 m</p> <p>MU1 – 12.0 m (subject to DCP controls)</p>
Lot Size Map		
The site is currently mapped with a minimum lot size of 100 ha.	<p>The PPR sought to amend the existing minimum lot size in the following way:</p> <ul style="list-style-type: none"> R2 – 400 m² R2 (steep sites) – 600 m² R3 – 200 m² 	<p>The Proponent was requested to re-evaluate the proposed lot size lot sizes, notwithstanding the challenging nature of the topography, with Menangle Park and Gilead urban release areas as a starting point.</p> <p>Based upon this re-evaluation, the following minimum lot sizes are recommended:</p> <p>R2 – 420 m²</p> <p>R2 (steep sites) – 600 m²</p> <p>R3 – Use based clause similar to clause 4.1l as used in the Gilead urban release area.</p>
Lot Size Map for Dual Occupancies		
The site is currently mapped with a minimum lot size for dual occupancies of 100 ha.	<p>The PPR seeks to amend the existing minimum lot size for dual occupancy development in the following way:</p> <ul style="list-style-type: none"> 600 m² for lots zoned R2 950 m² for lots zoned R2 in the steeper parts of the site 	<p>The 600 m² limit is 100 m² less than that applied in neighbouring residential developments and is similarly 100 m² less than applies to R2 areas of the LGA in general.</p> <p>The proponent, upon request, accepted a proposed limit of 700 m². The limit of 950 m² in designated steep areas remains as proposed.</p> <p>Given that the amendment is consistent with other residential developments and with the LGA as a whole, the amendment is supported.</p>

Proposed Amendment to Campbelltown
Local Environmental Plan 2015

ROSALIND PARK PLANNING PROPOSAL

CLEP 2015 Current	Proposed PPR Amendment	Comment / Final Position
Terrestrial Biodiversity Map		
At present, mapping reflects the current nature of the site.	The Proposal seeks to amend LEP Terrestrial Biodiversity (BIO) Map to reflect proposed amendments to vegetation across the site.	<p>It is noted that the final mapping of the Terrestrial Biodiversity, is subject to change pending the outcome of the application to modify the Cumberland Plain Conservation Plan and final review of the BDAR for Lot 1 DP 622362.</p> <p>Given this, no mapping amendment can be supported in this regard at this stage of the process.</p> <p>It is however acknowledged that mapping will require amendment given foregoing.</p>
Land Reservation Acquisition Map		
At present, mapping reflects the current nature of the site.	The Proposal seeks to amend the LEP Land Reservation Acquisition (LRA) Map to reflect areas identified as classified road.	Given the nature of the road in question, the designated authority would be a state level agency. Such should be indicated in the draft PP.
Clause 4.1		
Clause 4.1 establishes minimum lot sizes for subdivision. It is not uncommon for urban release precincts to include a subclause with site specific standards.	<p>It is proposed to use a clause, Exception to Minimum Lot Sizes for certain land in Rosalind Park Urban Release Area.</p> <p>It should be noted that the proposal identifies the clause as 4.1J however this has since been utilised by an earlier amendment. Numbering will be established should the changes come into effect.</p>	<p>The proposal for an exception clause that facilitates the structured "salt and pepper" distribution of a limited number of smaller lots is accepted in principle given the appropriateness of the concept and its general application in nearby urban release areas.</p> <p>After liaison with the Proponent, the proposal has been revised as follows:</p> <ul style="list-style-type: none"> • The range of lot sizes has been clarified. • Acceptance of 10% small lots and 20% medium lots. • Acceptance of 300m² to 345 m² for "small" lots and

Proposed Amendment to Campbelltown
Local Environmental Plan 2015

ROSALIND PARK PLANNING PROPOSAL

CLEP 2015 Current	Proposed PPR Amendment	Comment / Final Position
		345 m ² to 420 m ² for "medium lots.

Table 3: Campbelltown Local Environmental Plan 2015 Proposed Amendments

Proposed Additional Minimum Lot Size Provisions - Campbelltown LEP - 4.1

4.1X Exception to minimum lot sizes for certain land in Rosalind Park Urban Release Area

- (1) This clause applies to land in Zone R2 Low Density Residential and identified as "Rosalind Park Urban Release Area" on the Urban Release Area Map.
- (2) Land to which this clause applies may be subdivided, with development consent, to create lots with a size less than the minimum lot size shown on the Lot Size Map if—
 - (a) the subdivision will result in not more than 20 per cent of the total residential lots being mid-sized lots and not more than 10 per cent of the total residential lots being small-sized lots on the land, and
 - (b) each resulting small-sized or mid-sized lot will not be on a corner allotment, and
 - (c) no more than 3 contiguous resulting lots sharing a street frontage will have a lot size of less than 400 m², and
 - (d) each resulting mid-sized lot will have a street frontage that is at least 11.5 m, and
 - (e) each resulting small-sized lot will have a street frontage that is at least 10 m, and
 - (f) the consent authority is satisfied that each resulting small or mid-sized lot will be located within 200 m of a planned or existing bus route, community centre or open space.
- (3) In this clause—

mid-sized lot means a lot with a size that is at least 345 m² but not more than 420 m².

small-sized lot means a lot with a size that is at least 300 m² but less than 345 m².

4.1Y Minimum lot size for certain residential accommodation in Rosalind Park Urban Release Area

Development for the purpose specified in Column 1 of the following table is permitted with development consent on land in Zone R3 Medium Density Residential and identified as "Area 1" on the Lot Size Map if the lot is at least the lot size specified opposite in Column 2.

Column 1	Column 2
Attached Dwellings	200 m ²

**Proposed Amendment to Campbelltown
Local Environmental Plan 2015**

ROSALIND PARK PLANNING PROPOSAL

Dual Occupancies	500 m ²
Dwelling Houses	250 m ²
Multi Dwelling Houses	1,500 m ²
Semi-detached Dwellings	250 m ²

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 Infrastructure Needs Assessment prepared by Urbis referenced in Table 1 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. An analysis of the alignment of the proposal to the stated outcomes is presented in the table below.

CSP Outcome	Statement of Consistency
Outcome 1	
Community and belonging	<ul style="list-style-type: none"> • The proposed community is being designed with consideration to accessibility for residents and visitors, the wellbeing and quality of life of residents, and the safety of the community. • The proposal respects and endeavours to preserve the physical and cultural heritage of the site, both Indigenous and European origin.
Outcome 2	
Places for people	<ul style="list-style-type: none"> • The Proposal is being designed to include high quality community places in accordance with identified community needs. Consideration has been given to transport access and the general connectivity to the local area. • The potential for 1450 new residential lots will contribute to housing supply in the growing city, helping to ensure access for all to safe, secure, and affordable housing.
Outcome 3	
Enriched natural environment	<ul style="list-style-type: none"> • The Proposal aims to minimise impacts on the natural environment. Key areas of significance are to be preserved, with

**Proposed Amendment to Campbelltown
Local Environmental Plan 2015**

ROSALIND PARK PLANNING PROPOSAL

	additional areas to be provided for revegetation, with the goal of strengthening existing fauna transit corridors.
Outcome 4	
Economic prosperity	<ul style="list-style-type: none"> The Proposal will contribute to the provision of housing, thus servicing the direct needs of the local workforce. The provision of local commercial precincts will support growth in the local economy and attract investment into the area.

Table 4: CSP Outcome Analysis

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 consistent with the relevant outcomes listed by providing a desirable new residential community that balances the need for housing and growth with the environmental outcomes intended in the Campbelltown Local Environmental Plan 2015. The proposal balances the creation of new dwellings with associated amenities together with the protection of parcels of existing koala habitat and wildlife corridors.

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.

