



## PLANNING PROPOSAL

Additional use under Schedule 1 of Campbelltown LEP  
2015 – 13-17 Eagleview Road, Minto



# Planning Proposal

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## Prepared for

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## By



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## Document History and Status

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<b>Executive Summary</b>	<b>v</b>
<b>Introduction</b>	<b>1</b>
Background	1
Structure of the Planning Proposal Report	1
<b>The Site and Locality</b>	<b>3</b>
Site Location	3
Site Description	3
Surrounding Locality	4
<b>Planning Context</b>	<b>6</b>
Strategic Planning Background	6
<b>Part 1 – Objectives of the Planning Proposal</b>	<b>7</b>
<b>Part 2 – Explanation of provisions</b>	<b>8</b>
<b>Part 3 – Justification</b>	<b>9</b>
Section A – Need for the Planning Proposal	9
Section B – Relationship to the Strategic Planning Process	9
Section C – Environmental, Social and Economic Impact	15
Section D – Infrastructure (Local, State and Commonwealth)	17
Section E – State and Commonwealth Interests	17
<b>Part 4 – Maps</b>	<b>18</b>
<b>Part 5 – Community Consultation Approach</b>	<b>19</b>
<b>Part 6 – Project Timeframe</b>	<b>20</b>
<b>Conclusion</b>	<b>21</b>
<b>Glossary</b>	<b>22</b>

Table 1	Local Environmental Plan Making Guideline 2021 - Steps	1
Table 2.	Assessment against the relevant SEPPs	12



Table 3	Consistency with Ministerial Directions	14
Table 4	Project Timeline	20

## Figures

Figure 1	Subject Site	3
Figure 2	View of Site from Eagleview Road	4
Figure 3	Surrounding Locality	5
Figure 4	Overview of Strategic Planning Policies applying	6
Figure 5	Proposed amendment to Campbelltown LEP 2015	8
Figure 6	Region in Minto	10
Figure 7	Structure Plan	11
Figure 8	Potential Koala Habitat Map	13
Figure 9	Biodiversity Values (shown purple)	16
Figure 10	Key Steps in Planning Proposal Process	19
Figure 11	Maximum assessment timeframes for Planning Proposal	20

## Appendices

Appendix A	Maps
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## Executive Summary

This Planning Proposal seeks to amend *Campbelltown Local Environmental Plan 2015* to include an additional permitted use within Schedule 1. This amendment is to facilitate an additional land use at Lot 7 in Deposited Plan 39165; 13-17 Eagleview Road, Minto which would enable it to also be used as a 'place of public worship'.

This Planning Proposal has been prepared in accordance with Part 3, Division 3.4 of the *Environmental Planning and Assessment Act 1979* and NSW Department of Planning and Environment '*Local Environmental Plan Making Guideline*' dated August 2023. The proposal is considered a Standard PP in accordance with the Guidelines.

## Introduction

This Planning Proposal (**PP**) seeks to amend Schedule 1 under *Campbelltown Local Environmental Plan 2015 (LEP)* to include 'place of public worship' as an additional permitted use over Lot 7, Deposited Plan (**DP**) 39165, 13-17 Eagleview Road, Minto.

This PP has been prepared by GLN Planning on behalf of the Australian Muslim Welfare Centre (**AMWC**) as a proponent initiated PP for submission to Campbelltown City Council (**Council**). It is considered a 'Standard' PP which relates to the addition of a land use under Schedule 1 Additional Permitted Uses of the LEP.

## Background

On June 7, 2018, Council granted consent for 'Alterations and additions to existing building for use as a community facility' at 13-17 Eagleview Road, Minto NSW 2566; Lot 7 in DP 39165. The purpose was to use this building as a community facility for the AMWC.

On May 1, 2023, Council issued a Notice of Proposed Development Control Order, as it was determined the Site was currently being used as a site for worship and education, which is prohibited in the C4 Environmental Living zone under Campbelltown LEP 2015. AMWC responded with a written representation on June 20, 2023, outlining that there had been no change of use to the approved primary use. Notwithstanding, Muslim religion requires prayer at set times of the day which at times occurs while people are in the community centre.

Despite this, the Council issued a Development Control Order on July 27, 2023, citing violations of Condition 6 and Condition 15 observed on March 31, 2023.

This PP is subsequently being lodged to facilitate the use of the Site jointly as a 'place of public worship' in addition to the already approved use at the Site being a community centre.

## Structure of the Planning Proposal Report

The DPE's *Local Environmental Plan Making Guideline* (2023) outlines the steps in progressing a PP through to finalisation as summarised in **Table 1**.

**Table 1** Local Environmental Plan Making Guideline 2021 - Steps

No	Step	Explanation
1	Pre-lodgement	Early analysis of the development potential of the relevant land including key environmental or site constraints, review of the strategic planning framework, obtaining advice and consultation with authorities and government agencies and identification of study requirements to underpin a planning proposal.
2	Planning Proposal	Where the planning proposal has been initiated by a proponent, council is to review and assess the planning proposal and decide whether to support and submit it to the Department for a Gateway determination.

No	Step	Explanation
-	Rezoning Review	Post lodgement a rezoning review enables a proponent to request an independent planning panel to evaluate and recommend to the Minister whether a proposal should progress to Gateway determination.
3	Gateway Determination	Department assesses the strategic and site-specific merit of a planning proposal and issues a Gateway determination specifying if the planning proposal should proceed and whether consultation with authorities and government agencies is required
4	Post Gateway	Actioning Gateway determination conditions PPA reviews the Gateway determination and actions any required conditions prior to public exhibition.
5	Public Exhibition and Assessment	Consultation with the community, key authorities and government agencies (as required). Review of the planning proposal to address conditions of Gateway determination and submissions.
6	Finalisation	Final assessment of the planning proposal and if supported, preparation of the draft LEP, review and finalisation. Once finalised, the LEP may be made, notified and come into effect.

Due to the minor nature of the Planning Proposal and on-going discussions with officers from Council a pre-lodgement application was not sought.

As outlined within Section 3.33(2) of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**), a PP must include the following components:

- Part 1 – Objectives and intended outcomes which should include a statement of the objectives of the proposed LEP
- Part 2 – Explanation of provisions which should provide an explanation of the provisions that are to be included in the proposed LEP
- Part 3 – Justification of strategic and site-specific merit which must provide justification of strategic and potential site-specific merit, outcomes, and the process for implementation
- Part 4 – Maps which are to identify the effect of the PP and the area to which it applies
- Part 5 – Community consultation which details the community consultation that is to be undertaken on the PP
- Part 6 – Project timeline which details the anticipated timeframe for the LEP making process in accordance with the benchmarks in this guideline

The following sections of this Report address this structure.

