



Planning Proposal
Reclassification of Land

2 Rose Street, Campbelltown & Kanbyugal Reserve
(Campbelltown Animal Care Facility)
Lots 21 & 22 DP 572308

July 2023

Introduction

This Planning Proposal explains the intent of, and justification for, the proposed reclassification of land located at the Campbelltown Animal Care Facility, 2 Rose Street, Campbelltown (Lots 21 and 22 DP 572308) from Community to Operational land.

The purpose of the reclassification of land is to realign the irregular boundary of the property to the north adjoining Kanbyugal Reserve. The current animal care facility that occupies the site is situated over two land classifications. The proposed reclassification would also assist Council in future proofing the site for expansion of the facility.

The Site

The site (see Figure 1 – Location Map) is currently owned by Campbelltown City Council and is located on the eastern side of Rose Street, Campbelltown and has an area of 16,500 m². Access to the site is via a driveway off Rose Street. The existing site adjoins employment zoned land adjacent to Campbelltown CBD which is largely made up of industrial land uses. Property no. 2 Rose Street, Campbelltown currently incorporates 2 parcels of land, Lots 21 and 22 DP 572308.



Figure 1 – Location Map

Part of the site used for the animal care facility is currently zoned E4 – General Industrial (formerly IN2 – Light Industrial). The E4 General Industrial was implemented as part of the Department's employment zones reform program. This part of the land has a maximum permissible building height of 19 m and a minimum lot size of 4,000 m². The other part of the land is zoned RE1 – Public Recreation on the northern part of the site at Kanbyugal Reserve under the Campbelltown Local

Environmental Plan 2015. As part of the planning proposal an amendment to the zoning is also being sought in line with the reclassification of land and boundary alignment to the north of the animal care facility.

Background

The Campbelltown Animal Care Facility is an important Council asset that serves a number of different purposes. Notably the facility houses animals that have been surrendered and/or impounded and promotes the de-sexing, microchipping and registration of animals. A number of other facilities that have housed animals in Greater Sydney have recently closed and the ACF remains an important facility for the wider Sydney community.

Council undertakes work relating to the Review of the LEP. As part of this work it was identified that further work is required to simplify mapping anomalies and fragmented planning controls. The planning proposal seeks to amend the CLEP 2015 to address the fragmented land classification for the Campbelltown Animal Care Facility.

Existing Situation

The site (2 Rose Street, Campbelltown) currently comprises 2 lots. The site is located in Campbelltown CBD and is accessed via Rose Street. The current site comprises an animal care facility on Lot 21 DP 572308 and Kanbyugal Reserve to the north of the facility at Lot 22 DP 572308.

The site is zoned E4 – General Industrial on the animal care facility site and RE1 – Public Recreation for Kanbyugal Reserve under Campbelltown Local Environmental Plan (CLEP) 2015. A zoning map of the site is shown in Figure 2 below.



Figure 2 – Existing Zoning Map: Kanbyugal Reserve zoned RE1 – Public Recreation and 2 Rose Street, Campbelltown zoned E4 – General Industrial.

The E4 – General Industrial component of the land also includes a maximum height of building of 19m and a minimum lot size of 4,000m².

The proposal to reclassify the land relates to the two lots. Figure 3 in the planning proposal identifies the breakdown and location of community land and operational land within the site.

The Planning Proposal has been prepared in accordance with the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the Department of Planning and Environment's 'Local Environmental Plan Making Guidelines' (Department of Planning and Environment, 2021).

Part 1 – Objectives or Intended Outcomes

The objective and intended outcomes of the Planning Proposal are to reclassify the land from Community to Operational land to remove the irregular boundary alignment and for the animal care facility to solely be located within Operational land. The proposal also seeks to rezone the proposed Operational land from RE1 – Public Recreation to E4 General Industrial to provide consistency with the new boundary alignment. A copy of the proposed zoning map is shown in Figure 3 below. The proposal also seeks to implement a height of building of 19m and a minimum lot size of 4,000m² for the portion of land proposed to be reclassified which is consistent with other industrial zoned land in close vicinity to the subject site.

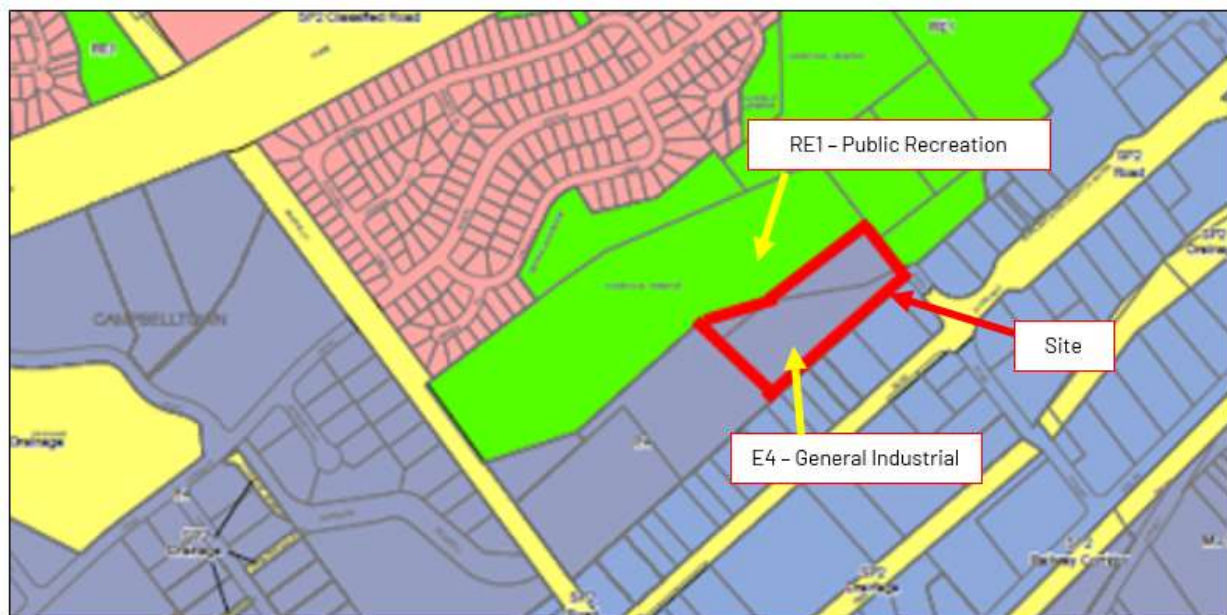


Figure 3 – Proposed Zoning – Rezoning of RE1 – Public Recreation to E4 – General Industrial



Figure 4 – Proposed Lot Size – 4,000m² for the proposed reclassified portion of the land. Site outlined in yellow.



