



**Draft Planning Proposal:
Maldon Bridge Road, Maldon**

PP-2021-3179

Document Register

Version	Date	Details	Prepared By	File Location
1	January 2023	Preparation of planning proposal for submission to DPE for a Gateway determination	B Madeley	CM 12961#186
Current Version		1		

Executive Summary Table

Site address	40-45 Maldon Bridge Road and Staff Road, MALDON 2571 NSW
Lot DP	<ul style="list-style-type: none"> • Lot 1 DP748675 • Lot 1 DP795225 • Lot W DP163774 • Lot X DP161196 • Lot 1 DP 162140 • Lot 1 DP 1138675 • Lot 2 DP 1138675 • Lot 31 DP 602144
Existing Planning Controls under <i>Wollondilly Local Environmental Plan 2011</i>	<p>Land Use Zone:</p> <ul style="list-style-type: none"> • RU2 Rural Landscape <p>Minimum Lot Size for subdivision:</p> <ul style="list-style-type: none"> • 100ha <p>Natural Resources - Water</p> <ul style="list-style-type: none"> • The site is partially mapped as Natural Resources – Water under the Wollondilly LEP. This is only applicable to the riparian corridor of Stonequarry Creek.
Proposed Amendments to be zoned under <i>SEPP (Precincts – Western Parkland City) 2022</i>	<p>Land Use Zone:</p> <ul style="list-style-type: none"> • Part C2 Conservation Zone • Part IN3 Heavy Industrial <p>Minimum Lot Size for subdivision:</p> <ul style="list-style-type: none"> • Part 4,000m² • Part 5,000m² • Appropriate minimum lot size for proposed C2 Conservation Zone to be determined <p>Growth Area Boundary</p> <ul style="list-style-type: none"> • Minor amendment to the boundary of the Wilton Growth Area to include Lot 1 DP 162140
Technical Studies relevant to the planning proposal	<ul style="list-style-type: none"> • Bushfire Assessment • Preliminary Site Investigation • Services Assessment Report • Traffic Assessment • Infrastructure Delivery Plan
Applicant	Boral Cement Ltd

Introduction

This planning proposal explains the intended effect of and justification for amendments to the *Wollondilly Local Environmental Plan 2011* (Wollondilly LEP) and *State Environmental Planning Policy (Precincts – Western Parkland City) 2022* (PWC SEPP). The amendments are to enable the expansion of employment land for heavy industrial uses and environmental conservation in Maldon.

The planning proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* and the NSW Government, guidelines published by the Department of Planning, Industry and Environment's *Local Environmental Plan Making Guideline* (September 2022).

Background

The planning proposal seeks to rezone land at 40-45 Maldon Bridge Road and Staff, Maldon for employment and environmental conservation purposes.

The site is currently zoned RU2 Rural Landscapes under the *Wollondilly Local Environmental Plan 2011*. The majority of the site is located within the Maldon Precinct of the Wilton Growth Area as per the Western Parkland City SEPP. A minor boundary adjustment to the Wilton Precinct Boundary Map to bring a small proportion of the site is recommended. The land outside the Wilton Growth Area boundary represents approximately 3% or 0.6ha of the site.

Since lodgement, the Cumberland Plain Conservation Plan has been finalised by the NSW Government, noting federal approvals are still pending. The maps included in this planning proposal have been updated to reflect this.

Consistent with the strategic planning framework, the planning proposal seeks to implement an employment zoning as an IN3 Heavy Industrial Zone on land on the western side of Maldon Bridge Road as well as on land adjacent to Staff Road. The planning proposal will also extend the C2 Environmental Conservation Zone as included in the CPCP to those parts of the site identified as having environmental features worthy of preservation including native vegetation and the steep gully leading to Stonequarry Creek.

The site

The site comprises approximately 22.35ha of land located on the western side of Maldon Bridge Road and Staff Road in Maldon. The land is located approximately three (3) kilometres from Picton and six (6) kilometres from the interchange with the Hume Motorway via Picton Road. The land is in proximity to the future Wilton Growth Area. The planning proposal land is residue to the Boral operation south of Picton Road and the Main Southern Rail line that crosses Maldon Bridge Road at a rail level crossing approximately 90 metres to the south of Picton Road. The railway line provides freight services used by Boral and others. The location of the site within the district is shown in Figure 1.

The existing Boral operations are located to the east of Maldon Bridge Road and comprise a rail freight distribution terminal and onsite manufacturing, processing and storage of construction materials

The land on the western side of Maldon Bridge Road includes a concrete batching plant, and both previous and existing workers cottages. The land also incorporates existing basins. A high voltage electricity easement traverse east west across the land just north of the existing concrete batching plant. Part of the planning proposal site also comprises land with environmental values including native vegetation and steep gullies leading to Stonequarry Creek. At the end of Maldon Bridge Road and not included in the planning proposal site is a Council Depot.