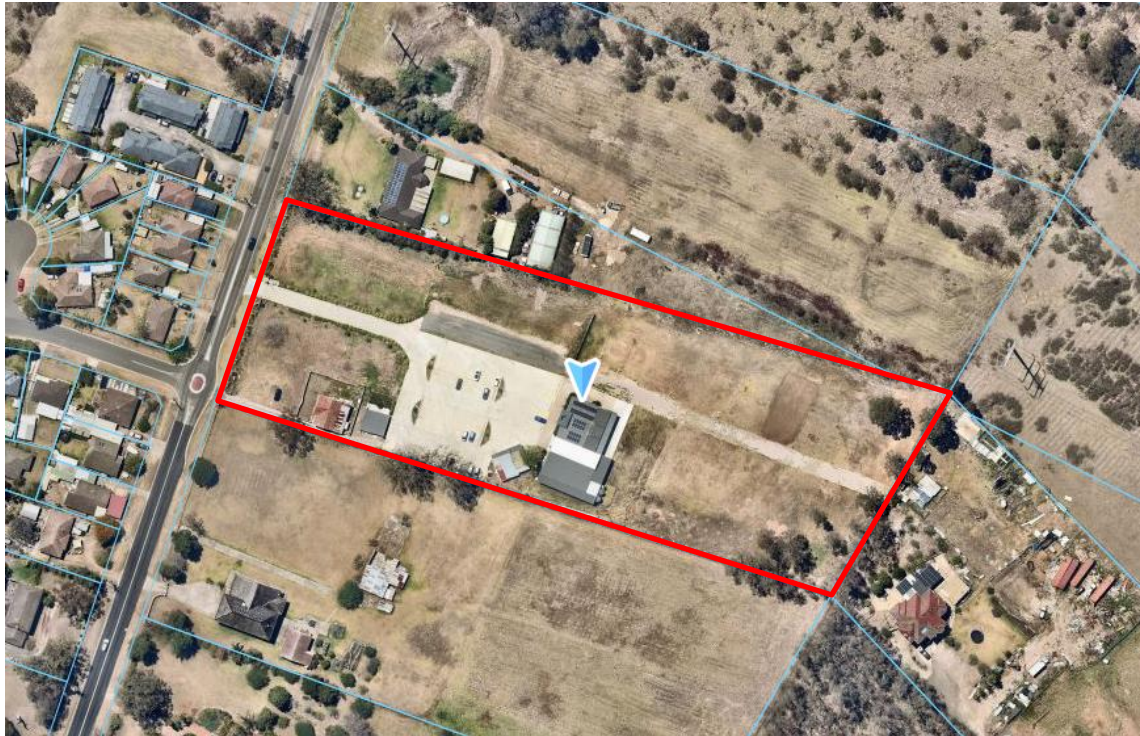


## The Site and Locality

### Site Location

This PP relates to the community facility located on Lot 7 in DP 39165; 13-17 Eagleview Road, Minto (**Figure 1**).

The Site is located approximately 7km north of the Campbelltown CBD and 3.5km to the north east of Minto Town Centre.



Source: Nearmaps (24 October 2023)

**Figure 1**      **Subject Site**

### Site Description

The Site has an overall area of 2.085 ha and has a frontage to Eagleview Road of 79 metres with direct access off Eagleview Road.

At present, the site comprises a community centre, a residential dwelling, a carport, and a storage room all primarily situated along the southern border and centrally within the Site. The remaining area of the Site is predominantly comprised of open grassland or is used for parking to facilitate the approved community centre use (refer to **Figure 2**).

There is an existing corpse of trees in the south east corner of the Site and lesser mature shrubs along the front boundary and driveway entrance. The biodiversity values of the grassland and trees is discussed later in **Part 3 – Justification** of this report.



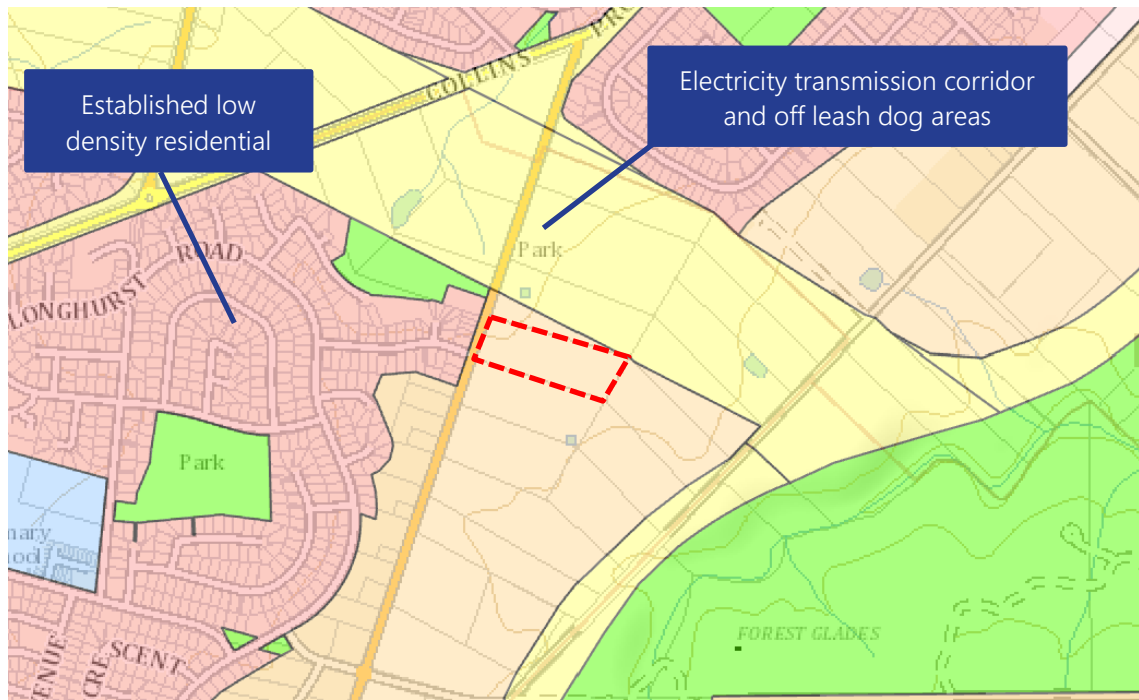
Source: GLN Planning

**Figure 2**      **View of Site from Eagleview Road**

## Surrounding Locality

Surrounding the Site there are a range of land uses (**Figure 3**). These include:

- Rural residential properties to the south and west currently zoned C4 Environmental Living and R2 Low Density Residential.
- Electricity transmission corridor and off leash dog area to the north currently zoned as SP2 Public Purposes Corridor.
- Public recreation zoned land to the further east which largely follows the Georges River.
- More broadly, Minto Mall and the Railway Station are situated approximately 3 kilometres to the southwest of the site, while Ingleburn CBD lies to the northwest.
- To the southwest is Sarah Redfern High School and The Grange Public School.



