



Planning Proposal

Lot 41, DP1021880 Mercedes Rd, Ingleburn

Proposed amendment of Campbelltown Local Environmental Plan 2015

Background

Definitions and abbreviations

CLEP 2015 means Campbelltown Local Environmental Plan 2015

DCP means Development Control Plan

DPE means Department of Planning and Environment

EESPL or '*The Edgelands*' means East Edge Scenic Protection Lands

EP&A Act 1979 means *Environmental Planning and Assessment Act 1979*

LGA means local government area

M means metres

PP means Planning Proposal

SEPP means State Environmental Planning Policy

SQM means square metres

Introduction/Background

This Planning Proposal seeks to rezone two residue parcel within the Ingleburn, East Edge Scenic Protection Lands. This landscape unit is transforming as a transitional residential precinct, as evident in the recently published amendment to CLEP 2015, refer to gazette Amendment No. 13.

The allotment is known as Property No. 26 Mercedes Road, Ingleburn and is currently zoned E4 Environmental Living to reflect the semi-rural location. Rezoning of the greater precinct may result in the subject lot becoming isolated should insufficient certainty exist regarding its future development potential.

The Site

The PP comprises one large residential allotments (the site) on the eastern flank of the suburb of Ingleburn. The subject allotments are described as follows:

Lot 41 DP 1021880

No. 26 Mercedes Rd, Ingleburn

An aerial photograph extract of the one allotment in its immediate context are illustrated in Figure 1 below.



Figure 1: Ingleburn Context Map

Lot 41 DP1021880

The site (No.26 Mercedes Road, Ingleburn) comprises 0.8096 hectares and has a frontage to Mercedes Road, Ingleburn. It is also bounded by allotments to the North-West (existing low density suburb) and a heritage site (local) known as Stone Cottage, situated to the South East. Currently, the land is occupied by an expansive dwelling and garage occupying most of the front of the site and cleared vacant land to the rear.



26 Mercedes Road, Ingleburn



Caledonia Precinct

Figure 2 Location Map

The site is bounded by the Caledonia Planning Proposal that was adopted by Council at its Ordinary Meeting on 11 September 2018 and since 22 February 2019 has been rezoned to R2- Low Density Residential.

The site is located two kilometres to the west of the Ingleburn Town Centre, Industrial Precinct and transport hub focused on Ingleburn Railway Station. It is also proximate to the densely vegetated Georges River to the immediate east of Bensley Road.

An operational poultry farm is located generally to the south east of the Mercedes Road/Bensley Road intersection.

Existing Planning Controls

The Campbelltown Local Environmental Plan 2015 (CLEP 2015) is the relevant environmental planning instrument that applies to the land.

The subject land is zoned E4 Environmental Living with the following zone objectives and permitted uses:

Zone E4 Environmental Living

1 Objectives of zone

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.
- To conserve the rural and bushland character of land that forms the scenic eastern edge of Campbelltown's urban area.
- To protect and enhance areas of scenic value and the visual amenity of prominent ridgelines.
- To maintain significant stands of native vegetation and wildlife and riparian corridors.
- To ensure the preservation and maintenance of environmentally significant and environmentally sensitive land.

2 Permitted without consent

Home occupations

3 Permitted with consent

Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Emergency services facilities; Environmental facilities; Environmental protection works; Extensive agriculture; Farm buildings; Flood mitigation works; Horticulture; Home-based child care centres; Home businesses; Home industries; Recreation areas; Recreation facilities (outdoor); Respite day care centres; Roads; Viticulture; Water supply systems

4 Prohibited

Industries; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

Part 1 – Objectives or Intended Outcomes

The objectives of this PP are:

- a) to enable the redevelopment of the subject lot for low density residential purposes
- b) to ensure an appropriate conservation strategy in respect of the most significant on-site vegetation.
- c) to ensure appropriate sensitivity in respect of the local heritage Item known as the 'Stone Cottage', including adherence to a relevant conservation curtilage and building setback.

Part 2 - Explanation of provisions

The proposed amendments are outlined below in Table 1.

Table 1

Changes	Description of changes
Zoning	<ul style="list-style-type: none">Change Land Zoning Map from E4 Environmental Living to R2 Low Density Residential
Minimum Lot Size	<ul style="list-style-type: none">Change the Minimum Lot Size Map from 2 ha to 500 sqm.
Minimum Lot Size – dual occupancy	<ul style="list-style-type: none">Change the Minimum Lot Size - Dual Occupancy Development Map to 700 sqm.
Lot Averaging Map	<ul style="list-style-type: none">Delete application of Lot Averaging Map of 1ha.

Part 3 - Justification

Section A – Need for the Planning Proposal

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

The adjoining Caledonia Precinct was the subject of comprehensive environmental investigations some of which extended to cover parts of the subject land. The investigations provide sufficient background to advance the subject Planning Proposal.

They are noted to have covered the following areas:

- Storm water management
- Traffic management and accessibility
- Service infrastructure provision
- Ecology
- Heritage
- Bushfire Hazard
- Odour Impacts
- Planning Framework Compliance

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

The subject land was not included in the Caledonia Planning Proposal given prevailing ownership matters at the time. To avoid the prospect of isolated inappropriately zoned land, the subject PP represents the best means of achieving the planning amendment.

Section B – Relation 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)

Greater Sydney Region Plan – A Metropolis of Three Cities (March 2018)

The Greater Sydney Regional Plan (GSRP) sets out a 40 year vision and 20 year plan of Greater Sydney through directions, objectives, and actions to form a 'Metropolis of Three Cities.' The ten directions assist with delivering and monitoring the framework.

The Planning Proposal is consistent with the Greater Sydney Region Plan as it contributes to the supply of affordable and diverse housing options. In this regard it's consistent with the following objectives.