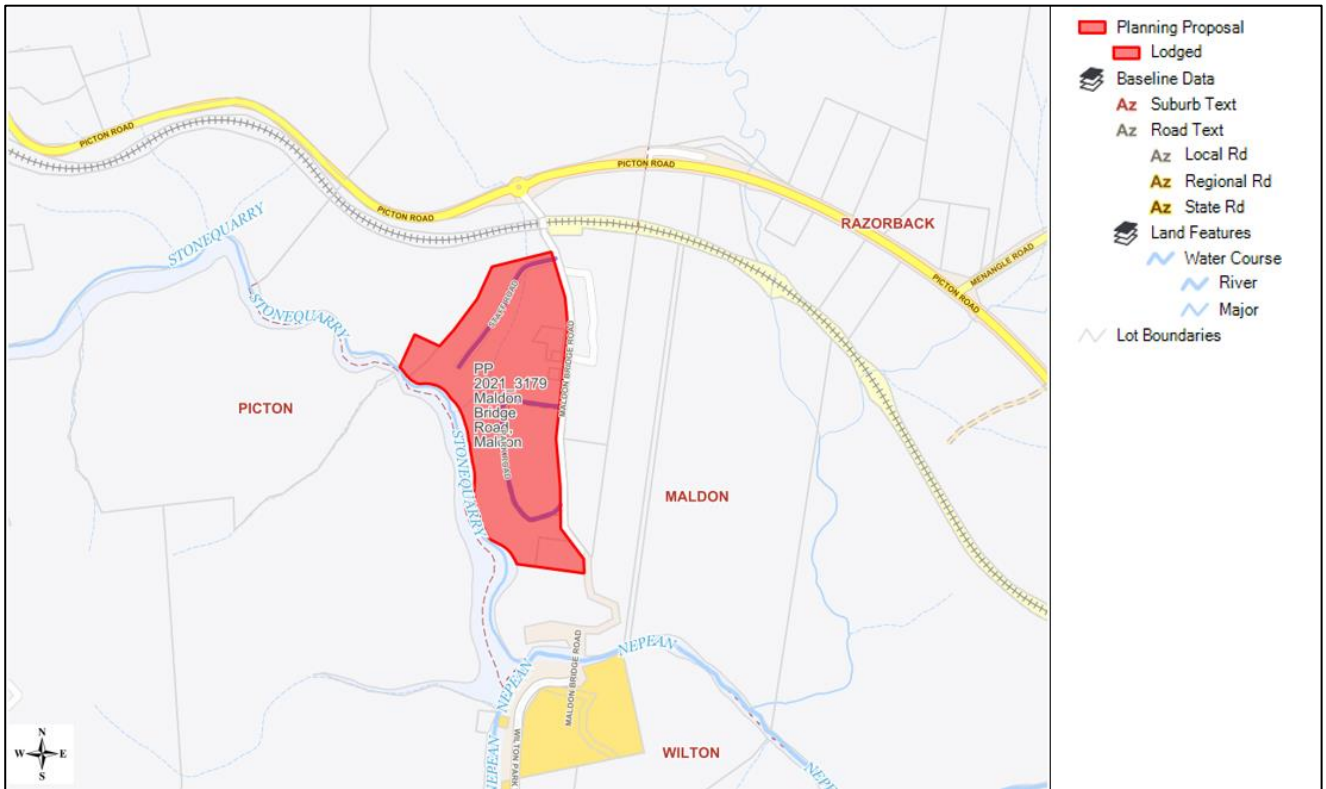


Figure 1 - subject site location

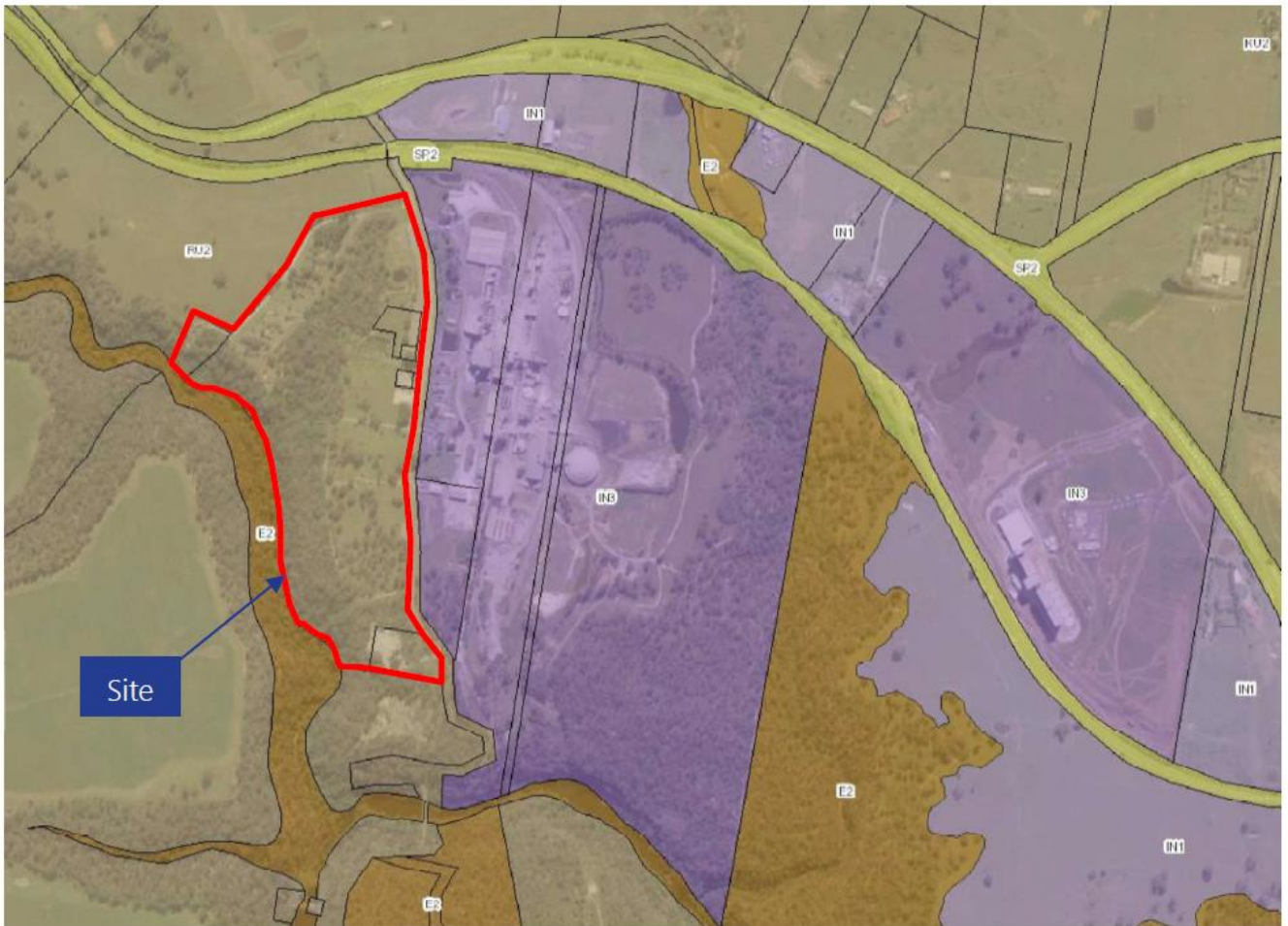


Figure 2 - site shown on the existing zoning map – showing its location on the edge of an existing IN3 Heavy Industrial Zone. (Source: Draft Planning Proposal prepared by GLN (2021))

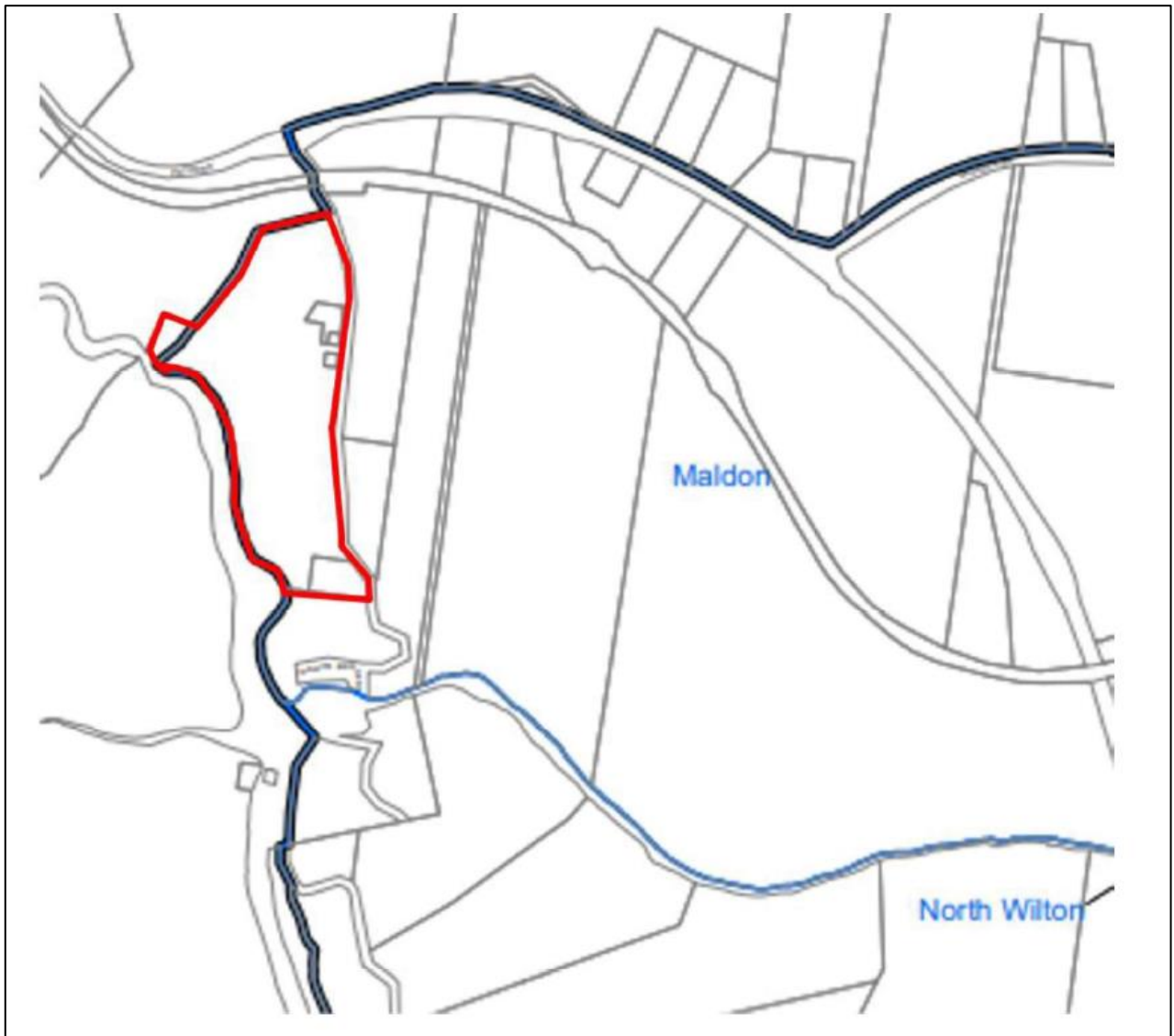


Figure 3 - extract of Wilton Growth Area Precinct Boundary Map (Sheet PCB_001) (Source: Draft Planning Proposal prepared by GLN 2021)

