

CITY OF CANTERBURY BANKSTOWN

MINUTES OF THE

CANTERBURY BANKSTOWN LOCAL PLANNING PANEL MEETING

**HELD IN THE COUNCIL CHAMBERS
BANKSTOWN**

ON MONDAY 6 APRIL 2020

PANEL MEMBERS

PRESENT: Mr Anthony Hudson -Chairperson
Ms Jan Murrell - Chairperson / Expert Member
Mr Stephen Kerr- Expert Member
Ms Inaam Tabbaa - Community Representative Bass Hill
Ms Margaret Fasan - Community Representative Canterbury
Mr Karl Saleh - Community Representative Roselands

STAFF IN

ATTENDANCE: Ms Maryann Haylock (Local Planning Panel Administration Officer)
Mr Brad McPherson (Manager Governance, not present for the closed session)
Mr Ian Woodward (Manager Development, not present for the closed session)
Mr Mitchell Noble (Manager Spatial Planning, not present for the closed session)
Ms Robyn Winn (Coordinator Governance, not present for the closed session)
Mr Stephen Arnold (Coordinator Planning - West, not present for the closed session)
Mr George Gouvatsos (Coordinator Planning East, Development, not present for the closed session)
Ms Shona Porter (Coordinator Strategic Assessments, Spatial Planning, not present for the closed session)
Mr Ryan Bevitt (Senior Town Planner, not present for the closed session)
Ms Larissa Hubner (Strategic Planner, Spatial Planning, not present for the closed session)
Mr Bob Steadman (Town Planner, not present for the closed meeting)

THE CHAIRPERSON DECLARED THE MEETING OPEN AT 6.00 PM.

INTRODUCTION

The meeting was held electronically due to the covid-19 situation .The Chairperson welcomed all those present and explained the functions of the Canterbury Bankstown Local Planning Panel and that the Panel would be considering the reports and the recommendations from the Council staff and the submissions made by objectors and the applicant and/or the applicant's representative(s) in determining the development applications and providing advice to Council on planning proposals.

APOLOGIES

There were no apologies received.

DECLARATIONS OF INTEREST

The Chairperson advised that all Panel Members had submitted written Declarations of Interest returns prior to the meeting.

The Chairperson also asked the Panel if any member needed to declare a conflict of interest in any of the items on the agenda. There were no declarations of interest.

CBLPP Determination

CONFIRMATION OF MINUTES OF PREVIOUS MEETING

THAT the minutes of the Canterbury Bankstown Local Planning Panel Meeting held on **2 March 2020** and **4 March 2020** be confirmed.

DECISION

- 1 159 PRIAM STREET, CHESTER HILL: DA-1159/2009/A – SECTION 4.55(2): RECONFIGURATION OF COMMERCIAL AND RESIDENTIAL APARTMENT (LEVELS 1-5) RESULTING IN TWO COMMERCIAL AREAS AND FOUR ADDITIONAL APARTMENTS, ASSOCIATED FAÇADE CHANGES AND MODIFICATION OF THE ONSITE PARKING SPACES. DA-940/2016/A – SECTION 4.55(2): MODIFICATION TO LEVEL 6 (RESIDENTIAL APARTMENTS) AND ASSOCIATED FAÇADE CHANGES.**

Site Visit

Panel members carried out their own site inspections prior to the public hearing.

Public Addresses

The following people addressed the meeting in relation to this item:

- Tracy Alexakis (Owner)
- Emil Kucevic (Architect representing owner)
- Michael Kounellis (Architect representing owner)
- Andrew Martin (Town Planner representing owner)

Panel Assessment

Ms Inaam Tabbaa was the Community Panel Member present for the deliberation and voting for this matter.

CBLPP Determination

THAT Development Application DA-1159/2009A and DA-940/2016/A RE: DA-1159/2009/A - Section 4.55(2): Reconfiguration of commercial and residential apartments (Levels 1 – 5) resulting in two commercial areas and four additional apartments, associated façade changes and modification of the onsite parking spaces. DA-940/2016/A - Section 4.55(2): Modifications to Level 6 (residential apartments) and associated façade changes be **APPROVED** in accordance with the Council staff report recommendation.

Vote: 4 – 0 in favour

DECISION

- 2 APPLICATION TO AMEND CANTERBURY LOCAL ENVIRONMENTAL PLAN 2012: 165-169 HOLDEN STRET, ASHBURY (ASHFIELD RESERVOIR)**

Site Visit

Panel members carried out their own site inspections prior to the public hearing.

Public Addresses

The following people addressed the meeting in relation to this item:

- Barbara Coorey (Objector)
- Jillian Sneyd (Consultant representing applicant – Sydney Water)

Panel Assessment

Ms Margaret Fasan was the community Panel member present for the deliberation and voting for this matter.

The Panel agrees that a large part of the site can be rezoned low density residential.

However, the Panel does not agree that the rezoning should extend to the whole of the proposed lot 5 as shown in the indicative subdivision plan.

In the Panel's opinion the rezoning should be confined to generally the area of lots 1, 2, 3 and 4 with a single east west driveway on the southern side of any proposed lots.

While the Panel notes that there is the potential for another access way into Peace Park further north from the site, the Panel is of the opinion that this release of public land by the Waterboard provides an important opportunity for an additional pedestrian access way to the upper part of Peace Park. This would be in addition to any other access way that the Council may be able to arrange in the long term through the use of the Council land further to the north of the site. In the Panel's opinion, the additional public access way is an important public benefit that should occur from the rezoning of this land.

The Panel would have no objections to the southern boundary of the proposed rezoning being extended to the south to enable the east west driveway to include a proper pedestrian access along the length of the driveway to Peace Park which provides a clear line of sight from Holden Street to the park.

A sketch plan has been prepared to reflect the Panel's recommendation.

The other important matter for the Panel relates to remediation. The panel is of the view that the RAP must be prepared and finalised prior to any exhibition and this should be a requirement of the gateway determination. Further, the Panel is of the opinion that the remediation under the RAP must be carried out prior to the issue of any subdivision certificate.

The Panel notes that the Council's affordable housing strategy is currently a draft strategy. However, in the event that the policy or strategy adopted by the Council prior to any subdivision it should be applied at the subdivision stage in accordance with the adopted policy.

The Panel notes that the public speaker raised an issue about whether the proposal had been considered by any heritage officer of the Council.

The Panel notes that the NSW Heritage Office has provided detailed comments including proposed changes, as the reservoir is a State Heritage Item. The panel has been informed that the Council's Heritage officer has reviewed the application and supported the comments received from the NSW Heritage Office.

The Speaker also raised an issue effectively about density having regard to another planning proposal for another part of Ashbury.

In the Panel's opinion, the two proposals are separate and the Panel is not concerned about the small number of lots that would arise from this proposal.

Finally, mention was also made by the Speaker of the timing of a Planning Proposal in the current Covid-19 circumstances.

The Panel notes that the State Government has been firm in its direction to Councils and all Panels that they continue to operate during this time.

However, the Panel notes that the proposal is yet to be publically exhibited which will occur after a gateway determination from the Department. This will enable members of the public to respond in the usual way by email or in writing to the Planning Proposal which would be advertised in the usual way. This is consistent with advice received from the department 8th April 2020.

CBLPP Recommendation

The Panel recommends to the Council that:

1. The application to amend Canterbury Local Environmental Plan proceed to gateway subject to the following:
 - a) amend the PP to delete most of Lot 5 from the concept subdivision and continue the access road in a straight line from Holden St through to Peace Park to provide a direct line of sight from Holden St through to the Park as a community benefit (see attached sketch plan and notes “the Attached Plan”).
 - b) in addition to the east west vehicular access on the southern part of the rezoned land, as described above, a separate public pedestrian access way for members of the public from Holden Street to Peace Park is to be provided on Sydney Water land within the curtilage of the Water Reservoir(see Attached Plan)
 - c) as a consequence of (a) and (b) the area to be rezoned from SP2 to R2 Low density be recalculated as generally shown in the Attached Plan
 - d) Apply a maximum building height of 8.5m to the portion of the site that is proposed for rezoning to R2 Low Density Residential.
 - e) Apply a minimum lot size of 460m² to the portion of the site that is proposed for rezoning to R2 Low Density Residential.
2. In the event that Council’s affordable Housing strategy has been adopted, this is to be applied to the development at the subdivision stage.
3. Council prepare a site specific DCP Amendment as outlined in Section 5 of the officers report for this item to ensure a development outcome that is sympathetic to the character of the surrounding area and exhibit the draft DCP concurrently with the planning proposal.
4. Prior to any exhibition, following a gateway determination, the applicant is to prepare a Remediation Action Plan (RAP) and update the supporting studies to reflect the outcome of the RAP including a Site Audit Report (SAR) covering the RAP provided by EPA Accredited Site Auditor.

Vote: 4 – 0 in favour

DECISION

- 3 188 LAKEMBA STREET, LAKEMBA: DEMOLITION OF EXISTING FACTORY AND CONSTRUCTION OF A FIVE STOREY SHOP-TOP DEVELOPMENT CONSISTING OF 25 RESIDENTIAL UNITS, THREE COMMERCIAL TENANCIES AND TWO LEVELS OF BASEMENT PARKING.**

Site Visit

Panel members carried out their own site inspections prior to the public hearing.

Public Addresses

There was no public address for this item.

