



Planning Proposal

Menangle Park Urban Release Area

Proposed amendment of Campbelltown Local Environmental Plan 2015

Finalisation Phase

March 2022

Definitions and abbreviations

CLEP 2015 means Campbelltown Local Environmental Plan 2015

DCP means Development Control Plan

DPIE means Department of Planning, Industry and Environment

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

GSC means Greater Sydney Commission

LGA means local government area

M means metres

MPURA means Menangle Park Urban Release Area

PP means Planning Proposal

PPR means Planning Proposal Request

SEPP means State Environmental Planning Policy

SQM means square metres

Introduction/Background

The Menangle Park Urban Release Area (MPURA) was rezoned in November 2017 after a decade long planning phase. The relevant LEP amendment and site specific Development Control Plan amendment provided comprehensive planning controls for development of approximately 3,400 dwellings, support infrastructure and conservation outcomes.

The local infrastructure delivery mechanism is underpinned by an IPART endorsed Contributions Plan and contributions towards state infrastructure is achieved via applicants entering into satisfactory arrangements with the NSW Department of Planning and Environment.

Dahua Group Australian Pty Ltd (Dahua) submitted a Planning Proposal Request in 2018 seeking to amend the Campbelltown Local Environmental Plan 2015 in respect of land within the Menangle Park Urban Release Area (MPURA).

Since rezoning, the Proponent has commenced the process of seeking development consent to enable the commencement of works as per the applicable planning framework.

The Site

The MPURA comprises both the fragmented Menangle Park Village holdings and the larger holding controlled by the Dahua Group. The Planning Proposal generally relates to holdings under the control of Dahua.

The site is located approximately 5.5km south west from the Campbelltown CBD. The site is generally bound by the Nepean River to the south and west, the Hume Highway (M31) to the east and the Australian Botanic Gardens to the north. The Main Southern Railway Line dissects the MPURA in a north south direction and the planned Spring Farm Parkway is planned to be constructed along the northern edge of Howes Creek.

The site comprises a number of allotments of variable size and has a total area of 507 hectares (76 percent of the MPURA) which excludes land known as the 'Village' illustrated in Figure 1 location map.

The site has an overall relief of approximately 60m from the highest part of the site to the Nepean River, the lowest part. There are two gas wells in the open space/riparian area adjacent to Howes Creek, in the eastern portion of the site. AGL has confirmed that these gas wells are anticipated to cease production in 2022 and following this will be scheduled for rehabilitation. The site does not contain any items of State or local heritage significance and is not located within a heritage conservation area. The Glenlee House Estate is a State Heritage Listed Item and is located to the immediate north-west of the site.

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

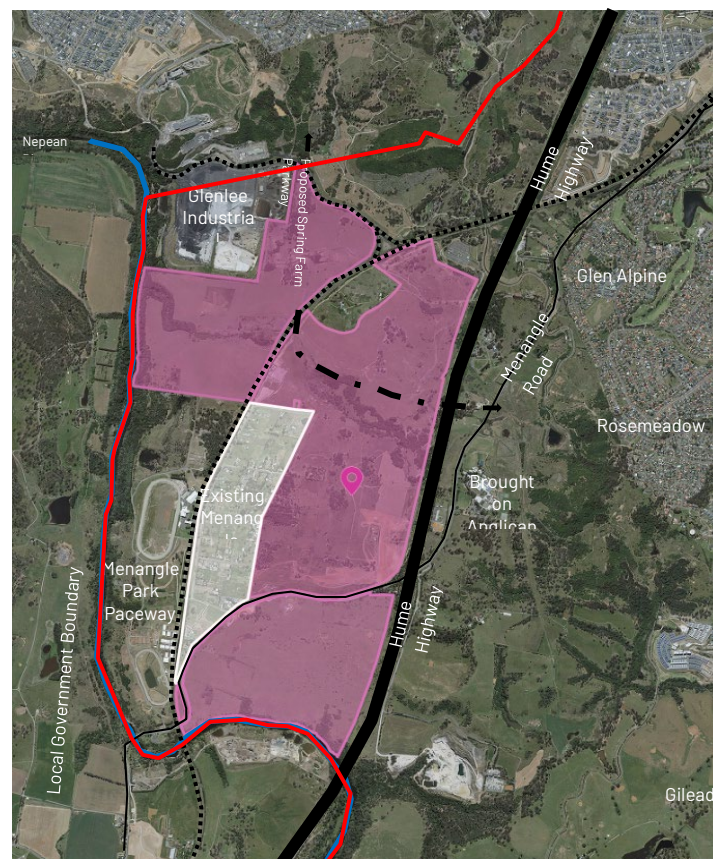


Figure 1 Location Map

Part 1 – Objectives or Intended Outcomes

The Planning Proposal intends to amend the Campbelltown Local Environmental Plan 2015 (CLEP 2015) to:

- a. Provide for an increase in yield from 3,000 to 4,000 dwellings by providing for a more diverse range of dwelling types;
- b. Ensure appropriate supporting infrastructure is facilitated;
- c. Enhance the protection of sensitive ecological communities, including endangered and critically endangered species;
- d. Provide a diverse open space network;
- e. Detail a statutory planning framework; and
- f. Minimise local hazards.

Part 2 – Explanation of provisions

The Planning Proposal seeks to amend the CLEP 2015 as follows:

- Amend the land use zones and principal development standards relating to minimum lot size, building height, floor space ratio, land acquisition and subdivision requirements for certain forms of development.
- Relocate the town centre and introduce a new neighbourhood centre to adjoin a new planned primary school.
- Increase the provision of open space land
- Increase the protection of critically endangered Elderslie Banksia Scrub

The PPR will be the subject of a future amendment to the prevailing Development Control Plan. This companion planning document will be the subject of separate public consultation.

Part 3 – Justification

Section A – Need for the Planning Proposal

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

The Menangle Park Urban Release Area (MPURA) has been identified for urban development since 1973. Its role as an urban release area has been reinforced in district level planning including most recently, the Western Parkland City District Plan.

The MPURA was subject of a rezoning that occurred in 2017.

A comprehensive review of the existing planning framework has been undertaken in response to market developments and more detailed environment and infrastructure studies associated with the initial development planning for the MPURA. This review was assembled as a Planning Proposal Request (PPR) and its supported technical studies and reports as detailed below:

Table 1: Background Studies and Reports

Specialist Technical Studies	Author	Date
Aboriginal Heritage	Kelleher Nightingale Consulting Pty Ltd	15 November 2018
Acoustic Report	TTM	7 November 2018
Biodiversity Assessment	Cumberland Ecology	6 November 2018
Contamination Report North	Douglas Partners	21 April 2017
Contamination Report South	Douglas Partners	12 April 2017
Economic Impact Assessment	AEC Group	14 November 2018
Landscape and Open Space Strategy	Place Design Group	14 November 2018
Market Potential Analysis	Location IQ	May 2018
Planning Proposal Request	APP	November 2018
Preliminary European Heritage Assessment	Extent Heritage Advisors	15 November 2018
Servicing Infrastructure Report	SMEC	8 November 2018
Silo Condition Assessment	SMEC	5 March 2018
Social Infrastructure Study and Social Impact Assessment	Elton Consulting	10 May 2018
Target Market and Dwelling Recommendations	Colleen Coyne Property Research	February 2018
Traffic Report	GTA Consultants	7 December 2018
Urban Design Report	RobertsDay	November 2018
Water Cycle Management Report	SMEC	14 November 2018
Additional Studies – Post Gateway	Author	Date
Addendum Biodiversity Report	Cumberland Ecology	August 2021
NSW RFS Pre-Referral Response	NSW RFS	14 July 2021
Strategic Bushfire Study	Eco Logical	18 June 2021
Updated Masterplan Report	Allen Jack Cottier	2 July 2021
Vegetation Assessment Report	Cumberland Ecology	29 July 2021

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

A Planning Proposal to amend Campbelltown Local Environmental Plan 2015 is the only relevant means of achieving the intended outcomes.

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 Plan for Growing Sydney has been prepared by the NSW State Government to guide land use planning decisions for the next 20 years. The Plan sets a strategy for accommodating Sydney's future population growth and identifies the need to deliver 817,000 new jobs and 725,000 new homes by 2031. The Plan identifies that the most suitable areas for new housing are in locations close to jobs, public transport, community facilities and services.

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

Table 2: Key Directions and Planning Priorities

Key Directions and Planning Priorities			
Greater Sydney Region Plan	Western City District Plan	Consistent	Response
Infrastructure and Collaboration			
A City Supported by Infrastructure			
<ul style="list-style-type: none"> Infrastructure supports the three cities Infrastructure aligns with forecast growth - growth infrastructure compact Infrastructure adapts to meet future needs Infrastructure use is optimised 	<ul style="list-style-type: none"> Planning for a city supported by infrastructure (W1) 	Yes	The requisite social and physical infrastructure required to support the proposal have been identified and an outline strategy for their delivery provided, including suggested framework for amending the prevailing Developer Contribution Plan (CP) and principles of a Voluntary Planning Agreement (VPA).
A Collaborative City			
<ul style="list-style-type: none"> Benefits of growth realised by collaboration of 	<ul style="list-style-type: none"> Working through collaboration (W2) 	Yes	The realisation of the revised vision underpinning the Planning Proposal will require collaboration with various

Key Directions and Planning Priorities			
Greater Sydney Region Plan	Western City District Plan	Consistent	Response
governments, community and business			<p>government agencies, Council, the development sector and existing and envisaged community.</p> <p>As part of the Gateway Determination, Council has under taken public consultation to seek the views of relevant agencies and interested persons as discussed in Part 5.</p>

Liveability

A City of Great Places

<ul style="list-style-type: none"> Services and infrastructure meet communities' changing needs Communities are healthy, resilient and socially connected Greater Sydney's communities are culturally rich with diverse neighbourhoods' Greater Sydney celebrates the arts and supports creative industries and innovation 	<ul style="list-style-type: none"> Providing services and social infrastructure to meet peoples changing needs (W3) Fostering healthy, creative, culturally rich and socially connected communities (W4) 	Yes	<p>The revised vision, planning controls and support infrastructure provide a template for people focused planning outcomes.</p> <p>Community infrastructure, business and retail facilities, access to diverse open space and transport means future residents would be capable of living a healthy, resilient and socially connected community.</p>
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Housing in the City

<ul style="list-style-type: none"> Greater housing supply Housing is more diverse and affordable 	<ul style="list-style-type: none"> Providing housing supply, choice and affordability, with access to jobs, services and public transport (W5) 	Yes	<p>A central foundation of the proposal is increased housing diversity in a local market that is already relatively affordable in comparison with metropolitan Sydney.</p> <p>The proposed expansion of the R3 Medium Density Residential zone, introduction of an R4 High Density Residential zone would support a greater variety of new homes and price points than currently permitted.</p>
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Key Directions and Planning Priorities			
Greater Sydney Region Plan	Western City District Plan	Consistent	Response
			Larger lots providing aspirational housing opportunities leverage off high amenity areas rural/environmental interfaces.
A City of Great Places			
<ul style="list-style-type: none"> Great places that bring people together Environmental heritage is identified, conserved and enhanced. 	<ul style="list-style-type: none"> Creating and renewing great places and local centres, and respecting the District's heritage (W6) 	Yes	<p>A character/place focus underpins the accompanying amended masterplan and proposed development controls.</p> <p>Additionally, enhanced access to diverse open space resources, commercial and community facilities would be available, sensitive ecologically communities conserved and broad ranging infrastructure generally provided.</p>
Productivity			
A Well Connected City			
<ul style="list-style-type: none"> A metropolis of three cities - integrated land use and transport creates walkable and 30 minute cities The Eastern, GPOP and Western Economic corridors are better connected and more competitive and efficient Freight and logistics network is competitive and efficient 	<ul style="list-style-type: none"> Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City (W7) 	Yes	<p>A hierarchical, fine grained accessibility strategy underpins the proposal. Direct access is proposed to higher order roads, existing roads are to be upgraded, intersections enhanced and alternate movement means (pedestrian/cycle) integrated to provide a highly permeable structure, facilitating appropriate public transport service levels.</p>

Key Directions and Planning Priorities			
Greater Sydney Region Plan	Western City District Plan	Consistent	Response
<ul style="list-style-type: none"> Regional connectivity is enhanced 			
Jobs and Skills for the City			
<ul style="list-style-type: none"> Harbour CBD is stronger and more competitive Greater Parramatta is stronger and better connected Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City Internationally competitive health, education, research and innovation precincts Investment and business activity in centres Industrial and urban services land is planned, protected and managed Economic sectors are targeted for success 	<ul style="list-style-type: none"> Leveraging industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis (W8) Growing and strengthening the metropolitan city cluster (W9) Maximising freight and logistics opportunities and planning and managing industrial and urban services land (W10) Growing investment, business opportunities and jobs in strategic centres (W11) 	Yes	<p>The proposal maintains an employment lands precinct on the north western side of the railway line. Significant employment opportunities will be provided in the expanded Town Centre and local Neighbourhood Centre.</p> <p>Additionally, significant local construction and maintenance employment opportunities will evolve.</p>
Sustainability			
A City in its Landscape			
<ul style="list-style-type: none"> The coast and waterways are protected and healthier A cool and green parkland city in the South Creek corridor Biodiversity is protected, urban 	<ul style="list-style-type: none"> Protecting and improving the health and enjoyment of the District's waterways (W12) Creating a Parkland City urban structure and identity with South Creek as a 	Yes	<p>The proposal seeks to conserve and embellish sensitive remnant ecological communities and riparian zones. Additionally, it provides a green grid dimension through structured and informal recreation areas and linkages, including the proposed iconic north/south active green transport link. A sustainable</p>

Key Directions and Planning Priorities			
Greater Sydney Region Plan	Western City District Plan	Consistent	Response
<p>bushland and remnant vegetation is enhanced</p> <ul style="list-style-type: none"> • Scenic and cultural landscapes are protected • Environmental, social and economic values in rural areas are protected and enhanced • Urban tree canopy cover is increased • Public open space is accessible, protected and enhanced • The Green Grid links, parks, open spaces, bushland and walking and cycling paths 	<p>defining spatial element (W13)</p> <ul style="list-style-type: none"> • Protecting and enhancing bush land and biodiversity (W14) • Increasing urban tree canopy cover and delivering Green Grid connections (W15) • Protecting and enhancing scenic and cultural landscapes (W16) • Better managing rural areas (W17) • Delivering high quality open space (W18) 		<p>street tree planting regime is to be implemented via the DCP.</p>
An Efficient City			
<ul style="list-style-type: none"> • A low carbon city contributes to net-zero emissions by 2050 and mitigates climate change • Energy and water flows are captured, used and re-used • More waste is re-used and recycled to support the development of a circular economy 	<ul style="list-style-type: none"> • Reducing carbon emissions and managing energy, water and waste efficiently (W19) 	Yes	<p>The proposal would provide a highly permeable and accessible network to support public transport and healthy lifestyles.</p> <p>Water management is addressed by appropriate stormwater management and implementation of BASIX requirements at the dwelling construction stage.</p> <p>Measures to minimise adverse potential urban heat island impacts have already been addressed in the updated DCP to address building material reflectivity and tree planting requirement.</p>
A Resilient City			

Key Directions and Planning Priorities			
Greater Sydney Region Plan	Western City District Plan	Consistent	Response
<ul style="list-style-type: none"> People and places adapt to climate change and future shocks and stresses Exposure to natural and urban hazards is reduced Heatwaves and extreme heat are managed 	<ul style="list-style-type: none"> Adapting to the impacts of urban and natural hazards and climate change (W20) 	Yes	Appropriate flood and bushfire hazard management strategies underpin the proposal and opportunities to proactively address potential urban heat island impacts.

Western City District Plan - Connecting Communities

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

The District Plan identifies Menangle Park as a Land Release Area within the Greater Macarthur Growth Area. The majority of new communities in land release areas identified by the District Plan are located within precincts contained within State Environmental Planning Policy (Sydney Region Growth Centres) 2006.

Unlike the majority of land release areas, CLEP 2015 is the principal environmental planning instrument that applies to the land. Therefore, the MPURA has not been subject to the various incremental State Government led amendments such as the 2016 Housing Diversity Package which resulted in development precincts such as Willowdale and New Breeze having a wider variety of lot sizes and dwelling types.

An assessment of the Planning Proposal against the relevant Directions and Priorities District Plan is provided in table 2. The Planning Proposal is generally consistent with the District Plan particularly as the proposal seeks to ensure that development outcomes meet contemporary expectations and improves conservation of the critically endangered Elderslie Elderslie Banksia Scrub Forest.

Greater Macarthur Growth Area

The Greater Macarthur 2040: An Interim Plan for the Greater Macarthur Growth Area (Greater Macarthur 2040) provides the land use and infrastructure implementation plan for the Glenfield to Macarthur urban renewal precincts and the urban releases to the south of Campbelltown, including Menangle Park.

Greater Macarthur 2040 identifies that Menangle Park will be:

- Rezoned and release land for urban development,

- deliver around 4,000 new homes,
- create a new town centre providing local retail and commercial services.

Greater Macarthur 2040 is supported by the Greater Macarthur and Wilton Retail Market Analysis (2016) which states that the Greater Macarthur Priority Growth Area has the potential for a network of centres in particular:

- Sub-regional shopping centre at Wilton providing around 52,600m² Gross Leasable Area (GLA) in total,
- second sub-regional shopping centre at West Appin providing around 32,600m² GLA in total,
- supermarket based shopping centre at Menangle Park providing around 15,000m² GLA overall.

The Menangle Park centre is proposed to be located in close proximity to the Menangle Park Railway Station.

The initial Planning Proposal was supported by an Economic Impact Assessment that proposed 33,500m² of Gross Floor Area (GFA) for the proposal, comprising:

- A new local centre (Town Centre) comprising 30,000m² of retail and employment,
- A new neighbourhood centre comprising 3,500m² of employment

However, the figures within the Economic Impact Statement are based on the Greater Macarthur Land Release Investigation Preliminary Strategy and Action Plan, which precedes Greater Macarthur 2040. This Plan identifies Menangle Park as having a local centre with approximately 20,000 to 30,000m² of GFA.

The Campbelltown Local Planning Panel identified a need to further review the footprint of the relocated Town Centre of 11.5ha in providing for 30,000m² of GFA. Additionally, the Campbelltown Local Planning Panel advised that the final amount of land zoned B2 Local Centre, be established after detailed modeling of commercial impacts upon nearby existing and proposed commercial centres and land use assessment of the zoned area.

Dahua submitted an updated Market Potential Assessment by Location IQ in May 2021, which recommended reducing the proposed size of the Town Centre from 11.5ha to approximately 6.2ha and adjusting the zoning to part B2 Local Centre (4.2ha) and part B1 Neighbourhood Centre (1.65ha) with the balance of the area returning to part R4 High Density Residential and part R3 Medium Density Residential. Permitted retail floor space is addressed by way of proposed Clause 7.25 that would limit retail gross floor area to 23,000 square metres.

Concurrent to development of this Planning Proposal, the NSW Department of Planning and Environment exhibited from May to June 2021 a simplified employment zones framework. This framework would impact the future town centre by a merging both the B1 Neighbourhood Centre and B2 Local Centre zones into a new E1 Local Centre Zone. Accordingly, a recommended post exhibition amendment is to zone the entire centre B2 Local Centre on the basis that proposed Clause 7.25 addresses total retail floor area.

The Planning Proposal proposes to relocate the Town Centre closer to the Spring Farm Parkway connection to ensure that a full-line supermarket and associated retailers are provided the best opportunity to be successful. The retention of a neighbourhood centre within the southern portion of the release area, and integrated with the future primary school and open space would provide retail choice for future residents.

In summary, the updated Planning Proposal is seeking a redistribution of retail and commercial floor space within the Menangle Park urban release area. The reduction of GFA is more consistent with Greater Macarthur 2040.

Local Strategic Planning Statement

The Local Strategic Planning Statement (LSPS) details Campbelltown City Council's plan for the community's social, environmental and economic land use need over the next 20 years. The LSPS provides context and direction for land use decision making within the Campbelltown Local Government Area (LGA). It seeks 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

The LSPS responds to the District and Regional Plans and to the community's documented aspirations. The document establishes planning priorities to ensure that the LGA thrives now and remains prosperous in the future, having regard to the local context. The proposal is consistent with the LSPS as the proposal has good alignment with Council's Community Strategic Plan and the relevant Directions, Objectives and Priorities of the District Plan.