Source: eSpatial Planning Viewer, 2023

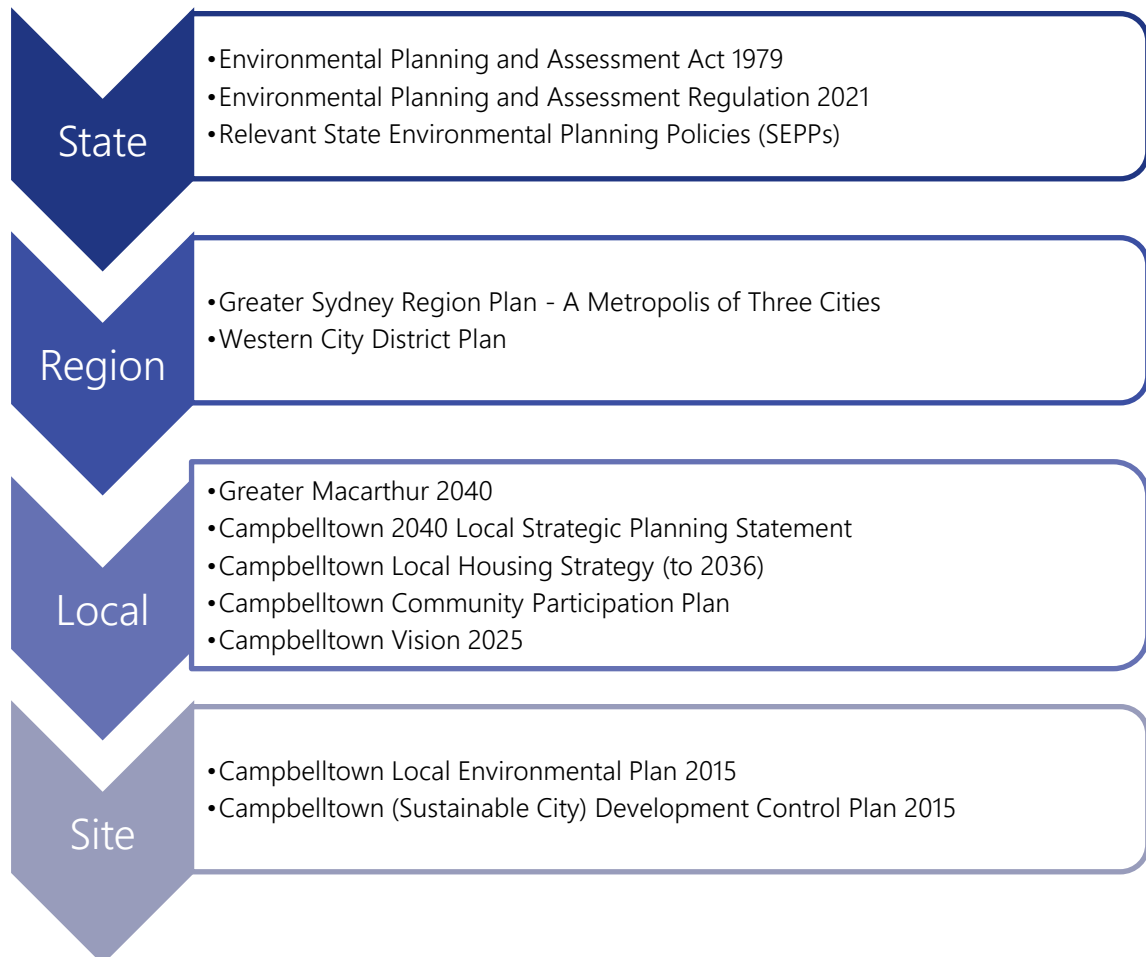
**Figure 3**      **Surrounding Locality**



## Planning Context

### Strategic Planning Background

An overview of the relevant strategic planning documents applying to the site is outlined within **Figure 4**.



Source: GLN Planning, 2023

**Figure 4 Overview of Strategic Planning Policies applying**



## Part 1 – Objectives of the Planning Proposal

The objective and intended outcomes of this Planning Proposal are as follows:

### Objective

This Planning Proposal (**PP**) applies to land at Lot 7 in DP 39165, 13-17 Eagleview Road, Minto (the **Site**). The objective of this PP is to amend Campbelltown LEP 2015 to add an additional permitted use clause to permit a Place of Public Worship at the Site with consent.

This land use is proposed to complement the existing approved use of the Site as a community centre for the AMWC comprised of local Muslim community members.

### Intended Outcomes

- To add an additional clause under Schedule 1 of Campbelltown LEP 2015 to permit a Place of Public Worship as an additional use with consent at the Site,
- To add the Site within the 'Additional Permitted Uses' map under Campbelltown LEP 2015.



## Part 2 – Explanation of provisions

This section provides a detailed statement of how the objectives or intended outcomes will be achieved by amending an existing LEP.

### Intended Provisions

The objectives can be achieved by adding a new clause under Schedule 1 – Additional Permitted Uses of Campbelltown LEP 2015 and amending the 'Additional Permitted Uses' map to include the Site.

This would involve adding a clause under Schedule 1 which states 13-17 Eagleview Road, Minto can be used for the purpose of a 'public place of worship' with consent. Further, the 'Additional Permitted Uses' map would need to be updated to identify the Site which then refers to Schedule 1 of Campbelltown LEP 2015.

