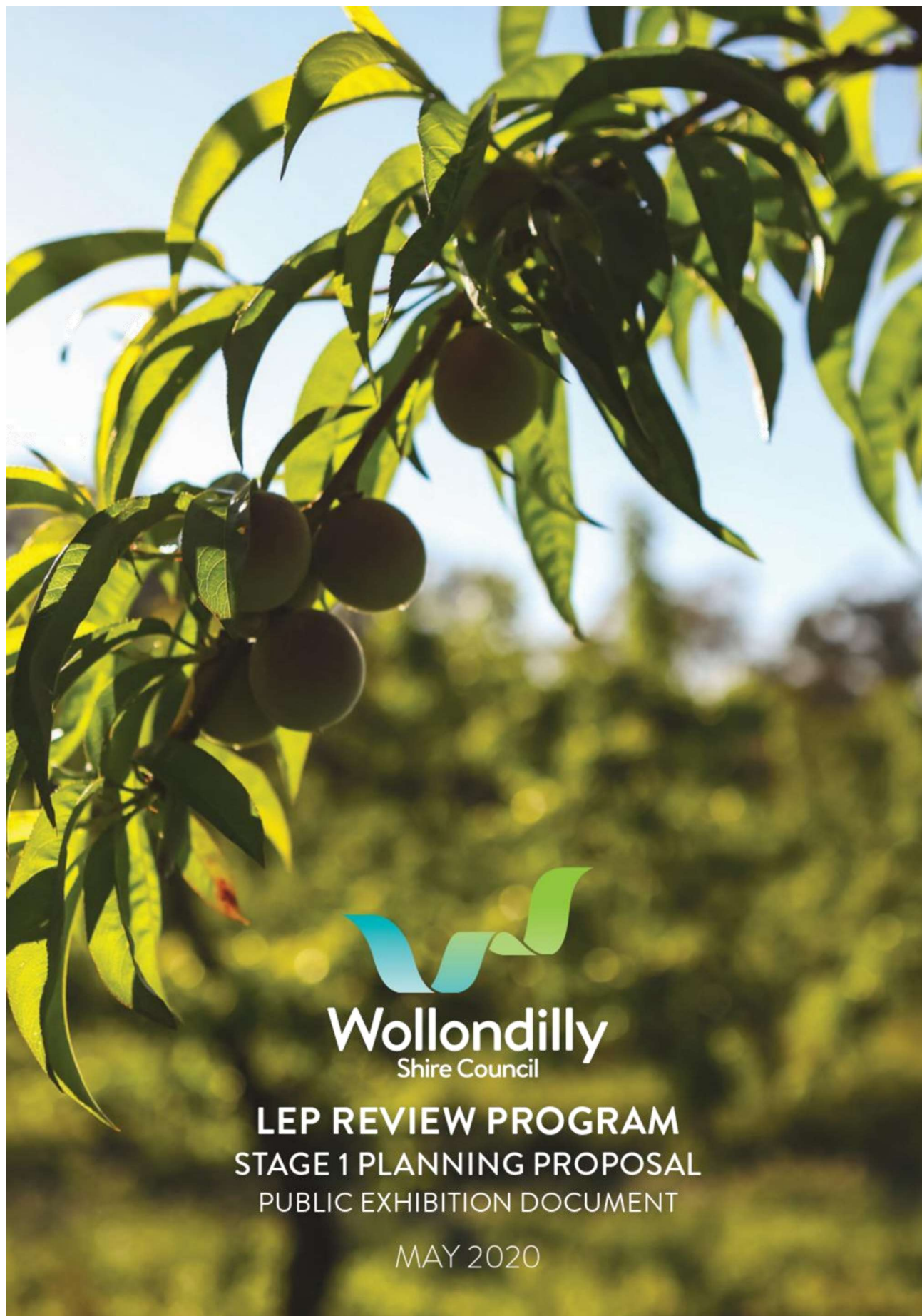




Document Register

Version	Date	Details	Prepared By	File Location
1	8 Nov 2019	Preparation of draft planning proposal for consideration by the Wollondilly Local Planning Panel and Council.	CW	TRIM 11262 #134
2	18 Dec 2019	Updated for submission to the Department of Planning, Industry & Environment for a Gateway determination and to reflect Council's resolution from 16 December 2019.	NK & CW	TRIM 11262 #240
3	May 2020	Updated in response to the Gateway determination requirements and Gateway alteration request.	CW	TRIM 11262 #346
4	May 2020	Minor updates ready for public exhibition.	CW	TRIM 11262 #425
Current Version		4		

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Introduction

This Planning Proposal explains the intended effect of and justification for a number of amendments to the *Wollondilly Local Environmental Plan 2011*.

The amendments are the first stage in aligning the local environmental plan with the metropolitan strategy for Greater Sydney set out in the *Greater Sydney Region Plan* and the *Western City District Plan* and to deliver on Wollondilly 2040 Local Strategic Planning Statement.

The Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* and guidelines published by the Department of Planning, Industry and Environment, 'A guide to preparing planning proposals'.

Council resolved to support the planning proposal on 16 December 2019.

A Planning Proposal is a document which explains the changes which are proposed to an environmental planning instrument, in this case the Wollondilly Local Environmental Plan 2011 (WLEP 2011).

This explanation is provided through text and images (usually plans).

The Wollondilly Local Environmental Plan 2011 is the key statutory document at a local government level which guides and controls the development of land within the Wollondilly Shire Council area.

Background

In response to a number of planning related announcements and legislative changes introduced by the NSW Government, Wollondilly along with all other Councils within the Greater Sydney region are required to undertake a review of their local environmental plans (LEPs).

The purpose of the LEP Review Program is to update the Wollondilly Local Environmental Plan 2011 (WLEP 2011) to give effect to the *Western City District Plan* through upfront strategic planning.

The LEP Review Program will be undertaken over six phases and will include seven main project deliverables:

1. Submission of LEP Review Report (completed in November 2018);
2. Submission of Project Plan (completed in January 2019);
3. Submission of draft Local Strategic Planning Statement (completed September 2019);
4. Completion of Local Housing Strategy and specialist reports;
5. Submission of final Local Strategic Planning Statement (LSPS);
6. Submission of Planning Proposal to the Department for a Gateway determination; and
7. Submission of draft LEP to Department Planning, Industry and Environment to make the plan.

This planning proposal relates to project deliverable 6.

Wollondilly is one of 13 priority Councils selected on the basis of their opportunity to bring forward housing supply and housing diversity by updating local environmental plans to reflect District Plans. The priority Councils include high growth Councils in the new Western Sydney City Deal.

As a priority Council, Wollondilly was offered and has signed a funding agreement with the NSW Government to receive up to \$2.5 million to fund this review in an accelerated timeframe. As part of this agreement the LEP Review (the deliverables noted above) is to be completed by 30 June 2020.

This initial planning proposal has been prepared to satisfy the requirements of the funding agreement which requires the submission of a planning proposal to the NSW Government for Gateway determination and the submission of a planning proposal to the Secretary to arrange for the drafting of the updated LEP by 30 June 2020.

This tight timeframe directs the scope and content of this initial planning proposal and has meant that only limited amendments can be considered in the short term. However, the broader alignment of the WLEP 2011 with the Western City District Plan is envisaged to be delivered in stages through a number of planning proposals. These will be initiated and progressed once the necessary resources, supporting material and information are available.

The following work is currently being undertaken to inform future updates to the Wollondilly Local Environmental Plan;

- Local Housing Strategy
- Rural Lands Strategy
- Scenic and Cultural Lands Study
- Commercial Centres Study
- Employment Lands Strategy
- Urban Tree Canopy Plan and Landscape Strategy
- Transport Model review
- Tahmoor Precinct Study and Master Plan
- Silverdale/Warragamba Precinct Study and Master Plan
- Active Transport Strategy

Decisions on Planning Proposal to date

Date	Who	Purpose	Copy provided at
28 Nov 2019	Wollondilly Local Planning Panel	To provide advice on the draft planning proposal	Attachment F
16 Dec 2019	Wollondilly Shire Council	Support for draft planning proposal and to seek a Gateway determination.	Attachment G
6 April 2020	Department of Planning, Industry and Environment	Determine that the planning proposal should proceed subject to conditions.	Attachment G
15 April 2020	Department of Planning, Industry and Environment	Correction to Gateway determination previously issued	Attachment G

Amendments to Planning Proposal

The NSW Government Department of Planning, Industry and Environment issued a Gateway determination on 6 April 2020 which determined that the planning proposal should proceed subject to conditions.

The original planning proposal endorsed by Council included 17 amendments covering a range of matters. Council has always recognised that amendments may need to be removed from the planning proposal if they could not be achieved within the LEP Review Program timeframe.

The Gateway determination required the removal of seven amendments and introduced the need for a new savings and transitional clause. More information is available in the Department of Planning, Industry and Environment's Gateway determination report which is available on their website.

Following consultation with NSW RFS Council requested a further four amendments be removed from the planning proposal on the basis that a Strategic Bushfire Study would be required for these amendments and could not be prepared within the Gateway timeframe.

The updates to the planning proposal have narrowed the scope of the planning proposal which now includes 7 amendments.

The table below summarises the amendments which have been removed and the process it was removed by.

Objective/Intended Outcome of removed amendment	Removed by
Enhance opportunities for outdoor dining	Gateway determination
Increase opportunities for events	Gateway alteration request by Council
Protect operations of the Western Sydney Airport	Gateway determination
Protect corridors required for the long-term strategic transport needs of Greater Sydney	Gateway determination
Enable destination weddings, functions and business conferencing in rural locations.	Gateway alteration request by Council
Protect known koala corridors	Gateway determination
Remove unnecessary barriers to local residents accessing cheaper and fast-track assessment of new development on their land (i.e. access to exempt and complying development provisions under the <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i>).	Gateway determination
Ensure that the Wollondilly LEP benefits from the most up-to-date model provisions and development terms within the Standard Instrument.	Gateway alteration request by Council
Enabling more diverse tourist accommodation	Gateway alteration request by Council
Support effective planning and decision making	Gateway determination
Embed a clear line of site between the local strategic planning statement and the local environmental plan	Gateway determination

It is anticipated that a new planning proposal will be initiated by Council shortly to progress the removed amendments where appropriate.

Land to which this planning proposal applies

The planning proposal applies to the whole Wollondilly Local Government Area identified on the Land Application Map (Figure 1 on next page), except for the Wilton Growth Area which is covered by the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*.

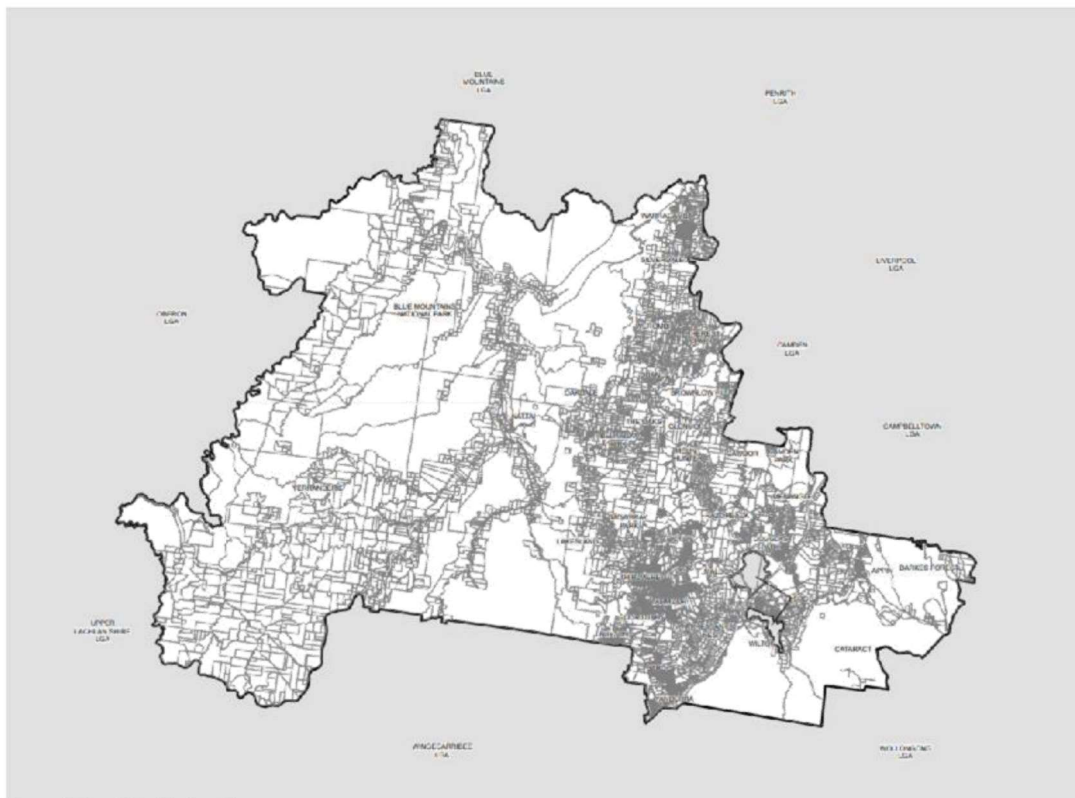


Figure 1; Land Application Map
Source: Wollondilly Local Environmental Plan 2011

Providing Feedback

To make a submission on the amendments proposed in this document please go to www.yoursay.wollondilly.nsw.gov.au.

Part 1 – Objectives or Intended Outcomes

The objectives of this planning proposal are to amend *Wollondilly Local Environmental Plan 2011* to:

1. Give effect to the Western City District Plan,
2. Enhance the health and wellbeing of communities,
3. Better manage rural areas
4. Housekeeping amendments to ensure the local environmental plan reflects changes on the ground or updates to legislation.

The Stage 1 planning proposal includes 7 amendments summarised below:

No.	OBJECTIVE OR INTENDED OUTCOME	For ease of reference, the following shortened references are used throughout this planning proposal:
1	Embed the consideration of health in the assessment of development	Embedding health in land use planning
2	Recognising the role and function of the Metropolitan Rural Area within the LEP	Metropolitan Rural Area
3	Protect land required to provide essential services to support existing and future populations	Rezoning Sydney Water Land
4	Enable advertising signage on sports fields	Sponsorship advertising at sporting facilities
5	Strengthen provisions relating to the subdivision of land within Original holdings.	Original holdings
6	Ensure that relevant land is reserved for certain public purposes.	Land reservation Acquisition
7	Clarify the application of the proposed amendments	Savings and transition provision

Part 2 – Explanation of Provisions

The proposed outcome will be achieved by:

Amendment 1: Embed the consideration of health in the assessment of development (Embedding health in land use planning)

- a) Amending the *Wollondilly Local Environmental Plan 2011*, Clause 1.2 **Aims of Plan** to embed health considerations in land use planning by encouraging development that supports the health and wellbeing of local residents, workers and visitors by promoting healthy built environments.
- b) Amending the *Wollondilly Local Environmental Plan 2011* **Land Use Table** to embed health considerations in land use planning in the zone objectives.

Proposed new additional objective of zone	Related land use zone
To support sustainable land management practices, healthy eating and access to local food by protecting and promoting agricultural land uses.	• RU1 Primary Production • RU2 Rural Landscape • RU4 Primary Production Small Lots
To support the health and wellbeing of the community by promoting health through well built, connected and walkable residential areas close to services and jobs.	• R2 Low Density Residential • R3 Medium Density Residential • R5 Large Lot Residential
To support the health and wellbeing of the community by encouraging development that provides employment and urban services close to home.	• IN1 General Industrial • IN2 Light Industrial • IN3 Heavy Industrial
To support the health and wellbeing of the community by providing land for passive and active recreational purposes.	• RE1 Public Recreation • RE2 Private Recreation
To support the health and wellbeing of the community by protecting biodiversity and providing opportunities for people to engage with nature.	• E1 national parks and Nature Reserves • E2 Environmental Conservation • E3 Environmental Management
To support the health and wellbeing of the community by supporting biodiversity outcomes and providing opportunities for people to engage with nature within a residential setting.	• E4 Environmental Living

Amendment 2: Recognising the role and function of the Metropolitan Rural Area within the LEP (Metropolitan Rural Area)

Including a **new local provision** and associated mapping that confirms the objectives of the clause which is to protect and enhance the values in the Metropolitan Rural Area.

- The objective of the clause would be to protect and enhance the environmental, social and economic values in rural areas,
- The clause would apply to land identifies as "Metropolitan Rural Area" on the Metropolitan Rural Area Map. The proposed **Metropolitan Rural Area Map** is shown in Part 4 by **Map 1**.
- Before determining a development application for land within the Metropolitan Rural Area, the clause would require the consent authority to consider any impacts of the proposed development on the following matters:
 - Enhancing Habitat and biodiversity,
 - Adequate buffers to protect productive agriculture,
 - Preventing incompatible uses in rural areas,
 - Preserving land for productive rural uses
 - Protecting mineral and energy resources and extractive industries,
 - Maintaining and enhancing the distinctive character of each local rural towns and villages,
 - Preserving scenic land,
 - Protecting areas of cultural and heritage value, and
 - Adequately managing hazards.

Amendment 3: Protect land required to provide essential services to support existing and future populations (Rezoning Sydney Water Land)

Amending the *Wollondilly Local Environmental Plan 2011 Land Zoning Map* in accordance with the proposed zoning maps shown in Part 4 by **Map 2** to rezone the following land containing operational infrastructure and owned by Sydney Water to SP2 Infrastructure:

Lot	Sec	DP	Site Address	Suburb	Current Zoning	Proposed Zoning	Site Use	Site Name
86		752012	Church St	Appin	RU2 Rural Landscape	SP2 Water Supply System	Reservoir	Appin Reservoir WS0412
1		1163779	Church St	Appin	RU2 Rural Landscape	SP2 Water Supply System	Reservoir	Appin Reservoir WS0412
2		1163779	Church St	Appin	RU2 Rural Landscape	SP2 Water Supply System	Reservoir	Appin Reservoir WS0412
8	15	758297	Bargo River Rd	Couridjah	RU4 Primary Production Small Lots	SP2 Water Supply System	Water Pump	Couridjah WP0197
9	15	758297	Bargo River Rd	Couridjah	RU4 Primary Production Small Lots	SP2 Water Supply System	Water Pump	Couridjah WP0197
7	15	758297	Bargo River Rd	Couridjah	RU4 Primary Production Small Lots	SP2 Water Supply System	Water Pump	Couridjah WP0197
2		511389	Argyle Street	Picton	RU2 Rural Landscape	SP2 Water Supply System	Reservoir	Picton Reservoir Inlet/Outlet Main

Lot	Sec	DP	Site Address	Suburb	Current Zoning	Proposed Zoning	Site Use	Site Name
1		545361	Argyle Street	Picton	RU2 Rural Landscape	SP2 Water Supply System	Reservoir	Picton Reservoirs WS0147 & WS0316
1		874554	263 Menangle St	Picton	R2 Low Density Residential	SP2 Water Supply System	Sewer Pump	SP0915
24	1	2893	60-62 Picton Ave	Picton	R2 Low Density Residential	SP2 Water Supply System	Sewer Pump	SP0918
1		874556	Bronzewing St	Tahmoor	RU2 Rural Landscape	SP2 Water Supply System	Sewer Pump	SP0919
40A	B	2878	28 Albert Ave	Thirlmere	R2 Low Density Residential	SP2 Water Supply System	Sewer Pump	SP0922
1		1013237	26 Albert Ave	Thirlmere	R2 Low Density Residential	SP2 Water Supply System	Sewer Pump	SP0922
1		709592	Oaks Rd	Thirlmere	RU1 Primary Production	SP2 Water Supply System	Water Pump	Thirlmere WP0229
1		1011974	Castlereagh St	Tahmoor	R2 Low Density Residential	SP2 Water Supply System	Sewer Pump	SP1045
1		1074480	Burraborang Rd	Belimbla Park	RU1 Primary Production	SP2 Water Supply System	Sewer Pump	SP0780
1		1091006	Mcintosh St	The Oaks	RU1 Primary Production	SP2 Water Supply System	Sewer Pump	SP0781
399		1062133	Remembrance Driveway	Camden Park	R2 Low Density Residential	SP2 Water Supply System	Sewer Pump	SP0798
2		588138	Colliery Road	Appin	RU2 Rural Landscape	SP2 Water Supply System	Reservoir	Appin Reservoir WS0027
1		1200484	20 Moreton Park Road	Douglas Park	RU2 Rural Landscape	SP2 Water Supply System	Sewer Biometric Loop	Douglas Park Biometric Loop
367		748183	300 East Pde	Buxton	R2 Low Density Residential	SP2 Water Supply System	Sewer Biometric Loop	Bio-Metric Loop - East Parade, Buxton
1001		1185407	117 Appin Road	Appin	R2 Low Density Residential	SP2 Water Supply System	Sewer Biometric Loop	Appin Bio Metric Loop
3000		1175473	110 Heritage Drive	Appin	R2 Low Density Residential	SP2 Water Supply System	Sewer Pump Access	110 Heritage Drive Appin
104		1188670	345 Appin Rd	Appin	RU2 Rural Landscape	SP2 Water Supply System	Flushing Valves for Sewer Main	345 Appin Rd, Appin

Amendment 4: Enable advertising signage on sports fields (Sponsorship advertising at sporting facilities)

Amending *Wollondilly Local Environmental Plan 2011*, **Schedule 2 Exempt development** to include new exempt development provisions that enable Sponsorship advertising at sporting facilities as exempt development (i.e. without the need for development consent) so long as they meet certain development standards.

It is proposed to include the following development standards;

- A sporting club may display a sponsorship advertisement on land zoned for public recreation on internal fencing around the sporting area,
- In the case of display on fencing around the sporting area, individual signs on wire mesh fencing are restricted to:
 - A maximum advertising display area of 0.8m high by 2m wide
 - Only one sign to be affixed between individual fence poles
 - All signs are required to have rounded corners and to be mounted on a metal frame for affixing to minimise risk of injury
 - All signs must face inwards, onto the sporting area,
- No permanent sponsorship advertising signs are to be freestanding or located on perimeter fencing,
- Sponsorship advertising signs must be oriented towards the playing field and not towards a public road,
- Installation and maintenance costs of the approved sign(s) shall be the responsibility of the respective sporting club/organisation,
- Signs advertising tobacco or alcohol or tobacco or alcohol related products will not be permitted. This does not prevent the sign referencing an establishment (e.g. pub) name, and
- It is the sporting clubs responsibility to maintain sponsorship advertising and remove advertising at the expiration of the sponsorship agreement.

Amendment 5: Strengthen provisions relating to the subdivision of land within Original holdings (Original holdings)

Amending *Wollondilly Local Environmental Plan 2011* Clause 4.1B 'Subdivision of certain land in Zone E4 Environmental Living' to strengthen the intent of the clause for land identified as "Original holdings" by clarifying that the density standard applies to:

1. all land within the original holding and not just land within a development application, and
2. land possessing two essential characteristics, namely;
 - a. zoned E4 Environmental Living, and
 - b. identified as 'Original holdings' on the Original Holdings Map.

Amendment 6: Ensure that relevant land is reserved for certain public purposes (Land Reservation Acquisition)

Amending the *Wollondilly Local Environmental Plan 2011 Land Reservation Acquisition Map* with the proposed land reservation acquisition map shown in Part 4 by **Map 3** to remove the following land which has now been acquired by the relevant acquisition authority:

- Lot 100 in DP1175654, Oak Street, Thirlmere
- Lot 1 in DP602401, Menangle Street West, Picton
- 123 Menangle Street, Picton (Lot 501 in DP1165723)
- 250 Appin Road, Appin (Lot 2 in DP1182729)

Amendment 7: Clarify the application of the proposed amendments (Savings and Transition Provision)

Including a new provision under Clause 1.8A 'Savings provision relating to development applications' to clarify that this amendment, once commenced, will not apply to development applications or appeal processes that have not been finally determined.

Note: The proposed wording for amendments to the Wollondilly Local Environmental Plan used throughout this document is indicative only. The final wording will be drafted (that is written) by the NSW Parliamentary Counsel's Office by specialist lawyers.

Part 3 – Justification

Section A – Need for the Planning Proposal

A 3.1 Is the Planning Proposal a result of any strategic study or report?

This planning proposal is the first step in aligning the Wollondilly Local Environmental Plan with the Western City District Plan. The proposed amendments have been identified through work undertaken as part of the LEP Review Program including the preparation of the LEP Review Report (health Check and gap analysis) in 2018 and the Wollondilly 2040 draft Local Strategic Planning Statement (draft LSPS) in 2019.

The proposed amendments seek to deliver on actions identified in the draft LSPS, other Council strategies or are minor in nature and seek to strengthen the operation and function of the LEP.

A 3.2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

It is considered that the proposed amendments are the best means for achieving the objectives or intended outcomes for each of the proposed changes.

Some of the proposed amendments will need to be supported by the development of planning controls for inclusion in the Wollondilly Development Control Plan or Council policies to provide further direction and ensure their effectiveness.

Section B – Relationship to strategic planning framework

B 3.3 Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

The following regional and sub-regional strategies are relevant and considered here:

- Greater Sydney Region Plan, and
- Western City District Plan.

Greater Sydney Region Plan and Western City District Plan (March 2018)

The Greater Sydney Commission's *A Metropolis of Three Cities – the Greater Sydney Region Plan* and the *Western City District Plan* were finalised by the Greater Sydney Commission in March 2018. These 20-year plans with a 40-year vision are a bridge between regional and local planning. They inform local environmental plans, community strategic plans and the assessment of Planning Proposals.

There are over 100 actions between these plans, many of which are relevant to Wollondilly. These plans are structured around strategies for:

- **Infrastructure and Collaboration;** supportive infrastructure, use of public resources such as open space and community facilities, working through collaboration.
- **Liveability;** social infrastructure, healthy communities, housing supply and affordability, great places,
- **Productivity;** the 30 minute city, land use and transport infrastructure, leveraging from the Western Sydney Airport and Badgerys Creek Aerotropolis, jobs.
- **Sustainability;** green spaces and landscape, tree canopy, using resources efficiently, managing rural areas, resiliency, bushland and biodiversity, waterways, green grid
- **Implementation;** local strategic planning statements, monitoring and reporting.

While the Plans do not provide strong direction on how to prioritise Planning Priorities against each other, a dominant focus for Wollondilly throughout the plan is the Metropolitan Rural Area (MRA).

This proposal includes the following particular amendments which aim to give effect to the Western City District Plan;

- Amendment 1 (Embedding health in land use planning)
- Amendment 4 (Metropolitan Rural Area)
- Amendment 3 (Rezoning Sydney Water Land)

The [Greater Sydney Region Plan](#)¹ and the [Western City District Plan](#)² are available on the Greater Sydney Commissions website.

B 3.4 Is the Planning Proposal consistent with a council's local strategy or other local strategic plan?

The following local strategies are relevant to this planning proposal:

- Wollondilly 2040 Draft Local Strategic Planning Statement,
- Create Wollondilly 2033 Community Strategic Plan, and
- Wollondilly Destination Management Plan.

Wollondilly 2040 draft Local Strategic Planning Statement (September 2019)

Wollondilly 2040 Local Strategic Planning Statement was made by Council on 27 March 2020. The LSPS outlines the vision for land use planning over the next 20 years and will guide the implementation of the District Plan at a local level.

The draft LSPS identifies a number of actions under each of its 18 planning priorities which have informed the scope of this planning proposal to amend the LEP.

The table below provides a summary of the Planning Priorities relating to each amendment proposed in this planning proposal.

No.	Proposed Amendment	Related LSPS Planning Priority
1	Embedding health in land use planning	• PP6: Embedding health and wellbeing considerations into land use planning for healthy places
2	Metropolitan Rural Area	• PP16: Enhancing and protecting the diverse values of the Metropolitan Rural Area
3	Rezoning Sydney Water Land	• The housekeeping update to WLEP 2011 will broadly support the Planning Priorities of the LSPS
4	Sponsorship advertising at sporting facilities	• PP7: Cultivating a creative and cultural destination connecting people with places • PP14: Planning for high quality well connected open spaces
5	Original holdings	• PP16: Enhancing and protecting the diverse values of the Metropolitan Rural Area
6	Land Reservation Acquisition	• The housekeeping update to WLEP 2011 will broadly support the Planning Priorities of the LSPS

¹ https://gsc-public-1.s3-ap-southeast-2.amazonaws.com/s3fs-public/greater-sydney-region-plan-0618_0.pdf

² https://gsc-public-1.s3-ap-southeast-2.amazonaws.com/s3fs-public/western-district-plan-0618_0.pdf

No.	Proposed Amendment	Related LSPS Planning Priority
7	Savings and transition provision	The housekeeping update to WLEP 2011 will broadly support the Planning Priorities of the LSPS

The relationship of each proposed amendment against the four themes in the draft LSPS is shown in the summary table at Appendix A and within each of the overviews provided at Appendix B. Where a proposed amendment will deliver on an action from the draft LSPS this has also been identified.