Figure 5 – Proposed Height of Building – Proposed height of building of 19m to be consistent with E4 – General Industrial zoning. Site outlined in red.

The proposed E4 – General Industrial would maintain consistency with the existing zone that is applied to the ACF. The ACF would be considered an animal boarding establishment under CLEP 2015 which is a permissible land use under the E4 – General Industrial zone.

The proposal does not seek to involve a subdivision at this stage however should the proposal be finalised, an application for subdivision would be lodged at an appropriate time to incorporate the newly reclassified land with the existing ACF site.

The current and proposed land classification is identified below.



Figure 6 – Current Land Classification – Green indicates Community land and Yellow is Operational land.



Figure 7 – Proposed Land Classification with amended boundary. Green is Community land and yellow is Operational land. The black dotted line represents the current boundary.

Part 2 – Explanation of provisions

The objectives and intended outcomes of the planning proposal will be achieved by realigning the boundary of the animal care facility and reclassifying the land from Community to Operational land. The current boundary alignment along with the land classification is considered to be irregular. The proposal would assist Council in simplifying the status of the site and having one consistent set of rules to govern its management and use.

The proposed rezoning and reclassification only relate to part of the lots.

The planning proposal also seeks to amend the land use zone for the proposed expansion of the Operational land from RE1 – Public Recreation to E4 General Industrial to remain consistent with the existing zoning for the animal care facility site. To maintain consistency with the proposed zoning, the portion of land to be reclassified is also proposed to include a maximum height of building of 19m and a minimum lot size of 4,000m².

The objectives and intended outcomes of the planning proposal will be achieved by amending the CLEP 2015 through the inclusion of part of the site as 'Operational Land' under Schedule 4 of the CLEP 2015. The proposed wording is outlined below:

Insert into Part 1 of Schedule 4 of CLEP 2015 the following:

Column 1	Column 2
Locality	Description
Kanbyugal Reserve	2 Rose Street, Campbelltown Lot 22 DP 572308

Figure 8: Proposed wording to be inserted into CLEP 2015

The following table in Figure 6 provides greater detail in response to the Secretary's requirements as stated in the Practice Note 16-0001 checklist including interests in the land. A detailed response to each checklist item can be found in attachment 1 and the results of a title search of each lot can be found in attachment 2.

Property Information	Interest	Proposed Action	Recommended Schedule 4 Part	Are all interests proposed to be removed?
Lot 21 DP 572308	Land excludes minerals (S. 536AA Local Government Act, 1919)	No further action is required.	1	No
Lot 22 DP 572308	Land excludes minerals (S. 536AA Local Government Act, 1919)	No further action is required.	1	No
Lot 22 DP 572308	V341825 Easement for transmissions line affecting the part of the land within described shown in DP 630769	No further action is required.	1	No
Lot 22 DP 572308	DP1101740 Easement to drain water 1.5 and 2.5 metre(s) wide appurtenant to the land above described	No further action is required.	1	No
Lot 22 DP 572308	DP1101740 Easement to drain water 6.5 metre(s) wide appurtenant to the land above described	No further action is required.	1	No

Figure 9: Interests on the subject site

It is intended to extinguish the Public Reserve status of the portion of the land that is subject to the reclassification and rezoning.

Legal advice obtained by Council notes that a search of the Lot and DP of the property identifies that the land was never notified as a public reserve. However, the lot is taken to have been classified as Community Land by virtue of Clause 6 (2) of Schedule 7 of the LG Act 1993 and much of the land is used as a public park which constitutes a category of public reserve within the meaning of the LG Act 1993. The animal care facility has occupied its current footprint for many years.

Part 3 – Justification

Section A – Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report?

No.

The subject site is currently in Council ownership and contains an animal care facility and a reserve. The site is also located and identified by a number of key strategies and report such as the Greater Sydney Region Plan, Western District Plan and the Glenfield to Macarthur Urban Renewal Corridor Strategy.

The proposal to realign the property boundary of the animal care facility and reclassify the additional land located within the reserve from Community to Operational land is a result of an ongoing housekeeping amendment dating back to the LEP Review undertaken in 2019 and 2020.

The proposal will also enable Council to investigate for future improvements of the facility in order to meet increasing demands relating to animal care.

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

The Planning Proposal is the best way to achieve the intended outcomes and objectives as it is the simplest administrative way to achieve the aims of the planning proposal. It follows the LEP practice note for classification and reclassification of public land through a local environmental plan issued by the Department of Planning and Environment.

The Planning Proposal also responds to the PN-001 Checklist (Attachment 1) and provides additional detail relating to historical information that exists for the relevant lots as well as a Title Search (Attachment 2).

Section B – Relationship to strategic planning framework

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

Yes.

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

Greater Sydney Region Plan

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

The Planning Proposal is considered consistent with the Greater Sydney Region Plan as it aims to provide greater certainty around the land classification of the site. The proposal also seeks to amend an irregular boundary line to allow for Council to investigate for future site improvements for the animal care facility. The Planning Proposal will facilitate flexibility in the future management and operation of the facility thereby enhancing opportunities for further upgrades to the site. The proposal aims to simplify the land classification for the site.

Western City District Plan

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

By amending the land classification for the site there would be no management issues for the site. Currently the facility overlaps into community land and the boundary is irregular. The proposal also seeks to rezone the proposed additional operational land to E4 – General Industrial to maintain consistency with the existing zone.

Glenfield to Macarthur Urban Renewal Corridor Strategy

The Glenfield to Macarthur Urban Renewal Precinct was identified as a growth corridor by the State Government for the purposes of providing further jobs, open space, improved movement networks and revitalisation of existing urban centres through good design.

The Planning Proposal is not inconsistent with the Strategy and is consistent with the Campbelltown Precinct Plan adopted as part of this Strategy.

4. Is the planning proposal consistent with a council's local strategy or other local strategic plan?

Campbelltown Community Strategic Plan – Campbelltown 2027

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

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

- A vibrant, liveable city;

- A respected and protected natural environment;
- A thriving attractive city; and
- A successful city.

