

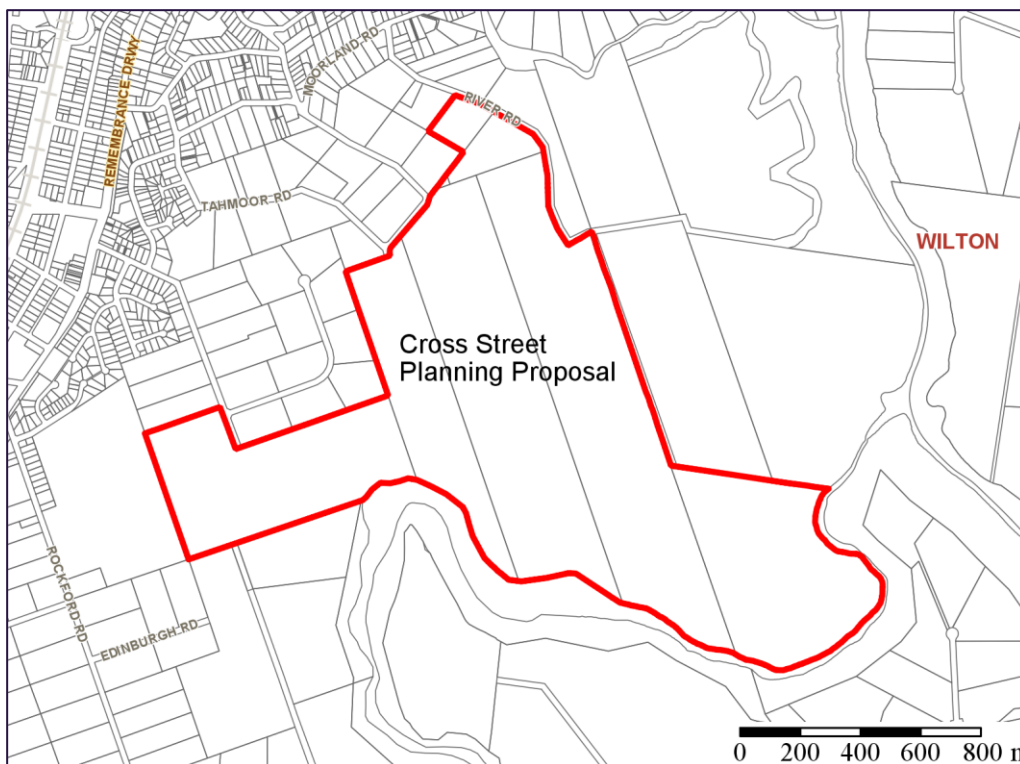
GR5 – Cross Street Planning Proposal Post Exhibition Report

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Cross Street Planning Proposal Post Exhibition Report

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LOCATION MAP



Applicant:

Urbis

Owner:

Ingham Property Development Pty Ltd#

Stage	Completed
Preliminary notification	12 March 2014
Gateway Determination	17 July 2014
Consultation with Public Agencies	July/August 2014
Specialist Studies	March 2018
Public exhibition/community consultation/Biodiversity Certification Strategy	11 April 2018 to 14 May 2018
Referred to Minister for Publication	