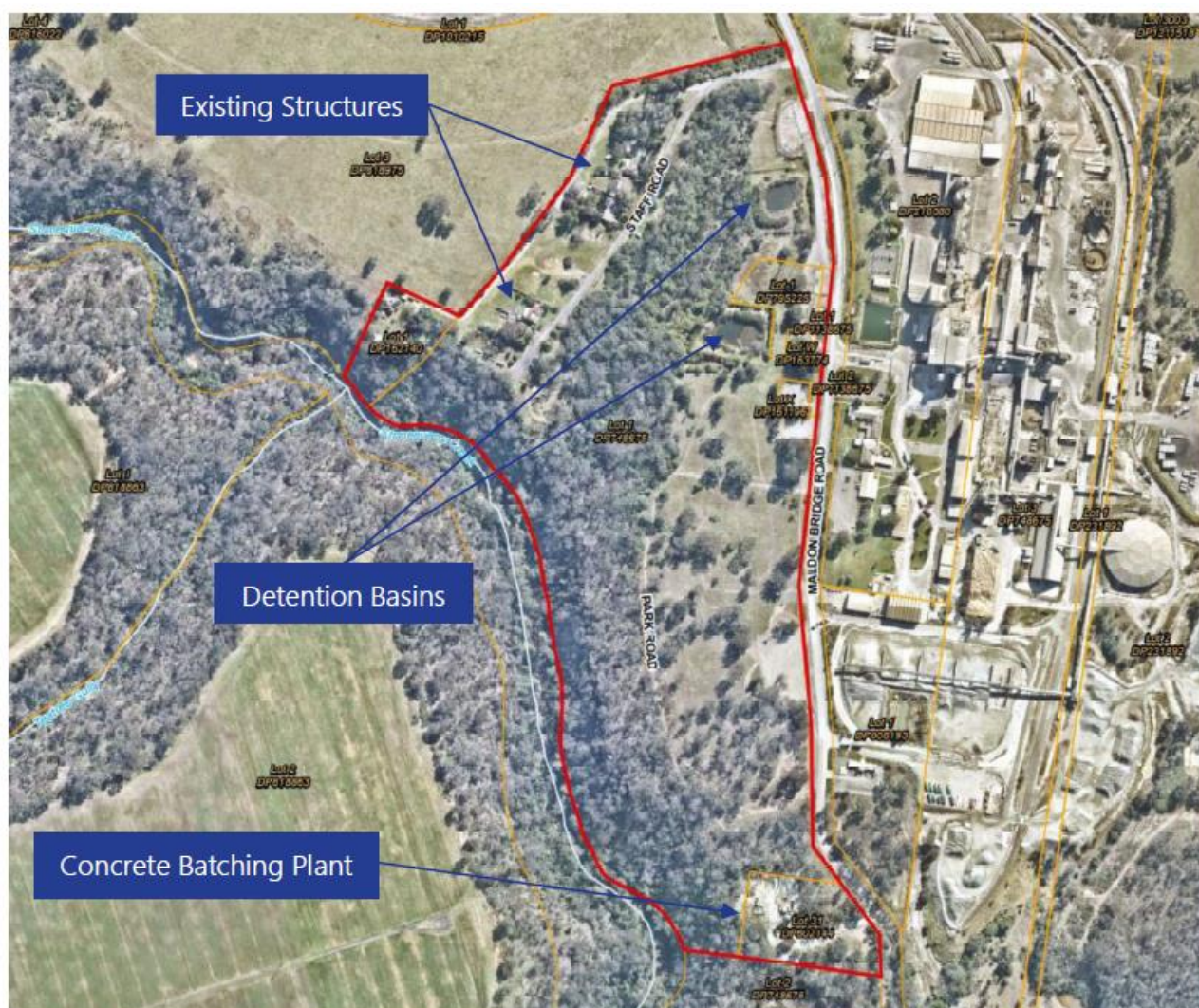


Figure 4 - aerial of site showing vegetation, existing structures, detention basins and existing industrial uses to the east (Source: draft Planning Proposal prepared by GLN 2021))

Structure of this document

This planning proposal has been prepared in accordance with the NSW Government's *Local Environmental Plan Making Guideline*.

The guide provides information on the process for preparing planning proposals. In particular, it sets out what matters should be included in a planning proposal to satisfy the requirements of the *Environmental Planning and Assessment Act 1979*.

This planning proposal has been structured in five parts as follows:

Part 1	A statement of the objectives and intended outcomes of the proposed instrument.
Part 2	An explanation of the provisions that are to be included in the proposed instrument.
Part 3	The justification for those objectives, outcomes and the process for their implementation

Part 4	Maps to identify the intent of the planning proposal and the area to which it applies
Part 5	Details of the community consultation that is to be undertaken on the planning proposal.
Part 6	Project timeline to detail the anticipated timeframe for the planning proposal

The guide is available on the Department of Planning & Environment's website.

Decisions on Planning Proposal to date

The following timeline summarises the key stages of the planning proposal process, and issues that arose across the course of Council's carriage of the proposal:

Date	Who	Purpose/Action	Copy provided at
April 2021	Proponent	The initial Draft planning proposal is submitted to Council for consideration. Slight amendments have occurred since this time due to the making the Cumberland Plain Conservation Plan.	Superseded
June 2021	Wollondilly Shire Council	Preliminary consultation with the community and other stakeholders to inform the preliminary assessment of the planning proposal.	Addressed as part of Appendix D.
December 2021	Wollondilly Shire Local Planning Panel	To provide advice on the draft planning proposal. The Panel recommended that the proposal should not be supported.	Appendix C
December 2022	Wollondilly Shire Council	To seek Council's position on the draft planning proposal. Council resolved to support the draft planning proposal.	Appendix D
December 2022	Department of Planning & Environment	Determine whether the planning proposal should proceed and issue a Gateway determination.	Current action

Delegation

Council has not resolved to seek the delegation as the plan-making authority to make this amendment to the *Wollondilly Local Environmental Plan 2011*.

Part 1 – Objectives and Intended Outcomes

Objective:

To amend the *State Environmental Planning Policy (Precincts – Western Parkland City) 2022* (PWC SEPP) to enable the redevelopment of land to the south of Picton Road, west of Maldon Road and along Staff Road in Maldon for employment uses as reflected in Wilton 2040.

Intended Outcomes:

- To enable the expansion of employment generating uses on land including establishing minimum lot sizes for subdivision.
- To identify land with environmental constraints to be zoned for environmental conservation in line with the Cumberland Plain Conservation Plan.
- To ensure that future development can incorporate or has access to adequate utility services for each proposal.

Part 2 – Explanation of Provisions

The proposed outcome will be achieved by the following amendments to the *State Environmental Planning Policy (Precincts – Western Parkland City) 2022* (PWC SEPP):

- Amending the **Land Zoning Map** to rezone land from RU2 Rural Landscape to part IN3 Heaving Industrial Zone and part C2 Environmental Conservation Zone
- Amending the **Lot Size Map** to introduce a minimum lot size for the proposed industrial land of:
 - 4,000
 - 5,000
 - An appropriate size for the C2 Environmental Conservation Zone
- Minor amendment to the Wilton Growth Area Precinct Boundary to include

These changes are shown in **Part 4** by **Maps 1** and **2**.

Part 3 – Justification of strategic and site-specific merit

Section A – Need for the Planning Proposal

A 3.1 Is the planning proposal a result of an endorsed Local Strategic Planning Statement, strategic study or report?

The planning proposal is considered consistent with the Wollondilly Employment Lands Strategy (ELS)

The ELS sets the strategic planning framework to guide the future development of employment lands within the Wollondilly LGA. The ELS recognises Maldon as a significant employment precinct with strong access to motorway and rail-freight connections, suitable for accommodating additional industrial land. The planning proposal site boundary is broadly consistent with the Maldon West investigation area and its corresponding actions. The planning proposal report acknowledges minor discrepancies with the slope constraints identified for the Maldon West expansion area and provides additional site-specific studies to justify future development feasibility. The planning proposal is consistent with the Wollondilly ELS

The [Wollondilly Employment Lands Strategy](#)¹ is available on Council's website.

A 3.2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. The proposed objectives and intended outcome could not be efficiently or effectively achieved through an alternate means.

The proposed amendments include allocating land uses and principal development standards that will facilitate the future development of the site.

Section B – Relationship to strategic planning framework

B 3.3 Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

Greater Sydney Region Plan and Western City District Plan (March 2018)

The Greater Sydney Commission's *A Metropolis of Three Cities – the Greater Sydney Region Plan* and the *Western City District Plan* were finalised by the Greater Sydney Commission in March 2018. These 20-year plans with a 40-year vision are a bridge between regional and local planning. They inform local environmental plans, community strategic plans and the assessment of planning proposals.

There are over 100 actions between these plans, many of which are relevant to Wollondilly. These plans are structured around strategies for:

¹ <https://www.wollondilly.nsw.gov.au/shire-projects/strategic-planning-and-land-use-policies/studies-and-strategies/>

- **Infrastructure and Collaboration;** supportive infrastructure, use of public resources such as open space and community facilities, working through collaboration.
- **Liveability;** social infrastructure, healthy communities, housing supply and affordability, great places,
- **Productivity;** the 30-minute city, land use and transport infrastructure, leveraging from the Western Sydney Airport and Badgerys Creek Aerotropolis, jobs.
- **Sustainability;** green spaces and landscape, tree canopy, using resources efficiently, managing rural areas, resiliency, bushland and biodiversity, waterways, green grid
- **Implementation;** local strategic planning statements, monitoring and reporting.

Approximately 22 hectares of the subject site is located within the Wilton Growth Area under the State Environmental Planning Policy (Precincts – Western Parkland City) 2021. The Region Plan's structure plan identifies Wilton as a land release area for future growth. The remainder of the site (approximately 0.60 hectares) sits outside of the growth area boundary, in the Wollondilly LEP 2011 and is identified as Metropolitan Rural Area (MRA).