Table 2

Objective	Comments on consistency
Objective 10 Greater Housing Supply	The rezoning proposal will assist in the future supply of housing in the Western City District.
Objective 11 Housing is more diverse and affordable	The rezoning proposal will contribute to housing diversity via the provision of a diverse range of lots, located in a relatively affordable location with good access to existing services and transport.
Objective 13 Environmental heritage is identified, conserved and enhanced	The rezoning proposal will not adversely impact the local heritage item I69 (Stone Cottage) due to curtilage and setback requirements as detailed within the site specific DCP.
Objective 27 Biodiversity is protected, urban bushland and remnant vegetation is enhanced	The proposed development will ensure the qualities of the land are satisfactorily addressed in their immediate transformational context.

Western City District Plan - Connecting Communities

The Western City District Plan is a 20 year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision of Greater

Sydney. It is a guide for implementing the GSRP at a district level and is a bridge between regional and local planning.

Of particular relevance to this PP are the following planning priorities:

Table 3

Objective	Comments on consistency
Planning Priority W5 Providing housing supply, choice and affordability, with access to jobs, services and public transport.	The PP will assist in the future supply of housing; enable access to jobs, as well as being within close distance to public transport.
Planning Priority W6 Creating and renewing great places and local centres, and respecting the Districts heritage.	The PP is capable of sensitively integrating with the heritage sensitivities identified.
Planning Priority W14 Protecting and enhancing bushland and biodiversity.	As appropriate biodiversity strategy will be developed to address areas of sensitivity.

Glenfield to Macarthur Urban Renewal Corridor

The subject lands are significantly removed from the Urban Renewal Corridor. Their redevelopment will, however, benefit from increased services and facilities which will accompany urban renewal.

Local Strategic Planning Statement

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.

It sets planning priorities to ensure that the Campbelltown LGA can thrive both now and in the future, and that future development is appropriate for our local context. The proposed

rezoning of 26 Mercedes Road, Ingleburn is generally consistent with the planning priorities and actions of the LSPS for Campbelltown.

Campbelltown Local Environmental Plan 2015 (CLEP 2015)

The Campbelltown Local Environmental Plan 2015 (CLEP 2015) is the principal environmental planning instrument for the City of Campbelltown.

The proposal seeks to rezone the land from E4 – Environmental Living to R2 – Low Density Residential. Application of the proposed land use zone with the prevailing 8.5m building height control and minimum lot size of 500 sqm is considered acceptable. Additionally, it proposed to introduce a minimum lot size of 700 sqm in respect of dual occupancy development.

Campbelltown (Sustainable City) Development Control Plan, 2015

The Campbelltown (Sustainable City) Development Control Plan, 2015 (CSCDCP 2015) is a companion planning document which seeks to assist in realising the objectives of CLEP 2015 through the provision of more detailed general controls, land use specific controls and site specific controls.

The proposal is considered to be consistent with the CSCDCP 2015, which was updated on 7 May 2019 to include precinct controls for the site.

4. Is the Planning Proposal consistent with Council's local strategy or other local strategic plan?

Campbelltown Community Strategic Plan – Campbelltown 2027

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

The PP is considered to be generally consistent with the relevant objectives as detailed below in Table 4.

Table 4

Outcomes	Comments on consistency
<u>Outcome 1: A vibrant, liveable city</u> Council's goal	

Outcomes	Comments on consistency
<p>Our community is able to celebrate its diversity, make a contribution to, and enjoy the lifestyle opportunities offered by our city.</p> <p>Our city is a place where people want to live – it is creative, innovative, vibrant and resilient. It is a city that is designed for people, with easy access to high quality housing, services, amenities and open space.</p> <p>It is a community where people feel safe, socially connected and included. We celebrate our rich heritage and diversity, and respect our strong ties to Aboriginal culture.</p> <p>Our people enjoy the lifestyle offered by the city – a city which is a destination of choice.</p>	<p>The PP does not compromise this outcome and provides a relevant potential future lifestyle opportunity.</p>
<p><u>Outcome 2: A respected and protected natural environment</u></p> <p>Council's goal</p> <p>Our people embrace the city's natural surrounds and see it as a unique point of difference.</p> <p>We work together to ensure development in the LGA is approached in a sustainable manner, and that our natural assets, bushlands and waterways are treated with respect.</p> <p>Our community is engaged and educated on the benefits of managing and accessing open space.</p> <p>We protect biodiversity conservation, our visual landscape and our heritage values, and recognise the importance of creating a sustainable and resilient city for future generations.</p> <p>Strategies</p> <p>2.1- Implement and advocate for initiatives that conserve the city's natural environment</p> <p>2.2- Activate the city's natural bushland and open spaces, fostering enhanced community stewardship of these areas</p> <p>2.3- Promote and educate our community on sustainable practices and encourage practicable take up of more sustainable life-choices</p> <p>2.4- Conserve and care for our city's biodiversity</p> <p>2.5- Plan for and ensure that development in our city is sustainable and resilient</p>	<p>The PP is consistent with the relevant goals and strategies whereby any existing biodiversity qualities of significance will be subject to biodiversity provisions contained within the Biodiversity Conservation Act 2016, in regards to the State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017.</p>
<p><u>Outcome 3: A thriving, attractive city</u></p> <p>Council's goal</p>	