Growth

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EXECUTIVE SUMMARY

- The purpose of this report is to seek Council agreement to finalise the Cross Street Planning Proposal.
- A separate report is included in this Agenda on the Application for Conferral of Biodiversity Certification and related public consultation.
- The Cross Street Planning Proposal aims to rezone land for housing and to conserve a significant part of the site for environmental purposes along the Bargo Gorge.
- Nine submissions, two by the same person were received in response to Community Consultation. Of these submissions six objected, two were neutral and one was in support.
- Under legislation, a person who makes a relevant planning application or public submission is required to disclose any reportable political donations. The disclosure requirements extends to any person with a financial interest in the application or any associate of the person making a public submission. No disclosure of political donation has been made in association with this application.
- It is recommended that subject to Council support for the Application for conferral of Biodiversity Certification, the draft amendment to Wollondilly Local Environmental Plan 2011 shall be made for the Planning Proposal on land being, Lot C DP 374621 (85 Progress Street), Lots 1-6 DP 1128745 (Cross Street) and Lot 255 DP 10669 (100 River Road) Tahmoor as follows:
 - Amend the Land Zoning Map from RU4 Primary Production Small Lots to R2 Low Density Residential, R5 Large Lot Residential, E3 Environmental Management and E2 Environmental Conservation.
 - Amend the Lot Size Map from a minimum lot size category of 2 ha to a minimum lot size of:
 - 700 m² for land zoned R2 Low Density Residential
 - 975 m², 1500 m² and 4,000 m² for land zoned R5 Large Lot Residential
 - 1 ha and 1.5 ha for land zoned E3 Environmental Management
 - a minimum lot size of 40 ha for buffer land zoned E2 Environmental Conservation around the Bargo River and no minimum lot size for the remaining E2 land.
 - Amend the Height of Building Map from no maximum building height to a maximum building height of 9 metres
 - Amend the Natural Resources Water Map to provide a riparian buffer of 10 metres along the four minor watercourses
 - Amend the Urban Release Area Map to include the subject site.
- That in accordance with Section 3.36 to the Environmental Planning & Assessment Act, 1979 the Planning Proposal be forwarded to the Greater Sydney Commission with a request to make arrangements for the drafting of the amended Local Environmental Plan and that the Commission make the Plan in the form as detailed in this report and in the Planning Proposal.

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- That the applicant and persons who made submissions regarding the Planning Proposal be notified of Council's decision.
- That a report be brought to Council detailing proposed site specific planning controls for inclusion within the Wollondilly Development Control Plan 2016 to guide development on the Cross Street site.

REPORT

1.1 BACKGROUND

A resolution to support the Planning Proposal was moved by Council at its Ordinary Meeting held 22 April 2014. Further studies and technical information were requested at subsequent Council meetings on 17 November 2014 and 18 July 2016 to address the proposed buffer arrangements to the Bargo River Gorge.

A Biocertification Assessment and Strategy was prepared in accordance with the 18 July 2016 Council meeting resolution. A detailed report on the application for Biodiversity Certification is included elsewhere in this Business Paper.

1.2 SITE DESCRIPTION

The Planning Proposal site comprises eight lots with a recently surveyed area of approximately 155 hectares. The property is a rural landholding located 600m – 2.5 kilometres south east of Tahmoor Town Centre. Until recently the site was used for duck farming and contains a number of poultry sheds and dams.

The site adjoins land that has recently been rezoned for residential use in East Tahmoor to the north-west for low-density residential development and the land to the north-east which enables large lot residential development. The western end of the site adjoins a Turkey Processing Plant and rural residential land. To the south, the site is bounded by the Bargo River and Bargo Gorge.

Four watercourses drain into the Bargo and Nepean Rivers. Approximately half of the site comprises pasture grasslands and dense vegetation is located along the four creek lines.

Most of the site is currently zoned RU4 Primary Production Small Lots with a minimum lot size of 2 ha and no maximum building height. Portions of Lots 2-4 around the Bargo River include land zoned E2 Environmental Conservation.

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1.3 DESCRIPTION OF PROPOSAL

The Planning Proposal seeks to rezone 155 ha of land from its current rural zone to residential and environmental zones. The residential zoned land will allow residential development for approximately 240 dwellings. The Planning Proposal aims to maintain an environmental vegetated buffer along the waterways and around the Bargo River and Gorge.

The Planning Proposal site contains a significant amount of remnant bushland with important biodiversity value that would be impacted from the proposal to rezone the land. To enable the site to be developed for residential purposes an application for conferral of Biodiversity Certification was prepared and placed on public exhibition with the planning proposal.

The application is proposing to protect and manage in perpetuity around 75 hectares of land through the establishment of a Biobank site. Most of this land is located alongside the Bargo River and the two main watercourses running north-south through the site. A vegetated buffer of at least 100 metres wide from the top of bank is proposed and as part of a Biobank site will be maintained as one landholding.