[Wollondilly 2040 LSPS³](#) is available on Council's website.

Create Wollondilly 2033 – Community Strategic Plan (June 2017)

Create Wollondilly 2033 was adopted by Council on 19 June 2017 and is Council's highest level long term plan. It sets out the long term strategic planning aspirations of the community for Wollondilly over a 20 year period up to 2033. It expresses the combined community values and aspirations which are the basis for the land use vision and planning priorities within the LSPS. These include:

- A quality lifestyle in a rural setting.
- Prosperous towns and villages that balance growth and maintain rural character and community spirit.
- Better roads, infrastructure and transport options.
- A wider range of local services, facilities, community events and activities.
- A growing economy with more local jobs and secondary and tertiary education facilities.
- A protected and enhanced natural environment.
- Identification of a future health precinct.
- Sustainable and productive agriculture.

It is based on a vision of rural living for Wollondilly Shire and is focussed around five themes:

- Looking after the Community
- Accountable and Transparent Governance
- Caring for the Environment
- Building a strong local Economy
- Management and provision of Infrastructure

Each theme is supported by identified outcomes and strategies which express in broad terms what is to be achieved and how. These themes are, in part, delivered through a number of key supporting strategies, plans and policies which have been prepared by the Council, such as Wollondilly 2040 draft LSPS.

The following strategies from Create Wollondilly are relevant to the Planning Proposal as described below.

RELEVANT CSP STRATEGY & LINK	DELIVERED BY:
Position Statement on Health and Wellbeing Wollondilly Council is committed to pursuing actions and strategies which will contribute to the health and wellbeing of the community. <i>Create Wollondilly</i> indicates that Council will	No. 1 - Embedding Health In Land Use Planning

³ <https://www.wollondilly.nsw.gov.au/planning-and-development/guidelines-and-controls/local-strategic-planning-statement/>

RELEVANT CSP STRATEGY & LINK	DELIVERED BY:
<i>"incorporate social and health considerations as an integral part of the planning processes for new and existing communities".</i>	
Sustainable and Balanced Growth Strategy GR1 – Growth Strategy GR2 – Built Environment Strategy GR3 – Economic Development and Tourism Strategy GR4 – Liveable Communities Strategy GR5 – Wilton New Town Strategy GR6 – Peri-urban lands Strategy GR7 – Agriculture Strategy GR8 – Advocacy The management of growth to ensure that achieves positive, social, economic and environmental outcomes for Wollondilly's towns and villages and protects peri-urban lands and their values is considered important.	No. 1 Embedding Health in Land Use Planning No. 2 - Metropolitan Rural Area No. 3 Rezoning Sydney Water Land No. 5 Original Holdings No. 6 Land Reservation Acquisition
Management and Provision of Infrastructure Strategy IN1 – Improve the Condition of our Road Network Strategy IN2 – Provision of Infrastructure and Facilities Strategy IN3 – Manage Infrastructure and Facilities Strategy IN4 – Emergency Management Strategy IN5 – Advocacy No city, town, or village can operate effectively without adequate infrastructure. Council is committed to ensuring that all residents have access to sufficient infrastructure to ensure their needs are met and that the Shire can grow into the future.	No. 3 Rezoning Sydney Water Land No. 6 Land Reservation Acquisition
Caring For The Environment Strategy EN1 – Protect and enhance biodiversity, waterways and groundwaters Strategy EN2 – Protect the environment from development pressures Strategy EN3 – Vegetation management Strategy EN4 – Community involvement Strategy EN5 – Environmental awareness Strategy EN6 – Sustainable practices Strategy EN7 – Agricultural Land and Capability Strategy EN8 – Auditing, Monitoring and Enforcement Strategy EN9 – Waste Management Strategy EN10 – Advocacy Wollondilly is blessed with an abundance of natural beauty, surrounded by vibrant national parks, protected water catchments and scenic rural landscapes. Strategies must be implemented to ensure that the lands the Shire lives, works and plays on are managed appropriately.	No. 2 Metropolitan Rural Area No. 5 Original Holdings No. 6 Land Reservation Acquisition

RELEVANT CSP STRATEGY & LINK	DELIVERED BY:
Looking After The Community Strategy CO1 – Strong Community Strategy CO2 – Health and Wellbeing Strategy CO3 – Social Planning Strategy CO4 – Engagement and Communication Strategy CO5 – Advocacy Wollondilly's residents are proud of their rural community, on the peri-urban fringe of Australia's largest city, but frustratingly most our residents have to travel outside the Shire for employment and entertainment. It's important that Council create opportunities to have these needs met locally.	No. 1 Embedding Health in Land Use Planning No. 3 Rezoning Sydney Water Land No. 5 Original Holdings No. 6 - Land Reservation Acquisition

The need to undertake an LEP review including a shire wide planning proposal is identified as an action within the Delivery Plan Delivery Program and Operational Plan which supports the realisation of the community vision set out in the Community Strategic Plan.

[Create Wollondilly 2033](#)⁴ is available on Council's website.

B 3.5 Is the Planning Proposal consistent with applicable state environmental planning policies?

The NSW Government publishes State Environmental Planning Policies (SEPPs) and Sydney Regional Environmental Plans (SREPs or deemed SEPPs). These documents deal with matters of state or regional planning significance.

An assessment of each proposed amendment against the SEPPs is provided at Appendix C. The Planning Proposal is consistent with relevant SEPPs.

The following SEPPs are considered of particular relevance to this proposal and are discussed further below:

- SEPP 55 – Remediation of Land

SEPP 55 - Remediation of Land

The objective of SEPP 55 is to ensure that all proposals consider remediation of contaminated lands, reducing the risk of harm to human health and rendering them safe to develop on. Clause 6 of the SEPP requires all relevant planning authorities to consider contamination, and whether the land will be safe to use after remediation, before rezoning.

Amendments 3 (Rezoning Sydney Water Land) seeks to rezone land to SP2 Infrastructure. The amendment seeks to rezone land owned by Sydney Water that already contains permanent operational infrastructure and no change in land use will result from the rezoning.

Subsequently,

- in considering whether the land is contaminated
 - only 1 amendment seek to rezone land and would permit a change of use to land;
 - the proposed zone reflects the existing land use
- All land proposed to be rezoned is considered to be suitable for the proposed zone in terms of potential contamination.

⁴ [http://www.wollondilly2033.com.au/assets/pdf/operationalplan/WSC_CSP2033\(2\).pdf](http://www.wollondilly2033.com.au/assets/pdf/operationalplan/WSC_CSP2033(2).pdf)

- No investigative work is considered necessary to inform the planning proposal.

It is noted that SEPP 55 was updated on 17 April 2020 to remove any references to matters to be considered by a planning authority when preparing an environmental planning instrument (i.e. a planning proposal) and to transfer this requirement to a ministerial direction. New Ministerial Direction 2.6 Remediation of Contamination Land came into place on 17 April 2020. However, the new Ministerial Direction does not apply to the planning proposal as the planning proposal was submitted to the Department of Planning, Industry and Environment before the Direction came into place.

An assessment under SEPP 55 has been retained in the planning proposal to ensure the principle of considering risk from contaminated land is covered.

B 3.6 Is the Planning Proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

The Minister for Planning and Public Spaces issues Local Planning Directions that councils must follow when preparing a planning proposal. The Directions cover the following broad categories:

- employment and resources
- environment and heritage
- housing, infrastructure and urban development
- hazard and risk
- regional planning
- local plan making
- metropolitan planning

An assessment of each of the proposed amendments consistency against all Ministerial Directions is provided at Appendix D. This planning proposal is considered to be generally consistent with all applicable Ministerial Directions.

The following Directions are considered of particular relevance to this proposal and are discussed further below;

- Direction 1.2 Rural Zones
- Direction 1.5 Rural Lands
- Direction 4.4 Planning for Bushfire Protection
- Direction 6.2 Reserving Land for Public Purposes

Direction 1.2 Rural Zones

The objective of this Direction is to ensure the protection of agricultural production of rural lands by ensuring that land which is currently zoned as rural, and therefore ideal for agricultural purposes, is not rezoned from this or has its permissible density increased and thereby impacting on agriculture.

None of the proposed amendments will result in a reduction in available rural lands and therefore this Planning Proposal is not inconsistent with Direction 1.2.

Amendment 2 (Metropolitan Rural Area) seeks to protect and enhance the values in the Metropolitan Rural Area.

Amendment 5 (Original holdings) seeks to strengthen the intent of the clause which is to ensure that the affected land is not subdivided to significantly increase the density of development on the land.

Direction 1.5 Rural Lands

The objective of this Direction is to ensure that rural lands are protected and managed, ensuring the ongoing viability of rural uses. The Direction also attempts to ensure that rural lands are not fragmented, leading to land use conflicts especially with residential developments.

None of the proposed amendments will result in either the loss or fragmentation of rural lands, and will in fact lead to an increased variety of usages of rural lands further protecting them into the future.

Amendment 2 (Metropolitan Rural Area) seeks to protect and enhance the values in the Metropolitan Rural Area and recognises the need for adequate buffers to protect productive agriculture, preventing incompatible uses in rural areas and to preserve land for productive rural uses.

Direction 4.4 Planning for Bushfire Protection

This Direction relates to the protection of life, property and the environment in bushfire prone areas of New South Wales. The Direction discourages incompatible land use and encourages the management of bushfire prone areas.

Direction 6.2 Reserving Land for Public Purposes

The objective of Direction 6.2 is to facilitate the provision of public services and facilities by reserving land for public purposes and to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.

Amendment no. 6 (Land reservation acquisition) seeks to remove land from the Land Reservation Acquisition Map. However, it only seeks to remove land where it has already been acquired by the relevant acquisition authority.

Section C – Environmental, social and economic impact

C 3.7. 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?

It is unlikely that critical habitat or threatened species, populations or ecological communities or their habitats will be affected by the Planning Proposal.

As a number of the proposed amendments are shire wide there is the potential for a provision to indirectly affect areas of high environmental value as well as bushfire and prone lands. Existing environmental management provisions in the Wollondilly LEP 2011 will still apply to any proposed development. A detailed assessment of any impacts will be addressed at the development application stage.

C 3.8 Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

The proposal is not expected to have any significant environmental impacts as impacts can be appropriately managed at the development application stage.

A need has been identified for planning controls for inclusion within the Wollondilly Development Control Plan to be developed to complement Amendment 2 (Metropolitan Rural Area). These will progressed independently from the planning proposal.

C 3.9 Has the planning proposal adequately addressed any social and economic effects?

The planning proposal includes amendments which are intended to have positive social and economic effects either through enhancing the health and wellbeing of communities or protecting existing industries.

These include:

- Amendment 1 (Embedding Health in Land Use Planning) and

- Amendment 2 (Metropolitan Rural Area).

Amendment 2 (Metropolitan Rural Area)

The NSW Department of Planning, Industry and Environment has requested that the planning proposal be updated to provide further information regarding the intent of the proposed provision and to ensure that the proposed clause is general and aligns with Planning Priority W17 'Better managing rural areas' of the *Western City District Plan*.

The *Greater Sydney Region Plan* and the *Western City District Plan* recognise the wide range of economic, environmental and social values of the Metropolitan Rural Area (MRA). Much of the land in Wollondilly – other than growth areas and protected natural areas – is identified as Metropolitan Rural Area for its agricultural, environmental and scenic values.

97% of land within the Wollondilly Local Government Area is located within either the Metropolitan Rural Area (34%) or within a Protected Natural Area (63%). Only 3% of land is designated as an 'urban area' which includes land within current and proposed growth areas and land within the Camden Park residential area.

Embedding the MRA within the local environmental plan is a key opportunity to update and align local plans to give effect to the District Plan and the future vision for Greater Sydney.

The amendment seeks to protect and enhance the values of the MRA by ensuring that decisions about development consider economic, social and economic values as they apply to rural areas in Wollondilly.

The strategic direction provided by Objective 29 'Environmental, social and economic values in rural areas are protected and enhanced' of the *Greater Sydney Region Plan* and Planning Priority W17 'Better managing rural areas' of the *Western City District Plan* has informed the recognition of the following heads of consideration:

- Enhancing Habitat and biodiversity,
- Adequate buffers to protect productive agriculture,
- Preventing incompatible uses in rural areas,
- Preserving land for productive rural uses
- Protecting mineral and energy resources and extractive industries,
- Maintaining and enhancing the distinctive character of each local rural towns and villages,
- Preserving scenic land,
- Protecting areas of cultural and heritage value, and
- Adequately managing hazards.

Council is currently preparing a Rural Lands Strategy as part of the LEP Review Program to investigate the long-term strategic direction for rural areas in Wollondilly. The Strategy will not be finalised until later this year and is not available to inform the Stage 1 planning proposal. There may be a need to review the proposed clause once the strategy has been completed.

This amendment will be supported by the development of planning controls for inclusion in the development control plan.

Amendment 4 (Sponsorship advertising at sporting facilities)

The NSW Department of Planning, Industry and Environment has requested that the planning proposal update provisions to address issues relating to 'cumulative signage at sports grounds and limitations on sign permit validity'.

Council supports the principle of sporting clubs erecting sponsorship advertising at Council owned recreation facilities. This amendment seeks to establish a clear framework for sporting clubs to

display sponsorship advertising appropriately without the need for planning approval or another approval process.

The cumulative impacts of signage will be minimised by:

- Restricting the location of sponsorship advertising to internal fencing around the sporting area. Sponsorship advertising will not be permitted on perimeter fencing or as a free standing sign,
- Requiring sponsorship signage to be oriented towards the playing field and not towards a public road, and
- Introducing display area requirements.

In Council's experience, there is not a need to manage excessive signage, for example, through a percentage coverage of perimeter fencing.

The sign permit validity will be addressed by requiring the removal of sponsorship advertising at the expiration of the sponsorship agreement. The proposed amendment will not be accompanied by the need for a permit or other approval from Council.

Section D – State and Commonwealth interests

D3.10. Is there adequate public infrastructure for the Planning Proposal?

The changes sought by amendment 3 (Rezoning Sydney Water Land) have been included at the request of Sydney Water.

D3.11 What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

The proposed amendments included within this initial planning proposal have been determined, in part, on the basis of ongoing engagement with a range of stakeholders associated with the LEP Review Program.

Of particular note:

- **Amendment 3 (Rezoning Sydney Water Land)**; the proposed changes have been included within the planning proposal at the request of Sydney Water who have provided supporting information.
- **Amendment 6 (Land Reservation Acquisition)**; the review of the Land Reservation Acquisition and the identification of necessary updates was identified in consultation with the Office of Strategic Lands.

As identified by the Gateway determination, consultation with the NSW Rural Fire Service was undertaken ahead of the public exhibition. The feedback identified a need for a Strategic Bushfire Study to inform a number of amendments within the original planning proposal which sought to introduce new land uses. These amendments have been removed from the planning proposal and will be progressed under a new planning proposal once the necessary study has been prepared.

The Gateway determination requires consultation with the following authorities/organisations as part of the public exhibition process:

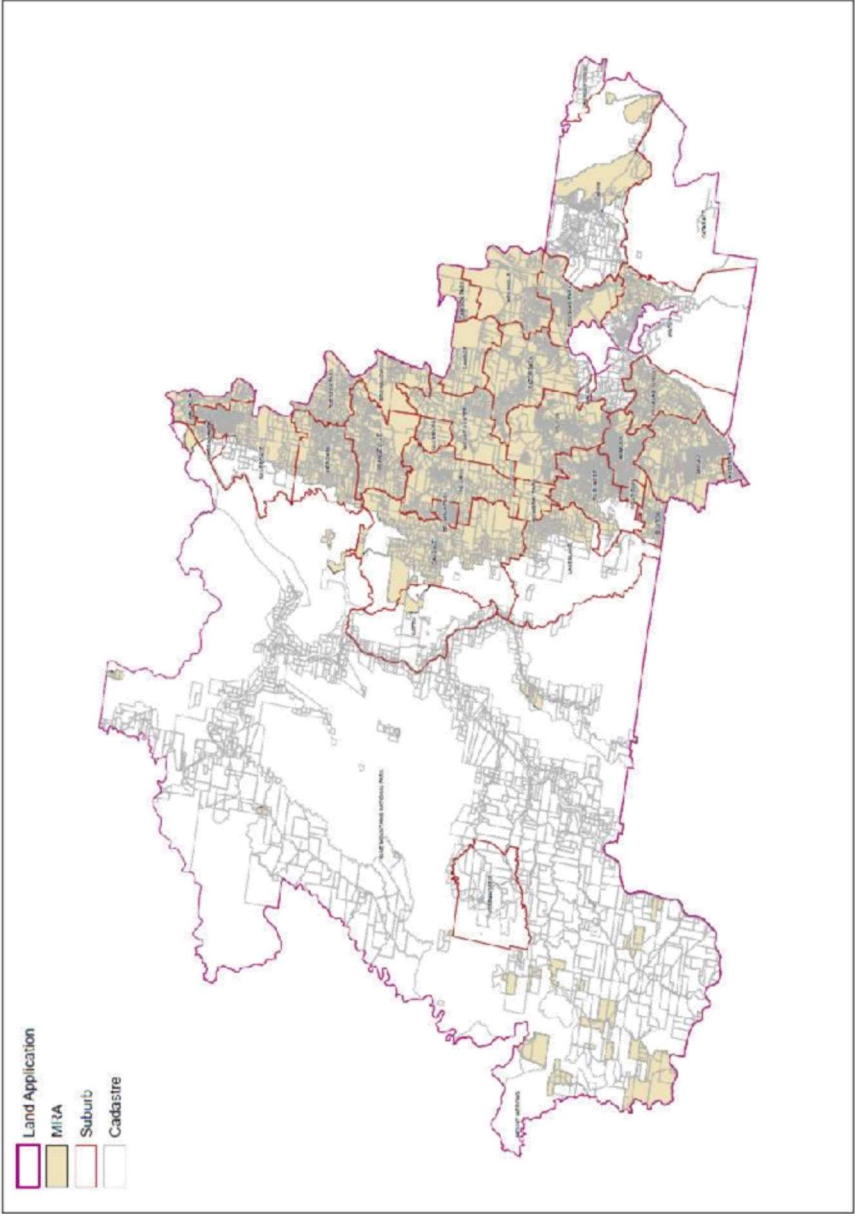
- Greater Sydney Commission,
- Sydney Water,
- Water NSW,
- Roads and Maritime Services within Transport for NSW,
- NSW RFS.

Part 4 – Mapping

Table listing maps included in this section.

Map No.	Map Name	Amendment to existing map	Proposed new map	Page no.
1	Metropolitan Rural Area Map		•	24
2	Land Zoning Map (Sydney Water Land)	•		25
3	Land Reservation Acquisition Map (land to be removed)	•		42

Map 1 – Metropolitan Rural Area



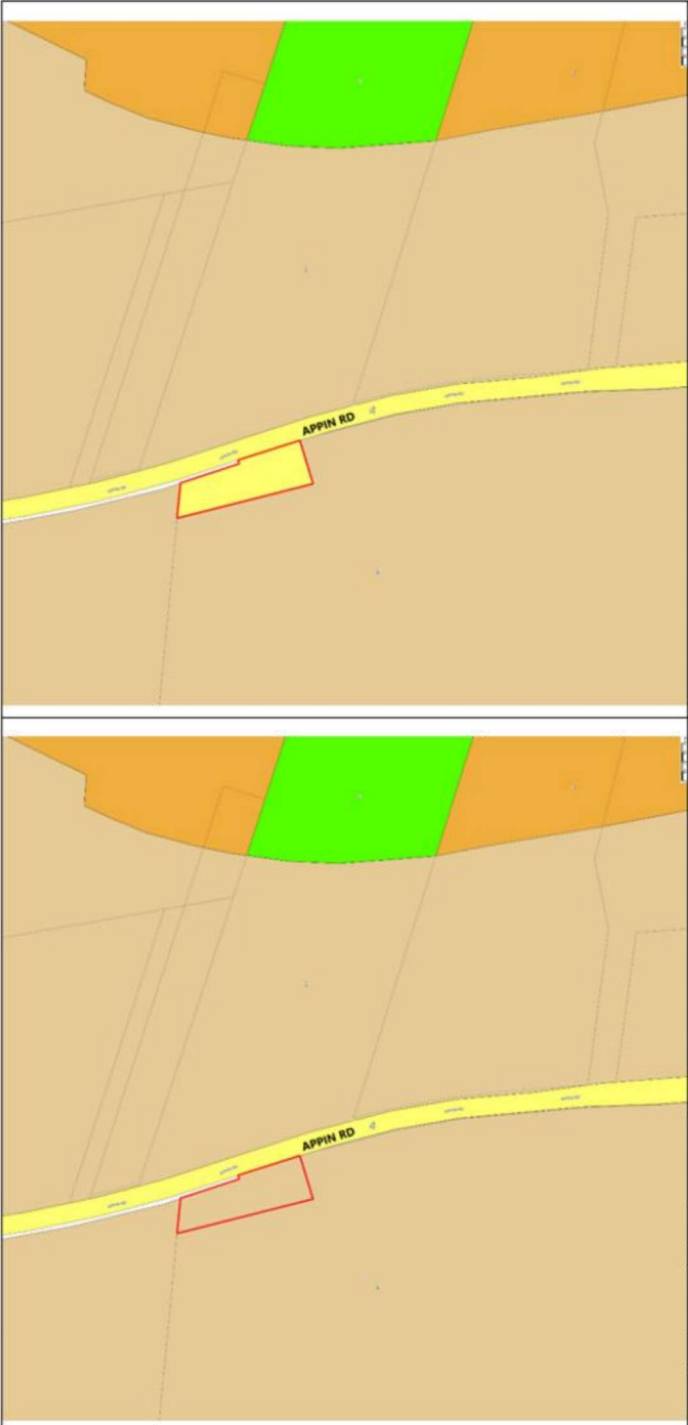
Note: A high resolution version of this map is available as a separate download to enable a more detailed review.

Map 2 – Land Zoning Map (Sydney Water Land)



<u>Location:</u> Appin Land currently zoned RU2 Rural Landscape on the LEP Land Zoning Map. Land proposed to be rezoned to SP2 Water Supply System on the LEP Land Zoning Map.		
<u>Affected Properties:</u>	Lot 86, DP 752012 (Church Street, Appin); Lot 1, DP 1163779 (Church Street, Appin); Lot 2, DP 1163779 (Church Street, Appin) and Lot 2, DP 588138 (Colliery Road, Appin).	

Location: Appin Land currently zoned R2 Low Density Residential on the LEP Land Zoning Map. Land proposed to be rezoned to SP2 Water Supply System on the LEP Land Zoning Map.	Affected Properties: Lot 1001, DP 1185407 (117 Appin Road, Appin); Lot 3000, DP 1175473 (110 Heritage Drive, Appin).
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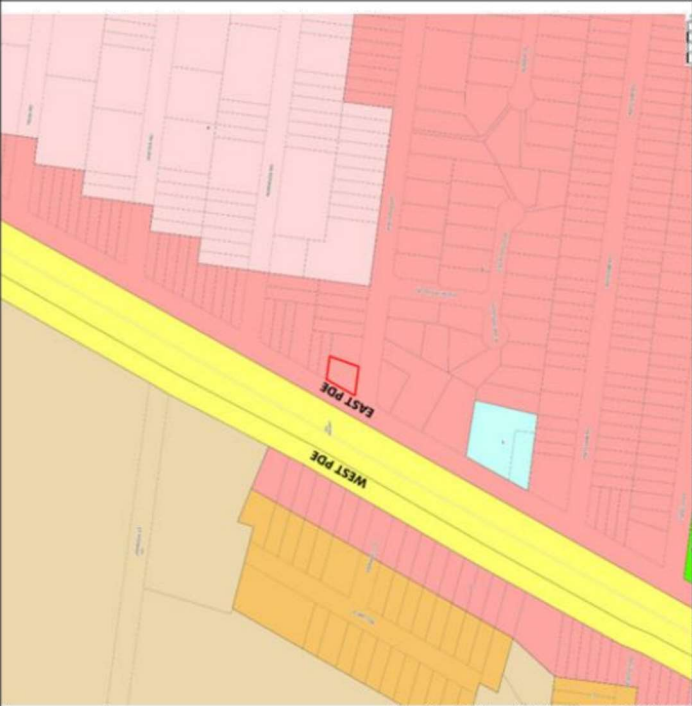
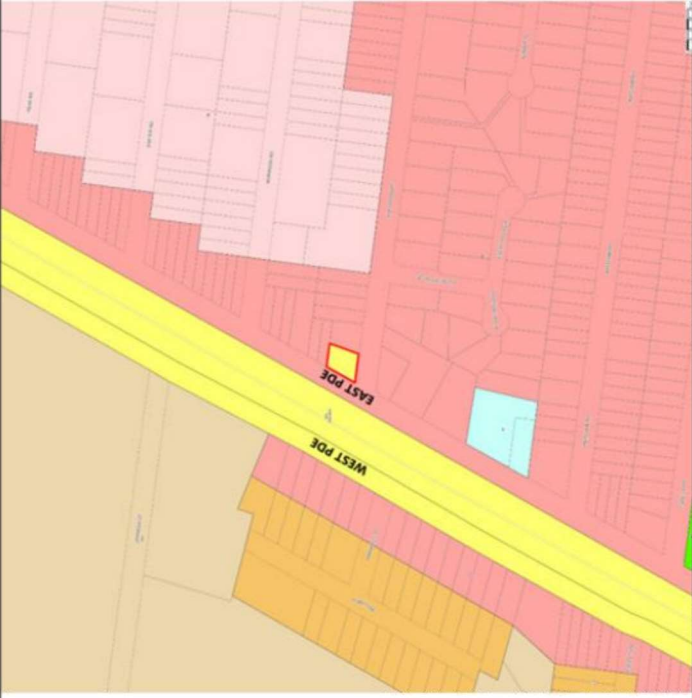
Location: Appin Land currently zoned RU2 Rural Landscape on the LEP Land Zoning Map. Land proposed to be rezoned to SP2 Water Supply System on the LEP Land Zoning Map. 	
Affected Properties:	Lot 104, DP 1188670 (345 Appin Rd, Appin)

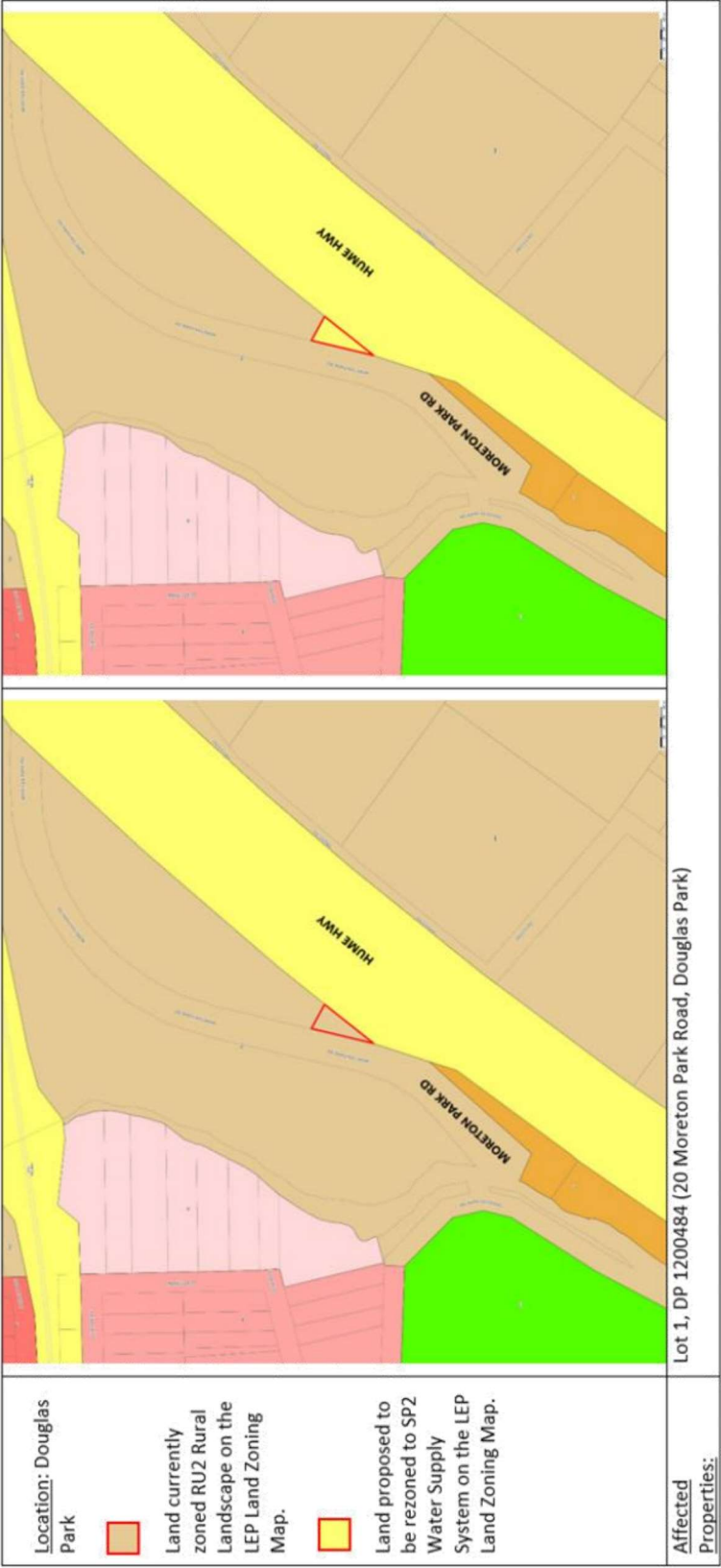
Location: Picton Land currently zoned RU2 Rural Landscape on the LEP Land Zoning Map. Land proposed to be rezoned to SP2 Water Supply System on the LEP Land Zoning Map.	Lot 2, DP 511389 (Argyle Street, Picton) and Lot 1, DP 545361 (Argyle Street, Picton)
Affected Properties:	