The planning proposal is not inconsistent with the outcomes listed.

Campbelltown Local Strategic Planning Statement (LSPS)

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

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

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

Its purpose is to:

- Provide a 20 year land use vision for the Campbelltown LGA
- Outline the characteristics that make our city special
- Identify shared values to be enhanced or maintained
- Direct how future growth and change will be managed
- Prioritise changes to planning rules in the Local Environmental Plan (Campbelltown Local Environmental Plan 2015) and Council's Development Control Plans
- Implement the Region and District Plans as relevant to the Campbelltown LGA
- Identify where further detailed strategic planning may be needed.

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

The planning proposal is not inconsistent with the outcomes listed.

Reimagining Campbelltown City Centre Master Plan

The Reimagining Campbelltown City Centre Master Plan is a key strategic vision that provides a structured plan for the future growth of the Campbelltown City Centre which includes parts of the suburbs of Leumeah, Campbelltown and Macarthur. The subject site is within the boundary of the Re-imagining Campbelltown City Centre study area and is consistent with the Master Plan.

The planning proposal is consistent with the four key growth principles outlined within the document:

- Centre of opportunity
- No grey to be seen
- City and bush
- The good life

The planning proposal is not inconsistent with the outcomes listed in the Reimagining Campbelltown City Centre Masterplan. The amendment would allow greater possibilities for the subject site and would promote opportunities to use the land in harmony with other potential uses on adjoining land. The current land classification over the animal care facility is irregular. The proposal would allow for the facility to be solely located within the operational land classification.

5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

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

State Environmental Planning Policies	Comment
SEPP 65 – Design Quality of Residential Apartment Development	The planning proposal is not inconsistent with the SEPP.
SEPP (Biodiversity and Conservation) 2021	<p>Chapter 4 aims to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline. The subject site is subject to the Campbelltown Comprehensive Koala Plan of Management 2018. Chapter 4 of the SEPP requires that development applications must be consistent with the koala plan of management.</p> <p>Chapter 6 applies to development in the Sydney Drinking Water Catchment, Sydney Harbour Catchment, the Georges River Catchment, and the Hawkesbury-Nepean Catchment.</p> <p>The planning proposal applies to land in the Georges River Catchment. Chapter 6 of the SEPP requires consent authorities to consider impacts on water quality and quantity, aquatic ecology, flooding, recreation and public access, and downstream impacts before granting development consent.</p> <p>Chapter 13 aims to ensure development in the nominated areas is consistent with the biodiversity certification, to facilitate appropriate development on biodiversity certified areas, to identify and protect areas with high biodiversity value, to avoid or minimise impacts from future development on biodiversity values, and to support the acquisition of priority areas with high biodiversity value.</p> <p>The planning proposal applies to land identified on the Strategic Conservation Planning Land Application Map but is not</p>

	identified as a Strategic Conservation Area. The land is identified on the Cumberland Plain Conservation Plan Viewer as 'Excluded land'. The planning proposal is not inconsistent with the relevant chapters of the SEPP.
SEPP (Building Sustainability Index: BASIX) 2004	Future development of the site would take into consideration the requirements of the SEPP.
SEPP (Exempt and Complying Development Codes) 2008	Not relevant to the Proposal
SEPP (Housing) 2021	The proposal is consistent with the SEPP.
SEPP (Industry and Employment) 2021	The planning proposal is not inconsistent with the SEPP. The proposal seeks to reclassify a portion of land to operational land as well as rezone the proposed operational land to E4 General Industrial to maintain consistency with the existing zone applied to the animal care facility. The proposed rezoning would potentially unlock additional employment related land uses.
SEPP (Planning Systems) 2021	The planning proposal is not inconsistent with the SEPP. The proposal does not propose any state significant infrastructure or development on Aboriginal land.
SEPP (Precincts – Eastern Harbour City) 2021	Not relevant to the Proposal.
SEPP (Precincts – Western Parkland City) 2021	The planning proposal is not inconsistent with the SEPP.
SEPP (Precincts – Central River City) 2021	Not relevant to the Proposal.
SEPP (Precincts – Regional SEPP)	Not relevant to the Proposal.
SEPP (Primary Production) 2021)	Not relevant to the Proposal.
SEPP (Resilience and Hazards) 2021	The existing urban use of the land is unlikely to result in land contamination or hazardous types of development. Future development of the site will need to address the requirements of the SEPP.
SEPP (Resources and Energy) 2021	The planning proposal is not inconsistent with the SEPP. The proposal does not seek to undertake any extractive industries or mining.
SEPP (Transport and Infrastructure) 2021	Future development of the site may constitute traffic generating development and trigger an assessment under this SEPP.

Figure 10 – Consistency with State Environmental Planning Policies

6. Is the planning proposal consistent with applicable Ministerial Directions (s9.1 directions)?

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

Consideration of s9.1 Directions	Comment
Focus Area 1: Planning Systems	
1.1 Implementation of Regional Plans	The planning proposal is not inconsistent with this Direction. The planning proposal would provide greater certainty of the Council asset and would allow Council to investigate future works to meet the increasing demands of the community.
1.2 Development of Aboriginal Land Council land	Not relevant to the Proposal.
1.3 Approval and Referral Requirements	The planning proposal does not trigger the need for any additional concurrence, consultation or referral to a Minister or Public Authority.
1.4 Site Specific Provisions	Not relevant to the Proposal.
1.5 Parramatta Road Corridor Urban Transformation Strategy	Not relevant to the Proposal.
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not relevant to the Proposal.
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use Infrastructure Implementation Plan	Not relevant to the Proposal.
1.8 Implementation of Wilton Priority Growth Area Interim Land Use Infrastructure Implementation Plan	Not relevant to the Proposal.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	The proposal is consistent with this Direction. The proposal would potentially increase further employment opportunities on the site. The proposal would also reclassify the land and amend the property boundary in order to have the facility solely on operational land.
1.10 Implementation of Western Sydney Aerotropolis Plan	The proposal is not inconsistent with the Plan.
1.11 Implementation of Bayside West Precincts 2036 Plan	Not relevant to the Proposal.
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not relevant to the Proposal
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	Not relevant to the Proposal.
1.14 Implementation of Greater Macarthur 2040	The planning proposal is consistent with the Plan. The proposal seeks to reclassify a portion of the site to operational land and rezone the portion to E4 – General Industrial. The rezoning and reclassification would provide greater flexibility to the site in terms of management and upgrades.