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. A summary of the existing planning framework and proposed amendment are discussed below:

Table 3: Campbelltown Local Environmental Plan 2015 Proposed Amendments

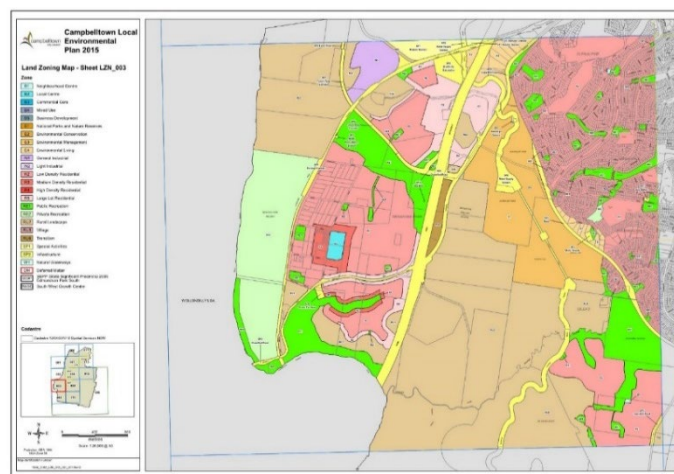
CLEP 2015 Current	Proposed Amendment
Mapping	
Zoning The zoning of land in the MPURA uses the R2 Low Density Residential, R3 Medium Density and RU5 Large Lot Residential zones to control density and residential housing form. Commercial uses are	The Planning Proposal seeks to introduce or amend the spatial location of land use zones to: <ul style="list-style-type: none"> • Relocate and reduce the extent of the B2 Local Centre adjacent to Howes Creek and the future Spring Farm Parkway. • The Centre is to be zoned B2 Local Centre. The exhibited area zoned Part B1 Neighborhood Centre is no longer proposed given the new Standard Instrument reform of

CLEP 2015 Current	Proposed Amendment																																							
supported by a B2 Local Centre zone.	<p>the B zones which would instead, apply the E1 Local Centre zone.</p> <ul style="list-style-type: none">• Part B1 Neighbourhood Centre, Part Additionally, the Centre is to have an integrated cell of R4 High Density Residential and R3 Medium Density Residential in a ‘sleeving’ configuration.• Introduce a retail gross floor area cap of 23,000 square metres for the Town Centre.• Introduce a B1 Neighbourhood Centre to provide for convenience retailing and local place making adjacent to a proposed primary school.• Increase the area zoned R3 Medium Density Residential along the Green Spine and around the relocated B2 Local Centre and proposed B1 Neighbourhood Centre.• Introduce the R4 High Density Residential zone to the immediate east of the Proposed Town Centre.• Replace the RU2 Rural Landscape zone with E4 Environmental Living.• Increase the provision of RE1 Public Recreation land to support additional passive and active recreation.• Open Space Areas (Parks known as K and L) be part zoned E2 Environmental Conservation in recognition of their Environmental Conservation purposes. Noting post exhibition amendment to expand the area of Park K by 0.97ha to support a 30m buffer to the remnant patch of Elderslie Banksia Scrub Forest Critically Endangered Ecological Community. <p>The proposed zoning amendments are shown in attachment 1.</p> <p>In summary, the table below provides the comparison of existing and proposed zones:</p> <table><tr><th>Zone</th><th>Existing</th><th>Proposed</th></tr><tr><td>IN1 General Industrial</td><td>28.1ha</td><td>28.1ha</td></tr><tr><td>RU2 Rural Landscape</td><td>132.7ha</td><td>108ha</td></tr><tr><td>RE1 Public Recreation*</td><td>98ha</td><td>103.7</td></tr><tr><td>R2 Low Density Residential</td><td>163ha</td><td>118.9ha</td></tr><tr><td>R3 Medium Density Residential</td><td>17.6ha</td><td>64.6ha</td></tr><tr><td>R4 Large Lot Residential</td><td>49.6ha</td><td>31.7ha</td></tr><tr><td>B2 Local Centre</td><td>6.3ha</td><td>5.7ha</td></tr><tr><td>SP2 Infrastructure</td><td>10.7ha</td><td>14.4ha</td></tr><tr><td>R4 High Density Residential</td><td>0</td><td>4.8ha</td></tr><tr><td>B1 Neighbourhood Centre</td><td>0</td><td>1.6ha</td></tr><tr><td>E4 Environmental Living</td><td>0</td><td>21.4ha</td></tr><tr><td>E2 Environmental</td><td>0</td><td>2.9ha</td></tr></table>	Zone	Existing	Proposed	IN1 General Industrial	28.1ha	28.1ha	RU2 Rural Landscape	132.7ha	108ha	RE1 Public Recreation*	98ha	103.7	R2 Low Density Residential	163ha	118.9ha	R3 Medium Density Residential	17.6ha	64.6ha	R4 Large Lot Residential	49.6ha	31.7ha	B2 Local Centre	6.3ha	5.7ha	SP2 Infrastructure	10.7ha	14.4ha	R4 High Density Residential	0	4.8ha	B1 Neighbourhood Centre	0	1.6ha	E4 Environmental Living	0	21.4ha	E2 Environmental	0	2.9ha
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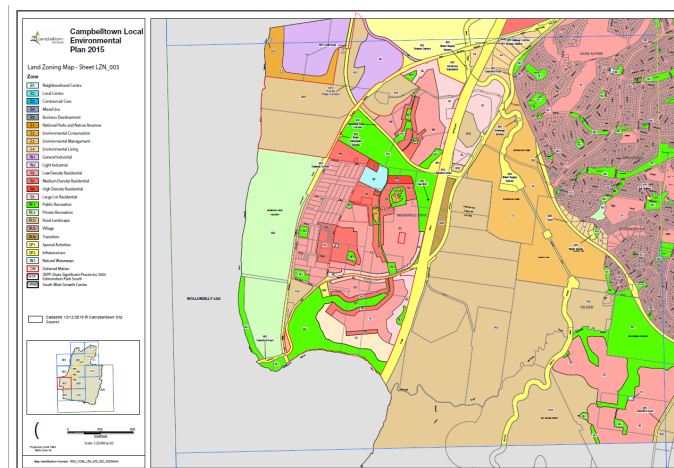
CLEP 2015 Current	Proposed Amendment		
	Conservation		
	Total	506ha	506ha

*The public recreation increase includes playing fields, civic centre (Town Centre), 2 x 0.5ha Open Space within the village to be delivered via a voluntary planning agreement.

Existing Zone:



Proposed Zone:



Minimum Lot Size

The current minimum lot sizes are:

- R2 Zone: 420m²
- R3 Zone: 300m²
- R5 Zone: 950 & 2,000m²
- RU2 Zone: 3ha

The Planning Proposal seeks to amend the Minimum Lot Size Map as follows:

- R3 Zone: NA
- R4 Zone: NA
- R5 Zone: 750m²
- E4 Zone: 4,000m²

The proposal to have no minimum lot size within the R3 Medium Density Residential and R4 High Density Residential

CLEP 2015 Current	Proposed Amendment
	<p>zones is to provide consistency with a proposed new subdivision clause to provide for a diversity of dwelling types within the zone. This approach is consistent with other council Growth Area controls.</p> <p>The proposal to reduce the minimum lot size for the E4 Environmental Living zone to 4,000m² would ensure a reasonable transition in built form to the R2 Low Density Residential zone and provide a greater opportunity for increased dwelling setbacks.</p> <p>Subdivision to a minimum of 4,000m² lots in the E4 Environmental Living Zone (as recommended above) would support the provision of homes within a landscape setting and would require a development application to be lodged for any dwelling. The provisions of the Exempt and Complying SEPP would not apply due to the sensitive interface with the Nepean River.</p> <p>The proposal also seeks to add specific areas on the minimum lot size map to allow additional provisions relating to lot sizes for specific development types. This includes 'Area 3' which would apply to the R3 Medium Density Residential zone and 'Area 4' which would apply to the R2 Low Density Residential zone as discussed under the Principal Development Standards below and as shown in attachments 1 - 9.</p> <p>(The proposed minimum lot size amendments are shown in attachment 2)</p>
<p>Building Heights</p> <p>The current maximum buildings heights are:</p> <ul style="list-style-type: none"> • I: 8.5m • O: 15 	<p>The Planning Proposal seeks to amend the Height of Buildings Map as follows:</p> <ul style="list-style-type: none"> • I: 8.5m (reduced extent) • J: 9m (R2 Zone) • M: 12m (R3 Zone) • O: 15m (B2 Zone) • P: 18m (R4/B2 Zone) • S: 24m (R4 Zone) <p>This would involve updating all HOB map sheets to reflect the updated legend.</p> <p>The proposed building heights amendments are shown in attachment 4.</p>
<p>Floor Space Ratio</p> <p>The current maximum floor space ratios are:</p> <p>R2 Zone: 0.55:1</p> <p>R3 Zone: 0.55:1</p> <p>No FSR standard applies to the B2, R5 or RU2 zones.</p>	<p>The Planning Proposal seeks to amend the Floor Space Ratio Map to remove FSR for any building that the proposal relates to, this includes the Town Centre.</p> <p>A better approach to floor area is to limit total retail floor area as shown in attachment 7 and 9.</p> <p>The proposed amended floor space ratio map is shown in attachment 5.</p>
<p>Land Reservation</p> <p>The land reservation map</p>	<p>The Planning Proposal seeks to update the land reservation map based on the updated Land Zoning Map, where land</p>

CLEP 2015 Current	Proposed Amendment
identified land required for a public purpose such as open space roads and utilities.	<p>reserved exclusively for a public purpose, including the provision of open space and environmental conservation land.</p> <p>Although Council recommends that Transport for New South Wales (TfNSW) be the responsible authority for acquisition and ownership of the Spring Farm Parkway extension, this matter is the subject of ongoing consultation between Dahua Group Australia, TfNSW and Campbelltown Council.</p> <p>Stage 2 of Spring Farm Parkway extension is still in the Strategic Assessment Phase and the final corridor has not been confirmed. Therefore, Stage 2 of the Spring Farm Parkway will not be shown on the Land Reservation Acquisition Map as per the Gateway condition.</p> <p>The proposed amended Land Reservation Acquisition Map forms attachment 3.</p>
Clauses	
<p>Other than the requirements of Clause 4.1 (Minimum subdivision lot size) of CLEP 2015, Clause 4.1C also applies in respect to defining the minimum lot size for the following form of development:</p> <ul style="list-style-type: none"> • Dual occupancy • Semi-detached dwelling • Attached dwelling • Multi Dwelling Housing • Centre based child care facilities • Residential Flat Buildings <p>The minimum lot sizes established by this clause currently only apply to land in the R2 and R4 zones and apply city wide.</p>	<p>The Planning Proposal seeks to insert additional subdivision clauses to enable development consent to be granted for subdivision of land to achieve the following:</p> <p>On R2 Low Density Residential land, to permit 150 lots less than 420m² subject to meeting the following criteria:</p> <ul style="list-style-type: none"> • Each lot has a minimum lot size of not less than 375m², • Each lot has a minimum primary road frontage of 11.5m, • Each lot is not a corner allotment, • No more than 150 lots have a lot size of less than 420m² within (defined area of R2 zoned land); • No more than 3 contiguous lots sharing a street frontage have a lot size of less than 420m², and • Each lot is located not more than 200m from a bus stop or open space area. <p>On R3 Medium Density Residential zoned land, to permit a variety of low rise dwelling types with the following minimum lot sizes:</p> <ul style="list-style-type: none"> • Dwelling House: 250m² • Semi-detached dwellings: 250m² • Dual Occupancy: 500m² • Secondary Dwellings: 450m² • Attached Dwellings: 200m² • Multi Dwelling Housing: 1,500m² <p>Area 3 and Area 4 are shown in attachment 2.</p> <p>It is intended that the Menangle Park Development Control Plan guide the applicable built form and site requirements in relation to driveways, parking and access.</p>
<p>Clause 4.4 Floor Space Ratio sets out specific floor area controls for the following purposes.</p> <p>Dwelling houses in Zone R2</p>	<p>Currently, Clause 4.4(2A) is drafted such that the defined floorspace controls are in addition to the Floor Space Ratio Map. Under the current CLEP 2015, this would result in future dwellings having a permissible floor space ratio of 0.55 (map) + 0.55 (Clause 4.4(2A)) being 1.1:1 which is excessive.</p>

CLEP 2015 Current	Proposed Amendment
Low Density Residential, Zone R3 Medium Density Residential and Zone R5 Large Lot Residential: 0.55:1	<p>This outcome would be an unintended consequence arising from the translation of Council's LEP into the standard format in 2015 and gazettal of the MPURA in 2017.</p> <p>Therefore, it is recommended that Clause 4.4(2A) be amended to exclude its application for areas shown on the Urban Release Area Map.</p>
Dual occupancies in Zone R2 Low Density Residential, Zone R3 Medium Density Residential and Zone R5 Large Lot Residential: 0.45:1	
Multi dwelling housing in Zone R2 Low Density Residential: 0.45:1	
Multi dwelling housing in Zone R3 Medium Density Residential: 0.75:1	
Centre-based child care facilities in a residential zone: 0.55:1	

Campbelltown (Sustainable City) Development Control Plan, 2015

The Campbelltown (Sustainable City) Development Control Plan 2015 (CSCDCP) provides development guidelines and site specific controls to support the delivery of CLEP 2015.

Volume 2, Part 8 of the CSCDCP contains a structure plan and series of development controls to guide delivery of the MPURA. Upon adoption of this amendment, the DCP would be updated and separately exhibited.

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

Campbelltown Community Strategic Plan – Campbelltown 2027

The Campbelltown City Community Strategic Plan (CSP) is a ten (10) year vision that identifies the main priorities and aspirations for the future of the Campbelltown City Local Government Area (LGA) and is Council's long term plan to deliver the community inspired vision.

The CSP acknowledges the need to provide for housing diversity and affordability in a structured way, whilst preserving the important natural attributes of the LGA and facilitating its promotion.

The Planning Proposal is consistent with the CSP and will specifically facilitate delivery of the key outcomes as detailed below.

Table 4: Consistency with Campbelltown Community Strategic Plan

CSP Outcome	Statement of Consistency
Outcome 1	
A vibrant, liveable city	<ul style="list-style-type: none"> The community will be afforded the opportunity to review the Planning Proposal and engage at key stages in the decision-making process. The proposal seeks to establish a framework to inform the future review of the masterplan to improve placemaking, public domain and open space outcomes. Provides for the interpretation of historical uses and ownership of the site. Provides for greater housing choice and diversity.
Outcome 2	
A respected and protected natural environment	<ul style="list-style-type: none"> The proposal seeks to preserve additional areas of critically endangered ecological communities that were incorrectly identified during the previous plan making process.
Outcome 3	
A thriving, attractive city	<ul style="list-style-type: none"> Delivery of infrastructure is supported by Council's Menangle Park Development Contributions Plan and the proponents offer to enter into a Voluntary Planning Agreement.
Outcome 4	
A successful city	<ul style="list-style-type: none"> The proposal seeks to provide a framework for a more permeable road network and transport system that will serve a greater walking catchment within the site. The proposal seeks to implement an iconic 'Green Spine' to provide a connected pedestrian link through the site with opportunity to form part of a regional connection to the Western Sydney Parklands.

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

The following State Environmental Planning Policies (SEPPs) are relevant to the Planning Proposal.

Table 5: Consistency with State Environmental Planning Policy

Assessment Against State Environmental Planning Policies		
SEPP	Consistency	Evaluation
SEPP No 1 Development Standards	Yes	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	Yes	Where relevant, future vegetation removal will need to comply with the provisions of the SEPP and other companion legislation.
SEPP No. 21 - Caravan Parks	N/A	Not Applicable
SEPP No. 33 - Hazardous & Offensive Development	N/A	Not Applicable
SEPP No. 36 - Manufactured Home Estates	Yes	The provisions of the SEPP are not compromised by the proposal.
SEPP No. 44 - Koala Habitat Protection	Yes	Repealed
SEPP No. 50 - Canal Estate Development	N/A	Not Applicable
SEPP No. 55 - Remediation of Land	Yes	The site identified low areas of contamination, a detailed site investigation will be required prior the issuing of development consent.
SEPP No. 64 - Advertising & Signage	Yes	Any future advertising/signage will be assessed in accordance with the provisions of the SEPP.
SEPP No. 65 - Design Quality of Residential Flat Development	Yes	Future Residential Flat Buildings would be designed in accordance with the provisions of the SEPP.
SEPP No. 70 - Affordable Housing (Revised Schemes)	N/A	Not applicable
SEPP (Affordable Rental Housing) 2009	Yes	The proposal does not prejudice the application of the SEPP and development of the various forms of affordable housing.
SEPP (Building Sustainability Index: BASIX) 2004	Yes	The proposal is not inconsistent with the application of the SEPP to residential development.
SEPP (Educational Establishments & Child Care Facilities) 2017	Yes	The proposal recognises that a school will be situated within the site with appropriate road and site planning to suit. An assessment of the school and any childcare centres would be subject to assessment at the development assessment stage, in accordance with the SEPP.
SEPP (Exempt & Complying Development Codes) 2008	Yes	The proposal is not inconsistent with the SEPP and the provisions of which would apply to future developments.
SEPP (Housing for Seniors or People with a Disability)	Yes	The proposal does not preclude future merit based provisions of housing for seniors and people with a disability.

Assessment Against State Environmental Planning Policies		
SEPP	Consistency	Evaluation
SEPP (Infrastructure) 2007	Yes	Any future development in regards to Infrastructure provision on this site will be required to fulfil this SEPP at Development Application stage.
SEPP (Mining, Petroleum Production & Extractive Industries) 2007	N/A	The current planning controls to facilitate urban development satisfactorily addressed the provisions of the SEPP. Mineral and extractive industries are not impacted by the proposal.
SEPP (Miscellaneous Consent Provisions) 2007	Yes	The proposal does not conflict or hinder the achievement of the SEPP aims.
SEPP (Primary Production and Rural Development) 2019	Justifiably Inconsistent	<p>The site is currently zoned 'urban release area.' The proposal is seeking to reduce the existing RU2 Rural Landscape zone in the southern portion of the precinct (24ha), adjoining the Nepean River.</p> <p>The existing rural zone would not be appropriate to interface residential housing. Therefore, an E4 Environmental Living zone is proposed to protect the environmental qualities of the land and create an appropriate transition to the R5 Large Lot and R2 Low Density Residential areas.</p> <p>There is also a second portion of RU2 land facing the Hume highway which is proposed for rezoning to part R5 Large Lot Residential and RE1 Public Recreation. This would support a greater diversity of housing and access the scenic hill for open space.</p> <p>Whilst, there is a deduction to the RU2 Rural Landscape zone, the Planning Proposal is considered justifiably inconsistent as suitable land in the western and northern extent of the site have been maintained under the RU2 zoning to accommodate any small-scale agricultural activities.</p>
SEPP (State & Regional Development) 2011	N/A	Not Applicable.
SEPP (State Significant Precincts) 2005	N/A	Not Applicable.
SEPP (Sydney Drinking Water Catchment) 2011	N/A	Not Applicable.
SEPP (Sydney Region Growth Centres) 2006	N/A	Not Applicable.

Assessment Against State Environmental Planning Policies		
SEPP	Consistency	Evaluation
SEPP (Vegetation in Non - Rural Areas) 2017	Yes	Vegetation removal is minimised by the proposal. Any vegetation proposed for removal would need to comply with the provisions of the SEPP and other companion legislation.
SEPP (Koala Habitat Protection) 2021	Yes	<p>A Vegetation Assessment Report has been prepared by Cumberland Ecology to ensure that the proposal is consistent with the SEPP (Koala Habitat Protection) 2021 and the Campbelltown Comprehensive Koala Plan of Management. (CKPOM)</p> <p>The survey covered 75% of the site and identified ten locally-defined vegetation communities with 2,125 classified as Koala Use Trees Species within the study area. It is estimated 455 Preferred Koala Feed Trees are identified under the CKPOM.</p> <p>The Planning Proposal is consistent with SEPP (Koala Habitat Protection) 2021 and CKPOM as it provides for additional public open space and E2 Environmental Conservation Zones to protect the Koala habitat areas.</p>

Assessment Against State Environmental Planning Policies		
SEPP	Consistency	Evaluation
SREP 20 Hawkesbury Nepean	Yes	<p>The aim of the SREP is to protect and enhance the Hawkesbury-Nepean River. Land adjoining the northern banks Nepean River is proposed RE1 Public Recreation and managed with respect to a Vegetation Management Plan.</p> <p>Land has also been identified as riparian lands and consists of natural environment and terrestrial biodiversity under CLEP 2015. Any future DA's will need to consider clauses 7.3 Riparian Land and Water Courses, 7.5 Preservation of the natural environment and 7.20 Terrestrial Biodiversity.</p> <p>To the north and north west, beyond the northern banks of the Nepean River are zoned E4 Environmental Living and RU2 Rural Landscape. These zones provide for an appropriate buffer between the riparian interface and proposed urban purposes. Any future DA's will need to demonstrate consistencies with the zoning objectives and any other relevant considerations under the SREP.</p> <p>Therefore, based on the above factors Council is satisfied that the proposal is consistent with the SREP.</p>

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

The Planning Proposal 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 proposal against the S9.1 Ministerial Directions.

Table 6: Consistency with Ministerial Directions

Assessment Against Relevant S9.1 Ministerial Directions		
Ministerial Direction	Consistency	Evaluation
1.1 Business and Industrial Zones		
This Direction seeks to encourage employment in suitable locations, protect appropriately zoned business and industrial land and	Yes	The proposal seeks to relocate the current supermarket based shopping centre and maintain a small neighbourhood centre with proximity of the proposed school.