The themes; Infrastructure and Collaboration, Liveability, Productivity and Sustainability and their supporting 10 directions, have been assessed for the purposes of this planning proposal and is deemed to be consistent with the Regional Plan.

THEME	Comment
INFRASTRUCTURE AND COLLABORATION 1. A city supported by infrastructure 2. A collaborative city	The planning proposal report and supporting Traffic Assessment demonstrates that the employment land and transport network align so that infrastructure is optimised.
LIVEABILITY 3. A city for people 4. Housing the city 5. A city of great places	The application of the C2 environmental conservation zone will help to retain natural areas and rural land view corridors to the south-west, preserving the local character of the area.
PRODUCTIVITY 6. A well connected City 7. Jobs and skills for the city	The heavy industrial rezoning aligns with the objective to retain and manage urban services land nominated for the Wilton Growth Area. The Traffic Assessment has indicated an estimate of 320 jobs generated as a result of the proposal supporting employment opportunities for new and existing residents in Wollondilly.
SUSTAINABILITY 8. A city in its landscape 9. An efficient city 10. A resilient city	The C2 zone will seek to protect and enhance areas of high biodiversity value and the Stonequarry Creek waterway. The retention of trees in the C2 zone will also help to minimise the impact of urban heat island effect associated with the site.

In alignment with the Regional Plan, the District Plan also identifies the growth area component of the site as a land release area that should retain and manage the urban services land. No additional objectives or actions specific to the subject site were identified. The proposal is consistent with the District Plan.

The [Greater Sydney Region Plan](https://gsc-public-1.s3-ap-southeast-2.amazonaws.com/s3fs-public/greater-sydney-region-plan-0618_0.pdf)² and the [Western City District Plan](https://gsc-public-1.s3-ap-southeast-2.amazonaws.com/s3fs-public/western-district-plan-0618_0.pdf)³ are available on the Greater Sydney Commissions website.

² https://gsc-public-1.s3-ap-southeast-2.amazonaws.com/s3fs-public/greater-sydney-region-plan-0618_0.pdf

³ https://gsc-public-1.s3-ap-southeast-2.amazonaws.com/s3fs-public/western-district-plan-0618_0.pdf

B 3.4 Is the planning proposal consistent with a Council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

Wollondilly 2040 Local Strategic Planning Statement was made and came into effect on 27 March 2020. The LSPS outlines the land use planning vision for Wollondilly over the next 20 years and will guide the implementation of the District Plan at a local level. This vision is for a prosperous, sustainable and resilient future for Wollondilly residents, with an enviable lifestyle of historic villages, modern living, rural lands and bush settings.

Wollondilly 2040 identifies a number of actions under each of its 18 planning priorities.

Overall the planning proposal is consistent with Wollondilly's LSPS. The proposal is located within the growth area, suitable for the expansion of industrial land and is well serviced with minimal infrastructure upgrades required to support future development. The proposal does not present any major social, environmental or economic impacts that would undermine successful implementation of the LSPS. The below tables provide an assessment of the planning proposal against each theme and the supporting planning priorities in the LSPS:

[Wollondilly 2040⁴](#) is available on Council's website.

B 3.6 Is the planning proposal consistent with applicable state environmental planning policies?

The NSW Government publishes State Environmental Planning Policies (SEPPs) and Sydney Regional Environmental Plans (SREPs or deemed SEPPs). These documents deal with matters of state or regional planning significance.

An assessment of the planning proposal against each SEPP is provided at Appendix A. The Planning Proposal is generally consistent with the relevant SEPPs.

B 3.7 Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

The Minister for Planning and Public Spaces issues Local Planning Directions that councils must follow when preparing a planning proposal. The Directions cover the following focus areas:

- Planning Systems
- Planning Systems – Place-based
- Design and Place
- Biodiversity and Conservation
- Resilience and Hazards
- Transport and Infrastructure
- Housing
- Industry and Employment

⁴ <https://www.wollondilly.nsw.gov.au/planning-and-development/guidelines-and-controls/local-strategic-planning-statement/>

- Resources and Energy
- Primary Production

An assessment of each of the proposed amendments consistency against all Ministerial Directions is provided at Appendix B.

The following Directions are considered of particular relevance to this proposal and are discussed further below:

- Direction 1.1 Implementation of Regional Plans
- Direction 1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan
- Direction 3.1 Conservation Zones;
- Direction 3.6 Strategic Conservation Planning
- Direction 7.1 Business and Industrial Zones
- Direction 9.1 Rural Zones;
- Direction 9.2 Rural Lands.

Inconsistency with the Ministerial Direction 9.1 Rural Zones and 9.2 Rural Lands is considered to be of minor significance, and contrary to Direction 1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan and the broader strategic context associated with the site. It is noted that this inconsistency will continue as Wollondilly grows and transitions to more urban uses, particularly within the Wilton Growth Area and the delivery of employment lands in line with the adopted Employment Lands Strategy.

Direction 1.1 Implementation of Regional Plans

The development is consistent with the Greater Sydney Region Plan – A Metropolis of Three Cities, having regard to the Metropolitan Rural Area and the Western City District Plan as the site is not located in an identified urban growth area. This is outlined in Section B3.3 above.

Direction 1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan

The subject site is predominately located within the Maldon Precinct of the Wilton Growth Area which has been identified for future employment land and conservation land uses on the structure plan, see figure 5 below.



Figure 5: Extract of Wilton 2040 Structure Plan (GLN 2021)

The proposed heavy industrial rezoning is anticipated to generate an additional 320 jobs which will support Wilton's local economy and the 15,000 job target set for the growth area.

Wilton 2040 is the guiding plan for the growth area. The majority of the subject site is identified within Maldon Precinct boundary. The proposed IN3 zone corresponds to the land nominated as *employment land*, reaffirming the proposal's alignment with the strategic intent proposed for Maldon. The proposed C2 Environmental Conservation zone also reflects the area reserved for conservation in the structure plan.

Direction 3.1 Conservation Zones

The planning proposal includes provisions that facilitates the protection and conservation of environmentally sensitive areas. The proposal includes the application of a C2 Environmental Conservation zone consistent with the Cumberland Plain Conservation Plan.

Direction 3.6 Strategic Conservation Planning

The planning proposal is located within a nominated area being the Wilton Growth Area.

The site includes land identified as avoided land and proposes to rezone this land as C2 Environmental Conservation.

Direction 7.1 Business and Industrial Zones

The planning proposal is consistent with the objective to encourage employment growth in suitable locations. The planning proposal aligns with the adopted Wollondilly Employment Lands Strategy.

Direction 9.1 Rural Zones and 9.2 Rural Lands

Inconsistency with the Ministerial Direction 9.1 Rural Zones and 9.2 Rural Lands is considered to be of minor significance, and contrary to Direction 1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan and the broader strategic context associated with the site. It is noted that this inconsistency will continue as Wollondilly grows and transitions to more urban uses, particularly within the Wilton Growth Area and the delivery of employment land in line with the adopted Employment Lands Strategy.

Section C – Environmental, social and economic impact

C 3.8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

An appropriate framework is in place to manage any impacts on environmentally sensitive land.

Since lodgement and reporting to the LPP, the Cumberland Plain Conservation Plan was finalised with NSW approvals in place in August 2022, noting Commonwealth approvals are pending at time of writing (5 January 2023). The making of the CPCP was supported by a planning framework including the following of relevance:

- Strategic Conservation Planning Chapter of SEPP (Biodiversity and Conservation) 2021
- Section 9.1 Ministerial Direction
- Environmental Planning and Assessment Amendment (Avoided Land) Regulation 2022

The Wilton DCP 2021 also integrates additional mitigation and management controls, which would need to be complied with for any future development application.

The proposed zoning maps have been updated since preliminary notification to align with the available mapping as the sites include “certified – urban capable” and “avoided” lands. This is considered appropriate and will facilitate better environmental outcomes.

Lot 1 DP 162140 sits outside the nominated area and any future clearing of land would be subject to the relevant approval pathways.

If the proposal progresses, a referral to the Cumberland Plain Conservation Team will be sought during public exhibition to ensure consistency with the relevant matters and any other additional considerations.

The Preliminary Site Investigation Report identified the proposed IN3 zone as cleared land either previously cleared or cleared for the purposes of the current worker cottages (shown in Figure 6). These areas include both exotic and some regenerating native trees and small stands of retained native vegetation.