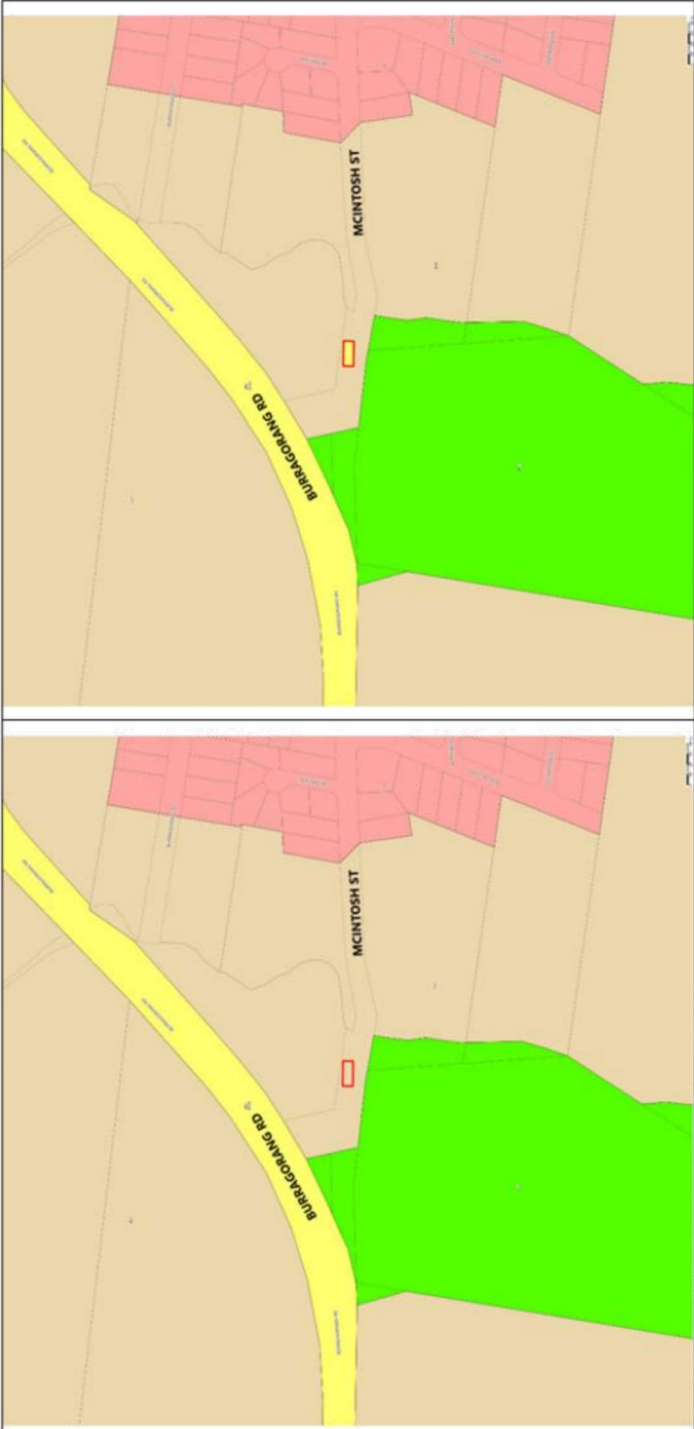
Location: Picton Land currently zoned R2 Low Density Residential on the LEP Land Zoning Map. Land proposed to be rezoned to SP2 Water Supply System on the LEP Land Zoning Map. 	
Affected Properties:	Lot 1, DP 874554 (263 Menangle Street, Picton)

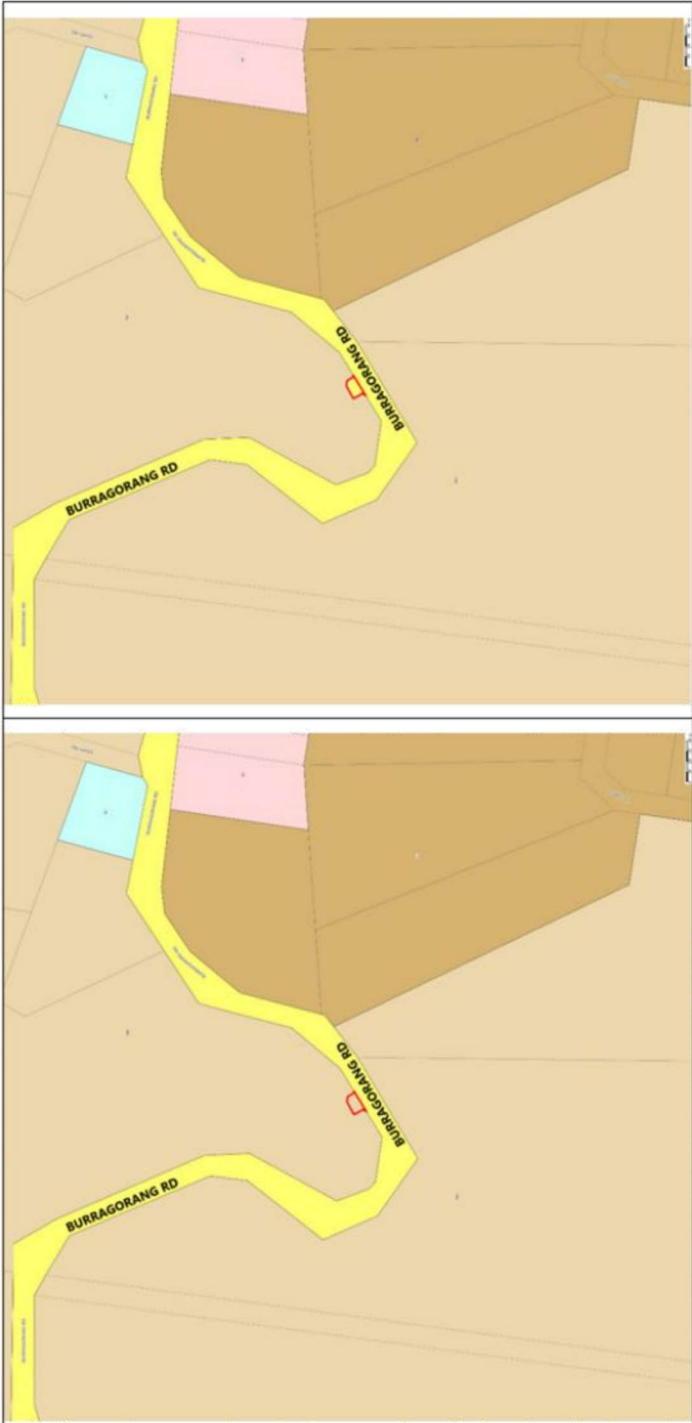
Location: Couridjah Land currently zoned RU4 Primary Production Small Lots on the LEP Land Zoning Map. Land proposed to be rezoned to SP2 Water Supply System on the LEP Land Zoning Map. 	
Affected Properties:	Lot 7, Sec 15, DP 758297 (Bargo River Road, Couridjah); Lot 8, Sec 15, DP 758297 (Bargo River Road, Couridjah) and Lot 7, Sec 15, DP 758297 (Bargo River Road, Couridjah);

<u>Location:</u> Buxton  Land currently zoned R2 Low Density Residential on the LEP Land Zoning Map.  Land proposed to be rezoned to SP2 Water Supply System on the LEP Land Zoning Map.			<u>Affected Properties:</u> Lot 367, DP 748183 (300 East Parade, Buxton)
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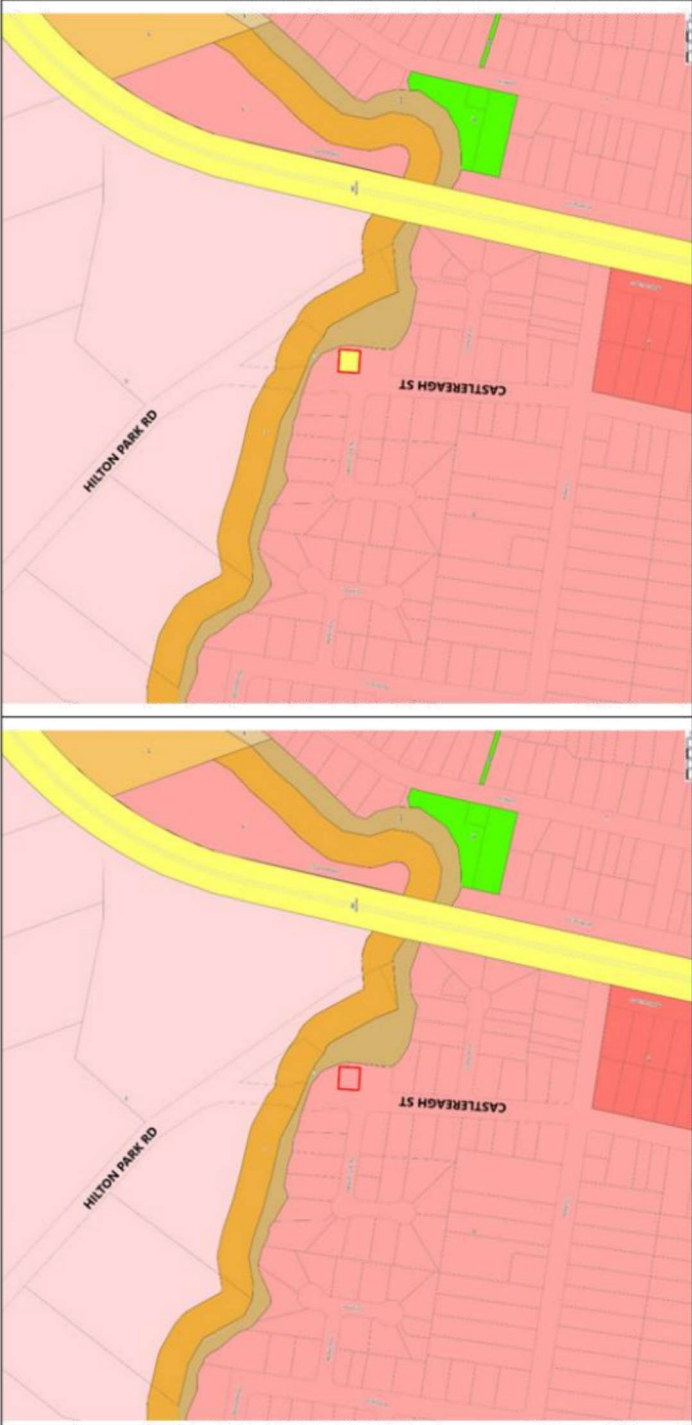


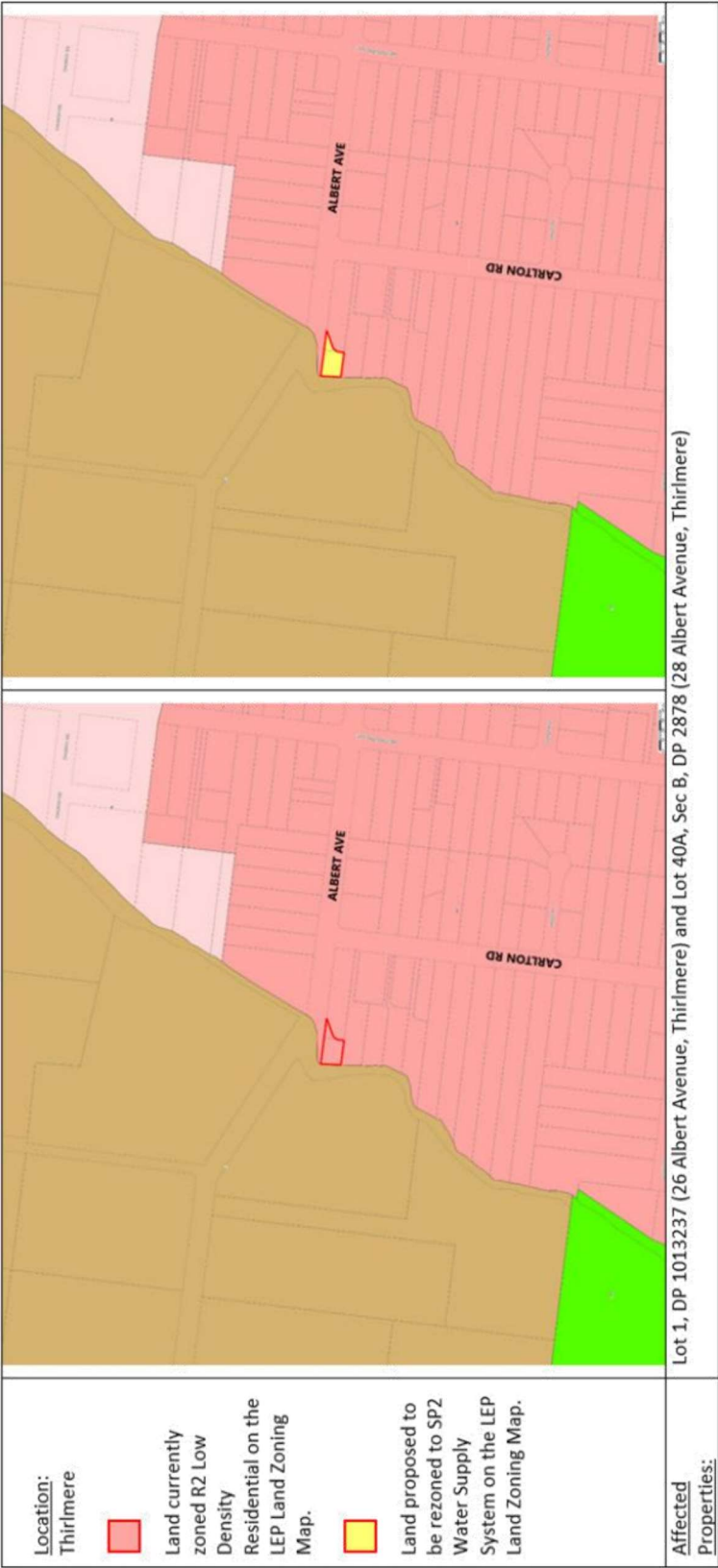
Location: Camden Park Land currently zoned R2 Low Density Residential on the LEP Land Zoning Map. Land proposed to be rezoned to SP2 Water Supply System on the LEP Land Zoning Map.	
Affected Properties:	Lot 399, DP 1062133 (Reedy Place, Camden Park)

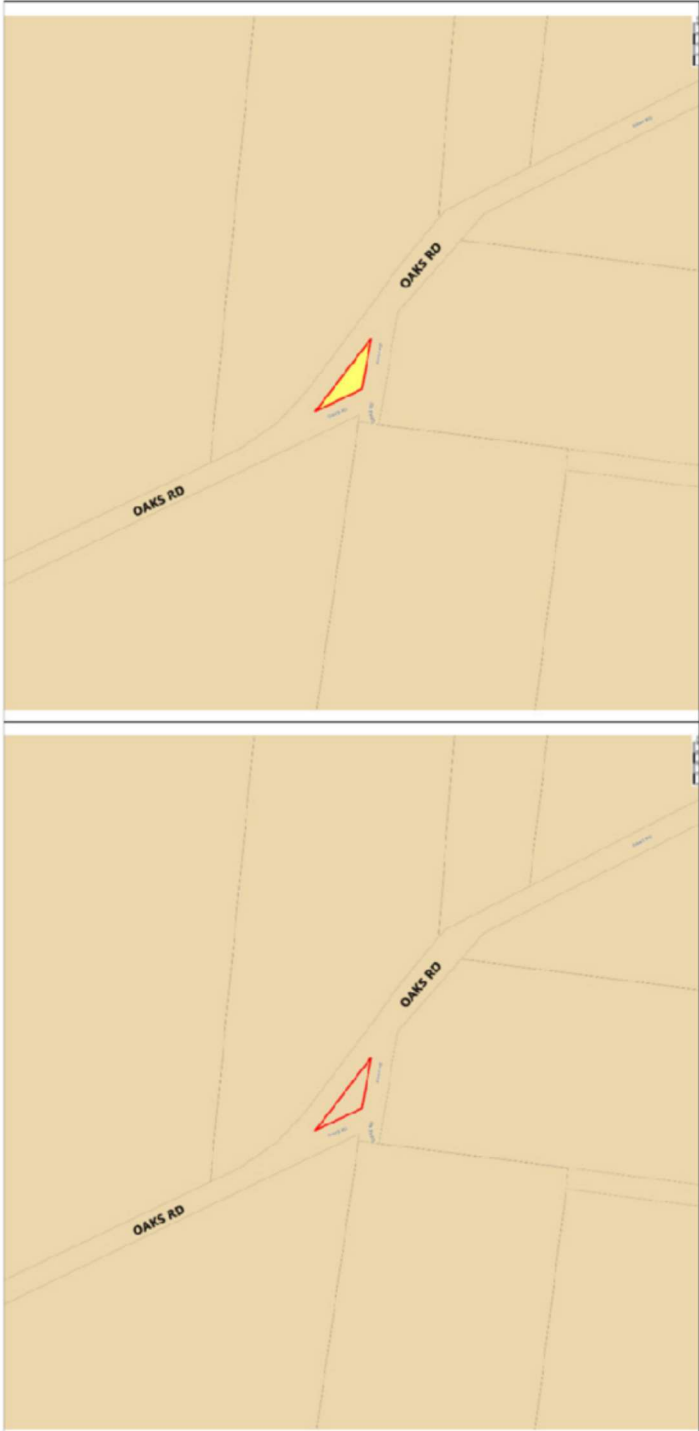
Location: The Oaks Land currently zoned RU1 Primary Production on the LEP Land Zoning Map. Land proposed to be rezoned to SP2 Water Supply System on the LEP Land Zoning Map.	
Affected Properties:	Lot 1, DP 1091006 (McIntosh Street, The Oaks)

Location: <u>Belimba Park</u> Land currently zoned RU1 Primary Production on the LEP Land Zoning Map. Land proposed to be rezoned to SP2 Water Supply System on the LEP Land Zoning Map. 	Affected Properties: Lot 1, DP 1074480 (<u>Burragorang Road, Belimba Park</u>)
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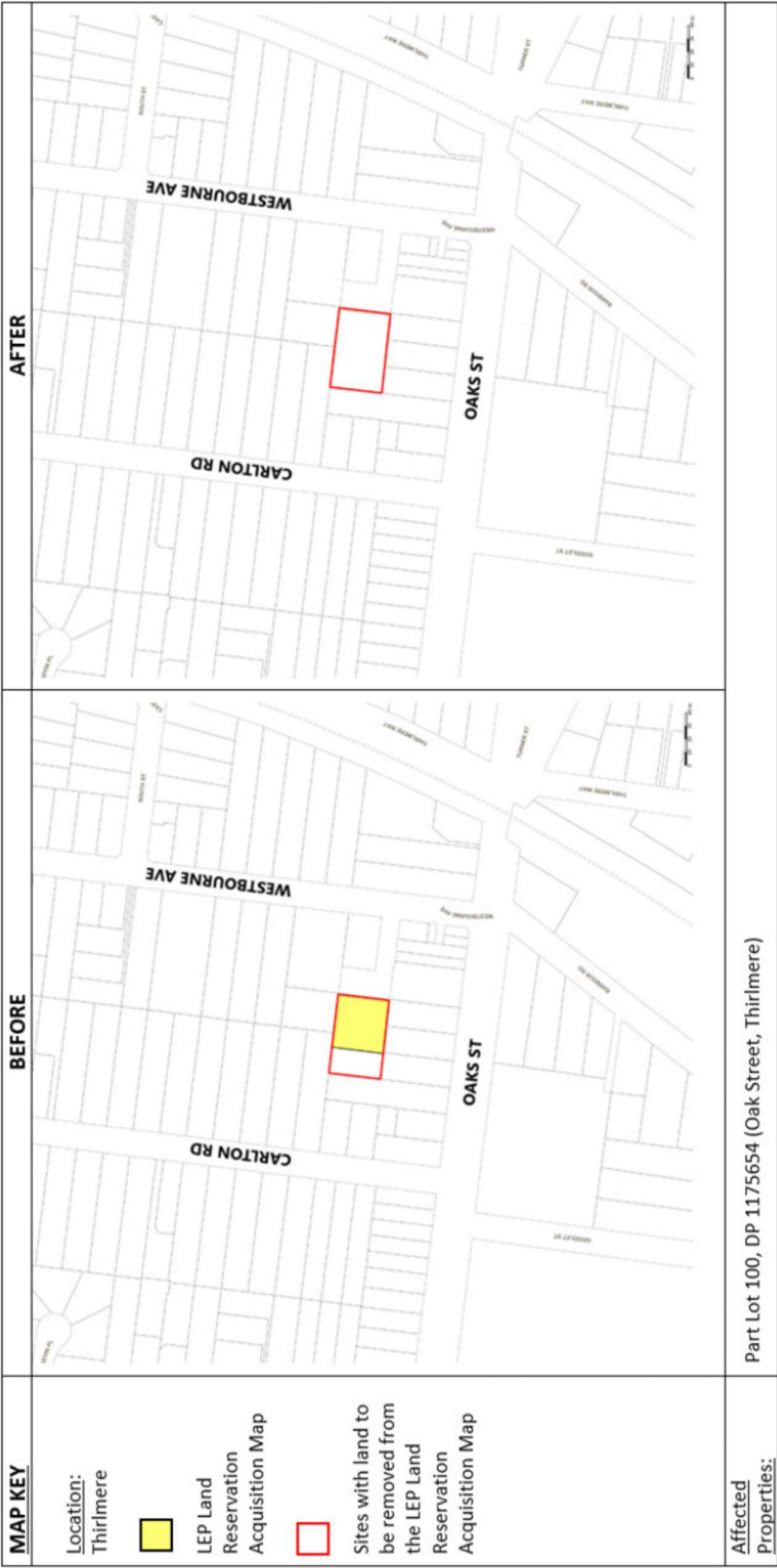
<u>Location:</u> Tahmoor Land currently zoned RU2 Rural Landscape on the LEP Land Zoning Map. Land proposed to be rezoned to SP2 Water Supply System on the LEP Land Zoning Map. 	<u>Affected Properties:</u> Lot 1, DP 874556 (<u>Bronzewing Street</u>, Tahmoor)
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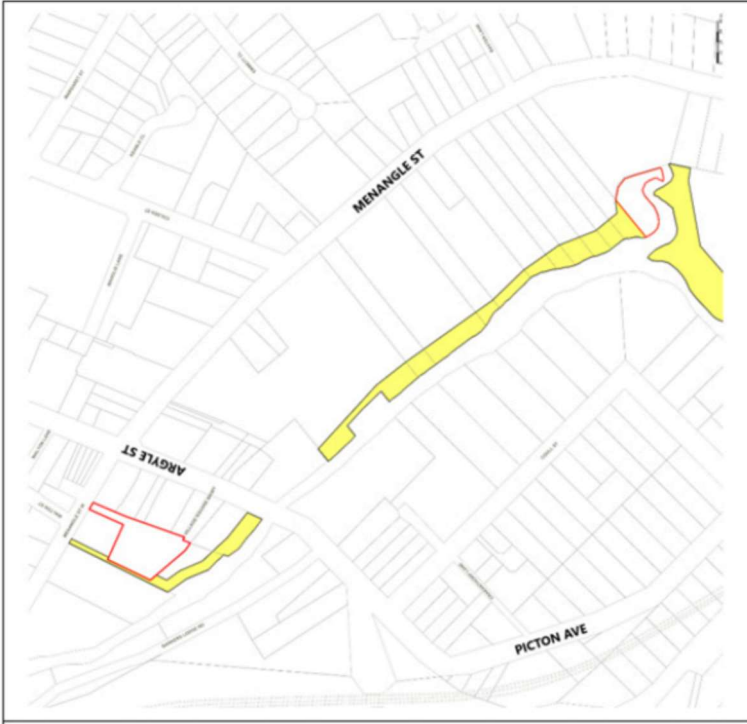
Location: Tahmoor Land currently zoned R2 Low Density Residential on the LEP Land Zoning Map. Land proposed to be rezoned to SP2 Water Supply System on the LEP Land Zoning Map.		
Affected Properties:	Lot 1, DP 1011974 (Castlereagh Street, Tahmoor)	



Location: Thirlmere Land currently zoned RU1 Primary Production on the LEP Land Zoning Map. Land proposed to be rezoned to SP2 Water Supply System on the LEP Land Zoning Map. 	
Affected Properties:	Lot 1, DP 709592 (Oaks Road, Thirlmere)

Map 4 – Land Reservation Acquisition Map (land to be removed)



Location: Picton  LEP Land Reservation Acquisition Map  Sites with land to be removed from the LEP Land Reservation Acquisition Map		
Affected Properties:	Part Lot 1, DP 602401 (Menangle Street West, Picton) and Lot 501, DP 1165723 (123 Menangle Street, Picton)	

Location: Appin LEP Land Reservation Acquisition Map Sites with land to be removed from the LEP Land Reservation Acquisition Map		
Affected Properties:	Lot 2, DP 1182729 (250 Appin Road, Appin)	

Part 5 – Community Consultation

The proposed amendments included within the original Stage 1 planning proposal were determined on the basis of ongoing engagement with a range of stakeholders associated with the LEP Review Program and include feedback from:

- Councillor workshops;
- Council's Community Advisory Committees;
- Place Score survey undertaken in February/March 2019;
- Internal sections across Council;
- Workshops organised by the Greater Sydney Commission and the NSW Government Department of Planning, Industry & Environment (DPIE) on the LEP Review Program and Local Strategic Planning Statements;
- Tharawal Local Aboriginal Land Council;
- Destination Sydney Surrounds South;
- Public agencies, including South West Sydney Local Health District, Transport for NSW, DPIE, and the Office of Strategic Lands, and
- Community drop in sessions held as part of the public exhibition of Wollondilly 2040 draft LSPS.

Public Exhibition

Community and stakeholder feedback will be invited to provide feedback on the planning proposal through a public exhibition process.

The minimum requirements for community consultation for planning proposals are established in the following documents:

- Wollondilly Shire Council Community Participation Plan (2019), and
- Section 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning, Industry and Environment, 2018).

As part of the exhibition the planning proposal will be publicly available for a minimum of 28 days.

Council is required by the Gateway determination to inform all landowners affected by proposed Amendment 2 (Metropolitan Rural Area) in writing about the exhibition of the proposal and to outline the effect of the proposed changes.

In addition, Council will also notify land owners and occupants considered to be affected by amendments that are not shire wide and apply to known land. These include:

- Amendment 3 (Rezoning Sydney Water Land),
- Amendment 5 (Original holdings), and
- Amendment 6 (Land reservation acquisition).

Local sporting clubs and the relevant s355 Management Committees will be notified about amendment 4 (Sponsorship advertising at sporting facilities).