Assessment Against Relevant S9.1 Ministerial Directions		
Ministerial Direction	Consistency	Evaluation
support the viability of identified centres.		<p>The relocation of the proposed Town Centre would provide a sustainable centre without adversely impacting the 'residual' proposed 'freestanding' neighbourhood centre (B1).</p> <p>Further, it would not adversely impact the higher order centres of Campbelltown and Macarthur.</p> <p>The light industrial (IN2) employment precinct remains unchanged.</p>
1.2 Rural Zones		
This Direction seeks to protect the agricultural production value of rural lands.	Yes	<p>The subject land, within the exception of several fringing holdings was zoned for urban purposes in 2017. The remnant RU2 – Rural Landscape zoned lands on the southern frame of the precinct, adjoin the Nepean River is proposed to be rezoned E4 – Environmental Living to support large lot residential development that addresses the scenic and environmental attributes of land.</p> <p>This area is not identified as forming part of the Metropolitan Rural Area and would not be appropriate to maintain agricultural uses with a direct interface with conventional housing.</p>
1.3 Mining, Petroleum Production		
This Direction seeks to ensure petroleum production and extractive industries are not compromised by inappropriate development.	Yes	<p>The proposal does not add additional constraints to the subject resources. Matters regarding coal deposits, coal bed methane and sand and soil deposits were adequately considered in the original rezoning of the site for urban purposes in November 2017.</p>
1.5 Rural Lands		
This Direction seeks to facilitate the protection of rural land and its intrinsic values and contributions to the social, economic and environmental outcomes.	Yes	<p>The existing rural zone would not be appropriate to interface residential housing. Therefore, an E4 Environmental Living zone is proposed to protect the environmental qualities of the land and create an appropriate transition to the R5 Large Lot and R2 Low Density Residential areas.</p>

Assessment Against Relevant S9.1 Ministerial Directions		
Ministerial Direction	Consistency	Evaluation
		<p>There is also a second portion of RU2 land facing the Hume highway which is proposed for rezoning to part R5 Large Lot Residential and RE1 Public Recreation. This would support a greater diversity of housing and access the scenic hill for open space.</p> <p>Whilst, there is a deduction to the RU2 Rural Landscape zone, the Planning Proposal is considered justifiably inconsistent as suitable land in the western and northern extent of the site have been maintained under the RU2 zoning to accommodate any small-scale agricultural activities.</p>

2.1 Environmental Protection Zones

This direction seeks to ensure that environmentally sensitive areas are not compromised.	Yes	<p>The proposal is consistent with this direction as it is seeking to protect environmentally sensitive areas of critically endangered Elderslie Banksia Scrub community identified on the site, by applying an E2 Environmental Conservation zone. To support the E2 zoning and to provide an additional layer of protection, these areas are identified on the existing Terrestrial Biodiversity Map and subject to clause 7.20 Terrestrial Biodiversity under the Campbelltown LEP 2015.</p> <p>Following public exhibition of the PP the Department of Planning and Environments' Environment, Energy and Science Division (EES) provided advice regarding the application of the E2 Environmental Conservation zones for the preservation of Elderslie Banksia Scrub Forest (EBSF) and River Flat Eucalypt Forest (RFEF). EES confirmed that it would be 'desirable' to have these areas comprising EBSF and RFEF zoned E2 to ensure their ongoing protection in perpetuity.</p> <p>The Planning Proposal has mapped the two largest portions of remnant EBSF and RFEF in the central portions of the precinct within Parks K and L and applied an E2 Environmental Conservation zoning. Additionally, an enlarged buffer</p>
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Assessment Against Relevant S9.1 Ministerial Directions		
Ministerial Direction	Consistency	Evaluation
		<p>area comprising RE1 Public Recreation zoned land has been provided around the edge of Park K owing to the significance and sensitivity of this remnant vegetation. The application of a similarly sized buffer to the patch in Park L is constrained due to the fixed alignment of the central Spine Road, however, a smaller buffer comprising RE1 zoned land is provided. The areas of these parks comprising threatened species will be suitably fenced and managed in perpetuity under Vegetation Management Plans (VMP) to be maintained over an establishment period by the developer and then by Council. This mechanism is considered suitable to ensure the ongoing protection of EBSF and RFEF in the central portions of the precinct.</p> <p>RFEF vegetation in the southern bands of the precinct adjoining the Nepean River are comprised in a large RE1 Public Recreation zoned area to be dedicated to Council. Similar to the approach with Parks K and L, these areas will be the subject of a specific VMP to be implemented initially by the developer before being handed over to Council.</p> <p>Preservation is also to be afforded by Clause 7.20 in respect of Terrestrial Biodiversity and the zoning of certain lands RE1 – Public Recreation and E2 – Environmental Conservation.</p>
2.3 Heritage Conservation		
This Direction seeks to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	Yes	<p>The proposal does not compromise the heritage sensitivity strategy underpinning the current planning controls.</p> <p>Additionally, some of the revised masterplan principles provide a template for improved planning outcomes as is highlighted by a more sensitive interface treatment with the Glenlee House precinct.</p>

Assessment Against Relevant S9.1 Ministerial Directions		
Ministerial Direction	Consistency	Evaluation
		<p>Items such as former silos would be further addressed at the development application stage, largely in an interpretive manner.</p> <p>The cultural landscape would be significantly altered in accordance with its urban release status. Aboriginal Archaeological significance is not further compromised by the proposal.</p>
2.6 Remediation of Contaminated Land		
This Direction seeks to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered.	Yes	Land Capability Studies were undertaken as part of the MPURA rezoning in 2017, and concluded it would be suitable for residential purposes. However, more detailed investigation, remediation action plans and unexpected finds protocols should be pursued as part of the usual subdivision process.
3.1 Residential Zones		
This Direction seeks to encourage housing diversity, optimise use of infrastructure and minimise the impacts on resource lands.	Yes	<p>The proposal seeks to introduce the R4 High Density Residential zone to facilitate residential flat building development and expand the R3 Medium Density Residential zone for terrace and small lot housing product.</p> <p>Additionally, provision is made for increased diversity in allotment sizes which would increase development yield and support the feasible delivery of essential infrastructure.</p>
3.2 Home Occupations		
This Direction seeks to facilitate low impact small businesses in dwelling houses	Yes	The proposal includes standard provisions to facilitate home occupations.
3.4 Integrating Land Use and Transport		
This Direction seeks to ensure urban structures, building forms, land use locations, development design, subdivision and street layouts achieve movement efficiencies, optimise amenity and safety and contribute to more sustainable community outcomes.	Yes	<p>The proposal provides a sensitive juxtaposition of land uses, with appropriate accessibility.</p> <p>A Separate VPA with the Department of Planning and Environment to support delivery of the Spring Farm Parkway is separately progressing.</p>
3.6 Shooting Ranges		

Assessment Against Relevant S9.1 Ministerial Directions		
Ministerial Direction	Consistency	Evaluation
This Direction seeks to maintain appropriate levels of public safety and amenity when rezoning land adjacent to shooting ranges.	Yes	There are no shooting ranges proximate to the development.
4.1 Acid Sulphate Soils		
This Direction seeks to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulphate soils.	Yes	A review of the NSW Natural Resource Atlas (NRA 2013) indicates there are no known occurrences of acid sulphate soils.
4.2 Mine Subsidence and Unstable Land		
This Direction seeks to prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.	Yes	The land is in the south Campbelltown Mine Subsidence district. The relevant mine subsidence considerations underpinned the zoning for urban purposes in 2017. The current proposal is generally consistent in terms of the development impacts apart from the introduction of medium rise residential apartments which can be addressed via further consultation.
4.3 Flood Prone Land		
This Direction seeks to ensure that development of flood prone land is consistent with the Policy and Principles as well as ensuring the LEP provides consideration of flood impacts and surrounding land.	Yes	<p>The planning proposal is inconsistent with this direction as it will rezone small portions of flood prone land from a rural zone to an urban purpose (i.e. residential under a predominant E4 Environmental Living zone with some minor elements of R2 Low Density Residential and R3 Medium Density Residential) across the southern portion of the site which is not permitted by this Direction.</p> <p>The inconsistency is considered to be justified and of minor significance as the majority of lands below the 1% AEP will not be developed for urban purposes and only uses such as parks, conservation areas and the like would be permitted on land below the 1% AEP as outlined in Council's revised DCP for the site.</p> <p>Further, the Water Cycle Management Plan prepared SMEC, ref: 78115, dated 14 November 2018 which underpinned the original rezoning of the MPURA included the following measures across the southern portion of the site to manage</p>

Assessment Against Relevant S9.1 Ministerial Directions		
Ministerial Direction	Consistency	Evaluation
		<p>flooding to help facilitate urban development:</p> <ul style="list-style-type: none"> Any lots located in areas impacted by the 1% AEP can be filled by 0.5m above the 100-year storm level; and Additional flood storage capacity to be provided across the rear of E4 Environmental Living zoned lands to accommodate modest filling over residential lands further north.

4.4 Planning for Bushfire

This Direction seeks to protect life, property and the environment from bushfire hazards, whilst, encouraging sound management of bushfire prone areas and discouraging incompatible land uses.	Yes	<p>An updated Strategic Bushfire Study was prepared by Ecological in June 2021 and has regard to Planning for Bushfire Protection 2019. The proposal generally does not increase the fire hazard for the release area.</p> <p>Pre-Consultation with the RFS took place 15 July 2021 who required the Strategic Bushfire Study be updated to reflect the Planning for Bushfire Protection 2019.</p> <p>An updated report formed part of the exhibition.</p>
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6.1 Approvals and Referral Requirements

This Direction seeks to ensure that the LEP provisions encourage the efficient and appropriate assessment of development.	Yes	The proposal does not contain provisions that require additional concurrence requirements.
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6.2 Reserving land for Public Purposes

This Direction seeks to facilitate the provisions of public services and facilities by reserving the land for public purpose and remove any reservations of land for public purpose where land is no longer required for acquisition.	Yes	<p>This direction applies as the proposal seeks to alter land identified for public purposes by increasing the provision of open space and reserve land for the Spring Farm Parkway. To be consistent with this direction the relevant public authority must give its approval for the acquisition.</p> <p>Open Space The provision of open space across the precinct is being increased by 8 hectares to support the increase in high and medium residential development. The</p>
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Assessment Against Relevant S9.1 Ministerial Directions		
Ministerial Direction	Consistency	Evaluation
		<p>additional land is proposed to be zoned RE1 Public Recreation and Council is identified as the relevant acquisition authority for RE1 zoned land under the Campbelltown LEP 2015. Since public exhibition, these areas have been marginally expanded again to provide additional passive open space whilst also ensuring improved conservation outcomes for patches of EBSF comprised in Park K.</p> <p>Future Road Corridor A principle of the Greater Macarthur 2040 Interim Plan requires early development in the growth area to include delivery of enabling infrastructure at no additional cost to government. As the provision of infrastructure in the growth area is not in the NSW Government's infrastructure program.</p> <p>The proposal seeks to identify the acquisition of land zoned "SP2 Infrastructure (Future Road Corridor)" which is for Spring Farm Parkway Stage 1 on the Land Reservation Acquisition (LRA) Map.</p> <p>The area of land across Stages 1 and 2 of Spring Farm Parkway has been zoned SP2 Infrastructure to future proof the corridor from any alternative use or development outcomes. Whilst the Stage 2 extension has not been identified on the acquisition map, it is considered appropriate to apply a zoning to a wider corridor for its future protection. The specific areas around the extent of SP2 land zoned for the corridor across Stage 1 at the Hume Highway intersection has been slightly altered since public exhibition as explained earlier in the table of itemised amendments.</p>

6.3 Site Specific Controls

Assessment Against Relevant S9.1 Ministerial Directions		
Ministerial Direction	Consistency	Evaluation
This Direction seeks to discourage unnecessarily restrictive site specific planning controls.	Yes	<p>The objective of this direction is to discourage unnecessarily restrictive site-specific planning controls.</p> <p>The proposal is inconsistent with this direction as it will impose development standards in addition to those already contained in the principal environmental planning instrument (i.e. minimum lot size for dwelling types in the R2 and R3 zones).</p> <p>However, this inconsistency is considered to be justified as of minor significance as it will enable a diverse range of housing types across the site. Similar approaches have been pursued for other growth centre precincts under the CLEP for minimum lot size provisions, thus the approach is consistent.</p> <p>A new site-specific provision has also been developed to control the quantum of commercial floor area provided in the Menangle Park town centre. This approach is preferred by the Applicant I as opposed to a blanket FSR clause as:</p> <ul style="list-style-type: none"> • The town centre is a large-scale site which will be the subject of future detailed design under a town centre specific DCP chapter. Having not resolved the town centre design it is not appropriate at this stage to apply a blanket FSR control as the built form has not been rigorously tested. • The town centre will comprise a mixture of land uses which will culminate in a variety of building forms and heights. It is conceivable that parts of the town centre will comprise higher densities than other parts due to this variety of future building forms. Applying a blanket FSR to the town centre at this stage would be a redundant exercise and would constrain innovative urban design outcomes. • Council has expressed concern over

Assessment Against Relevant S9.1 Ministerial Directions		
Ministerial Direction	Consistency	Evaluation
		the quantum of commercial floor space which could be achieved in the town centre if a FSR was applied. The insertion of the site specific clause provides greater certainty around the quantum of commercial (retail) floor space to be delivered in the precinct.
7.1 Implementation of a “Plan for Growing Sydney” (revoked)		
This Direction seeks to give legal effect to the planning principles; directions and priorities for sub-regions, strategic centres and transport gateways.	Yes	The proposal is consistent with the Greater Sydney Region Plan as detailed in Table 2 of this report.
7.12 Implementation of Greater Macarthur 2040		
This Direction seeks to ensure that development within the Greater Macarthur Growth Area is consistent with the Greater Macarthur 2040 dated November 2018.	Yes	The proposal is generally consistent with the Greater Macarthur 2040: An Interim Plan for the Greater Macarthur Greater Area. Minor departures previously documented are considered acceptable.

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?

The current planning controls for Menangle Park seek to ensure appropriate biodiversity conservation outcomes in an urban release area context. Council's review of the planning proposal request confirmed the presence of significant additional patches of the critically endangered Elderslie Banksia Scrub community that require specific protection and management measures.

It is proposed that the conservation of the Elderslie Banksia Scrub community include supplementary planning and the forging of linkages to proximate remnants, together with perimeter buffering. Conservation protection measures for these land may be either be via stewardship sites, positive covenant or zoning with related Vegetation Management Plans. Any open space opportunities within close proximity of the subject conservation areas shall be clearly delineated.

The current controls in respect of terrestrial biodiversity are contained principally in Clause 7.20 of the Campbelltown Local Environmental Plan 2015 and the associated Terrestrial Biodiversity Map.

Assessment of biodiversity impacts is currently ongoing with respect to separate development applications lodged with Council.

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

Bushfire

The original rezoning demonstrated that urbanisation of the site could incorporate appropriate bushfire protection measures in accordance with the provisions of Planning for Bushfire Protection 2006(PBP). The most recent amendments to PBP by the NSW Rural Fire Service (RFS) has resulted in changes to various requirements, in particular Asset Protection Zones (APZs) and the categorisation of bushfire hazards. An updated Strategic Bushfire Study has been prepared by Ecological in June 2021 to address the amendments to the PBP 2019.

The general principles of the former bushfire management strategy remain largely intact, within the updated study. Minor modifications may potentially be needed to the Masterplan as a result of public agency feedback from the NSW Rural Fire Service or as future development applications are lodged and determined.

As part of the Gateway Determination the NSW RFS was required to be consulted with prior to exhibition. The NSW RFS has indicated that the Strategic Bushfire Report is required to be updated to respond to the Planning for Bushfire Protection 2019. As such, the updated report was exhibited with the Planning Proposal.

Contamination

The original rezoning deemed the site suitable for urban purposes with identified Areas of Environmental Concern(AEC) considered capable of practical and economic remediation. More recent site investigations accompanying the planning proposal request undertaken by Douglas Partners Pty Ltd (DP) concluded the potential for contamination constraints, excluding the AECs to be low. The investigation further concluded that a Sampling and Analysis Quality Plan (SAQP) should be prepared for each AEC and should also include an Unexpected Finds Protocol within future subdivision determinations.

In summary, it is considered that contamination remains a matter that does not preclude development of the site for urban purposes and that more detailed investigation, remediation action plans and unexpected finds protocols should be pursued as part of the usual subdivision process.

Mine Subsidence

The site falls within the South Campbelltown Mine Subsidence District. Mine subsidence was previously considered as part of the original rezoning of the site for urban purposes.

The Department of Planning previously advised in 2006 that mining of coal resources beneath Menangle Park should be restricted to enable urban development to occur at the scale and form necessary to make that development viable. This is because of the importance of Menangle Park's contribution to land supply in the Sydney Metropolitan Region.

The current Planning Proposal as it relates to Menangle Park does not change the conclusions of the previous assessment. As part of staged subdivision and early works Development Applications (DAs) within Menangle Park approval from Subsidence Advisory NSW under section 22 of the Coal Mine Subsidence Compensation Act 2017 will be progressively required.

The previous conclusion of the suitability of the site for urban purposes remains unaltered.

Open Space Provision

The planning proposal request is supported by an open strategy that provides a series of diverse open space opportunities and performs a diversity of functions including:

- Riparian land/flood plain
- Informal open space (parks and play spaces)
- Active Open Space and Structure Sport
- Ecological land

Council's assessment of provision is based on the traditional standard of 2.83 ha of open space per 1000 people. Under the current plan, a total of 31.37ha of open space is provided as detailed in the Menangle Park Contributions Plan.

The planning proposal is based on an updated population estimate arising from an addition 1000 dwellings on land controlled by Dahua. The updated masterplan proposes to provide an increase of 5.5ha of open space comprised of a new double playing field on Lot D in DP 19853 (Rural lot north of Club Menangle) and various local parks and linear links adjoining riparian areas. Provision of this land is not identified by the planning proposal, and would be addressed in the supporting offer by the proponent, to enter into a voluntary planning agreement.

Areas excluded from the assessment as usable open space include land adjoining the north facing ramps for Stage 1 of the Spring Farm Parkway, land reserved for an entry feature at the intersection of the Spring Farm Parkway, proposed north-south spine road, the steep knoll adjoining the M31 and land recommended in this report to be zoned E2 Environmental Conservation.

Traffic Assessment

The support traffic modelling indicates satisfactory levels of performance both midblock and at critical intersections, during both morning and afternoon peak periods. It is noted however, that traffic and accessibility of the masterplan level requires review, inclusive of proposed bus route planning. Traffic impacts beyond the site are considered manageable.

Water Cycle Management

As part of the original rezoning, a Water Cycle Management Report was prepared for the site to address floor risk and detail the approach required to satisfy the principles of the NSW Floodplain Development Manual (as amended by the SPE's 2007 Flood Planning Guideline), and meet Council's stormwater detention and quality targets.

The assessment concluded that the 1 percent Annual Exceedance Probability (AEP) and Probable Maximum Flood (PMF) are generally contained within riparian corridors and outside of land intended for development and unlikely to impact on residential development. Where there were minor areas of residential land affected by flooding, Council determined that the definition of habitable floor levels and evacuation routes are to be addressed in future DA's for development of these areas. The Planning Proposal does not result in significant increases in development of land affected by the 1 percent AEP or PMF and this approach is proposed to be maintained.

A stormwater management strategy was prepared for the site to meet Council's engineering specifications and targets for stormwater management including stormwater detention to ensure post development flows and discharges do not exceed pre-development peak discharge rates for the 1 percent AEP and stormwater pollutant load reduction targets. It is proposed to continue to address the final sizing of stormwater quality and detention facilities for each DA that progresses on the site and adopting these parameters will ensure the facilities are appropriately sized and meet the water quality targets.

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

Town Centre

As part of the Gateway requirements, the Town Centre was required to be reviewed to address the distribution of densities and the floor space ratio.

In response, an updated Market Potential Assessment was prepared by Location IQ, and the recommendations resulted in the Town Centre being scaled back from 30,000m² to 23,000m² of GFA, which is now reflected in the proposed Land Zone Map and Height of Building Map.

Distribution of Densities

As part of the Gateway Requirement, further consideration of dwelling density was undertaken in relation to proximity to the railway station, active transport and other linkages to the town centre.

Notably, the railway corridor through to Menangle Park is not identified for future electrification, and is heavily relied upon as a freight corridor. Therefore, the convenience that an electrified railway would offer is not anticipated in the Menangle Park precinct. Alternatively, density is more appropriately located within and adjoining the proposed Town Centre, which has access to the proposed Spring Farm Parkway via the Green Spine. Public transport would be accessible from this location with convenient access to Macarthur via Stage 1 of the Spring Farm Parkway upgrade.

An updated Urban Design Report by Hatch dated July 2021 has been provided to justify the proposed location of higher density.

Floor Space Ratio

The Department of Planning and Environment imposed a Gateway Condition requiring a floor space ratio to be formulated within the Town Centre.

Concern is raised that imposing a floor space ratio is not appropriate to control total retail floor area and may put upward pressure on built form to maximise allowable floor area.