The current landholder is proposing that the Biobanking site would ultimately be dedicated to Council to manage and maintain. This proposal will be subject to further scrutiny by Council staff as the biobanking of the site progresses to ensure that there are sufficient funds available for the maintenance and management of the land in-perpetuity.

Walking trails and public reserves

The Biodiversity Certification Strategy proposes:

- walking trails from the end of Progress Street and from two other streets within the site
- access to viewing platforms to Bargo Gorge
- a picnic area on the western end of the site with access from the Progress Street walking trail.

Two areas approximately 5,000m² each are proposed to be used for open space purposes and are located at the end of Progress Street and adjoining Cross Street. This land to be zoned E2 Environmental Conservation is excluded from the Biocertification Strategy. The Progress Street land would provide an entrance and parking for visitors accessing the walking trails/picnic areas and lookouts.

An open space area at Cross Street would provide a passive open space/meeting area for new residents including those from the new residential developments in the East Tahmoor area. It is proposed that these two areas be dedicated as 'public reserves' in a Planning Agreement with associated funding in accordance with Council's Land Dedication Policy.

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1.4 GATEWAY DETERMINATION

A Gateway Determination was issued dated 17 July 2014. The Determination permitted the proposal to proceed. The conditions of the Gateway Determination are summarised in the following table with comments as to how these have been addressed in the Planning Proposal process.

Gateway Condition	Addressed by:
1. Community consultation is required under sections 56 (2)(c) and 57 of the EP&A Act, for a period of 28 days.	The Planning Proposal was placed on public exhibition for community consultation for a period of 33 days.
2. The timeframe for completing the Local Environmental Plan is to be 15 months from the week following the date of the Gateway determination.	The timeframe has been extended a number of times due to the complex nature of the Planning Proposal and the current date of completion is 24 September 2018.
3. Delegation is to be given for Council to exercise the Minister's plan making powers.	Noted
4. The Acting Secretary's delegate approves the inconsistency with section 117 Direction 1.2 – Rural Zones on the basis that the Proposal is generally consistent with the Draft South West Subregional Strategy. The matters listed in conditions 5 to 8 below are to be addressed prior to undertaking community consultation.	The approval to the inconsistency with Section 117 Direction 1.2 – Rural Zones is noted. Conditions 5 to 8 are addressed below.
5. Council is to consult with the following public authorities to determine whether regional contributions towards the provision of designated public infrastructure are likely to be required: <ul style="list-style-type: none"> · Department of Health · Transport for NSW · Roads and Maritime Services · Department of Education & Communities. 	Consultation has been undertaken with the relevant public authorities in this regard. Refer to heading <u>Consultation with agencies</u> later in this report for further discussion.
6. If the site is to be identified as an Urban Release Area, Council is to amend the proposal document accordingly.	As the site would result in the need for additional state infrastructure it has been identified as an Urban Release Area and the plan has been amended accordingly.

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Gateway Condition	Addressed by:
7. Council is to consult with the Department of Trade & Investment – Resources & Energy (DTR&E) and subsequently demonstrate consistency with Direction 1.3 Mining, Petroleum Production and Extractive Industries.	The DTR&E Mineral Resources Branch indicated that the site has been mined and further coal extraction is considered unviable. No other resource issues were raised.
8. In addition to existing and proposed studies, Council is to undertake an assessment of potential flooding on site and identification of land likely to be flood prone. Council is to subsequently demonstrate consistency with Direction 4.3 Flood Prone Land.	An assessment of potential flooding was undertaken and a series of stormwater detention basins is proposed to alleviate any potential issues.
9. Council is to consult with nominated public authorities and where indicated demonstrate consistency with relevant section 117 directions.	The public authorities were consulted and there are considered to be no inconsistencies with relevant section 117 directions.
10. Council is to consider preparing a separate planning proposal for rural land to the north of the site which will be isolated if the proposal proceeds.	This land is located to the west and northern side of the site on the opposite side of River Road. These properties are not considered to have potential for rezoning to residential as they contain a significant amount of remnant bushland which should be maintained. The properties are also located closer to the Koorana Road poultry farm and abattoir.