The need to socially distance and protect communities during the current COVID-19 situation means it will not be possible for face-to-face engagement or to make the planning proposal and associated material available for inspection during the exhibition period. Wollondilly Shire Council moved to deliver services remotely as of 24 March 2020. Accordingly, a number of Council buildings and

services, including the Frank McKay Building in Picton, Wollondilly Library and library Mobile services will remain closed until further notice.

On 25 March 2020 the Department of Planning, Industry and Environment made updates to NSW's planning policies and legislation in response to COVID-19. The *COVID-19 Legislation Amendment (Emergency Measures) Bill 2020* temporarily removes the requirement for local councils to display physical copies of certain documents in accordance with the *Environmental Planning and Assessment Act 1979*.

Part 6 – Project Timeline

Project detail	Timeframe
Consideration of draft Planning Proposal by Wollondilly Local Planning Panel	November 2019
Council endorsement to send the Planning Proposal to DPIE for a Gateway determination	December 2019
Consideration of Planning Proposal and issue of Gateway Determination by Department of Planning	April 2020
Gateway alteration issued by Department of Planning	April 2020
Confirmation of Proposal for exhibition by Department	May 2020
Government agency consultation (pre exhibition)	April/May 2020
Commencement and completion dates for public exhibition period – after amending the Planning Proposal if required, preparation of maps and special DCP provisions	May/June 2020
Timeframe for consideration of submissions	June/July 2020
Timeframe for the consideration of a proposal post exhibition	August 2020
Report to Council	August/September 2020
Anticipated date RPA will forward to PC and Department of Planning for finalisation	September 2020
Finalisation	Late 2020/early 2021

Note: The project timeline has been prepared, in part, to reflect the Department of Planning, Industry and Environment's (DPIE) benchmark timeframes for preparing local environmental plans.

Appendices

A. Table Summary of proposed amendments

Table summarising each of the 17 amendments included within the planning proposal
Council Reference: TRIM 11262 #239

B. Overview of each amendment

Short overview of each of the 17 amendments included within the planning proposal

C. Compliance with SEPPs

Table summarising compliance with applicable State Environmental Planning Policies (SEPPs) and deemed SEPPs (formerly Regional Environmental Plans)

D. Assessment against Section 9.1 Directions

Table summarising compliance with applicable Section 9.1 Ministerial Directions issued under the *Environmental Planning and Assessment Act 1979*.

E. Agenda & Minutes from Wollondilly Local Planning Panel (28 November 2019)

Extract from Agenda and Minutes of the Wollondilly Local Planning Panel held on Monday 28 November 2019
Council Reference: CM 11262 #237

F. Agenda & Minutes from Ordinary Meeting of Council (16 December 2019)

Extract from Agenda and Minutes of the Ordinary Meeting of Wollondilly Shire Council held on 16 December 2019
Council Reference: CM 11262 #238

G. Gateway determination

Gateway determination issued 6 April 2020, as amended 15 April 2020
Council Reference: CM 11262 #309

Appendix A

Summary of Proposed Amendments

Appendix B

Overview of each amendment

Amendment No. 1 EMBEDDING HEALTH IN LAND USE PLANNING

INTENDED OUTCOME:

Embed the consideration of health in the assessment of development

DESCRIPTION OF CHANGE:

Amending the *Wollondilly Local Environmental Plan 2011*, Clause 1.2 **Aims of Plan** and **Land Use Table "Objectives of zone"** to embed health considerations in land use planning by encouraging development that supports the health and wellbeing of local residents, workers and visitors.

RATIONALE

Wollondilly Council is committed to pursuing actions and strategies which will contribute to the health and wellbeing of the community. *Create Wollondilly 2033 Community Strategic Plan indicates that Council will incorporate social and health considerations as an integral part of the planning processes for new and existing communities.*

The amendment builds on Council's established commitment to embedding health in land use planning, and complements a number of existing health planning projects. These include;

- being a lead partner for both the Wollondilly Health Alliance and the Western City Health Deal,
- representation on the Health in Planning Working Group (HIPWG) under the Wollondilly Health Alliance
- Joint research projects with South Western Sydney Local Health District and the Centre for Health Equity Training, Research and Evaluation (CHETRE); *Integrating Health Considerations into Council Planning Processes and Health Assessment Protocol for Wollondilly Shire Council*
- development of a Health and Social Impact Assessment Protocols to measure against future planning proposals, and
- undertaking a Health Impact Assessment on the need for a rail connection to Wilton.

PROPOSED CHANGE:

- a) Amend the *Wollondilly Local Environmental Plan 2011*, Clause 1.2 **Aims of Plan** to embed health considerations in land use planning:
 - To encourage development that supports the health and wellbeing of local residents, workers and visitors by promoting healthy built environments.
- b) Amend the *Wollondilly Local Environmental Plan 2011* **Land Use Table** to embed health considerations in land use planning in the zone objectives.

Proposed new additional objective of zone	Related land use zone
To support sustainable land management practices, healthy eating and access to local food by protecting and promoting agricultural land uses.	• RU1 Primary Production • RU2 Rural Landscape • RU4 Primary Production Small Lots
To support the health and wellbeing of the community by promoting health through well built, connected and walkable residential areas close to services and jobs.	• R2 Low Density Residential • R3 Medium Density Residential • R5 Large Lot Residential

To support the health and wellbeing of the community by encouraging development that provides employment and urban services close to home.	• IN1 General Industrial • IN2 Light Industrial • IN3 Heavy Industrial
To support the health and wellbeing of the community by providing land for passive and active recreational purposes.	• RE1 Public Recreation • RE2 Private Recreation
To support the health and wellbeing of the community by protecting biodiversity and providing opportunities for people to engage with nature.	• E1 national parks and Nature Reserves • E2 Environmental Conservation • E3 Environmental Management
To support the health and wellbeing of the community by supporting biodiversity outcomes and providing opportunities for people to engage with nature within a residential setting.	• E4 Environmental Living

WHAT LAND DOES IT APPLY TO:
Shire wide

Will it apply to Council owned land?				Yes, indirectly	
What part of the LEP Will change	Land Use Table	LEP Clause	LEP Map	Is it a housekeeping amendment?	No
		•			
Is other work required to support the proposed amendment? <i>e.g. update the Development Control Plan</i>				This amendments forms part of a broader commitment to embed the consideration of health into land use planning.	
Relevant LSPS/District Plan theme:				Liveability	
Wollondilly 2040 draft Local Strategic Planning Statement (LSPS) Action: Action 6.3 – Consider opportunities to embed health provisions in the LEP.					

Amendment No. 2 METROPOLITAN RURAL AREA

INTENDED OUTCOME:

Recognising the role and function of the Metropolitan Rural Area within the LEP

DESCRIPTION OF CHANGE:

Including a **new local provision** and associated mapping that confirms the objectives of the clause which is to protect and enhance the values of the Metropolitan Rural Area.

RATIONALE

The *Greater Sydney Region Plan* and the *Western City District Plan* recognise the wide range of economic, environmental and social values of the Metropolitan Rural Area (MRA). Much of the land in Wollondilly – other than growth areas and protected natural areas – is identified as Metropolitan Rural Area for its agricultural, environmental and scenic values.

97% of land within the Wollondilly Local Government Area is located within either the Metropolitan Rural Area (34%) or within a Protected Natural Area (63%). Only 3% of land is designated as an 'urban area' which includes land within current and proposed growth areas and land within the Camden Park residential area.

Embedding the MRA within the local environmental plan is a key opportunity to update and align local plans to give effect to the District Plan and the future vision for Greater Sydney.

The amendment seeks to protect and enhance the values of the MRA by ensuring that decisions about development consider economic, social and economic values as they apply to rural areas in Wollondilly.

The strategic direction provided by Objective 29 'Environmental, social and economic values in rural areas are protected and enhanced' of the *Greater Sydney Region Plan* and Planning Priority W17 'Better managing rural areas' of the *Western City District Plan* has informed the recognition of the following heads of consideration:

- Enhancing Habitat and biodiversity,
- Adequate buffers to protect productive agriculture,
- Preventing incompatible uses in rural areas,
- Preserving land for productive rural uses
- Protecting mineral and energy resources and extractive industries,
- Maintaining and enhancing the distinctive character of each local rural towns and villages,
- Preserving scenic land,
- Protecting areas of cultural and heritage value, and
- Adequately managing hazards.

Council is currently preparing a Rural Lands Strategy as part of the LEP Review Program to investigate the long-term strategic direction for rural areas in Wollondilly. The Strategy will not be finalised until later this year and is not available to inform the Stage 1 planning proposal. There may be a need to review the proposed clause once the strategy has been completed.

PROPOSED CHANGE:

This amendment proposes the introduction of a new local provision and an associated map.

- The objective of the clause would be to protect and enhance the environmental, social and economic values in rural areas,
- The clause would apply to land identifies as "Metropolitan Rural Area" on the Metropolitan Rural Area Map. The proposed **Metropolitan Rural Area Map** is shown in Part 4 by **Map 1**.
- Before determining a development application for land within the Metropolitan Rural Area, the clause would require the consent authority to consider any impacts of the proposed development on the following matters:
 - Enhancing Habitat and biodiversity,
 - Adequate buffers to protect productive agriculture,
 - Preventing incompatible uses in rural areas,
 - Preserving land for productive rural uses
 - Protecting mineral and energy resources and extractive industries,
 - Maintaining and enhancing the distinctive character of each local rural towns and villages,
 - Preserving scenic land,
 - Protecting areas of cultural and heritage value, and
 - Adequately managing hazards.

WHAT LAND DOES IT APPLY TO:

Shire wide

Will it apply to Council owned land?				Yes, Indirectly	
What part of the LEP Will change	Land Use Table	LEP Clause	LEP Map	Is it a housekeeping amendment?	No
		•	•		
Is other work required to support the proposed amendment? <i>e.g. update the Development Control Plan</i>				Yes, the Development Control Plan should be updated to provide planning controls to guide relevant development.	
Relevant LSPS/District Plan theme:				Sustainability	
Wollondilly 2040 draft Local Strategic Planning Statement (LSPS) Action:					
This amendment indirectly responds to Planning Priority 16 “Enhancing and protecting the Diverse values of the Metropolitan Rural Area”.					

Amendment No. 3 REZONING SYDNEY WATER LAND

INTENDED OUTCOME:

Protect land required to provide essential services to support existing and future populations

DESCRIPTION OF CHANGE:

Amending the *Wollondilly Local Environmental Plan 2011 Land Zoning Map* to rezone land containing operational infrastructure and owned by Sydney Water to SP2 Infrastructure:

RATIONALE

Sydney Water has undertaken a review of its property portfolio across various Local Government Area's with a focus on its operational property assets.

As part of this review, various sites have been identified that contain permanent operational infrastructure within lands considered to contain zoning anomalies.

The infrastructure is critical to the servicing of the existing population and future growth within the Wollondilly Shire LGA. As part of recognising the permanent nature of these infrastructure assets and their requirements for protection, Sydney Water recommends rezoning of these sites to SP2 – Infrastructure, as part of the upcoming Wollondilly Local Environmental Plan (LEP) Review.

Sydney Water believes that re-zoning these lots to SP2 – Infrastructure;

- Better reflects the lands ongoing, permanent use as vital water and sewerage infrastructure;
- Provides clarity to the local community as to the current and intended use of the land;
- Is consistent with Wollondilly LEP 2011, SP2 Zone objectives to provide for infrastructure and related uses;
- Confirms the land use is intended to support population growth within the LGA, providing services and infrastructure to meet peoples changing needs.

Sydney Water has identified 29 parcels in the Wollondilly LGA that contain permanent and critical infrastructure and have the potential for a more appropriate zoning.

PROPOSED CHANGE:

Amend the *Wollondilly Local Environmental Plan 2011 Land Zoning Map* in accordance with the proposed zoning map shown in Part 4 by **Map 2**.

Table summarising proposed changes

Lot	Sec	DP	Site Address	Suburb	Current Zoning	Proposed Zoning	Site Use	Site Name
86		752012	Church St	Appin	RU2 Rural Landscape	SP2 Water Supply System	Reservoir	Appin Reservoir WS0412
1		1163779	Church St	Appin	RU2 Rural Landscape	SP2 Water Supply System	Reservoir	Appin Reservoir WS0412
2		1163779	Church St	Appin	RU2 Rural Landscape	SP2 Water Supply System	Reservoir	Appin Reservoir WS0412
8	15	758297	Bargo River Rd	Couridjah	RU4 Primary Production Small Lots	SP2 Water Supply System	Water Pump	Couridjah WP0197
9	15	758297	Bargo River Rd	Couridjah	RU4 Primary Production Small Lots	SP2 Water Supply System	Water Pump	Couridjah WP0197
7	15	758297	Bargo River Rd	Couridjah	RU4 Primary	SP2 Water Supply System	Water Pump	Couridjah WP0197

					Production Small Lots			
2		511389	Argyle Street	Picton	RU2 Rural Landscape	SP2 Water Supply System	Reservoir	Picton Reservoir Inlet/Outlet Main
1		545361	Argyle Street	Picton	RU2 Rural Landscape	SP2 Water Supply System	Reservoir	Picton Reservoirs WS0147 & WS0316
1		874554	263 Menangle St	Picton	R2 Low Density Residential	SP2 Water Supply System	Sewer Pump	SP0915
24	1	2893	60-62 Picton Ave	Picton	R2 Low Density Residential	SP2 Water Supply System	Sewer Pump	SP0918
1		874556	Bronzewing St	Tahmoor	RU2 Rural Landscape	SP2 Water Supply System	Sewer Pump	SP0919
40A	B	2878	28 Albert Ave	Thirlmere	R2 Low Density Residential	SP2 Water Supply System	Sewer Pump	SP0922
1		1013237	26 Albert Ave	Thirlmere	R2 Low Density Residential	SP2 Water Supply System	Sewer Pump	SP0922
1		709592	Oaks Rd	Thirlmere	RU1 Primary Production	SP2 Water Supply System	Water Pump	Thirlmere WP0229
1		1011974	Castlereagh St	Tahmoor	R2 Low Density Residential	SP2 Water Supply System	Sewer Pump	SP1045
1		1074480	Burraborang Rd	Belimbla Park	RU1 Primary Production	SP2 Water Supply System	Sewer Pump	SP0780
1		1091006	Mcintosh St	The Oaks	RU1 Primary Production	SP2 Water Supply System	Sewer Pump	SP0781
399		1062133	Remembrance Driveway	Camden Park	R2 Low Density Residential	SP2 Water Supply System	Sewer Pump	SP0798
2		588138	Colliery Road	Appin	RU2 Rural Landscape	SP2 Water Supply System	Reservoir	Appin Reservoir WS0027
1		1200484	20 Moreton Park Road	Douglas Park	RU2 Rural Landscape	SP2 Water Supply System	Sewer Biometric Loop	Douglas Park Biometric Loop
367		748183	300 East Pde	Buxton	R2 Low Density Residential	SP2 Water Supply System	Sewer Biometric Loop	Bio-Metric Loop - East Parade, Buxton
1001		1185407	117 Appin Road	Appin	R2 Low Density Residential	SP2 Water Supply System	Sewer Biometric Loop	Appin Bio Metric Loop
3000		1175473	110 Heritage Drive	Appin	R2 Low Density Residential	SP2 Water Supply System	Sewer Pump Access	110 Heritage Drive Appin
104		1188670	345 Appin Rd	Appin	RU2 Rural Landscape	SP2 Water Supply System	Flushing Valves for Sewer Main	345 Appin Rd, Appin

WHAT LAND DOES IT APPLY TO:

- Church Street, Appin (Lot 86 in DP752012)
- Church Street, Appin (Lot 1 in DP1163779)
- Church Street Appin (Lot 2 in DP1163779)
- Bargo River Road, Couridjah (Lot 7, Sec 15, DP758297)
- Bargo River Road, Couridjah (Lot 8, Sec 15, DP758297)
- Bargo River Road, Couridjah (Lot 9, Sec 15, DP758297)
- Hume Highway, Picton (Lot 2 in DP511389)
- Hume Highway, Picton (Lot 1 in DP 545361)
- 263 Menangle Street, Picton (Lot 1 in DP874554)
- 60-62 Picton Avenue, Picton (Lot 24, Sec 1, DP2893)
- Bronzewing Street, Tahmoor (Lot 1 in DP874556)
- 28 Albert Avenue, Thirlmere (Lot 40A, Sec B, DP2878)
- 28 Albert Avenue, Thirlmere (Lot 1 in DP1013237)
- 26 Albert Avenue, Thirlmere (Lot 1 in DP1013237)
- Oaks Road, Thirlmere (Lot 1 in DP709592)
- Castlereagh Street, Tahmoor (Lot 1 in DP1011974)
- Burraborang Road, Belimbla Park (Lot 1 in DP1074480)
- McIntosh Street, The Oaks (Lot 1 in DP1091006)
- Bridgewater Boulevard, Camden Park (Lot 399 in DP1062133)
- Cataract Dam, Appin (Lot 2 in DP 588138)
- 20 Moreton Park Road, Douglas Park (Lot 1 in DP1200484)
- 300 East Parade, Buxton (Lot 367 in DP748183)
- 117 Appin Road, Appin (Lot 1001 in DP 1185407)
- 110 Heritage Drive, Appin (Lot 3000 in DP1175473)
- 345 Appin Road, Appin (Lot 104 in DP 1188670)

Will it apply to Council owned land?				No
What part of the LEP Will change	Land Use Table	LEP Clause	LEP Map	Is it a housekeeping amendment? Yes
			•	
Is other work required to support the proposed amendment? <i>e.g. update the Development Control Plan</i>				No
Relevant LSPS/District Plan theme:				Infrastructure & Collaboration
Wollondilly 2040 draft Local Strategic Planning Statement (LSPS) Action:				
This amendment indirectly responds to LSPS.				

Amendment No. 4 SPONSORSHIP ADVERTISING AT SPORTING FACILITIES

INTENDED OUTCOME:

Enable advertising signage on sports fields

DESCRIPTION OF CHANGE:

Amend *Wollondilly Local Environmental Plan 2011*, **Schedule 2 Exempt development** to include new exempt development provisions for “**Sponsorship advertising at sporting facilities**” to be carried out as exempt development (i.e. without the need for development consent) so long as certain development standards are met.

RATIONALE

Many local sporting clubs rely on sponsorship. However, signs advertising sponsors are currently prohibited under the LEP.

PROPOSED CHANGE:

The proposed provisions will apply to the display of signage at a public sporting facility situated on land zoned public recreation, being an advertisement that provides information about the sponsors of the teams or organisations (with a current seasonal hirer) using the sporting facility or about the products of those sponsors and must;

- A sporting club may display a sponsorship advertisement on land zoned for public recreation on internal fencing around the sporting area,
- In the case of display on fencing around the sporting area, individual signs on wire mesh fencing are restricted to:
 - A maximum advertising display area of 0.8m high by 2m wide
 - Only one sign to be affixed between individual fence poles
 - All signs are required to have rounded corners and to be mounted on a metal frame for affixing to minimise risk of injury
 - All signs must face inwards, onto the sporting area,
- No permanent sponsorship advertising signs are to be freestanding or located on perimeter fencing,
- Sponsorship advertising signs must be oriented towards the playing field and not towards a public road,
- Installation and maintenance costs of the approved sign(s) shall be the responsibility of the respective sporting club/organisation,
- Signs advertising tobacco or alcohol or tobacco or alcohol related products will not be permitted. This does not prevent the sign referencing an establishment (e.g. pub) name, and
- It is the sporting clubs responsibility to maintain sponsorship advertising and remove advertising at the expiration of the sponsorship agreement.

WHAT LAND DOES IT APPLY TO:

Land zoned RE1.

Will it apply to Council owned land?

Yes, this amendment will only apply to Council owned land.

What part of the LEP Will change**Land Use Table****LEP Clause****LEP Map****Is it a housekeeping amendment?**

No

Is other work required to support the proposed amendment?*e.g. update the Development Control Plan*

No.

Relevant LSPS/District Plan theme:

Infrastructure & Collaboration

Wollondilly 2040 draft Local Strategic Planning Statement (LSPS) Action:

This amendment indirectly responds to LSPS.

Amendment No. 5 ORIGINAL HOLDINGS**INTENDED OUTCOME:**

Strengthen provisions relating to the subdivision of land within Original holdings.

DESCRIPTION OF CHANGE:

Amend *Wollondilly Local Environmental Plan 2011* Clause 4.1B "Subdivision of certain land in Zone E4 Environmental Living" to strengthen the intent of the clause for land identified as "Original holdings" by clarifying land that the density standard applies to.

RATIONALE

The "Original holdings" provision (clause 4.1B) seeks to preserve landscape character in identified locations through a density restriction so that land is not subdivided to significantly increase the density of development on the land.

The interpretation of this clause has been challenged on a number of occasions through the Courts. The proposed amendments are in response to recent legal challenges.

PROPOSED CHANGE:

Amending *Wollondilly Local Environmental Plan 2011* Clause 4.1B Subdivision of certain land in Zone E4 Environmental Living to strengthen the intent of the clause for land identified as "Original holdings" by clarifying that the density standard applies to:

1. all land within the original holding and not just land within a development application, and
2. land possessing two essential characteristics, namely;
 - a. zoned E4 Environmental Living, and
 - b. identified as 'Original holdings' on the Original Holdings Map.

WHAT LAND DOES IT APPLY TO:

Land identified as an "Original holdings" on the Original Holdings Map which forms part of the *Wollondilly Local Environmental Plan 2011*.

Will it apply to Council owned land?				No
What part of the LEP Will change	Land Use Table	LEP Clause	LEP Map	Is it a housekeeping amendment? Yes
		•		
Is other work required to support the proposed amendment? <i>e.g. update the Development Control Plan</i>				No.
Relevant LSPS/District Plan theme:				Sustainability
Wollondilly 2040 draft Local Strategic Planning Statement (LSPS) Action:				
This amendment indirectly responds to LSPS.				

Amendment No. 6 LAND RESERVATION ACQUISITION**INTENDED OUTCOME:**

Ensure that relevant land is reserved for certain public purposes.

DESCRIPTION OF CHANGE:

Amend the *Wollondilly Local Environmental Plan 2011 Land Reservation Acquisition Map* to remove the following land which has now been acquired by the relevant acquisition authority:

RATIONALE

The *Wollondilly Local Environmental Plan 2011 Land Reservation acquisition Map* identifies land reserved for certain public purposes and for what purpose. The map is associated with Clause 5.1 which also identifies the relevant authority to acquire the land.

A review of the Land Reservation Acquisition provision and associated map has been undertaken to identify any necessary updates.

From this review four lots have been identified which have been acquired by the relevant acquisition authority and no longer need to be identified on the map. These include 3 lots that have been acquired by Wollondilly Shire Council and 1 lot which has been acquired by the NSW Government.

PROPOSED CHANGE:

Amend the *Wollondilly Local Environmental Plan 2011 Land Reservation Acquisition Map* with the proposed land reservation acquisition map shown in Part 4 by **Map 5**.

WHAT LAND DOES IT APPLY TO:

The planning proposal applies to the following land;

- Oak Street, Thirlmere (Lot 100 in DP1175654)
- Menangle Street West, Picton (Lot 1 in DP602401)
- 123 Menangle Street, Picton (Lot 501 in DP1165723)
- 250 Appin Road, Appin (Lot 2 in DP1182729)

Table summarizing proposed changes

Lot	DP	Site Address	Suburb	Purpose of acquisition	Relevant acquisition authority
100	DP1175654	Oak Street	Thirlmere	Car park	Wollondilly Shire Council
1	DP602401	Menangle Street West	Picton	Local open space	Wollondilly Shire Council
501	DP1165723	123 Menangle Street	Picton	Local open space	Wollondilly Shire Council
2	DP1182729	250 Appin Road	Appin	Regional open space	NSW Government

Will it apply to Council owned land?				Yes	
What part of the LEP Will change	Land Use Table	LEP Clause	LEP Map	Is it a housekeeping amendment?	Yes
			•		
Is other work required to support the proposed amendment? <i>e.g. update the Development Control Plan</i>				No.	
Relevant LSPS/District Plan theme:				Infrastructure & Collaboration.	
Wollondilly 2040 draft Local Strategic Planning Statement (LSPS) Action:					
This amendment indirectly responds to LSPS.					

Amendment No. 7 SAVINGS AND TRANSITION PROVISION**INTENDED OUTCOME:**

To introduce a new savings and transitional clause to ensure that proposed amendments do not affect any lodged development applications or appeal processes.

DESCRIPTION OF CHANGE:

Including a new provision under Clause 1.8A 'Savings provision relating to development applications'.

RATIONALE

To comply with the conditions within the Gateway determination issued by the NSW Government.

PROPOSED CHANGE:

Including a new provision under Clause 1.8A 'Savings provision relating to development applications' to clarify that this amendment, once commenced, will not apply to development applications or appeal processes that have not been finally determined.

WHAT LAND DOES IT APPLY TO:

Shire wide

Will it apply to Council owned land?				Yes.
What part of the LEP Will change	Land Use Table	LEP Clause	LEP Map	Is it a housekeeping amendment? Yes
		•		
Is other work required to support the proposed amendment? <i>e.g. update the Development Control Plan</i>				None required.
Relevant LSPS/District Plan theme:				N/A
Wollondilly 2040 draft Local Strategic Planning Statement (LSPS) Action:				N/A

Appendix C

Compliance with SEPPs

The table below indicates compliance, where applicable, with the State Environmental Planning Policies (SEPPs) and deemed SEPPs (formerly Regional Environmental Plans);

No.	Amendment No.	1. Embedding health in Land Use Planning		2. Metropolitan Rural Area		3. Rezoning Sydney Water Land		4. Sponsorship advertising at sporting facilities		5. Original holdings		6. Land Reservation Acquisition		7. Savings and Transition Provision		Assessment
		Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	
19		No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to Wollondilly.
21		No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to these amendments.
33		No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to this planning proposal.
36		No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to Wollondilly.
47		No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to Wollondilly.
50		No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to this planning proposal.
55		No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Amendment 3 (Rezoning Sydney Water Land) propose to rezone land to SP2 Infrastructure. The land affected by this provision is considered to be suitable for the proposed land zone and no further investigation is considered necessary.
																Further discussion is provided under Part 3, Section B 3.5.
64		No	N/A	No	N/A	No	N/A	Yes	Yes	No	N/A	No	N/A	N/A	N/A	The planning proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
65		No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to this planning proposal.
70		No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to this planning proposal.
		No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to Wollondilly.
		No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to this planning proposal.

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Amendment No.

No.	State Environmental Planning Policies (SEPPs)	1. Embedding health in Land Use Planning		2. Metropolitan Rural Area		3. Rezoning Sydney Water Land		4. Sponsorship advertising at sporting facilities		5. Original holdings		6. Land Reservation Acquisition		7. Savings and Transition Provision		Assessment
		Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	
	SEPP (Building Sustainability Index: BASIX) 2004	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to this planning proposal.
	SEPP (Coastal Management) 2018	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to Wollondilly.
	SEPP (Concurrences and Consents) 2018	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to this planning proposal.
	SEPP (Educational Establishments and Childcare Facilities) 2017	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to this planning proposal.
	SEPP (Exempt and Complying Development Codes) 2008	No	N/A	No	N/A	No	N/A	Yes	Yes	No	N/A	No	N/A	N/A	N/A	The planning proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
	SEPP (Gosford City Centre) 2018	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to Wollondilly.
	SEPP (Housing for Seniors or People with a Disability) 2004	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to this planning proposal.
	SEPP (Infrastructure) 2007	No	N/A	No	N/A	Yes	Yes	No	N/A	No	N/A	No	N/A	N/A	N/A	The planning proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
	SEPP (Koala Habitat Protection) 2019	No	N/A	Yes	Yes	Yes	Yes	No	N/A	Yes	Yes	No	N/A	N/A	N/A	As a number of amendments are shire wide there is the potential for a provision to indirectly affect land containing natural vegetation that provide habitat for koalas.
	SEPP (Kosciuszko National Park – Alpine Resorts) 2007	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	The amendments within this planning proposal that are site specific are considered to be consistent with this SEPP as there are not intended to permit development on land containing habitat for koalas.
	SEPP (Kurnell Peninsula) 1989	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to Wollondilly.
	SEPP (Mining, Petroleum and Extractive Industries) 2007	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to this planning proposal.
	SEPP (Miscellaneous Consent Provisions) 2007	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to this planning proposal.

Amendment No.