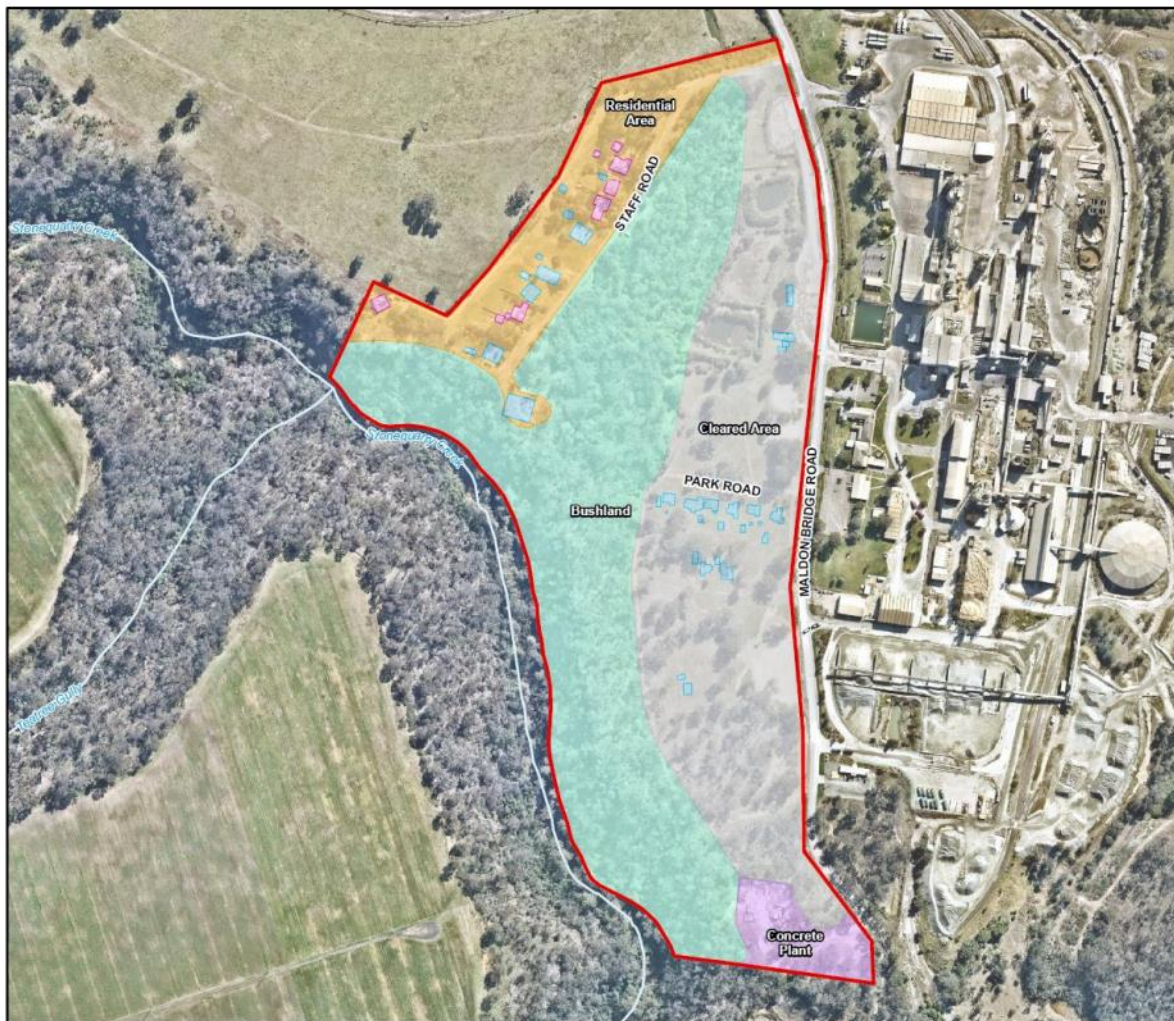


Figure 6: Preliminary Site Investigation report identified cleared areas (GLN, 2021)

C 3.9 Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

Bushfire

The planning proposal is supported by the Bushfire Assessment report, prepared in accordance with the requirements of the NSW Rural Fire Service's Planning for Bushfire Protection 2020 (PFB). Both the bushfire risk associated with the strategic proposal and future development applications were considered in the assessment. It was concluded that the proposed heavy industrial use is appropriate in the bush hazard context and results in an improved bushfire safety outcome for the site. Further, the road network and proposed access and egress routes were deemed acceptable in the instance of an evacuation. Consultation with RFS will be recommended as part of the Gateway process. The Bushfire Assessment Report is located in Appendix E.

Mine Subsidence

In support of the proposal, the proponent received confirmation from the DPE, 29 April 2019 that the subject site is not affected by active mining leases. However, the land is within a declared Mine Subsidence District of Wilton under section 20 of the Coal Mine Subsidence Compensation Act 2017. Any development on the land will require approval from NSW Subsidence Advisory. This consultation will occur as part of the formal exhibition in the Gateway process. The DPE advice is located at Appendix F.

Contaminated Land

A Phase 1 - Preliminary Site Investigation Report was provided which assessed the potential contamination status of the site in accordance with SEPP 55 and NSW Environmental Protection Authority (EPA) requirements. The potential for contamination was detected. However, it was determined that any potential contamination issues identified could be remedied by standard industry methods prior to development. Based on the assessment the report concluded that the site is capable of being made suitable for the proposed use. In this regard, the rezoning to IN3 heavy industrial land is supported. The Preliminary Site Investigation Report is located at Appendix G.

Traffic

The Traffic and Transport Assessment Report investigated the cumulative road servicing impacts from the planning proposal. The report found that the intent of the planning proposal would not have a major impact to the road network service. The roundabout intersection at Maldon Bridge Road and Picton Road would continue to operate at a good level of service including during the AM and PM peak times. Away from the intersection, traffic generated from the rezoning will be dispersed over a number of roads, and traffic conditions on the wider road network are expected to remain satisfactory. The proposed TfNSW Picton Bypass as discussed earlier was identified to be outside of the planning proposal boundary, showing no impact to the site at this point in time. Council will be seeking further advice on this matter, including a review of any potential conflicts with other major infrastructure projects with TfNSW and the proponent through the Gateway process. The Traffic and Transport Assessment Report is located at Appendix I.

Visual Impacts

A preliminary visual impact assessment was included in the body of the planning proposal report. The scale of the existing industrial structure from the adjacent Boral operations to the east of the site is in the immediate landscape. The existing view corridors to the north, north-east and southeast are mostly industrial structures, with some distant and regional views of vegetation and rural landscapes. The report indicated that it would not have a significant negative impact to view corridors. The significant trees screening the industrial landscapes will remain in the C2 zone and therefore protect the rural landscape from the south west. The proposed 5,000m² minimum lot size for the industrial land would also ensure that the scale of future development is moderated and suitable for modern industry practices.

Flooding

Internal advice was sought to identify known local flooding issues and potential impacts arising from the planning proposal. It was confirmed that there is potential for a minor flooding issue associated with the watercourse north of Picton Road, that traverses across the railway to Staff Road into the proposed C2 zone running into Stonequarry creek. This would require stormwater management treatment to the western portion of the proposed IN3 zone which has limited access in and out of the site. This issue would not preclude the proposed rezoning and could be addressed at the DA stage with the implementation of a stormwater management plan and installation of a drainage structure. At such time, the

application of a probable maximum flood (PMF) flood level should also be considered to further minimise site flooding impacts.

Heritage

Since reporting to the Local Planning Panel, Council has become aware of potential heritage value on the site, both Aboriginal and non-Aboriginal. Council and the proponent are working together to investigate these matters further to ensure any heritage values are appropriately addressed

It is therefore recommended that appropriate studies are undertaken prior to public exhibition and that this forms a condition of the Gateway Determination

C 3.10 Has the planning proposal adequately addressed any social and economic effects?

The applicant submitted a Social and Health Impact Comment (SHIC) (see Appendix K) in accordance with the Social and Health Impact Assessment Guidelines to Council for review. The SHIC identified several positive social and health impacts resulting from the planning including:

- Increased employment opportunities to support the working population of Picton, Wilton and surrounding areas
- Reduced travel distance to work with more opportunities for the local workforce
- Rezoning the densely vegetated portion of the site to C2 Environmental Conservation has the identify and area of importance to the community with the potential for public use in the future (subject to CPCP and other arrangements)
- Employment uses would result in improved site security and lighting, reducing opportunities for crime

The SHIC acknowledged that the rezoning will ultimately lead to the loss of five houses along Staff Road. However, these residences are relatively isolation, within a designated bushfire zone and proximate to existing 24-hour operation of heavy industry uses. The residences would ultimately benefit from being better integrated into more established residential areas of Wollondilly. Measure to facilitate the transition were proposed including extended notice periods to existing tenant will enable sufficient time to locate and move to alternate accommodation within Wollondilly.

The intent of the planning proposal is to facilitate addition employment opportunities in Wollondilly, which overall will have a positive social and economic benefit.

Section D – Infrastructure (Local, State and Commonwealth)

D3.11. Is there adequate public infrastructure for the planning proposal?