1.15 Implementation of the Pyrmont Peninsula Place Strategy	Not relevant to the Proposal.
1.16 North West Rail Link Corridor Strategy	Not relevant to the Proposal.
1.17 Implementation of the Bays West Place Strategy	Not relevant to the Proposal.
Focus Area 2	
Design and Place	Not relevant to the Proposal.
Focus Area 3: Biodiversity and Conservation	
3.1 Conservation Zones	Not relevant to the Proposal.
3.2 Heritage Conservation	The planning proposal is not inconsistent with this direction.
3.3 Sydney Drinking Water Catchments	Not relevant to the Proposal.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs 26	Not relevant to the Proposal.
3.5 Recreation Vehicle Areas	Not relevant to the Proposal.
3.6 Strategic Conservation Planning	Not relevant to the Proposal.
3.7 Public Bushland	<p>The Proposal is inconsistent with the Direction.</p> <p>The Planning Proposal relates to an existing land use and does not seek to reduce existing public bushland.</p> <p>The proposal only seeks to reclassify and rezone a portion of land, on which the ACF is already located on.</p>
3.8 Willandra Lakes Region	Not relevant to the Proposal.
3.9 Sydney Harbour Foreshores	Not relevant to the Proposal.
3.10 Water Catchment Protection	<p>The Proposal is not inconsistent with the Direction.</p> <p>The Proposal would not have any adverse impact on the Direction as the Proposal only relates to the reclassification and rezoning of a parcel of land. The Proposal does not propose any development and the reclassification and rezoning relates to a portion of the site that is already in operation as an animal care facility.</p>
Focus Area 4: Resilience and Hazards	
4.1 Flooding	<p>The Proposal is not inconsistent with the Direction.</p> <p>The subject site is identified as affected by 20% Annual Exceedance Probability (AEP) floods in Council's Bow Bowing Bunbury Curran Creek Catchment Strategic Floodplain Risk Management Study and Plan (2019).</p> <p>The Proposal seeks to support the ongoing operation of an existing community facility by rezoning and reclassifying land. It does not seek to permit centre-based childcare</p>

	facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate. The proposal is not likely to result in substantially increased requirement for government spending on flood mitigation.
4.2 Coastal Management	Not relevant to the Proposal.
4.3 Planning for Bushfire Protection	<p>The planning proposal is not consistent with this direction.</p> <p>The subject site is located within a bushfire prone area. The site is entirely located within a vegetation buffer with the northern portion of the existing animal care site incorporating a Vegetation Category 1.</p> <p>NSW Rural Fire Service will be contacted for comment during the public exhibition stage.</p>
4.4 Remediation of Contaminated Land	The planning proposal seeks to rezone a portion of the land from RE1 – Public Recreation to E4 General Industrial. Should the site be developed on, a contamination study would need to be undertaken.
4.5 Acid Sulfate Soils	Not relevant to the Proposal.
4.6 Mine Subsidence and Unstable Land	Not relevant to the Proposal.
Focus Area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	<p>Consistent.</p> <p>The subject site is within 800m of Campbelltown Train Station and other forms of services such as buses which can provide access to jobs and amenities.</p>
5.2 Reserving Land for Public Purposes	The Planning Proposal is considered to be justifiably inconsistent with this Direction. The proposal seeks to reclassify and rezone the land to reflect the existing use of the site for use as an animal care facility by Council.
5.3 Development Near Regulated Airports and Defence Airfields	Not relevant to the Proposal.
5.4 Shooting Ranges	Not relevant to the Proposal.
Focus Area 6: Housing	
6.1 Residential Zones	Not relevant to the Proposal.
6.2 Caravan Parks and Manufactured Home Estates	Not relevant to the Proposal.
Focus Area 7: Industry and Employment	
7.1 Business and Industrial Zones	The proposal is consistent with this Direction. The proposal seeks to increase the operational

	land for the animal care facility as well as apply the E4 General Industrial zone.
7.2 Reduction in non-hosted short-term rental accommodation period	Not relevant to the Proposal.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not relevant to the Proposal.
Focus Area 8: Resources and Energy	
8.1 Mining, Petroleum and Extractive Industries	Not relevant to the Proposal.
Focus Area 9: Primary Production	
9.1 Rural Zones	Not relevant to the Proposal.
9.2 Rural Lands	Not relevant to the Proposal.
9.3 Oyster Aquaculture	Not relevant to the Proposal.
9.4 Farmland of State and Regional Significance on the NSW Far Coast	Not relevant to the Proposal.

Figure 11 – Consistency with Section 9.1 Directions

Section C – Environmental, social and economic impact

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

No.

The subject site includes native vegetation. The planning proposal does not seek to remove any vegetation. Any future development of the site would consider existing vegetation.

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

No.

It is anticipated that there would be no environmental effects as a result of the planning proposal.

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

Yes.

The Planning Proposal is not supported by a social or economic assessment as these are not considered necessary. The planning proposal seeks to reclassify a portion of the land from community to operational land to simplify the status of land for the Animal Care Facility.

Section D – State and Commonwealth Interests

10. Is there adequate public infrastructure for the planning proposal?

Yes.

The planning proposal is unlikely to result in a need for additional public infrastructure given the limited size of the subject site it is not expected to impose any additional demands on local

infrastructure, public or community services. The sites are located in close proximity to existing bus and train services.

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

Consultation will occur with any public authorities identified in the Gateway Determination.