**Proposed Amendment to Campbelltown
Local Environmental Plan 2015**

ROSALIND PARK PLANNING PROPOSAL

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	<p>Given that the proposal is partially subject to the modification of a Strategic Conservation Planning Area, the proposal is inconsistent with elements of the Chapter 13 of the SEPP. The proposal is considered to be justifiably inconsistent based upon the superior ecological outcome.</p> <p>Based upon the proximity of the site to the Nepean River, Clause 6.13 of the SEPP must also be considered relevant to the proposal. It is noted that the site falls within the Hawksbury –Nepean Sub-Catchment and as such, consideration must be given to the following matter when deciding whether to grant development consent:</p> <ul style="list-style-type: none"> (a) whether the development will minimise human interference with the condition of the sub-catchment, (b) whether the development will maintain and enhance the structure and floristics of native vegetation in the sub-catchment, (c) whether the development will maintain or enhance the scenic quality of the locality, (d) whether development has previously been carried out on the development site. <p>These considerations are not considered to prohibit the proposal from progressing.</p>
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 PPR is not inconsistent with the SEPP. The proposal does not propose any state significant infrastructure or development on Aboriginal land.

**Proposed Amendment to Campbelltown
Local Environmental Plan 2015**

ROSALIND PARK PLANNING PROPOSAL

SEPP (Precincts – Eastern Harbour City) 2021	N/A	Not relevant to the Proposal.
SEPP (Precincts – Western Parkland City) 2021	Yes	<p>This SEPP sets controls for the North West and South West Growth Centres of Sydney. In relation to the Greater Macarthur Growth Area, the SEPP formalises this area as that identified in the NSW Government's Greater Macarthur 2040: An interim plan for the Greater Macarthur Growth Area. The Greater Macarthur Growth Area Precinct Boundary is that identified on the relevant map within the SEPP.</p> <p>Clause 3.11 of the SEPP identifies that the provisions applying to the carrying out of development on land in Menangle Park Precinct and Mount Gilead Precinct within the Greater Macarthur Growth Area are those contained within the Campbelltown Local Environmental Plan 2015</p>
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	<p>In accordance with Chapter 4 of the SEPP, and based upon the findings of the Preliminary Site Contamination Assessment provided as attachment 21, Council is satisfied, at a preliminary level, that the site can be made suitable for the proposed use. Detailed site investigations will required prior the issuing of development consent.</p> <p>Any future development in regards to contamination and remediation on this site will be required to fulfil this SEPP at Development Application stage.</p>
SEPP (Resources and Energy) 2021	N/A	Not relevant to this Proposal.
SEPP (Transport and Infrastructure) 2021	Yes	<p>On a preliminary level, based on the Traffic Impact Assessment conducted by the Proponent and reproduced as attachment 17, the proposal appears capable of complying with the requirements of the SEPP, albeit noting the proposed interim intersection of Menangle Road and Medhurst Road.</p> <p>Any future development in regards to Infrastructure provision on this site will be required to fulfill this SEPP at Development Application (DA) stage. This will include consultation with the relevant authorities for</p>

Proposed Amendment to Campbelltown Local Environmental Plan 2015		ROSALIND PARK PLANNING PROPOSAL
		works in the vicinity of the electricity and gas easements, any access/works to Menangle Road, and the design of any schools.

Table 5 - State Environmental Planning Policies Consistency

Proposed Amendment to Campbelltown
Local Environmental Plan 2015

ROSALIND PARK PLANNING PROPOSAL

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
Focus Area 1: Planning Systems		
1.1 Implementation of Regional Plans	Yes	The PPR is consistent with the Greater Macarthur 2040 Regional Plan which designated the part of the Greater Macarthur Growth Area. The PPR is therefore consistent with the requirements of this direction.
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 and is therefore consistent with this direction.
1.4 Site Specific Provisions	Yes	All proposed future developments are to be facilitated using zones already existing as part of the LEP, thus satisfying clause 1(b) and therefore the direction itself.
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 Glenfield to Macarthur Urban Renewal Corridor.
1.10 Implementation of Western Sydney Aerotropolis Plan	N/A	Not relevant to the Proposal as the proposal is remote from the Western Sydney Aerotropolis Precinct.
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.

Proposed Amendment to Campbelltown
Local Environmental Plan 2015

ROSALIND PARK PLANNING PROPOSAL

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	Yes	The proposal is consistent in that it supports amenities for new communities.
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.
1.18 Implementation of the Macquarie Park Innovation Precinct	N/A	Not relevant to the Proposal as the site is not located within this area.
1.19 Implementation of the Westmead Place Strategy	N/A	Not relevant to the Proposal as the site is not located within this area.
1.20 Implementation of the Camellia-Rosehill Place Strategy	N/A	Not relevant to the Proposal as the site is not located within this area.
1.21 Implementation of South West Growth Area Structure Plan	N/A	Not relevant to the Proposal as the site is not located within this area.
1.22 Implementation of the Cherrybrook Station Place Strategy	N/A	Not relevant to the Proposal as the site is not located within this area.
Focus Area 2		
Design and Place (Not adopted)	N/A	Not relevant to the Proposal.
Focus Area 3: Biodiversity and Conservation		
3.1 Conservation Zones	Yes	The PPR includes provisions that facilitate the protection and conservation of environmentally sensitive areas, specifically areas noted as Avoided Land under the Cumberland Plain Conservation Plan, except where varied in accordance with the CPCP modification, discussed under ecology in this report. Additionally, no reduction will occur of conservation standards relating to these areas.
3.2 Heritage Conservation	Yes	The proponent has submitted separate reports detailing site conditions and recommendations relating to Aboriginal and European heritage. It is considered that the conservation of all such sites are facilitated by the proposal.
3.3 Sydney Drinking Water Catchments	N/A	Not relevant to the Proposal as the site is not located within this area.

**Proposed Amendment to Campbelltown
Local Environmental Plan 2015**

ROSALIND PARK PLANNING 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	This Planning Proposal does not enable any land to be developed for the purpose of a recreational vehicle area.
3.6 Strategic Conservation Planning	No, but justifiably inconsistent	<p>Parts of the site are identified as both avoided land under State Environmental Planning Policy (Biodiversity and Conservation) 2021 and is within a Strategic Conservation Area. Effort has been made to ensure that Council can be satisfied that the proposal is consistent with the applied criteria as per the direction.</p> <p>Parts 1 and 2 of the direction address planning proposals on avoided land as well as planning proposals within Strategic Conservation Areas. The proposal both incorporates avoided land and occurs in part, within a designated Strategic Conservation Area.</p> <p>Council is satisfied that the Proposal in its current form, demonstrates consistency with all provided criteria. Given that the proposal is the subject of a CPCP Mod application, an evaluation of the ecological merit of the proposal, as it relates to the Strategic Conservation Area, will also be considered at that level.</p> <p>It is acknowledged that the proposal is inconsistent with Part 3 of this direction, as the proposal seeks to rezone avoided land for residential purposes. The inconsistency is considered justified as the proposal is both to facilitate infrastructure that is required to service and support development within a nominated area, and the planning proposal is consistent with the Cumberland Plain Conservation Plan</p>

Proposed Amendment to Campbelltown
Local Environmental Plan 2015

ROSALIND PARK PLANNING PROPOSAL

		<p>Guidelines, subject to the pending modification application.</p> <p>Likewise, it is acknowledged that the proposal is inconsistent with Part 4. This inconsistency relates the intention to rezone a small portion of the site (which is located within a Strategic Conservation Area) to SP2 Infrastructure. Again, the proposal is both to facilitate infrastructure that is required to service and support development within a nominated area, and the planning proposal is consistent with the Cumberland Plain Conservation Plan Guidelines, subject to the pending modification application. It is therefore considered to be justifiably inconsistent.</p>
3.7 Public Bushland	Yes	<p>Priority has been given to the retention of public bushland in the design of the masterplan.</p> <p>With the exception of bushland areas designated proposed to be swapped with cleared areas to improve biodiversity outcomes, development is planned in existing cleared areas.</p>
3.8 Willandra Lakes Region	N/A	Not relevant to the Proposal as the site is not located within this area.
3.9 Sydney Harbour Foreshores and Waterways Area	N/A	Not relevant to the Proposal as the site is not located within this area.
3.10 Water Catchment Protection	Yes	A Water Cycle Management Plan was submitted with the application and feedback has been received following an initial referral was made to Sydney Water. Based upon these documents it is considered that at a preliminary level, the proposal is capable of complying with all requirements of this direction.
Focus Area 4: Resilience and Hazards		
4.1 Flooding	TBD	A Water Cycle Management Plan was submitted with the application and flood considerations have been discussed in detail elsewhere in this proposal.
4.2 Coastal Management	N/A	Not relevant to the Proposal as the site is not located within this area.