The applicant submitted an Infrastructure Delivery Plan (see Appendix J). The IDP is intended to address issues raised by Council regarding the lack of detail relating to the delivery of infrastructure to support the transitions from a rural industrial landscape to an urban industrial landscape. Further, there is a need to address the draft State Infrastructure Contributions Plan (SIC) and impacts of the infrastructure delivery on Wilton. The infrastructure that accompanies the development will connect Picton and the Wilton precinct while also supporting the employment land uses

The IDP accounts for the local utility, stating that the proposed minimum lot size is of sufficient size to incorporate the services required onsite. The IDS states that no land is proposed to be dedicated to Council as part of the planning proposal further stating that the proponent has generally provided its own infrastructure on site and generally through the development application process.

Although the Draft SIC is not finalised and the framework for contributions for state infrastructure is changing, it is important for Council and the community to understand how the development will be supporting of both State and Local infrastructure delivery.

It is proposed that a condition of the Gateway determination will be to refine and finalise the IDS.

The following matters are noted:

- The IDP acknowledges the Wollondilly Contributions Plan 2020 (WCP2020) applies to the land, and that any development contributions will be levied upon future development of the land in accordance with the WCP2020,
- The WCP2020 does not include infrastructure land such as stormwater facilities, easements, asset protection zones or environmental/conservation land. If any land is proposed to be dedicated to Council, that can only occur through a Voluntary Planning Agreement and in accordance with the Dedication of Land Policy.

Section E – State and Commonwealth Interests

E3.12 What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

Preliminary consultation occurred between 2 June and 30 June 2021. Four (4) submissions were received during this process, including three community submissions, one in support, one object and one provided comments. A submission was also received from Sydney Water as an adjoining landowner.

The table below provides a summary of agency feedback provided to the proponent's draft planning proposal.

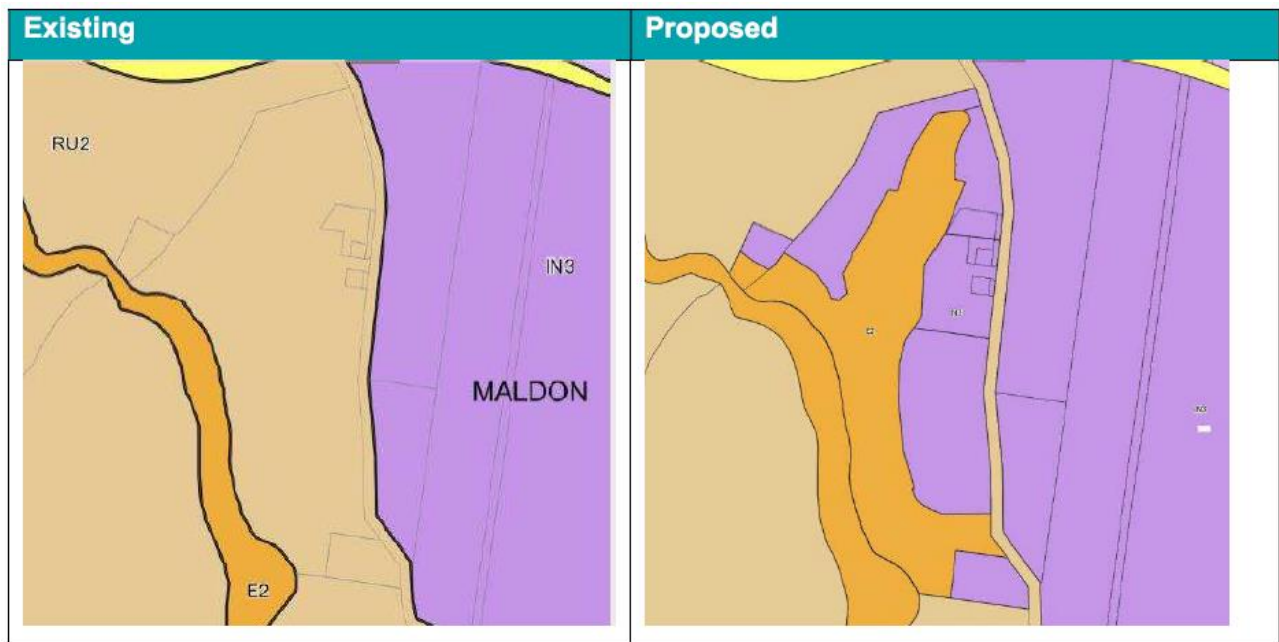
Public Authority	Summary of Feedback	Council Assessment Response
Sydney Water	Water Servicing <ul style="list-style-type: none"> • The existing 100mm CICL potable water main located in Maldon Bridge Road has very limited capacity to supply any significant uplift of water demand to the site. An amplification of the existing potable water main would be required. • The draft planning proposal identifies three potential options, with costings, for upgrading the potable water supply, is consistent with the recommendation under 	Water Servicing Water servicing constraints are noted. Water demand and feasibility to undertake amplification to the existing potable water main will be assessed and appropriately detailed at time of development assessment. Sydney Water will be notified at such time through the Section 73 application process. Waste Water

Public Authority	Summary of Feedback	Council Assessment Response
	<p>Sydney Water feasibility case number 186539.</p> <ul style="list-style-type: none"> The draft planning proposal does not identify the expected uplift in water demand, which therefore inhibits Sydney Water from providing any further advice as to the suitability of the developer-identified options at this stage. <p>Wastewater Servicing</p> <ul style="list-style-type: none"> The subject site has no sewer mains close to the proposed development. Currently, the Picton Wastewater Recycling Plant has no capacity to manage additional treated effluent. Sydney Water will not consider a wastewater connection for any proposed development or partial development outside of the existing Picton Sewerage Scheme boundary. The proponent is advised to investigate on-site wastewater treatment options. 	<p>Wastewater constraints are noted. The planning proposal has indicated an onsite wastewater treatment approach consistent with Sydney Water advice. Appendix D Services Assessment Report, Section 3.1.3 provides information on options and costing for onsite reticulation sewer system with septic tanks and onsite wastewater treatment management.</p>

Additional consultation with the relevant authorities will be held post Gateway Determination, as required during public exhibition.

Part 4 – Maps

Map 1- Land Zoning Map



Map 2 - Lot size map



Part 5 – Community Consultation

As part of Council's commitment to engaging with community and key stakeholders early in the planning proposal, a preliminary consultation was held in accordance with Council's *Community Participation Plan* and adopted *Planning Proposal Policy*.

The draft planning proposal was notified on Council's website and made available at Council's administration building and at Wollondilly library for a period of 28 days between 2 June and 30 June 2021.

A letter was sent to residents, landowners and adjacent residents and landowners on 27 May 2021 and details of the consultation were also published in local newspapers and on Facebook. Three community submissions were received during this time, one in support, one object and one provided comments. A summary is provided in the table below:

Submitter Reference	Issues Raised	Council Assessment Response
01 – comments from consideration	<ul style="list-style-type: none"> Concerned of increased trucks coming up and down Picton via Menangle Road presenting a major hazard for existing residents. Concerned there may not be positive benefit for families along Menangle Street. Commented on the timing of the Picton By-Pass. 	<ul style="list-style-type: none"> The concern around increased truck movement is acknowledged. The planning proposal's supporting Traffic and Transport Assessment Report investigated the cumulative road servicing impacts from the planning proposal and the current development application (DA) lodged with Council. The report found that the traffic generated from the planning proposal would not have a major impact to the existing road network service. Transport for NSW (TfNSW) is yet to confirm the timing of the delivery of the Picton Bypass. Council continues to advocate for state government commitment and fast-tracking of the project
02 – support	<ul style="list-style-type: none"> Supports changes to the zoning to allow for: <ul style="list-style-type: none"> The creation of temporary construction and civil works jobs; Increased permanent local jobs; and Retaining and promoting new industrial business opportunities in Wollondilly Shire. 	<ul style="list-style-type: none"> Feedback is noted

Submitter Reference	Issues Raised	Council Assessment Response
03 - object	<ul style="list-style-type: none"> Concerned the additional industrial area will spoil one of the main entrances to the Shire. Commented on the industrial businesses in Maldon that are typically automated which may not result in increased local jobs. Sought clarification as to whether the planning proposal site is where the Picton Bypass is proposed. 	<ul style="list-style-type: none"> The concern regarding visual impact is acknowledged. A preliminary Visual Impact Assessment was included in the planning proposal report. Due to proposed minimum lot size controls and various improvements to the planning system, future development would be comparatively more modest in scale and less visually obtrusive than the adjacent industrial buildings. This matter is discussed in more detail in the body of the LPP Report. The Traffic Assessment Report provided an indicative number 320 additional employees resulting from the industrial rezoning proposed. The number is based on the industry standard document, RTA's (now TfNSW) Guide to Traffic Generating Developments. These numbers are high level and sufficient to support the planning proposal intended changes. More accurate job generation numbers will be provided once the operational plan for the site has been established, typically at the DA stage. The Traffic and Transport Assessment Report took the proposed Picton Bypass into consideration based on the TfNSW Picton Bypass Strategic Corridor Options Report exhibited December 2020. The report confirmed that the preferred Bypass corridor option does not impact the land within this planning proposal.