Outcomes	Comments on consistency
<p>We are a city that encourages and supports the development of the local economy through business innovation and growth.</p> <p>Our city attracts professional organisations which provide a range of employment opportunities for our people.</p> <p>We are a destination which makes the most of our city's natural and man-made assets to build on the experience that is Campbelltown.</p> <p>Our people are engaged in ongoing conversations about matters which affect our city, to ensure Council activities align with its strategic direction and the city's assets are managed strategically and sensitively.</p> <p>We embrace change and look to support the creation of new economies to build the resilience of the city.</p> <p>Strategies</p> <p>3.1- Support the resilience, growth and diversity of the local economy</p> <p>3.2- Ensure that service provision supports the community to achieve and meets their needs</p> <p>3.3- Become an innovative city where advances in technology, creativity and community participation are nurtured and embraced</p> <p>3.4- Retain and expand existing businesses and attract new enterprises to Campbelltown, offering opportunities for a diverse workforce including professional, technology and knowledge based skills and creative capacity</p> <p>3.5- Support for new education opportunities that match workforce skill sets with emerging economic needs underwritten by creative entrepreneurship and innovation capacity within the local community</p> <p>3.6- Develop tourism opportunities and promote Campbelltown as a destination</p> <p>3.7- Public funds and assets are managed strategically, transparently and efficiently</p> <p>3.8- Provide strong governance for all Council activities</p> <p><u>Outcome 4: A successful city</u></p> <p>Council's goal</p>	<p>The PP at a modest scale will contribute to the vitality of the Ingleburn Centre. The PP will contribute at a modest scale to the strategy to grow the local economy and offer short term employment. Alongside this, it will potentially increase the demand for employment.</p>

Outcomes	Comments on consistency
<p>We are a modern, forward thinking, connected city.</p> <p>We have built on our history and character, and shaped a city which transforms in line with its community and its needs.</p> <p>Our people value a balance between the built form and open space, and are kept informed of infrastructure delivery, including better health and education infrastructure and services.</p> <p>Our city and our people are connected through strategic road networks, transport systems and pedestrian facilities. Council strategies are developed in line with the draft South West District Plan and complement State Government plans for the city.</p> <p>Our city is reinvigorated – it is a city where people choose to be.</p> <p>Strategies</p> <p>4.1- Advocate and plan for enhanced connectivity, accessibility and movement within, to and from our city through improved public transport, road and traffic management infrastructure, cycling and pedestrian movement</p> <p>4.2- Support and advocate for infrastructure solutions that meet the needs of our city and which pay an economic and liveability dividend</p> <p>4.3- Responsibly manage growth and development, with respect for the environment, heritage and character of our city</p> <p>4.4- Maintain and create usable open and recreational spaces that set our city apart from others</p> <p>4.5- Work in partnership with the State Government to achieve positive planning outcomes</p> <p>4.6- Plan and invest in the revitalisation of Campbelltown-Macarthur CBD, Ingleburn and other town centres</p>	<p>The PP is consistent with the relevant goals and strategies. Importantly, the risk of the allotment remaining isolated and inappropriately zoned is removed and provisions for orderly development made, including infrastructure impacts being addressed via the Development Contributions Plan.</p>

Campbelltown Local Planning Strategy 2013

The PP is generally consistent with the subject strategy. It is noted however, that the 'template' for transitional development of the East Edge Scenic Protection Lands has evolved in the intervening period as is reflected in the Caledonia PP. The subject PP is consistent with the template established for Caledonia.

Campbelltown Residential Development Strategy 2013

The Campbelltown Residential Development Strategy provided a broad strategic plan for delivering sub-regional housing supply objectives at a local level. It is heavily focused on urban renewal/infill areas and major Greenfield urban release areas. Some passing

reference is made to lifestyle housing opportunities however; it does not address the transitional fringe rural/urban interface areas in depth.

The planning proposal is consistent with this strategy to the extent of fulfilling underpinning housing supply and housing diversity objectives.

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

The PP is consistent with applicable SEPPs. See Table 5 below.

Table 5

State Environmental Planning Policies	Comments on consistency
SEPP No 1 Development Standards	Not applicable as CLEP 2015 is a Standard Instrument LEP and incorporates Clause 4.6 - Exceptions to Development Standards, which negates the need for consistency with SEPP 1.
SEPP No. 19 - Bushland in Urban Areas	The PP will address the limited 'bushland' through the provisions of Clause 7.20 of CLEP 2015.
SEPP No. 21 - Caravan Parks	Not applicable to this PP.
SEPP No. 33 – Hazardous and Offensive Development	Not applicable to this PP.
SEPP No. 36 – Manufactured Home Estates	Not applicable in the Campbelltown LGA.
SEPP No. 44 – Koala Habitat Protection	Repealed
SEPP No. 47 – Moore Park Showground	Not applicable in the Campbelltown LGA.
SEPP No. 50 – Canal Estate Development	Not applicable to this PP.
SEPP No. 52 – Farm Dams and Other Works in Land and Water Management Plan Areas	Not applicable in the Campbelltown LGA.
SEPP No. 55 – Remediation of Land	A Phase 1 – Preliminary site investigation has been submitted. Council is satisfied that there is a minor risk of land contamination, and any contamination is likely to be readily remediable.
SEPP No. 62 – Sustainable Aquaculture	Not applicable to this PP.
SEPP No. 64 – Advertising and Signage	Not applicable to this PP.
SEPP No. 65 – Design Quality of Residential Flat Development	Not applicable to this PP as residential flat buildings are not proposed on the site.
SEPP No. 70 – Affordable Housing (Revised Schemes)	Not applicable in the Campbelltown LGA
SEPP (Aboriginal Land) 2019	Not applicable in the Campbelltown LGA
SEPP (Activation Precincts) 2020	Not applicable to this PP.
SEPP (Affordable Rental Housing) 2009	The planning proposal will not contain provisions that will contradict or hinder the application of the SEPP.
SEPP (Building Sustainability Index: BASIX) 2004	The PP does not contain provisions that contradict or hinder the application of the SEPP.
SEPP (Coastal Management) 2018	Not applicable in the Campbelltown LGA.