CONSULTATION

2.1 FORMAL CONSULTATION WITH COUNCIL STAFF THAT PROVIDE SPECIALIST COMMENT

The following comments on the Planning Proposal were received from Council staff:

Infrastructure Strategy & Planning

Stormwater management

Flooding will not be an issue for this site with five (5) detention basins proposed for stormwater management but further detailed assessment will be required at the development application stage for subdivision of the site to ensure that drainage infrastructure is able to satisfactorily manage any localised flooding.

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Traffic and Transport

While the existing local road network has capacity to cater for additional traffic generated from the site as detailed in the traffic study, developer contributions will assist in improving traffic management onto Remembrance Driveway. The ongoing development application process is an appropriate mechanism to deliver the staged and ultimate intersection layout. Pedestrian and cycleway pathways would be incorporated into the site's road network in accordance with current road design requirements.

Recreation

There are existing recreation facilities in Tahmoor to service the site. There is a need for a local park for new residents and this is proposed at Cross Street. To ensure similar issues do not arise with access and parking for the Bargo Gorge picnic areas and walking trails, a visitor parking area via Progress Street is proposed.

Environmental Services

Environmental Services is satisfied with the Bushfire Assessment and the proposed buffer within an E2 zone along the Bargo River as detailed in the Bargo River Interface Report. However the planning proposal should make specific reference to the identified importance of the Bargo Gorge as a koala habitat corridor to ensure that any future biobanking agreement achieves the Improve and Maintain Biodiversity Outcome required.

Biocertification Application and Strategy

The exhibited document has addressed previous comments provided by Environmental Services and Office of Environment & Heritage and no amendments are provided at this stage subject to the feedback from the public exhibition.

Stormwater Management and Water Quality

The conclusions of the modelling within the Stormwater Study that the proposal can satisfy the pollution reduction targets utilised by Council is supported in principle from an environmental perspective. Environmental Services agree that detailed water sensitive urban design strategies will be developed at the sub-division stage but collection of baseline data should be undertaken prior to construction/vegetation clearance and if possible sooner. Ongoing regular monitoring of phosphorus and nitrogen levels is recommended. Details of the proposed locations of monitoring points are provided by Environmental Services. The requirement for water quality monitoring prior to any development proceeding and location of monitoring points can be included in site-specific controls for the planning proposal site.

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The E2 land is recognised as being managed in accordance with Management Plans associated with a future Biobanking Agreement. The collected water quality monitoring data will assist in identifying the likely funding required for the on-going management of this land within and adjacent to the creek lines.

Environmental Health

Environmental Health staff has raised concerns regarding the cumulative impact of surrounding odour sources on the proposed development being from a poultry operation and abattoir at Koorana Road Tahmoor. The nearest poultry shed is located around 300 metres from the northern part of the site at 100 River Road.

The proponent has undertaken an odour assessment report on the poultry sheds based on a review of existing recent odour reports in the vicinity. Based on guidelines on typical stocking rates from the Department of Primary Industry the assessment indicates that the 2 odour unit impact criteria is not expected to be realised at the Cross Street site and the prevailing south to south westerly winds would also lessen any potential odour impact.

In relation to the abattoir an odour assessment found that readings were low at nearby properties and should the obligations of the Wollondilly Abattoir Environmental Protection License be met, then there should be no significant risk of odour nuisance on development in this vicinity.

Environmental Health staff have indicated that they are satisfied with the odour assessments and have no objection the planning proposal proceeding.

Most of the Cross Street Planning Proposal site is more than 500 metres distance to the south-west. The existing vegetation, undulating topography and prevailing winds would assist in mitigating the impact of odour over the major part of the site.

Property

A property investigation indicates that River Road may extend into Lot 4 DP 1128745 requiring a legal search to determine the official status of this land which can be done prior to a development application being lodged.

The Preliminary Contaminated Site assessment found possible contamination of land and water on the site. Council should ensure that the land and water is contamination free prior to accepting any land for recreation or any other purpose.

Any proposed future dedication of land should be considered by the Land & Property Panel of Council.