It is anticipated that a formal public exhibition will be held to seek further feedback as part of any Gateway determination issued for the site.

Part 6 – Project Timeline

Project detail	Timeframe	Timeline
Consideration by Wollondilly Local Planning Panel	-	Completed in December 2021
Consideration of draft planning proposal by Council	-	Completed in December 2022
Gateway determination	1 month	January 2023
Pre-exhibition	4 months	May 2023
Commencement and completion of public exhibition period	1 month	June 2023
Consideration of submissions	1 month	July 2023
Post-exhibition review and additional studies	2 months	September 2023
Submission to the Department for finalisation (where applicable)	1 month	October 2023
Gazettal of LEP amendment		November 2023

Appendices

A. Compliance with SEPPs

Table summarising compliance with applicable State Environmental Planning Policies (SEPPs) and deemed SEPPs (formerly Regional Environmental Plans)

B. Assessment against Section 9.1 Directions

Table summarising compliance with applicable Section 9.1 Ministerial Directions issued under the *Environmental Planning and Assessment Act 1979*.

C. Minutes from Wollondilly Local Planning Panel

Extract from Agenda and Minutes of the Wollondilly Local Planning Panel held on 16 December 2021

Council Reference: agenda CM12961#20, attachments CM12961#120, minutes CM12861#121

D. Agenda and Minutes from Ordinary Meeting of Council

Extract from Agenda and Minutes of the Ordinary Meeting of Wollondilly Shire Council held on 13 December 2022

Council Reference: agenda CM12961#172, attachments CM12961#176, minutes CM12961#177

E. Bushfire Assessment

Dated 21 December 2021, prepared by Building Code and Bushfire Hazards Solutions Pty Ltd

Council Reference: CM 12961#1 – April 2021

F. DPE Email on Mine Subsidence

Dated 29 April 2019 sent by Department of Planning & Environment

Council Reference: CM 12961#2 – April 2021

G. Preliminary Site Investigation

Dated 11 November 2020, prepared by JBS&G Australia Pty Ltd

Council Reference: CM 12961#3 – April 2021

H. Services Assessment Report

Dated 9 November 2020, prepared by SMEC

Council Reference: CM 12961#4 – April 2021

I. Traffic Assessment

Dated 1 March 2021, prepared by Transport & Urban Planning Pty Ltd

Council Reference: CM 12961#5 – April 2021

J. Infrastructure Delivery Plan

Dated September 2022, prepared by GLN

Council Reference: CM 12961#136 – September 2021

K. Social & Health Impact Comment

Dated 27 July 2021, provided by Boral Cement Ltd

Council Reference: CM 12961#90 – July 2021

Appendix A

Compliance with SEPPs

The table below indicates compliance, where applicable, with the State Environmental Planning Policies (SEPPs) and deemed SEPPs (formerly Regional Environmental Plans);

State Environmental Planning Policies (SEPPs)	Includes recently repealed SEPPs	Applicable	Consistent	Assessment
Transport and Infrastructure SEPP	SEPP (Infrastructure) 2007 SEPP (Educational Establishments and Childcare Facilities) 2017 SEPP (Major Infrastructure Corridors) 2020 SEPP (Three Ports) 2013	No	N/A	The planning proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
Biodiversity and Conservation SEPP	SEPP (Vegetation in Non-Rural Areas) 2017 SEPP (Koala Habitat Protection) 2020 SEPP (Koala Habitat Protection) 2021 Murray Regional Environmental Plan No 2 – Riverine Land SEPP No 19 – Bushland in Urban Areas SEPP No 50 – Canal Estate Development SEPP (Sydney Drinking Water Catchment) 2011 Sydney Regional Environmental Plan No 20 – Hawkesbury – Nepean River Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment Willandra Lakes Regional Environmental Plan No 1 – World Heritage Property	Yes	Yes	Majority of the site is located within a declared area of the Cumberland Plain Conservation Plan. The proposal is considered to be consistent with the relevant sections, and future development will need to occur in line with the requirements of the SEPP. The site is not located within the Sydney Drinking Water Catchment.
Primary Production SEPP	SEPP (Primary Production and Rural Development) 2019 Sydney Regional Environmental Plan No 8 (Central Coast Plateau Areas)	Yes	Yes	The planning proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
Resilience and Hazards SEPP	SEPP (Coastal Management) 2018 SEPP 33 – Hazardous and Offensive Development SEPP 55 – Remediation of Land	Yes	Yes	“Chapter 3 Hazardous and offensive development” would continue to apply to the site depending on the uses that would take place within the proposed IN3 Heavy Industrial zone. A Preliminary Site Investigation Report was prepared in accordance with requirements in “Chapter 4 Remediation of land”.
Industry and Employment SEPP	SEPP (Western Sydney Employment Area) 2009 SEPP 64 – Advertising and Signage	No	N/A	The planning proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
Resources and Energy SEPP	SEPP (Mining, Petroleum Production and Extractive Industries) 2007 Sydney Regional Environmental Plan No. 9 – Extractive Industries	No	N/A	The planning proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
Planning Systems SEPP	SEPP (State and Regional Development) 2011 SEPP (Aboriginal Land) 2019 SEPP (Concurrences and Consents) 2018	No	N/A	Not applicable to this planning proposal.
SEPP (Precincts – Eastern Harbour City) 2021	Sites within the State Environmental Planning Policy (State Significant Precincts) 2005 have been split across the 4 precincts. Sites within the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 have been split between the Central River City and Western Parkland City precincts	No	N/A	Not applicable to Wollondilly.
SEPP (Precincts – Central River City) 2021		No	N/A	Not applicable to Wollondilly.
SEPP (Precincts – Western Parkland City) 2021		Yes	Yes	The proposal is consistent with the relevant chapters of this SEPP and the intent of Wilton 2040 which guides the planning and delivery of the Wilton growth area
SEPP (Precincts – Regional) 2021		No	N/A	Not applicable to Wollondilly.

State Environmental Planning Policies (SEPPs)	Includes recently repealed SEPPs	Applicable	Consistent	Assessment
Housing SEPP	State Environmental Planning Policy (Affordable Rental Housing) 2009 State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004 State Environmental Planning Policy No 70 - Affordable Housing (Revised Schemes) State Environmental Planning Policy No 21 - Caravan Parks State Environmental Planning Policy No 36 - Manufactured Home Estates	No	N/A	The planning proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
Codes SEPP	No changes	No	N/A	The planning proposal will not contain provisions that will contradict or would hinder the application of the SEPP.

Appendix B

Assessment against Section 9.1 Directions

The table below assesses the planning proposal against Section 9.1 (2) Ministerial Directions issued under the *Environmental Planning & Assessment Act 1979*

	Ministerial Direction	Applicable	Consistent	Assessment
Focus area 1: Planning Systems				
1.1	Implementation of Regional Plan	Yes	Yes	The planning proposal is considered to be consistent with the Western City District Plan (see earlier assessment – Section B 3.3), and is therefore consistent with this direction.
1.2	Development of Aboriginal Land Council Land	No	N/A	This Direction is not applicable to Wollondilly.
1.3	Approval and Referral Requirements	Yes	Yes	The planning proposal does not include provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority.
1.4	Site Specific Provisions	Yes	Yes	The objective of this direction is to discourage unnecessarily restrictive site-specific planning controls. No site-specific provisions are proposed.
Focus area 1: Planning Systems – Place-based				
1.5	Parramatta Road Corridor Urban Transformation Strategy	No	N/A	This Direction is not applicable to Wollondilly.
1.6	Implementation of North West Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	No	N/A	This Direction is not applicable to Wollondilly.
1.7	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	No	N/A	This Direction is not applicable to Wollondilly.

	Ministerial Direction	Applicable	Consistent	Assessment
1.8	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Yes	Yes	The planning proposal is consistent with Wilton 2040 which supersedes the Wilton Interim Land Use and Infrastructure Implementation Plan.
1.9	Implementation of Glenfield to Macarthur Urban Renewal Corridor	No	N/A	This Direction is not applicable to Wollondilly.
1.10	Implementation of the Western Sydney Aerotropolis Plan	Yes	Yes	The planning proposal is not located within an area subject to the <i>State Environmental Planning Policy (Western Sydney Aerotropolis) 2020</i> .
1.11	Implementation of Bayside West Precincts 2036	No	N/A	This Direction is not applicable to Wollondilly.
1.12	Implementation of Planning Principles for the Cooks Cove Precinct	No	N/A	This Direction is not applicable to Wollondilly.
1.13	Implementation of St Leonards and Crows Nest 2036 Plan	No	N/A	This Direction is not applicable to Wollondilly.
1.14	Implementation of Greater Macarthur 2040	No	N/A	The planning proposal does not include land covered by Greater Macarthur 2040.
1.15	Implementation of the Pyrmont Peninsula Place Strategy	No	N/A	This Direction is not applicable to Wollondilly.
1.16	North West Rail Link Corridor Strategy	No	N/A	This Direction is not applicable to Wollondilly.
1.17	Implementation of the Bays West Place Strategy	No	N/A	This Direction is not applicable to Wollondilly.
1.18	Implementation of the Macquarie Park Innovation Precinct	No	N/A	This Direction is not applicable to Wollondilly.