State Environmental Planning Policies	Comments on consistency
SEPP (Educational Establishments and Child Care Facilities) 2017	Not applicable to this PP.
SEPP (Exempt and Complying Development Codes) 2008	Consistent as the PP does not propose any provisions contrary to the SEPP.
SEPP (Gosford City Centre) 2018	Not applicable in the Campbelltown LGA.
SEPP (Housing for Seniors or People with a Disability)	Consistent as the PP does not propose any provisions contrary to the SEPP.
SEPP (Infrastructure) 2007	Certain infrastructure required to service residential development would be permissible in accordance with this SEPP.
SEPP Koala Habitat Protection 2019	On the 30 July 2020, the Department confirmed that conditional approval of Council's Comprehensive Koala Plan of Management (CKPOM) has been granted under Clause 17 of the Koala SEPP. The approval requires that Council undertake further revisions be made to the approved CKPOM, to bring it in line with the new Koala SEPP within two years. Future development may be subject to the CKPOM or SEPP depending on site area.
SEPP (Kosciuszko National Park—Alpine Resorts) 2007	Not applicable in the Campbelltown LGA.
SEPP (Kurnell Peninsula) 1989	Not applicable in the Campbelltown LGA.
SEPP (Major Infrastructure Corridors) 2020	Not applicable to this PP.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Not applicable to this PP.
SEPP (Miscellaneous Consent Provisions) 2007	Consistent as the PP does not propose any provisions contrary to the SEPP.
SEPP (Penrith Lakes Scheme) 1989	Not applicable in the Campbelltown LGA.
SEPP (Primary Production and Rural Development) 2019	Not applicable to this PP.
SEPP (Rural Lands) 2008	Not applicable to this PP.
SEPP (State and Regional Development) 2011	Not applicable to this PP.
SEPP (State Significant Precincts) 2005	Not applicable to this PP.
SEPP (Sydney Drinking Water Catchment) 2011	Not applicable to this PP.
SEPP (Sydney Region Growth Centres) 2006	Not applicable to this PP.
SEPP (Three Ports) 2013	Not applicable in the Campbelltown LGA.
SEPP (Urban Renewal) 2010	Not applicable to this PP.
SEPP (Vegetation in Non - Rural Areas) 2017	Consistent as the PP does not propose any provisions contrary to the SEPP.
SEPP (Western Sydney Employment Area) 2009	Not applicable in the Campbelltown LGA.
SEPP (Western Sydney Parklands) 2009	Not applicable in the Campbelltown LGA.

State Environmental Planning Policies	Comments on consistency
REP No.2 – Georges River Catchment	The PP will need to ensure desired stormwater management outcomes are not compromised.
REP No.9 - Extractive Industry (No 2)	Not applicable to this PP.
REP No.20 - Hawkesbury-Nepean River (No 2 1997)	Not applicable to this PP.

6. Is the Planning Proposal consistent with applicable Ministerial Directions (S9.1 directions)?

The PP is either considered consistent, justifiably inconsistent or the inconsistency is of minor significance with the applicable Ministerial Directions (S9.1 directions). See Table 6 for an assessment of the PP against the S9.1 Ministerial Directions.

Table 6

Ministerial Direction	Comments on consistency
1. Employment and Resources	
1.1 Business and industrial Zones	Not applicable to this PP.
1.2 Rural Zones	Not applicable to this PP.
1.3 Mining, Petroleum Production and Extractive Industries	Not applicable to this PP.
1.4 Oyster Production	Not applicable to this PP.
1.5 Rural Lands	Not applicable to this PP.
2. Environment and Heritage	
2.1 Environmental Protection Zones	Property No. 26 Mercedes Road, Ingleburn is not inconsistent with this Direction. There appears to be no environmentally sensitive areas within the site however, if any concerns do present itself further studies will be required to ensure appropriate protection and conservation.
2.2 Coastal Protection	Not applicable to this PP.
2.3 Heritage Conservation	Appropriate European heritage outcomes can be achieved as reflected in the Caledonia heritage impact report. Further, there are no known areas of Aboriginal sensitivity.
2.4 Recreation Vehicle Area	Not applicable to this PP.
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable to this PP.
2.6 Remediation of Contaminated Land	A Phase 1 site assessment (contamination investigation) was undertaken for the site and concluded that the risk of limited contamination is minor and any contamination is likely to be readily remediable.
3. Housing, Infrastructure and Urban Development	
3.1 Residential Zones	Consistent; the proposed R2 zoning is consistent with the objectives of this direction.

Ministerial Direction	Comments on consistency
3.2 Caravan Parks and Manufactured Home Estates	Not applicable to this PP.
3.3 Home Occupations	Not applicable to this PP.
3.4 Integrating Land Use and transport	Not inconsistent.
3.5 Development Near Licensed Aerodromes	Not applicable to this PP.
3.6 Shooting Ranges	Not applicable to this PP.
3.7 Reduction in non-hosted short term rental accommodation period	Not applicable to this PP.
4. Hazard and Risk	
4.1 Acid Sulphate Soils	Consistent as the land is not known to exhibit acid sulphate qualities.
4.2 Mine Subsidence and Unstable Land	Not applicable to this PP.
4.3 Flood Prone Land	Not applicable to this PP.
4.4 Planning for Bushfire Protection	Consistent; Land is not recorded to be bush-fire prone.
5. Regional Planning	
5.1 Implementation of Regional Strategies	Not applicable in the Campbelltown LGA
5.2 Sydney Drinking Water catchments	Not applicable in the Campbelltown LGA
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable in the Campbelltown LGA.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable in the Campbelltown LGA.
5.5 -5.7	Revoked.
5.8 Second Sydney Airport	Not applicable in the Campbelltown LGA.
5.9 North West Rail Link Corridor Strategy	Not applicable in the Campbelltown LGA.
5.10 Implementation of Regional Plans	Consistent; The proposal is consistent with Greater Sydney Regional Plan and Western City District Plan.
5.11 Development of Aboriginal Land Council Land	Not applicable to this PP.
6. Local Plan Making	
6.1 Approval and Referral Requirements	Consistent as the PP does not alter the provisions relating to approval and referral requirements.
6.2 Reserving Land for Public Purposes	Not applicable to this PP as no land is identified for acquisition by a public authority.
6.3 Site Specific Provisions	Not applicable in the Campbelltown LGA.
7. Metropolitan Planning	
7.1 Implementation of A Plan for Growing Sydney	Consistent- Seeks to rezone the land to increase housing supply at a local scale in a location which is generally consistent with the character area.