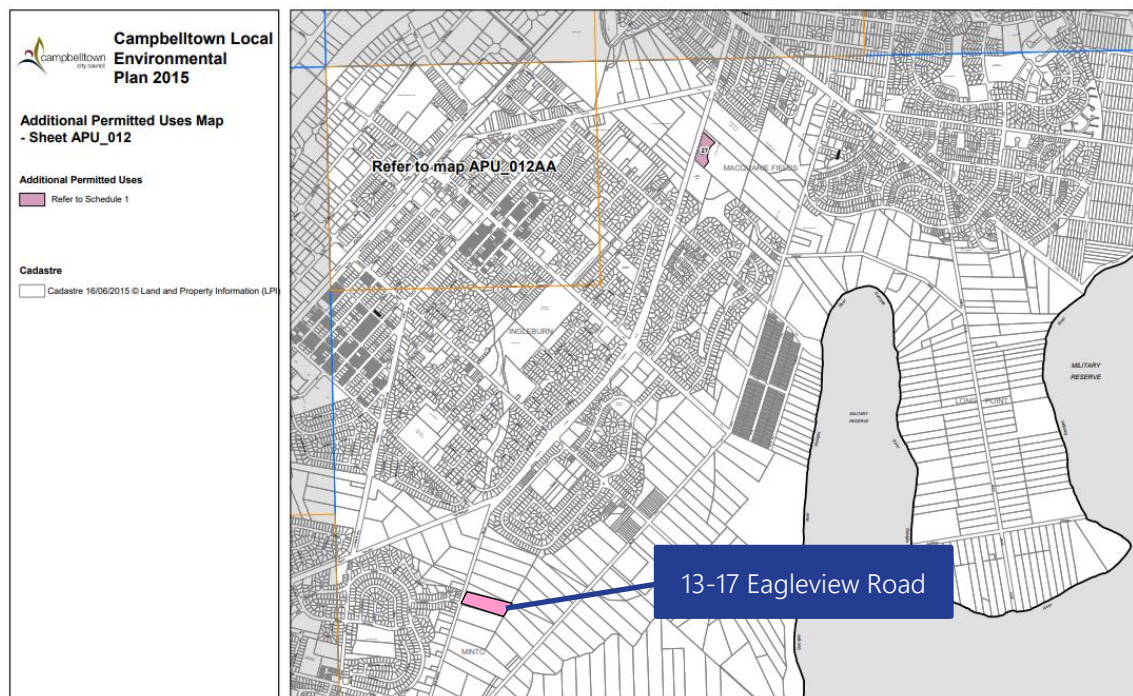
The proposed clause to be added is outlined below.

#### *Schedule 1 – Campbelltown LEP 2015*

*Clause XX Use of certain land at 13-17 Eagleview Road, Minto*

*(1) This clause applies to land at 13-17 Eagleview Road, Minto, being Lot 7, DP 39165.*

*(2) Development for the purpose of a place of public worship is permitted with development consent.*



Source: Campbelltown LEP 2015

**Figure 5 Proposed amendment to Campbelltown LEP 2015**



## Part 3 – Justification

This section provides a detailed assessment of the proposal's strategic and site-specific merit to determine whether the PP should be supported.

The following sections discuss the considerations within the Department's *Local Environmental Plan Making Guidelines* for determining the strategic merit.

### Section A – Need for the Planning Proposal

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

This planning proposal is not the result of any strategic study or report prepared by the Department of Planning, Industry & Environment, Greater Sydney Commission or Council.

However, the proposal is considered appropriate given its comparable use and outcome to other similar uses permissible at the Site (i.e. childcare centres, community facilities). It also provides an additional local facility to support the needs of the AMWC and local Muslim community.

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

Yes, this Planning Proposal to amend Campbelltown LEP 2015 is the best way of achieving the objective. This provides for a Site specific change rather than large scale changes to the zone under Campbelltown LEP 2015.

The proposed amendment is supported by the presence of existing clauses authorising places of public worship as an additional use within Schedule 1 of Campbelltown LEP 2015. This demonstrates that this pathway has previously been considered the most efficient way to achieve this outcome.

### Section B – Relationship to the Strategic Planning Process

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

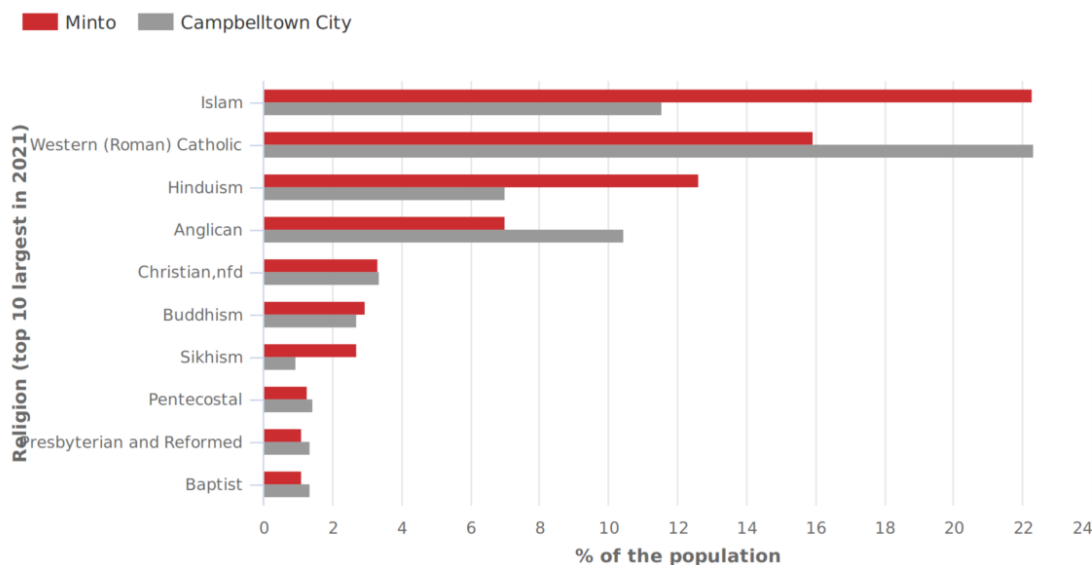
Yes. This PP is consistent with the intended outcomes of the Western City District Plan (**WCDP**) and would not preclude the relevant objectives and actions being achieved. The Proposal is consistent with the following objectives under the WCDP.

- Objective 6 of the WCDP aims to provide services and infrastructure to meet the communities changing needs.

The proposed amendment to add an additional use enhances the Site's capability to provide a broader range of services to the local community. This includes the changing local needs of the area and increased demand for infrastructure to support the growing Muslim community. The proposed amendment encourages greater inclusivity for AMWC and takes advantage of its location with limited amenity impacts.

In the 2021 census, the largest religious group in Minto was Islam (22.3%) – refer to **Figure 6**. This was an increase of 5.5% from the previous census in 2016 being the largest change

in religious affiliations between census data. This demonstrates the need to provide for infrastructure to meet the changing needs of the local Minto community.



Source: Profile ID, ABS Census 2021

#### Figure 6 Region in Minto

- Objective 7 of the WCDP aims to ensure that communities are healthy, resilient and socially connected.

The addition of an additional use to the already approved community facility will directly contribute to the above objective, enabling stronger social bonds and engagement. The proposed additional usage is consistent with the rural metropolitan character of the surrounding neighbourhood and consistent with other uses already permitted in the zone (i.e., childcare centre, community centre).

#### 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?

Yes, this PP is consistent with the Campbelltown LSPS and will assist in creating strong and vibrant centres which involve community. The planning statement identifies the subject Site as being a 'potential transition area' and a 'Metropolitan Rural Area' (see **Figure 7**).





Source: Campbelltown Council, LSPS (2020)

## Figure 7 Structure Plan

The LSPS does not outline any further details in relation to what is being considered within the 'potential transition area' or the timeframes.