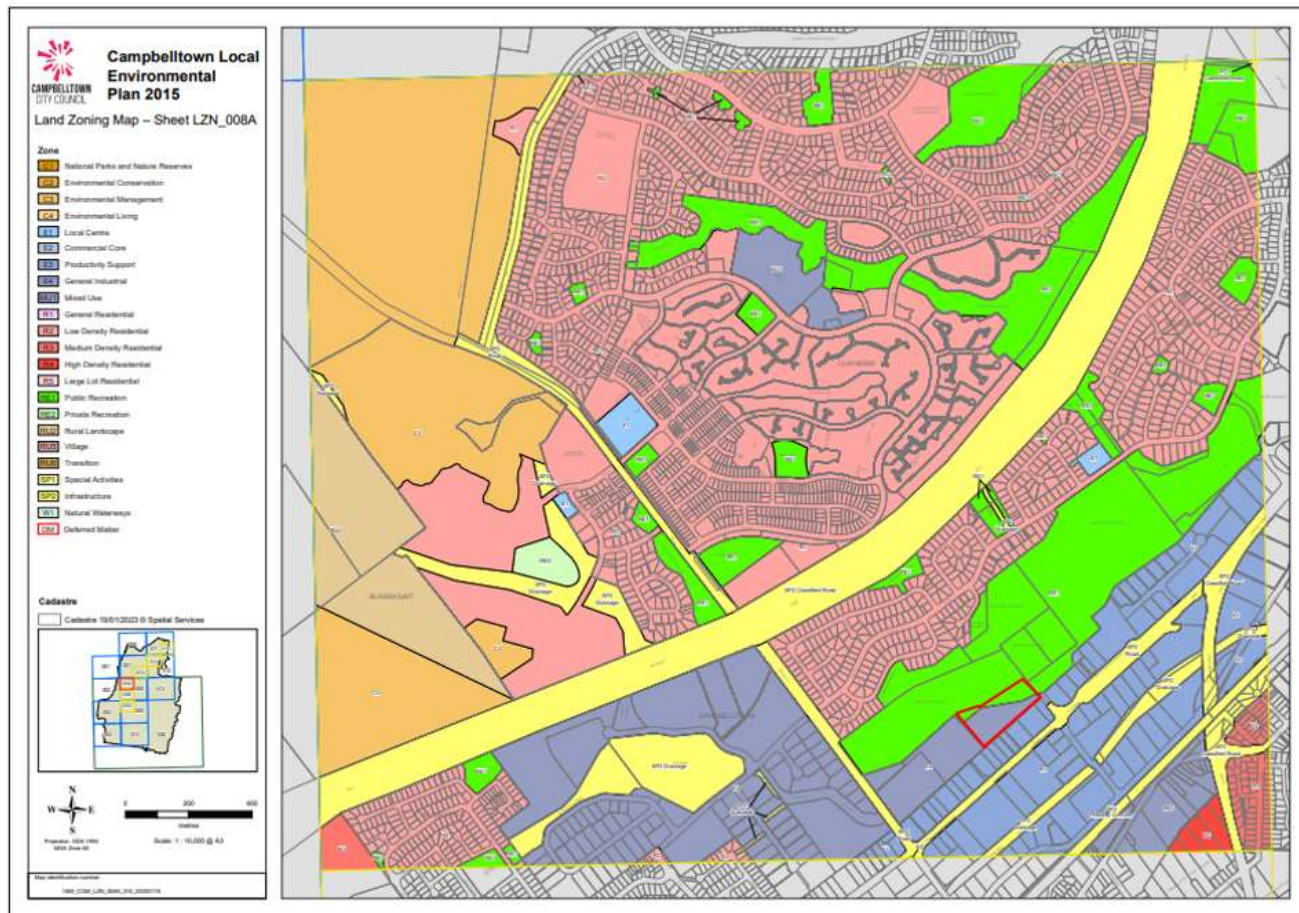
Part 4 – Mapping

The Planning Proposal seeks to amend the Land Reclassification (Part Lots) and Land Use Zoning Map within CLEP 2015 as proposed below.

Map	No	Requested Amendment
Land Reclassification (Part Lots) Map	RPL_008 Date 18 August 2022	Create a Land Reclassification (Part Lots) Map for No. 2 Rose Street, Campbelltown incorporating the additional operational land.
Land Zoning Map	1500_COM_LZN_008A_010_20210420 Date 20 April 2021	Amend the Land Use Zoning map by rezoning the additional operational land to E4 General Industrial from RE1 – Public Recreation to maintain consistency with the existing industrial zone that applies to the rest of the animal care facility.
Height of Building Map	1500_COM_HOB_008_020_20220209 Date 9 February 2022	Amend the Height of Building map by implementing a 19m height limit for the proposed land to be reclassified. The proposed 19m height limit would be consistent with the existing height limits for industrial zoned land.
Lot Size Map	1500_COM_LSZ_008_020_20210420 Date 20 April 2021	Amend the Lot Size map by implementing a 4,000m ² minimum lot size for the area to be reclassified. The proposed minimum lot size would be consistent with existing lot size controls for industrial zoned land.