Rather, an alternative solution involves a new site-specific LEP clause that establishes the maximum gross floor area of commercial land uses only, with building setback and envelope controls to inform the design of other land uses which may occur on upper levels (Refer to attachment 9)

In summary, positive social benefits of the planning proposal include:

- increased housing supply and diversity in an accessible, serviceable setting;
- creation of an environment that provides access to public and private spaces, promotes healthy lifestyles and facilitates and will support a vibrant, robust and sustainable community;
- public benefits including additional public open space, sports and community facilities; and
- Provision of physical and social infrastructure generally.

Positive economic benefits of the planning proposal include:

- Access to local employment opportunities,
- Significant local centre based employment, service and retail opportunities,
- Significant construction and on-going maintenance activities.

Section D – State and Commonwealth interests.

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

Local Infrastructure:

Council approved the Menangle Park Contributions Plan, which became effective on 24 April 2018. Council commenced the process of seeking IPART assessment of the Plan in May 2018 with the view of seeking consideration to contributions exceeding the \$20,000 per lot/dwelling cap. IPART commenced assessment of the Plan in June 2018 and completed its final report on 18 December 2018.

The updated Masterplan proposed by Dahua will require amendments to the adopted Contributions Plan and further revision by IPART. In lieu of this process, Dahua has undertaken to enter into a Voluntary Planning Agreement (VPA) with Council for the provision of all required infrastructure within their land holdings and to make a contribution towards any relevant external infrastructure. Legal review of the offer is currently ongoing.

The specific infrastructure requirements, including purpose and embellishment levels, are yet to be finalised and would occur in conjunction with the update of the Menangle Park Contributions Plan. The infrastructure to be considered would include open space, recreation, community facilities, roads and stormwater management.

The background technical studies of relevance in respect of service infrastructure provision include in particular:

- Service Infrastructure Report (SMEC 2018)
- Menangle Park Social Infrastructures Study and Social Impact Assessment (Elton Consulting 2018)
- Menangle Park Open Space and Landscaping Strategy Report (Place Design Group 2018)

The key benefit to Council from entering into a VPA would be the timely delivery of essential community infrastructure to support development. In addition, the risk of cost escalation to Council beyond plan assumptions would be minimised and any amendment to the cap on developer contributions would not apply.

State Infrastructure:

The Department of Planning and Environment (DPE) has executed two State Voluntary Planning Agreements (SVPAs) for the Menangle Park Urban Release Area in relation to the Dahua holdings.

Clause 6.1 of the Campbelltown Local Environment Plan 2015 provides that the Consent Authority must not grant Development Consent for certain land subdivision in an Urban Release Area unless the Secretary has issued a Satisfactory Arrangements Certificate regarding the provision of Designated State Public Infrastructure.

The SVPAs between Dahua and the Minister enable a Satisfactory Arrangements Certificate to be issued for development applications, subject to compliance.

The SVPAs require the Developer to provide monetary contributions totaling \$113,125,000, being:

- Monetary Contribution 1: \$23,000,000
- Monetary Contribution 2: \$125,000
- Monetary Contribution 3: \$12,000,000

- Monetary Contribution 4: \$63,000,000
- Dedicated Land Contribution: land to be dedicated as part of the Spring Farm Parkway
- Education Land Contribution: land to be dedicated for a school.
- Monetary Contribution 6: being the difference between \$90,000,000 and the sum of the previous 4 contributions.

A total of \$86m of the contributions received from Monetary Contribution 1,3 and 4 are to be directed towards the Menangle Park Spring Farm Parkway Transport Infrastructure Contributions Deed. This Deed is between the Roads and Maritime Services, Landcom, Dahua Group Sydney Project 3 Pty Ltd and Dahua Group Sydney Project 2 Pty Ltd. The purpose of the Deed is to deliver:

- 880m of upgraded Menangle Road
- 860m of Spring Farm Parkway, including the bridge over the M31
- Northbound Entry Ramp to the M31
- Southbound Exit Ramp from the M31

Timing of delivery is set out within the agreements and is linked to new lot registration thresholds.

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

The planning proposal is currently in the post-exhibition phase. The Gateway Determination required consultation with the following public authorities/organisations under section 3.34(2)(d) of the Act:

- NSW Rural Fire Service (Prior to exhibition)
- Transport for NSW
- Environment, Energy and Science Group
- NSW State Environmental Service
- Sydney Water and
- Relevant Utility Providers

The consultation was undertaken pursuant to S3.34 of the EP&A Act via the Planning Portal, with submission received from all Authorities as outlined in Part 5 below.

Part 4: Mapping

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

Table 8: Mapping

Item	Mapping	Location
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Changes to Zoning Map	1500_COM_LZN_003_020_20170412	Attachment 1
Changes to Minimum Lot Size Map	1500_COM_LSZ_003_020_20200424	Attachment 2
Changes to Land Reservation Map	1500_COM_LRA_003_020_20170412	Attachment 3
Changes to Height of Buildings Map	1500_COM_HOB_003_020_20210420	Attachment 4
Changes to Floor Space Ratio Map	1500_COM_FSR_003_020_20170412	Attachment 5
Changes to Dual Occupancy Map	1500_COM_LSD_003_020_20170412	Attachment 6
Proposed Area Map 7.25		Attachment 7
Proposed Clause 4.11		Attachment 8
Proposed Clause 7.25		Attachment 9

Part 5 – Community Consultation

A Gateway Extension was requested and granted on 19 April 2021 subject to section 3.34(7) of the Environmental Planning and Assessment Act 1979. The amendment required exhibition to be commenced by 31 August 2021. The Planning Proposal and supporting documentation was placed on exhibition from 30 August 2021 until 27 September 2021 in satisfaction of this requirement.

During the exhibition period, Council received 9 Public Agency submissions and 8 community submissions. A summary of all submissions and responses to the concerns raised is outlined below.

Agency Submission	Response
Transport for NSW	
The GTA Transport Impact Assessment (TIA report) on page 26 states that "In comparison with the residential dwelling target of approximately 3,400 dwellings from the existing Structure Plan, the new proposal would add approximately 1,850 dwellings." On the contrary, Part 1 "Objectives or Intended Outcomes" of the planning proposal (proposal) on page 4 states that the proposal would "Provide for an increase in dwelling yield from 3,000 to 4,000 by providing for a more diverse range of dwelling types." i.e. an increase of 1,000 dwellings. Given the discrepancy in the submitted documentation, TfNSW requests clarification regarding the proposed increase in dwelling yield as the impacts to the transport	<p>To clarify, the reference in the GTA Transport Impact Statement (TIA) to an increase in approximately 1,850 dwellings has since been superseded. The correct increase in dwellings is 1,000.</p> <p>This has been communicated to TfNSW project teams on Spring Farm Parkway Stage 1, Spring Farm Parkway Stage 2, Menangle Road upgrade, Cummins Road intersection, and in pre-DA review of the signalised intersection of Menangle Road and Dahua's Spine Road.</p>

Agency Submission	Response
<p>network will differ. We note that the 2019 Local Planning Panel report says the 1,000 dwelling increase would shift the gross dwellings density yield from approximately 12 dwellings per hectare to 18.</p>	
<p>It is understood that the Planning Proposal Request (PPR) will be subject of a future amendment to the prevailing Development Control Plan (DCP) which will be the subject of separate public consultation. TfNSW would appreciate the opportunity to provide comments on the future amendment to the prevailing DCP prior to its finalisation.</p>	<p>Noted. TfNSW will be invited to comment on the Phase 2 DCP as it progresses to public exhibition in mid 2022.</p>
<p>The 'Housing in the City' section of Table 2 indicates that the proposed expansion of the R3 Medium Density Residential zone and introduction of a R4 High Density Residential zone would support approximately 400 additional dwellings. However, it is unclear where the additional 600 dwellings are envisaged to be provided on the site to achieve the proposed increase in overall yield of 1,000 dwellings (subject to confirmation as per above comment). TfNSW requests that clarification be provided in this regard.</p>	<p>The additional 1,000 dwellings would be accommodated predominantly across the R3 Medium Density and R4 High density zones (in the order of 600 -700 dwellings). The R2 Low Density zoned lands make up the majority of the release area and would only be subject to modest density increases. Other modest dwelling density increases would occur across the R5 Large Lot residential zone with a decrease in the lot size from 950sqm to 750sqm and the introduction of the E4 Environmental Living zone at the southern end of the MPURA.</p>
<p>The 'Greater Macarthur Growth Area' section on page 12 indicates that approximately 6.2ha of the Town Centre comprising of part B2 Local Centre (4.2ha) and part B1 Neighbourhood Centre (1.65ha) is proposed, with the balance of the area to part R4 High Density Residential and part R3 Medium Density Residential. However, the land area mentioned in the table within the 'CLEP 2015' section on page 14 indicates a slightly different proposed land area for the B2 Local Centre (5.7ha) and B1 Neighbourhood Centre (1.6ha). TfNSW requests that clarification be provided regarding the proposed land area for B2 Local Centre and B1 Neighbourhood Centre.</p>	<p>The proposed land area for B2 Local Centre and B1 Neighbourhood Centre are detailed in Table 3: Campbelltown Local Environmental Plan 2015 Proposed Amendments of the exhibited Planning Proposal (B2: 5.7ha and B1: 1.6ha).</p> <p>The current DPIE employment zone reform has been considered in terms of land use permissibility under the Planning Proposal. Based on the DPIE documents exhibited from 20 May 2021 until 30 June 2021, the current proposed B1 and B2 zones in the Menangle Park Town Centre may transition to the new E1 Local Centre zone, with a possibility</p>

Agency Submission	Response
<p>The changes to the B1 and B2 zones proposed by DPIE through the employment zones reform also requires consideration in terms of land use permissibility's proposed and impacts: Employment Zones Reform - (nsw.gov.au)</p>	<p>of the B2 transitioning to the new E2 Commercial Centre zone.</p> <p>The range of retail, business, entertainment and community uses currently envisaged in these zones would be supported by the new employment zones reform. Council officers are continuing to liaise with DPIE to resolve the zoning transition and tailor permissible land uses where necessary.</p>
<p>The TIA report indicates that traffic counts were conducted along Menangle Road north of Broughton Anglican College and at the Nepean River, however no details of survey date/s and time periods have been provided. TfNSW recommends that the TIA report be updated in this regard to ensure adequate data to inform the study outcomes has occurred.</p>	<p>Dahua advises they have consulted with TfNSW throughout the early and detailed planning stages of the MPURA and note that many of the issues with the TIA surveying, analysis and sensitivity testing were resolved with TfNSW officers.</p> <p>Over the past 5 years, Dahua has been in regular communication with TfNSW project teams on Spring Farm Parkway Stage 1, Spring Farm Parkway Stage 2, Menangle Road upgrade, Cummins Road intersection, and in pre-DA review of the Signalised intersection of Menangle Road and Dahua's Spine Road.</p> <p>Providing periodic site visits and regular briefings, this has included consultation and regular updates of information and data.</p> <p>Most recent specific updates and deliverables provided to TfNSW include the following:</p> <ul style="list-style-type: none"> • Receiving correspondence from TfNSW on 2/7/2021 acknowledging the proposed yield of 5525 for the URA and 4525 dwellings in the Dahua holdings as prescribed in the Dahua's state VPA: • "Transport completed a detailed traffic assessment using the data provided by Dahua to determine trip generations from the future developments in the Menangle Park Urban Release Area for a traffic horizon year of 2036. It also considered surrounding area traffic growth. The results from this assessment determined that the four signalised intersections on

Agency Submission	Response
	<p>Spring Farm Parkway Stage 1 achieved a Level of Service of D or better."</p> <ul style="list-style-type: none"> • Yield expectations and delivery program were shared by Dahua on the 25/2/2021, • A letter was issued on the 27/11/2020 to TfNSW outlining details on the Dahua holdings and MPURA considerations. • The Menangle Park Planning Proposal and yield were shared with TfNSW on 29/5/2020. <p>Conducting further transport and traffic testing at this stage of the Planning Proposal when extensive modelling has already taken place utilising inputs provided to transport is not practical. Further information has been provided and concerns resolved through interdependent applications at the site.</p>
<p>The TIA report's vehicular access strategy for access to the proposed north-south collector road assumes that the Spring Farm Parkway Stage 1 project will be completed by 2022. TfNSW considers that this assumption is not appropriate given that construction on the project is yet to commence. The TIA report, and the associated modelling, should therefore be updated in consultation with TfNSW to adopt a suitable completion year for the project.</p>	<p>As above, Dahua advise that constant consultation with TfNSW has occurred throughout the early and detailed planning stages of interdependent planning applications at the site. Ongoing consultation with TfNSW will ensure the proper alignment and delivery timeframes of road infrastructure.</p> <p>As part of the TIC Deed between TfNSW and Dahua, there is a requirement for a monthly reference group meeting. This is attended by representatives of TfNSW (Roy Surace, Project manager), Landcom, DPIE and Dahua.</p> <p>Updates to program for Spring Farm Parkway and Dahua's project staging are part of the standard agenda. These matters are coordinated accordingly.</p> <p>The TIC deed and VPA have a cap of lot registrations tied to the opening of the Spring Farm Parkway Stage 1 corridor. This is consistent with the initial rezoning of the Menangle Park URA.</p>
<p>The TIA report's vehicular access strategy for access to employment lands via a new intersection with Spring Farm Parkway Stage 2 assumes that the project will be completed by 2026. TfNSW highlights that the project is currently in strategic assessment phase, with</p>	<p>Noted. The Planning Proposal does not seek any changes to the zoned employment lands. It is accepted that access into the employment lands would be dependent on a future confirmed access via Spring Farm Parkway Stage 2. Dahua's project staging envisages</p>

Agency Submission	Response
<p>funding committed for Strategic and Final Business Cases only. There is no commitment for the construction of the project and delivery timeframe is unknown. TfNSW therefore considers that this assumption is not appropriate. The TIA report, and the associated modelling, should be updated to remove any traffic distribution and reliance on the Stage 2 project.</p>	<p>that development of the employment lands is approximately 5 years away.</p> <p>As a key stakeholder to the process Dahua is in regular contact with TfNSW (Richard McHenery, Project Development Manager) and has been for over 2 years. TfNSW briefed Dahua on the 28th of September 2021 in relation to the strategic design and status of Stage 2. Dahua's letter to the Spring Farm Parkway Team of 2 November 2021 provided details of comments and concerns on the strategic design. Updates to program for Spring Farm Parkway and Dahua's project are discussed regularly with TfNSW and are coordinated accordingly.</p> <p>Dahua advises that in April 2021, they provided the most up to date traffic information specific to the intersection design for the employment lands. This addressed Dahua's traffic and that of the Club Menangle's Paceway to the south.</p>
<p>The TIA report assumes Phase 1, involving completion of 450 dwellings, would occur by 2020. The recent Nearmap satellite image (dated 12 August 2021) indicates that while some subdivision works appear to have commenced on the site, no dwellings have been constructed. This demonstrates that there has been a general delay in implementation of the development noting we are at the end of 2021. The TIA report should therefore be updated with more realistic assumptions for the delivery of Phase 2 (1,800 dwellings by 2022) and Phase 3 (5,250 dwellings by 2026) of the development.</p>	<p>The current dwelling numbers and delivery time frame have been provided previously.</p> <p>As advised above, over the past 5 years Dahua has been in regular communication with TfNSW, with both parties providing updates on project status. Exchange of information is detailed and regular.</p>
<p>The TIA report states that "The following provides a preliminary strategic transport assessment of the subject site for the ultimate development of the site in 2026. It is emphasised that this assessment and associated findings are preliminary only. It has been assumed that key intersections on the broader road network are being adequately assessed and designed as part of regional and/or corridor studies as required (including</p>	<p>Noted. The TIA undertaken in 2018 was based on the assumption of 1,850 additional dwellings. It included modelling to 2026 that confirmed performance of key intersections was acceptable and identified necessary upgrades to the local and regional road networks (some of which are in planning by TfNSW). Since the completion of the 2018 TIA, the overall dwelling yield under the Planning Proposal has been substantially reduced to 1,000 additional dwellings and additional modelling and traffic calculations around the</p>

Agency Submission	Response
<p>detailed modelling for the GMIA)."</p> <p>TfNSW highlights that the proposed increase in dwelling yield is likely to have a significant traffic and transport impact on the existing regional road network and create demand for additional public transport infrastructure and services.</p> <p>TfNSW, in its pre-planning proposal response dated 16 April 2018, advised that the current planning proposal be deferred until such time that the Greater Macarthur planning investigations and comprehensive traffic and transport study is finalised and a funding delivery mechanism for infrastructure support in the Growth Area is formally adopted. It also advised that "Should the proposal progress prior to the completion of this work, it would be anticipated that the proponent of the subject planning proposal would be responsible for the preparation of a comprehensive traffic and transport study to assess the impacts of the proposal in the context of the Greater Macarthur Priority Growth Area, with the level of developer contribution commensurate with the Special Infrastructure Contribution for the Precincts. This should inform any proposed funding mechanism to support the proposed development uplift." [emphasis added].</p> <p>The TIA report, and the associated modelling, should therefore be updated in consultation with TfNSW to enable a comprehensive traffic and transport assessment of the proposal, and any subsequent amendments/measures that might be needed as a result, prior to the finalisation of the plan.</p>	<p>ultimate development scenario have been provided to TfNSW.</p> <p>The impacts to traffic and transport on the existing regional road network and demands for public transport would be met by way of investments to transport infrastructure under the State VPA and TIC Deed which provides the funding and delivery mechanism for Spring Farm Parkway as part of the rezoning. These mechanisms have been the subject of over 5 years of negotiations and collaboration between TfNSW, DPIE, Dahua and Landcom and would deliver the regional network improvements required to support the Planning Proposal and provide benefits to new release and existing areas beyond the MPURA.</p> <p>The TIC Deed (TfNSW) executed in late 2019 and related State VPA (DPIE) also executed in late 2019 provide regional contributions up front totalling \$113,000,000 and planning for total Dahua yield of 4525 dwellings. Dahua initiated engagement and negotiation with TfNSW and DPIE on regional contributions for transport infrastructure in early 2016.</p> <p>A local VPA with Council would capture upgrades to the proposed signalised intersection between Menangle Road and Dahua's Green Spine Road, demonstrating continued contributions to the local transport network in addition to the regional contributions.</p> <p>Acknowledging the pre-planning proposal response, additional comprehensive regional modelling and surveys have been pursued by Dahua in conjunction with TfNSW to confirm the required regional transport infrastructure commitments listed above. Contributions to the delivery of this infrastructure and further transport planning has been encompassed in Dahua's VPA with TfNSW. Therefore, there is no utility in further updating the TIA as the State VPA has already been agreed and executed, consistent with the forecast dwelling yield established by the Planning Proposal.</p>

Agency Submission	Response
<p>The TIA report assumes that Menangle Road, between Beersheba Parade and Gilchrist Drive, is upgraded to four lanes of traffic (two lanes in each direction) and that Spring Farm Parkway Stages 1 & 2 are completed by 2026. TfNSW highlights that Spring Farm Parkway Stage 2 and Menangle Road duplication projects are in strategic assessment phase and are not funded projects for delivery. It is therefore not appropriate to assume that these upgrades would be delivered to suit development release timeframes and without commitment for appropriate developer contributions (monetary/in-kind value works) proportionate to the additional impact created by the proposal, as well as any land components. The TIA report, and the associated modelling, should therefore be updated in this regard.</p>	<p>Refer to above response regarding future access into the employment lands (zoned IN1 General Industrial). It is considered that additional modelling and information supplied to TfNSW since the original TIA have satisfactorily confirmed the level of impact of the proposal and identified the required enhancements to the regional transport infrastructure network which will be in part funded by the developer under the VPA.</p> <p>The TIC Deed (TfNSW) executed in late 2019 and related State VPA (DPIE) also executed in late 2019 provide regional contributions up front (total \$113,000,000) and planning for total Dahua yield of 4525 dwellings. Dahua initiated engagement and negotiation with TfNSW and DPIE on regional contributions for transport infrastructure in early 2016.</p>
<p>The traffic generation rate of 0.58 vehicle trips per 100sq.m GFA (TDT2013/04a) adopted for the industrial/business park land use is considered to be low. A higher trip generation rate, such as 1.20-1.30 vehicle trips per 100sq.m GFA, as proposed by GTA during the pre-planning proposal discussions with TfNSW in 2018, should be adopted.</p>	<p>As above, the staging plan to deliver new developments in the employment lands is circa 5 years away. The applicable generation rate in 2021 will likely differ in 2030 off the back of additional commitments and upgrading of the regional transport networks.</p> <p>No change to the zoning and development standards of these lands is proposed under the Planning Proposal and therefore no further assessment is required at this stage. Any future DAs for the use of land / development in the employment zone would need to be supported by detailed transport impact assessments.</p>
<p>TfNSW notes that the post development mid-block level of service assessment considers theoretical capacity per direction of 2,400 vehicles per hour for all sections of Menangle Road (including south of Beersheba Parade).</p> <p>TfNSW highlights that Spring Farm Parkway Stage 2 and Menangle Road duplication projects are currently not funded projects and therefore delivery timeframes are unknown. It is therefore</p>	<p>Refer to above responses. Upgrades to the regional road network triggered by the proposal are captured in the State VPA and TIC Deed which has been the subject of ongoing negotiations with TfNSW. These outcomes for the regional transport network would benefit communities beyond the MPURA.</p> <p>The TIC Deed (TfNSW) executed late 2019 and related State VPA (DPIE) also executed late 2019 provide regional contributions up front (total \$113,000,000) and planning for total</p>