Panel Assessment

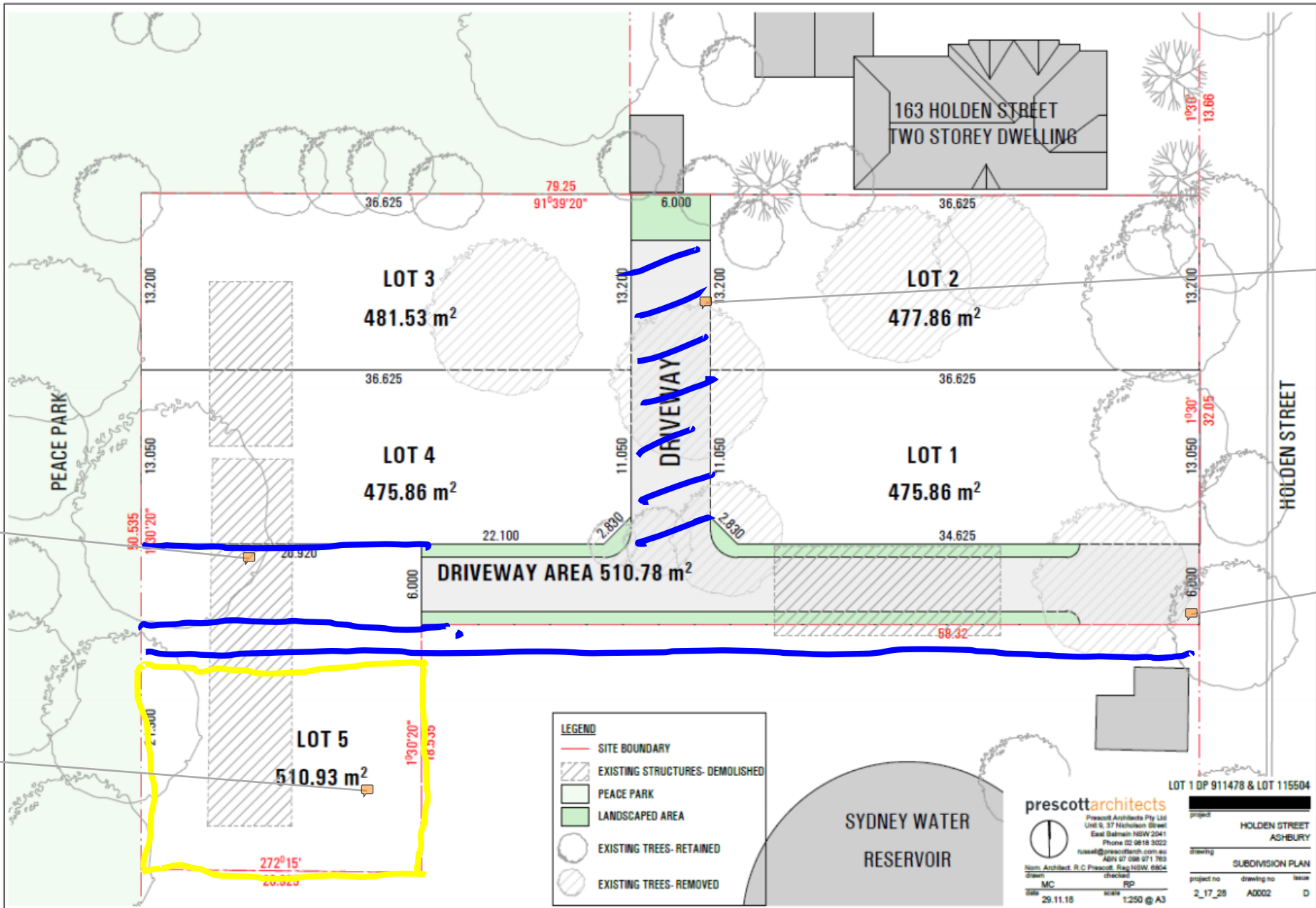
Mr Karl Saleh was the community Panel member present for the deliberation and voting for this matter.

CBLPP Determination

THAT Development Application DA-507/2017 RE: Demolition of existing factory and construction of a five storey shop-top development consisting of 25 residential units, three commercial tenancies and two levels of basement parking be **APPROVED** in accordance with the Council staff report recommendation.

Vote: 4 – 0 in favour

The meeting closed at 6:40pm



LOT 1 DP 911478 & LOT 115504





prescottarchitects

Prescott Architects Pty Ltd
Unit 6, 37 Nicholson Street
East Melbourne VIC 3004
Phone 03 9818 3022
ruell@prescottarch.com.au
ABN 97 098 971 793
drawn: MC
checked: RP
date: 29.11.18
scale: 1:250 @ A3

project: HOLDEN STREET
ASHBURY

drawing: SUBDIVISION PLAN
project no: 2_17_28
drawing no: A0002
issue: D

Notes

-  Consider deleting and re-orienting lots 3 and 4 and potentially creating a new lot 5.
-  Extend driveway
-  Widen to provide separate pedestrian path.
-  Delete lot 5 and retain current zone except for extended driveway and pedestrian path.

ITEM 2 Application to amend Canterbury Local Environmental Plan 2012: 165-169 Holden Street, Ashbury (Ashfield Reservoir)

AUTHOR Planning

PURPOSE AND BACKGROUND

Council is in receipt of an application to prepare a planning proposal for the site at 165-169 Holden Street, Ashbury. The application seeks to rezone part of the site, identified as surplus land, from Zone SP2 Infrastructure (Water Supply System) to Zone R2 Low Density Residential. The anticipated yield is up to five residential lots.

Council's assessment demonstrates that the proposal has strategic and site-specific merit and requests a recommendation to progress to Gateway. The proposed zone is compatible with the surrounding R2 Residential zone and any potential impacts to the Heritage Conservation Area will be mitigated through a site-specific DCP.

As the site is an identified item of local heritage significance and listed on the Sydney Water S170 Heritage Register, the NSW Department of Planning, Industry and Environment (Heritage) has been consulted as part of the assessment and have indicated support for the proposal. The assessment identifies the need for additional information as part of the Gateway process to manage the likely effects of the proposal.

ISSUE

The Local Planning Panel is requested to recommend whether a planning proposal for the site at 165-169 Holden Street, Ashbury should proceed to Gateway in accordance with the Local Planning Panels Direction, issued by the Minister for Planning and Public Spaces.

RECOMMENDATION That -

1. The application to amend Canterbury Local Environmental Plan 2012 proceed to Gateway subject to the following:

- a) Rezone part of the site from SP2 Infrastructure (water Supply System) to R2 Low Density Residential.
- b) Reduce the heritage curtilage of the Ashfield Reservoir (WS003, Item No.11) in line with the recommendations of the Statement of Heritage Impacts (SOHI) report.
- c) Apply a maximum building height of 8.5m to the portion of the site that is proposed for rezoning to R2 Low Density Residential.
- d) Apply a minimum lot size of 460m² to the portion of the site that is proposed for rezoning to R2 Low Density Residential.

2. The applicant demonstrates how the proposal would comply with Council's Affordable Housing Strategy (draft).

3. Council prepare a site specific DCP Amendment as outlined in section 5 of this report Draft site specific Development Control Plan (DCP) to ensure a development outcome that is sympathetic to the character of the surrounding area and exhibit the DCP Amendment concurrently with the planning proposal.

4. Council request the applicant to update the supporting studies prior to exhibition to reflect the outcome of the following studies:

- Remediation Action Plan (RAP)

Site Audit Report (SAR) covering the RAP by an EPA accredited Site Auditor

ATTACHMENTS

A. Assessment Findings

POLICY IMPACT

The planning proposal, once gazetted, would amend the land uses permissible on the land.

FINANCIAL IMPACT

A financial contribution towards Affordable Housing will be sought as part of the planning proposal in accordance with Council policy.

COMMUNITY IMPACT

Should a Gateway be issued by the Department of Planning, Industry and Environment, consultation will occur as directed and that will be reported back to Council after the conclusion of the exhibition period.

1. SITE DESCRIPTION

The current site address is 165–169 Holden Street, Ashbury (the ‘site’), and is legally known as:

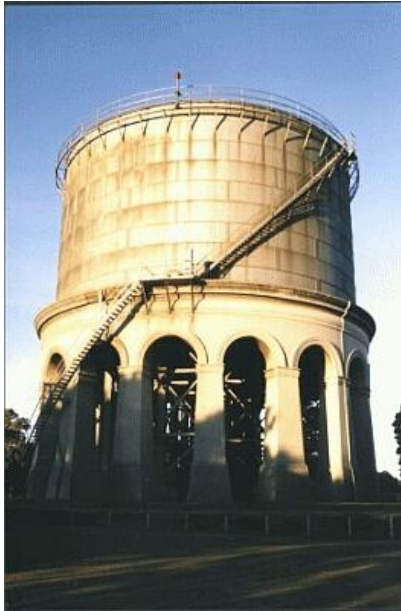
Property Address	Lot and DP Description	Site Area
165 – 169 Holden Street, Ashbury	Lot 1 on DP711077, Lot 1 on DP911478 and Lot 1 on DP115504	8,225m ²

The site is occupied by a reservoir tower and ancillary buildings (including storage buildings). An area of land surrounding the reservoir tower has been identified as surplus land by Sydney Water, which Sydney Water seeks to rezone. The resultant portion of land proposed to be rezoned under this proposal (‘**subject site**’) is approximately 2,934m² which partially affects both Lot 1 on DP911478 and Lot 1 on DP115504 (see Figure 2). The remainder of the site is to be retained by Sydney Water and will continue to be used for operational purposes.



Figure 2: Site Identification with Aerial Photo.

The address contains the heritage significant Ashfield Reservoir, an elevated reservoir, made of steel panels riveted together, standing on a steel frame. The base of the reservoir is concealed behind a concrete arched colonnade. The reservoir is located at a high point in the area and is a very prominent local landmark item that retains a high degree of original integrity. It is one of a group of four reservoirs in the Sydney Metropolitan area of similar construction and date and is listed on the State Heritage Register (WS003), and in Schedule 5 Environmental Heritage of Canterbury LEP 2012 (Item No.11). The site is also within the Ashbury Heritage Conservation Area.



Images: Ashfield Reservoir now and in 1936. (Council, Royal Australian Historical Society)

This site is within Zone SP2 Infrastructure (Water Supply System) under the Canterbury Local Environmental Plan 2012 (CLEP 2012). There is currently no Floor Space Ratio (FSR), Heights of Buildings (HOB) or minimum Lot Size controls on the site. Residential uses are not currently permitted.

The address is bound to the north and south by low density residential dwellings (zoned R2), to the west by Peace Park and by Holden Street to the east. Lot 1 on DP911478 has a frontage of about 85m along Holden Street. The site sits at the crest of Holden Street and Peace Park and is occupied by disused Sydney Water buildings of an industrial nature.

The immediate area surrounding the site is characterised by detached, single storey, inter-war period housing comprising the Ashbury Heritage Conservation Area (see Figure 3). While there is some contemporary housing in the area, it is predominately characterised by various heritage conservation areas. There is little to no medium or higher density housing developments in the immediate area.

While the site is about 1km away from either Ashfield or Canterbury Train Stations, it is within 400m of multiple bus stops.