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

This PP is consistent with the Vision for Campbelltown (Campbelltown 2025 Looking Forward) with one of the key themes focused on 'cultural expression and development'. This includes the provision of both public and private investment into cultural amenities. Further the infrastructure must facilitate the orderly development and operation of the City and help protect the environment where appropriate.

This PP facilitates an amendment which would permit a place of public worship that could increase the cultural amenity options within the LGA. Appropriate consideration of the environment would be undertaken as part of any future DA.

### Is the planning proposal consistent with applicable SEPPs?

The PP has been reviewed against the provisions of relevant State Environmental Planning Policies (SEPPs) to confirm the outcomes would be consistent and not compromise future applications based on the proposed amendments – refer to **Table 2**.

**Table 2. Assessment against the relevant SEPPs**

SEPP Title	Comment
<b>State Environmental Planning Policy (Biodiversity and Conservation) 2021</b>	The Planning Proposal does not include any provisions which impede the operation of this SEPP over the subject land.
Chapter 2 – Vegetation in non-rural areas	<p>This chapter is not applicable to the PP as the Site is zoned C4 Environmental Living.</p> <p>The inclusion of an additional use of the Site does not result in the clearing of native vegetation NSW zoned for urban purposes that is not linked to a development application. As per the Department of Planning and Environment's Vegetation SEPP Frequently Asked Questions for Council, this part of the B&amp;C SEPP applies to clearing of vegetation that occurs outside of a development consent.</p>
Chapter 4 – Koala Habitat Protection 2021	<p>This chapter is applicable to the PP as it applies to the Campbelltown Local Government Area (<b>LGA</b>) and is identified as being within the 'Central Coast' Koala Management Area (Schedule 2).</p> <p>This chapter of the B&amp;C SEPP aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for <i>Phascolarctos cinereus</i> (Koala) 'to support a permanent free-living population over their present range and reverses the current trend of Koala population decline' (clause 4.1).</p> <p>The Site contains a small area in the southeast corner that contains 'potential koala habitat' (refer to <b>Figure 8</b>).</p> <p>Any future development of the Site would need to consider this Chapter and be consistent with the approved Koala Plan of Management adopted for Campbelltown. The proposed amendment to Schedule 1 does not preclude relevant objectives from being achieved noting the isolated location of this habitat at the rear of the Site.</p>

SEPP Title	Comment
<p>Source: Campbelltown Koala Habitat Map (Campbelltown LGA)</p> <p>Figure 8 Potential Koala Habitat Map</p>	
Chapter 6 – Water Catchments	The Site is not located within the Hawkesbury-Nepean water catchment and is located over 400m from Myrtle Creek being a tributary waterway to Georges River.
<b>State Environmental Planning Policy (Resilience and Hazards) 2021</b>	The Planning Proposal does not include any provisions which impede the operation of this SEPP over the subject land.
Chapter 4 – Remediation of Land	<p>This chapter is not applicable as Council has considered the Site as being satisfactory for the operation of a community facility and that the additional use will not alter the conditions of the land. In this regard, no further consideration of this policy is required.</p> <p>The Site was largely cleared by previous land owners and developed for use as a Craft Studio. This use operated from April 2014 unless the use of the site was amended under the Consent. Matters concerning the site's suitability for a community facility were previously considered during the assessment of the application where it was found that the site was satisfactory. The proposal does not change this original assessment.</p>
<b>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</b>	Exempt and complying development under this SEPP will continue to apply as relevant to the individual site.
<b>State Environmental Planning Policy (Building Sustainability) 2022</b>	The PP does not include any provisions which impede the operation of this SEPP over the Site. This SEPP will apply to any future DAs on the Site for built form.

SEPP Title	Comment
<b>State Environmental Planning Policy (Planning Systems) 2021</b>	The PP does not include any provisions which impede the operation of this SEPP over the Site.
<b>State Environmental Planning Policy (Transport and Infrastructure) 2021</b>	<p><b>Chapter 2 Infrastructure</b></p> <p>This chapter aims to facilitate the effective delivery of infrastructure across the State by (amongst other things) identifying matters to be considered in the assessment of development adjacent to particular types of development.</p> <p>Consideration of relevant matters under the Transport SEPP would be required as part of any future DA.</p>

### Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions)

The Minister for Planning and Environment issues Local Planning Directions that Councils must follow when preparing a PP. This PP is generally consistent with the Section 9.1 directions.

**Table 3 Consistency with Ministerial Directions**

Direction	Consistent
Focus Area 1: Planning Systems	
1.1 Implementation of Regional Plans	The Planning Proposal is consistent with the Greater Sydney Region Plan – A Metropolis of Three Cities. The Site is located within the Western Parkland City. This document provides high level overarching guidance on the strategy for Greater Sydney. This proposal to include an additional permitted use at the Site, would not preclude the outcomes of the Greater Sydney Region Plan from being achieved.
1.3 Approval and Referral Requirements	No new referral or concurrence conditions are proposed as part of the PP.
1.4 Site Specific Provisions	The Planning Proposal proposes a public place of worship as an additional permitted use within the C4 zone. No other site specific provisions are proposed which would control or limit this land use form being achieved over the Site and therefore the PP is consistent with this direction.
Focus Area 1: Planning Systems – Place-based	Not applicable
1.14 Implementation of Greater Macarthur 2040	This proposal to include an additional permitted use at the Site, would not preclude the outcomes of the Greater Macarthur 2040 from being achieved. This includes environmental considerations for vegetation and koalas, tree canopy coverage and consideration of bushfire risk.
Focus Area 3: Biodiversity and Conservation	