Agency Submission	Response
<p>not appropriate to consider 2,400 vehicles per hour direction capacity for these road sections in Table 6.10. Except for the Spring Farm Parkway Stage 1, which is a funded project, the mid-block level of service assessment in the TIA report should be undertaken based on existing network conditions.</p> <p>It is highlighted that all necessary regional road network upgrades triggered due to the proposal should be provided at no cost to the government.</p>	<p>Dahua yield of 4525 dwellings. Dahua initiated engagement and negotiation with TfNSW and DPIE on regional contributions for transport infrastructure in early 2016.</p>
<p>The TIA report has conducted SIDRA modelling for only three intersections namely; Menangle Road/ North- South Collector Road intersection, Spring Farm Parkway Stage-1/ North-South Collector Road intersection and Menangle Road/ Cummins Road intersection. That is, assessment has been conducted for proposed site accesses only.</p> <p>The TIA report does not include traffic modelling for other regional road intersections that are likely to be affected by the proposal; such as Spring Farm Parkway intersections with Menangle Road, Employment Lands and Hume Motorway ramps as well as Menangle Road intersections with Beersheba Parade, Glenlee Road, Glen Alpine Drive and Gilchrist Drive.</p> <p>TfNSW does not concur with excluding the above intersections from assessment at the planning proposal stage. It is important that all affected regional road intersections are modelled and necessary upgrades are identified prior to the finalisation of the plan to inform any additional funding mechanism such as a new State Voluntary Planning Agreement (SVPA) to support the proposal.</p>	<p>Further SIDRA modelling and other relevant traffic modelling has been completed in consultation with TfNSW as part of other, further progressed interdependent applications at the site. Accordingly, development of all road infrastructure will be rereferred to TfNSW at the detailed planning stage</p> <p>Ongoing consultation with TfNSW will ensure the proper traffic modelling is provided at the relevant detailed planning stages of each application.</p>
<p>The "Land Reservation" section of Table 3 states "Although Council recommends that Transport for New South Wales (TfNSW) be the</p>	<p>Given the delivery timeframe for the Spring Farm Parkway Stage 2 extension is still some years away and would be subject to further engagement and a Planning Agreement with</p>

Agency Submission	Response
<p>responsible authority for acquisition and ownership of the Spring Farm Parkway extension, this matter is the subject of ongoing consultation between Dahua Group Australia, TfNSW and Campbelltown Council. Stage 2 of Spring Farm Parkway extension is still in the StrategicAssessment Phase and the final corridor has not been confirmed. Therefore, Stage 2 of the Spring Farm Parkway will not be shown on the Land Reservation Acquisition Map as per the Gateway condition".</p> <p>TfNSW is of the view that if this road corridor is not included on the Land Reservation Acquisition Map then the proposal should not be reliant on a future access from the road corridor for the proposed Employment Lands as well as distribution of 20-25% residential traffic on the road corridor as shown in Figure 6.1 to Figure 6.3. If the proposal does wish to rely on the road corridor, then it is appropriate that the road corridor (SP2 Infrastructure) is included in the Land Reservation Acquisition Map prior to the finalisation of the plan. TfNSW recommends that Council is identified as the acquisition authority, with the developer/s transferring the identified SP2 corridor to Council at no cost to Council, given that the road corridor would not be a State road. TfNSW is willing to provide a plan showing the road corridor boundaries based on the Strategic investigations undertaken to-date.</p> <p>The land acquisition and proportionate developer contributions for the delivery of the Spring Farm Parkway Stage 2 project, need to occur via an appropriate planning agreement prior to the finalisation of the plan.</p>	<p>TfNSW, the Planning Proposal does not nominate an acquisition authority on the Land Reservation Acquisition Map.</p> <p>Council supports the proposal in its current form and land acquisition and proportionate developer contributions would be formulated as the development of the MPURA progresses over the coming years.</p> <p>The TIC deed identifies that Lot 2012 and 2011 will be acquired by TfNSW as part of the future corridor for Spring Farm Parkway Stage 2.</p>
<p>The TIA report has undertaken SIDRA modelling for the ultimate (100%) development scenario only i.e. no assessment has been undertaken for a staged delivery of the development. The TIA report, in relation to the modelled intersection</p>	<p>A staging plan identifying the likely timing to the delivery of signalised intersections has been provided to TfNSW as part of the ongoing, regular communication between the parties. These triggers will form part of</p>

Agency Submission	Response
<p>types/layout, states that "While permanent solutions are preferred, interim treatments to support the various development stages may be required until signal warrants are met." TfNSW considers that trigger points (development staging) for various interim/permanent intersection upgrades should be identified in the TIA report at the planning proposal stage to ascertain cost apportionment and delivery timeframes prior to the finalisation of the plan.</p>	<p>separate DAs to be lodged with Council and referred to TfNSW as the Integrated Development authority for approval.</p> <p>A forthcoming DA is to be lodged in December 2021 for the signalised intersection of Menangle Road and the Green Spine road. This application has been the subject of pre-lodgement meetings with Council and TfNSW and further engagement would be undertaken over the course of 2022.</p>
<p>The TIA report states that "Under the proposed layout arrangements, the key intersections are expected to operate at acceptable levels of service of D or better during both AM and PM peaks for the forecast year 2026 with full development of the Menangle Park URA. It should be noted that the Menangle Road/ North-South Collector Road and Spring Farm Parkway/ North-South Collector Road intersection is expected to be at or near capacity given the degree of saturation." TfNSW highlights that modelling has not been undertaken for the future horizon year (100% development +10 year horizon) to demonstrate that proposed intersection layouts will have serviceable life and spare capacity for at least 10 years post full development.</p>	<p>Dahua advises that additional modelling and expected yield and time frame addressing these concerns has been previously submitted to TfNSW.</p> <p>Dahua advises the following key dates and deliverables with TfNSW:</p> <ul style="list-style-type: none"> • Receiving correspondence from TfNSW on 2/7/2021 acknowledging the proposed yield of 5525 for the URA and 4525 dwellings in the Dahua holdings as prescribed in the Dahua's State VPA: • "Transport completed a detailed traffic assessment using the data provided by Dahua to determine trip generations from the future developments in the Menangle Park Urban Release Area for a traffic horizon year of 2036. It also considered surrounding area traffic growth. The results from this assessment determined that the four signalised intersections on Spring Farm Parkway Stage 1 achieved a Level of Service of D or better." • Yield expectations and delivery program were shared by Dahua on the 25/2/2021, • A letter was issued on the 27/11/2020 to TfNSW outlining details on the Dahua holdings and URA considerations. • The Menangle Park Planning proposal and yield were shared with TfNSW on 29/5/2020. • The TIC Deed (TfNSW) executed in late 2019

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	<p>and related State VPA (DPIE) also executed in late 2019 provide regional contributions up front (total \$113,000,000) and planning for total Dahua yield of 4525 dwellings.</p> <ul style="list-style-type: none"> • Dahua initiated engagement and negotiation with TfNSW and DPIE on regional contributions for transport infrastructure in early 2016. • Notwithstanding the TIC deed yield of 4525 dwellings, the Planning Proposal only supports an increase of from approximately 3,000 to 4,000 (1,000 gain) dwellings on the Dahua holdings.
<p>TfNSW considers the proposed intersection layouts to be inappropriate/inadequate given that they will already be at or near capacity in 2026. The TIA report needs updating to include modelling for the future horizon year (100% development + 10 year horizon) using appropriate intersection layouts to demonstrate serviceability.</p>	<p>Detailed design of intersection layouts would be the subject of future DAs to be lodged with Council and referred to TfNSW as the Integrated Development authority for approval. The expansion and reconfiguration of intersections to suitably address TfNSW requirements can be accommodated within Dahua's site under the current zoning. Detailed design of intersections at the stage of the Planning Proposal is not supported.</p>
<p>GTA Consultants TIA report, dated December 2018, is listed in Table 1 as background studies and reports supporting the proposal. While the GTA TIA report is available on Council's website for review, the Traffic Advice by ARUP dated October 2019, also listed on Table 1, is not available for review. It is noted that ARUP's Traffic Advice supersedes the GTA TIA report. Furthermore, SIDRA modelling files (.sip) for the GTA TIA report have not been made available to TfNSW for review on request. TfNSW advises that the GTA TIA report, and SIDRA modelling files, require updating to address the above comments, and then be submitted to TfNSW for further review and comment prior to the finalisation of the proposal. TfNSW also requests that the Traffic Advice by ARUP, dated October 2019, be provided for review prior to the finalisation of the proposal.</p>	<p>Dahua advises this information has been provided to TfNSW as part of other interdependent applications at the site and ongoing engagement with other officers at TfNSW.</p>

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<p>TfNSW highlights that the internal road network proposed to form part of potential future bus routes, must be designed and constructed in accordance with TfNSW Guidelines for Public Transport Capable Infrastructure in Greenfield Sites (2018).</p>	<p>Noted. All relevant guidelines for the design and construction of roads for future bus routes will be given due regard in consultation with TfNSW as the MPURA is developed over the coming years.</p> <p>These requirements will also be captured in the forthcoming Phase 2 DCP for the MPURA which will be submitted to TfNSW for review and comment in early 2022.</p>
<p>The Updated Master Plan report indicates that there will be two signalised intersections on the north-south collector road, named Green Spine, in proximity of the town centre. TfNSW advises that it has not provided a formal in-principle approval for the proposed new signalised intersections which requires the approval of TfNSW under Section 87 of the Roads Act 1993. A warrant assessment will need to be undertaken in accordance with Section 2 of the TfNSW Traffic Signal Design Manual to justify their need. It must be emphasised that these are a guide only. All traffic data should be analysed and alternative treatments considered to determine the optimum solution. Given that the development will progress in stages, it is likely that interim layouts/treatments at these intersections will need to be implemented until determination of traffic signals occurs.</p>	<p>Noted.</p> <p>Approval for the two proposed signalised intersections on the Spine Road would be subject to separate DAs. No detailed design of these intersections has been undertaken by Dahua and would form separate future DAs to be lodged by Dahua with Council and referred to TfNSW for approval.</p>
EES comment 05/10/2021	Dahua / CE response December 2021
<p>Where a planning proposal could result in development that triggers the biodiversity offset scheme (BOS), EES recommends that biodiversity is assessed using Stage 1 and Stage 2 of the biodiversity assessment method (BAM). The Biodiversity Assessment (November 2018), Addendum Report (August 2021) and Vegetation Assessment Report (29 July 2021) prepared by Cumberland Ecology have not been prepared in accordance with these Stages.</p>	<p>Noted.</p> <p>The purpose of The Biodiversity Assessment Report (BAR)(November 2018) and Addendum (August 2021) is to document the ecological constraints of the land subject to the Planning Proposal (PP).</p> <p>It demonstrates future impacts of the PP can be adequately offset through the implementation of appropriate compensation measures required under either the TSC Act or BC Act.</p>

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	<p>The majority of land subject to the PP will be under the TSC Act in accordance with the Biodiversity Conservation (Savings and Transitional) Regulation 2017.</p> <p>The BAR states that DAs submitted after 24 November 2018 will require offsetting in accordance with the BC Act, if the BOS is triggered.</p> <p>There is no requirement for the Vegetation Assessment Report (VAR)(July 2021) to be prepared under the BAM. The VAR is a requirement of the Campbelltown Comprehensive Koala Plan of Management as required under the State Environmental Planning Policy (Koala Habitat Protection) 2021.</p>
<p>Nonetheless, EES has reviewed the biodiversity reports. Table 1 of Biodiversity Assessment Addendum outlines the improved ecological outcomes of the current planning proposal versus the original 2017 rezoning. EES supports the improvements that result in lesser impacts on biodiversity values. However, EES considers that given the significance of the biodiversity values on site, further efforts should be made to avoid impacts. The following comments and concerns are raised:</p>	<p>Noted – see responses below.</p> <p>We note EES acknowledges the improved ecological outcomes of the current planning proposal versus the original 2017 rezoning, as summarised in Table 1 of the Addendum. The proponent and Council has gone to extensive efforts to improve the ecological outcomes whilst maintain essential features of the structure plan such as the north-south spine road, public school site, and community and open space infrastructure.</p> <p>In response to EES comments on the PP, the proponent has made a further significant expansion of the Park K conservation area. This expansion has resulted in impacts to the development area but is proposed to augment the EBSF in the highest conservation value / benefit location.</p>
<p>Primarily, EES is concerned about the proposed loss of the critically endangered ecological community (CEEC), Elderslie Banksia Scrub Forest (EBSF). Given so little EBSF remains, all efforts should be made to avoid any impacts to this community. It is noted the planning proposal will</p>	<p>Extensive effort has been made to retain as much of the EBSF present as possible. This includes retaining extant areas of the community within Parks K and L (patches 44-46), including the largest patch of the community present within Park K (patch 46). All areas of the</p>

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<p>lead to the loss of several whole patches of EBSF (i.e. patches 47, 48, 49 and 50). The areas of these patches are unspecified but EES estimates approximately 1ha in total.</p>	<p>community within Parks K and L will be managed in perpetuity ensuring the community's local occurrence persists in the long-term. Buffers consistent with guidance are also proposed.</p> <p>The patches of EBSF in the proposed Town Centre (patches 47 & 48) cannot be retained. This area is contaminated with hydrocarbons and asbestos. The vegetation needs to be removed for further investigations to occur to confirm the extent of the contamination, as much of it was buried when the fireworks manufacturing site burnt down in the 1950s.</p> <p>Contamination experts have identified that retention of the vegetation would not allow for adequate remediation. No landowner (public or private) will accept ownership of the land for conservation, park, or town centres uses until this important remediation occurs.</p> <p>This patch of EBSF is not considered to have a high likelihood of retention in the long-term given the contamination in this area.</p> <p>Other identified patches of EBSF (patches 49 & 50) appear to have been modified because of rural landuses and management practices and are isolated from areas of conservation.</p>
<p>EES is concerned about the proposed loss of a large proportion of the central remnant that is comprised of EBSF, River-flat Eucalypt Forest and Swamp Oak Forest. EES acknowledges that the portion of the remnant being retained, is the portion that includes EBSF. However, the area of EBSF is very small at this location. The likelihood that the EBSF will remain viable in the long term is much higher if it is part of a larger patch. The proposed spine road should be realigned to allow the retention of this patch.</p>	<p>The current zoning LEP and DCP has the 'spine road' or collector road in a more adverse alignment and resulting impacts on vegetation. The planning proposal master plan is a significant improvement on the alignment and conservation outcome with the addition of Park L.</p> <p>Further realignment of the proposed Spine Road is not possible given the significant implications to different aspects of the Structure Plan. The road cannot move west in to the conservation area of Park L, and cannot move east in to settled residential lots. There are also tie-in</p>

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	<p>alignment points to Spring Farm Parkway (in the north) and Menangle Road (to the south).</p> <p>In 2019, the Spine Road was amended to its current location with the support of Council. This is why an EBSF patch is now located in Park L, on the previous alignment of the Spine Road.</p> <p>We note Council support the current location of the Spine Road considering all the constraints.</p> <p>The key portion of EBSF is contained and preserved within proposed Park L and as such we consider this to be an appropriate approach and do not intend to amend the masterplan to realign the Spine Road.</p> <p>Park L comprises a portion of E2 Environmental Conservation zoning over areas of EBSF and RFEF. A buffer within the Spine Road and RE1 Public Recreation zoning around the in-situ vegetation patch will contribute to the long-term viability of this biodiversity.</p> <p>The proponent is committed to producing a precinct-wide Vegetation Management Plan (VMP). The VMP will comprise methodologies and actions for conserving, native vegetation across the lands to be zoned E2 and RE1. It will include long term commitments from the proponent to contribute towards the upkeep and conservation of native vegetation communities in a manner that is satisfactory to approval authorities.</p>
<p>EES acknowledges that a third patch of EBSF is being retained as Park K and zoned E2. However, the buffer around the area of EBSF is very small and is zoned RE1. To be effective, the buffer should be much larger and also zoned E2 to provide a better likelihood of long-term retention. A minimum 30m buffer is recommended.</p>	<p>In response to EES comments on the PP, the proponent has made a further significant expansion of the Park K conservation area.</p> <p>A 30m buffer has been provided for the EBSF in Park K, consistent with EES request and guidance.</p> <p>Rezoning RE1 buffer to E2 is not preferred due to constraints on active recreation land uses and the loss of open space value of RE1 land. The RE1</p>

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	<p>zoning will be accompanied by a detailed Vegetation Management Plan which will ensure the best chance of long-term retention of the EBSF in Park K.</p> <p>This revised buffer will be implemented as part of the finalisation of the Planning Proposal. This will result in a reconfiguration of the road network and loss of residential lots to the south of Park K. It will however provide a 30m buffer to the EBSF.</p> <p>Park K has increased from the lodged PP in 2019 to 2021:</p> <ul style="list-style-type: none"> • Total area of Park K has increased from 2.47Ha to 3.44Ha by 0.97ha <p>This allows for the 30m buffer consistent with guidance.</p>
<p>EES is also concerned about the proposed loss near Cummins Road of two large patches of Shale Hills Woodland (SHW), part of the Cumberland Plain Woodland (CPW) CEEC. The 2018 Biodiversity Assessment describes these patches as degraded with a groundcover dominated by exotic species. However, the plot data does not support this. For Quadrat 13 in patch 89, the most common groundcover species is a native (<i>Microlaena stipoides</i>) at 60% cover. Similarly, <i>M. stipoides</i> was the most dominant groundcover species in patch 90 (quadrat 15), with 40% cover.</p>	<p>The PP master plan is consistent with the current zoning LEP and DCP in this area.</p> <p>Retention of these patches would have significant design implications for the current zoning and Structure Plan as well as the planning proposal master plan.</p> <p>The proposed 2ha public school location is part of an existing State VPA, signed in 2019 as a result of significant consultation with School Infrastructure NSW. Accordingly, the Structure Plan cannot be altered in this location without significant implications to other important elements of this Planning Proposal which have been historically assessed and agreed in principle.</p> <p>The assessments to date undertaken by Cumberland Ecology have identified that the conservation values of CPW patches is low to moderate, consistent with Council's Contribution</p>

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	<p>Plan documentation. It is not feasible to zone these patches RE1 or E2 to achieve the current zoning structure plan and planning proposal masterplan. Offsets will be appropriately assessed under future DAs.</p> <p>Information will be provided to address concerns over the significance of these CPW patches as part of a revised Bulk Earthworks DA, separate to the Planning Proposal.</p> <p>Vegetation surveys are ongoing for the site-wide Bulk Earthworks DA. We note that holistically, the Planning Proposal exhibits a significantly improved conservation outcome than the current zoning gazetted in 2017.</p>
<p>These patches of SHW also provide significant fauna habitat. It is noted three threatened bird species, (the Brown Treecreeper, Varied Sittella and Dusky Woodswallow) were detected in patch 89 during surveys for the proposal. The patches are also mapped as Potential Koala Habitat.</p>	<p>Fauna surveys are ongoing for the site-wide Bulk Earthworks DA. These indicate that the SHW patches are not optimal habitat of the three bird species. Additionally, koala surveys have been done using trained tracking dogs and again, no koalas have been found across the proponent's land holdings or more broadly in the MURA.</p> <p>There is some vegetation that contains tree species such as Forest Red Gum, which are primary feed trees for koala. These patches are isolated and not used by the species. Extensive replanting of koala feed trees such as forest redgum will occur as part of the implementation of the VMP for the conservation areas of Dahua's landholdings.</p> <p>The conservation areas, including the Northern Park lands and the Howes Creek Conservation Area provide large areas of connected habitat. Such habitats will be substantially increased and augmented by the reforestation of cleared and semi-cleared areas. This would provide habitat improvements for these species in the long term.</p>