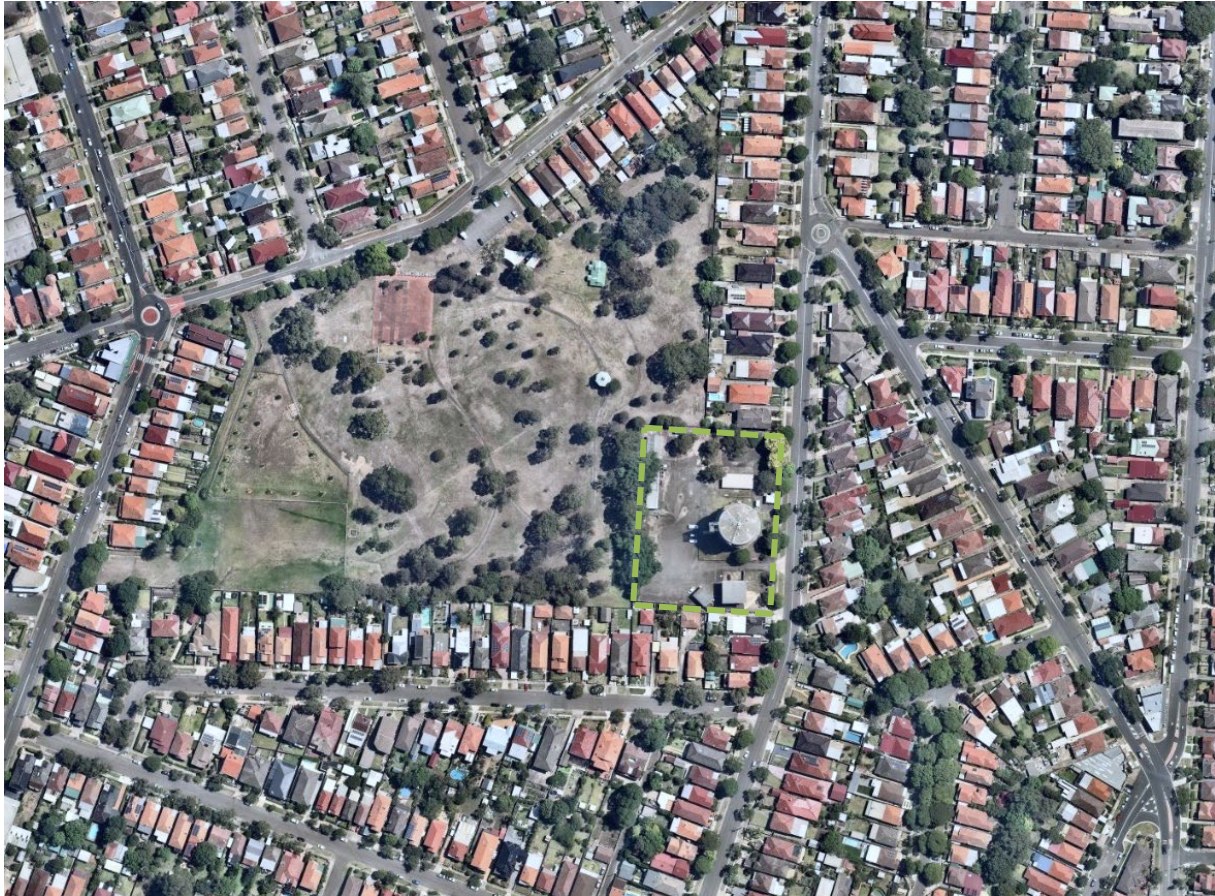


Figure 3: Locality Map

2. PROPOSAL

In October 2017, Council received an application to amend the zoning on 2,934m² ('the site') of the existing 8,225m² area from Zone SP2 Infrastructure (Water Supply System) to Zone R2 Low Density Residential under the CLEP 2012 (see Figures 4 and 5).

The proponent submitted a planning proposal report (prepared by GLN Planning, dated October 2017) supported by the following studies:

- Statement of Environmental Effects by Sydney Water (dated 7/07/17)
- Various Remediation reports including a Site Audit Report (SAR) by JBS&G Australia (dated 16/08/19)
- Statement of Heritage Impact by Extent Heritage (dated 8/10/18)
- Conservation Management Plan by Sydney Water (dated June 2005)

The applicant has also provided an indicative subdivision pattern for the new lot (Figure 6). Further refinement of the subdivision pattern will be undertaken as part of the draft DCP.