No.	State Environmental Planning Policies (SEPPs)	1. Embedding health in Land Use Planning		2. Metropolitan Rural Area		3. Rezoning Sydney Water Land		4. Sponsorship advertising at sporting facilities		5. Original holdings		6. Land Reservation Acquisition		7. Savings and Transition Provision		Assessment
		Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	
	SEPP (Penrith Lakes Scheme) 1989	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to Wollondilly.
	SEPP (Primary Production and Rural Development) 2019	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to this planning proposal.
	SEPP (State and Regional Development)	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to this planning proposal.
	SEPP (State Significant Precincts) 2005	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to this planning proposal.
	SEPP (Sydney Drinking Water Catchment) 2011	Yes	Yes	Yes	Yes	Yes	Yes	No	N/A	No	N/A	No	N/A	N/A	N/A	As a number of amendments are shire wide there is the potential for a provision to indirectly affect land within the Sydney Drinking Water Catchment. Where relevant any future development application may need to consider water quality as part of a development application and may need to demonstrate that a proposal can achieve a neutral or beneficial effect on water quality.
	SEPP (Sydney Region Growth Centres) 2006	Yes	Yes	Yes	Yes	Yes	Yes	No	N/A	No	N/A	No	N/A	N/A	N/A	Land within this SEPP is currently unzoned and therefore land use tables are yet to apply and the impact of these Amendments on the SEPP cannot be properly gauged, but it is not considered that this Planning Proposal will contain provisions that would contradict or hinder the application of the SEPP.
	SEPP (Three Ports) 2013	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to Wollondilly.
	SEPP (Urban Renewal) 2010	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to this planning proposal.
	SEPP (Vegetation in Non-Rural Areas) 2017	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	The planning proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
	SEPP (Western Sydney Employment Area) 2009	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to Wollondilly.
	SEPP (Western Sydney Parklands) 2009	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to Wollondilly.
	Sydney REP No 8 (Central Coast Plateau Areas)	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to Wollondilly.

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Amendment No.

No.	State Environmental Planning Policies (SEPPs)	1. Embedding health in Land Use Planning		2. Metropolitan Rural Area		3. Rezoning Sydney Water Land		4. Sponsorship advertising at sporting facilities		5. Original holdings		6. Land Reservation Acquisition		7. Savings and Transition Provision		Assessment
		Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	
	Sydney REP No 9 – Extractive Industry (No 2 – 1995)	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to this planning proposal.
	Sydney REP No 16 – Walsh Bay	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to this planning proposal.
	Sydney REP No 20 Hawkesbury-Nepean River (No 2 – 1997)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	N/A	As a number of amendments are shire wide there is the potential for a provision to indirectly affect land within the Hawkesbury Nepean River catchment area. The planning proposal will not contain provisions that will contradict or would hinder the application of the SEPP. Further discussion is provided under Part 3, Section B 3.5.
	Sydney REP No 24 – Homebush Bay Area	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to Wollondilly.
	Sydney REP No 26 – City West	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to Wollondilly.
	Sydney REP No 30 – St Marys	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to Wollondilly.
	Sydney REP No 33 – Cooks Cove	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to Wollondilly.
	Sydney REP No (Sydney Harbour Catchment) 2005	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to Wollondilly.

Appendix D

Assessment against Section 9.1 Directions

The table below assesses the planning proposal against Section 9.1 (2) Ministerial Directions issued under the *Environmental Planning & Assessment Act 1979*

Ministerial Direction	Amendment No.							Assessment
	1. Embedding health in Land Use Planning	2. Metropolitan Rural Area	3. Rezoning Sydney Water Land	4. Sponsorship advertising at sporting facilities	5. Original holdings	6. Land Reservation Acquisition	7. Savings and Transition Provision	
	Applicable	Consistency	Consistency	Applicable	Consistency	Applicable	Consistency	
1. Employment and Resources								
1.1 Business and Industrial zones	Yes	Yes	No	N/A	No	N/A	No	Amendment 1 does not propose to change land use tables for business or industrial zoned land. It is therefore considered that amendment 1 is consistent with this direction.
1.2 Rural Zones	Yes	Yes	Yes	No	N/A	No	N/A	Amendment 2 does not propose to change land use tables for business or industrial zoned land. It is therefore considered that amendment 2 is consistent with this direction.
								The proposal does not restrict the availability of rural lands, and is considered consistent with this direction.
								Amendment 2 is likely to have a direct and beneficial impact on the protection and management of rural lands. It is considered to be consistent with this direction.
								Further discussion is provided under Part 3, Section B 3.6.
1.3 Mining, Petroleum and Extractive Industries	No	N/A	No	N/A	No	N/A	No	The proposal will not impact on the future extraction of state or regionally significant reserves of coal, other minerals, petroleum or extractive materials.
1.4 Oyster Aquaculture	No	N/A	No	N/A	No	N/A	No	Direction does not apply.
1.5 Rural Lands	Yes	Yes	Yes	No	N/A	No	N/A	The proposal will not result in the loss of current commercially viable agricultural lands and is considered consistent with this direction.
								Amendment 2 is likely to have a direct and beneficial impact on the protection and management of rural lands. It is considered to be consistent with this direction.
								Further discussion is provided under Part 3, Section B 3.6.
2. Environment and Heritage								

Amendment No.		1. Embedding health in Land Use Planning		2. Metropolitan Rural Area		3. Rezoning Sydney Water Land		4. Sponsorship advertising at sporting facilities		5. Original holdings		6. Land Reservation Acquisition		7. Savings and Transition Provision		Assessment
Ministerial Direction		Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	
2.1 Environmental Protection Zones		Yes	Yes	No	N/A	No	N/A	No	N/A	Yes	Yes	No	N/A	N/A	N/A	Amendment 1 will not impact on environmentally sensitive lands and is considered to be consistent with this direction.
2.2 Coastal management		No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Amendment 5 is a housekeeping amendments and is unlikely to have an impact on environmentally sensitive areas.
2.3 Heritage and Conservation		Yes	Yes	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Direction does not apply.
2.4 Recreation and Vehicle Areas		No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	The proposal will not impact on items, areas, objects or precincts of environmental heritage and is considered to be consistent with this direction.
2.5 Application of E2 and E3 Zones and Environmental Overlands in the Far North Coast LEPs		No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	This Planning Proposal does not propose any provisions that would enable the land to be developed for the purpose of a recreational vehicle area.
2.6 Remediation of Contaminated Land		No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to Wollondilly.
3. Housing, Infrastructure and Urban Development																
3.1 Residential Zones		Yes	Yes	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Direction 2.6 was issued on 17 April 2020 and does not apply as this planning proposal was lodged with the Department of Planning, Industry and Environment before the date the direction was issued.
3.2 Caravan Parks and Manufactured Home Estates		No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Consideration of contaminated land has been included under SEPP 55.
																Direction 2.6 was issued on 17 April 2020 and does not apply as this planning proposal was lodged with the Department of Planning, Industry and Environment before the date the direction was issued.
																Consideration of contaminated land has been included under SEPP 55.
																Amendment 1 aims to enable a consistent approach to the consideration of health in the development process.
																This proposal includes shire wide provisions that will indirectly apply to residential land in some cases. The proposal does not include any provisions that have implications for residential zone boundaries, lot sizes or housing typology.
																The provision relating to caravan parks has been removed from the planning proposal.
																The Direction is no longer considered to apply to the planning proposal.

Amendment No.

Ministerial Direction	1. Embedding health in Land Use Planning	2. Metropolitan Rural Area	3. Rezoning Sydney Water Land	4. Sponsorship advertising at sporting facilities	5. Original holdings	6. Land Reservation Acquisition	7. Savings and Transition Provision	Assessment
	Applicable	Applicable	Applicable	Applicable	Applicable	Applicable	Applicable	
3.3 Home Occupations	No	No	No	No	No	No	N/A	The planning proposal does not alter the current exempt development provisions that enables the development of home occupations. Therefore no further consideration necessary.
3.4 Integrating Land Use and Transport	No	No	No	No	No	No	N/A	The planning proposal does not create, alter or remove a zone or provision relating to urban land.
3.5 Development Near Regulated Airports and Defence Airsites	No	No	No	No	No	No	N/A	Direction does not apply as the proposal does not contain any provisions that related to a regulated airport which includes a defence airfield.
3.6 Shooting Ranges	No	No	No	No	No	No	N/A	Direction does not apply.
3.7 Reduction in non-hosted short term rental accommodation period	No	No	No	No	No	No	N/A	Direction does not apply.
4. Hazard and Risk								
4.1 Acid Sulfate Soils	No	No	No	No	No	No	N/A	The proposal does not apply to land that is identified as having a probability of containing acid sulphate soils.
4.2 Mine Subsidence and Unstable Land	Yes	Yes	Yes	Yes	Yes	Yes	N/A	The Planning Proposal will not impact land identified as unstable or potentially subject to mine subsidence within the LGA, and is considered consistent with this direction.
4.3 Flood Prone Land	Yes	Yes	Yes	Yes	Yes	Yes	N/A	As a number of the amendments are shire wide there is the potential for a provision to indirectly affect flood prone land.
								The amendments that apply to land within specific areas (amendment numbers 2, 3, 5 and 6) are considered to be consistent with this Direction as they are not intended to permit development in flood planning areas.
4.4 Planning for Bushfire Protection	Yes	Yes	Yes	Yes	Yes	Yes	N/A	As a number of the amendments are shire wide there is the potential for a provision to indirectly affect bushfire prone land. Where relevant any future development application may need to consider bush fire risk and would be assessed on its merits.
								The Planning Proposal has been referred to NSW Rural Fire Service for comments prior to the public exhibition. In response to feedback, a number of amendments have been removed from the planning proposal as a Strategic Bushfire Study will be required to inform their progress. A Study cannot be achieved within the Accelerated LEP Review Program timeframe.
5. Regional Planning								

Amendment No.	1. Embedding health in Land Use Planning		2. Metropolitan Rural Area		3. Rezoning Sydney Water Land		4. Sponsorship advertising at sporting facilities		5. Original holdings		6. Land Reservation Acquisition		7. Savings and Transition Provision		Assessment
	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	
Ministerial Direction															
5.1 Implementation of Regional Strategies	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to Wollondilly.
5.2 Sydney Drinking Water Catchments	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	N/A	As a number of the amendments are shire wide there is the potential for a provision to indirectly affect land within the Sydney drinking water catchment. Where relevant any future development application may need to consider water quality as part of a development application and may need to demonstrate that a proposal can achieve a neutral or beneficial effect on water quality.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Further discussion is provided under Part 3, Section B 3.6.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to Wollondilly.
5.9 North West Rail Link Corridor Strategy	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to Wollondilly.
5.10 Implementation of Regional Plans	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	N/A	The proposal is consistent with the Greater Sydney Region Plan and the Western City District Plan (refer to section B3.3).
5.11 Development of Aboriginal Land Council Land	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to Wollondilly.
6. Local Plan Making															
6.1 Approval and Referral Requirements	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	N/A	The proposal is consistent with this direction as it does not alter the provisions relating to approval and referral requirements.
6.2 Reserving Land for Public Purposes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	N/A	Amendment numbers 1 to 5 and 7 do not relate to reservations of land for public purposes.
															Amendment no. 6 is a housekeeping amendment that only seeks to remove land from the Land Reservation Acquisition map that has already been acquired by the relevant acquisition authority.
															Further discussion is provided under Part 3, Section B 3.6.

Amendment No.	1. Embedding health in Land Use Planning		2. Metropolitan Rural Area		3. Rezoning Sydney Water Land		4. Sponsorship advertising at sporting facilities		5. Original holdings		6. Land Reservation Acquisition		7. Savings and Transition Provision		Assessment
	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	
Ministerial Direction	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	The planning proposal does not include any site specific provisions.
7. Metropolitan Planning															
7.1 Implementation of A Plan for Growing Sydney	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	N/A	A Plan for Growing Sydney has been replaced by the Greater Sydney Region Plan – A Metropolis of Three Cities. This proposal forms part of a program to give effect to the District and Region plan.
7.2 Implementation of greater Macarthur Land Release Investigation	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	N/A	The planning proposal is not inconsistent with this Direction.
7.3 Parramatta Road Corridor Urban Transformation Strategy	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to Wollondilly.
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to Wollondilly.
7.5 Implementation of Greater Parramatta Priority growth Area Interim Land Use and Infrastructure Implementation Plan	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to Wollondilly.
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	N/A	The planning proposal will apply to areas within the Wilton Priority Growth Area which have not yet been rezoned. The amendments within this planning proposal are not inconsistent with this Direction.
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to Wollondilly.
7.8 Implementation of Western Sydney Aerotropolis Interim land Use and Infrastructure Implementation Plan	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	N/A	The proposed amendments are not inconsistent with the Stage 1 Land Use and Infrastructure Implementation Plan.
7.9 Implementation of bayside West Precincts 2036 Plan	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Not applicable to Wollondilly.

Amendment No.		1. Embedding health in Land Use Planning	2. Metropolitan Rural Area	3. Rezoning Sydney Water Land	4. Sponsorship advertising at sporting facilities	5. Original holdings	6. Land Reservation Acquisition	7. Savings and Transition Provision	
Ministerial Direction		Applicable	Applicable	Applicable	Applicable	Applicable	Applicable	Applicable	Assessment
		Consistency	Consistency	Consistency	Consistency	Consistency	Consistency	Consistency	
7.10 Implementation of Planning Principles for the Cooks Cove Precinct		No	No	No	No	No	No	N/A	Not applicable to Wollondilly.
		N/A	N/A	N/A	N/A	N/A	N/A	N/A	

Appendix E

Agenda & Minutes from Wollondilly Local Planning Panel (28 November 2019)

*Extract from Agenda and Minutes of the Wollondilly Local Planning Panel held on Monday 28 November 2019
Our Reference: CM 11262 #237*

Appendix F

Agenda & Minutes from Ordinary Meeting of Council (16 December 2019)

Extract from Agenda and Minutes of the Ordinary Meeting of Wollondilly Shire Council held on 16 December 2019
Our Reference: CM 11262 #238

Appendix G

Gateway determination

Gateway determination issued 6 April 2020, as amended 15 April 2020
Our Reference: CM 11262 #309

Appendix A; SUMMARY OF PROPOSED AMENDMENTS TO WOLLONDILLY LOCAL ENVIRONMENTAL PLAN 2011

Intended outcome	Description of change	What land does it apply to?	Will the amendment apply to Council owned land	What part of the LEP will change? Land Use Table LEP Clause LEP Map	Supporting work required?	Housekeeping?	Planning Proposal objective or intended outcome ¹	Relevant LSPS/District Plan theme	Wollondilly 2040 draft LSPS Action
1 Embed the consideration of health in the assessment of development	Amending the <i>Wollondilly Local Environmental Plan 2011</i> , Clause 1.2 Aims of Plan and Land Use Table "Objectives of zone" to embed health considerations in land use planning by encouraging development that supports the health and wellbeing of local residents, workers and visitors.	Shire wide	Yes	•	Y	N	A, B	Liveability	6.3
2 Recognising the role and function of the Metropolitan Rural Area within the LEP	Including a new local provision and associated mapping that confirms the objectives of the clause which is to protect and enhance the values of the Metropolitan Rural Area.	Shire wide	Yes	•	Y	N	A, B, C	Sustainability	N/A
3 Protect land required to provide essential services to support existing and future populations	Amending the <i>Wollondilly Local Environmental Plan 2011</i> Land Zoning Map to rezone land (33 lots) containing operational infrastructure and owned by Sydney Water to SP2 ² Infrastructure.	33 lots across the Shire	No	•	N	Y	A	Infrastructure & Collaboration	N/A
4 Enable advertising signage on sports fields	Amend <i>Wollondilly Local Environmental Plan 2011</i> , Schedule 2 Exempt development to include new exempt development provisions for "Sponsorship advertising at sporting facilities" to be carried out as exempt development (i.e. without the need for development consent) so long as certain development standards are met.	Land zoned RE1 Public Recreation	Yes	•	N	Y	D	Infrastructure & Collaboration	N/A
5 Strengthen provisions relating to the subdivision of land within Original holdings	Amending <i>Wollondilly Local Environmental Plan 2011</i> Clause 4.1B Subdivision of certain land in Zone E4 Environmental Living to strengthen the intent of the clause for land identified as "Original holdings" by clarifying that the density standard applies to: 1. all land within the original holding and not just land within a development application, and	Land identified as "Original holdings"	No	•	N	Y	D	Sustainability	N/A

¹ Planning Proposal Objective or intended outcomes include:

- A. Give effect to the Western City District Plan
- B. Enhance the health and wellbeing of the community
- C. Better manage rural areas
- D. Housekeeping amendments to ensure the local environmental plan reflects changes on the ground or updates to legislation

² A full list of land use zones is provided at the end of this table.

Intended outcome	Description of change	What land does it apply to?	Will the amendment apply to Council owned land	What part of the LEP will change?	Supporting work required?	Housekeeping	Planning Proposal objective or intended outcome	Relevant LSPS/District Plan theme	Wellondilly 2040 draft LSPS Action
	2. land possessing two essential characteristics, namely: a. zoned E4 Environmental Living, and b. identified as 'Original holdings' on the Original Holdings Map.								
6	Ensure that relevant land is reserved for certain public purposes.	4 lots	Yes	• •	N	Y	D	Infrastructure & Collaboration	N/A
	Amending the <i>Wellondilly Local Environmental Plan 2011 Land Reservation Acquisition Map</i> to remove the following land which has now been acquired by the relevant acquisition authority: - Oak Street, Thirlmere (Lot 100 in DP 1175654) - Menangle Street West, Picton (Lot 1 in DP602401) - 123 Menangle Street, Picton (Lot 501 in DP1165723) - 250 Appin Road, Appin (Lot 2 in DP1182729)								
7	Clarify the application of the proposed amendments	Shire wide	Yes	•	N	Y	D	N/A	N/A
	Including a new provision under Clause 1.8A 'Savings provision relating to development applications' to clarify that this amendment, once commenced, will not apply to development applications or appeal processes that have not been finally determined.								

Land Use Zones

Rural Zones RU1 Primary Production RU2 Rural Landscape RU4 Primary Production Small Lots Residential Zones	Industrial Zones IN1 General Industrial IN2 Light Industrial IN3 Heavy Industrial	Special Purpose Zones SP1 Special Activities SP2 Infrastructure	Environmental Protection Zones E1 National Parks and Nature Reserves E2 Environmental Conservation E3 Environmental Management E4 Environmental Living
Residential Zones R2 Low Density Residential R3 Medium Density Residential R5 Large Lot Residential	Business Zones B1 Neighborhood Centre B2 Local Centre B4 Mixed Use B5 Business Development	Recreation Zones RE1 Public Recreation RE2 Private Recreation	



Planning,
Industry &
Environment

Gateway Determination

Planning proposal (Department Ref: [IRF20/978] PP_2020_WOLLY_001_00):
Stage 1 review of Wollondilly Local Environmental Plan 2011 to align with the local strategic planning statement

I, the Executive Director, Central River City and Western Parkland City, at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Wollondilly Local Environmental Plan (LEP) 2011 to align with the local strategic planning statement should proceed subject to the following conditions:

1. Prior to public exhibition, the planning proposal is to be amended as follows:
 - (a) remove the following proposed amendments and associated references or maps from the planning proposal:
 - i. Aims for strategic planning;
 - ii. New standard LEP definitions;
 - iii. Western Sydney International Airport local provision and maps;
 - iv. Maldon Dombarton Rail Link;
 - v. Koala Corridor local provision and map;
 - vi. Natural Resources – Biodiversity Map;
 - vii. Digital Plan Making; and
 - viii. Reference to establishing “Wollondilly Local Environmental Plan 2020”.
 - (b) Update amendment to Schedule 2 Exempt development to delete Footways - Outdoor Dining and update Part 2 Explanation of provisions to clarify what land the event provisions would apply and address issues relating to minimum event site area, amenity impacts, accessibility, traffic impacts, public liability, approval for events on Council land, cumulative signage at sports grounds and limitations on sign permit validity;
 - (c) Update the planning proposal to address how Council intends to manage the cumulative impacts of caravan parks and function centres on the amenity of the surrounding areas and potential land use conflict of function centres and caravan parks on agricultural activities.
 - (d) consult the NSW Rural Fire Service prior to public exhibition in accordance with section 9.1 Direction 4.4 Planning for Bushfire Protection and address any comments from this agency;
 - (e) include the intention to introduce a new savings and transitional clause to ensure that proposed amendments do not affect any lodged development applications or appeal processes; and

- (f) include a note that the draft proposed clauses will be subject to legal drafting and may alter under this process.
2. The revised planning proposal is to be updated in accordance with condition 1 and forwarded to the Department for review and approval prior to public exhibition.
 3. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning, Industry and Environment, 2018).
 4. Council is to inform all landowners affected by the deferred matter amendments in writing about the exhibition of the proposal, outlining the effect of the proposed changes.
 5. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
 - Greater Sydney Commission;
 - Sydney Water;
 - Water NSW;
 - Roads and Maritime Services within Transport for NSW; and
 - NSW RFS.

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.

6. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the 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).
7. Given the nature of the planning proposal, Council is not authorised to exercise delegation to make this plan.

PP_2020_WOLLY_001_00 (IRF 20/978)

8. Council is required to submit the planning proposal to the Department for finalisation prior to 1 July 2020.

Dated 6th day of April 2020.



Catherine Van Laeren
Executive Director, Central River City
and Western Parkland City
Greater Sydney, Infrastructure and
Place
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces

PP_2020_WOLLY_001_00 (IRF 20/978)



**Planning,
Industry &
Environment**

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2020_WOLLY_001_00)

I, the Executive Director, Central River City and Western Parkland City at the Department of Planning, Industry and Environment, as delegate of the Minister, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 6 April 2020 for the proposed amendment to Wollondilly Local Environmental Plan 2011 as follows:

1. Insert new condition 1 (g):

(g) "Update the Metropolitan Rural Area (MRA) amendment in the planning proposal to:

- i. provide adequate explanation regarding the intent of the of the proposed provision;
- ii. provide further information about the requirements for a consent authority to "consider" the environmental, social and economic impacts of development in the MRA before granting consent noting it is already an existing requirement under section 4.15 of the EP&A Act; and
- iii. ensure the proposed clause is general and aligns with Planning Priority W17 Better managing rural areas.
- iv. amend the MRA map to ensure it is consistent with the structure plan in the Western City District Plan."

2. Delete condition 4, and replace with a new condition:

"Council is to inform all landowners affected by the proposed MRA clause and map in writing about the exhibition of the proposal, outlining the effect of the proposed changes."

Dated 15th day of April 2020.

A handwritten signature in black ink, appearing to read "Catherine Van Laeren".

**Catherine Van Laeren
Executive Director, Central River City
and Western Parkland City
Greater Sydney, Place and
Infrastructure
Place, Design and Public Spaces
Department of Planning, Industry and
Environment**

**Delegate of the Minister for Planning
and Public Spaces**

[PP_2020_WOLLY_001_00] (IRF20/1587)



**Planning,
Industry &
Environment**

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2020_WOLLY_001_00)

I, the Executive Director, Central River City and Western Parkland City at the Department of Planning, Industry and Environment, as delegate of the Minister, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 6 April 2020 (since altered on 15 April 2020) for the proposed amendment to Wollondilly Local Environmental Plan 2011 as follows:

1. Delete condition 1 (b) and replace with:
 - (b) "Update amendment to Schedule 2 Exempt development to delete Footways - Outdoor Dining and update Part 2 Explanation of provisions to address issues relating to cumulative signage at sports grounds and limitations on sign permit validity"
2. Delete condition 1 (c).

Dated 14 day of May 2020.

A handwritten signature in black ink, appearing to read 'Catherine Van Laeren'.

**Catherine Van Laeren
Executive Director, Central River City
and Western Parkland City
Greater Sydney, Place and
Infrastructure
Place, Design and Public Spaces
Department of Planning, Industry and
Environment**

**Delegate of the Minister for Planning
and Public Spaces**

[PP_2020_WOLLY_001_00] (IRF20/1983)

Table Summarising Consistency with gateway Determinations Conditions

ATTACHMENT 4 – Table Summarising Consistency with Gateway determination Conditions

LEP Review Program Stage 1 Planning Proposal

Department Ref: *PP_2020_WOLLY_001_00*

	GATEWAY CONDITION	ADDRESSED BY:
1	Prior to public exhibition, the planning proposal is to be amended as follows:	
1(a)	remove the following proposed amendments and associated references or maps from the planning proposal: i. Aims for strategic planning; ii. New standard LEP definitions; iii. Western Sydney International Airport local provision and maps; iv. Maldon Dombarton Rail Link; v. Koala Corridor local provision and map; vi. Natural Resources – Biodiversity Map; vii. Digital Plan Making; and viii. Reference to establishing “Wollondilly Local Environmental Plan 2020	Completed.
1(b)	Update amendment to Schedule 2 Exempt development to delete Footways – Outdoor Dining and update Part 2 Explanation of provisions to clarify what land the event provisions would apply and address issues relating to minimum event site area, amenity impacts, accessibility, traffic impacts, public liability, approval for events on Council land, cumulative signage at sports grounds and limitations on sign permit validity Update amendment to Schedule 2 Exempt development to delete Footways - Outdoor Dining and update Part 2 Explanation of provisions to address issues relating to cumulative signage at sports grounds and limitations on sign permit validity	Completed. This condition was addressed by the inclusion of additional development standards to amendment 4 (Enable advertising signage on sports fields) and including additional explanation within the planning proposal document (Section C) in relation to how the planning proposal adequately addresses any social and economic effects. The updated Planning Proposal was forwarded to the Department of Planning, Industry & Environment for review and approval prior to public exhibition as required by condition 2.

Page 1 of 5

Table Summarising Consistency with gateway Determinations Conditions

	GATEWAY CONDITION	ADDRESSED BY:
	<u>Comment:</u> Condition 1(b) replaced with new condition by Alteration of Gateway Determination signed 14 May 2020.	
1(c)	Update the planning proposal to address how Council intends to manage the cumulative impacts of caravan parks and function centres on the amenity of the surrounding areas and potential land use conflict of function centres and caravan parks on agricultural activities. <u>Comment:</u> Condition 1(c) was deleted by Alteration of Gateway Determination dated 14 May 2020.	No longer relevant as deleted from Gateway determination.
1(d)	consult the NSW Rural Fire Service prior to public exhibition in accordance with section 9.1 Direction 4.4 Planning for Bushfire Protection and address any comments from this agency;	NSW RFS was consulted in April and provided feedback on 1 May 2020. In response to NSW RFS feedback a request was made to the Department of Planning, Industry & Environment on 8 May 2020 for an alteration to the Gateway determination.
1(e)	include the intention to introduce a new savings and transitional clause to ensure that proposed amendments do not affect any lodged development applications or appeal processes; and	Completed. The savings and transitional clause is referred to as "Amendment No. 7" within the planning proposal.
1(f)	include a note that the draft proposed clauses will be subject to legal drafting and may alter under this process.	Completed. Note included on page 13 of the planning proposal document.
1(g)	Update the Metropolitan Rural Area (MRA) amendment in the planning proposal to: i. provide adequate explanation regarding the intent of the of the proposed provision; ii. provide further information about the requirements for a consent authority to "consider" the environmental, social and economic impacts of	Completed. This condition was addressed by including more information and clarity in Part 2 – Explanation of Provisions of the planning proposal document. Additional explanation was also provided within Section C – Environment, social and economic impact in relation to how the planning proposal adequately addresses any social and economic effects.