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2.2 CONSULTATION WITH PUBLIC AGENCIES

The Gateway Determination required consultation with the following Public Agencies:

The following agencies were consulted in accordance with the Gateway Determination regarding the need for provision of designated public infrastructure:

- Ministry of Health – South Western Sydney Health District
- Transport for NSW
- Roads and Maritime Services
- NSW Education Department.

Other agencies contacted were as follows:

- Office of Environment and Heritage
- NSW Police Force
- NSW Department of Primary Industries – Office of Water, Agriculture and Fisheries
- Sydney Water Corporation
- NSW Department of Trade and Investment – Mineral Resources Branch
- Mine Subsidence Board (now Subsidence Advisory NSW)
- Greater Sydney Local Land Services (replaced Hawkesbury-Nepean Catchment Management Authority)
- NSW Fire and Rescue
- NSW Rural Fire Service
- State Emergency Service
- Environmental Protection Agency.

The following is a summary of comments provided by agencies:

- The Department of Education identified the need for additional classrooms to service additional demand. The Roads & Maritime Services indicated that improvements to the regional road network are required. The site is mapped on the Urban Release Area Map and any requirements for State contributions to address any shortfall in State infrastructure can be imposed on the developer of the site.
- The South Western Sydney Local Health District supports the early provision of infrastructure for pedestrians and cyclists, provision of community facilities and open space.
- Sydney Water indicated that the site should be able to be serviced with sewerage subject to the upgrade of Picton Sewerage Treatment Plant in the near future.
- NSW Subsidence Advisory indicated that the site has been undermined and further undermining is unlikely.
- The Rural Fire Service has no objections provided the site complies with requirements under Planning for Bushfire Protection Guidelines.

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- The Department of Industry – Lands & Water Natural Resources Access Regulator support the planning proposal strategies in terms of the servicing arrangements and proposed buffer around Bargo Gorge.
- Fire & Rescue NSW recommend ensuring that future the road network of residential subdivisions are designed to comply with emergency vehicle access requirements and with a fire hydrant system.
- Environmental Protection Authority recommend ensuring odour and noise impacts are assessed adequately, that water quality is maintained and contaminated land is remediated.
- Department of Primary Industries – Agriculture supported maintaining rural land and not increasing development around the turkey processing facility.
- Department of Primary Industries – Fisheries indicated that water quality needs to be maintained to protect the endangered Macquarie Perch.

The table provided at Attachment 1 summarises the feedback provided from public agencies in more detail, Councils response and whether any changes are proposed to the Planning Proposal. Feedback has not been received from all authorities invited to provide comment and this is indicated in the attachment where relevant.

2.3 COMMUNITY CONSULTATION

The Gateway Determination specified a 28 day period of community consultation and public exhibition. The Planning Proposal and Application for conferral of Biodiversity Certification were exhibited from 11 April 2018 until 14 May 2018. The Planning Proposal and specialist studies were made available for public viewing on Council's website and at Council's Administration Building and in Picton Library. Letters were sent to residents and occupiers within a 2 km radius of the site advising about the public exhibition.

Nine submissions were sent to Council as part of community consultation. Of these submissions six objected, two were neutral and 1 was in support. The main issues raised can be summarised as follows:

Overcrowding – raised in 5 submissions

- Lots are too small
- Too many people crammed into the site
- Larger lots to reduce impact on biodiversity.

Roads and Transport – raised in 4 submissions

- Cumulative impact of traffic
- Poor and damaged roads
- Better access to the freeway.

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Environmental – raised in 3 submissions

- Runoff (nitrogen and phosphorus) from fertilisers will pollute watercourses
- Vegetated buffer needs to be managed well
- Ensure environmental land is maintained in one landholding.

Provision of facilities – raised in 2 submissions

- No parks or schools proposed
- Need tourist facilities and walking trails.

Mining

- No objection is raised to the planning proposal subject to future development adhering to mining subsidence guidelines.

Other – raised in 1 submission

- Rezone land around Progress Street to residential as odour no longer a problem.