Ministerial Direction	Comments on consistency
7.2 Implementation of Greater Macarthur Land Release Investigation	Not applicable to this PP.
7.3 Parramatta Road Corridor Urban Transformation Strategy	Not applicable in the Campbelltown LGA.
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable in the Campbelltown LGA.
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable in the Campbelltown LGA.
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable in the Campbelltown LGA.
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable to this PP. The land is not proximate to the renewal corridor. The ultimate development will benefit from the general renewal program in terms of enhanced facilities and services.
7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	Not applicable in the Campbelltown LGA.
7.9 Implementation of Bayside West Precincts 2036 Plan	Not applicable in the Campbelltown LGA.
7.10 Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable in the Campbelltown LGA.

Section C – Environmental Social or Economic impact

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

There are no known critical habitats or threatened species that will be adversely affected. Any future development applications submitted to Council, is required to submit a Flora and Fauna Assessment and is to comply with the requirements of the Biodiversity Conservation Act 2017, SEPP (Vegetation in Non-Rural Areas) 2017 and CLEP 2015.

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

Terrestrial Ecology

There are no known issues of biodiversity significance attached to the site. Notwithstanding, any future development applications would be required to submit a flora and fauna assessment and comply with the requirements of SEPP (Vegetation in Non-Rural Areas) 2017 and CLEP 2015.

Environmental Hazards

The site is not exposed to any known hazards.

Indigenous and European Heritage

There are no known issues of Indigenous heritage sensitivity. No. 26 Mercedes Road adjoins a local Item of Environmental Heritage. A Heritage Impact Study/Assessment conducted for the adjoining Caledonia Precinct established conclusions in respect of an appropriate curtilage and general conservation procedures including front setback requirements to Mercedes Road. The PP does not compromise the broader heritage qualities of the Item.

Odour Impacts

The odour assessment submitted with the nearby Caledonia Planning Proposal identifies satisfactory outcomes in respect of the nearby operational poultry farm situated at No. 315 Bensley Road. The existing operations potential impacts should be further confirmed.

Contamination/ Preliminary Site Investigation

A Phase 1 site assessment (contamination investigation) was undertaken for the site and concluded that the risk of limited contamination is minor and any contamination is likely to be readily remediable. The review further concluded additional investigation should occur prior to the granting of any development consent for subdivision.

Servicing

The subject allotments is in a precinct serviced by reticulated water and sewer and should be capable of future servicing, subject to relevant reticulation commitments with SydneyWater. Electricity supply and telecommunications services are available to the immediate locality and could potentially be serviced.

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

The PP will contribute to the orderly development and benefit of the wider precinct.

Section D – State and Commonwealth interests.

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

Service Infrastructure investigations in the general Caledonia Precinct established sufficient base level infrastructure is generally available subject to relevant augmentation/reticulation. In such context it is considered that service infrastructure is unlikely to be a major constraint to development. Road infrastructure is considered adequate and social infrastructure impacts will be addressed through Council's proposed Developer Contribution Plan.

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

The Gateway Determination resulted in consultation with both Environment, Energy and Science (EES) and the Heritage, Community Engagement through Department of Premier and Cabinet. A submission was received from Heritage, Community Engagement and is referenced below in Part 5, no submission was received from EES.

Part 4: Mapping

In seeking to achieve the PP objectives and outcomes the following map amendments are proposed:

Table 7

Item	Location
Changes to Zoning Map	Annexure 1
Changes to Minimum Lot Size Map	Annexure 2
Changes to Minimum Lot Size Map – Dual Occupancy	Annexure 3
Changes to Lot Averaging Map	Annexure 4

Part 5 - Community Consultation

One government agency submission was received from Heritage NSW on behalf of the Heritage Council of NSW in relation to Local heritage Item No 169, “Stone cottage and bushland setting” of Council’s Campbelltown Local Environmental Plan 2015 (CLEP 2015), which is located on Property No. 26 Mercedes Road, Ingleburn.

The submission outlines that the heritage item is of high historic archaeological sensitivity (potential), and recommends that an historic archaeological assessment be undertaken to inform any future development applications on the site. In areas of predicted archaeological relics, a research design and permit application under the Heritage Act 1977 would need to be prepared and an archaeological investigation undertaken

In relation to the potential for Aboriginal cultural heritage, the submission also recommends that the Planning Proposal be referred to Greater Sydney Region Planning Unit at the Department of Planning, Industry and Environment for comment.

Response

The Aboriginal Heritage investigations undertaken as part of the wider Caledonia Precinct rezoning did not identify any Aboriginal object or places in the Precinct, including the subject land, and concluded the precinct had low to moderate sensitivity.

Rather than further investigate this matter as part of the Planning Proposal, it is recommended that an historic archaeological assessment could be undertaken at the development application stage, and any permits required under the *Heritage Act 1977*, required as a condition of development consent which is the practice applied in existing land release precincts.