Table Summarising Consistency with gateway Determinations Conditions

	GATEWAY CONDITION	ADDRESSED BY:
	development in the MRA before granting consent noting it is already an existing requirement under section 4.15 of the EP&A Act; and iii. ensure the proposed clause is general and aligns with Planning Priority W17 Better managing rural areas. iv. amend the MRA map to ensure it is consistent with the structure plan in the Western City District Plan. <u>Comment:</u> This condition was added as per the Alteration of Gateway Determination dated 15.04.20.	The updated Planning Proposal was forwarded to the Department of Planning, Industry & Environment for review and approval prior to public exhibition as required by condition 2. Confirmation received from the Department on 14 May 2020 that the revisions are in accordance with the Gateway determination requirements.
2	The revised planning proposal is to be updated in accordance with condition 1 and forwarded to the Department for review and approval prior to public exhibition.	Completed. The updated planning proposal was provided to the Department on 14 May 2020 with a Gateway alteration request. Confirmation received from the Department on 14 May 2020 that the revisions are in accordance with this condition.
3	Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:	
3(a)	the planning proposal must be made publicly available for a minimum of 28 days; and	Completed. Refer to the council report for the outcome of the exhibition.
3(b)	the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 6.5.2 of <i>A guide to preparing local environmental plans</i> (Department of Planning, Industry and Environment, 2018).	Completed. Due to the broad ranging implications from the COVID-19 pandemic and social distancing requirements it was not possible to comply with the normal notice requirements and specifications for material for the public exhibition. The planning proposal was exhibited in accordance with the updated requirements established by the following legislation changes in response to the pandemic:

Table Summarising Consistency with gateway Determinations Conditions

	GATEWAY CONDITION	ADDRESSED BY:
		• COVID-19 Legislation Amendment (Emergency Measures) Bill 2020, and • Environmental Planning and Assessment Amendment (Public Exhibition) Regulation 2020
4	Council is to inform all landowners affected by the deferred matter amendments in writing about the exhibition of the proposal, outlining the effect of the proposed changes. Council is to inform all landowners affected by the proposed MRA clause and map in writing about the exhibition of the proposal, outlining the effect of the proposed changes. <u>Comment:</u> This condition was replaced by Alteration of Gateway Determination dated 15 April 2020.	Completed. In addition, all occupiers were also notified in writing.
5	Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions: • Greater Sydney Commission; • Sydney Water; • Water NSW; • Roads and Maritime Services within Transport for NSW; and • NSW RFS. Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.	Completed.
6	A public hearing is not required to be held into the matter by any person or	No action required to ensure completion of Gateway requirements.

Table Summarising Consistency with gateway Determinations Conditions

	GATEWAY CONDITION	ADDRESSED BY:
	body under section 3.34(2)(e) of the 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).	
7	Given the nature of the planning proposal, Council is not authorised to exercise delegation to make this plan.	No action required to ensure completion of Gateway requirements.
8	Council is required to submit the planning proposal to the Department for finalisation prior to 1 July 2020	A 2 month extension beyond the 30 June 2020 deadline to submit planning proposals for finalisation was granted by the Minister for Planning & Public Spaces on 19 June 2020. The extension.

ATTACHMENT 5

LEP REVIEW PROGRAM STAGE 1 PLANNING PROPOSAL; Table summarising feedback from community & community submissions

MATTER RAISED IN SUBMISSION	SUBMISSION No.	COUNCIL'S RESPONSE	DETAILS OF ANY CHANGES PROPOSED TO THE PLANNING PROPOSAL IN RESPONSE	OTHER ACTION REQUIRED
General Matters related to LEP Review Program Stage 1 Planning Proposal				
Long-term Planning Proposals for area up to 2040 are not practical as future Councillors may wish to pursue different development proposals.	04	There is a legislative requirement to review the Local Strategic Planning Statement (LSPS) at least every 7 years. The LSPS commits to reviewing the Statement at least every 4 years as the Community Strategic Plan is reviewed. It also acknowledges that more frequent reviews will be undertaken as needed to ensure it remains responsive, relevant and local. Updates to the LSPS will inform future LEP amendments where required.	No changes proposed.	None required.
Removed matters - Noted that the proposed amendments removed from the planning proposal would have helped residents. - Concerned with the removal of the amendment to protect known koala corridors. Questions whether something better will be put in place of those words and how Council can preside over the decline of koalas.	09, 33	A number of amendments have been removed from the planning proposal either by the NSW Government or at Council's request for various reasons. Where relevant, the intention is to include these matters in separate planning proposal when the outstanding matters can be resolved. The proposed koala habitat protection amendment was removed from the planning proposal by the NSW Government Department of Planning as it was considered to duplicate functions under the new Koala SEPP which commenced on 1 March 2020. The content of the updated SEPP was not known at the time of the original planning proposal was prepared. Council has engaged a consultant to prepare a Koala Plan of Management for the Shire. The potential value of a clause within the local environmental plan will be reconsidered following the completion of this work.	No changes proposed.	None required.
Governance/ Clearness of Amendments - Unable to understand what is being proposed - Needed earlier involvement in process to understand document - Concern with cost of notification letters	12, 21, 24, 40	This process relates to making amendments to legislation. Due to the statutory nature of the process it is acknowledged that the planning proposal document seeks to explain complex information. The format, structure and content of the document is	No changes proposed.	None required.

MATTER RAISED IN SUBMISSION	SUBMISSION No.	COUNCIL'S RESPONSE	DETAILS OF ANY CHANGES PROPOSED TO THE PLANNING PROPOSAL IN RESPONSE	OTHER ACTION REQUIRED
- Seeks advice on how the proposed changes in the future affect land-holding. - Letter does not explain the amendments in detail and residents are required to sift through pages upon pages of information.		established by guides published by the Department of Planning, Industry and Environment. To support the public exhibition a number of supporting documents were provided on Your Say Wollondilly, Council's engagement platform, to assist the community and other stakeholders to understand the proposed amendments. These included frequently asked questions and summary documents. Council staff were also available by phone and email to respond to enquiries and assist explaining the proposed amendments. There is a statutory requirement for Council to inform all potentially affected properties in writing of a proposed amendment. In addition the Gateway determination required Council to notify landowners affected by the proposed Metropolitan Rural Area amendment in writing. The correspondence posted was a 'notification letter'. The letter's intention was to notify the recipient of the proposed amendment and to let them know where further information was available and how to make a submission. It is difficult to provide comprehensive information in a document that tends to be 1-2 pages long.		
There has not been a full and comprehensive notification of affected landholders. Some land holders have not received notification at all, others have only received the letter from Council notifying them in the last fortnight, yet the letter is dated May. It is not fair to those who have been notified late or not at all to implement the Metropolitan Rural Area at this time.	54	Letters were posted to the landowner and occupant for all lots within the proposed Metropolitan Rural Area on the basis of the landowner details held by Council. There were also some additional letters sent associated with other amendments where relevant. Council posted the notification letters in late May and it is disappointing that some of the letters were not received sooner. Unfortunately the delivery timeframe is beyond Council's control. A number of late submissions have been accepted and considered. At the time of writing the report all submissions received have been considered.	No changes proposed.	None required.

MATTER RAISED IN SUBMISSION	SUBMISSION No.	COUNCIL'S RESPONSE	DETAILS OF ANY CHANGES PROPOSED TO THE PLANNING PROPOSAL IN RESPONSE	OTHER ACTION REQUIRED
LEP Amendment Objectives - Supports objectives of the proposed amendments, - Support the overall review process and believe the final outcome to be a worthwhile project for the Shire. - Looks to be quite a sound document. - Supports the intent of the change to the provisions of the LEP. - General support for the planning proposal. - The planning proposal intent is generally considered to be appropriate and, in most cases, supported.	34, 35, 36, 37, 52, 55, 60, 70, 78	Noted.	No changes proposed.	None required.
Welcomes the opportunity to review the draft LEP once it has been placed on exhibition.	60	The public exhibition for the LEP Review Program Stage 1 Planning Proposal is now complete and it is not foreseen that a further exhibition will be required. It is important to note that the wording used for amendments to the Wollondilly Local Environmental Plan used throughout the planning proposal are indicative only. The final wording will be drafted by the NSW Parliamentary Counsel's Office by specialist lawyers after Council has resolved to support and finalise the amendments.	No changes proposed.	None required.
LEP Review Program - Considers the planning proposal only goes so far and fails to adequately give effect to the Western City District Plan. - Council should set out its planned timeframe for completion of the next phase of the LEP updated, being the completion of its Local Housing Strategy. - Council should take necessary action to ensure its policy settings are appropriate for the continuation of new housing supply at or above the currently level.	78	The tight timeframe available under the NSW Government's Accelerated LEP Review Program has directed the scope and content of this initial planning proposal and has meant that only limited amendments can be considered at this time. A number of technical studies, including the local housing strategy, are currently being prepared and will inform future more comprehensive amendments to the local environmental plan and alignment with the Western District Plan. It is intended to publicly exhibit these studies later this year.	No changes proposed.	None required.
Planning Proposal (Section C 3.7; Likely environmental effects)	33	The section in question includes a response to the question on whether there is a likelihood that critical habitat and threatened species, population or	No changes proposed.	None required.

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MATTER RAISED IN SUBMISSION	SUBMISSION No.	COUNCIL'S RESPONSE	DETAILS OF ANY CHANGES PROPOSED TO THE PLANNING PROPOSAL IN RESPONSE	OTHER ACTION REQUIRED
Reject the suggestion that detail should be left to consultants hired by developers at the development application stage.		ecological communities, or their habitats, will be adversely affected by the proposal. As the Planning Proposal includes shire wide amendments it is not possible to consider the impacts on any particular site especially when the type of development is not known. The Planning Proposal acknowledges that the development assessment process already accommodates the need for a detailed site assessment under existing environmental management provisions in the local environmental plan.		
AMENDMENT No 1: Embed the consideration of health outcomes in the assessment of development				
Red Tape - Does not support additional constructions and restrictions, - There are already sufficient restrictions and obstacles that protect health and environment in the current LEP. - Further restrictions, red tape, reports, consultancies, obstacles, complications, delays, irrelevant criteria are not justified.	02,	Council has been working in partnership with the South Western Sydney Local Health District for a number of years to better understand and identify opportunities to integrate the consideration of health into land use planning. It is considered that recognition of this link as one of the overarching aims of the local environmental plan will complement this work. The Aims of Plan set the high level policy direction and assist with determining the application of the controls. The proposed additional aim is not considered to add unnecessary additional restrictions to the development approval process.	No changes proposed.	None required.
Issues that fall within 'health consideration' - If the definition of health consideration covers the buildings utilising the whole area of the building block with little outside space for children to play and multi storey units and houses with no eaves so you are so close to your neighbours you can hear every word spoke this is an impact on people's health. - The Planning Proposal does not fully explain what specific health outcomes will be considered; to what degree, and what impact will a health outcome have on the evaluation of a development proposal in the future, are	27, 33, 41, 53, 71, 78	The Aims of Plan set the high level policy direction and assist with determining the application of the controls. <i>Wollondilly 2040 Local Strategic Planning Statement</i> recognises 'Embedding health and wellbeing considerations into land use planning for health places' as one of 18 planning priorities to shape how we achieve Wollondilly's land use vision. Planning Priority 6 in Wollondilly 2040 provides further information and actions around health.	No changes proposed.	None required.

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MATTER RAISED IN SUBMISSION	SUBMISSION No.	COUNCIL'S RESPONSE	DETAILS OF ANY CHANGES PROPOSED TO THE PLANNING PROPOSAL IN RESPONSE	OTHER ACTION REQUIRED
these health outcomes specified in any document. Within each health outcome, are there specific stages of a health 'issue' that would be assessed proportionally/disproportionately in light of a submission that was anti-development? - Would welcome further information being provided regarding how these objectives will be implemented in terms of the assessment of projects and whether there is an intention to develop guidelines of development control provisions. - If they were followed by suitable detail, pleased with words in the planning proposal referring to health and wellbeing of communities and the zone objective to <i>support the health and wellbeing of the community by protecting biodiversity and providing opportunities for people to engage with nature.</i> - Calls for the LEP to indicate which health outcomes are to be achieved, measured, predicted and evaluated.				
Is this supposed to be a new consideration that did not exist before?	26	There is an increasing acknowledgement that the physical environment is an important determinant of health and that decisions about the built environment exacerbate or mitigate health and well-being outcomes. Council has been working in partnership with the South Western Sydney Local Health District for a number of years to better understand and identify opportunities to integrate the consideration of health into land use planning.	No changes proposed.	None required.
Advocates for the wood fires in urban areas to be banned related to the proposed amendment.	59	Noted.	No changes proposed.	Consider the health impacts of wood fires and the merits of developing planning policy.
Principle of Amendment - Supports proposal/amendment - Support the intention to include the consideration of human health in land use	29, 31, 78, 79, 53	Noted.	No changes proposed.	None required.

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MATTER RAISED IN SUBMISSION	SUBMISSION No.	COUNCIL'S RESPONSE	DETAILS OF ANY CHANGES PROPOSED TO THE PLANNING PROPOSAL IN RESPONSE	OTHER ACTION REQUIRED
planning decisions in-principle as this is an important issue. The proposed LEP zone objectives would appear appropriate. Aiming to embed the consideration of health outcome in the assessment of development is a good move.				
AMENDMENT No 2: Recognise the role and function of the Metropolitan Rural Area Red Tape & Governance - Does not support the additional constraints and restrictions that will be imposed by the additional requirements of the MRA criteria. - There are already sufficient restrictions and obstacles that protect health and environment in the current LEP. - Further restrictions, red tape, reports, consultancies, obstacles, complications, delays, irrelevant criteria are not justified. - Concern for additional difficulty and expense to get approval for simple applications - Does not fit within efficient planning reform as it adds further complexity.	02, 09, 54	The introduction of the proposed amendment is not intended to require the preparation of additional documentation, in most cases, to support development applications such as studies. It is acknowledged that there may be some development applications that will require additional evidence to justify their proposals.	No changes proposed.	None required.
Heavily focussed on agricultural and mineral use. Calls for greater protection for current homes (already approved) so that lifestyle and quality of life is protected by ensuring appropriate land use on neighbouring and surrounding land.	03	There was not enough information provided in the submission to understand the key concerns. For example, is the concern with rural housing adjoining farms, housing in mining subsidence areas or another scenario. Although the intent of the proposed amendment, in part, seeks to establish a more robust approach to protecting and managing conflict on agricultural land. At a site level the proposed clause is intended to protect rural uses and contribute to the ongoing viability of local industries. The proposed amendment seeks to introduce a framework for the consideration of the values of the Shire's rural areas. How it will apply as part of the assessment of a development application will depend on the location and context of the development site. All of the matters for consideration may not be relevant to a development application and will be considered on its merits.	No changes proposed.	None required.

MATTER RAISED IN SUBMISSION	SUBMISSION No.	COUNCIL'S RESPONSE	DETAILS OF ANY CHANGES PROPOSED TO THE PLANNING PROPOSAL IN RESPONSE	OTHER ACTION REQUIRED
Questions whether the proposed amendment means green belt areas, parks or open space?	27	The proposed metropolitan area will take in rural and residential zoned areas across most of the Shire and is not intended to establish green belt areas.	No changes proposed.	None required.
The broad brush approach for the MRA causes inefficiencies in the evaluation of planning proposal, as application of the MRA controls (as yet undecided) will be difficult where the land does not meet the MRA objectives in the first place.	54	The proposed amendments will apply to development applications. The consideration of the MRA for planning proposals (such as rezonings) is informed by the Greater Sydney Region Plan, the Western City District Plan and Wollondilly 2040 Local Strategic Planning Statement.	No changes proposed.	None required.
- Concerned that there is not sufficient detail in the proposed amendment to ensure the control is strong and has legal clout and will not be ineffective. "Consider" is not strong enough. Acknowledges that many details may need to be in other documents and requests the LEP refer to those documents. - Request that, until planning elements of the MRA are further resolved, that the proposal not be applied, due to the uncertainty, the inadequate notification of landholders, and the inadequate determination of how the rules will be formulated or applied.	33, 54	It is recommended that the proposed clause should be supported by controls in the development control plan to provide further guidance. Any future controls within the development control plan would provide more detailed direction in applying the clause. These could be progressed while the planning proposal is being finalised.	No changes proposed.	None required.
Concept of MRA - Questions whether it has not been recognised before? - How does the proposed control affect future development proposal on submitters land; who's proposals, the land owners or Council's? - Various questions about intent of amendments; why is their small block lumped into one zoning with large properties, how will this affect land valuation, why is some land excluded, will this affect land use and future DA's? - Supports intent of amendments, however, concerned as to whether the proposed MRA amendment will have any impact on the continuing operations of submitters sites and opportunities for expansion of those operations.	26, 50, 53, 54, 60, 71	The proposed amendment seeks to introduce a framework for the consideration of the values of the Shire's rural areas by introducing a clause that requires consideration of the Metropolitan Rural Area as part of the assessment of a development application. The proposed amendment will only affect land where a development application is lodged. So in terms of 'future development', this is intended to refer to where an owner or other person lodges a development application. It is not intended to identify areas where housing growth will be encouraged in the future. The proposed amendment will not change the land use zone. It is also unlikely to affect land values as it will not, in principle, change the types of development permissible.	No changes proposed.	None required.

MATTER RAISED IN SUBMISSION	SUBMISSION No.	COUNCIL'S RESPONSE	DETAILS OF ANY CHANGES PROPOSED TO THE PLANNING PROPOSAL IN RESPONSE	OTHER ACTION REQUIRED
- Would be more effective if the LEP required development proposed to not decrease land areas in Wollondilly Shire for Koala and other endangered wildlife. - Will the current land use zoning remain in place or will they be replaced by the MRA zoning?		Council is currently preparing a Koala Plan of Management for the Wollondilly area in accordance with the State Environmental Planning Policy (Koala Habitat Protection) 2019. Once completed, this should enable better planning for developments so that they avoid or mitigate impacts on koala habitat.		
Does not want to add recognition to the role and function of the MRA as it is only a strategic idea and does not have NSW Acts and regulations.	38	The principle of the Metropolitan Rural Area is supported by Wollondilly 2040, Council's adopted Local Strategic Planning Statement.	No changes proposed.	None required.
- The MRA clause is wide-reaching and vague. It is not clear why it applies to normal and residential areas. It is jargon planning-speak. How would it be applied? - It is unclear how the 'matters for consideration' will be considered and what would be required of the landholder to demonstrate compliance, and under what situations compliance would be required.	46, 54	The proposed amendment seeks to introduce a framework for the consideration of the values of the Shire's rural areas which are referred to as the 'Metropolitan Rural Area'. It will not exclusively apply to rural zoned land. It is intended to implement the principles of the MRA on the ground to development proposals. It is recommended that the proposed clause should be supported by controls in the development control plan to provide further guidance. Any future controls within the development control plan would provide more detailed direction in applying the clause.	No changes proposed.	None required.
Supports the MRA, particularly the acknowledgment to provide mineral and energy resources while sustaining local rural towns.	62	Noted.	No changes proposed.	None required.
Concerned with how the existing use of the site as a school meets the objectives of the MRA; Seeks confirmation/acknowledgment from Council that the existing use on the site (school) has existing use rights and of the significant infrastructure on the site. Notes that the existing infrastructure might not be consistent with the objectives relating to the land identified as being within the MRA.	74	In principle, there is not considered to be a conflict with a school being located within the Metropolitan Rural Area. Particularly, an existing one. Existing use rights would prevail over the proposed new clause, however it would still apply in terms of the design or character of a proposed development. The matter raised in relation to the current use relying on existing use rights is considered to be a separate matter.	No changes proposed.	Submission to be considered as part of broader work currently being progressed as part of the LEP Review Program as part of the Rural Lands Strategy. Particularly, the relevance of the current land use zone.
It has some conditions that would be likely difficult to apply, such as the likelihood that any	54	Ministerial Directions made under section 9.1(2) of the <i>Environmental Planning and Assessment Act 1979</i>	No changes proposed.	None required.

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MATTER RAISED IN SUBMISSION	SUBMISSION No.	COUNCIL'S RESPONSE	DETAILS OF ANY CHANGES PROPOSED TO THE PLANNING PROPOSAL IN RESPONSE	OTHER ACTION REQUIRED
proposals would be required to demonstrate water availability. E.g. regarding the S117 Ministerial Direction 1.5 Rural Lands. How will proponents and/or Council obtain information about "water availability" in the rural MRA areas to support their planning proposals. Such requirements need to be natted out fully before the MRA is put in place. Concept of MRA; preventing development of land - Objects to amendments as they would adversely affect submitters and neighbouring properties with regard to future urban development. - Although landowners can apply to rezone land it will be overridden by the District Plan's vision (ratified now by the change in the LEP), to keep the Shire rural – that is to preserve what remains of rural land to provide rural vistas for the anticipated tourist boom in the area. - Opposes the proposed amendment as the MRA supports protecting mineral and energy resources and extractive industries, this in turn will allow mining under Bargo and cause extensive damage to submitters property and their health and wellbeing and then in turn with subsidence occurring not allow subdivision for a very long time. - This is sterilisation of rural land without compensation. - Identifying land within the MRA should not impact on any potential subdivision for submitter. - Objects to the planning proposal as it will decimate growth. - Landowners in Menangle should not be confined by the MRA and should be afforded the opportunity to take advantage of Menangle's unique transport and infrastructure connectivity to use their land for a more productive and economically beneficial purpose similar to recent rezoning for residential development.		(previously section 117(2)) predominantly apply to planning proposals. The matter raised by this submission would apply to the consideration of a planning proposal and not a development application.		
	28, 38, 44, 47, 54, 64, 72, 73	The proposed Metropolitan Rural Area amendment does not change the existing development potential of land throughout Wollondilly. In that, in principle, if land can or cannot be subdivided at present under the Wollondilly Local Environmental Plan the proposed MRA clause will not change this. The application of the Metropolitan Rural Area at a strategic level (i.e. in the consideration of planning proposals to rezone land) is informed by the Greater Sydney Region Plan, the Western City District Plan and Wollondilly 2040 Local Strategic Planning Statement. The MRA is applied differently at a strategic level to what is proposed by this amendment. The proposed amendment will apply to development applications. Land cannot be rezoned by a development application. If there is considered to be strategic planning merit and land is rezoned, the proposed clause could not then prevent the subsequent subdivision.	No changes proposed.	None required.

MATTER RAISED IN SUBMISSION	SUBMISSION No.	COUNCIL'S RESPONSE	DETAILS OF ANY CHANGES PROPOSED TO THE PLANNING PROPOSAL IN RESPONSE	OTHER ACTION REQUIRED
- Menangle is well positioned to contribute both housing and employment lands to accommodate the Western City District's growing population. - Concerned that the proposed amendments will prevent development and progress; specifically rural residential development and economic investment in tourism and agribusiness including scientific research. Locking up land will create a land bank for state planning to dump future residential development or other proposals in Wollondilly. - Support for rural residential development as a counter to state planning dumping inappropriate development in the area. - Concerned that the MRA prevents mum and dad owners from developing their land and saving it for the developers.				
Concept of the MRA; viability rural industries - The viability of rural industries are constrained by cost of land, lot sizes, rules and regulations. - No consideration has been given to the cost of infrastructure to set up a tourism operation or the biosecurity issues. - Land values as a result of the massive development and already fragmented rural areas and the high rates preclude establishment of viable rural industries in the Shire. Rural land is more likely to be purchased for 'lifestyle' blocks and will cause more conflict with the few existing producers. - Concerned that the statistics relied on to support the preservation of 'productive rural land in Wollondilly are inflated and out of date. - Questions farming in Wollondilly; farm ground here is only good for chickens, pigs or dog farming. Farms are only viable along the river beds and difficulties with building new dams and being harassed by government departments. - Submitters and surrounding land is not suitable for farming.	44, 17, 54, 64, 71	The proposed amendment seeks to introduce a framework for the consideration of the values of the Shire's rural areas which are referred to as the 'Metropolitan Rural Area'. It will not exclusively apply to rural zoned land. It is also noted that the proposed Metropolitan Rural Area amendment does not change the existing development potential of land throughout Wollondilly. In that, in principle, if land can or cannot be subdivided at present under the Wollondilly Local Environmental Plan the proposed MRA clause will not change this. The proposed amendment, in part, seeks to establish a more robust approach to protecting and managing conflict on agricultural land. At a site level the proposed clause is intended to protect rural uses and contribute to the ongoing viability of local industries. The application of the Metropolitan Rural Area at a strategic level (i.e. in the consideration of planning proposals to rezone land) is informed by the Greater Sydney Region Plan, the Western City District Plan and Wollondilly 2040 Local Strategic Planning Statement. The MRA is applied differently at a strategic level to	No changes proposed.	None required.

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MATTER RAISED IN SUBMISSION	SUBMISSION No.	COUNCIL'S RESPONSE	DETAILS OF ANY CHANGES PROPOSED TO THE PLANNING PROPOSAL IN RESPONSE	OTHER ACTION REQUIRED
- Concern raised with the application of the MRA where there are land use conflicts between rural enterprises and urban development. There has been no scoping and evaluation undertaken to ascertain the viability of existing rural enterprises, the fit for purpose nature of these lands identified through the MRA map, the limitations of these systems and the metropolitan/rural conflicts that arise when rural enterprises co-exist with not rural enterprises (residential development). Supports the application of the MRA in areas where there are no land use conflicts. - The MRA does nothing to support nor encourage farmers in their endeavours, as no financial support, incentives or subsidies are offered, as is available in a widespread manner overseas.		what is proposed by this amendment. The proposed amendment will apply to development applications. Land cannot be rezoned by a development application. If there is considered to be strategic planning merit and land is rezoned, the proposed clause could not then prevent the subsequent subdivision. More generally, land use planning has a significant impact on the viability of agricultural industries. However, it is only one of many inputs and cannot be relied on alone to ensure viability of rural industries.		
The proposal to recognise the role and function of the MRA, including a new local provision and associated mapping is accepted, subject to its pragmatic implementation.	29, 31	Noted.	No changes proposed.	None required.
Concerned that the amendment has left the door open for development. Advocates for a buffer between housing/development and National Parks and other Public Land to manage bush fire threats and wildlife protection.	30	The proposed Metropolitan Rural Area amendment does not change the existing development potential of land throughout Wollondilly. In that, in principle, if land can or cannot be subdivided at present under the Wollondilly Local Environmental Plan the proposed MRA clause will not change this.	No changes proposed.	None required.
Understand that the LEP is being formulated to reinforce the Greater Sydney Region Plan and the Western City District plan which establish the Metropolitan Rural Area. All of these plans have been established without adequate and timely consultation with stakeholders and in particular rural land holders.	44	The Planning Proposal does not include any amendments to rezone land to enable housing growth. These plans have been finalised after extensive community and stakeholder engagement. The principle of the Metropolitan Rural Area is considered to be consistent with and complementary to the land use vision for Wollondilly established by the recently made <i>Wollondilly 2040 Local Strategic Planning Statement</i> for an 'enjoyable lifestyle of historic villages, modern living, rural lands and bush'.	No changes proposed.	None required.

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MATTER RAISED IN SUBMISSION	SUBMISSION No.	COUNCIL'S RESPONSE	DETAILS OF ANY CHANGES PROPOSED TO THE PLANNING PROPOSAL IN RESPONSE	OTHER ACTION REQUIRED
Matters for consideration identified by proposed clause; Enhancing habitat and biodiversity and preserving scenic land • Applaud Council for the inclusion of these matters for consideration but are dismayed by the lack of detail about how biodiversity and scenery are going to be protected and enhanced. • Advocates for the creation of a publicly owned buffers. Especially above the Tahmoor Gorge and the Nepean Gorge upstream from it and in exchange for the right to develop and make windfall profits.	33	Wollondilly 2040 was also informed by extensive community and stakeholder consultation. The proposed amendment seeks to introduce a framework for the consideration of the values of the Shire's rural areas which are referred to as the 'Metropolitan Rural Area'. It is recommended that this should be supported by controls in the development control plan to provide further guidance. The advocacy for incentives to establish a protected buffer around scenic land is noted. However, this is beyond the scope of the planning proposal. The proposed MRA clause may be relevant to a development application which seeks to preserve land adjoining gorges.	No changes proposed.	None required.
Matters for consideration identified by proposed clause; Protecting Mineral and energy resources and extractive industries • Two of the matters for consideration contradict each other; 'protecting mineral and energy resources and extractive industries' and preserving scenic land'. The coal mine which dumps polluted water in the Bargo River contaminating water supply and drains the water table under Thirlmere Lakes which is partly responsible for the lack of water in this unique lake system protecting the environment is surely more important than extracting coal for export to China and adding to the CO2 in the atmosphere and oceans. • Concern that there are no limitations on mining. • Urban development within approved mining areas should occur after mining is complete. • The inclusion of Menangle within the MRA does not afford any extra protection to activities involving the extraction of mineral resources in Menangle and is unnecessary.	16, 30, 62, 64	The proposed amendment seeks to introduce a framework for the consideration of the values of the Shire's rural areas. How it will apply as part of the assessment of a development application will depend on the location and context of the development site. All of the matters for consideration may not be relevant to a development application and will be considered on its merits.	No changes proposed.	None required.