Current Maps

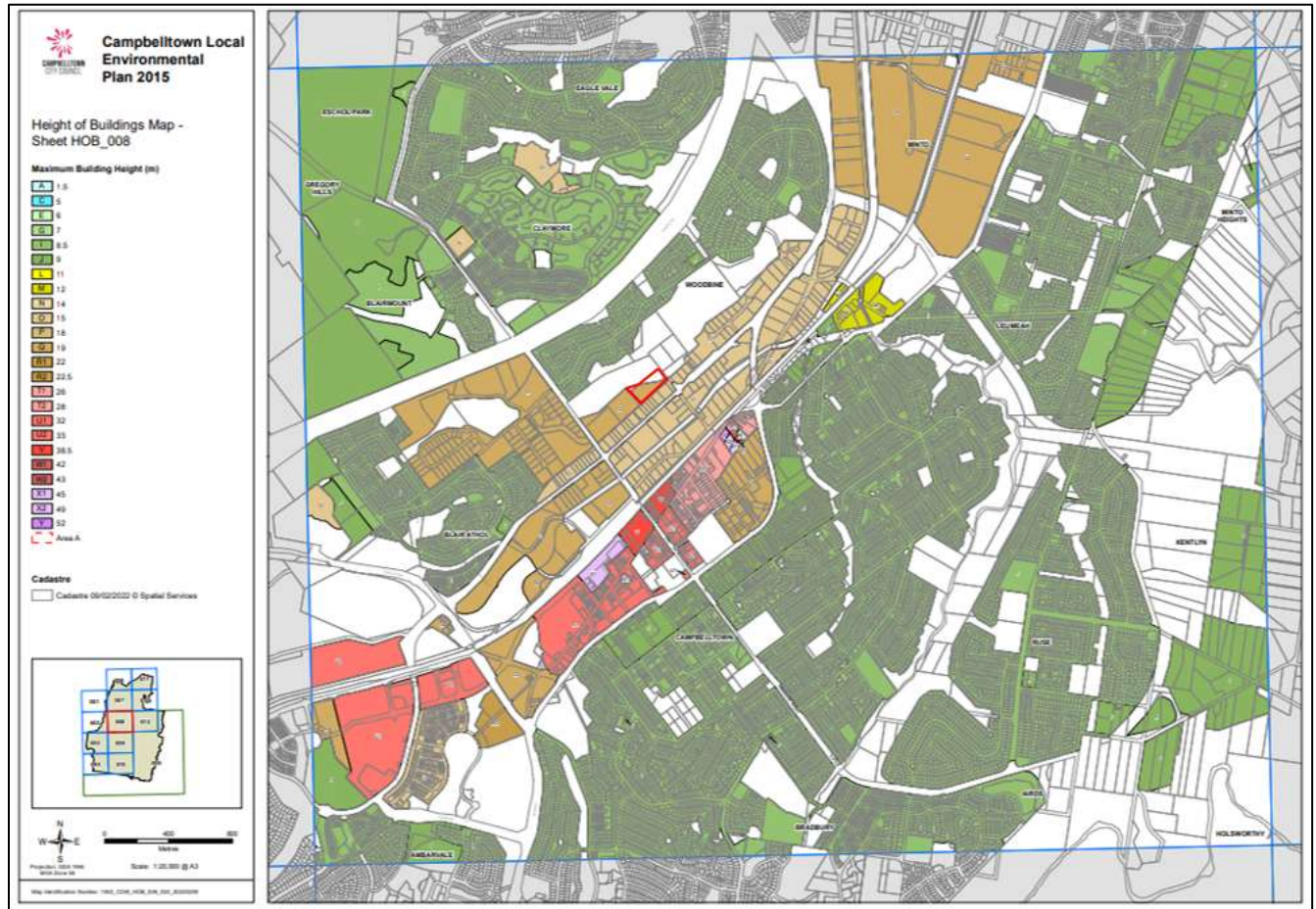
- **Land Zoning Map**



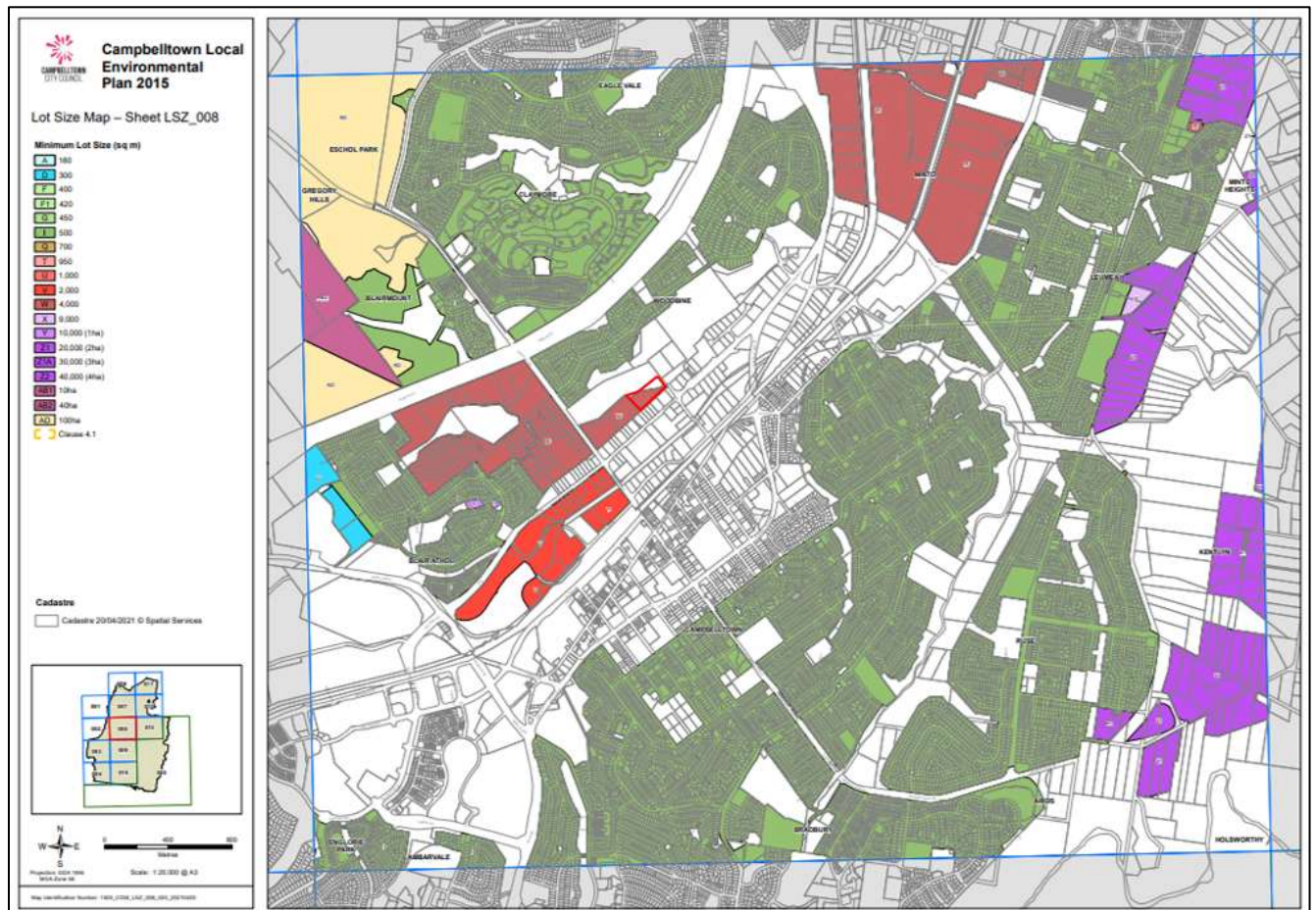
- **Reclassification (Part Lots) Map**

No current existing map.