Proposed Amendment to Campbelltown
Local Environmental Plan 2015

ROSALIND PARK PLANNING PROPOSAL

4.3 Planning for Bushfire Protection	Yes	The PP has addressed bushfire hazards and the applicant has provided a Bushfire hazard report. This includes creating additional asset protection zones to protect proposed development areas.
4.4 Remediation of Contaminated Land	Yes	The PPR has addressed land contamination and provided a Preliminary Site Investigation. Any future subdivision will need to further address the potential for land contamination as addressed by the applicant in the PSI.
4.5 Acid Sulfate Soils	TBD	Not relevant to the Proposal as the site is not mapped as a risk area.
4.6 Mine Subsidence and Unstable Land	TBD	The site is identified as a risk area for mine subsidence. Consultation has taken place with Subsidence Advisory NSW. The topic has been analysed in greater detail elsewhere in the report.
Focus Area 5: Transport and Infrastructure		
5.1 Integrating Land Use and Transport	Yes	Traffic plans and reports have been provided and considered within this report. Compliance with the referenced policies can be achieved based in current plans.
5.2 Reserving Land for Public Purposes	Yes	Portions of the land are to be reserved for public used. This will occur in accordance with the requirements set forth in this direction.
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.
Focus Area 6: Housing		
6.1 Residential Zones	Yes	The proposal encourages a variety of housing types and can be structured to ensure service delivery is in place prior to commencement of construction.
6.2 Caravan Parks and Manufactured Home Estates	N/A	Not relevant to the Proposal.
Focus Area 7: Industry and Employment		
7.1 Business and Industrial Zones	N/A	Not relevant to the Proposal.

Proposed Amendment to Campbelltown
Local Environmental Plan 2015

ROSALIND PARK PLANNING 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.
Focus Area 8: Resources and Energy		
8.1 Mining, Petroleum and Extractive Industries	N/A	Not relevant to the Proposal.
Focus Area 9: Primary Production		
9.1 Rural Zones	No, but justifiably inconsistent	The proposal is justifiably inconsistent with this direction based upon the fact that the land has been identified for residential use in the relevant Regional Strategy, Regional Plan and the District Plan.
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?

Yes.

The land is identified as having significant vegetation present with vegetation to be largely protected under the CPCP. The proponent has lodged a modification application to the CPCP and the proposal is consistent with this modification. Consultation with the CPCP team indicates that the proposed changes are likely to be supported. Additionally, a BDAR has been lodged for the portion of land not included in the CPCP.

The proposal will result in the creation of protected habitat within wildlife and koala corridors in perpetuity.

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

Yes, a proposal of this scale and magnitude will have environmental impacts, many of which will need to be managed at construction stage to ensure the preservation of trees on the boundary for example and the management of cut and fill to prevent run off into local waterways.

Large holdings of existing vegetation will be retained as part of the proposal and protected in perpetuity.

**Proposed Amendment to Campbelltown
Local Environmental Plan 2015****ROSALIND PARK PLANNING PROPOSAL****9. Has the Planning Proposal adequately addressed any social and economic effects?**

Yes.

The PP is supported by a social infrastructure needs assessment and an economic benefits analysis. The Proposal has the potential to improve the long term economic sustainability of the area through job creation and ongoing economic activity. The social infrastructure and economic benefits analysis concludes that the facilitated outcome of a new residential precinct has the following benefits:

- Creation of 1,450 new dwellings with an estimated 4,900 potential new residents
- New active open space within the Southern Precinct accommodating two playing fields
- Village centre as a focal point of the development with a new primary school adjacent
- 76 hectares of environmental conservation land including bushland reserves, riparian corridors and koala habitat
- Job creation in the order of 502 during a ten year construction period generating \$798 million in gross value to the economy.

The proposal will provide new housing supply at a time when Sydney is in dire need of additional dwellings in the private and rental market.

Section D – State and Commonwealth Interests**10. Is there adequate public infrastructure for the Planning Proposal?**

Yes.

The proposal includes provision for community infrastructure and services including the provision of a primary school site, RFS site, local centre, sporting and recreational facilities and new roads.

The inclusion of the transit corridor will provide bus services connecting to Macarthur train station providing options to reduce car dependence.

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.

As a preliminary step, Council has corresponded directly via email with a large number of state government agencies including the Department of Planning, The CPCP team, Endeavour Energy, Sydney Water, Transport for NSW and Mine Subsidence Board in regards to the proposal. Council officers have also met with the Department of Planning, The CPCP team, Sydney Water and Transport for NSW and commentary is provided as relevant to each section. Council also wrote to the Department of Education but did not receive a response directly.

Proposed Amendment to Campbelltown
Local Environmental Plan 2015

ROSALIND PARK PLANNING PROPOSAL

Part 4 – Mapping

The PP seeks to amend the following Maps within CLEP 2015 as proposed below.

Map	No	Requested Amendment
Land Zoning Map	LSN_003	Amend the land zoning across the site being Lots 1, 2 and 3 in DP 622362, Lot 1 in DP 589241, Lot 35 in DP 230946 and Lot 58 in DP 632328.
Lot Size Map	LSZ_003	Amend the minimum lot size across the site being Lots 1, 2 and 3 in DP 622362, Lot 1 in DP 589241, Lot 35 in DP 230946 and Lot 58 in DP 632328.
Height of Buildings Map	HOB_003	Amend the height of building map across the site being Lots 1, 2 and 3 in DP 622362, Lot 1 in DP 589241, Lot 35 in DP 230946 and Lot 58 in DP 632328.
Urban Release Area Map	URA_003	Amend the urban release area map across the site being Lots 1, 2 and 3 in DP 622362, Lot 1 in DP 589241, Lot 35 in DP 230946 and Lot 58 in DP 632328.
Terrestrial Biodiversity Map	BIO_003	Amend the terrestrial biodiversity map across the site being Lots 1, 2 and 3 in DP 622362, Lot 1 in DP 589241, Lot 35 in DP 230946 and Lot 58 in DP 632328.
Land Reservation Acquisition Map	LRA_003	Amend the land reservation acquisition map across the site being Lots 1, 2 and 3 in DP 622362, Lot 1 in DP 589241, Lot 35 in DP 230946 and Lot 58 in DP 632328.
Lot Size for Dual Occupancy Map	LSD_003	Amend the lot size for dual occupancy map across the site being Lots 1, 2 and 3 in DP 622362, Lot 1 in DP 589241, Lot 35 in DP 230946 and Lot 58 in DP 632328.