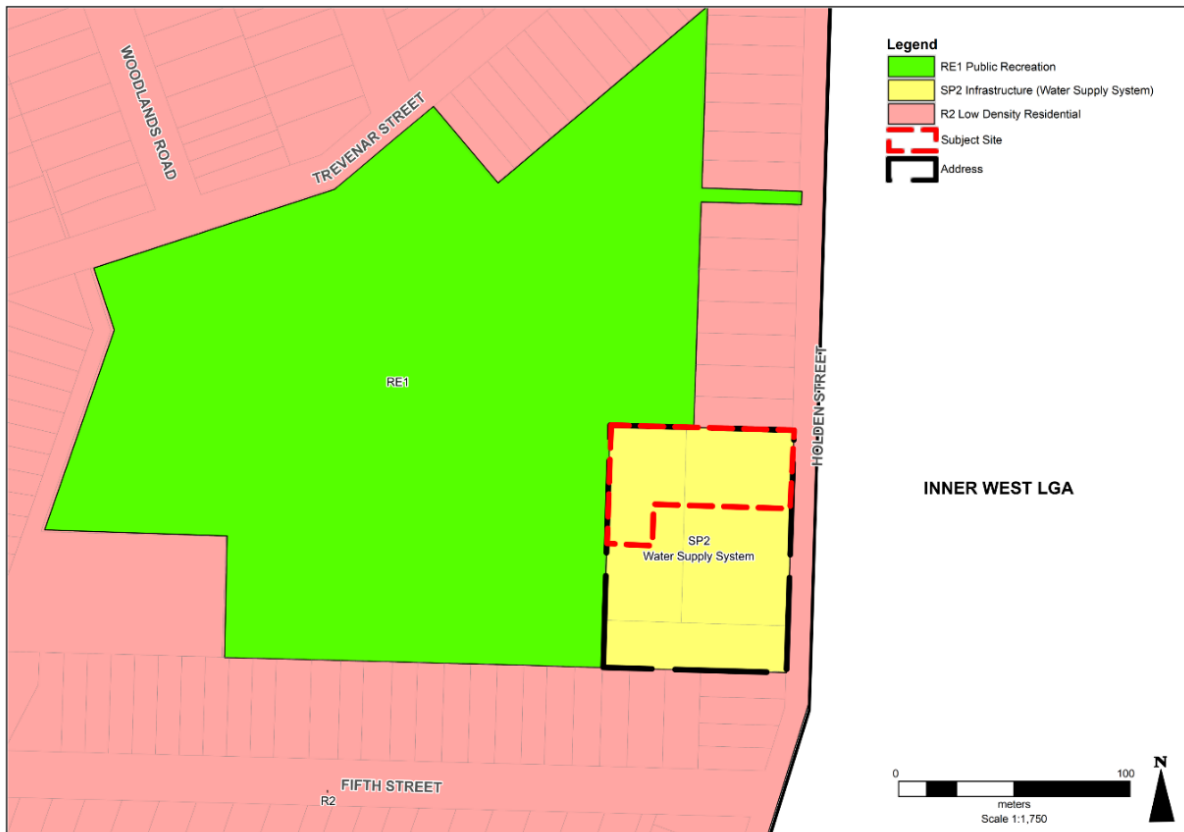


Figure 4: Existing Land Zoning Map

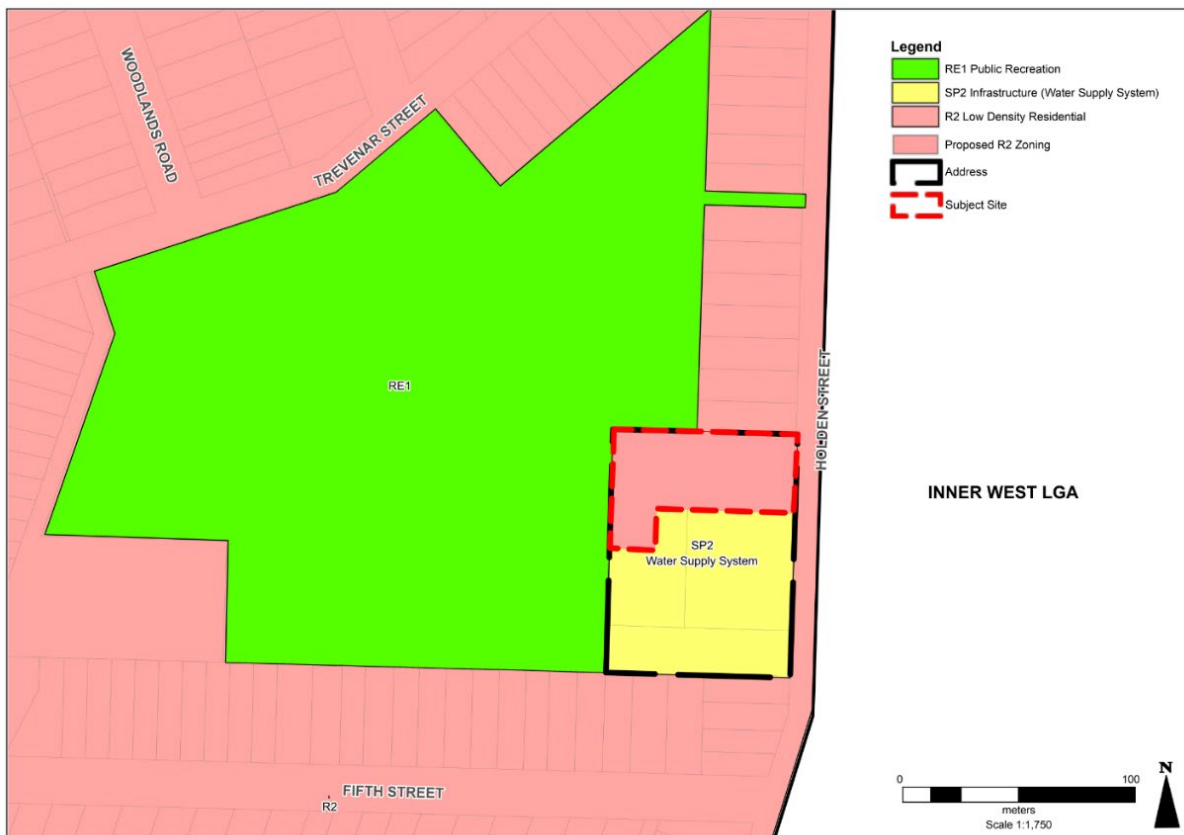


Figure 5: Proposed Land Zoning Map

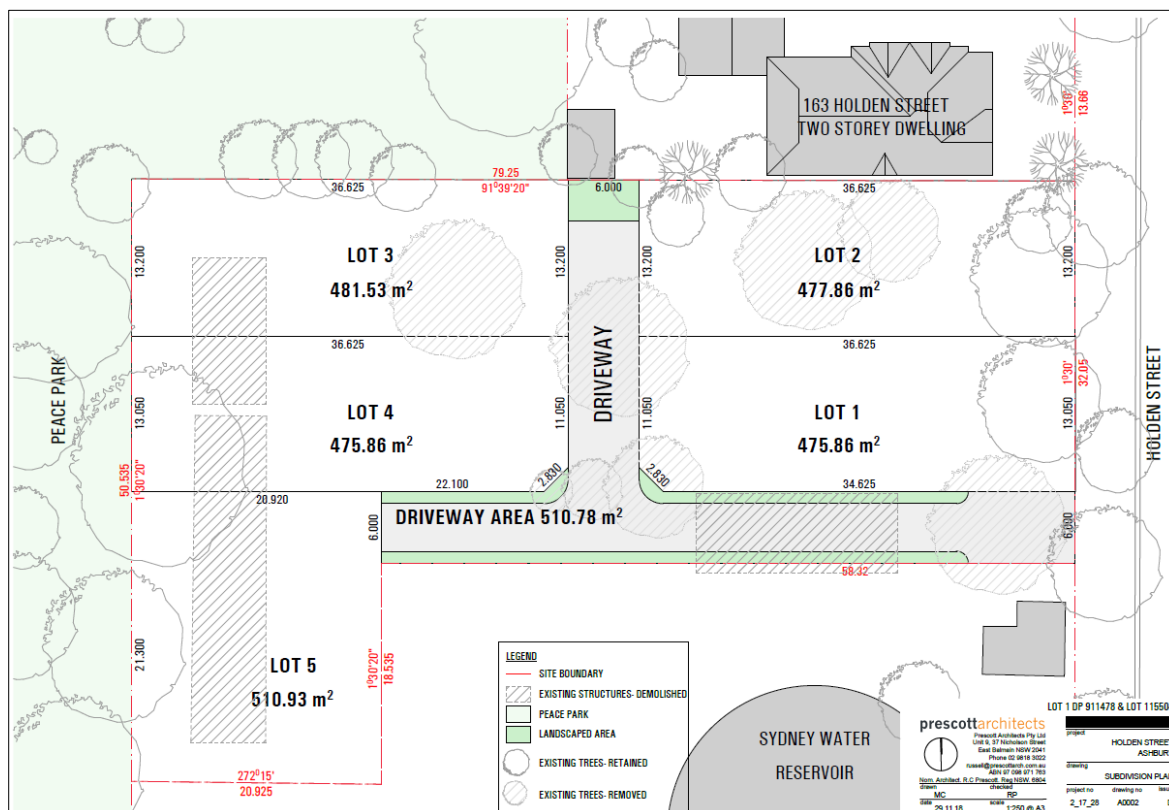


Figure 6: Concept Subdivision Plan

The applicant has proposed to apply Council's standard controls for the Zone R2 under CLEP 2012 to the site (see Table 1 below) to ensure future development is compatible with the surrounding land and delivers a consistent streetscape and character with the surrounding area (See Figures 7 to 10).

The proposal also seeks to amend the local heritage item affectation over the surplus area. Currently the affectation affects all of Lot 1 on DP911478 (see Figure 11). The proposal would remove the affectation from the surplus land area reducing the curtilage to the water tower from the north (see Figure 12). The Ashbury Heritage Conservation Area affectation over the site would remain as would its listing on the Schedule 5 Environmental Heritage of Canterbury LEP 2012.

Table 1: Existing and Proposed Planning Controls for the site, Adjoining Zone R2 controls

Control	Existing	Proposed Site	Adjoining R2 Zoned Land
Zone	SP2 Infrastructure (Water Supply System)	R2 Low Density Residential	R2 Low Density Residential
Height of Buildings	N/A	8.5m	8.5m
Minimum Lot Size	N/A	460m ²	460m ²
Floor Space Ratio	N/A	Nil – to be managed through clause 4.4(2A) and 4.4A of CLEP 2012*.	Nil – managed through clause 4.4(2A) and 4.4A of CLEP 2012*.
Heritage	State Heritage Curtilage – Ashfield Reservoir and Ashbury Heritage Conservation Area	Reduced State Heritage Curtilage – Ashfield Reservoir and Ashbury Heritage Conservation Area.	n/a

*CLEP 2012 extracts state:

Clause 4.4(2A)

Floor Space Ratio

(2A) Despite subclause (2), the maximum floor space ratio for a building that is a dwelling house or a semi-detached dwelling is as follows—

- (a) 0.65:1—if the site area is less than 200 square metres,*
- (b) 0.55:1—if the site area is at least 200 square metres, but less than 600 square metres,*
- (c) 0.5:1—in any other case.*

Clause 4.4A

Exceptions to maximum floor space ratio for non-residential development

(2) Despite clause 4.4, the floor space ratio for non-residential development on land to which this clause applies must not exceed—

- (a) if the land is in Zone R2 Low Density Residential or Zone R3 Medium Density Residential—0.5:1,*

The proposed zoning and development standards are consistent with the surrounding R2 low density residential zoning.