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<p>EES is also concerned about the long-term retention of remnants of the EEC, River-flat Eucalypt Forest along the Nepean River. Given the proposed RE1 zoning of these areas, and use for sporting fields, these remnants are unlikely to be retained in the long term. EES recommends E2 zoning for these EEC remnants and that a buffer is provided to any active recreational or other uses.</p>	<p>Wholesale rezoning of RE1 lands across the southern part of the precinct to E2 is not preferred.</p> <p>It would provide additional constraints on active recreation land uses and open space value of RE1 land. Areas zoned RE1 that comprise playing fields and recreational open space will be accompanied by a detailed Vegetation Management Plan which will address the protection of the remnants of EEC.</p>
<p>EES also provides these comments on the Biodiversity Assessment, Addendum to Biodiversity Assessment and Vegetation Assessment Report:</p>	<p>Noted.</p>
<p>The Addendum report should include a table with figures for the areas of vegetation to be retained and removed, like Tables 4.1 and 4.2 in the original Biodiversity Assessment. A map showing the areas of additional vegetation to be retained should also be provided.</p>	<p>Those tables are included as Table 4.1 and Table 4.2 of the Biodiversity Assessment Report (November 2018).</p>
<p>In the Addendum, one patch of River-flat Eucalypt forest (RFEF) has been reclassified as Elderslie Banksia Scrub (EBS). EES is concerned that other patches mapped as RFEF that have not been surveyed, but are to be lost, may also be EBSF.</p>	<p>Significant survey efforts have occurred across the site to date. Surveys are ongoing to resample vegetation across the MURA. All occurrences of EBSF are mapped and accounted for accurately.</p>
<p>The Biodiversity Assessment includes an ecological constraints analysis, which categorises remnants that do not have credits on the open market and/or are within major riparian corridors, as being of 'high constraint'. Remnants of CEECs that have a patch size of >0.5ha or are part of a vegetation/habitat corridor are categorised as only having a 'medium' constraint. Typically, in constraints analyses, areas of CEEC of >0.5ha would be classified as high constraint.</p>	<p>Noted. Surveys are ongoing to resample vegetation across the MURA. We note that holistically, the Planning Proposal exhibits a better conservation outcome than the current zoning.</p> <p>The constraints analysis is consistent with Cumberland Ecology's professional opinion of the site.</p>

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<p>EES considers all remnants should be classified in line with the EES Plant Community Types (PCT) listed in the Bionet Vegetation Classification Database. 'Acacia regrowth' is not a recognised PCT. The Biodiversity Assessment states that these remnants were likely to historically been CPW. Therefore, EES considers they should be mapped as CPW. In addition, EES is concerned that some patches of Acacia regrowth (in particular, patches 2, 3 and 4 on Figure 5 of the Vegetation Assessment), may in fact be another vegetation community (e.g. EBSF, CPW) as plots have not been undertaken and the level of survey is unclear.</p>	<p>Surveys are ongoing to resample vegetation across the MURA, tagging vegetation to PCT types will occur in all future DAs. We note that holistically, the Planning Proposal exhibits a better conservation outcome than the current zoning.</p>
<p>The Biodiversity Assessment states that 16 threatened fauna species were recorded within the study area and a further four species are assessed as having the potential to occur within the study area. These results indicate that, despite the habitats on site being described as degraded, they are still providing important habitat values.</p>	<p>We acknowledge that degraded threatened species habitat is present within the study area and proposed to be removed.</p> <p>Most of the threatened species records are associated with larger, more intact areas of vegetation and this is where the best opportunities for conservation exist in the long term. These larger, better connected areas of fauna habitat where threatened fauna species have the highest likelihood of surviving long term are being protected and conserved in areas of protected open space lands including Howes Creek.</p>
<p>Section 3.3.3 of the Biodiversity Assessment states that the locations of the threatened fauna recorded on site are identified in Figure 3.2. However, Figure 3.2 does not include the locations of several species listed in Section 3.3.3, including Powerful Owl, Blacknecked Stork and White-bellied Sea Eagle.</p>	<p>To clarify, Figure 3.2 (as titled) depicts Threatened fauna recorded by Cumberland Ecology within the study area. Section 3.3.3 of the Biodiversity Assessment refers to fauna identified in a search of BioNet records, but were not recorded by Cumberland Ecology during searches at the study area over several years.</p>

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<p>Section 2.2 of the Biodiversity Assessment lists several previous field surveys that were undertaken on the subject land. The results of these surveys, such as the locations of threatened flora and fauna, should have been included in the Biodiversity Assessment. The Biodiversity Assessment should also have included any threatened species records in Bionet. The Addendum should also have included any updated flora and fauna records. For example, there are recent records of Little Lorikeet from the study area in Bionet, but there is no mention of this species in either Biodiversity Assessment.</p>	<p>Noted. Surveys are ongoing to resample vegetation across the MURA.</p> <p>The assessments to date undertaken by Cumberland Ecology conclude that the most suitable habitat where threatened fauna species have the highest likelihood to exist is being protected and conserved in areas of protected open space lands.</p>
<p>The Comprehensive Koala Plan of Management requires a stadia-metric survey to be undertaken that identifies the location of all native vegetation proposed to be removed. However, the Vegetation Assessment Report does not indicate which trees are to be removed.</p>	<p>This detail is currently being updated and can be provided by way of an addendum to the Vegetation Assessment Report in early 2022.</p> <p>There has been a site-wide survey for Koalas on the MURA using trained tracker dogs in September 2021. Again, no koala records have been found on site.</p>
<p>The addendum report states that the largest conservation areas – Howes Creek and the Northern Parklands – are to be protected under stewardship agreements, while parks K and L would be managed under a 'Vegetation Conservation Agreement (VCA)'. The term VCA is not a common agreement type therefore EES is seek further clarification regarding this agreement.</p>	<p>Noted. The VCA referred to in the Addendum report is an error in reporting and should refer to a VMP (Vegetation Management Plan).</p>
<p>Despite the above, the entirety of the Howes Creek corridor is proposed to be zoned RE1 and the Northern Parkland area is proposed as a mix of SP2 (Future Road), RU2 and IN1 zones. All land identified for conservation in the addendum report should be zoned E2 with land identified in the Landscape and Open Space Strategy (Place Design Group November 2018) as parks and play spaces being the only areas to retain RE1 zoning. It is noted that the</p>	<p>Rezoning RE1 to E2 is not preferred due to constraints on active recreation land uses and open space value of RE1 land.</p> <p>The RE1 zoning will be accompanied by a detailed Vegetation Management Plan which will address the protection of important biodiversity areas.</p>

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Landscape and Open Space Strategy also has the Northern Parkland area mapped for natural recreation.	
EES notes that a range of options for the protection and management of conservation are identified within the various reports including Stewardship Agreements and Vegetation Management Plans arising from Voluntary Planning Agreements and Conservation Agreements. No further information has been provided in relation to these. Detailed clarification regarding mechanisms for the protection and enhancement of each proposed conservation area should be provided.	<p>The PP is not contingent on the mechanism for conservation. The Conservation Areas will be managed initially under a VMP, then as Biodiversity Stewardship Agreement (BSA), for areas supported by the Biodiversity Conservation Trust (BCT)</p> <p>Note these are not proposed under the Planning Proposal, but implemented under the site wide bulk-earthworks DA. A summary of this will be provided in an addendum prior to finalisation of the Planning Proposal in early 2022.</p>
The Biodiversity Addendum Report states that the proposal expands the Howes Creek riparian corridor to contain and protect threatened vegetation and habitat areas for threatened flora and additional opportunities for protection of vegetation communities in newly proposed E4 Environmental Living zones. It is unclear from the proposed zoning map where the corridor expansion has occurred and there does not appear to be any E4 zones proposed adjoining the Howes Creek corridor.	<p>The Planning Proposal zones the large rural style lots fronting the Nepean River E4, not fronting Howes Creek Riparian corridor E4.</p> <p>See Item 27.</p>
The Biodiversity Assessment references the purchase and retirement of biodiversity credits to offset impacts however no further details have been provided in relation to the strategy or approach for identifying and satisfying biodiversity credit obligations across the site. The Addendum report states that some offset obligations arising from Species Impacts Statements have been satisfied and that future development applications will be assessed against the BAM. EES is concerned that where smaller patches of vegetation are impacted, future development applications may not trigger assessment under the Biodiversity Offset Scheme and impacts will not be adequately offset.	<p>Offsetable impacts to vegetation and fauna will be retired in accordance with the relevant legislation, whether this is the TSC Act (Transitional Arrangements) or the Biodiversity Conservation Act. These credits will need to be retired prior to any works occurring, and in advance of DAs being approved. Cumulative impacts would be assessed by each DA, consistent with all proposed DAs.</p> <p>Dahua notes that holistically, the Planning Proposal exhibits a significantly better conservation outcome than the current zoning.</p>

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<p>The approach to offsetting biodiversity impacts across the site is to be clarified ensuring the cumulative impacts from the proposal are captured.</p>	
<p>Flooding</p>	
<p>Clarification of the fill strategy is required. The water cycle management report indicates a strategy of filling flood prone land up to the 1% AEP flood level. This proposed strategy needs to be consistent with other documentation. The site specific DCP states that flood prone land is to be retained as open space or rural land. The gateway determination report states that all land below the 1% AEP will not be developed for urban purposes and only uses such as parks, conservation areas and the like would be permitted on land below the 1% AEP. The planning proposal document is silent on the relevant strategy.</p>	<p>The fill strategy described in the water cycle management report under item 6 outlines areas currently in flood prone land to be filled above the 1% AEP level. All roads and residential lots or building footprints for rural/ environmental living lots will be filled above this level. This filling scenario has been modelled and documented in the CSS report.</p> <p>The flood level difference mapping for this scenario is reproduced in Appendix A to this Attachment (the black areas in this figure show areas that are currently below the peak 1% AEP level that were assumed to be filled). This demonstrates that there are localised flood level increases in small areas (up to 240mm), however most importantly no increases outside of the Menangle Park Release Area.</p>
<p>A new local planning direction came into effect on 14 July 2021, replacing the old direction 4.3. The new direction has not been fully addressed in the planning proposal. The proposal and supporting documents should be updated to reflect the new direction. The new wording now includes "dwelling density" (6d) and "emergency management services" (6g). The revised planning proposal seeks to increase density and the water cycle management report notes that the future development of the release area will place more people in potentially flood liable areas. Therefore, full consideration of the direction is required. If the inconsistency is deemed to be minor, justification is required.</p>	<p>The Planning Proposal rezones RU2 zoned land with 21.4ha of E4 Environmental Living land, with a proposed minimum lot size of 4000sqm. This will result in a minor increase of approximately 40-50 residential dwellings in identified flood prone land. As outlined in the above response, all roads and residential lots or building footprints for rural/ environmental living lots will be filled above the 1% AEP level.</p> <p>As such, the relatively small increase in dwelling density will not require significant government spending on emergency management services or response measures.</p>

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<p>The flood modelling provided does not allow the impacts of filling for residential development to be differentiated from impacts due to the required Hume Highway interchange. The report should preferably address this, at least qualitatively. Any future submission for approval should ensure that filling for residential development does not add to the potentially unavoidable impacts caused by the interchange. Impacts caused by the interchange should be minimised.</p>	<p>The CSS TUFLOW model has included the residential lot filling as well as the interchange and Spring Farm Parkway in the post development model. The design levels currently provided by TfNSW are generally consistent with the model. This was completed so an understanding of the cumulative impacts of all proposed works could be understood.</p> <p>As shown in the text extract below, the CSS report states there is the potential for an increase in 1% AEP levels on the eastern side of the intersection and compensatory storage should be considered by TfNSW as part of the on ramp design.</p> <p>“Increases in flood level are also predicted on the eastern side of the new Hume Highway ramp at the Spring Farm Parkway interchange. The maximum increases in 1% AEP flood level at this location is predicted to be 0.5 metres. Although the increase in flood level is not predicted to adversely impact on any existing buildings/structures, consideration could be given to providing additional storage volume upstream of the ramp as part of the detailed design of the new ramps”</p>
NSW Rural Fire Service	
<p>No concern raised subject to future subdivision being assessed under 100B of the Rural Fires Act 1997 and being demonstrated to comply with Section 5, 6 and 8.2.2 of Planning for Bush fire Protection 2019 as applicable.</p>	<p>Noted, no action required.</p>
Endeavour Energy	
<p>Submission does not raise concern to the planning proposal and outlines the process for applicants to seek advice on the supply of electricity infrastructure.</p>	<p>Electrical servicing of Menangle Park is outlined within Endeavour Energy's Growth Servicing Plan. No further action required.</p>

Agency Submission	Response
Always Powering Ahead (APA)	
<p>Submission relates to the natural gas infrastructure 'high pressure transmission pipeline' which extends from Sydney to Moomba and runs through the MPURA. APA does not raise concern and recommends the inclusion of DCP controls relating to use of the easement space as linear open space with landscaping. The submission also recommends a Safety Management Study is undertaken before any future development located within close proximity to the pipeline.</p>	<p>DCP controls in relation to the pipeline are under preparation. The pipeline is located within the existing SP2 Special Uses corridor in proximity to the Water Canal and would be the subject of further consultation with the APA for each relevant development application. This would require an applicant within 200 m of the pipeline to undertake a safety management study.</p>
Water NSW	
<p>The submission advises that Water NSW own access road (Lots 26 and 27 DP 249530) in the north of the MPURA and west of the Hume Highway. The access road runs off Glenlee Road and provides operational access to the Canal. The access road is currently zoned SP2.</p> <p>Water NSW require that any future residential subdivision of adjoining land is accessed only from new internal roads and is not to rely on the Water NSW access road.</p>	<p>All future residential development would be accessed from new internal road and would not rely on access to land owned by Water NSW.</p>
Sydney Water	
<p>The submission requested updated information on the annual dwelling and job forecasts to support future servicing plans.</p>	<p>Ongoing discussions have and will continue to occur as development applications progress for the subject site.</p>
Environmental Protection Authority	
<p>The EPA submission addresses the following issues:</p> <ul style="list-style-type: none"> • Implementation of controls to assist in the improvement of air quality; • Setbacks for certain development near roads and railways to mitigate noise and air pollution; • Consideration should be given to include controls to mitigate and manage impacts of wood heaters; 	<p>The submission raises issues that would be appropriately addressed within the Menangle Park DCP. Should Council support finalisation of the Planning Proposal, an amendment to Volume 2, Part 8A – Menangle Park DCP would be progressed.</p>

Agency Submission	Response
<ul style="list-style-type: none"> • Consideration should be given to strategically position and plan to limit the impact of noise; • Protection of waterways and water sensitive urban design features should be included; • Contaminated land management controls and assessment; • Controls should be adopted for former coal seam gas infrastructure sites; and • Controls to incorporate waste and resource recovery considerations. 	
Subsidence Advisory	
<p>The submission advises that the MPURA is located within a mining exploration lease held by South 32 Illawarra Metallurgical Coal (IMC). Advice received from IMC indicates that they intend to carry out future mining activity in the area. Associated mine subsidence ground movements would be comparable with those outlined in Subsidence Advisory's Surface Development Guideline 5 and that the timeframe for coal extraction would be beyond 20 years.</p>	<p>All subdivision and development proposals within the MPURA require concurrence of NSW Subsidence Advisory in accordance with the Coal Mine Subsidence Compensation Act 2017.</p>

Eight submissions were received by the public. A summary of issues and responses summarised below:

Issue	Comment
80 Cummins Road, Menangle Park	
Block depths of 60 m are only applied to Dahua land and the submission requests that the same is applied to the site in question.	Street block depths are defined by the Menangle Park DCP and are subject to merit assessment during the subdivision development application stage. Despite the illustration of the Indicative Layout Plan, Section 4.3 – Block and Lot Layout of the Menangle Park DCP supports 60m block depths which may be investigated at the development application stage.
Increase in densities are only applied to Dahua land and no other landholdings.	The Dahua Planning Proposal generally only seeks to amend land use for holdings under its control. Should the owner of 80 Cummins Road wish to apply for a change of land use or associated development standards, it would

	be open for them to submit a Planning Proposal Request.
Land sterilisation occurs near recreation zone.	The sliver of urban land between the proposed park and local street may be investigated at the development application stage, with more detailed design to identify the land area for future acquisition by Council.
Minimum lot sizes favour Dahua land.	The Planning Proposal does not amend the minimum lot size on land at Nos. 80 or 84 Cummins Road and treats this area similar to the remainder of the village, which is excluded from the proposal.
51 Cummins Road, Menangle Park	
The submission raises concern that only Dahua land benefits from amended planning controls and requests amendment of the Planning Proposal to apply proposed Clause 4.1H on their land.	51 Cummins Road is not part of the Planning Proposal and is located within the existing Menangle Village which is typically comprised of smaller, 5ha holdings. Should the owner wish to apply for a change of land use or associated development standards, it would be open for them to submit a Planning Proposal Request.
190 Menangle Road, Menangle Park	
Object to rezoning of remaining RU2 Rural Landscape land to E4 Environmental Living.	The proposed rezoning of rural land adjoining the Nepean River to E4 Environmental Living is supported on the grounds it would provide a more appropriate transition to urban land. Any future subdivision application would be required to demonstrate consistency with flood planning requirements and all future dwellings would require the making of a Development Application to Council.
Concern with increase in dwellings from R3 Medium Density Housing Zone and 12m building height	<p>The expansion of R3 Medium Density Residential zone is supported on the basis that housing diversity will be provided in locations that either have good access to services, education or public open space. The provision of a diverse range of housing is key outcome of Council's adopted Housing Strategy.</p> <p>The provision of building height up to 12 m is proposed to provide design flexibility on sloping sites. Any proposal in excess of 2 storeys would be required to demonstrate, by way of submission of a Clause 4.6 application (Exception to Development</p>

	Standard), why exceedance of the 2 storey height limit of Clause 4.3A is required.
Concern that future development would be incompatible with flood risk	<p>The Planning Proposal is supported by a Water Cycle Management Report prepared by SMEC and Catchment Simulation Solutions (2018) to confirm whether the amended masterplan would alter the outcomes of the original flooding investigations.</p> <p>In summary, the report found that filling proposed as part of the release area would ensure all habitable areas and internal roadways are elevated above the 100-year ARI flood. In the case of major riverine flooding, areas below the probable maximum flood would have access to evacuation routes, elevated above the peak level of the PMF, and generally grade up and away from major waterways.</p>
National Parks Association NSW Inc	
The submission recommends that the Nepean River frontage of the MPURA should emulate the recommendations of the NSW Chief Scientist and Engineers Report in relation to the Campbelltown Koala. Although the Chief Scientist's recommendations do not apply to Menangle Park, the submission requests that a koala corridor of 390 m to 425 m also be extended to this location.	The NSW Chief Scientist Advice on the Protection of the Campbelltown Koala Population has been considered by the NSW Government and adopted via an update to the Greater Macarthur Strategy. The extension of the Koala corridor would be inconsistent with the adopted position of Government. Further, wildlife corridors that end with no connection to other habitat can be a considerable risk, in particular where the habitat exposes wildlife to threats, and in doing so can create population sinks, where wildlife kills occur, causing vacancies in the location which subsequently attract more animals.
Land owners adjacent to proposed Town Centre	
<p>Although the submission generally supports the Planning Proposal, concern is raised that the exclusion of other land holdings limits opportunity to implement a place-based outcome. Accordingly, the submission author recommends Council consult with other land owners who might want to be included in the Planning Proposal.</p> <p>In particular, the submission identifies the precinct bound by Cummins Road, Fitzpatrick Street, Racecourse Avenue and Taber Street as suitable</p>	The Dahua Planning Proposal generally only seeks to amend land use for holdings under its control. Should the owner of 80 Cummins Road wish to apply for a change of land use or associated development standards, it would be open for them to submit a Planning Proposal Request.

for a mix of mid-rise apartments; townhouses and small lot housing and associated parklands.	
11 Station Road, Menangle Park	
The submission author seeks advice on whether a medium density residential development would be considered on the land.	No.11 Station Street, Menangle Park is located outside of the Planning Proposal. Council provides a pre-lodgement service to review and provide feedback on development schemes prior to lodgement which may be accessed via Council's website.
32, 62, 92 & 112 Racecourse Avenue, 18 Payten Street & 84 Cummins Road, Menangle Park	
The Dahua Planning Proposal is skewed to maximise the development potential of their land and lacks consideration of impact on neighbouring land	Land owners are entitled to make a Planning Proposal Request subject to payment of the required fee and submission of required supporting reports. The impacts of the proposal as relevant to the entire MPURA have been considered.
The Dahua owned land diagram is misleading and consultation never occurred with the owner of 84 Cummins Road.	<p>The exhibited Planning Proposal does not reference Dahua owned land. The Figure 1 location map only references land subject to the Planning Proposal.</p> <p>Council's records indicate that notification of the public exhibition period was issued by letter to the owner of No. 84 Cummins Road on 27 August 2021.</p> <p>In addition, prior to lodgement of the Planning Proposal, Dahua held a "Drop-in" Session at Club Menangle on Wednesday 17 October 2018 between 6:30 pm and 8:30 pm for local residents.</p>
The proposal seeks a dual occupancy lot size of 700 m ²	<p>Noted. Review of the planning proposal has identified that the Lot Size Map for Dual Occupancy Development does not form part of the amendment.</p> <p>As it would requirement amendment to be consistent with other mapping layers, Council has been asked to make a post exhibition amendment to include this map. There would be no change to the existing minimum lot size of 700m² for a dual occupancy development.</p>