A table is provided at Attachment 2 with more detail on all the issues raised during the consultation and should be referred to for a better understanding of the community views about this proposal.

The planning proposal currently has no minimum lot size for E2 land. To ensure the land around Bargo Gorge is not split up it is considered that a 40 ha minimum lot size should apply to that land.

Where relevant, the matters raised in submissions can be dealt with through inclusion of site specific planning controls within the Wollondilly Development Control Plan 2016 or can be dealt with as part of the assessment of future development applications.

2.4 PLANNING PROPOSAL

The Planning Proposal has been prepared in accordance with Section 3.33 to the Environmental Planning & Assessment Act, 1979 and the guidelines published by the Department of Planning & Environment. The Planning Proposal has been revised from the publicly exhibited version in response to matters raised through consultation.

Council's options are:

1. Resolve to support the Planning Proposal in the form as described in Section 4.1 to this report.
2. Resolve to support the Planning Proposal in another form. With this option a new Gateway Determination, amended specialist studies and a new public exhibition period may be required.

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3. Resolve not to support the Planning Proposal. With this option there is no further action to be taken on the Planning Proposal other than to inform the applicant, submitters and the DP&I that the Planning Proposal has been terminated. The applicant could choose to submit a new Planning Proposal. There are no appeal rights through the Land and Environment Court against Council' refusal to support the Planning Proposal at this stage of the process.

Option 2 is the recommendation of this report.

3.0 METROPOLITAN PLAN FOR SYDNEY TO 2036 (2010) & DRAFT SOUTH WEST SUBREGIONAL STRATEGY (2007)

At the time the Cross Street Planning Proposal was initially submitted in 2014, the relevant regional plan and strategy was the *Metropolitan Plan for Sydney 2036* and the Draft South West Subregional Strategy.

The Metropolitan Plan & Subregional Strategy acknowledged the need for additional housing and also the need to undertake development with consideration of the physical environment. This Planning Proposal is considered to provide local growth adjoining the existing Tahmoor town.

Both of these policies have now been superseded.

3.1 SECTION 117 MINISTERIAL DIRECTIONS

All relevant Ministerial Directions have been considered and are addressed satisfactorily in the planning proposal.

3.2 STATE ENVIRONMENTAL PLANNING POLICIES

All relevant State Environmental Planning Policies have been considered and are addressed satisfactorily in the planning proposal.

3.3 SYDNEY REGION PLAN (2018) AND WESTERN CITY DISTRICT PLAN (2018)

The Greater Sydney Region Plan "A Metropolis of Three Cities" and the Western City District Plan were released in March 2018.

It is considered that limited weight should be given to the Region and District Plan in the assessment of the Cross Street Planning Proposal as it is at an advanced stage in the Gateway process.

Notwithstanding, the Cross Street Planning Proposal site, along with most of Wollondilly is located within the Metropolitan Area (MRA). Limited local growth is able to be considered in the MRA. The Cross Street Planning Proposal proposes housing on a site located within an urban context with ready access to existing services and facilities. It is able to be satisfactorily serviced with urban infrastructure and accordingly fulfils the requirements for limited local growth.

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The Planning Proposal is considered to be generally consistent with the Region and District Plans in all other respects.

3.4 WOLLONDILLY GROWTH MANAGEMENT STRATEGY 2011 (GMS)

The Cross Street Planning Proposal site is identified on the Structure Plan for Tahmoor in the GMS. The site is conveniently located to access services and facilities within Tahmoor Town Centre and the wider Tahmoor area. The site is bounded to the south by the Bargo River which provides a limit to urban expansion around Tahmoor.

4.0 FINAL FORM OF PLANNING PROPOSAL

Outlined below is the final form of the planning proposal.