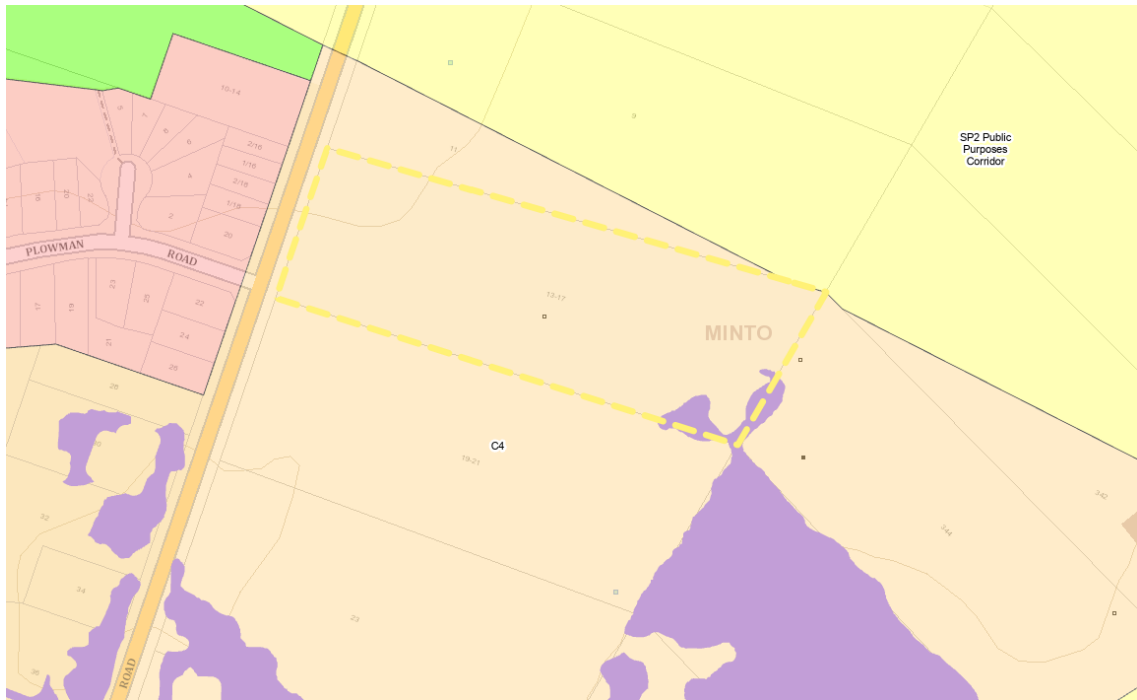
Direction	Consistent
3.1 Conservation Zones	The Site is zoned C4 Environmental Living under Campbelltown LEP 2015. This Planning Proposal does not propose to alter this zoning. Further, there is already protection afforded to environmental sensitive areas through the biodiversity values map which applies to an isolated area of the Site.
3.2 Heritage Conservation	<p>The PP does not propose amendments to the LEP clause or maps relating to Heritage.</p> <p>All future DAs submitted will be required to comply with the relevant provisions of the LEP, <i>National Parks and Wildlife Act 1974</i> and <i>Heritage Act 1977</i>.</p> <p>The PP is consistent with this Direction.</p>
Focus Area 4: Resilience and Hazards	
4.1 Flooding	Not applicable. The site is not identified as flood prone land.
4.3 Planning for Bushfire Protection	The land is mapped as bushfire prone land. The Planning Proposal does not propose any physical changes, therefore, any future application to amend the land use or undertake works would need to undertake an assessment against PfBP. The use of the Site as a place of public worship is not a special fire protection purpose so would not require a bush fire safety authority under the Rural Fires Act 1997.
4.4 Remediation of Contaminated Land	The land use zone is not proposed to be amended under this PP. The Site has previously been determined to be suitable for community type uses.
Focus Area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	N/A. This PP does not create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, employment, village or tourist purposes.
Focus Area 6: Housing	Not applicable
Focus Area 7: Industry and Employment	Not applicable
Focus Area 8: Resources and Energy	Not applicable
Focus Area 9: Primary Production	Not Applicable

## Section C – Environmental, Social and Economic Impact

### 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?

The Site contains an isolated area of mapped biodiversity values located in the south east corner of the property (**Figure 9**). This area is capable of being managed and protected as part of any future

development application and this would not preclude development over the site including a change of use to a 'place of public worship' following the proposed amendment to the LEP under this PP.



Source: Planning Viewer

**Figure 9 Biodiversity Values (shown purple)**

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

No.

The Site has already been approved as a community centre for the AMWC which caters for up to 150 people. Relevant key environmental effects have already been considered as part of that application and found to be acceptable.

As part of any future application to permit a place of public worship at the Site, relevant environmental effects would need to be further considered to address acoustic and traffic impacts to ensure all potential impacts are ameliorated. However, there are not considered to be any impacts that cannot be resolved through the implementation of appropriate design measures and/or engineering solutions.

- Bushfire Prone Land

The Site is mapped as bushfire prone land. A 'place of public worship' is not considered a 'special fire protection purpose' which would require approval under the Rural Fires Act 1997. Notwithstanding, appropriate consideration will need to be given to emergency evacuation routes and or building materials and infrastructure to protect the Site as part of any future development application. This would be prepared by a specialist bushfire consultant.

Noting the Site was previously approved for use as a community centre, it is considered a place of public worship could similarly be approved subject to an assessment against *Planning for Bushfire Protection*.

### **Has the planning proposal adequately addressed any social and economic effects?**

This PP will provide for an additional landuse that will enable a public place of worship to be permitted with consent at the Site. The addition of this use will support social interactions within the Muslim community with a high demand for this use.

## **Section D – Infrastructure (Local, State and Commonwealth)**

### **Is there adequate public infrastructure for the planning proposal?**

Yes. There is adequate public infrastructure in place to support this proposed use. As part of the community centre approved over the Site, the AMWC installed water and sewer connections to ensure the Site was capable of supporting this development.

There is not considered to be any other public infrastructure required up front to support this PP seeking to add a 'place of public worship' to Schedule 1 of Campbelltown LEP 2015.

In summary, this PP proposes an additional use will have similar demands to the existing use and therefore, existing infrastructure is already available.

## **Section E – State and Commonwealth Interests**

### **What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination**

No consultation with state and federal public authorities has been undertaken. Therefore, no specific feedback has been provided that would impact the determination of this PP.



## Part 4 – Maps

The following map tile is proposed to be amended as part of the PP:

- Additional Permitted Uses – Tile Number 012.

The existing and proposed maps relevant to this Planning Proposal under Campbelltown LEP 2015 are attached at **Appendix A**.