Table 7: Proposed Mapping Amendments

Proposed Amendment to Campbelltown
Local Environmental Plan 2015

ROSALIND PARK PLANNING PROPOSAL

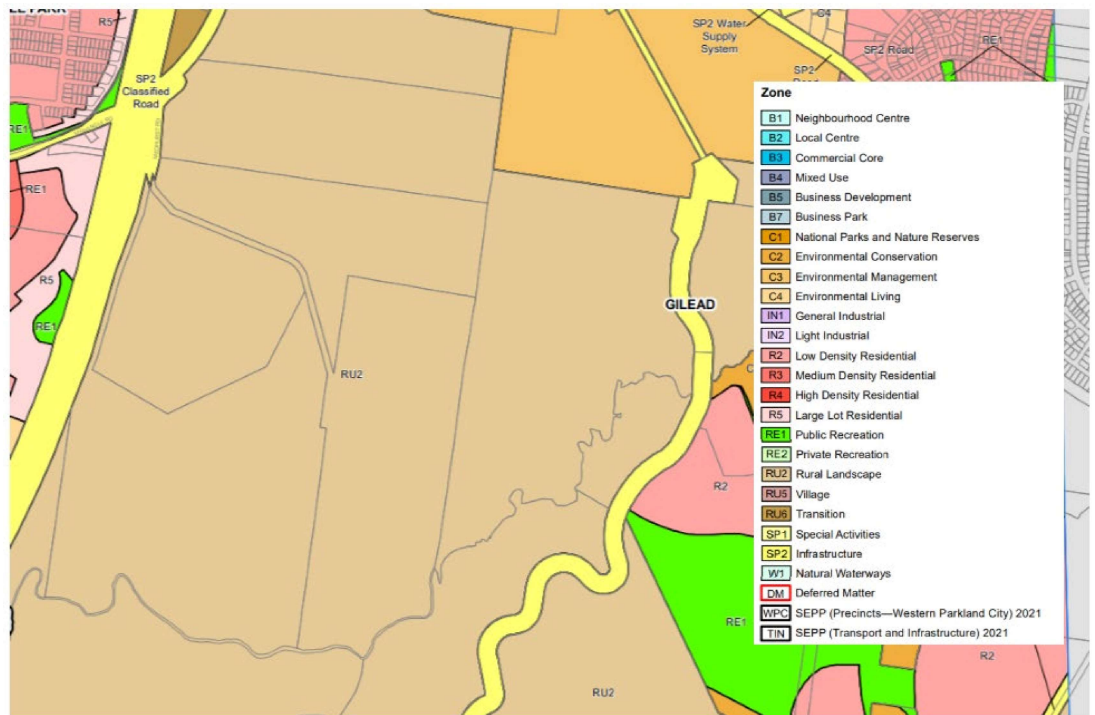


Figure 5 Existing Zoning Map

Proposed Amendment to Campbelltown
Local Environmental Plan 2015

ROSALIND PARK PLANNING PROPOSAL

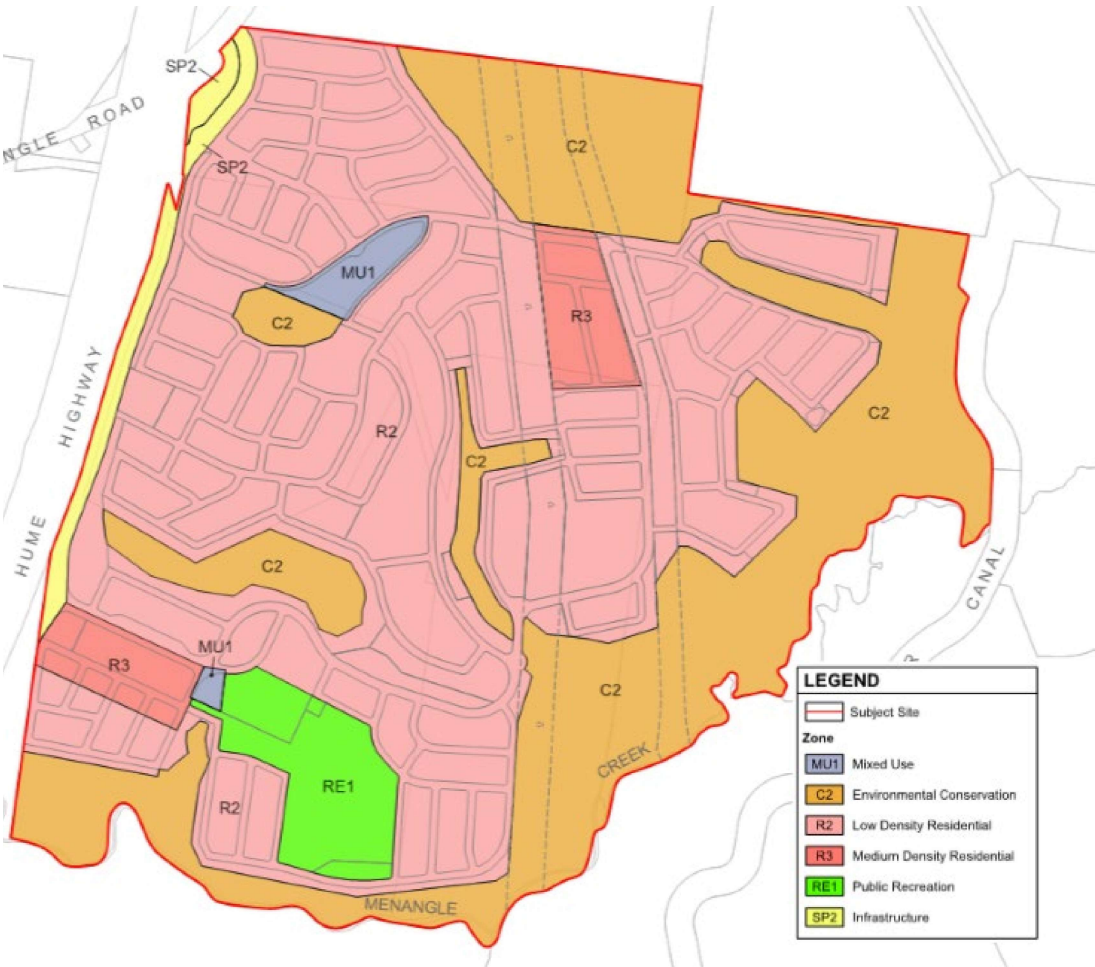


Figure 6 Proposed Zoning Map

Proposed Amendment to Campbelltown
Local Environmental Plan 2015

ROSALIND PARK PLANNING PROPOSAL

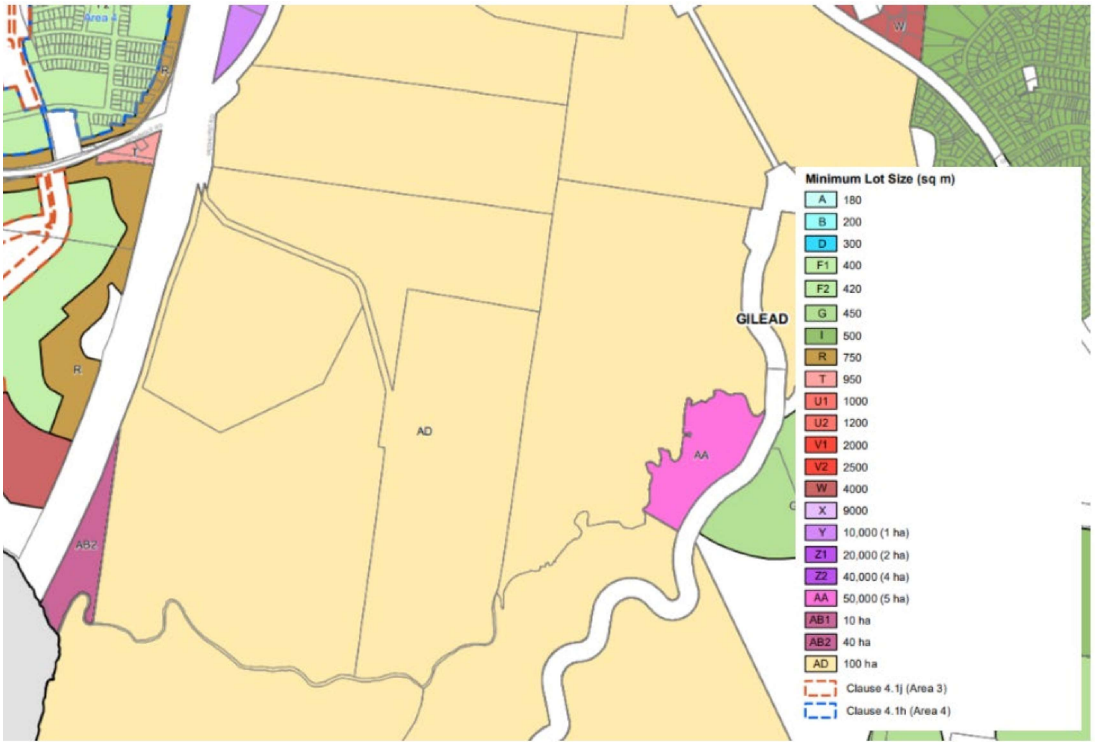