- **Height of Buildings Map**

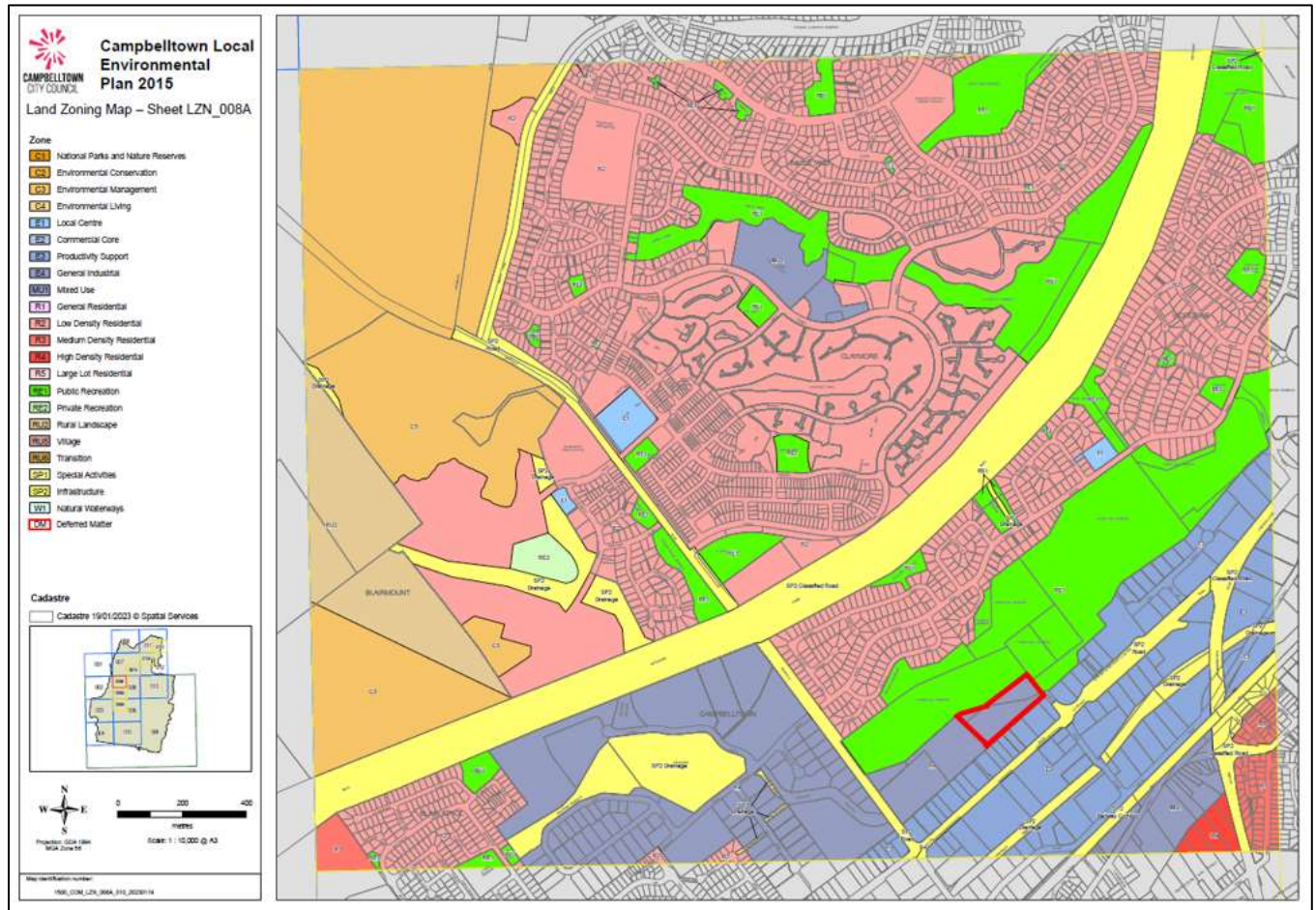


- Lot Size Map

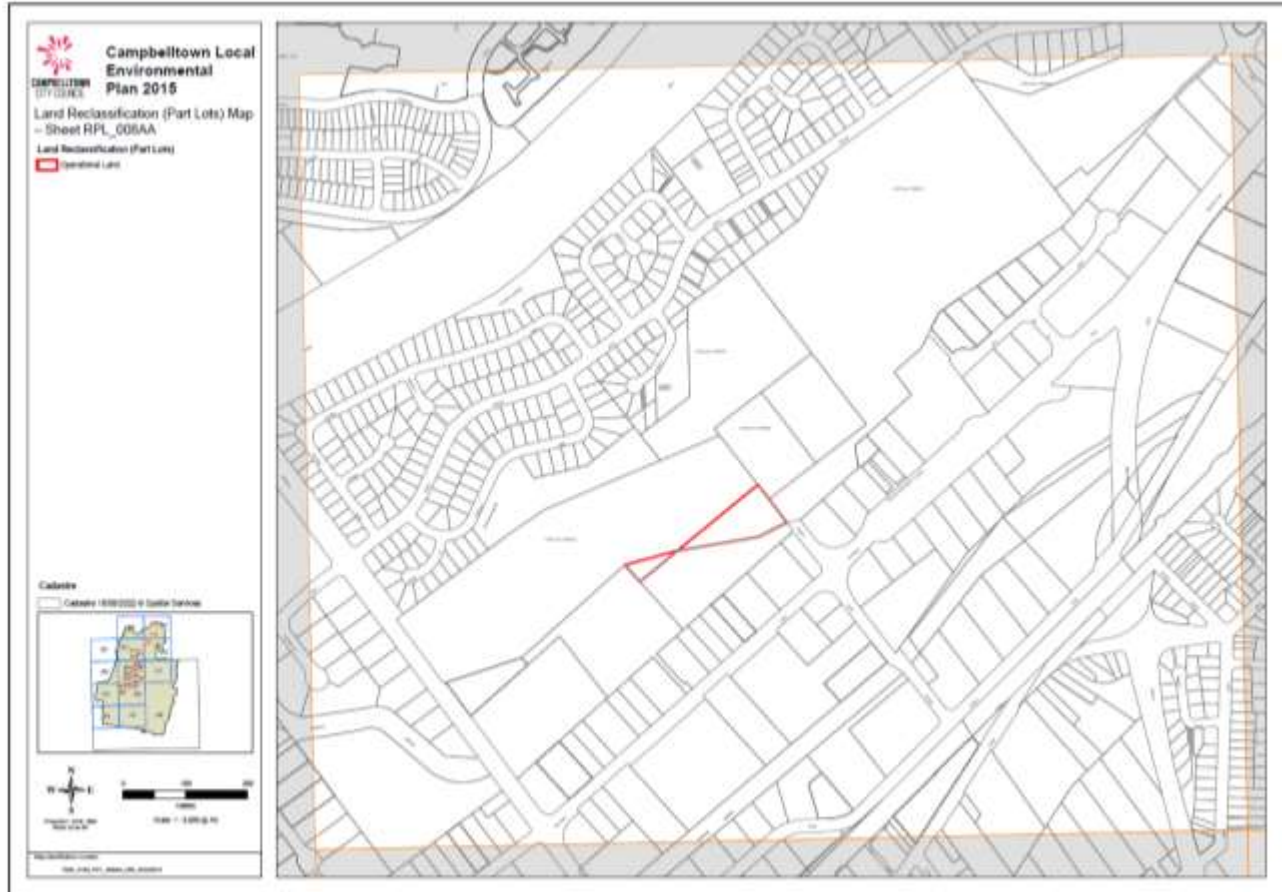


Proposed Maps

- Draft Land Zoning Map



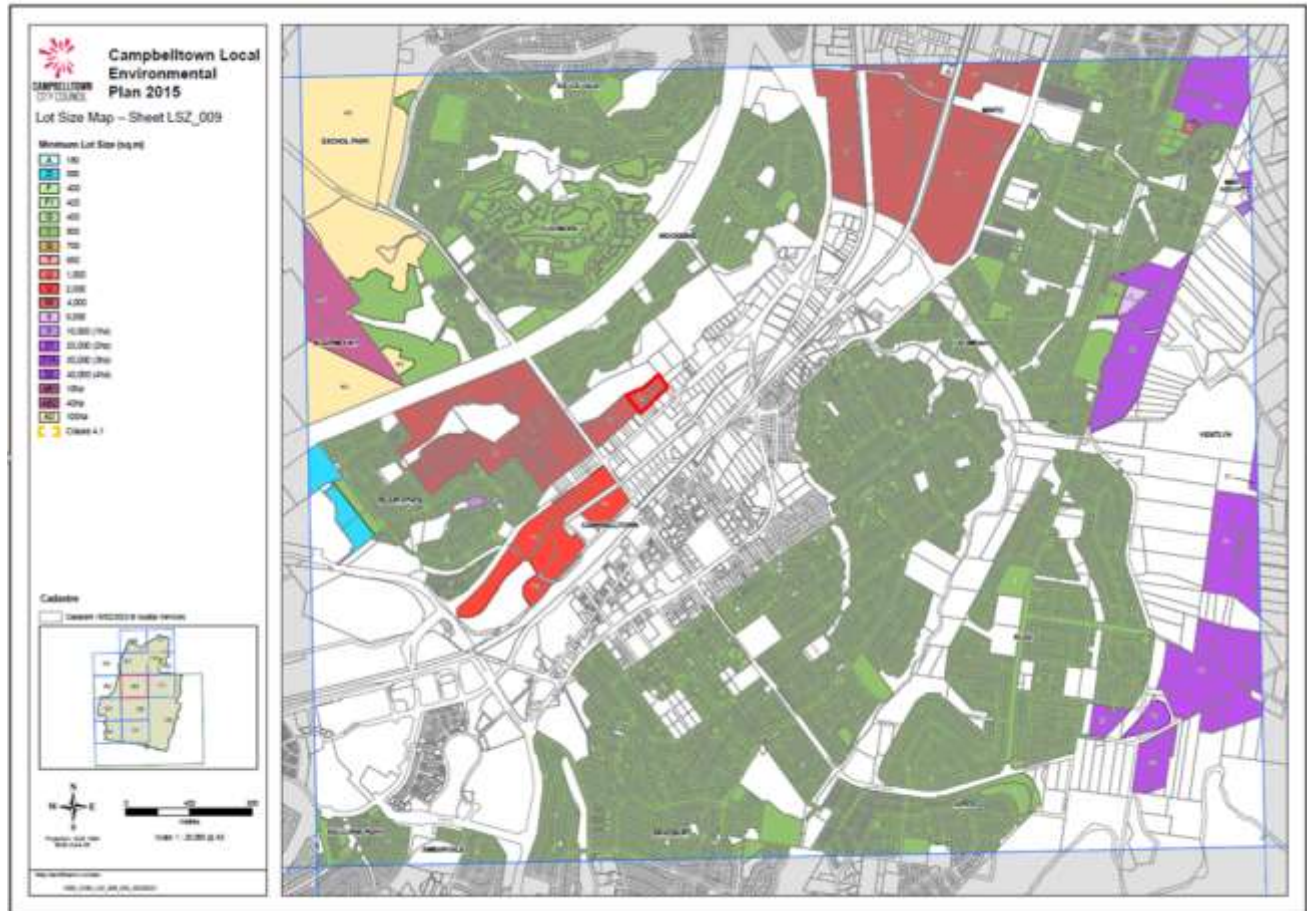
- **Draft Reclassification (Part Lots) Map**



- Draft Height of Building



- Draft Lot Size Map



The current and proposed maps are attached within this proposal.

Part 5 – Community consultation

In accordance with the 'Local Environmental Plan Making Guidelines' prepared by the Department of Planning and Environment (2021), the consultation strategy is:

The Planning Proposal to be exhibited on Council's website (www.campbelltown.nsw.gov.au) Council's libraries also have access to the website.

The planning proposal will also be made available on the NSW Planning Portal website (www.planningportal.nsw.gov.au).

A letter will be distributed to affected properties within 200m of the subject in accordance with Council's public exhibition policy.

A copy of the Planning Proposal and associated attachments will be made available at HJ Daley Library, Campbelltown and at Council's Administration Building.

A public hearing will also be undertaken by a suitably qualified Independent Chairperson after the public exhibition period.

Part 6 – Project Timeline

Dates	Item
28 September 2022	Local Planning Panel advice
14 February 2023	Council endorsement
February/March 2023	Referral to DPE for Gateway Determination
14 May 2023	Gateway Determination
July 2023	Public exhibition and referral to any required public authorities
August/September 2023	Independent Public Hearing
September/October 2023	A report to Council on submissions received and Independent Public Hearing report
September/October 2023	Send planning proposal to DPE for finalisation
October/November 2023	Making of LEP Amendment