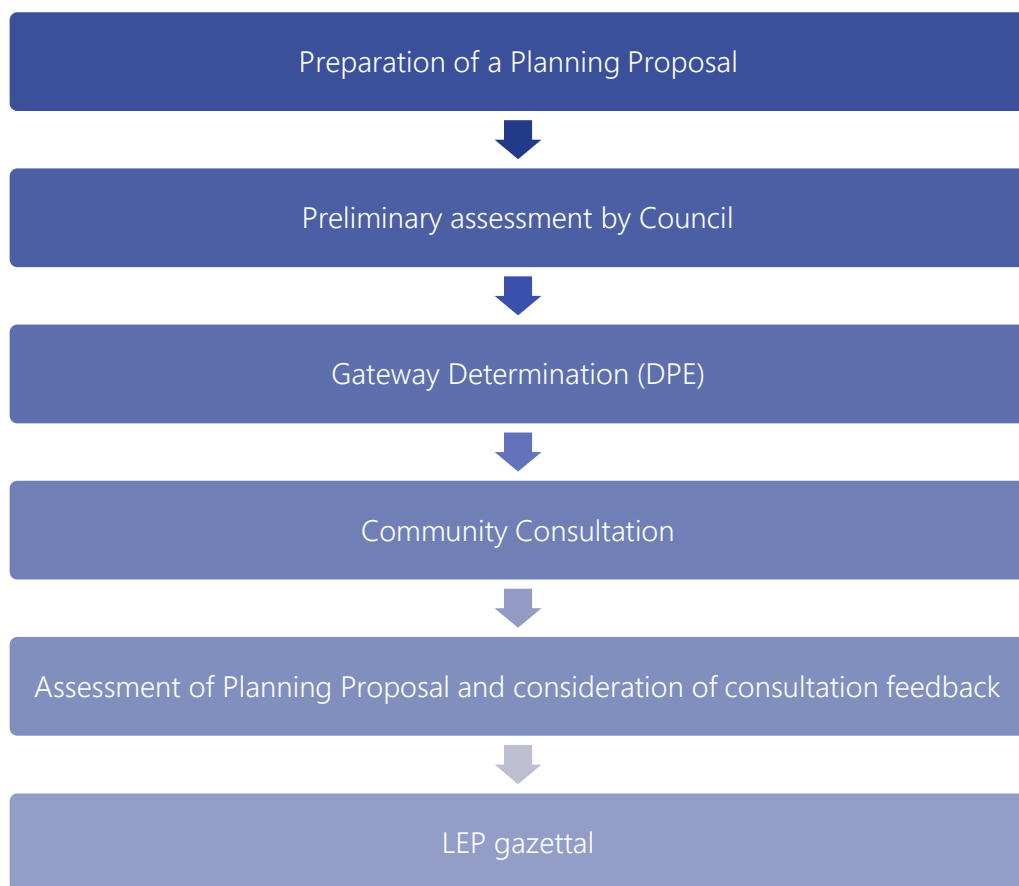


## Part 5 – Community Consultation Approach

Schedule 1, clause 4 of the EP&A Act requires the relevant planning authority to consult with the community for PPs to amend an LEP in accordance with the Gateway determination.

The Campbelltown Community Participation Plan identifies that PPs are required to be notified for a minimum period of 28 days (unless this timeframe is modified as part of the Gateway Determination process).

The key steps in relation to the PP are outlined below in **Figure 10** showing when community consultation occurs in the process.



**Figure 10** Key Steps in Planning Proposal Process

## Part 6 – Project Timeframe

The project timeline provides a mechanism to monitor and resource the various steps required to progress the PP through the plan making process. **Table 4** provides estimated timeframes for the various steps of the process. Council will need to review these to ensure they align with resourcing and meeting agendas.

**Table 4 Project Timeline**

Step	Anticipated Date
Lodgement	November 2023
Consideration by Council	February 2024
Council Decision	March 2024
Gateway Determination	April 2024
Pre-Exhibition	June 2024
Commencement and completion of the public exhibition period.	July 2024
Consideration of submissions and post-exhibition review	August -September 2024
Submission to the Department for finalisation (where applicable)	September 2024
Gazettal of the LEP amendment	October 2024

This PP is considered a 'standard' application which will add an additional land use over the Site. In accordance with the Department of Planning and Environment's '*Local Environmental Plan Making Guideline*' (**Guidelines**), the benchmark timeframe of a maximum 280 working days (which does not include Stage 1 - pre-lodgement) to finalise is assumed to be appropriate for this PP.

Stage	Maximum Benchmark Timeframes (working days)			
	Basic	Standard	Complex	Principal
<b>Stage 1 – Pre-lodgement</b>	30 days	50 days	60 days	20-30 days
<b>Stage 2 – Planning Proposal</b>	80 days	95 days	120 days	40 days
<b>Stage 3 – Gateway determination</b>	25 days	25 days	45 days	45 days
<b>Stage 4 – Post-Gateway</b>	20 days	50 days	70 days	160 days
<b>Stage 5 – Public Exhibition &amp; Assessment</b>	70 days	95 days	115 days	95 days
<b>Stage 6 – Finalisation</b>	25 days	55 days	70 days	80 days
<b>Sub-total (Department target)</b>	140 working days	225 working days	300 working days	380 working days
<b>Total (end to end)</b>	220 days	320 days	420 days	420 days

Note: Department target of 380 working days is measured from Stage 3 – Stage 6 (inclusive).

Source: Local Environmental Plan Making Guideline, Department of Planning and Environment, 2023

**Figure 11 Maximum assessment timeframes for Planning Proposal**



## Conclusion

This Planning Proposal seeks to amend Schedule 1 under *Campbelltown Local Environmental Plan 2015* to include 'place of public worship' as an additional permitted use with consent over Lot 7, DP 39165, 13-17 Eagleview Road, Minto.

It is considered a 'Standard' PP which relates to the addition of a land use under Schedule 1 Additional Permitted Uses of the LEP.

The proposal is considered appropriate given its comparable use and outcome to other similar land uses permitted at the Site. It also provides an additional local facility to support the needs of the Muslim community.