Figure 7 Existing Minimum Lot Size Map

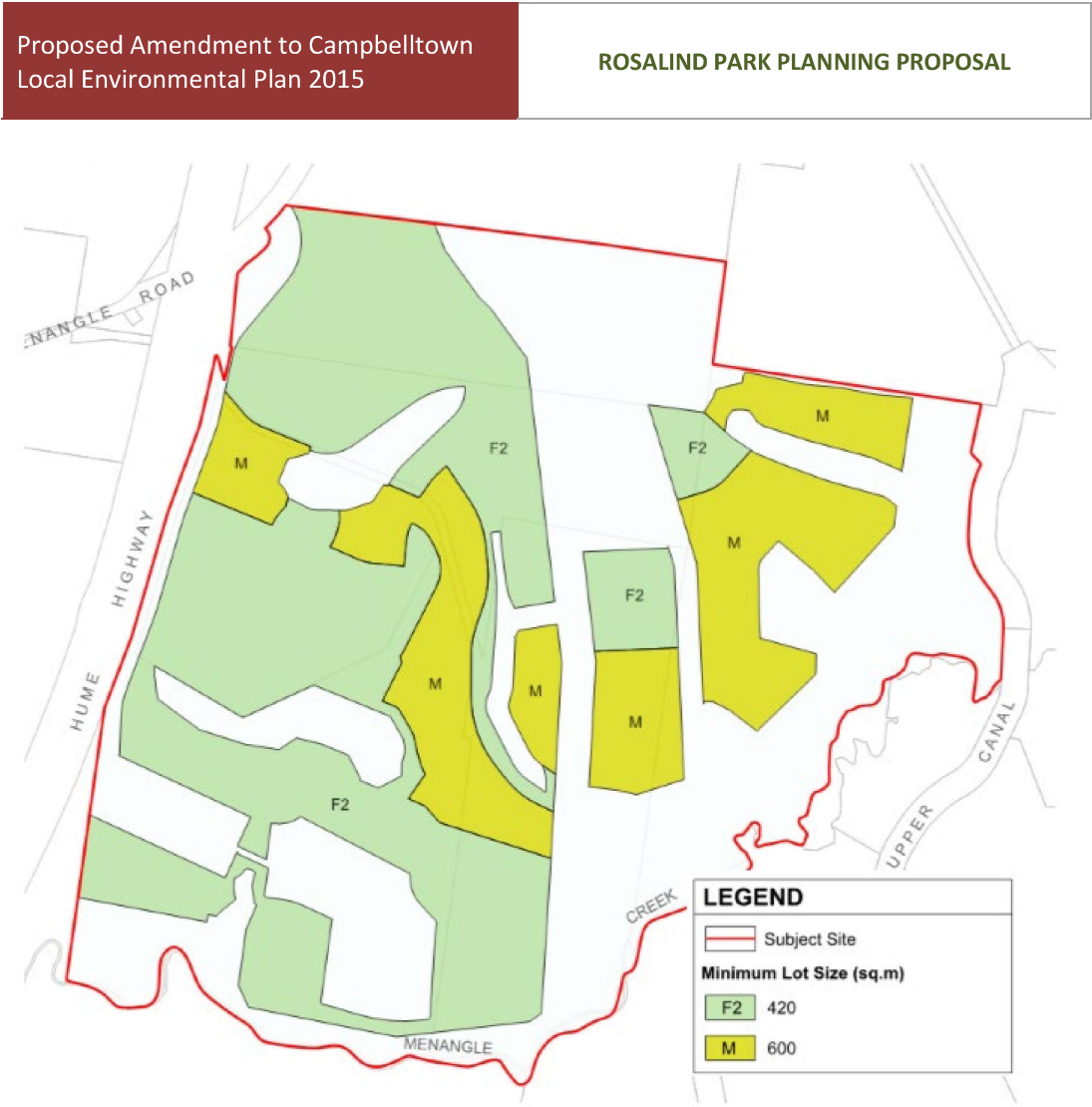


Figure 8 Proposed Minimum Lot Size Map

Proposed Amendment to Campbelltown
Local Environmental Plan 2015

ROSALIND PARK PLANNING PROPOSAL

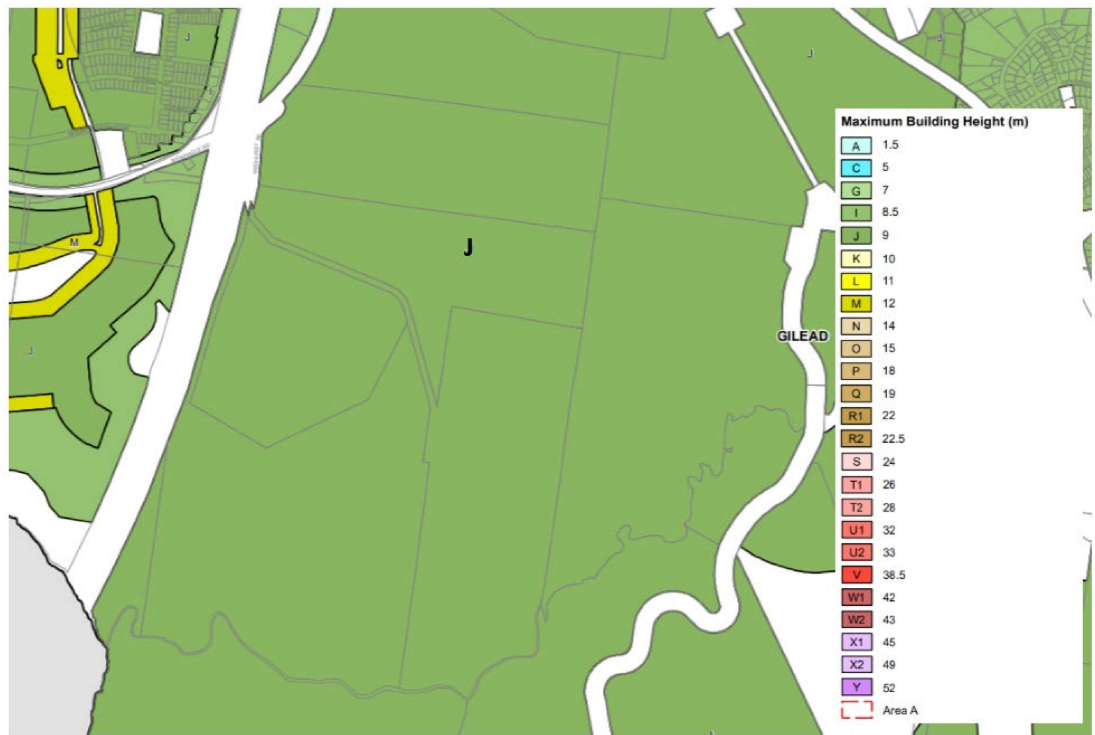


Figure 9 Existing Height of Building Map

Proposed Amendment to Campbelltown
Local Environmental Plan 2015

ROSALIND PARK PLANNING PROPOSAL

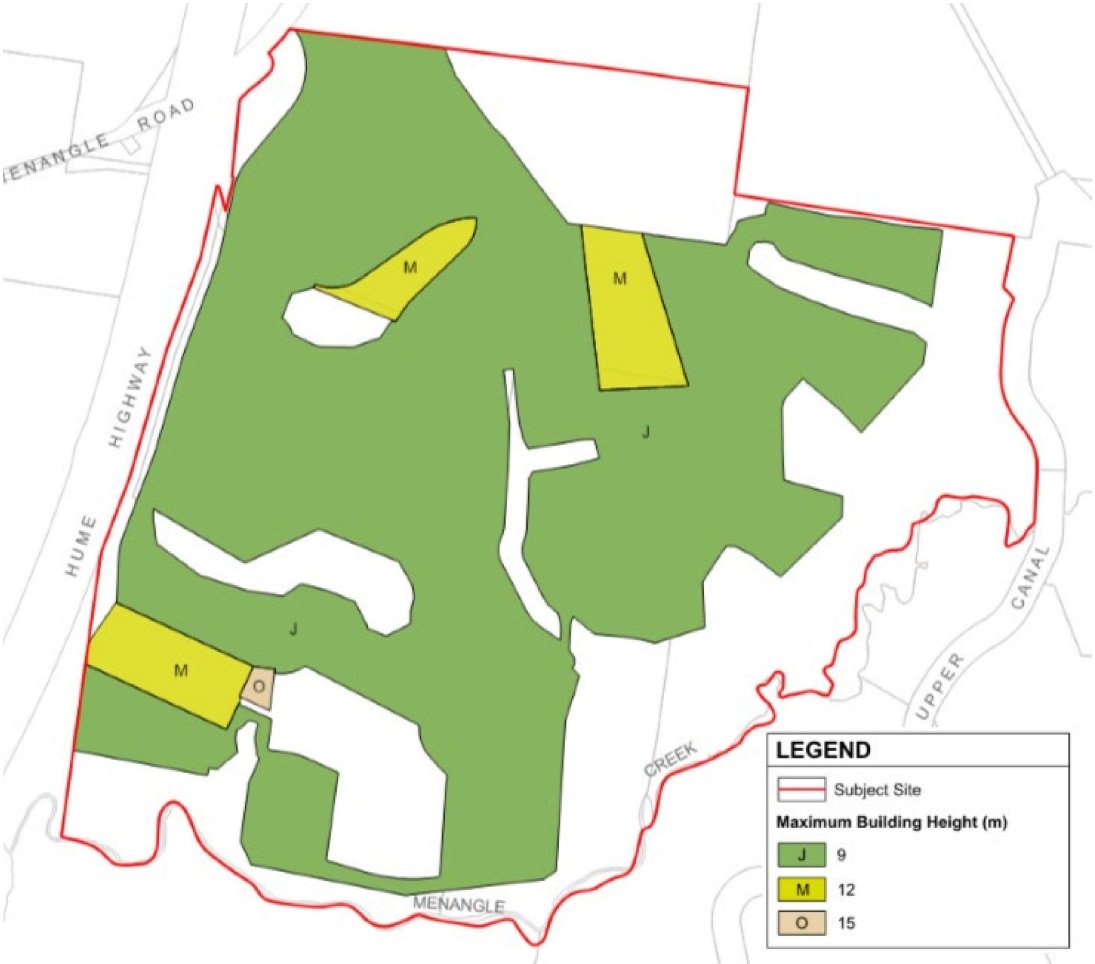


Figure 10 Proposed Height of Building Map