Part 6 Project Timeline

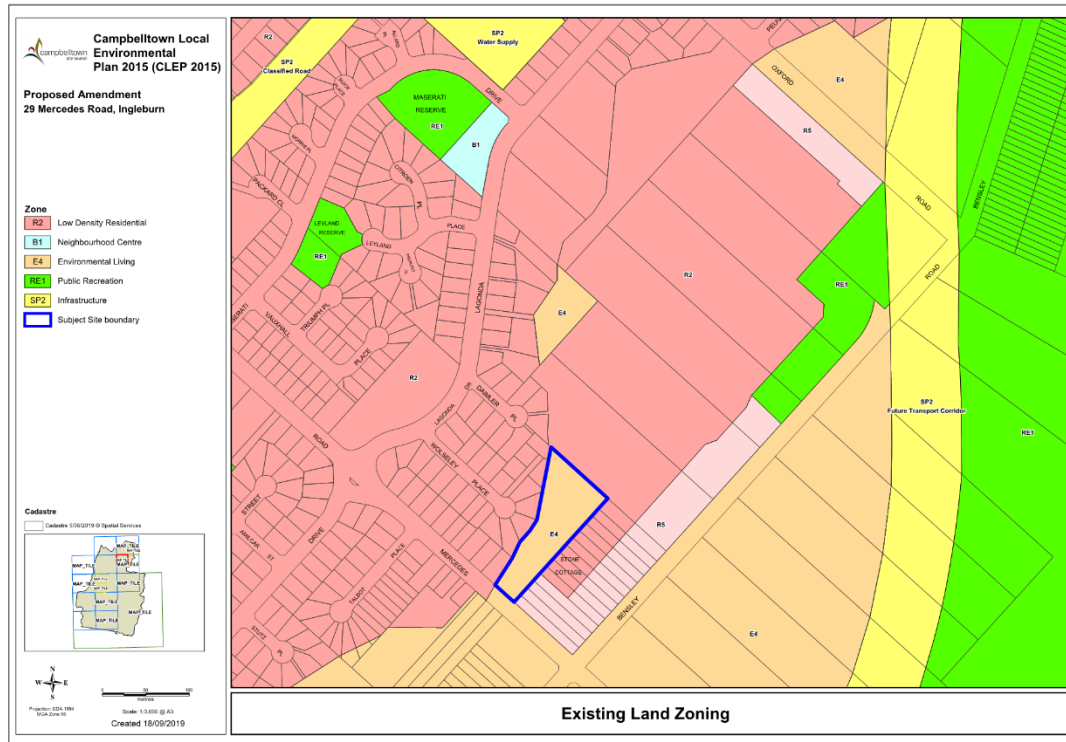
A draft project timeline has been included in Table 8 below.

Table 8: Project Timeline

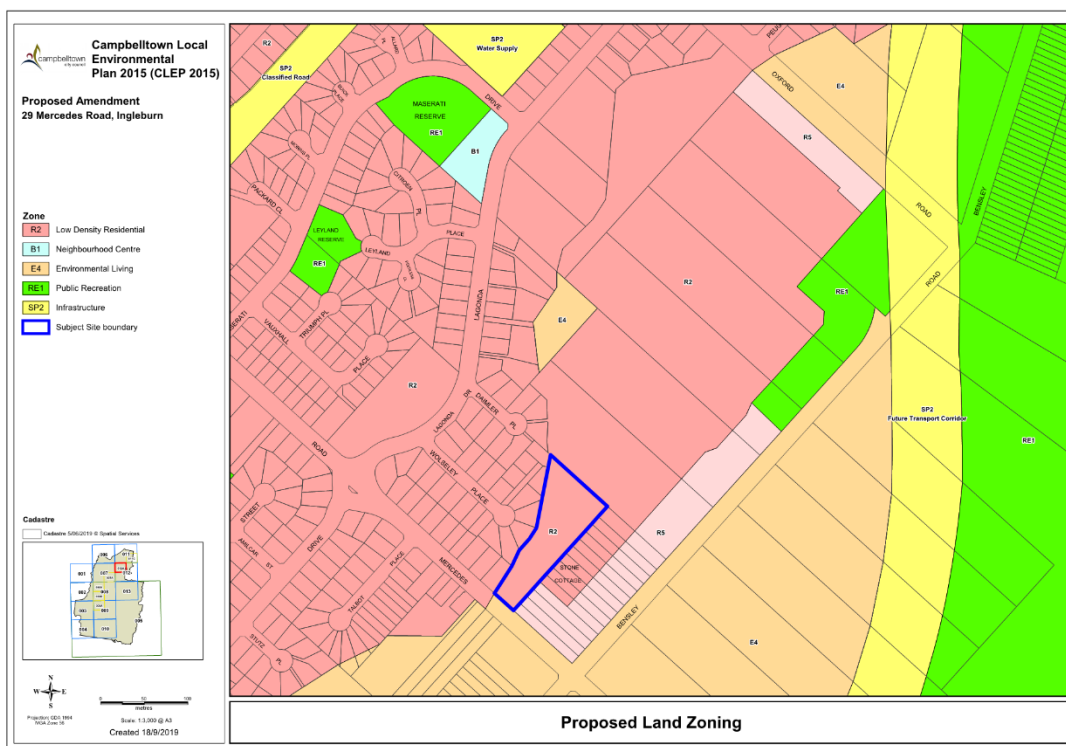
Milestone	Timeline
Referral to Local Planning Panel	December 2018
Report to Council	June 2019
Council Endorsement of Planning Proposal	September 2019
Referral for Gateway Determination	October 2019
Gateway Determination	November 2019
Completion of additional supporting documentation	December 2019
Public Exhibition	July 2020
Consideration of Submissions	July/August 2020
Submissions Report to Council	September 2020
Finalisation of LEP amendment	October 2020
Plan amendment made	November 2020