	Ministerial Direction	Applicable	Consistent	Assessment
1.19	Implementation of the Westmead Place Strategy	No	N/A	This Direction is not applicable to Wollondilly.
1.20	Implementation of the Camellia-Rosehill Place Strategy	No	N/A	This Direction is not applicable to Wollondilly.
1.21	Implementation of South West Growth Area Structure Plan	No	N/A	This Direction is not applicable to Wollondilly.
1.22	Implementation of the Cherrybrook Station Place Strategy	No	N/A	This Direction is not applicable to Wollondilly.
Focus area 2: Design and Place				
[This Focus Area was blank when the Directions were made]				
Focus area 3: Biodiversity and Conservation				
3.1	Conservation Zones	Yes	Yes	The planning proposal will introduce a C2 Environmental Conservation zone consistent with the Cumberland Plain Conservation Plan.
3.2	Heritage Conservation	Yes	Not inconsistent	There is currently no heritage listed items identified on the site. The proponent will need to do further work as a result of preliminary investigation that indicates there may be some potential for heritage items both European and Indigenous.
3.3	Sydney Drinking Water Catchments	No	N/A	The site is not located within the Sydney Drinking Water Catchment.
3.4	Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	No	N/A	This Direction is not applicable to Wollondilly.
3.5	Recreation Vehicle Areas	Yes	Yes	The planning proposal does not enable land to be developed for the purpose of a recreational vehicle area.

	Ministerial Direction	Applicable	Consistent	Assessment
3.6	Strategic Conservation Planning	Yes	Yes	The planning proposal will rezone avoided land to C2 Environmental Conservation.
3.7	Public Bushland	Yes		This direction applies to planning proposals for land in Wollondilly, however the subject site does not currently include any public bushland.
3.8	Willandra Lakes Region	No	N/a	This Direction is not applicable to Wollondilly.
3.9	Sydney Harbour Foreshores and Waterways Area	No	N/A	This Direction is not applicable to Wollondilly.
3.10	Water Catchment Protection	No	N/A	The land is not within a regulated catchment.
Focus area 4: Resilience and Hazards				
4.1	Flooding	Yes	Yes	The site is not identified as flood prone land.
4.2	Coastal Management	No	N/A	This Direction is not applicable to Wollondilly.
4.3	Planning for Bushfire Protection	Yes	N/A	A Bushfire Assessment was undertaken in accordance with Planning for Bushfire Protection 2019.
4.4	Remediation of Contaminated Land	Yes	Not inconsistent	The Preliminary Site Investigation Report assessed the potential contamination status of the site in accordance with SEPP 55 requirements.
4.5	Acid Sulfate Soils	Yes	Not inconsistent	The preliminary site investigation concludes there is a very low likelihood that the site is affected by acid sulphate soils.
4.6	Mine Subsidence and Unstable Land	Yes	To be determined	The site is located within the Wilton Mine subsidence district. Consultation with Subsidence Advisory NSW to occur as part of Public Exhibition and form a condition of the Gateway Determination
Focus area 5: Transport and Infrastructure				
5.1	Integrating Land Use and Transport	Yes	N/A	The planning proposal aligns with the Integrating Land Use and Transport Improving Transport Choice (2001) document

	Ministerial Direction	Applicable	Consistent	Assessment
5.2	Reserving Land for Public Purposes	No	N/A	No additional land is proposed to be reserved for acquisition or dedication
5.3	Development Near Regulated Airports and Defence Airfields	No	N/A	The site is not located near a regulated airport which includes a defence airfield.
5.4	Shooting Ranges	No	N/A	The planning proposal does not have an effect on land adjacent to and/or adjoining an existing shooting range.
Focus area 6: Housing				
6.1	Residential Zones	No	N/A	The planning proposal does not have an effect on existing or propose residential zone land.
6.2	Caravan Parks and Manufactured Home Estates	No	Yes	The planning proposal is not located on Crown land or land dedicated or reserved under the National Parks and Wildlife Act 1974.
Focus area 7: Industry and Employment				
7.1	Business and Industrial Zones	Yes	Not inconsistent	The planning proposal is consistent with the objective to encourage employment growth in suitable locations.
7.2	Reduction in non-hosted short-term rental accommodation period	No	N/A	The planning proposal does not have an effect on non-hosted short-term rental accommodation.
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	No	N/A	This Direction is not applicable to Wollondilly.
Focus area 8: Resources and Energy				
8.1	Mining, Petroleum Production and Extractive Industries	N/A	N/A	As per advice from DPIE, the site is not impacted by existing coal mining leases within the Maldon Precinct.
Focus area 9: Primary Production				

	Ministerial Direction	Applicable	Consistent	Assessment
9.1	Rural Zones	Yes	Inconsistent - minor	The planning proposal intends to rezone RU2 rural landscape zoned land, however inconsistencies are justified through alignment with Ministerial Direction 1.8.
9.2	Rural Lands	Yes	Inconsistent - minor	The planning proposal intends to rezone RU2 rural landscape zoned land, however inconsistencies are justified through alignment with Ministerial Direction 1.8.
9.3	Oyster Aquaculture	No	N/A	This Direction is not applicable to Wollondilly.
9.4	Farmland of State and Regional Significance on the NSW Far North Coast	No	N/A	This Direction is not applicable to Wollondilly.

Appendix C

Minutes from Wollondilly Local Planning Panel (16 December 2021)

Extract from Minutes of the Wollondilly Local Planning Panel held on 16 December 2021
Our Reference:

Agenda CM12891#20 (under separate cover)

Attachments CM12961#120 (under separate cover)

Minutes CM12961#122 (under separate cover)

Appendix D

Agenda & Minutes from Ordinary Meeting of Wollondilly Shire Council (13 December 2022)

Extract from Agenda and Minutes of the Ordinary Meeting of Wollondilly Shire Council held on 13 December 2022
Our Reference:

Agenda CM12961#172 (under separate cover)

Attachments CM12961#176 (under separate cover)

Minutes CM12961#177 (under separate cover)

14.1 DRAFT PLANNING PROPOSAL - MALDON BRIDGE ROAD, MALDON

RESOLUTION 343/2022

Moved: Cr Blair Briggs

Seconded: Cr Matthew Deeth

That the Council:

- 1. Notes the advice provided by the Wollondilly Local Planning Panel.**
- 2. Forwards the Planning Proposal to the Department of Planning & Environment for a Gateway Determination with the following:**
 - **Agreement to be reached between DPE, the land owner and Council regarding the need for a precinct structure plan and neighbourhood plan**
 - **The relevant heritage studies are completed prior to public exhibition to address heritage matters raised on the site**
 - **An appropriate minimum lot size be applied to the proposed C2 Environmental Conservation land.**
- 3. Notify the proponent, landowners and any person who made submissions regarding the Planning Proposal of Council's decision.**

On being put to the meeting the motion was declared **CARRIED 9/0**

In Favour: Crs Michael Banasik, Suzy Brandstater, Blair Briggs, Matthew Deeth, Hilton Gibbs, Matthew Gould, Judith Hannan, Paul Rogers and Beverley Spearpoint

Against: Nil

Appendix E

Bushfire Assessment

Under separate cover

*Prepared by Building Code and Bushfire Hazards Solutions Pty
21 December 2020*

Our Reference: CM 12961#1

Appendix F

Email on Mine Subsidence

Under separate cover

*Sent by Department of Planning, Industry & Environment
29 April 2019*

Our Reference: CM 12961#2

Appendix G

Preliminary Site Investigation

Under separate cover

*Prepared by JBS&G Australia Pty Ltd
11 November 2020*

Our Reference: CM 12961#3

Appendix H

Services Assessment Report

Under separate cover

*Prepared by SMEC
9 November 2020*

Our Reference: CM 12961#4

Appendix I

Traffic Assessment

Under separate cover

*Prepared by Transport & Urban Planning Pty Ltd
1 March 2021*

Our Reference: CM 12961#5

Appendix J

Infrastructure Delivery Plan

Under separate cover

*Prepared by GLN
September 2022*

Our Reference: CM 12961#136

Appendix K

Social and Health Impact Comment

Under separate cover

*Provided by Boral
27 July 2022*

Our Reference: CM 12961#90