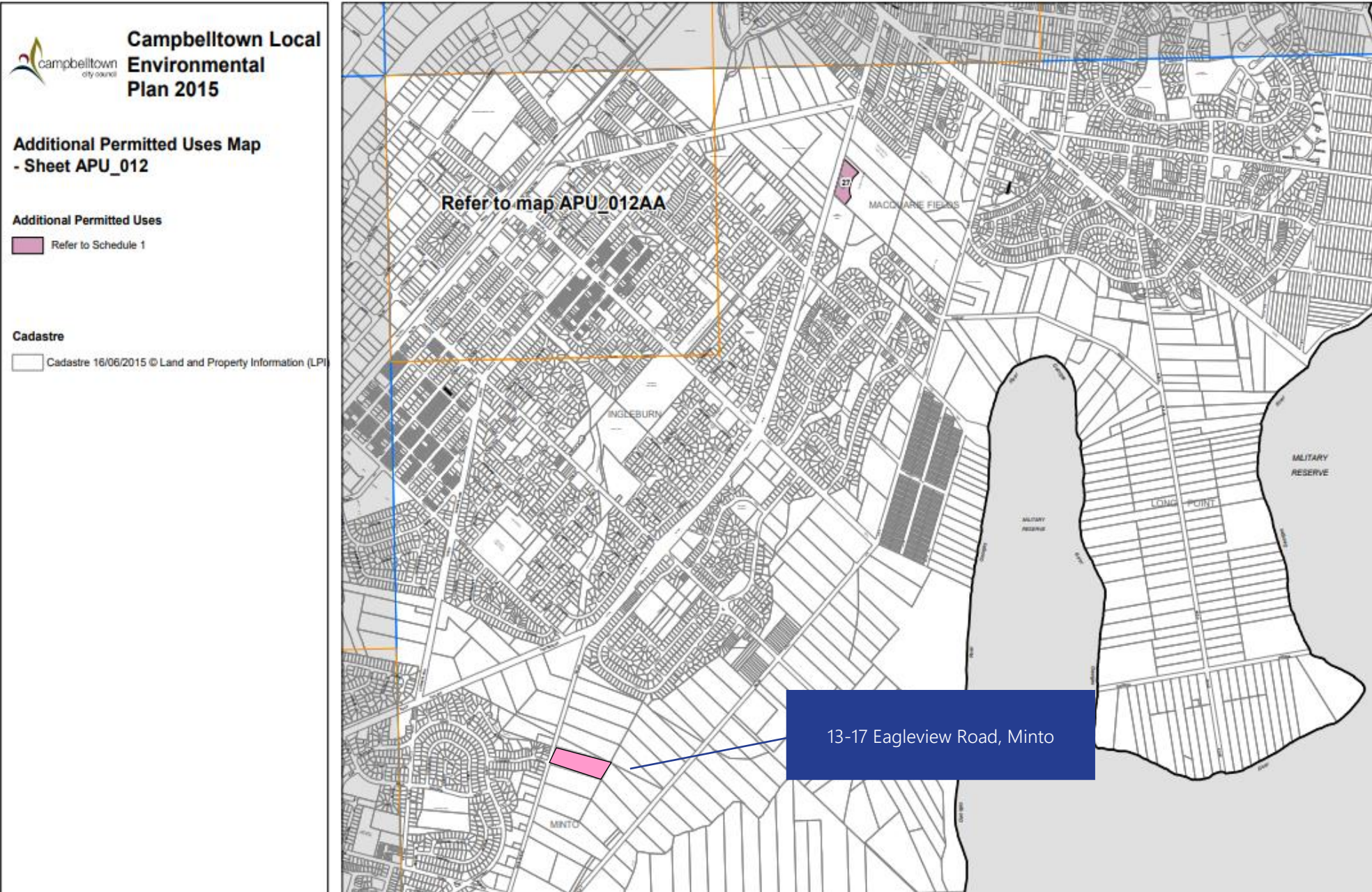
This PP is consistent with relevant regional and local and strategic plans including the LSPS which applies to the Site and would not preclude any relevant policies and strategies from applying to future development applications over the Site.

## Glossary

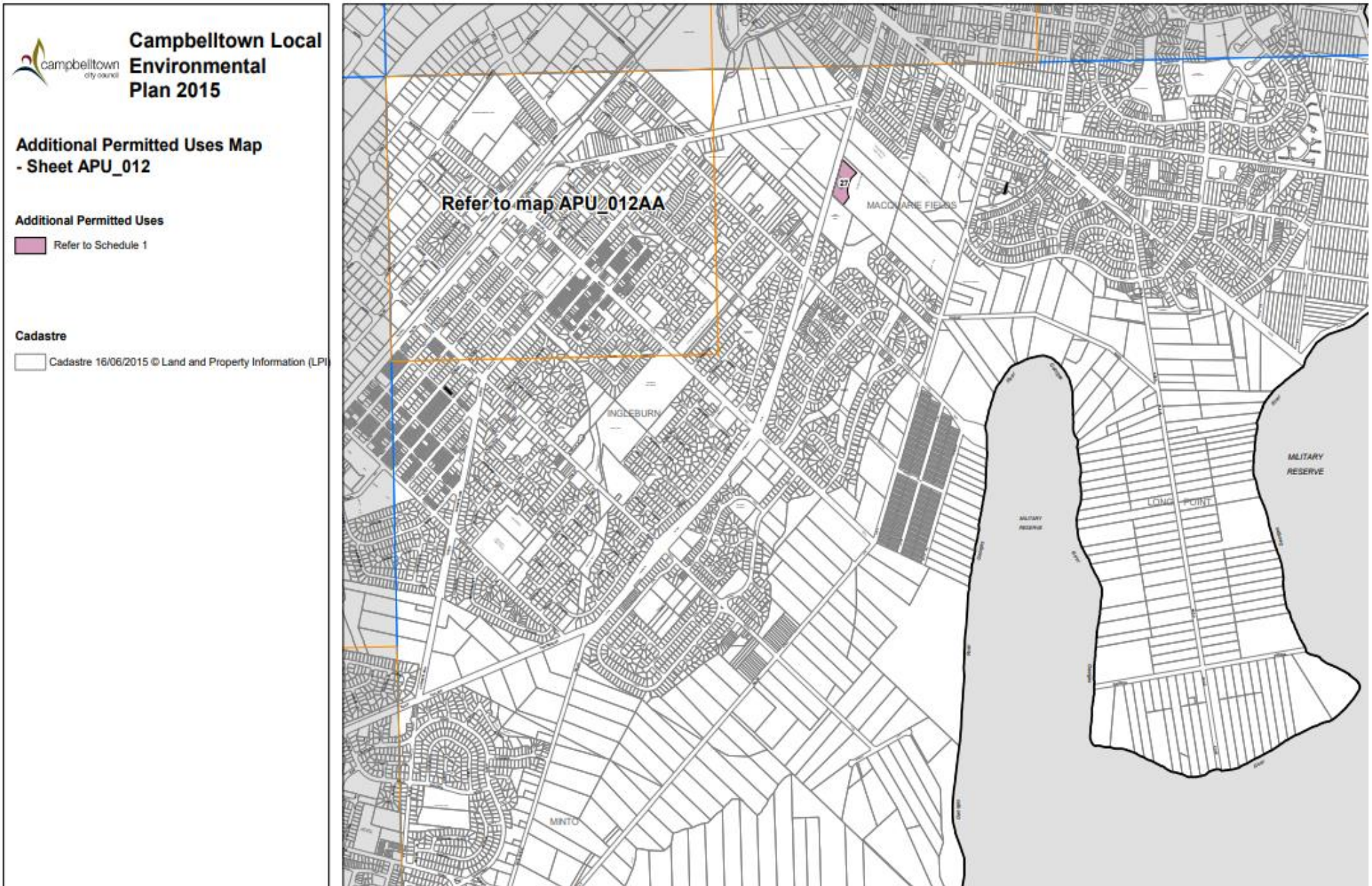
Abbreviation	
AMWC	Australian Muslim Welfare Centre
B&C SEPP	Biodiversity and Conservation State Environmental Planning Policy 2021
Council	Campbelltown City Council
DA	Development Application
DP	Deposited Plan
DPE	Department of Planning and Environment
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
LEP	Local Environmental Plan
LGA	Local Government Area
LSPS	Local Strategic Planning Strategy
PfPB	Planning for Bushfire Protection
PP	Planning Proposal
SEE	Statement of Environmental Effects
SEPP	State Environmental Planning Policy
WCDP	Western City District Plan



# APPENDIX A - Maps







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