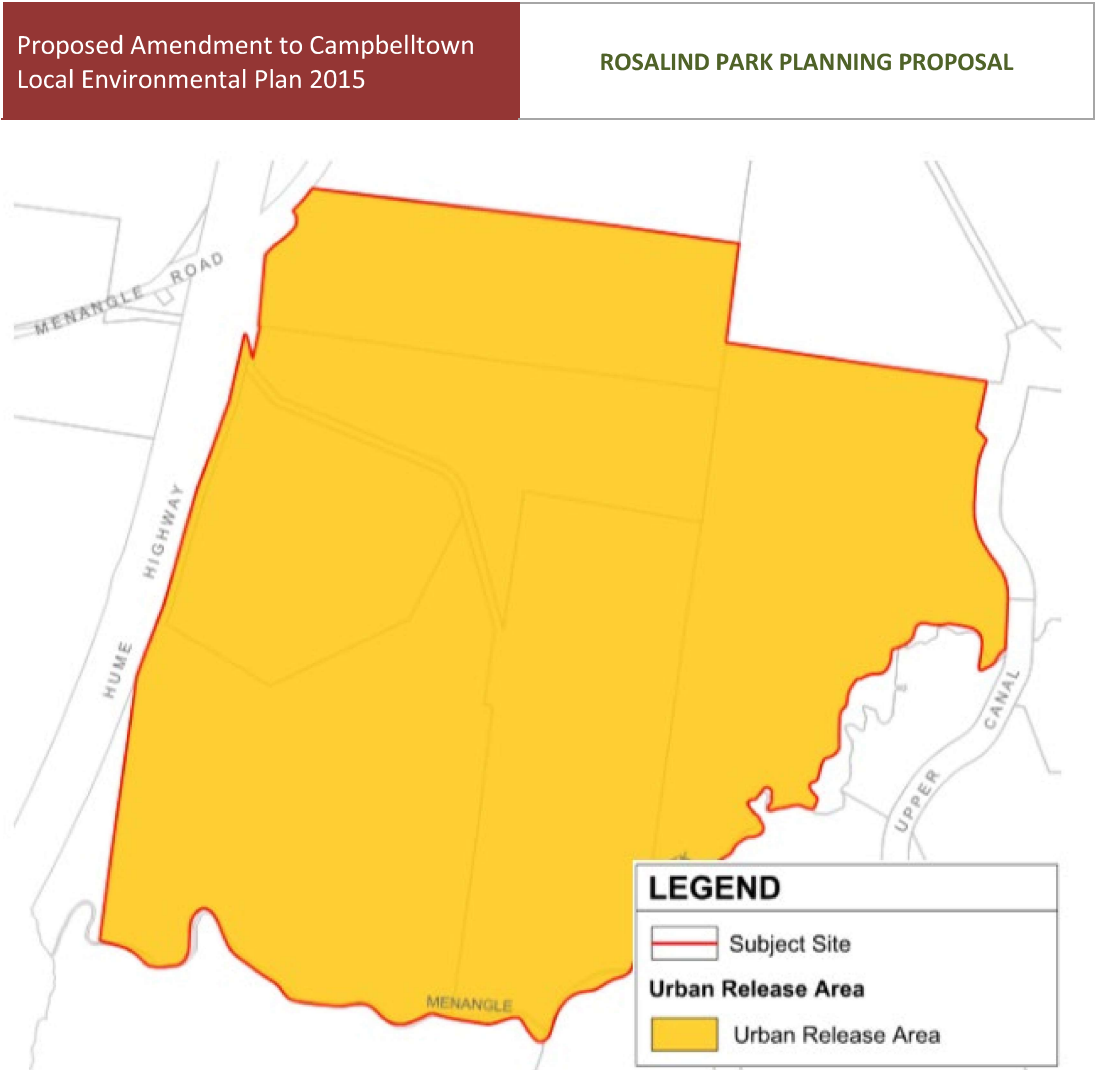


Figure 11 Proposed Addition to Urban Release Area Map

Proposed Amendment to Campbelltown
Local Environmental Plan 2015

ROSALIND PARK PLANNING PROPOSAL

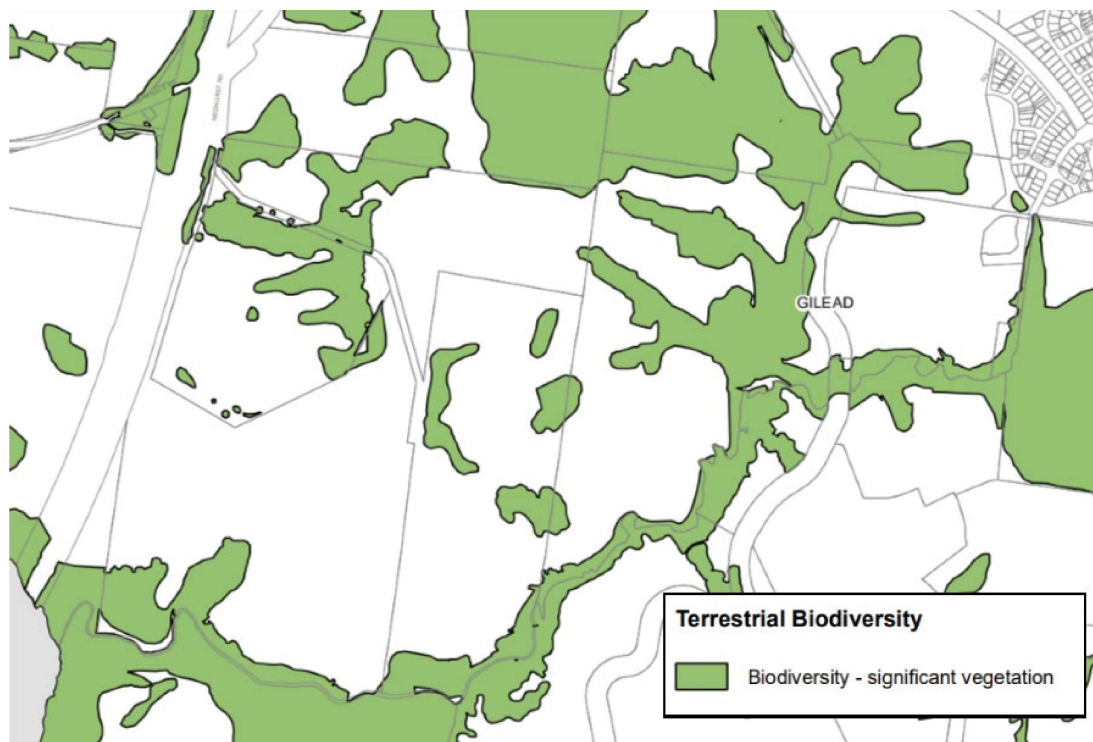


Figure 12 Existing Terrestrial Biodiversity Map

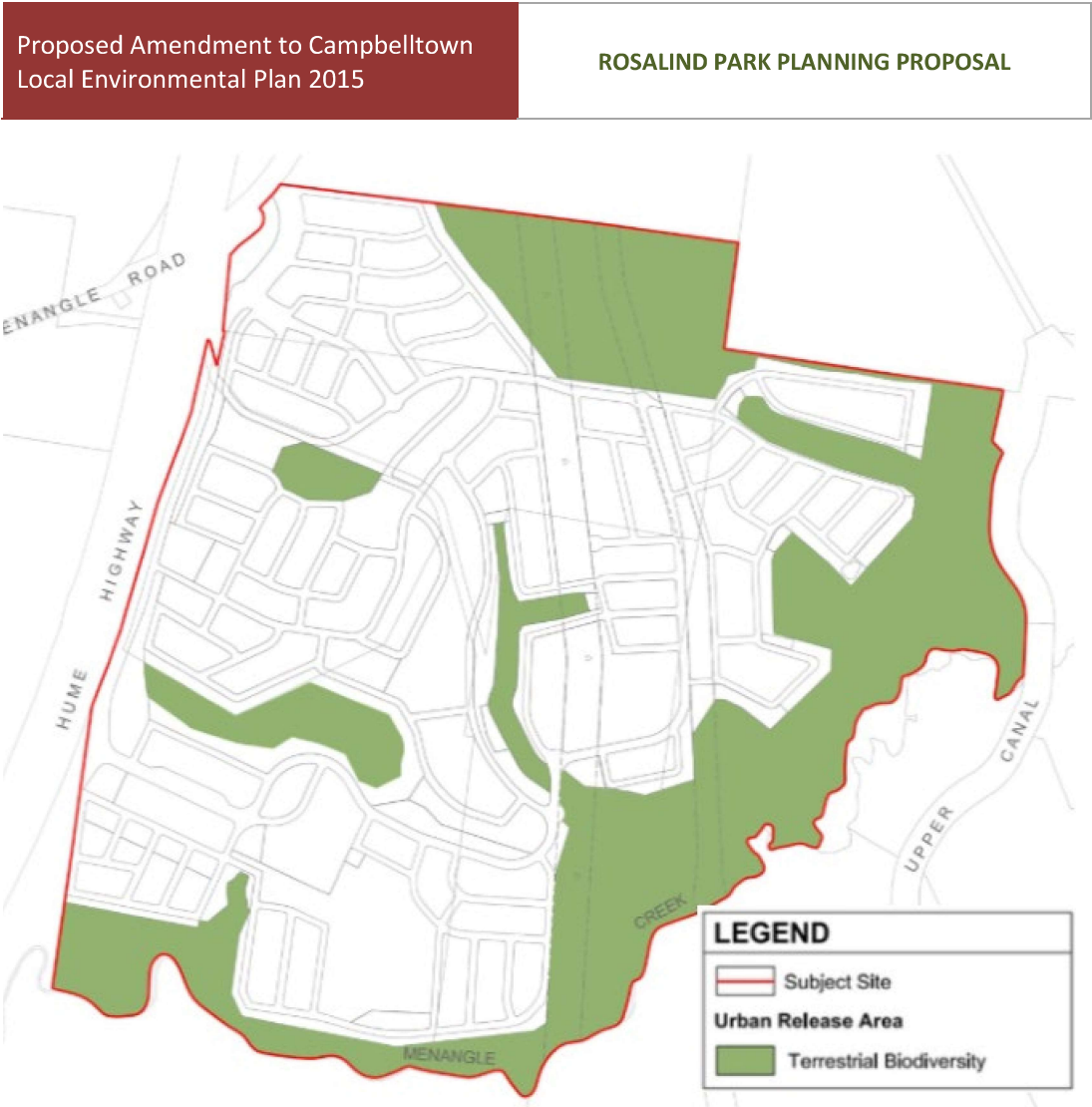


Figure 13 Proposed Terrestrial Biodiversity Map

Proposed Amendment to Campbelltown
Local Environmental Plan 2015

ROSALIND PARK PLANNING PROPOSAL

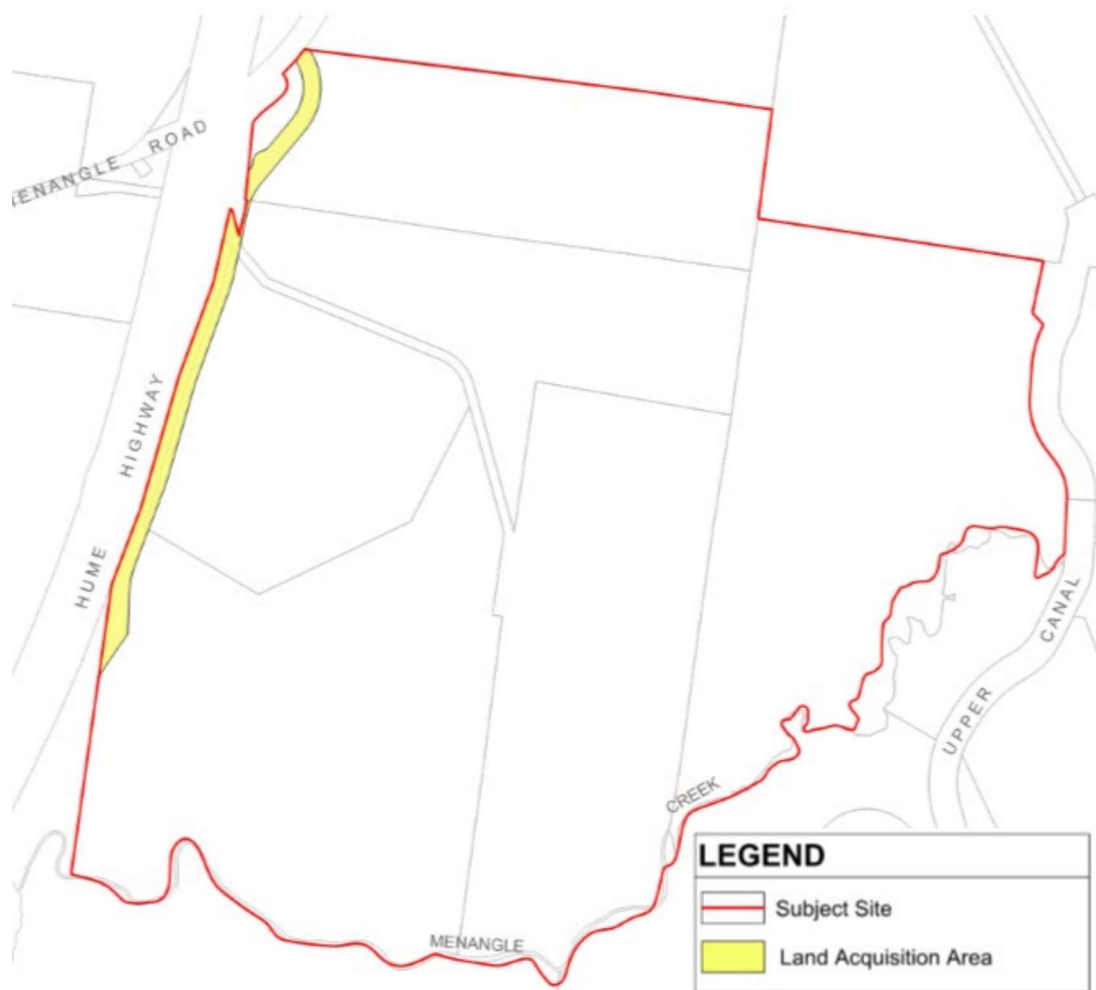