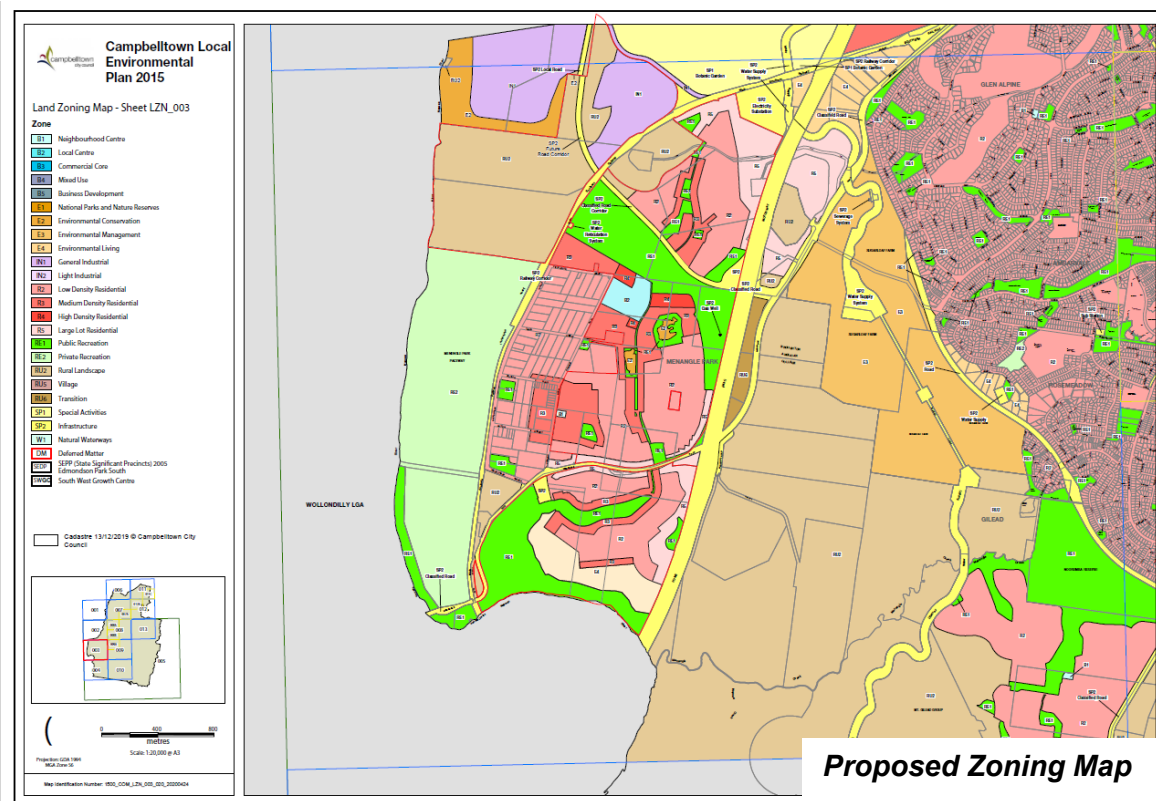
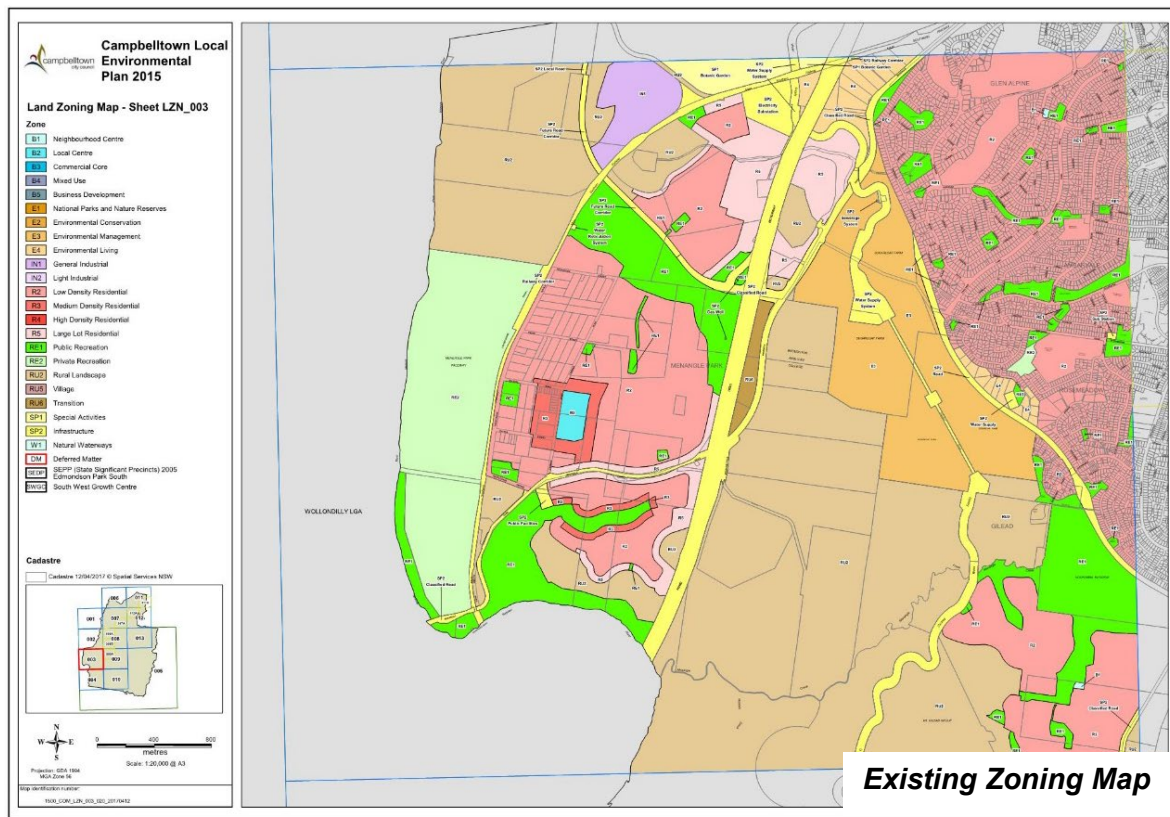
The distribution of density heavily discriminates against non Dahua landholdings.	The Dahua Planning Proposal generally only seeks to amend land use for holdings under its control. Should other land owners wish to apply for a change of land use or associated development standards, it would be open for them to submit a Planning Proposal Request.
Space Urban	
Draft zoning maps incorrectly identify the Glenlee Precinct Land with a rural zoning.	Noted. The Glenlee Precinct amendment was made on 15 May 2020 which generally came after the preparation of mapping amendments for the MPURA. Should Council support finalisation of the Planning Proposal, final amendment maps would be correctly updated in consultation with the DPE's Legal Branch.
The Planning Proposal fails to address a commitment to the delivery of a fully functional Spring Farm Parkway as relevant to implementing the objectives of the Greater Sydney Region Plan and Western City District Plan and operation of the Glenlee Intermodal and Bulk Materials Facility (IMT).	<p>As per the current Campbelltown Local Environmental Plan 2015, mapping of the Spring Farm Parkway Stage 2 corridor is partly mapped SP2 Future Road Corridor and SP2 Local Road.</p> <p>Neither Transport for NSW or Council has accepted the role of relevant acquisition authority. Given Stage 2 of Spring Farm Parkway extension is still in the Strategic Assessment Phase and the final corridor has not been confirmed, final consideration of this matter should be deferred until further detail is available.</p>
The acquisition authority for Stage 2 of the Spring Farm Parkway extension should be resolved as part of the Planning Proposal.	As above.
There is no evidence that a Local Voluntary Planning Agreement was exhibited, or amendment to the State Voluntary Planning Agreement.	<p>The amended Gateway Determination issued on 19 April 2021, deleted condition 3 that required the Local Voluntary Planning Agreement to be concurrently exhibited.</p> <p>Although Dahua has offered to enter into a Voluntary Planning Agreement, the full scope of this agreement would not be fully known until an amendment to the Menangle Park Contributions Plan 2020 has been made and endorsed by the Independent Pricing and Regulatory Tribunal.</p>

Part 6 Project Timeline

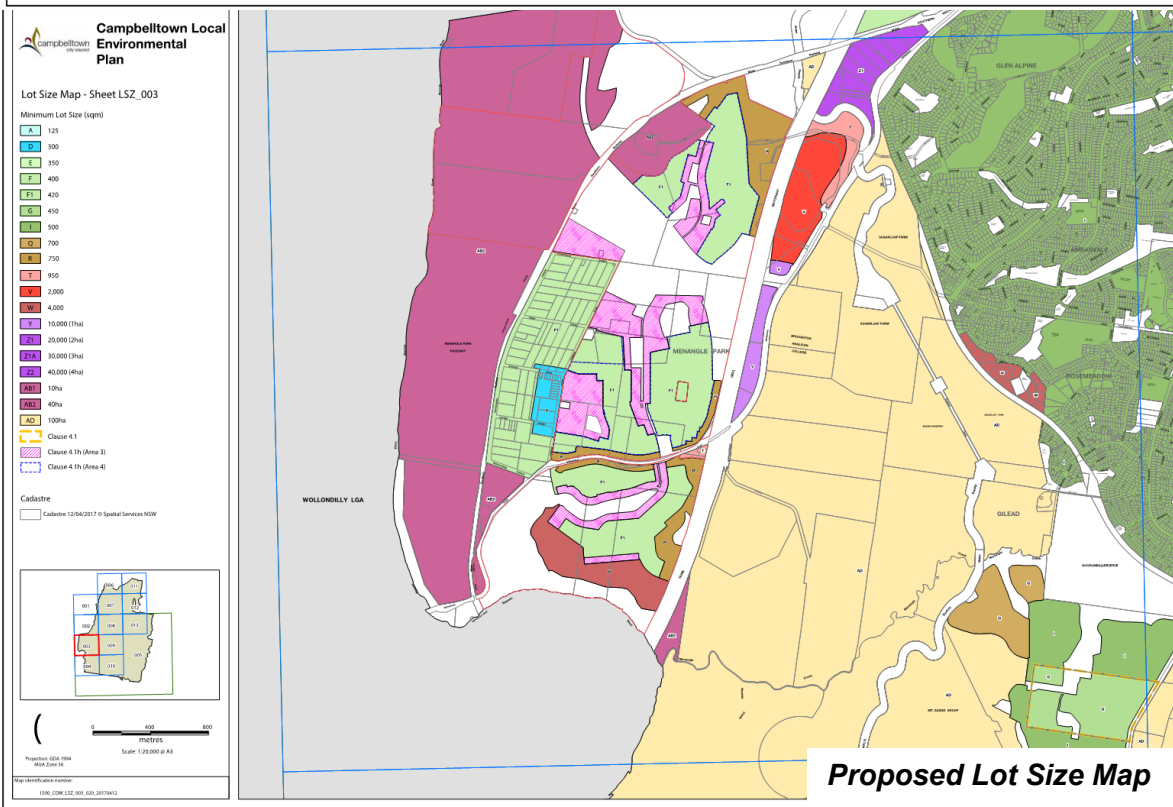
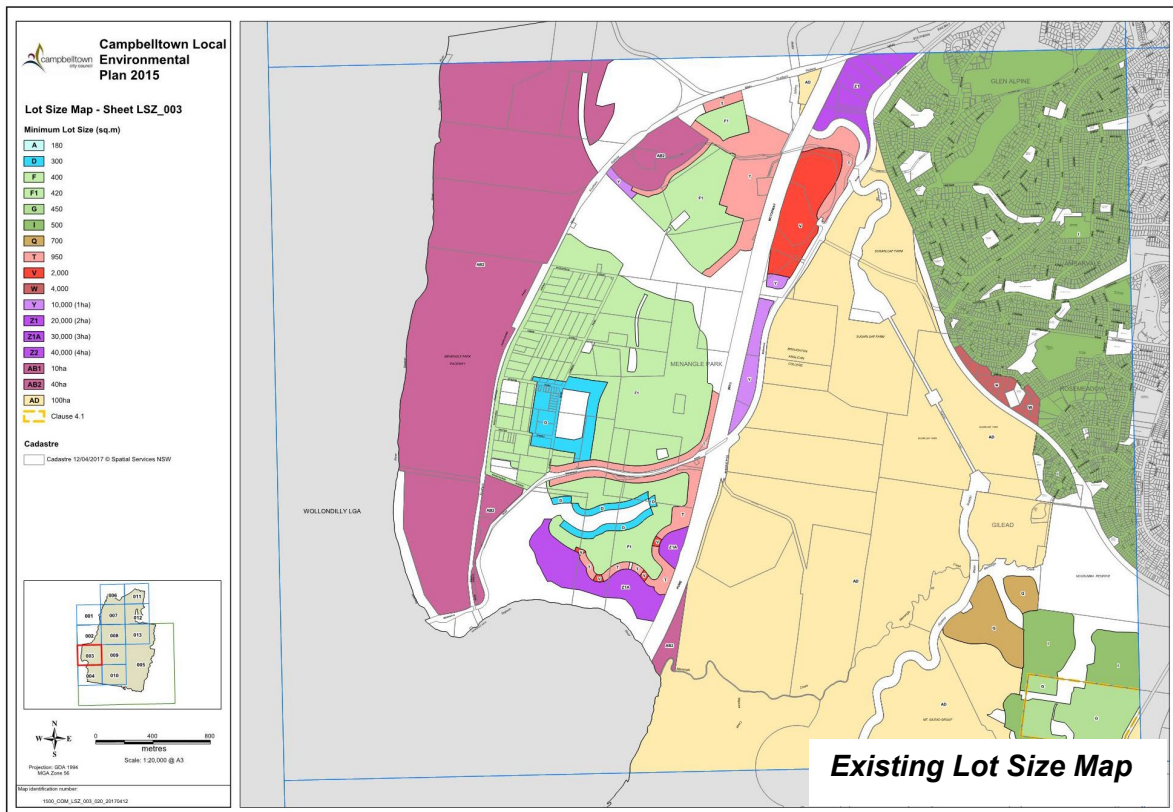
Table 9: Project Timeline

Milestone	Timeline	Completed
Referral to Local Planning Panel	October 2019	✓
Council Endorsement of Planning Proposal	November 2019	✓
Referral for Gateway Determination	December 2019	✓
Gateway Determination	October 2020	✓
Completion of additional supporting documentation	July 2021	✓
Public Exhibition	August 2021	✓
Submissions Report	March 2022	✓
Finalisation of LEP amendment	March 2022	
Plan amendment made	April 2022	

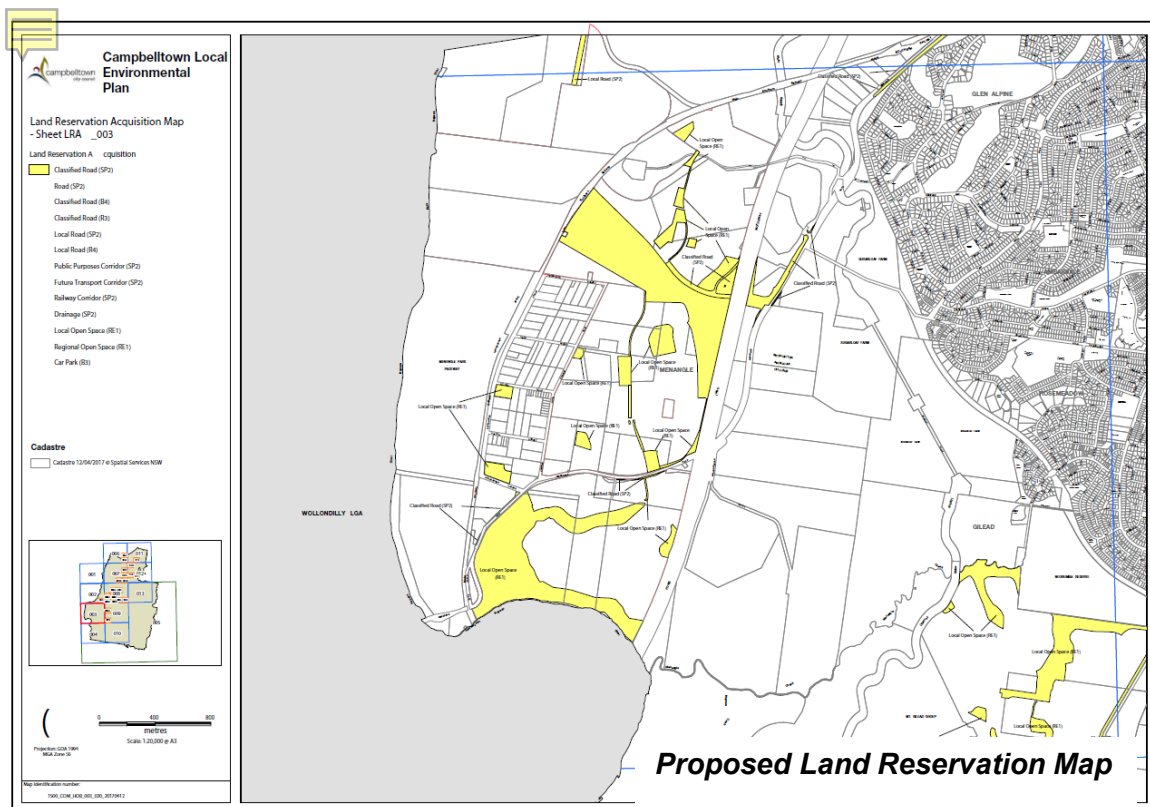
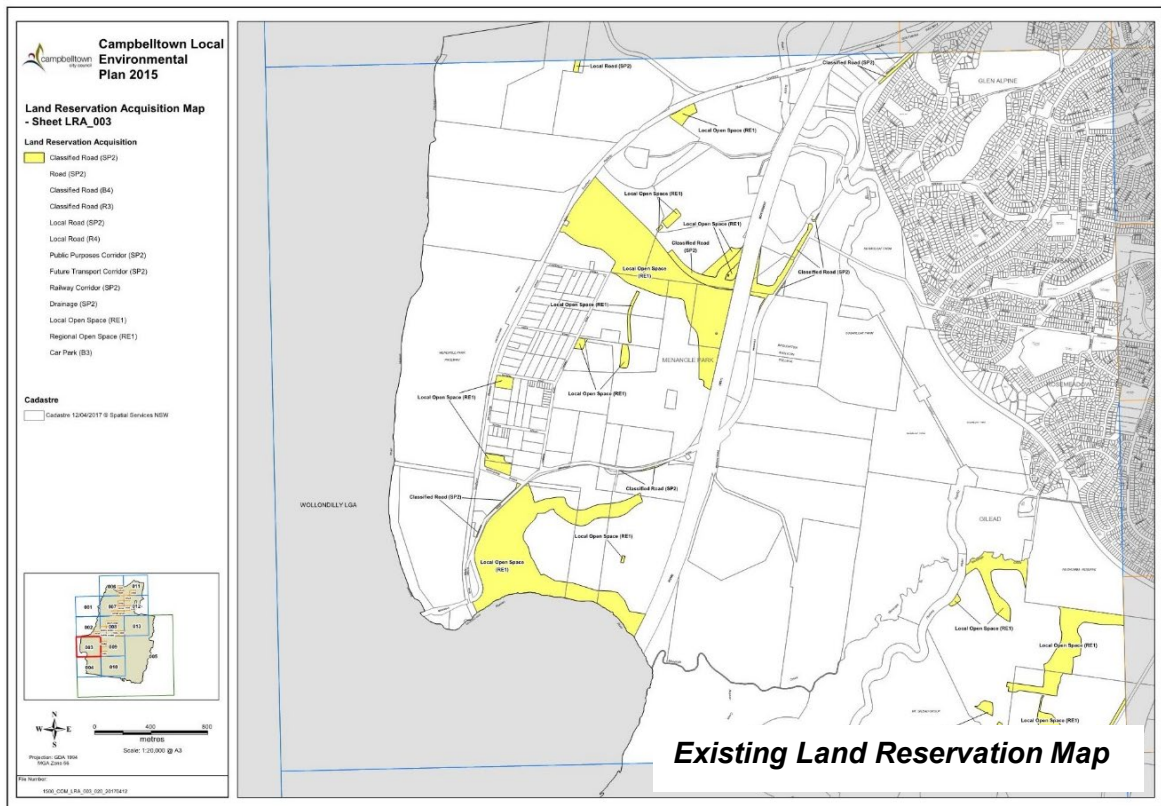
Attachment 1 Changes to Zoning Map