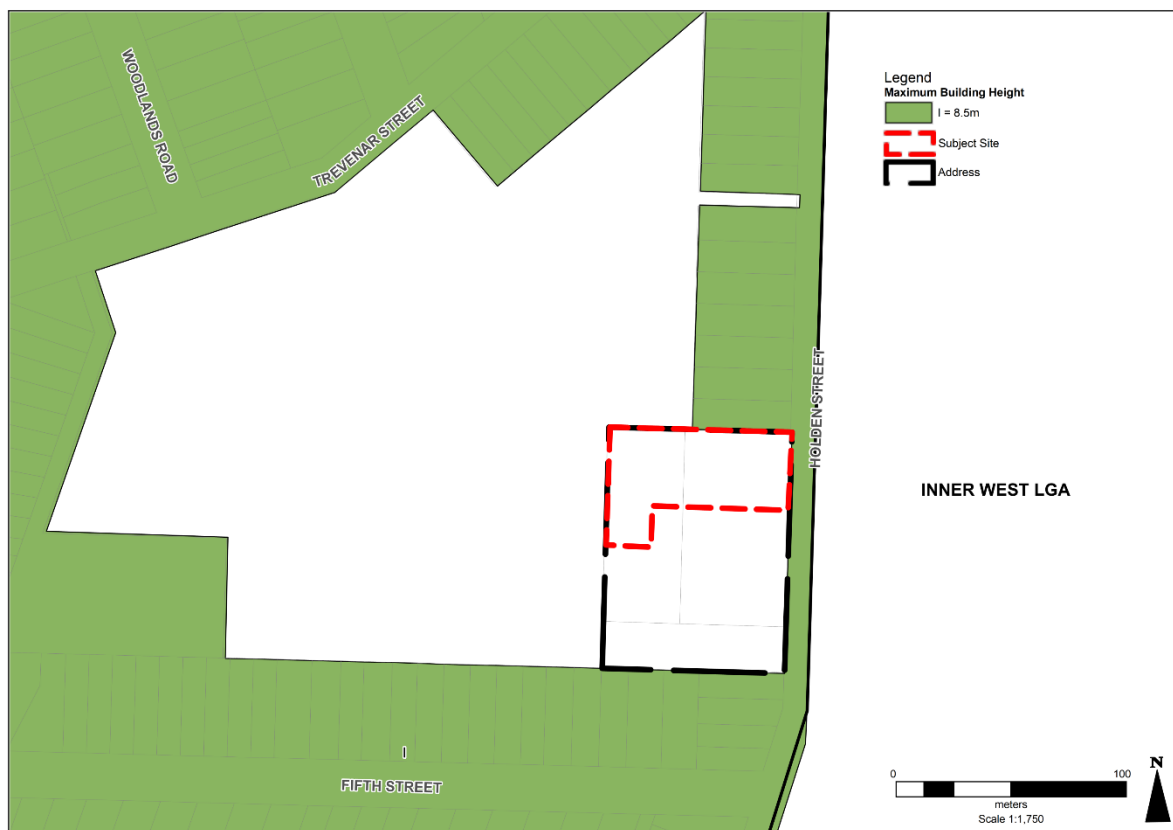


Figure 7: Existing Height of Buildings Map

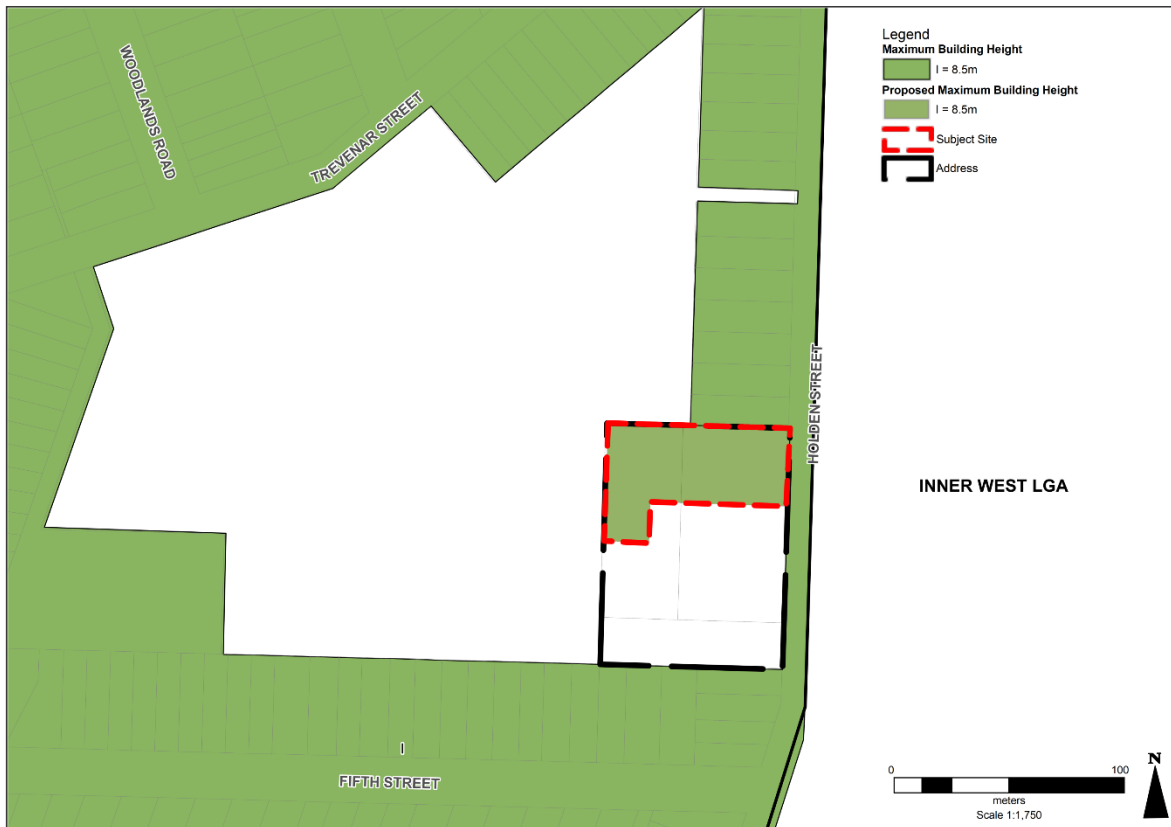


Figure 8: Proposed Height of Buildings Map

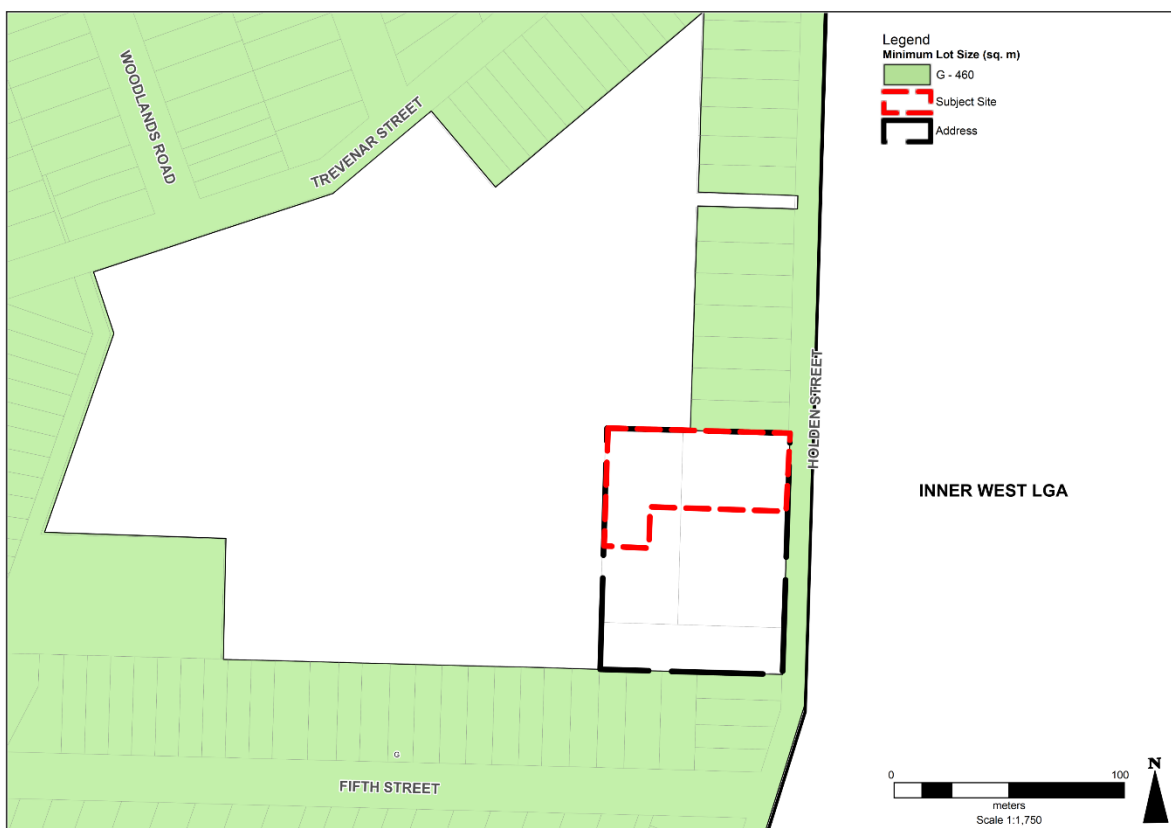


Figure 9: Existing Lot Size Map

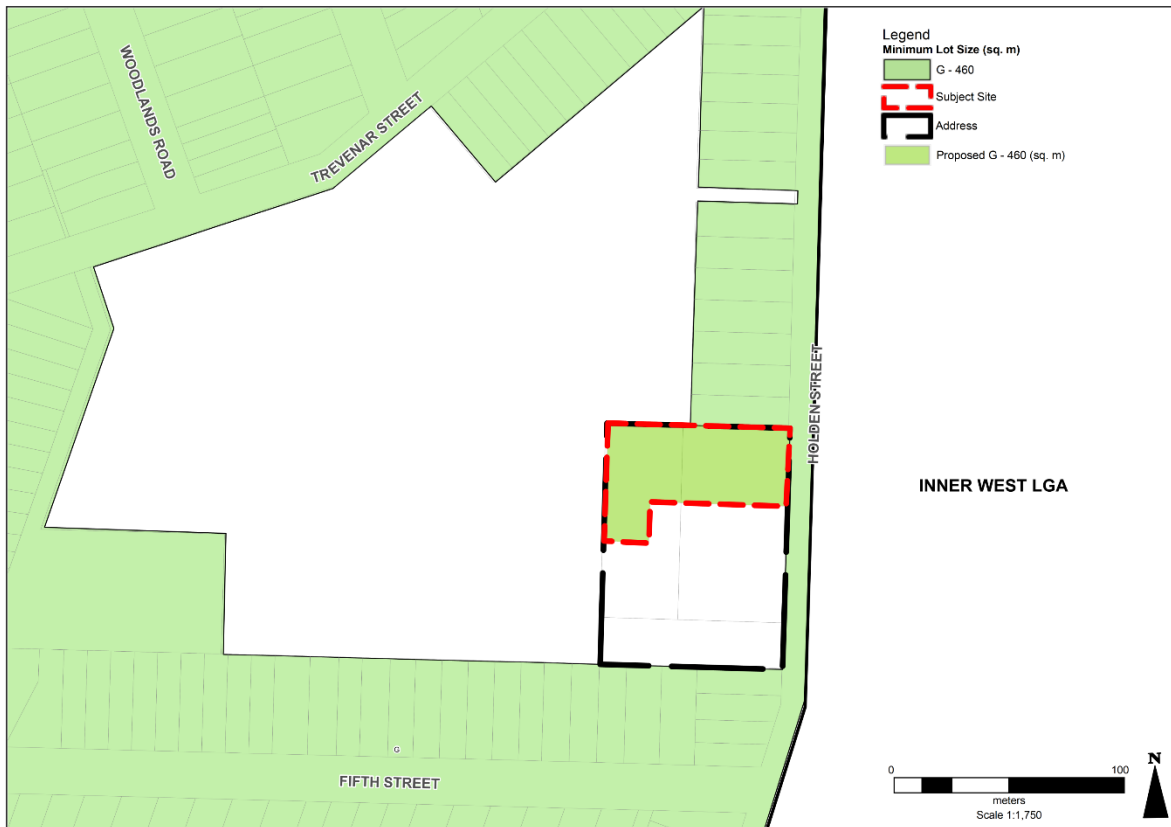


Figure 10: Proposed Lot Size Map

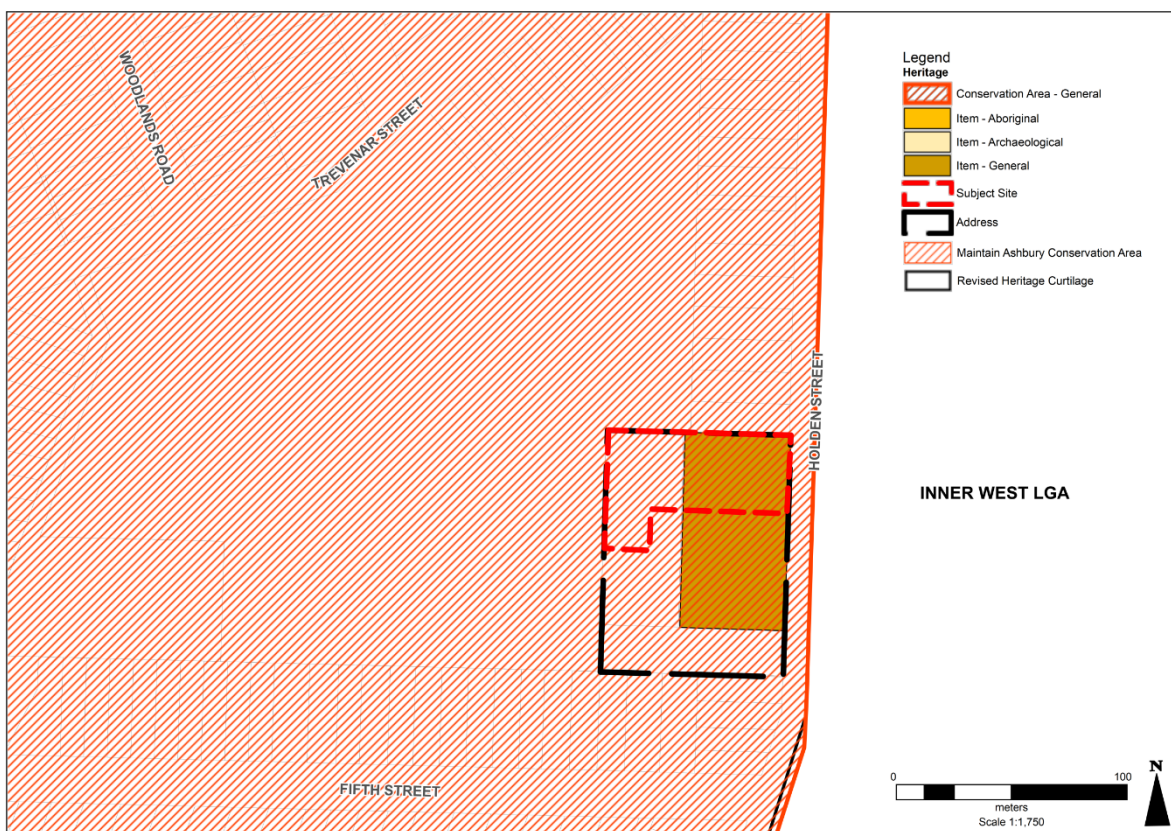


Figure 11: Existing Heritage Map

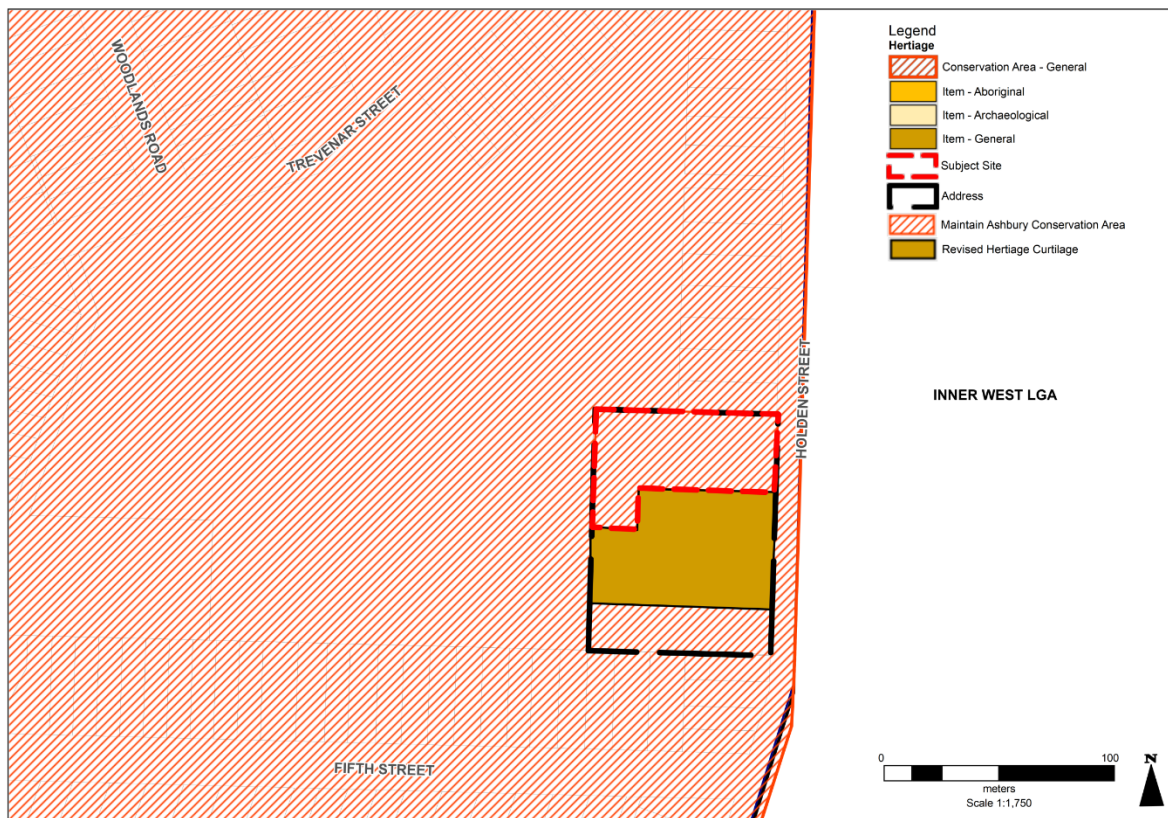


Figure 12: Proposed Heritage Map

3. SUMMARY

The assessment considered the proposal based on the Department of Planning, Industry and Environment's Strategic Merit Test as outlined in the Department's publication *A Guide to Preparing Local Environmental Plans*. The intended outcome is to determine whether a proposal demonstrates strategic merit to proceed to the Gateway, namely whether the proposal gives effect to key policies, including:

- Greater Sydney Region Plan (A Metropolis of Three Cities)
- South District Plan
- Local Strategic Planning Statement
- Canterbury Bankstown Housing Strategy
- Department of Planning and Environment's publications: *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals*.

In relation to the proposed rezoning, Council's assessment findings (summarised in Section 4 below and detailed in Attachment A) indicate that **the proposal has strategic merit** as it will:

- deliver a zone which is compatible with the surrounding residential zone and eventually additional infill dwellings in the City contributing to greater housing diversity.
- has regard to the context, with the site being located within a Heritage Conservation Area and within a property listed as being of Local heritage significance and listed on Sydney Water's S170 (Heritage Act) heritage register and will manage impacts to the Heritage Conservation Area through a Site-Specific DCP.
- will ensure that identified contamination impacts are appropriately mitigated.
- Can make provision for a requirement of 5% affordable housing contribution for planning proposals resulting in more than 1000sqm of residential floorspace.

Should Council decide to proceed with a planning proposal, the assessment identifies the need for the following information to be provided post Gateway:

- Remediation Action Plan (RAP)
- Site Audit Report (SAR) covering the RAP by an EPA accredited Site Auditor
- Draft site-specific Development Control Plan (DCP) to ensure a development outcome that is sympathetic to the heritage character of the surrounding area.
- Planning Agreement to facilitate a contribution for Affordable Housing.

4. ASSESSMENT

In August 2016, the Department of Planning, Industry and Environment introduced the *Strategic Merit Test* to determine whether a proposal should proceed to Gateway as outlined in the Department's publication *A Guide to Preparing Local Environmental Plans*.

The proposal demonstrates strategic merit (see Attachment A) to proceed to Gateway subject to addressing the likely impacts as a result of the proposal. Should the proposal proceed to Gateway, the assessment identifies the following key issues to be addressed prior to exhibition.

4.1 Heritage

The subject site is part of the Ashfield Reservoir Heritage Item listed on Canterbury LEP 2012 (Schedule 5 Environment Heritage) and on Sydney Water's S170 Heritage Register.

Council referred the Statement of Heritage Impact (SOHI) to the NSW Government Heritage Office for review and comment. The SOHI supported the proposed reduction of the heritage curtilage on the Ashfield Reservoir (WS003, Item No.11) as shown in Figure 12.

The NSW Heritage Office review supported the spot rezoning and curtilage reduction as the recommended controls are considered appropriate and in keeping with the surrounding residential development. The Heritage Office requested a site specific DCP to guide sympathetic development.

Council has reviewed the SOHI and agrees that the spot rezoning and potential future development will have minimal impact on the heritage significance of the Ashfield Reservoir or Ashbury Heritage Conservation Area, with the application of a site specific DCP to guide sympathetic development.

4.2 Contamination

Council requested a review by an EPA accredited Site Auditor of the reports which identified that the site contained contaminants. The Site Audit Report (SAR) reviewed all the reports submitted by the applicant and acknowledged that the investigation plan is appropriate for determining the contamination status and assessing the suitability of the site for the proposed low density residential land use.

Council is satisfied that the land can be made suitable for the proposed use, subject to a Remediation Action Plan (review by a Site Auditor) being prepared post Gateway to determine the works necessary to render the site suitable for all available uses under R2 Low Density Residential zoning.

4.3 Affordable Housing

Council is currently exhibiting a Draft Affordable Housing Strategy. The draft strategy identifies that the Planning Agreement Policy will be amended to require a 5% affordable housing contribution for planning proposals resulting in uplift of more than 1000m² of residential floorspace, unless otherwise agreed with Council.

A potential yield of 5 residential lots would trigger the 1000m² threshold. The proponent will be asked to demonstrate how they can comply with this direction post Gateway.

4.4 Impact on infrastructure

The proposal is located within a suburb that is adequately serviced by existing utility, community and transport infrastructure. The impacts on community facilities such as schools is relatively minor based on the proposed increase to five lots. Further, the minor increase in demand on other utility, community and transport infrastructure from potential development that would result from the rezoning can be addressed via Council's Section 94 Contributions Plan at the Development Application phase.