4.1 WOLLONDILLY LOCAL ENVIRONMENTAL PLAN, 2011 (WLEP 2011)

Based on the specialist studies and consultation and engagement the Planning Proposal should be amended to include the following:

- A 40 ha minimum lot size for E2 land around the Bargo Gorge area

Amendments to WLEP 2011 are sought as described below:

- Amend the Land Zoning Map from RU4 Primary Production Small Lots to R2 Low Density Residential, R5 Large Lot Residential, E3 Environmental Management and E2 Environmental Conservation as shown on the comparison map at Attachment 3
- Amend the Lot Size Map from a minimum lot size category of 2 ha to a minimum lot size of:
 - 700 m² for land zoned R2
 - 975 m², 1500 m² and 4,000 m² for land zoned R5
 - 1 ha and 1.5 ha for land zoned E3
 - 40 ha for land zoned E2 around the Bargo Gorge and no minimum lot size for other E2 land as shown on the comparison map at Attachment 4
- Amend the Height of Building Map from no maximum building height to a maximum building height of 9m as shown on the comparison map at Attachment 5
- Amend the Natural Resources Water Map to provide a riparian buffer of 10 metres along the four minor watercourses which traverse the site as shown at Attachment 6
- Amend the Urban Release Area Map to include the subject site as shown on the comparison map at Attachment 7.

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4.2 WOLLONDILLY DEVELOPMENT CONTROL PLAN, 2011 (WDCP 2011)

It is proposed to include site specific planning controls within Volume 2 – Urban Release Areas and Volume 3 – Subdivision of Land in the WDCP 2011 to guide future development on the site. However, these are not at a stage ready for reporting to Council at this time.

The planning controls will include requirements to address matters such as staging of infrastructure, transport movement, landscaping, recreation, stormwater and water quality management and remediation of contaminated land.

The draft planning controls will be reported to Council in the near future to seek support and to commence consultation with the local community and key stakeholders.

FINANCIAL IMPLICATIONS

Funding for this project to date has been achieved through Council's adopted Fees and Charges.

Council has experienced a record increase in the number of Planning Proposals submitted. All proposals which result in an increased intensity of land use within the Shire shall also lead to increased demand for Council services and facilities over time. Council will need to consider this in the adopted budget and forward estimates.

ATTACHMENTS INCLUDED IN A SEPARATE BOOKLET

1. Table summarising Public Agency feedback on the Cross Street Planning Proposal
2. Table summarising community submission to Cross Street Planning Proposal
3. Land Use Zoning Comparison Map
4. Lot Size Comparison Map
5. Height of Building Comparison Map
6. Natural Resources Water Comparison Map
7. Urban Release Area Comparison Map

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RECOMMENDATION

1. That subject to Council support for the Application for conferral of Biodiversity Certification, the draft amendment to Wollondilly Local Environmental Plan 2011 shall be made for the Planning Proposal on land being, Lot C DP 374621 (85 Progress Street), Lots 1-6 DP 1128745 (Cross Street) and Lot 255 DP 10669 (100 River Road) Tahmoor as follows:
 - Amend the Land Zoning Map from RU4 Primary Production Small Lots to R2 Low Density Residential, R5 Large Lot Residential, E3 Environmental Management and E2 Environmental Conservation.
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 - 700 m2 for land zoned R2 Low Density Residential
 - 975 m2, 1500 m2 and 4,000 m2 for land zoned R5 Large Lot Residential
 - 1 ha and 1.5 ha for land zoned E3 Environmental Management
 - a minimum lot size of 40 ha for buffer land zoned E2 Environmental Conservation around the Bargo River and no minimum lot size for the remaining E2 land.
 - Amend the Height of Building Map from no maximum building height to a maximum building height of 9 metres
 - Amend the Natural Resources Water Map to provide a riparian buffer of 10 metres along the four minor watercourses
 - Amend the Urban Release Area Map to include the subject site.
2. That in accordance with Section 3.36 to the Environmental Planning & Assessment Act, 1979 the Planning Proposal be forwarded to the Greater Sydney Commission with a request to make arrangements for the drafting of the amended Local Environmental Plan and that the Commission make the Plan in the form as detailed in this report and in the Planning Proposal.
3. That the applicant and persons who made submissions regarding the Planning Proposal be notified of Council's decision.
4. That a report be brought to Council detailing proposed site specific planning controls for inclusion within the Wollondilly Development Control Plan 2016 to guide development on the Cross Street site.