



## Detailed report

Following Council's resolution to endorse the PP on 7 August 2013, the PP was forwarded to the Department of Planning & Infrastructure on 15 August 2013 for Gateway Determination.

On 10 September 2012, Council received a response from the Department to advise that the PP may proceed subject to the following:

1. *Proceed and finalise the planning proposal within 12 months of the date of the Gateway Determination.*
2. *Community and Agency consultation occur for a minimum of 28 days. The following agencies are to be consulted:*
  - *NSW Office of Environment and Heritage*
  - *NSW Department of Primary Industries – Agriculture*
  - *NSW Rural Fire Service*
  - *NSW Office of Water*
  - *NSW Roads and Maritime Services*
3. *Council prepare amended maps which are at an appropriate scale and clearly identify the subject land for the Section 59 submission that are compliant with the Departments Standard technical requirements for LEP maps. The following maps are to be amended:*
  - *Lot Size Map (LSZ\_006)*
  - *Land Zoning Map (LZN\_006)*
4. *Council is to request the Department to draft and finalise the amendment no later than 6 weeks prior to the projected making of the amendment date.*
5. *A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).*

A copy of the Gateway Determination is Attachment 2 and the Planning Proposal submitted on behalf of the applicant is located at the end of the business paper.

The PP was prepared Barnsons on behalf of Adam Woods and includes Lots 16 & 17 DP 756897.

The land is currently zoned RU1 Primary Production under the LEP 2012. The Planning Proposal

### **Servicing**

The site can be serviced by reticulated water and sewer, however this will be reliant on the Caerleon subdivision proceeding. If Caerleon does not proceed, the cost of providing these services will increase substantially for the developer of any future industrial subdivision.

### **Public Authority Submissions**

The following agencies provided a response in relation to the PP:

- NSW Office of Environment & Heritage
- NSW Primary Industries – Fisheries
- NSW Trade & Investment – Resources & Energy
- NSW Roads and Maritime Services

No agencies objected to the proposal, however NSW RMS raised the following concerns:

- To fund road works, Council should develop a plan or instigate a planning agreement at subdivision stage to ensure adequate monies are collected for any necessary road upgrades.
- A traffic study will need to be prepared to assess the traffic impacts of future subdivision, taking into consideration future residential development within the Caerleon residential precinct.
- Access to new allotments should be directly obtained from an internal local road network.
- The intersection with Hill End Road should be designed and constructed to accommodate the largest vehicle required to access the future industrial subdivision.
- Safe Intersection Sight Distance (SISD) requirements will need to be provided in both directions at any new local road intersection with Hill End Road. For a 100km/h speed zone, the minimum SISD is 250m.

*COMMENT*

The issues raised are valid, however, they are able to be addressed at subdivision stage and should not pose any impediment to the progression of the planning proposal.

### Financial and Operational Plan implications

Not applicable.

### Community Plan implications

The planning proposal reinforces the strategic direction given by the Comprehensive Land Use Strategy.

MARK LYNDON  
STATUTORY/STRATEGIC PLANNER



CATHERINE VAN LAEREN  
DIRECTOR, DEVELOPMENT & COMMUNITY SERVICES

23 January 2014

- Attachments:* (included at the end of the business paper)
1. State Government Agency responses.
  2. Gateway Determination
  3. Planning Proposal (At end of business paper)

APPROVED FOR SUBMISSION:



WARWICK L BENNETT  
GENERAL MANAGER