Figure 14 Proposed Land Acquisition Map

Proposed Amendment to Campbelltown
Local Environmental Plan 2015

ROSALIND PARK PLANNING PROPOSAL

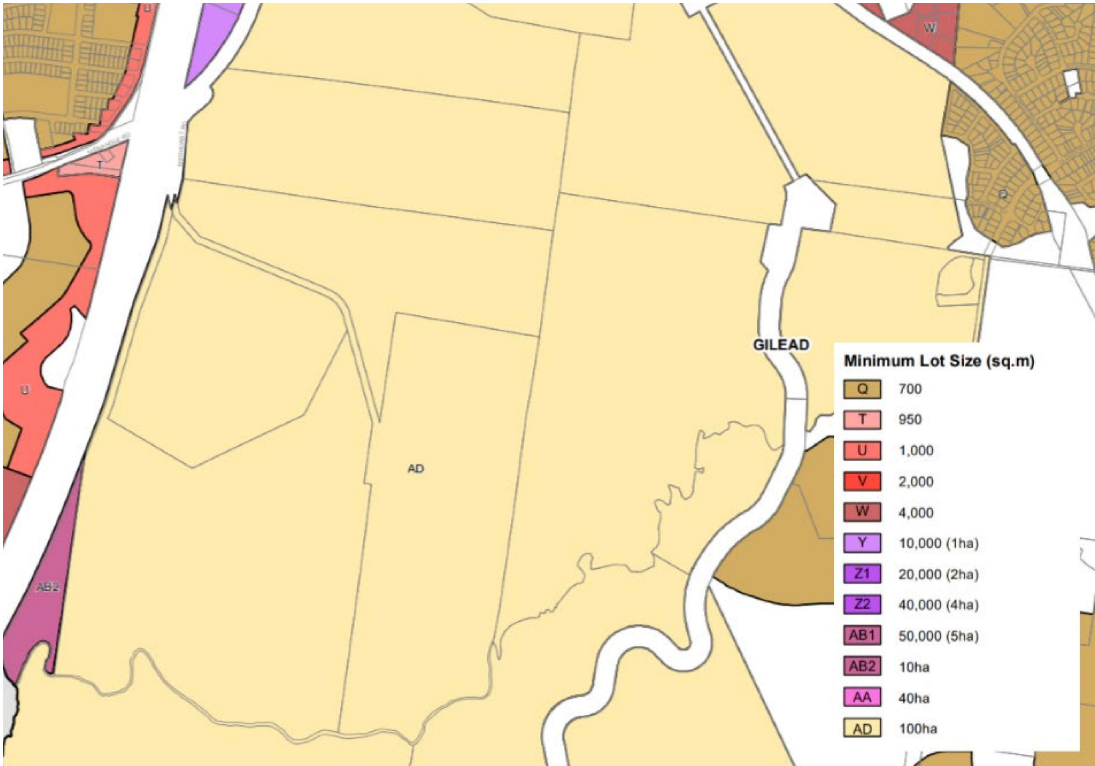


Figure 15 Existing Lot Size for Dual Occupancy Map

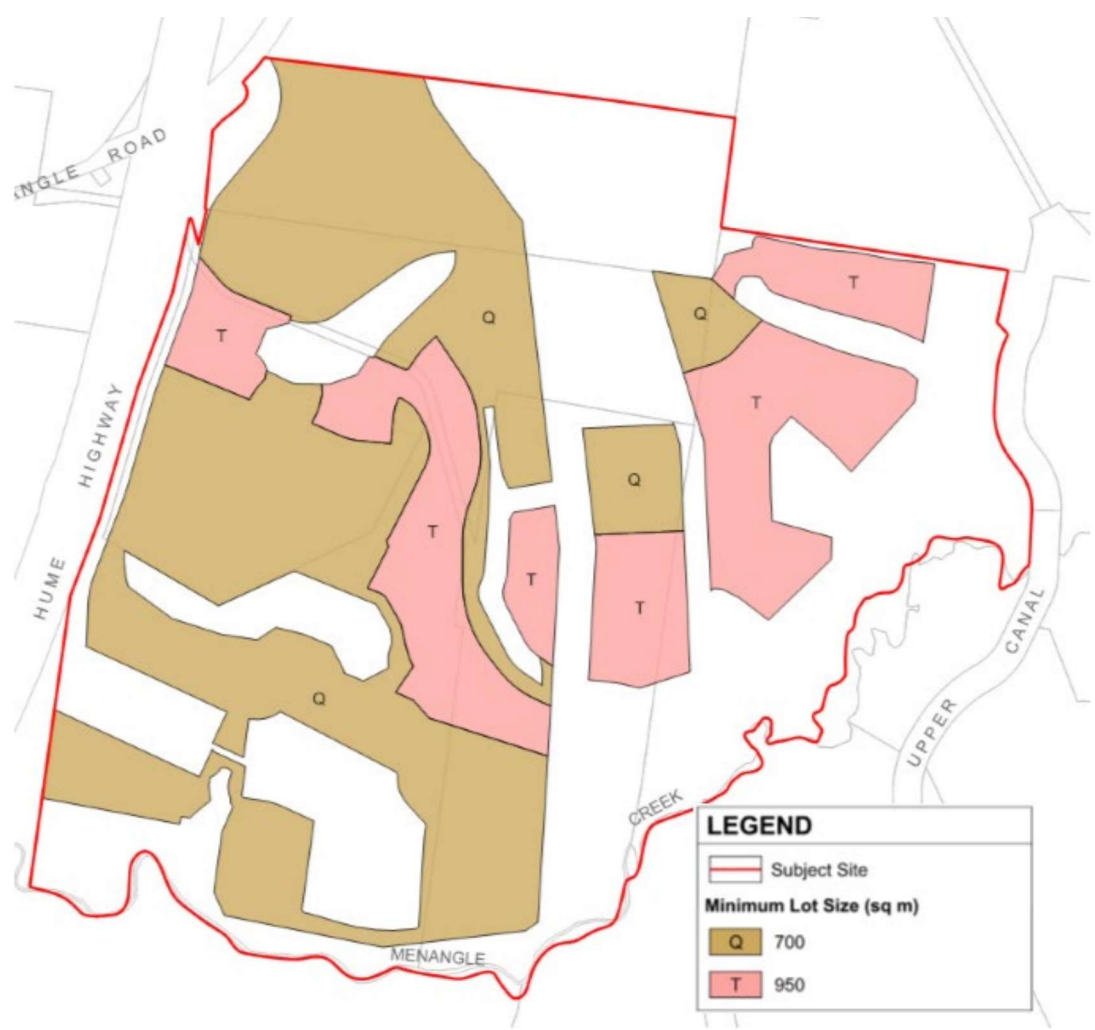


Figure 16 Proposed Lot Size for Dual Occupancy Map

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.

Proposed Amendment to Campbelltown Local Environmental Plan 2015	ROSALIND PARK PLANNING PROPOSAL
---	---------------------------------

Part 6 – Project Timeline

Dates	Item
May 2023	Local Planning Panel advice
July 2023	Council endorsement of Planning Proposal
August 2023	Referral to DPE for Gateway Determination
October 2023	Gateway Determination
December 2023	Public exhibition and referral to any required public authorities
March 2024	A report to Council on Submissions received
August 2024	Send planning proposal to DPIE for finalisation
October 2024	Making of LEP Amendment

Table 8: Indicative Project Timeline