OTHER CONSIDERATIONS

In relation to other considerations, Council assessed the proposal against the justification matters outlined in DPIE's publication *A Guide to Preparing Planning Proposals*.

The intended outcome is to demonstrate whether there is justification for a proposal to proceed to the Gateway based on consistency with the relevant state environmental planning policies and Ministerial Directions.

A key matter for consideration is managing the likely effects as a result of the proposal to heritage significance, management of contamination issues and delivery of affordable housing.

The assessment identifies the need for the following information post Gateway should Council decide to proceed with a planning proposal:

- Remediation Action Plan (RAP)
- Site Audit Report (SAR) covering the RAP by an EPA accredited Site Auditor
- Draft site specific development control plan (DCP) to ensure a development outcome that is sympathetic to the character of the surrounding area.
- A commitment to a financial contribution for Affordable Housing to be delivered in the City.

Attachment A outlines the assessment findings.

ATTACHMENT A–Assessment Findings

Attachment A outlines the assessment findings and is based on the justification matters as set out by the Department of Planning, Industry and Environment.

1. Strategic Merit Test

Section 1 assesses the proposal based on the Department of Planning & Environment's Strategic Merit Test as outlined in the Department's publication *A Guide to Preparing Local Environmental Plans*. The intended outcome is to determine whether a proposal demonstrates strategic and site specific merit to proceed to the Gateway. A proposal that seeks to amend controls that are less than 5 years old will only be considered where it clearly meets the Strategic Merit Test.

1.1 Is the proposal consistent with the relevant district plan within the Greater Sydney Region, or corridor / precinct plans applying to the site, including any draft regional, district or corridor / precinct plans released for public comment?

1.1.1 Greater Sydney Region Plan (*A Metropolis of Three Cities*)

Evaluation	Consistent
<p>Proponent's Submission: This planning proposal is consistent with the Greater Sydney Region Plan, namely Objective 10 to provide ongoing housing supply and a range of housing types in the right locations. The proposed zone is consistent with the low density residential character of the surrounding suburban neighbourhood.</p> <p>Council's Assessment: The proposal is generally consistent with the Greater Sydney Region Plan, namely:</p> <ul style="list-style-type: none"> • Objective 4 – Infrastructure use is optimised under 'A city supported by Infrastructure' direction; • Objective 10 – Greater Housing Supply under the direction for 'Housing the City'; • Objective 13 – Environmental heritage is identified conserved and enhanced under 'A city of great places' direction, and; • Objective 37 – Exposure to natural and urban hazards is reduced under the direction for 'A resilient city'. <p>The proposed zoning and planning control amendments is consistent with the low density residential and conservation character of the surrounding neighbourhood and the significance of the Ashfield Reservoir.</p>	Yes.

1.1.2 South District Plan

Evaluation	Consistent
Proponent's Submission: The subject site is located within the Southern subregion of Sydney. The planning proposal is consistent with the	Yes.

<p>objectives outlined for the South subregion in that it will assist in achieving the priority to 'support the delivery of Canterbury-Bankstown's five year housing target of 13,250 dwellings, recognising significant growth from both infill development and the Bankstown to Sydenham urban renewal corridor'.</p> <p>The planning proposal is consistent with the South District Plan, namely Planning Priority S5 to provide housing supply in the form of local infill development. The proposed zone is consistent with the low density residential character of the surrounding suburban neighbourhood.</p> <p>Council's Assessment: The proposal is generally consistent with the South District Plan, namely:</p> <ul style="list-style-type: none"> • Objective 4 – Infrastructure use is optimised under Planning Priority S1: Planning for a city supported by Infrastructure; • Objective 10 – Greater Housing Supply under Planning Priority S5: Providing housing supply, choice and affordability with access to jobs, services and public transport; • Objective 13 – Environmental heritage is identified conserved and enhanced under Planning Priority S6: Creating and renewing great places and local centres, and respecting the District's heritage, and; <p>The proposed rezoning will optimize infrastructure use by unlocking infrastructure land that is no longer required for operational purposes to provide greater housing supply within the greater Sydney region. Furthermore, the proposed R2 zone is consistent with the low density residential and conservation character of the surrounding suburban neighbourhood.</p> <p>The reduction to the State Agency Heritage curtilage of the Item is considered appropriate as per advice from the Heritage Office and Heritage Consultant. Potential impacts to the Ashbury Conservation Heritage Area will be managed through application of a site-specific DCP, to will ensure consistency with surrounding and future uses on the site.</p>	
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1.2 Is the proposal consistent with a relevant local strategy that has been endorsed by the Department?