MATTER RAISED IN SUBMISSION	SUBMISSION No.	COUNCIL'S RESPONSE	DETAILS OF ANY CHANGES PROPOSED TO THE PLANNING PROPOSAL IN RESPONSE	OTHER ACTION REQUIRED
Matters for consideration identified by proposed clause; <i>Preserving land for productive rural uses</i> The development of land surrounding the rotolactor in Menangle is case in point. It is now too late, exceptional agricultural land is now being utilised by a developer for housing. Other agricultural areas must be saved.	41	The proposed amendments will apply to development applications. The consideration of the MRA for planning proposals (such as rezonings) is informed by the Greater Sydney Region Plan, the Western City District Plan and Wollondilly 2040 Local Strategic Planning Statement.	No changes proposed.	None required.
Matters for consideration identified by proposed clause; <i>Adequately managing hazards</i> Flooding in Picton is a recognised hazard and must be ameliorated. The recently completed flood studies recommend a retention basin amongst other matters, this aspect must be attended too before other major housing development, i.e. Picton East, commence.	41	Noted. No changes are considered necessary in response to this submission.	No changes proposed.	None required.
Suggested matters to be included There is no mention of protecting our dams. Dams are a vital water source for Australian fauna and flora. It is a water source for migratory birds. Dams are a safe place for bush fires and were used by helicopters to fight the most recent bush fires. In drought periods and with the loss of creeks etc, due to the damage of mining, dams can be the only water source left for wildlife. Yet dams are being filled in throughout our Shire.	30	The proposed amendment seeks to introduce a framework for the consideration of the values of the Shire's rural areas. The submitters concerns and potential cumulative impacts associated with the loss of earth dams are noted, however it is not considered appropriate to include a reference specifically to farms dams within the proposed amendment.	No changes proposed.	None required.
The MRA is a risk for Wollondilly as the NSW Government has control over that land and will release that control when it benefits their agenda. Protections need to be put in place in the LEP to ensure that the planned orbital does not generate further release of mass housing, adding to the congestion of motorways.	58	The principle of the Metropolitan Rural Area is considered to be consistent with and complementary to the land use vision for Wollondilly established by the recently made <i>Wollondilly 2040 Local Strategic Planning Statement</i> for an 'enviable lifestyle of historic villages, modern living, rural lands and bush'. Wollondilly 2040 was also informed by extensive community and stakeholder consultation.	No changes proposed.	None required.
Advocates for no more growth for The Oaks to retain rural feel of area.	18	Noted. The Planning Proposal does not include any amendments to rezone land to enable housing growth.	No changes proposed.	None required.

MATTER RAISED IN SUBMISSION	SUBMISSION No.	COUNCIL'S RESPONSE	DETAILS OF ANY CHANGES PROPOSED TO THE PLANNING PROPOSAL IN RESPONSE	OTHER ACTION REQUIRED
MRA Boundary - It is not considered appropriate that the Picton township and support lands on its immediate interface be identified on the MRA Map. Acknowledges that this is a matter which needs to be addressed in a review of the Western City District Plan. - Objects to the inclusion of Menangle in the MRA as it is not an intensive agricultural area. Considers including Menangle in the MRA will have minimal impact in protecting agricultural land production in the Greater Sydney Area. - As the proposed Outer Sydney Orbital (M9) road will materially alter the rural landscape and affect the agricultural use of land in Menangle, Menangle should not be designated as MRA. - Urges Council not to adopt the NSW Government's MRA concept within the LEP to Menangle. - Requests removal of submitters lot in Picton from the MRA map. - Advocates for removal of submitters lot in Picton from the MRA map on the basis that the land received a positive Gateway determination to rezone the land for low density residential development. - The poor/lazy application of the MRA to large swathes of the shire does not take account of the values in its application, as it applies everywhere. The MRA should be targeted to preserve certain aspect of the shire.	29, 31, 54, 64, 70, 79	The boundary for the proposed Metropolitan Rural Area amendment has been taken from the Greater Sydney Region Plan. It is not intended to exclusively identify rural zoned areas and includes Wollondilly's towns and villages with the exception of NSW Government designated growth areas (i.e. Wilton and Greater Macarthur). It includes those areas that will remain predominantly rural in their character, even where there is limited growth planned. It is not possible to change the boundary of the Metropolitan Rural Area through the local environmental plan.	No changes proposed.	None required.
- The Rural Lands Strategy should inform a review of the MRA boundary. - The Rural Lands Strategy and Local Housing Strategies should champion a future review of the Western City District Plan in terms of the Metropolitan Rural Area.	31, 79			
Requests the proposed MRA map is amendment to exclude the Moreton Park Road Menangle landholdings. The submission notes	65, 66			

MATTER RAISED IN SUBMISSION	SUBMISSION No.	COUNCIL'S RESPONSE	DETAILS OF ANY CHANGES PROPOSED TO THE PLANNING PROPOSAL IN RESPONSE	OTHER ACTION REQUIRED
the Moreton Park Road landholdings have been identified in the Interim Greater Macarthur 2040 plan as Future Employment Lands, subject to investigation. Requests the proposed MRA map is amended to exclude the Station Street Menangle Precinct; the transition to a new set of zoning controls which seek to lock in the concept of the MRA at this location would be clearly inappropriate given the likelihood of future urban change.				
AMENDMENT No 3: Protect land required to provide essential services to support existing and future populations (Rezoning Sydney Water Land) - Understood that Sydney Water Land was a buffer zone for catchment areas. What would the proposed rezoning be? - Does not support changing the zone to National Parks; concerns that it would create more problems such as the recent bush fires.	27	The proposed amendment seeks to rezone 24 lots containing operational infrastructure in different locations across Wollondilly to SP2 Infrastructure (Water Supply System). The land to be rezoned are not buffer areas to catchment land. The planning proposal does not include any amendments to rezone land within National Parks.	No changes proposed.	None required.
Incorrect Address The address for the sites at 20 Moreton Park Road (Lot 1 in DP 1200484) is incorrect.	25	The amendment has been included at the request of Sydney Water and the property references included within the planning proposal are based on the information provided by Sydney Water. Although the property address will not be shown on the mapping if finalised it is considered appropriate to ensure there is no ambiguity as to what land is to be rezoned. The lot and deposited plan reference and mapping included within the planning proposal are correct. It is recommended that the property reference for the land is question is clarified in finalising the planning proposal.	Update property reference for included land at Douglas Park to Lot 1 in DP 1200484, Moreton Park Road, Douglas Park.	Notify Sydney Water of the correct address for the lot.
General Statement Support for changes in area for rezoning and development.	20, 26, 41, 78	Noted. The land is referred within the planning proposal as 'Sydney Water Land' for easy reference. It refers to	No changes proposed.	None required.

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MATTER RAISED IN SUBMISSION	SUBMISSION No.	COUNCIL'S RESPONSE	DETAILS OF ANY CHANGES PROPOSED TO THE PLANNING PROPOSAL IN RESPONSE	OTHER ACTION REQUIRED
- Questions why is it called Sydney Water Land; staff advised the amendment is about heavy pump and machinery industry and not water. - Appropriate action - If this proposed to rezone land is supported by Sydney Water, submitter has no concern or comment to make.		land within the planning proposal owned by Sydney Water and proposed to be rezoned to an infrastructure land use zone. The amendment has been included and progressed at Sydney Water's request.		
AMENDMENT No 4: Enable advertising signage on sports fields				
Development Standard; Size limits for signage - Questions proposed size limit 800 x 200 as existing signs are 900 x 2.4 to fit fencing panels. - Size limit should be increased. 2m is insufficient.	13, 15	In response to the feedback received from the public exhibition it is considered that some of the proposed development standards including the size limits for signage. While the inclusion of an exempt development provision within the local environmental plan benefits sporting clubs, any amendment to the development standards could only be achieved through a planning proposal. It is recommended that the key principles for advertising signage are retained within the local environmental plan. Those matters that may require a different approach for different sportsgrounds or where there may be multiple solutions (for example the material or mode of attachment) could be removed from the amendment and included within a guideline.	Remove the development standard relating to maximum advertising display area and include these in a guideline.	Prepare a guideline for Sponsorship Advertising at Sporting Facilities be prepared to support the planning proposal.
Development Standard; Material - Signs should be permitted to be manufactured from Coreflute material rather than "metal frames"; it is safe, cost effective, quick to produce, easy to fix, light weight and durable. - Metal frames should be required; they fix the size of the sign, expensive to purchase and install, and permanent fixings would be necessary.	15	In response to the feedback received from the public exhibition it is considered that some of the proposed development standards including the signage material. While the inclusion of an exempt development provision within the local environmental plan benefits sporting clubs, any amendment to the development standards could only be achieved through a planning proposal. It is recommended that the key principles for advertising signage are retained within the local environmental plan. Those matters that may require a different approach for different sportsgrounds or where there may be multiple solutions (for example	Remove the development standard relating to metal frames and include these in a guideline.	Prepare a guideline for Sponsorship Advertising at Sporting Facilities be prepared to support the planning proposal.

MATTER RAISED IN SUBMISSION	SUBMISSION No.	COUNCIL'S RESPONSE	DETAILS OF ANY CHANGES PROPOSED TO THE PLANNING PROPOSAL IN RESPONSE	OTHER ACTION REQUIRED
Temporary Signage Temporary signage that is put out for game day isn't appropriate; extra time required for volunteers to install and remove signage each game, sponsors reduce value for money as the signs are only seen for a short period of time, never looks tidy, banners aren't straight and generally sag, signage appearance deteriorates quickly from being packed and unpacked regularly	15	the material or mode of attachment) could be removed from the amendment and included within a guideline. In principle, no objection is raised to the use of Coreflute for sponsorship advertising signage. Inclusion of a development standard to prohibit temporary signage is considered to be too restrictive.		None required.
Proposed Development Standards; Unaddressed Matters Local sporting club relies on advertising signage on balcony which is not covered by the proposed standards.	13, 15	Club identification signage on the balcony at Victoria Park, Pictou is considered appropriate. However, this location is quite prominent and it is not considered that enabling sponsorship advertising should be permitted as exempt development (i.e. without the need for a formal approval). If a sponsorship advertising sign is not able to meet the development standards this does not necessarily mean the sign is prohibited. Rather, that the proposed sign is not considered to be minor and requires development consent.	Enable balcony signage at Victoria Park, Pictou, as exempt development but limited to a club identification sign.	None required.
Fixing methods should be detailed in the LEP; cable ties are ideal as they don't damage the existing fence the sign is fixed to, tek screws and other fixings should be permitted.	15	It is agreed that tek screws should not be used at some locations, particularly where new fencing has been installed recently. It has been recommended that those matters that may require a different approach for different sportsgrounds or where there may be multiple solutions (for example the mode of attachment) could be included within a guideline.	No changes proposed.	Prepare a guideline for Sponsorship Advertising at Sporting Facilities be prepared to support the planning proposal.
Requests an approval process for signage; not everyone has 'artistic flair'.	15	The aim of the proposed amendment is enable local sporting clubs to erect sponsorship advertising signage without the need for any form of formal approval.	No changes proposed.	None required.

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MATTER RAISED IN SUBMISSION	SUBMISSION No.	COUNCIL'S RESPONSE	DETAILS OF ANY CHANGES PROPOSED TO THE PLANNING PROPOSAL IN RESPONSE	OTHER ACTION REQUIRED
Notes the development standard related to alcohol and suggests same consideration be given to companies associated with gambling, i.e. TAB Betting companies.	41	The proposed standards are considered appropriate to manage any potential adverse impacts.		
Signage on the copper log fencing around Hume Oval should be prohibited. It would spoil the park outlook of the ground itself and would attract graffiti.	43	It not considered that there is justification to exclude this sporting area in Picton from the proposed amendment. It is also noted that the log fencing at Hume Oval will mostly likely be upgraded as part of future improvements to the precinct.	Refine the proposed standard provision prohibiting signs advertising tobacco or alcohol related products to also refer to gambling.	None required.
There has been no environmental conditions specified to mitigate the bad effects of advertising. It must be an oversight that there has been no mention of the environmental requirement for a "dark sky" at night. Find a way to specify dark sky requirements in the LEP.	53	The cumulative impacts of signage will be minimised by: - Restricting the location of sponsorship advertising to internal fencing around the sporting area. Sponsorship advertising will not be permitted on perimeter fencing or as a free standing sign, - - Requiring sponsorship signage to be oriented towards the playing field and not towards a public road, and - Introducing display area requirements. Notwithstanding, the inclusion of an additional standard to clarify that illuminated signage is not permitted as exempt development is considered to have merit. This would not prohibit illuminated signage, it would mean that illuminated signage would require development approval. The development approval process would then enable consideration of the impacts.	Include a new development standard to prevent illuminated advertising signs being exempt development.	None required.
Who benefits from sponsorship money Questions who would receive the money charged to the sponsors to place advertising at	27	Local not-for-profit sports clubs operate on limited budgets. For many clubs, external funding, through sponsorship allows them to provide benefits to their members and the community. Individual clubs	No changes proposed.	None required.

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sports grounds and where would such money be spent?		determine how to spend sponsorship money, which could include facility upgrades, development programs, subsidising fees, uniforms, sports equipment etc.		
AMENDMENT No 5: Strengthen provisions relating to the subdivision of land within Original holdings				
Supports more dense rural lots sizes for Original holdings; i.e. supports 2.5 acre minimum lot size in the future so long as site coverage is controlled.	01	The proposed amendment does not seek to strengthen the intent of an existing clause by making it more robust and less open to interpretation. It is not intended to change the subdivision potential of land within an Original holding.	No changes proposed.	None required.
Zoning/ Original holding boundary Advocates for land at Rotherwood Road, Razorback to be included within the area covered by the Original holdings clause for consistency and to enable subdivision.	08	The land covered by the clause was identified in a study undertaken in 1996. The proposed amendment does not propose to amend the boundaries of land identified as Original holdings.	No changes proposed.	None required.
Purpose of Control - Supports retention as a buffer zone for villages and sensitive native habitat. - Submitted confused by amendment and that there is no proposal for subdivision of E4 Environmental Living. - Opposed to proposed change until submitter understands the impact; what are the changes to density, how will amendment affect submitters land.	26, 27, 63	The planning proposal seeks to strengthen the provisions relating to the subdivision of land within Original holdings. It seeks to do this by ensuring the clause is applied as intended by removing the opportunity for ambiguity in its application. Specifically by clarifying what land the density standard applies to. It is noted that the proposed amendment will have no impact on the submitters land as it has already been subdivided.	No changes proposed.	None required.
Submitter indicates that their land currently has the potential to achieve the 1 lot per 4 hectares if subdivided. Submitter indicates that the proposed strengthening of the Original holdings provision will affect the subdivision potential of their land.	49	The proposed amendment is not intended to change the subdivision potential of land within an Original holding. If land could be subdivided prior to the clause, as intended by the clause, then the potential to subdivide will remain.	No changes proposed.	None required.
Submitter appears to understand that their land is being rezoned to E4 Environmental Living and advocates for the ability to subdivide.	52	The planning proposal does not include any amendments to rezone land, other than the land identified by Sydney Water for rezoning to an infrastructure land use zone.	No changes proposed.	None required.

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MATTER RAISED IN SUBMISSION	SUBMISSION No.	COUNCIL'S RESPONSE	DETAILS OF ANY CHANGES PROPOSED TO THE PLANNING PROPOSAL IN RESPONSE	OTHER ACTION REQUIRED
Concept of Original holding - Questions the principle of 'Original holding', for example; - What period of time is 'original' deemed to be taken from, - Why does it apply to some land in E4 and not others/ why not land in rural landscape zones - How was land chosen,	67	The Original Holdings Map identifies areas within Brownlow Hill, Menangle, Pheasants Nest, Razorback and Werombi which are considered to have a sensitive rural landscape character that should be retained. There has been a longstanding protection of these areas which were identified in 1996 as part of the <i>Review of Rural Lands Report</i>. The density clause was originally introduced on 20 September 1993 through the <i>Wollondilly Local Environmental Plan 1991</i> and the principle of the control has been carried over to the <i>Wollondilly Local Environmental Plan 2011</i>. However, although the intention of the clause was not intended to change, the process of transitioning the local environmental plan to the NSW Government's Standard Instrument 'template' in 2011 meant that the clause was not included in the current local environmental plan in the same way. Overtime the interpretation of this clause has been challenged on a number of occasions through the Courts. The proposed amendments are in response to recent legal challenges. An Original holding refers to land identified as an Original holding on the Original Holdings Map which forms part of the LEP. The boundary for the Original holding is taken from a lot that was in existence prior to 20 September 1996.	No changes proposed.	None required.
AMENDMENT No 6: Ensure that relevant land is reserved for certain public purposes				
It is appropriate to remove land from the Land Reservation Acquisition map where it has been acquired by the relevant acquisition authority.	78	Noted.	No changes proposed.	None required.
Future use of land - Questions what will happen to the land. Will it be rezoned to medium density housing? - So long as Lot 100 is being retained for a future car park submitter supports the amendments; Unsure if amendment meant that land was	27, 55	The land to be removed from the Land Reservation Acquisition Map was identified for the following public purposes: - Car park (Oak St, Thirlmere) - Local open space (Menangle Street West & Menangle Street, Picton)	No changes proposed.	None required.

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going to be released or if it had already been acquired by the Council. If the amendment meant that land was being released for non-council purposes, submitter strongly opposed to it. Submission relates to land identified for car parking in Thirimere.		Regional open space (Appin Road, Appin) The land identified in the planning proposal has already been acquired and therefore no longer needs to be identified for future acquisition. There is nothing to suggest that the land will be used for any other purposes.		
What land does it apply to? Mapping not available.	26	The land affected by this amendment is illustrated within the planning proposal by Map 4 on pages 42 through to 44.	No changes proposed.	None required.
AMENDMENT No 7: Savings & Transition Provisions				
Principle of Control Appears to be normal procedure. However, notes that on some development applications the works proceed prior to approval. Perhaps a procedure might be adopted to prevent these types of activities.	41	Noted. It is challenging to prevent unlawful activities such as undertaking development without the necessary approvals. This is beyond the scope of this program.	No changes proposed.	None required.
MATTERS OUTSIDE THE SCOPE OF THE STAGE 1 PLANNING PROPOSAL				
Request for additional matters to be included in Planning Proposal/LEP - Seeks an amendment to Schedule 1 'Additional permitted uses' of the LEP for a dwelling entitlement to several properties in Picton to resolve an ongoing matter. - Seeks the inclusion of a publicly owned buffer above the cliff-tops between Tahmoor and Wilton should be part of the LEP. - The riverine areas, and ecological valuable forest need to be preserved in the LEP with sufficient urban buffer, to ensure the nature-based and rural tourism (among other things) is preserved.	33, 58, 70	General Response to Matters Outside the Scope of the Stage 1 Planning Proposal A significant number of submissions raised matters that are unrelated to the seven proposed amendments included within the planning proposal. For example, 43 of the 82 community and stakeholder submissions raised unrelated matters. However, some of these submissions also provided feedback on the proposed amendments. A summary of the issues raised are included here to ensure transparency and also because they provide a useful record of local issues. The public exhibition invited feedback on the amendments detailed within the planning proposal document. The matter identified in this section are not considered relevant because they advocate for or seek changes that are unrelated to the specific proposed amendments or matters that cannot be addressed through the local environmental plan.	Not applicable to the scope of the Stage 1 Planning Proposal.	Submission #70 to be considered as part of broader work currently being progressed as part of the LEP Review Program as part of the Rural Lands Strategy.

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MATTER RAISED IN SUBMISSION	SUBMISSION No.	COUNCIL'S RESPONSE	DETAILS OF ANY CHANGES PROPOSED TO THE PLANNING PROPOSAL IN RESPONSE	OTHER ACTION REQUIRED
- The environmental controls in the proposed LEP only appear to protect the environment, nature, biodiversity and sustainability. The LEP must be written so that it will protect the ideals of a natural environment. Should be rewritten to require; - Measurement of environmental outcomes - Calculation of development effects on these outcomes - Specify environmental outcomes to be achieved - An aim to be carbon neutral - A development proposal to be accompanied by calculations of its carbon dioxide and greenhouse gas emission during construction and lifetime	53	In particular, it is noted that, - it is not possible to include brand new amendments into the planning proposal at this late stage, - although the LEP Review Program has a broader scope, this planning proposal is limited to 7 amendments, - the planning proposal is not intended to be a 'call for sites' for rezoning		
Strategic Framework; - Wollondilly 2040 Local Strategic Planning Statement; Dispute the LSPS in its current format. Particularly concerned with the 20 year timeframe and taking away people's rights. In particular advocates for more change around Silverdale. - LEP/Aims of Plan; Submission provides comments against current 'Aims of Plan'; - The need for infrastructure before further housing is approved, particularly in Picton,	21, 41, 58	There is a legislative requirement to review the Local Strategic Planning Statement (LSPS) at least every 7 years. The LSPS commits to reviewing the Statement at least every 4 years as the Community Strategic Plan is reviewed. It also acknowledges that more frequent reviews will be undertaken as needed to ensure it remains responsive, relevant and local. Updates to the LSPS will inform future LEP amendments where required.	Not applicable to the scope of the Stage 1 Planning Proposal.	None required.
				Inform submitters of the upcoming public exhibition for the following strategies: - Local housing strategy, - Rural Lands Strategy, - Employment Lands Strategy, - Scenic & Cultural Lands Strategy, - Urban Tree Canopy Plan & Landscape Strategy, and - Centres Strategy.

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MATTER RAISED IN SUBMISSION	SUBMISSION No.	COUNCIL'S RESPONSE	DETAILS OF ANY CHANGES PROPOSED TO THE PLANNING PROPOSAL IN RESPONSE	OTHER ACTION REQUIRED
- Concern with a recent development in Razorback which is not in line with protecting suitable agricultural land, - Concern with character of recent development in Pictou and that Pictou and Thirimere will join up. • Draft Economic Development Strategy; Disappointment in draft Economic Development Strategy and advocates for assessment and feasibility of employment land requirements taking into account future population growth. • Wilton Health and Wellbeing Strategy; Advocates for more of an emphasis on urban design to achieve social wellbeing and health outcomes.		Refer to the general response to matters outside the scope of the Stage 1 Planning Proposal on page 20 (above).		
Land use conflict • Calls for controls to prevent incompatible recreational use of land around other rural residential properties such as golf courses, dirt bike. • Advocates for provisions to prevent noisy dirt bikes and quad bikes to be used in the rural area, especially in the E4 Environmental Living Zone.	01, 48	Refer to the general response to matters outside the scope of the Stage 1 Planning Proposal on page 20 (above).	Not applicable to the scope of the Stage 1 Planning Proposal.	Consider whether there is merit to investigate domestic land use conflicts further noting other commitments.
Rural Lifestyle subdivision • General support for larger lots sizes for 'rural residential' that maintain rural landscape • Advocates for 2 hectare lots to retain rural residential character while satisfying need for growth • Advocates for change to RU1 zoning in Oakdale to allow residents with acreage between Oakdale and Nattai to subdivide their property. • Advocates for further rural style large lot development to the south of Silverdale, especially in response to the Western Sydney Airport. • Advocates for rezoning land in Yanderra for RS Large Lot residential on the basis that land is not sustainable for farming, no water supply, and is vacant.	01, 04, 05, 14, 17, 21, 39, 75, 77	Refer to the general response to matters outside the scope of the Stage 1 Planning Proposal on page 20 (above).	Not applicable to the scope of the Stage 1 Planning Proposal.	Inform submitters of the upcoming public exhibition for the following strategies: • Local housing strategy, • Rural Lands Strategy, • Employment Lands Strategy, • Scenic & Cultural Lands Strategy, • Urban Tree Canopy Plan & Landscape Strategy, and • Centres Strategy.

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- Advocates for one acre lots and development to progress services/infrastructure in Silverdale (aged care facilities, second crossing out of Silverdale, public transport). - Considers 2 to 5 acre lots would be easier to maintain and would help with the control of weeds and vermin. - Advocates for subdivision of submitter's land so that submitter can remain in area as they get older and find it increasingly difficult to manage the land.				
Advocates for subdivision/rezoning/development of land - Advocates for redevelopment in Thirimerere to create local jobs and provide affordable living. - Council need to look at amending the LEP on all land in the Shire and not just what is in this proposal. Advocates to allow land owners to subdivide, leading to more ratepayers and growing towns. - Requests consideration of rezoning submitters property for R2 Low Density Residential/retirement village development - Advocates for inclusion of site in broader LEP Review and rezoning of submitter's land for seniors living. - Advocates for the submitters site in Picton to be rezoned to R2 Low Density Residential. - Advocates for consideration of submitters land in The Oaks for rezoning to R2 Low Density Residential at the later stages of the LEP Review Program. - Advocates for the reduction in the minimum lot size for subdivision for the submitters land in The Oaks within the R3 Medium Density Zone as part of the later stages of the LEP Review Program. - Advocates for rezoning submitters land in Belimbria Park for R5 Large Lot Residential. - Advocates for rezoning submitters land in Mount Hunter for R5 Large Lot Residential.	04, 05, 06, 18, 21, 22, 23, 28, 29, 31, 34, 35, 36, 37, 38, 42, 45, 56, 57, 64, 65, 68, 77, 79, 80	Refer to the general response to matters outside the scope of the Stage 1 Planning Proposal on page 20 (above).	Not applicable to the scope of the Stage 1 Planning Proposal.	Inform submitters of the upcoming public exhibition for the following strategies: - Local housing strategy, - Rural Lands Strategy, - Employment Lands Strategy, - Scenic & Cultural Lands Strategy, - Urban Tree Canopy Plan & Landscape Strategy, and - Centres Strategy.

MATTER RAISED IN SUBMISSION	SUBMISSION No.	COUNCIL'S RESPONSE	DETAILS OF ANY CHANGES PROPOSED TO THE PLANNING PROPOSAL IN RESPONSE	OTHER ACTION REQUIRED
• Requests consideration of submitters land (Oakdale) in large lot residential zoning for future housing development. • Advocates for lots large than 20 acres in the Razorback area to be able to subdivide a block of 10 acres. Particularly to enable landowners to age in place. • Advocates for suitability of Menangle for release and redevelopment. • Questions Council's approach to supporting one growth front at a time. Advocates for a second stage to the Greater Macarthur Growth Area including lands to the west of the Hume Highway. Advocates for a Master Planning process to explore these opportunities. • Advocates for more growth around railway lines, particularly Douglas Park and Menangle, to support case for electrification of rail and to support local businesses. • Advocates for inclusion of land in Picton (site of a withdrawn planning proposal) within the LEP Review Program for future housing. • Advocates for submitters' and adjoining properties in Bargo be set aside for residential development. • Advocates for the Eltondale Masterplan and further development for Silverdale on the basis that this would lead to road upgrades, a flood free bridge over the river and a high school. Existing infrastructure cannot cope with small subdivisions recently progressing.				
Support for Limiting Growth • Advocates for no more growth for The Oaks to retain rural feel of area. Concerns with road capacity and maintenance. Acknowledges benefits of growth but feel the country feel is being lost. • Does not support any further growth. • The Shire is rapidly losing its rural appeal and is gradually being swallowed up by intensive housing development.	19, 27, 30, 41, 51, 76	Refer to the general response to matters outside the scope of the Stage 1 Planning Proposal on page 20 (above).	Not applicable to the scope of the Stage 1 Planning Proposal.	Inform submitters of the upcoming public exhibition for the following strategies: • Local housing strategy, • Rural Lands Strategy, • Employment Lands Strategy, • Scenic & Cultural Lands Strategy, • Urban Tree Canopy Plan & Landscape Strategy, and • Centres Strategy.

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MATTER RAISED IN SUBMISSION	SUBMISSION No.	COUNCIL'S RESPONSE	DETAILS OF ANY CHANGES PROPOSED TO THE PLANNING PROPOSAL IN RESPONSE	OTHER ACTION REQUIRED
- Strongly disagree with the over development of the Wollondilly area. Particular concern for the environment. - Does not support further development similar to recent development at Myrtle Creek; concerns with creating future slum area. - Does not support proposed amendments which seeks to rezone land within Thirlmere. On the basis of retaining the areas rural aspect and limiting the strain that more residents would place on infrastructure, schooling, amenities, water, and heritage listed Lakes. The increased rates would also make the area less affordable.				
Protecting land for agriculture - Request for greater flexibility; Not all land within the RU2 Rural Landscape zone is suitable for agriculture and would require intensive fertilisation and increase of water storage for this to be workable. - Being a primary producer is getting harder with our unpredictable weather and drought.	07, 75	Refer to the general response to matters outside the scope of the Stage 1 Planning Proposal on page 20 (above).	Not applicable to the scope of the Stage 1 Planning Proposal.	Inform submitters of the upcoming public exhibition for the following strategies: - Local housing strategy, - Rural Lands Strategy, - Employment Lands Strategy, - Scenic & Cultural Lands Strategy, - Urban Tree Canopy Plan & Landscape Strategy, and - Centres Strategy.
Relevant land use zone - Questions relevance of land use zone for submitters land. - Seeks consideration of rezoning submitters land to R2 Low Density Residential so that the existing caravan park does not rely on existing use rights.	10, 69	Refer to the general response to matters outside the scope of the Stage 1 Planning Proposal on page 20 (above).	Not applicable to the scope of the Stage 1 Planning Proposal.	Inform submitters of the upcoming public exhibition for the following strategies: - Local housing strategy, - Rural Lands Strategy, - Employment Lands Strategy, - Scenic & Cultural Lands Strategy, - Urban Tree Canopy Plan & Landscape Strategy, and - Centres Strategy.
Managing Bush Fire Prone Land Advocates for rural residential subdivision as a solution to enable better preparation for bushfires.	04, 11	Refer to the general response to matters outside the scope of the Stage 1 Planning Proposal on page 20 (above).	Not applicable to the scope of the Stage 1 Planning Proposal.	Share submission #11 with Council's representative on the Fire Wollondilly/Wingecarribee Bush Fire Management Committee for action if appropriate.