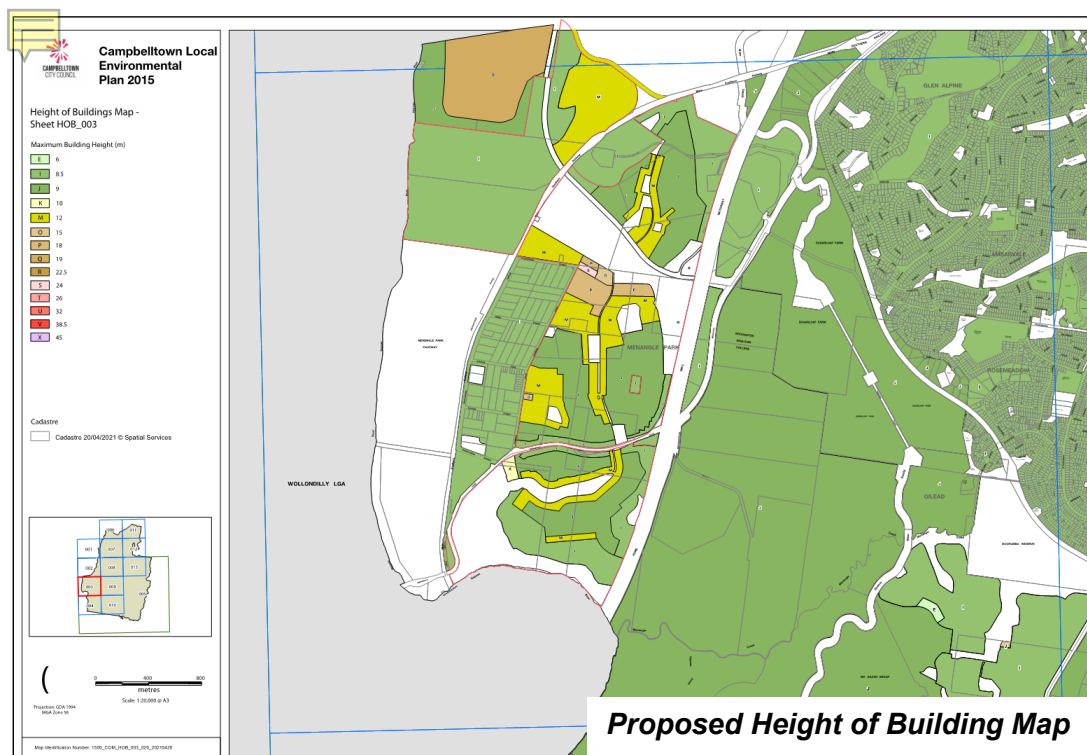
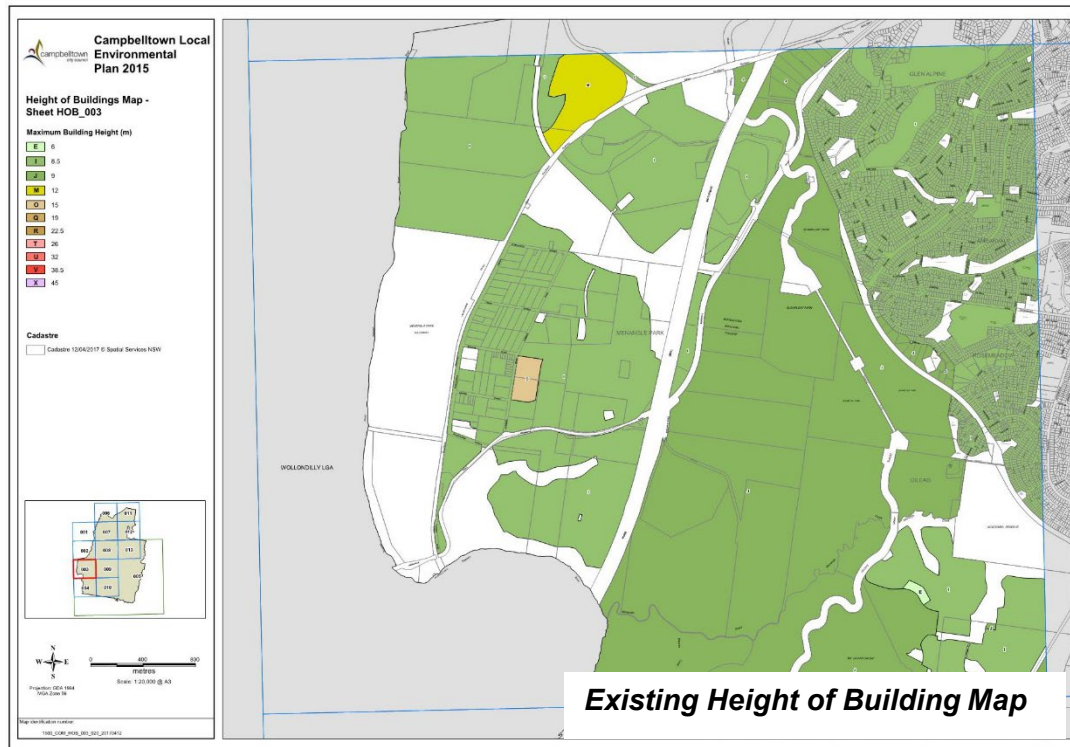
Attachment 2 - Changes to Minimum Lot Size Map



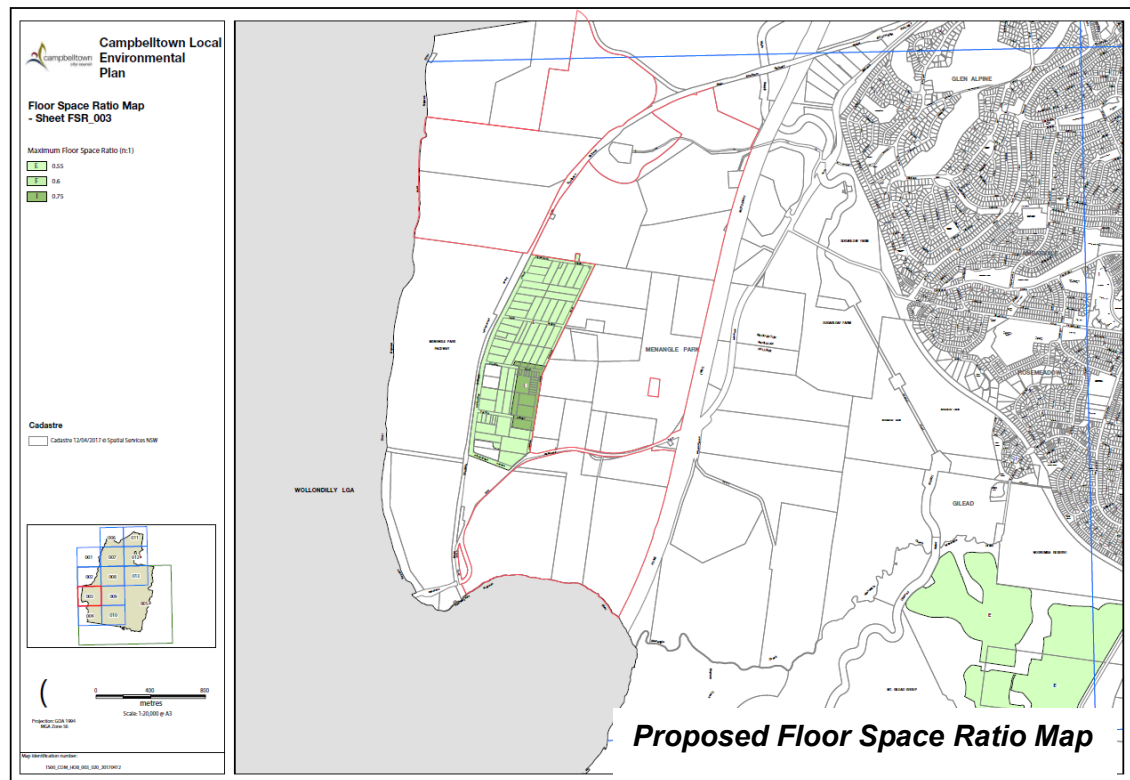
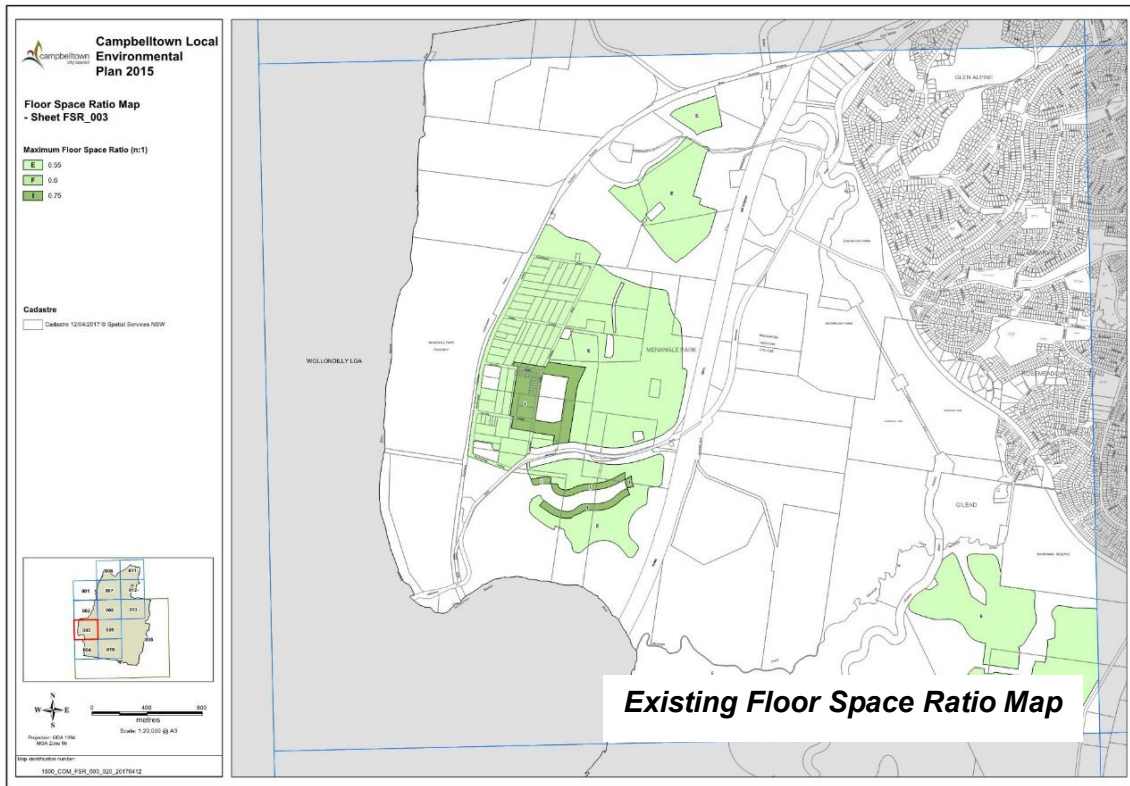
Attachment 3 – Changes to Land Reservation Map



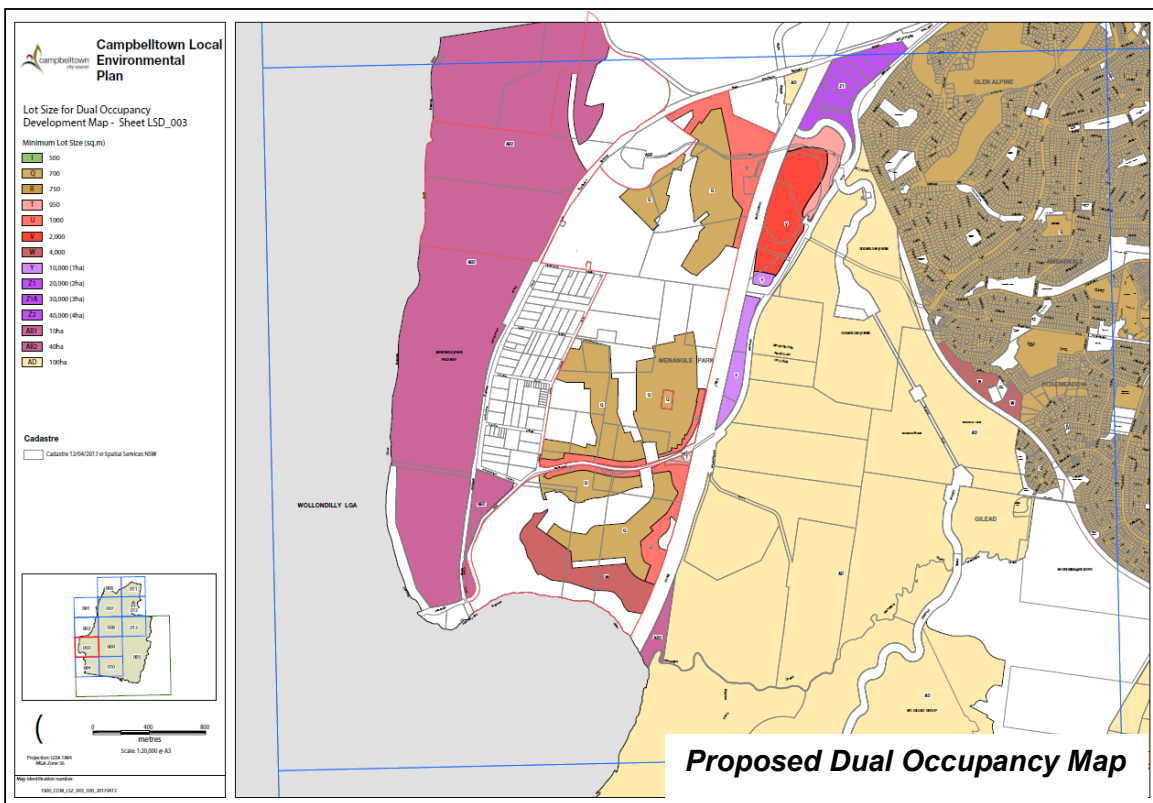
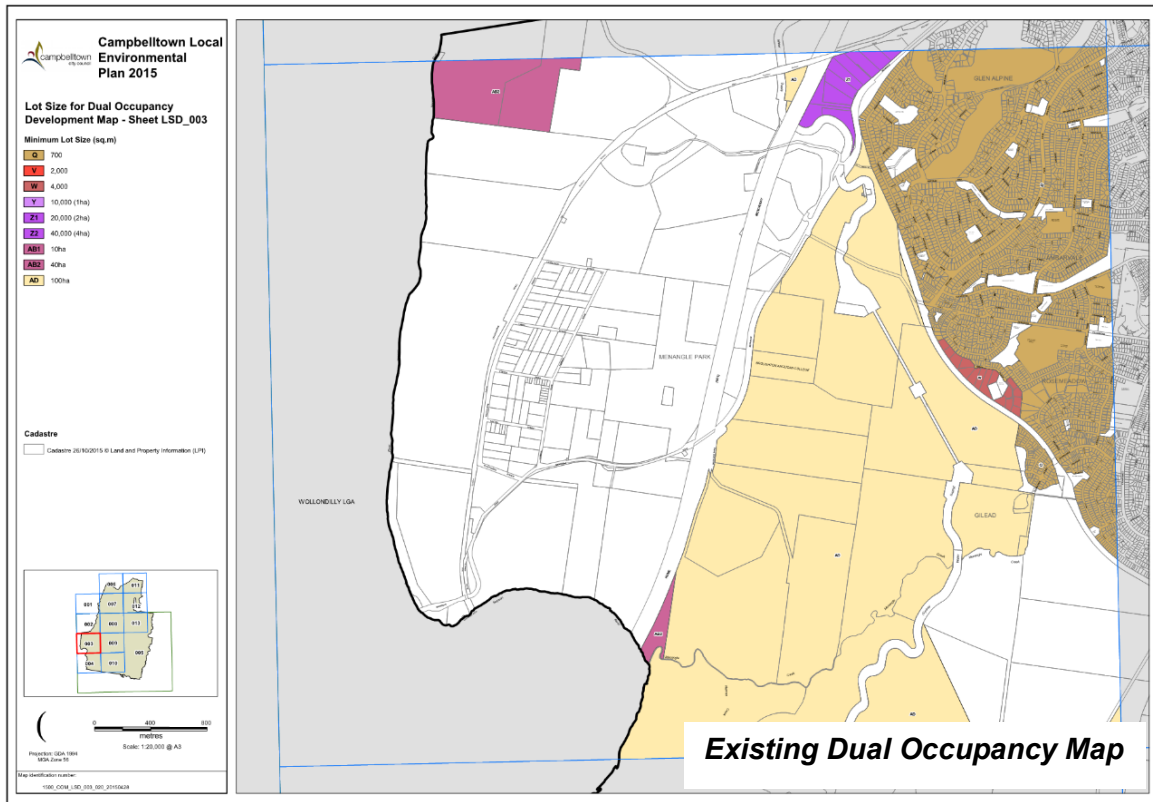
Attachment 4 – Changes to Height of Buildings Map



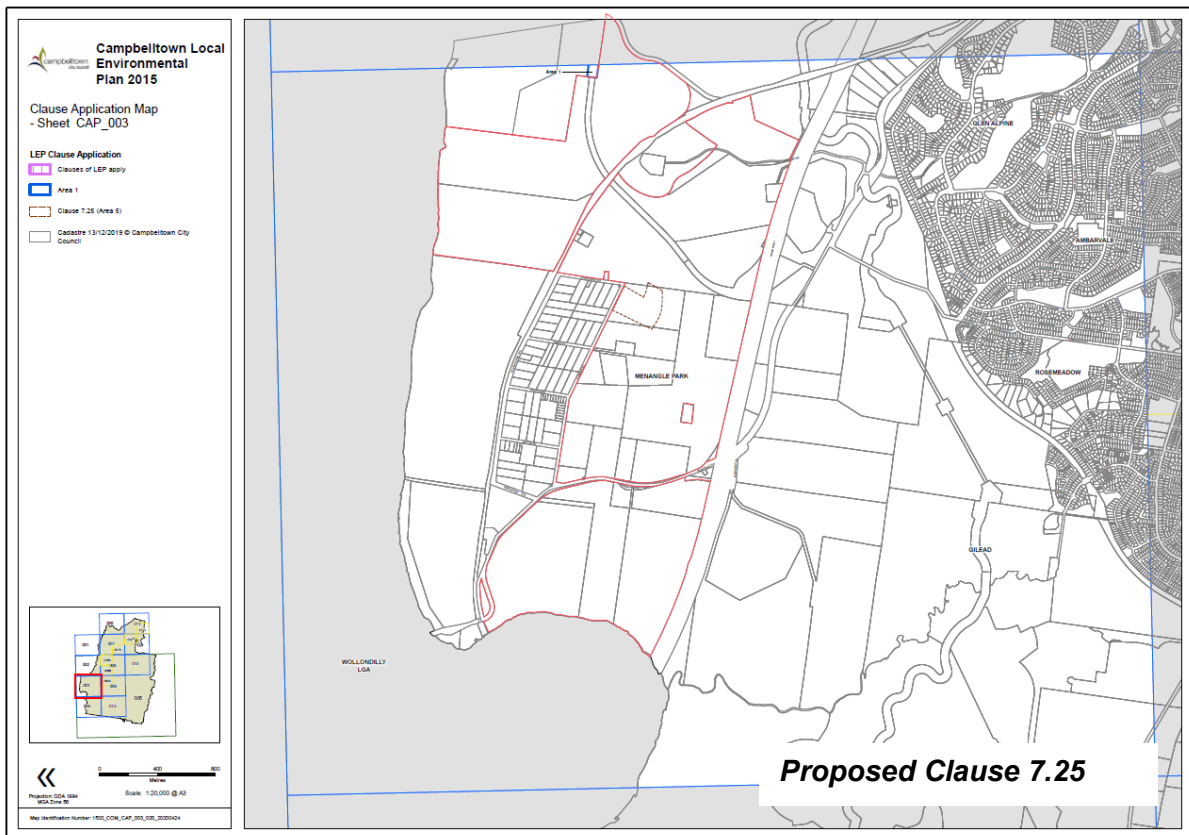
Attachment 5 – Changes to Floor Space Ratio Map



Attachment 6 – Changes to Dual Occupancy Lot Size Map



Attachment 7 – Clause 7.25 Associated Map



Attachment 8 – Clause 4.1l

Clause 4.1H Minimum lot sizes for dwelling houses, semi-detached dwellings, attached dwellings, dual occupancy and multi-dwelling housing in Menangle Park.

This Clause applies to land within **Area 1** on the Urban Release Area Map.

1. The objective of this clause is to achieve planned residential density in certain zones.
2. Development must not be carried out on a lot in Zone R3 Medium Density Residential for any of the following purposes if the area of the lot is less than the area specified below in relation to those purposes:
 - Dwelling House (Detached): 250m²
 - Semi-Detached Dwellings: 250m²
 - Dual Occupancy: 500m²
 - Secondary Dwellings: 450m²
 - Attached Dwellings: 200m²
 - Multi-Dwelling Housing: 1,500m²
3. Development consent may be granted for the subdivision of land within **Area 2** on the Urban Release Area Map on land zoned R2 Low density Residential into lots that do not meet the minimum size show on the Lot Size Map if:
 - a) Each lot has a minimum lot size of not less than 375m², and
 - b) Each lot has a minimum primary road frontage of 11.5m, and
 - c) Each lot is not a corner allotment, and
 - d) No more than 150 lots have a lot size of less than 420m² within Area 2 to which this clause applies, and
 - e) No more than 3 contiguous lots sharing a street frontage have a lot size of less than 420m², and
 - f) Each lot is located no more than 200m from a bus stop or open space area.

Attachment 9 – Clause 7.25

Clause 7.25 provides the gross floor area requirement for the Town Centre of Menangle Park.

Clause 7.25 – Maximum Commercial Floor Space in the Menangle Park Town Centre

- a) This clause applies to land at Menangle Park Town Centre, being the land shown within Area 5 on the Clause Application Map.
- b) Development consent must not be granted to development on land to which this clause applies if the development results in more than 23,000 square metres of retail gross floor area on the land.