1.2.2 Local Strategic Planning Statement – *Connective City 2036*

Evaluation	Consistent
<p>Proponent's Submission: Nil to report (submitted prior to draft LSPS).</p> <p>Council's Assessment: On 10 December 2019, the draft Local Strategic Planning Statement (LSPS) – <i>Connective City 2036</i> was adopted by Canterbury Bankstown Council. The LSPS was endorsed by the Greater Sydney Commission on 16 March 2020.</p> <p><i>Connective City 2036</i> aims to integrate a variety of transport modes with different land uses so that more people can connect to more places within the City and beyond. It will help to improve the City's ecological</p>	Yes

<p>and river systems and create quality places for healthy living and ecological integrity.</p> <p>With a City-wide target of 50,000 new dwellings by 2036, the planning proposal delivers on Actions E6.4.119 and E6.4.120 of Evolution 6: Urban and Suburban Places, Housing the City. These actions are:</p> <ul style="list-style-type: none"> • E6.4.119 Reinforce the low density character of suburban areas subject to Council's Local Housing Strategy • E6.4.120 Identity the attributes that make special character areas unique, refine their boundaries and protect them from inappropriate development. • E6.11.137 Affordable and social housing – prepare and exhibit the Affordable Housing Policy. <p>The proposal will ensure that impacts to the heritage water tower and heritage conservation area are minimised through a site-specific DCP that would be exhibited with the Planning Proposal. The proposed R2 Residential Zone is in keeping with the surrounding zone.</p> <p>Council is currently exhibiting a Draft Affordable Housing Strategy. The draft strategy identifies that the Planning Agreement Policy will be amended to require a 5% affordable housing contribution for planning proposals resulting in uplift of more than 1000m² of residential floorspace, unless otherwise agreed with Council.</p> <p>A potential yield of 5 residential lots (including up to 10 dwellings based on lot configuration) would trigger the 1000m² threshold. The proponent will be asked to demonstrate how they can comply with this direction post Gateway.</p> <p>As such the proposal is generally consistent with the LSPS – <i>Connective City 2036</i>.</p>	
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1.3 Is the proposal responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls?

Evaluation	Consistent
<p>Proponent's Submission: No comment.</p> <p>Council's Assessment: The proposal does not respond to a change in circumstances.</p>	No

1.4 Does the proposal have regard to the natural environment (including known significant environmental values, resources or hazards)?

Evaluation	Consistent
<p>Proponent's Submission: The proposal appropriately responds to the existing natural environment of the site, including remediation investigations that will render the site suitable for low density residential</p>	Yes

use. No significant environmental values or resources are known on the site.	
Council's Assessment: The proposal has regard to the natural environment as there are no significant effects known beyond contamination on the site.	

1.5 Does the proposal have regard to the existing uses, approved uses and likely future uses of land in the vicinity of the land subject to a proposal?

Evaluation	Consistent
<p>Proponent's Submission: The proposed zone is consistent with the low density residential character of the surrounding suburban neighbourhood. The proposed rezoning to R2 Low Density Residential is consistent with the surrounding land uses and is not considered to result in any unacceptable amenity impacts.</p> <p>Council's Assessment: The proposal has regard to and is generally consistent with the existing and desired future uses of land in the surrounding area for the reasons outlined in section 1.1 of this attachment.</p> <p>Further, the reduction to the State Agency Heritage curtilage of the Item is considered appropriate as per advice from the Heritage Office and Heritage Consultant. Potential impacts to the Ashbury Conservation Heritage Area will be managed through application of a site-specific DCP, to ensure consistency with surrounding and future uses on the site.</p>	Yes

1.6 Does the proposal have regard to the services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision?

Evaluation	Consistent
<p>Proponent's Submission: No comment.</p> <p>Council's Assessment: The proposal is located within a suburb that is serviced by existing utility, community and transport networks. Due to the size of the proposal, the increase in demand for services such as schools would be minor. The demand on transport, community and utility infrastructure from the potential development that would result from the rezoning can be funded through Council's Section 94 Contributions Plan.</p>	Yes

2. Planning Proposals – Justification Matters

Section 2 assesses the proposal based on the justification matters as outlined in the Department of Planning and Environment's publication *A Guide to Preparing Planning Proposals*. The intended outcome is to demonstrate whether there is justification for a proposal to proceed to the Gateway.

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

Evaluation	Consistent
<p>Proponent's Submission: This planning proposal is not a result of any strategic study or report.</p> <p>Council's Assessment: The proposal is not the result of any strategic study or report.</p>	No

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

Evaluation	Consistent
<p>Proponent's Submission: Yes. Amending CLEP 2012 and rezoning part of the subject site to R2 Low Density Residential is the best means of achieving the objectives and outcomes of this planning proposal. This will facilitate the redevelopment of this land for residential purposes.</p> <p>Council's Assessment: This planning proposal to rezone surplus Sydney Water land at 165-169 Holden Street, Ashbury is the best means of achieving the intended outcomes.</p> <p>The proposed rezoning will provide for local housing needs and is consistent with low density residential character of the surrounding neighbourhood. The addition of relevant planning controls, including site specific controls, is to be applied over the subject site to facilitate delivery of new development that does not impact on the character of the Ashfield Reservoir and surrounding Ashbury Conservation Area.</p> <p>Should Council decide to proceed with a planning proposal, a site specific development control plan is recommended to ensure sympathetic development with the surrounding character housing.</p>	Yes

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

2.3.1 Metropolitan Plan (*A Plan for Growing Sydney*)

Evaluation	Consistent
<p>Proponent's Submission: The current Sydney Metropolitan strategy – <i>A Plan for Growing Sydney</i> (the Plan) identifies that Sydney will need around 664,000 additional homes over the next 20 years. The planning proposal is consistent with the Plan in providing additional land for residential purposes in appropriate areas which are well serviced by public transport, roads, open space and community facilities.</p> <p>The rezoning sought under this planning proposal will:</p> <ul style="list-style-type: none"> • Help to achieve the aims of the Plan 	Yes

Evaluation	Consistent
<ul style="list-style-type: none"> Assist in providing housing stock and choice that suits different needs, budgets and lifestyle choices. <p>Council's Assessment: The proposal is generally consistent with the directions of the Metropolitan Plan, '<i>A Plan for Growing Sydney</i>', namely Direction 2.1: Accelerate housing supply across Sydney. The proposal delivers on the following actions of Direction 2.1:</p> <ul style="list-style-type: none"> Action 2.1.1: accelerate housing supply and local housing choices Action 2.1.3: Deliver more housing by developing surplus or under-used Government land. 	

2.3.2 Greater Sydney Region Plan

Evaluation	Consistent
<p>Proponent's Submission: Refer to section 1.1 of this attachment.</p> <p>Council's Assessment: The proposal is generally consistent with the Greater Sydney Region Plan for the reasons outlined in section 1.1 of this attachment.</p>	Yes

2.3.3 South District Plan

Evaluation	Consistent
<p>Proponent's Submission: Refer to section 1.1 of this attachment.</p> <p>Council's Assessment: The proposal is generally consistent with the South District Plan for the reasons outlined in section 1.1 of this attachment.</p>	Yes

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

2.4.1 Community Plan – CBCity 2028

Evaluation	Consistent
<p>Proponent's Submission: The vision of Council's Community Plan 'CBCity 2028' is to have a city that is 'thriving, dynamic and real. The 'Liveable & Distinctive' direction will achieve this by promoting a well-designed city which preserves the identity and character of local villages. The proposal is consistent with the Community Plan.</p> <p>Council's Assessment: The CBCity 2028 is Council's 10-year plan to guide the City of Canterbury Bankstown on its journey through seven destinations to be a thriving, dynamic and real city.</p> <p>The proposal is generally consistent with the Canterbury Bankstown Community Plan – <i>CBCity 2028</i>, especially direction 6 for a liveable and distinctive city.</p>	Yes

2.4.2 Local Strategic Planning Statement – *Connective City 2036*

Evaluation	Consistent
<p>Proponent's Submission: Nil to report (submitted prior to draft LSPS).</p> <p>Council's Assessment: On 10 December 2019, the draft Local Strategic Planning Statement (LSPS) – <i>Connective City 2036</i> was adopted by Canterbury Bankstown Council. The LSPS have achieved assurance from the Greater Sydney Commission (GSC) and is awaiting adoption by Council, or under delegation to the General Manager.</p> <p><i>Connective City 2036</i> aims to integrate a variety of transport modes with different land uses so that more people can connect to more places within the City and beyond. It will help to improve the City's ecological and river systems and create quality places for healthy living and ecological integrity.</p> <p>With a local target of 50,000 new dwellings by 2036, the planning proposal delivers on Actions E6.4.119 and E6.4.120 of Evolution 6: Urban and Suburban Places, Housing the City. These actions are:</p> <ul style="list-style-type: none"> • E6.4.119 Reinforce the low density character of suburban areas subject to Council's Local Housing Strategy • E6.4.120 Identity the attributes that make special character areas unique, refine their boundaries and protect them from inappropriate development <p>Potential impacts to the Ashbury Conservation Heritage Area will be managed through application of a site-specific DCP, to ensure consistency with surrounding and future uses on the site.</p> <p>The proposal is generally consistent with the draft LSPS – <i>Connective City 2036</i>.</p>	Yes

2.4.3 Canterbury Residential Development Strategy and draft Canterbury Bankstown Housing Strategy

Evaluation	Consistent
<p>Proponent's Submission: The Canterbury Residential Development Strategy (RDS) sets out the housing strategy to the year 2031. It considers the zoning and development controls in place to deliver housing to cater for the needs of the existing and incoming population for the area. The RDS is important in understanding the factors that drive the demand for new housing into the future and to ensure there are sufficient development opportunities for both the private and public sectors to meet this demand.</p> <p>Redundant land uses are discussed at Section 2.3.3 in the RDS which is relevant to the planning proposal. The RDS states that 'careful consideration should be given to decisions to change the zoning of</p>	Yes

redundant uses and, if and where supported, the proposed zoning to ensure amenity impacts are appropriately resolved’.

The proposed rezoning to R2 Low Density Residential is consistent with the surrounding land uses and is not considered to result in any unacceptable amenity impacts.

The planning proposal is not inconsistent with this local strategy and will provide additional housing within the Canterbury Bankstown LGA.

Council’s Assessment: Council has reviewed the RDS and supports the applicant’s position that the proposal is generally consistent with the local strategy. As it’s anticipated that the RDS will be superseded by the Draft Canterbury Bankstown Housing Strategy in the near future, the proposal has also been assessed against the revised strategy.

The Draft Canterbury Bankstown Housing Strategy is on exhibition following Council endorsement on the 25th February 2020. The intended outcome of the study is to inform a review of local environmental plans and guide future planning decisions.

With a forecast population of 500,000 by 2036 and the scarcity of greenfield development land, Council recognises that it cannot continue to rely on the delivery of housing in suburban areas.

The proposal delivers on the following strategic directions:

- #1 – Deliver 50,000 dwelling by 2036, subject to the NSW Government providing upfront infrastructure support;
- #4 – Ensure new housing in centres and suburban areas are compatible with the local character, and;
- #5 – Provide a choice of housing types, sizes, tenures and prices to suit each stage of life.