Annexure 1 Changes to Zoning Map

Existing Zoning Map

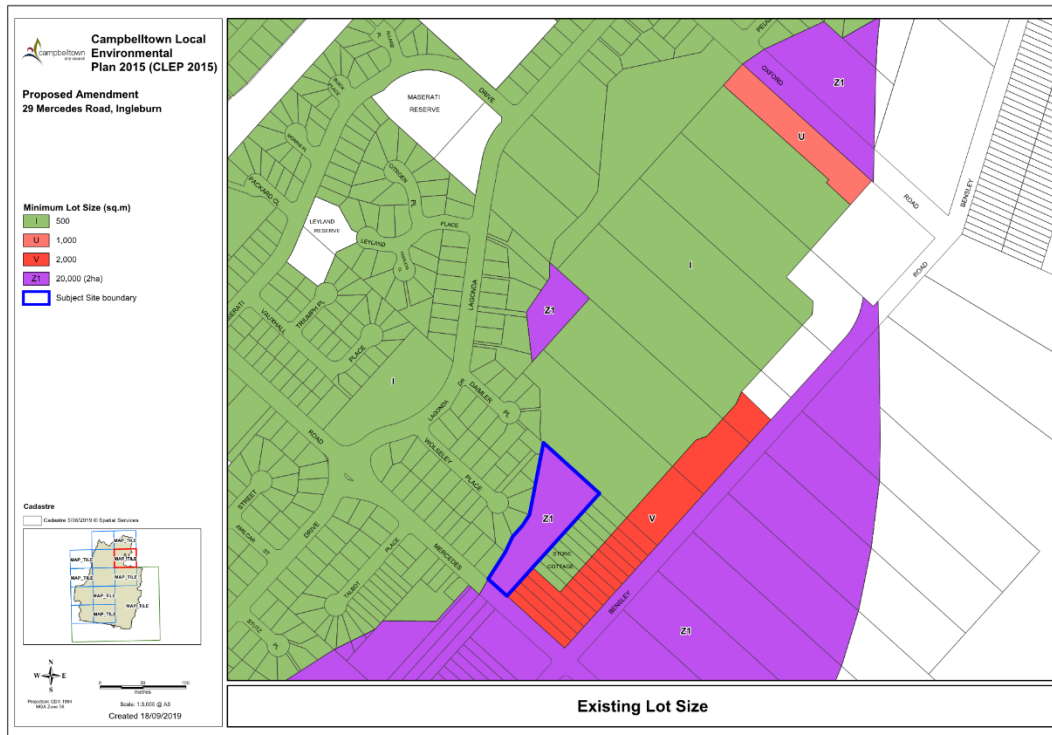


Proposed Zoning Map

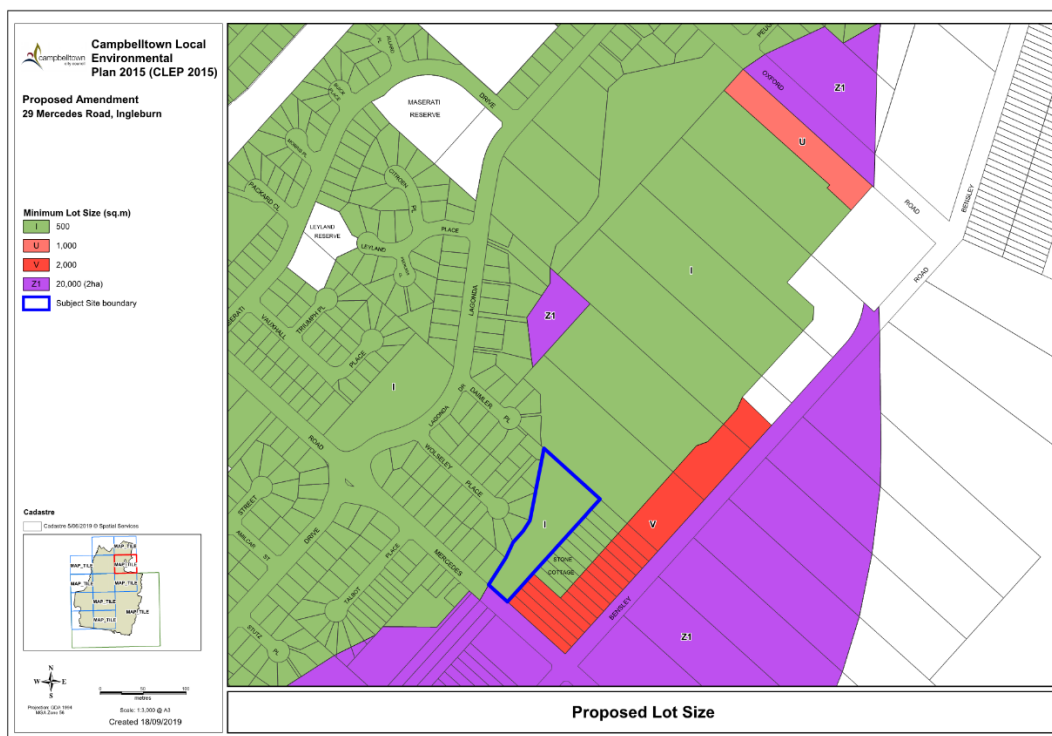


Annexure 2 - Changes to Minimum Lot Size Map

Existing Minimum Size Lot Map

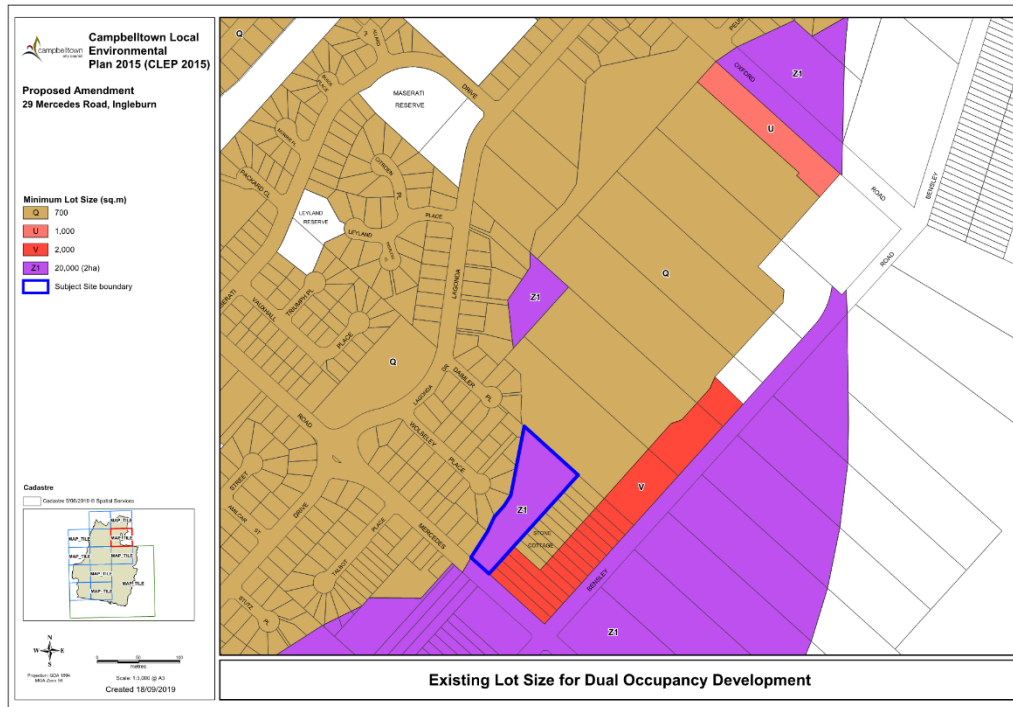


Proposed Minimum Size Lot Map