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MATTER RAISED IN SUBMISSION	SUBMISSION No.	COUNCIL'S RESPONSE	DETAILS OF ANY CHANGES PROPOSED TO THE PLANNING PROPOSAL IN RESPONSE	OTHER ACTION REQUIRED
Advocates for an update to the Bush Fire Management and Hazard Reduction Plan for Eagle Creek, Theresa Park/Werombi.				
Significant Infrastructure - Western Sydney Airport; State Government proposals for area will change development in Theresa Park as Western Sydney Airport comes on stream. - Picton Bypass; Calls for the concept of a Picton Bypass to be retained. Especially after the evacuation of Tahmoor during the summer bush fires. - Second river crossing over the Nepean River; A second exit over the Nepean River is required. Particularly to evacuate from floods and bushfire (It is noted that a number of submissions made a reference to the need for a second exit or bridge in advocating for further development in Silverdale area). - Masterplan; Advocates for a masterplan for Silverdale similar to Wilton.	04, 21, 39, 61	Refer to the general response to matters outside the scope of the Stage 1 Planning Proposal on page 20 (above).	Not applicable to the scope of the Stage 1 Planning Proposal.	None required.

**ATTACHMENT 6 – LEP Review Program Stage 1 Planning Proposal Submissions Matrix;
Community & Stakeholder Submissions**

Submission No.	AMENDMENT No. ¹																							
	General		1	2				3	4	5	6		7	N/A										
	General matter related to Planning Proposal	Complexity of document	Concern with additional steps for approval	Issues covered by 'health consideration'	Concept of Amendment (health)	Concern with additional steps for approval	Greater protection for residential development	Concept of MRA	Suitability of Matter for consideration	MRA Boundary	Purpose of rezoning	Incorrect Address	General Support	Suggests alternative standards	Who benefits from sponsorship money	Review boundaries for zoning/Original holdings	Support for principle of subdivision	Principle of control	Future use of land	Land to which it applies	Principle of amendment	Principle of amendment	Matters outside the scope of the Stage 1 Planning Proposal	Advocates for further subdivision/rezoning
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 Amendment 1: Embedding Health in Land Use Planning
 Amendment 2: Metropolitan Rural Area
 Amendment 3: Rezoning Sydney Water Land
 Amendment 4: Sponsorship advertising at sporting facilities
 Amendment 5: Original holdings
 Amendment 6: Land Reservation Acquisition
 Amendment 7: Savings and Transition Provision

LEP Review Program Stage 1 Planning Proposal - Submissions Matrix; Community & Stakeholder Submissions

Submission No.	AMENDMENT No. ¹																							
	General		1	2				3	4	5	6			7	N/A									
	General matter related to Planning Proposal	Complexity of document	Concern with additional steps for approval	Issues covered by 'health consideration'	Concept of Amendment (health)	Concern with additional steps for approval	Greater protection for residential development	Concept of MBA	Suitability of Matter for consideration	MBA boundary	Purpose of rezoning	Incorrect Address	General Support	Suggests alternative standards	Who benefits from sponsorship money	Review boundaries for zoning/Original holdings	Support for principle of subdivision	Principle of control	Future use of land	Land to which it applies	Principle of amendment	Principle of amendment	Matters outside the scope of the Stage 1 Planning Proposal	Advocates for further subdivision/rezoning
27				•				•			•				•			•	•				•	
28								•															•	
29					•					•													•	•
30								•															•	
31					•					•													•	•
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60	•							•																

LEP Review Program Stage 1 Planning Proposal - Submissions Matrix; Community & Stakeholder Submissions

Submission No.	AMENDMENT No. ¹																							
	General		1	2				3		4	5			6		7	N/A							
	General matter related to Planning Proposal	Complexity of document	Concern with additional steps for approval	Issues covered by 'health consideration'	Concept of Amendment (health)	Concern with additional steps for approval	Greater protection for residential development	Concept of MBA	Suitability of Matter for consideration	MBA Boundary	Purpose of rezoning	Incorrect Address	General Support	Suggests alternative standards	Who benefits from sponsorship money	Review boundaries for zoning/Original holdings	Support for principle of subdivision	Principle of control	Future use of land	Land to which it applies	Principle of amendment	Principle of amendment	Matters outside the scope of the Stage 1 Planning Proposal	Advocates for further subdivision/rezoning
61																							•	
62								•																
63																		•						
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80																							•	•
81	•																							
82	•																							
Total ₂	16	2	2	4	7	2	1	26	1	7	1	1	2	5	1	1	2	5	2	1	1	1	43	27

² Total = the no. of submissions that raised the matter.

ATTACHMENT 7

LEP REVIEW PROGRAM STAGE 1 PLANNING PROPOSAL; Table summarising feedback from Public Agencies & Adjoining Councils

MATTER RAISED IN SUBMISSION	Proposed LEP amendment ¹ feedback relates to:	COUNCIL'S RESPONSE	DETAILS OF ANY CHANGES PROPOSED TO THE PLANNING PROPOSAL IN RESPONSE	OTHER ACTION REQUIRED
Blue Mountains City Council				
Support the proposed introduction of a new local provision and associated mapping to protect and enhance the values of the Metropolitan Rural Area.	2	Noted.	No changes proposed.	None required.
Suggest that the final drafting of the clause gives as strong a weight as possible to the protection of the MRA values in development assessment. In particular, wording to the effect of being satisfied that there is no adverse impact on the values of the MRA, not just that the values of the MRA be considered.	2	The legal drafting of the local environmental plan is undertaken by the NSW Government Parliamentary Counsel's Office. An instruction to draft legislation for this amendment would be made by the Department of Planning, Industry & Environment following Council's support to finalise the planning proposal as Council does not have delegation to make the amendments. As part of this process, the 'instruction' includes advising the PCO of the issues to deal with and why they need to be dealt with. It is not considered appropriate at this stage to identify the proposed wording. Notwithstanding the procedural process, the description of the proposed amendment under Part 2 of the planning proposal has been set out to model the intended sequence and approach for a final clause.	No changes proposed.	None required.

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Amendment 1: Embedding Health in Land Use Planning
Amendment 2: Metropolitan Rural Area
Amendment 3: Rezoning Sydney Water Land
Amendment 4: Sponsorship advertising at sporting facilities
Amendment 5: Original holdings
Amendment 6: Land Reservation Acquisition
Amendment 7: Savings and Transition Provision

MATTER RAISED IN SUBMISSION	Proposed LEP amendment 'feedback relates to:	COUNCIL'S RESPONSE	DETAILS OF ANY CHANGES PROPOSED TO THE PLANNING PROPOSAL IN RESPONSE	OTHER ACTION REQUIRED
		The approach taken does not limit the application of the proposed amendment to consider only 'adverse' impacts. It is intended that the proposed clause could also add support to a development application.		
Directs Council to aims and local provisions within the Blue Mountains LEP 2015 that speak to the protection of the environmental and cultural values of the area that may provide a reference of precedent Council may wish to use in negotiating the final drafting of the proposed Metropolitan Rural Area provision (noting that the Blue Mountains LGA is entirely classified as Metropolitan Rural Area)	2	The matters currently listed for consideration as part of the proposed Metropolitan Rural Area local provision have been identified on the basis of a review of the <i>Greater Sydney Region Plan</i> and the <i>Western City District Plan</i> and the 'values' these policies identify in discussing the Metropolitan Rural Area as relevant to Wollondilly and the approach taken in <i>Wollondilly 2040 Local Strategic Planning Statement</i>. The advice in this submission is noted. In particular, the Blue Mountains local environmental plan includes aims and local provisions which can inform future amendments to the Wollondilly local environmental plan following the completion of a number of technical studies currently being progressed as part of the Accelerated LEP Review Program.	No changes proposed.	Advice to inform negotiations with the Parliamentary Counsel's Office, where relevant in drafting the legislation.
Campbelltown City Council The proposed objectives and amendments are noted. Council would be pleased to be advised of future amendments and continue to collaborate on regional matters of relevance to our Local Government Areas.	General	Noted.	No changes proposed.	None required.
Department of Planning, Industry and Environment (Environment, Energy and Science Group (EES)) Recommends alternative wording for the proposed new additional objective for E1, E2 and E3 zones:	1	The purpose of the proposed amendment is to embed the consideration of 'health' in the assessment of development.	No changes proposed.	None required.

MATTER RAISED IN SUBMISSION	Proposed LEP amendment 'feedback relates to:	COUNCIL'S RESPONSE	DETAILS OF ANY CHANGES PROPOSED TO THE PLANNING PROPOSAL IN RESPONSE	OTHER ACTION REQUIRED
"To support the health and wellbeing of the community by protecting, <i>maintaining and enhancing</i> biodiversity and providing opportunities for people to engage with nature". Recommends alternative wording for the proposed new additional objective for the E4 zone: "To support the health and wellbeing of the community by <i>protecting, maintaining and enhancing</i> biodiversity and providing opportunities for people to engage with nature within a residential setting". Planning Priority W17 in the Greater Sydney Commission's Western City District Plan (Better Managing Rural Areas) refers to 'the creation of protected biodiversity corridors' (page 126). EES recommends specific reference is included to protect, maintain and enhance existing or potential corridor connections through the landscape within the Metropolitan Rural Area lands, for example protecting corridor connections between the Nepean River corridor and the Burrigorang State Conservation Area, Nattai State Conservation Area and Nattai National Park.		The suggested wording is not considered to add value to the proposed amendment and would shift the focus of the proposed new aim.		
Recommends alternative wording for the proposed new additional objective for the E4 zone: "To support the health and wellbeing of the community by <i>protecting, maintaining and enhancing</i> biodiversity and providing opportunities for people to engage with nature within a residential setting". Planning Priority W17 in the Greater Sydney Commission's Western City District Plan (Better Managing Rural Areas) refers to 'the creation of protected biodiversity corridors' (page 126). EES recommends specific reference is included to protect, maintain and enhance existing or potential corridor connections through the landscape within the Metropolitan Rural Area lands, for example protecting corridor connections between the Nepean River corridor and the Burrigorang State Conservation Area, Nattai State Conservation Area and Nattai National Park.	1	The purpose of the proposed amendment is to embed the consideration of 'health' in the assessment of development. The suggested wording is not considered to add value to the proposed amendment and would shift the focus of the proposed new land use zone objective. It is important to note that the wording used for amendments to the Wollondilly Local Environmental Plan used throughout the planning proposal are indicative only. The final wording will be drafted by the NSW Parliamentary Counsel's Office by specialist lawyers after Council has resolved to support and finalise the amendments.	No changes proposed.	None required.
Recommends alternative wording for one of the matters (Enhancing Habitat and biodiversity) proposed to be considered for development applications in the Metropolitan Rural Area. Recommends this is amended so that the consent authority considers any impacts of the proposed development on: <i>"protecting, maintaining and enhancing habitat, corridor connections through the landscape and biodiversity"</i>.	2	The proposed amendment seeks to introduce a framework for the consideration of the values of the Shire's rural areas and incorporates succinct references for the matter to be considered. The proposed wording is not consistent with the proposed approach for other matters and is not considered appropriate for this section.	No changes proposed.	Consider EES's submission as part of the development of any future planning controls proposed for inclusion in the development control plan to support the Metropolitan Rural Area clause.

MATTER RAISED IN SUBMISSION	Proposed LEP amendment ¹ feedback relates to:	COUNCIL'S RESPONSE	DETAILS OF ANY CHANGES PROPOSED TO THE PLANNING PROPOSAL IN RESPONSE	OTHER ACTION REQUIRED
Removed matters; Koala habitat protection Notes the removal of an amendment to protect koala habitat corridors and the intention to progress a separate planning proposal. Supports the introduction of a local provision with associated mapping to protect known koala corridors and is available to assist Council to develop a local provision.	N/A	It is important to note that the wording used for amendments to the Wollondilly Local Environmental Plan used throughout the planning proposal are indicative only. The final wording will be drafted by the NSW Parliamentary Counsel's Office by specialist lawyers after Council has resolved to support and finalise the amendments. It is recommended that the proposed clause should be supported by controls in the development control plan to provide further guidance. Any future controls within the development control plan would provide more detailed direction in applying the clause and could incorporate the suggested text/matter where appropriate.	No changes proposed.	None required.
Notes an inconsistency in terms of site references within the planning proposal; Map 2 in the proposal shows additional lots are proposed to be affected (Lot 1 DP	3	The proposed introduction of a clause related to koala habitat protection was removed from the planning proposal by the Department as it was considered to duplicate functions under the new Koala State Environmental Planning Policy (SEPP) which commenced on 1 March 2020. The content of the updated SEPP was not known at the time of the original planning proposal was prepared. Council is currently preparing a Koala Plan of Management in accordance with the SEPP. As part of this process further consideration will be given to whether there is still considered to be merit for a local provision within the local environmental plan. Agree that there is an inconsistency in terms of the site references within the planning proposal between the list of Sydney/Water sites to be rezoned in Part 2 Explanation of Provisions and	Remove mapping from Part 4 associated with 550 Wilton Road, Appin (Lots 1 to 3 in DP 808006 and Lots 3 & 4 in DP 1085929).	None required.

MATTER RAISED IN SUBMISSION	Proposed LEP amendment ¹ feedback relates to:	COUNCIL'S RESPONSE	DETAILS OF ANY CHANGES PROPOSED TO THE PLANNING PROPOSAL IN RESPONSE	OTHER ACTION REQUIRED
808006; Lot 2 DP 808006; Lot 3 DP 808006; Lot 3 DP 1085929 and Lot 4 DP 1085929 at 500 Wilton Road Appin - see page 25) when compared to the lots included in the table on pages 10-11.		proposed amendments to the Land Use Zone Map illustrated by the comparison map under Part 4 Mapping. Land at 550 Wilton Road, Appin is not listed at Part 2 but is identified on mapping at Part 4. On 16 December 2019 Council resolved to remove all land associated with 550 Wilton Road, Appin from the planning proposal. The retention of the mapping within the planning proposal is an oversight and should be removed. It is recommended that the need for this correction is recognised as part of any Council resolution to remove any ambiguity.		
Aerial photography shows that some the lots which are currently zoned RU1 and RU2 retain remnant bushland. The submission recognises that the objectives for the RU1 and RU2 land use zones make reference to 'maintaining and enhancing the natural resource base' whereas there is no similar objective under the proposed infrastructure zone. The submission also notes that Lot 24 Sec 1, DP 2893 still retains some vegetation on the eastern side of the lot which adjoins an E2 zoned riparian corridor along Stonequarry Creek. Where possible it is recommended Sydney Water retains any remnant native vegetation on the lots which are proposed to be rezoned to SP2.	3	The planning proposal seeks to rezone the land to more accurately reflect the current land use on the identified sites. It is also noted that operational infrastructure needs maintenance which can sometimes be achieved more easily under an infrastructure zone. An infrastructure zone will not remove the need for any future development to comply with statutory requirements in terms of vegetation.	No changes proposed.	The submission will be shared with Sydney Water for their information as part of the future management of the sites.
Department of Primary Industries – Agriculture (Land use)				
DPI Agriculture supports the proposal to introduce a clause in the LEP to embed considerations to protect and enhance the	2	Noted.	No changes proposed.	None required.

MATTER RAISED IN SUBMISSION	Proposed LEP amendment ¹ feedback relates to:	COUNCIL'S RESPONSE	DETAILS OF ANY CHANGES PROPOSED TO THE PLANNING PROPOSAL IN RESPONSE	OTHER ACTION REQUIRED
values of the Metropolitan Rural Area (MRA).				
The proposed requirement to consider adequate buffers to protect productive agriculture is supported. DPI Agriculture's document <i>Buffer Zones to Reduce Land Use Conflict with Agriculture – An Interim Guideline</i> may assist in the preparation of development controls for this purpose. Welcomes the opportunity to have input into any DCP controls relating to buffer distances for agriculture.	2	Noted.	No changes proposed.	Consider the <i>Buffer Zones to Reduce Land Use Conflict with Agriculture – An Interim Guideline</i> as part of the preparation of any supporting planning controls within the development control plan. Council will also consult with DPIE as part any future preparation of planning controls.
Incompatible land uses Supports the intent of the clause to prevent incompatible land uses but notes that the proposal does not indicate any intended changes to the Land Use Table of the LEP to alter the extent of permissible land uses in rural zones. Suggest that Council should review the extent of permissible land uses in rural zones and whether these are suitable within the context of the MRA. For example, funeral homes, places of worship, secondary dwellings and transport depots are permissible in the RU1 Primary Production and RU2 Rural Landscape zones. The rural land strategy may be the appropriate strategic mechanism to address this issue and inform a future LEP amendment.	2	A review of permissible land uses would need to be undertaken separately to the progress of the current planning proposal as it is not possible to include new amendments at this late stage. A review of the land use table is likely to be required in response to the Rural Lands Strategy which is currently under preparation.	No changes proposed.	The submission will be shared with the relevant staff preparing the Rural Lands Strategy.
Preserve land for productive rural uses Supports the intent of the proposed clause to preserve land for productive rural uses. However, recommends further clarification of what constitutes "productive rural uses".	2	It is recommended that the proposed clause should be supported by controls in the development control plan to provide further guidance. Any future controls within the development control plan would provide more detailed direction in applying the clause and could	No changes proposed.	Consider DPI's submission as part of the development of any future planning controls proposed for inclusion in the development control plan to support the Metropolitan Rural Area clause.

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MATTER RAISED IN SUBMISSION	Proposed LEP amendment 'feedback' relates to:	COUNCIL'S RESPONSE	DETAILS OF ANY CHANGES PROPOSED TO THE PLANNING PROPOSAL IN RESPONSE	OTHER ACTION REQUIRED
Rural land can be used for a range of productive uses, some of which can be incompatible with agricultural land uses, such as residential, tourism and some commercial or community land uses such as funeral homes, hospitals, mortuaries, places of worship, recreation (indoor) and (outdoor), and secondary dwellings.		provide further clarification on 'productive rural uses'.		
School Infrastructure NSW (SINSW) – part of Department of Education				
Generally supportive of the proposed draft amendments to the WLEP 2011, subject to consideration of school heritage listings within the WLEP 2011. This will ensure that school infrastructure can be appropriately provided into the future to service a growing population.	All	Noted. See below for heritage listings matter.	No changes proposed.	None required.
Requests that Council review the heritage listings and maps that apply to SINSW schools under Schedule 5 of the WLEP 2011. Heritage listings and mapping should only reflect the elements of significance rather than the entire site. This will ensure vital alterations and additions to non-heritage significant school elements can be carried out as exempt or complying development under <i>State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017</i>, where appropriate.	N/A	Heritage listings tend to be applied to the whole lot. However, there are examples within the local environmental plan where only partial areas have been identified. Further evidence is likely to be required to support any amendment to the area identified on the Heritage Map. Further investigation is required to understand the merits of the suggested amendment and what information would be required.	No changes proposed.	Investigate the requested amendments further with SINSW. Seek advice from the NSW Government (DPIE and/or Heritage NSW) on the merits and what would be required to progress the requested amendments.
South Western Sydney Local Health District (SWSLHD)				
- Applauds the inclusion of the health-focused objective within the planning proposal. - Acknowledges the integration of the health statement from the Community Strategic Plan into the Local Strategic Planning Statement and now the draft LEP document and that this approach is being translated to other councils across the Western Parkland City.	1	Noted.	No changes proposed.	None required.

Page 7 of 12

MATTER RAISED IN SUBMISSION	Proposed LEP amendment ¹ feedback relates to:	COUNCIL'S RESPONSE	DETAILS OF ANY CHANGES PROPOSED TO THE PLANNING PROPOSAL IN RESPONSE	OTHER ACTION REQUIRED
Transport for NSW (TfNSW) Property and Transport Reservations - All existing TfNSW corridors and reservations need to be maintained and appropriately reflected in the Land Zoning and Land Reservation Acquisition maps as SP2 Infrastructure. - TfNSW will provide shapefiles of its reservations under separate correspondence to assist Council in reflecting these requirements on request. - No new reservations or SP2 zones relating to TfNSW are to be added (or removed), without prior written approval. - Supports Councils approach to completing studies and strategies; in particular the draft housing and employment strategies. - Welcomes the opportunity to continue to work collaboratively with Council on studies. - Consideration should be given to explicitly mention cycling provision/tree canopy/weather protection/ etc in the commentary of 'walkable' in support of the health and well-being of the community.	6	The Planning Proposal does not include any amendments related to TfNSW corridors.	No changes proposed.	Request shapefiles from TfNSW to identify whether any amendments are required to the Land Reservation Acquisition Map and associated clause as part of a future amendment.
- Supports Councils approach to completing studies and strategies; in particular the draft housing and employment strategies. - Welcomes the opportunity to continue to work collaboratively with Council on studies.	General	Noted.	No changes proposed.	Consult with TfNSW as part of the finalisation of specialist studies.
Consideration should be given to explicitly mention cycling provision/tree canopy/weather protection/ etc in the commentary of 'walkable' in support of the health and well-being of the community.	1	Noted. If Council supports the finalisation of the proposed amendments to the local environmental plan there will not be a requirement to update the planning proposal document prior to submitting it to the NSW Government for finalisation. However, any future submission to the Department of Planning, Industry and Environment would be accompanied by the Council report including this attachment. Council is also likely to be required to provide the Department with a copy of the public agency submissions.	No changes proposed.	None required.

MATTER RAISED IN SUBMISSION	Proposed LEP amendment ¹ feedback relates to:	COUNCIL'S RESPONSE	DETAILS OF ANY CHANGES PROPOSED TO THE PLANNING PROPOSAL IN RESPONSE	OTHER ACTION REQUIRED
		The inclusion of additional commentary is not considered to add any additional value to the progress of the planning proposal at this late stage in the process. However, the identified links between elements of the built environment and health and wellbeing of the community are acknowledged.		
Water NSW Support				
WaterNSW is generally supportive of the Proposal, particularly the new health-related provisions. However, further review of the LEP is required to align it with the final LSPS.	General comment & 1	Noted.	No changes proposed.	None required.
Advocacy for amendments - Notes that feedback/suggestions for LEP amendments from Water NSW to the LSPS have not been addressed in the current planning proposal. Requests that the proposal clarifies how and when further reviews of the LEP will be undertaken to align it with the final LSPS. - There are clear opportunities to optimise water management protection outcomes through further LEP amendments by aligning the LEP with the final Wollondilly 2040 LSPS and Wollondilly's recently exhibited Integrated Water Management Study and Policy.	General	Noted. The LEP Review Program tight timeframes set by the NSW Government have directed the scope and content of this initial planning proposal and has meant that only limited amendments could be progressed at this time. In order to meet the program timeframes the planning proposal was progressed prior to the LSPS being finalised. It was not possible to consider the outcome of the public exhibition for that process to inform the scope of the Stage 1 Planning Proposal. It is intended that updates to the local environmental plan in response to the broader LEP Review Program will be progressed in stages.	No changes proposed.	Meet with Water NSW to discuss potential future amendments to the local environmental plan.
Recommends alternative wording for the proposed new additional Aim: "to encourage development that supports the health and wellbeing of local resident,	1	The current Aims of Plan already include aims that consider natural environment, particularly aims (a) and (c); (a) to provide for the management of natural resources and the	No changes proposed.	None required.

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MATTER RAISED IN SUBMISSION	Proposed LEP amendment 'feedback relates to:	COUNCIL'S RESPONSE	DETAILS OF ANY CHANGES PROPOSED TO THE PLANNING PROPOSAL IN RESPONSE	OTHER ACTION REQUIRED
workers and visitors by promoting healthy built and natural environments' This would help protect the Special Areas and water quality in the Shire for both environmental and human health reasons, particularly given the significance of the Shire for Sydney's water supply.		<i>protection of the natural landscape character.</i> <i>(c) to protect water quality in land that is situated within water supply catchments.</i> The purpose of the proposed amendment is to embed the consideration of 'health' in the assessment of development. The suggested wording is not considered to add value to the proposed amendment and would shift the focus of the proposed new aim.		
Supports the new additional zone objective for the RU1, RU2 and RU4 zones which promotes the use of sustainable land management practices.	1	Noted.	No changes proposed.	None required.
Recommends alternative wording for the proposed new zone objective for the E1, E2 and E3 zones: "To support the health and wellbeing of the community by protecting biodiversity and water quality and providing suitable opportunities for people to engage with nature." This suggestion is made given the importance of the Wollondilly Shire's drinking water supply, the need to protect Schedule 1 Special Area from illegal access, while taking into account community desires to experience nature.	1	The inclusion of a reference to 'suitable' is considered to have merit. It is important to note that the wording used for amendments to the Wollondilly Local Environmental Plan used throughout the planning proposal are indicative only. The final wording will be drafted by the NSW Parliamentary Counsel's Office by specialist lawyers after Council has resolved to support and finalise the amendments.	Update the proposed new zone objective for the E1, E2 and E3 land use zones to refer to 'suitable' opportunities for people to engage with nature.	None required.
Requests that the heads of consideration include "Protecting water catchments". This would help protect water quality in the SDWC as well as other catchments outside the SDWC. It also implicitly links	2	Based on a review of the Greater Sydney Region Plan, the Western City District Plan and Wollondilly 2030 Local Strategic Planning Statement the suggested additional matter is considered to have merit for inclusion	Include 'protecting water catchments' as a matter for consideration.	None required.

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MATTER RAISED IN SUBMISSION	Proposed LEP amendment ¹ feedback relates to:	COUNCIL'S RESPONSE	DETAILS OF ANY CHANGES PROPOSED TO THE PLANNING PROPOSAL IN RESPONSE	OTHER ACTION REQUIRED
with the health-based outcomes given effect by the Proposal.		and reflects one of the values of the Metropolitan Rural Area.		
Supports the proposed amendments to clause 4.1B.	5	Noted.	No changes proposed.	None required.
Requests discussion of the Planning Proposal's consistency with Ministerial Direction 5.2 Sydney Drinking Water Catchments within the body of the proposal (i.e. within section B3.6) and not just in the summary table.	All	If Council supports the finalisation of the proposed amendments to the local environmental plan there will not be a requirement to update the planning proposal document prior to submitting it to the NSW Government for finalisation. However, any future submission to the Department of Planning, Industry and Environment would be accompanied by the Council report including this attachment. Council is also likely to be required to provide the Department with a copy of the public agency submissions. The objective of Ministerial Direction 5.2 Sydney Drinking Water Catchments is to protect water quality in the Sydney drinking water catchment. It applies when a planning proposal applies to land within the Sydney drinking water catchment. The planning proposal, in its current form, doesn't include any provision that will enable new development in the Sydney Drinking Water catchment and considered to be consistent with the Ministerial Direction. It is also noted that the recommended inclusion of an additional heads of consideration for the proposed Metropolitan Rural Area for 'protecting water catchments' will support the objective of the Ministerial Direction.	No changes proposed.	None required.

MATTER RAISED IN SUBMISSION	Proposed LEP amendment ¹ feedback relates to:	COUNCIL'S RESPONSE	DETAILS OF ANY CHANGES PROPOSED TO THE PLANNING PROPOSAL IN RESPONSE	OTHER ACTION REQUIRED
- Requests that any future amendment to align the LEP with the LSPS, considers the following matters: - Expand the Aims of the Plan to include explicit provisions for waterway and riparian protection, groundwater protection, stormwater management and water sensitive urban design. - Include a local provision for stormwater management, - expand the current Essential Services clause (cl. 7.1) to include 'stormwater drainage or on-site conservation' - Implementing a standalone clause for the protection of groundwater.	N/A	Noted.	No changes proposed.	Consider suggestions when determining the scope of future amendments to the local environmental plan as part of the LEP Review Program.
Wollongong City Council				
Council has no comment.	N/A	Noted	No changes proposed.	None required.