The proposal and intended form of housing supply in the Ashbury area aligns with the purpose of zone R2 Low Density Residential as outlined in the Strategy.

The RDS did not consider sites associated with a Heritage item or a heritage conservation area to be capable or accommodating further dwelling. Council could not have foreseen the identification of the site as surplus land to operational uses at the time of the RDS report (2013).

Subsequently, the planning proposal is generally consistent with both the RDS and draft Canterbury Bankstown Housing Strategy.

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

2.5.1 State Environment Planning Policy No. 55–Remediation of Land

Evaluation	Consistent
<p>Proponent's Submission: The subject site contains a level of contamination. Sydney Water have undertaken a Detailed Site Investigation (DSI) on the subject site.</p> <p>Based on the findings of the report, there are a number of contaminants on site which are required to be remediated prior to potential future use as low density residential development.</p> <p>Council's Assessment: This SEPP requires Council to consider land contamination where it is proposed to enable development for sensitive land uses. Part 7A of the EP&A Act reinforces this direction.</p> <p>According to the DSI report and subsequent Site Auditor Report (SAR) submitted with the application for the proposed low density residential use; the nature and extent of the contamination has been appropriately determined and the investigation, remediation or management plan is appropriate.</p> <p>Should Council proceed with a planning proposal, a Remediation Action Plan (RAP) (undertaken or approved by an accredited site auditor) is required post Gateway. The RAP will determine the works necessary to make the site suitable for all available uses under R2 Low Density Residential zoning.</p>	<p>Yes. Remediation Action Plan required if Council decides to proceed.</p>

2.5.2 State Environment Planning Policy (Infrastructure) 2007

Evaluation	Consistent
<p>Proponent's Submission: The planning proposal is not consistent with the aims of the Infrastructure SEPP.</p> <p>The planning proposal seeks approval for a minor rezoning and updates to the associated planning control maps. The amendments will not impact land to be retained by Sydney Water from relying on provisions within the ISEPP.</p> <p>Council's Assessment: This SEPP identifies matters for consideration in relation to development adjacent to state classified infrastructure such as transport, electrical and water supply facilities.</p> <p>The proposal is consistent with the aim of this SEPP by allowing for the efficient development, redevelopment or disposal of surplus government owned land.</p>	<p>Yes.</p>

2.6 Is the planning proposal consistent with applicable Ministerial Directions?

2.6.1 Direction 2.3 – Heritage Conservation

Evaluation	Consistent
<p>Proponent's Submission: The subject site contains Ashfield Reservoir which is listed on the State Heritage Register.</p> <p>Council is currently considering a DA for the subdivision of the site to reconfigure the boundaries. This would create future Lot 1 (surplus land) and future Lot 2 which will contain the Ashfield Reservoir. This PP is consistent with the subdivision application and lot layout with this application seeking to rezone future Lot 1.</p> <p>A Statement of Heritage Impact (SOHI) was commissioned by Sydney Water. This report concluded that the proposed subdivision is not considered to have an adverse impact on the heritage significance of the Ashfield Reservoir. A separate application has been made to the NSW OEH to modify the curtilage of the heritage item.</p> <p>The subject site is also located within the Ashbury Conservation Area. The SOHI concluded that the proposed subdivision of the site will not have any direct impact upon the Ashbury Conservation Area.</p> <p>Council's Assessment: The objectives of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</p> <p>Council referred the SOHI to the NSW Government Heritage Office for review and comment. The Heritage Office review supported the spot rezoning as the recommended controls are considered appropriate and in keeping with the surrounding residential development. The Heritage Office requested a site specific DCP to guide sympathetic development. Council has reviewed the SOHI and agrees that the spot rezoning and potential future development will have minimal impact on the heritage significance of the Ashfield Reservoir or Ashbury Conservation Area, with application of a site specific DCP to guide sympathetic development.</p> <p>The SOHI states that the planning proposal will maintain the item of significance, the Ashfield Reservoir. This is consistent with the requirements of this Ministerial Direction.</p> <p>Council notes that the subdivision DA is on hold until the rezoning is resolved.</p> <p>The development outcome/s that could result from the rezoning has the potential to be inconsistent with the conservation of the Ashbury Conservation Area character.</p>	<p>Yes, subject to application of a site specific DCP.</p>

Based on this, Council has requested a site specific DCP to facilitate protection of the Ashbury Conservation Area character (to be provided post-Gateway).

Based on the assessment the planning proposal can be made consistent with the requirements of Direction 2.3 – Heritage Conservation.

2.6.2 Direction 3.1 – Residential Zones

Evaluation	Consistent
<p>Proponent's Submission: The proposal is consistent with this direction. The rezoning will facilitate densities consistent with the surrounding area. The proposed rezoning is consistent with surrounding land to the north, south and east.</p> <p>Council's Assessment: The objectives of this direction is to encourage a variety of housing types, make efficient use of existing infrastructure and minimise the impact of residential development on environment and resource lands.</p> <p>The planning proposal is consistent with this Ministerial Direction as the rezoning would provide suitably zoned land for additional dwellings in an existing residential area. The site-specific DCP will ensure any resultant development is in keeping with the heritage character of the locality.</p>	Yes.

2.6.3 Direction 3.4 – Integrating Land Use and Transport

Evaluation	Consistent
<p>Proponent's Submission: The site's location and access to public transport and existing facilities within nearby commercial centres achieves consistency with the objectives of this policy.</p> <p>Council's Assessment: The objective of this direction is to give effect to and be consistent with specific guidelines.</p> <ul style="list-style-type: none"> <i>Improving Transport Choice – Guidelines for planning and development (DUAP 2001)</i> <p>Many of the planning principles in this guideline relate to location and design considerations for higher density housing. The rezoning of the subject site would allow for low density residential infill development within an established urban area. As such many of the principle in this guideline would not apply.</p> <p>However, the subject site is in proximity to dedicated bus routes which accesses the Hurlstone Park or Canterbury railway stations within 5 minutes and as such is consistent the principles of delivering new housing close to good transport options.</p>	Yes.

<ul style="list-style-type: none"> <i>The Right Place for Business and Services – Planning Policy (DUAP 2001)</i> <p>This guideline refers to business and services. The planning proposal does not propose any business activities.</p> <p>The planning proposal and potential associated impacts are consistent with this Ministerial Direction due to the close proximity to bus services. The planning proposal is an extension of an existing 2(a) residential zone. It is considered that any additional dwellings which result from the development of this land under this zone would utilise existing road networks and public transport services.</p>	
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2.6.5 Direction 5.10 – Implementation of Regional Plans

Evaluation	Consistent
<p>Proponent's Submission: The planning proposal is consistent with the current aims outlined in the Greater Sydney Region Plan (GSRP). Refer 2.3.2 for more information.</p> <p>Council's Assessment: The objectives of this direction is to give legal effect to the vision, land use strategy, policies outcomes and actions contained in regional plans.</p> <p>The planning proposal is consistent with GSRP As set out in section 1.1 of this report.</p>	Yes.

2.6.6 Direction 6.2 – Land for Public Purposes

Evaluation	Consistent
<p>Proponent's Submission: While the land is not identified to be acquired under CLEP, it is no longer required for a public purpose being for a Water Supply System. Sydney Water have lodged this planning proposal seeking to rezone part of the site to residential to facilitate the sale of this land.</p> <p>Council's Assessment: The objectives of this direction is to facilitate the provision of public services and facilities or the removal of reservations where the land is no longer required.</p> <p>The proposal is consistent as the rezoning is requested by Sydney Water, the public authority responsible for the site. The site is identified by Sydney Water as no longer being required for operational uses.</p>	Yes.

2.6.8 Direction 7.1 – Implementation of A Plan for Growing Sydney

Evaluation	Consistent
<p>Proponent's Submission: The planning proposal is consistent with A Plan for Growing Sydney and will facilitate housing growth within an identified growth area. Refer section 2.3.1 for more information.</p>	Yes.

<p>Council's Assessment: The objectives of this direction is to give legal effect to the planning principles; directions; and priorities for subregions, strategic centres and transport gateways contained in <i>A Plan for Growing Sydney</i>.</p> <p>The proposal is consistent with <i>A Plan for Growing Sydney</i> as per section 2.3.1.</p>	
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2.7 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?

Evaluation	Consistent
<p>Proponent's Submission: No. The subject site is not identified as containing threatened species, critical habitat, ecological communities or their habitat.</p> <p>Council's Assessment: The proposal is consistent with the Ministerial Direction 2.1 as it does not adversely affect any critical habitat or threatened species, populations or ecological communities, or their habitats.</p>	Yes

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

Evaluation	Consistent
<p>Proponent's Submission: There are no other likely environmental effects that are anticipated to result from the rezoning. Any remediation of the site will be completed prior to a change in land use.</p> <p>Technical reports undertaken on the site concluded that residential zoning for the site provides an acceptable outcome.</p> <p>Council's Assessment: The proposal is not affected by any other known environmental effects.</p>	Yes

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

Evaluation	Consistent
<p>Proponent's Submission: Yes. There is not considered to be any adverse social or economic effects as a result of the amendments sought. It is considered that the rezoning will have a largely positive social outcome and will be harmonious with the existing social fabric of Ashbury through:</p> <ul style="list-style-type: none"> • Providing an infill site for residential land use in close proximity to open space and public transport. • Adopting R2 Low Density Residential zoning which is consistent with the surrounding land uses. 	Yes.

<ul style="list-style-type: none"> Facilitating future residential subdivision in line with CLEP 2012 as illustrated within the concept plans (not included with LPP submission). This rezoning will support future residential lots to meet the changing needs of the population. <p>The planning proposal will facilitate future residential development that contributes additional housing within a suitable location.</p> <p>Council's Assessment: The proposal would not have any other adverse social or economic effects that require management or mitigation.</p>	
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2.10 Is there adequate public infrastructure for the planning proposal?

Evaluation	Consistent
<p>Proponent's Submission: Yes. The residential development yield anticipated from the rezoning is modest and is considered to have negligible increase in traffic movements within the local road network.</p> <p>Council's Assessment: The proposal is located within a suburb that is serviced by existing utility, community and transport networks. Council does not consider the scale of potential development that would result from the rezoning (up to 5 parcels) to significantly increase demand for services.</p>	Yes

2.11 What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

Evaluation	Consistent
<p>Proponent's Submission: Consultation with relevant State and Commonwealth public authorities will be undertaken as part of the exhibition of the planning proposal, as directed by the Gateway Determination.</p> <p>Council's Assessment: The proposal has not been the subject of consultation with State and Commonwealth public authorities, except for the NSW Government Heritage Office. The Heritage Office support the spot rezoning as the recommended controls are considered appropriate and in keeping with the surrounding residential development. Any additional consultation with State and Commonwealth public authorities will be undertaken post Gateway, should Council decide to proceed with a planning proposal.</p>	Yes

-END-