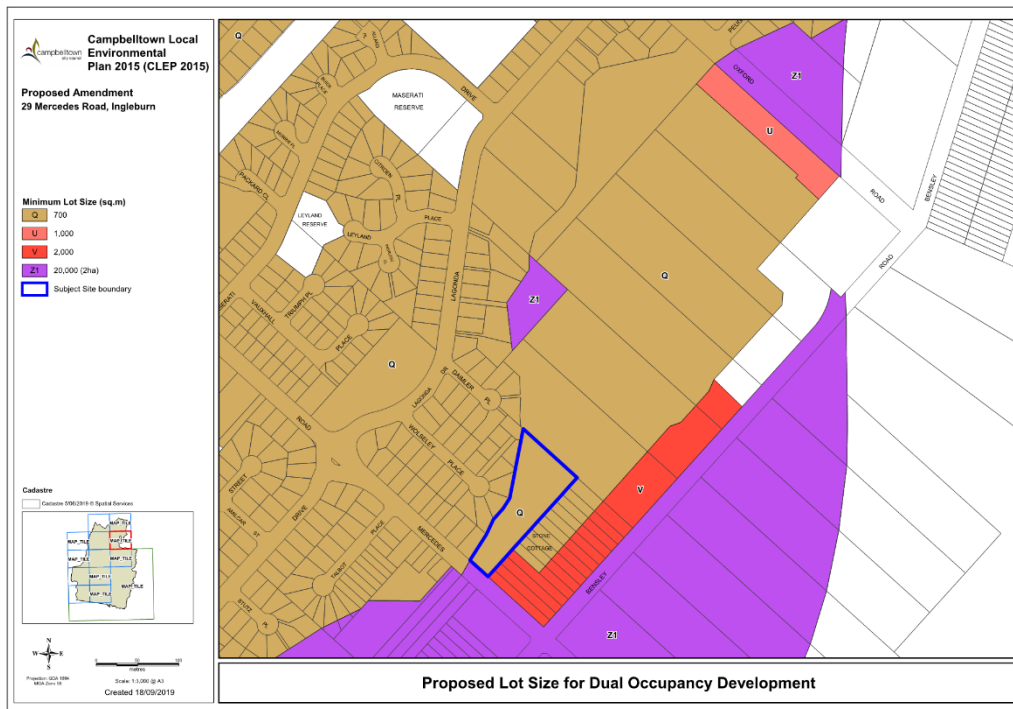


Annexure 3 – Changes to Minimum Lot Size Map- Dual Occupancy

Existing Dual Occupancy Map

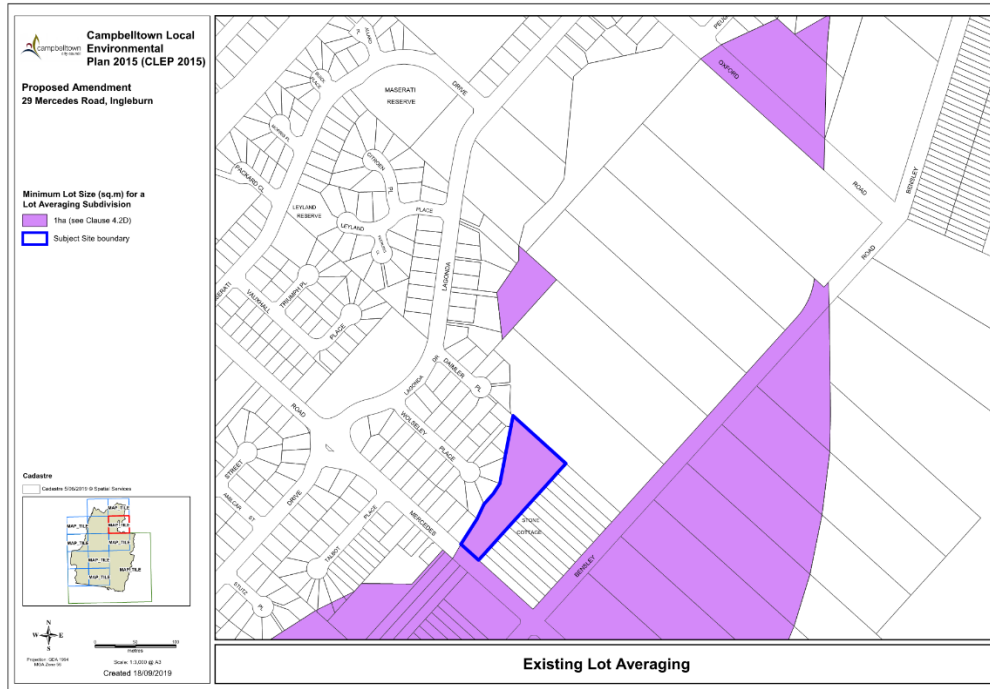


Proposed Dual Occupancy Map



Annexure 4 – Changes to Lot Averaging Provision

Existing Lot Averaging Provisions Map



Proposed Lot Averaging Provisions Map

