



**Wollondilly**  
Shire Council

**LEP REVIEW PROGRAM**  
**STAGE 1 PLANNING PROPOSAL**  
**PUBLIC EXHIBITION DOCUMENT**

MAY 2020

# 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
<b>Current Version</b>		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.

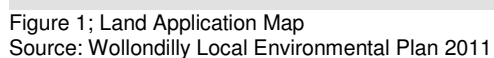
The table below summarises the amendments which have been removed and the process it was removed by.

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*.



To make a submission on the amendments proposed in this document please go to [www.yoursay.wollondilly.nsw.gov.au](http://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.	<ul style="list-style-type: none"> <li>• RU1 Primary Production</li> <li>• RU2 Rural Landscape</li> <li>• RU4 Primary Production Small Lots</li> </ul>
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.	<ul style="list-style-type: none"> <li>• R2 Low Density Residential</li> <li>• R3 Medium Density Residential</li> <li>• R5 Large Lot Residential</li> </ul>
To support the health and wellbeing of the community by encouraging development that provides employment and urban services close to home.	<ul style="list-style-type: none"> <li>• IN1 General Industrial</li> <li>• IN2 Light Industrial</li> <li>• IN3 Heavy Industrial</li> </ul>
To support the health and wellbeing of the community by providing land for passive and active recreational purposes.	<ul style="list-style-type: none"> <li>• RE1 Public Recreation</li> <li>• RE2 Private Recreation</li> </ul>
To support the health and wellbeing of the community by protecting biodiversity and providing opportunities for people to engage with nature.	<ul style="list-style-type: none"> <li>• E1 national parks and Nature Reserves</li> <li>• E2 Environmental Conservation</li> <li>• E3 Environmental Management</li> </ul>
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.	<ul style="list-style-type: none"> <li>• E4 Environmental Living</li> </ul>

**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](#)<sup>1</sup> and the [Western City District Plan](#)<sup>2</sup> 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	<ul style="list-style-type: none"><li>• PP6: Embedding health and wellbeing considerations into land use planning for healthy places</li></ul>
2	Metropolitan Rural Area	<ul style="list-style-type: none"><li>• PP16: Enhancing and protecting the diverse values of the Metropolitan Rural Area</li></ul>
3	Rezoning Sydney Water Land	<ul style="list-style-type: none"><li>• The housekeeping update to WLEP 2011 will broadly support the Planning Priorities of the LSPS</li></ul>
4	Sponsorship advertising at sporting facilities	<ul style="list-style-type: none"><li>• PP7: Cultivating a creative and cultural destination connecting people with places</li><li>• PP14: Planning for high quality well connected open spaces</li></ul>
5	Original holdings	<ul style="list-style-type: none"><li>• PP16: Enhancing and protecting the diverse values of the Metropolitan Rural Area</li></ul>
6	Land Reservation Acquisition	<ul style="list-style-type: none"><li>• The housekeeping update to WLEP 2011 will broadly support the Planning Priorities of the LSPS</li></ul>

<sup>1</sup> [https://gsc-public-1.s3-ap-southeast-2.amazonaws.com/s3fs-public/greater-sydney-region-plan-0618\\_0.pdf](https://gsc-public-1.s3-ap-southeast-2.amazonaws.com/s3fs-public/greater-sydney-region-plan-0618_0.pdf)

<sup>2</sup> [https://gsc-public-1.s3-ap-southeast-2.amazonaws.com/s3fs-public/western-district-plan-0618\\_0.pdf](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	<ul style="list-style-type: none"> <li>The housekeeping update to WLEP 2011 will broadly support the Planning Priorities of the LSPS</li> </ul>

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 LSPS](#)<sup>3</sup> 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:
<b>Position Statement on Health and Wellbeing</b>  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	<b>No. 1 - Embedding Health In Land Use Planning</b>

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

RELEVANT CSP STRATEGY & LINK	DELIVERED BY:
<p><i>"incorporate social and health considerations as an integral part of the planning processes for new and existing communities".</i></p>	
<p><b>Sustainable and Balanced Growth</b></p> <p><b>Strategy GR1</b> – Growth  <b>Strategy GR2</b> – Built Environment  <b>Strategy GR3</b> – Economic Development and Tourism  <b>Strategy GR4</b> – Liveable Communities  <b>Strategy GR5</b> – Wilton New Town  <b>Strategy GR6</b> – Peri-urban lands  <b>Strategy GR7</b> – Agriculture  <b>Strategy GR8</b> – Advocacy</p> <p>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.</p>	<p><b>No. 1</b> Embedding Health in Land Use Planning</p> <p><b>No. 2</b> - Metropolitan Rural Area</p> <p><b>No. 3</b> Rezoning Sydney Water Land</p> <p><b>No. 5</b> Original Holdings</p> <p><b>No. 6</b> Land Reservation Acquisition</p>
<p><b>Management and Provision of Infrastructure</b></p> <p><b>Strategy IN1</b> – Improve the Condition of our Road Network  <b>Strategy IN2</b> – Provision of Infrastructure and Facilities  <b>Strategy IN3</b> – Manage Infrastructure and Facilities  <b>Strategy IN4</b> – Emergency Management  <b>Strategy IN5</b> – Advocacy</p> <p>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.</p>	<p><b>No. 3</b> Rezoning Sydney Water Land</p> <p><b>No. 6</b> Land Reservation Acquisition</p>
<p><b>Caring For The Environment</b></p> <p><b>Strategy EN1</b> – Protect and enhance biodiversity, waterways and groundwaters  <b>Strategy EN2</b> – Protect the environment from development pressures  <b>Strategy EN3</b> – Vegetation management  <b>Strategy EN4</b> – Community involvement  <b>Strategy EN5</b> – Environmental awareness  <b>Strategy EN6</b> – Sustainable practices  <b>Strategy EN7</b> – Agricultural Land and Capability  <b>Strategy EN8</b> – Auditing, Monitoring and Enforcement  <b>Strategy EN9</b> – Waste Management  <b>Strategy EN10</b> – Advocacy</p> <p>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.</p>	<p><b>No. 2</b> Metropolitan Rural Area</p> <p><b>No. 5</b> Original Holdings</p> <p><b>No. 6</b> Land Reservation Acquisition</p>

RELEVANT CSP STRATEGY & LINK	DELIVERED BY:
<b>Looking After The Community</b>  <b>Strategy CO1</b> – Strong Community <b>Strategy CO2</b> – Health and Wellbeing <b>Strategy CO3</b> – Social Planning <b>Strategy CO4</b> – Engagement and Communication <b>Strategy CO5</b> – 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.	<b>No. 1</b> Embedding Health in Land Use Planning  <b>No. 3</b> Rezoning Sydney Water Land  <b>No. 5</b> Original Holdings  <b>No. 6</b> - 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<sup>4</sup>](#) 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.

<sup>4</sup> [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.

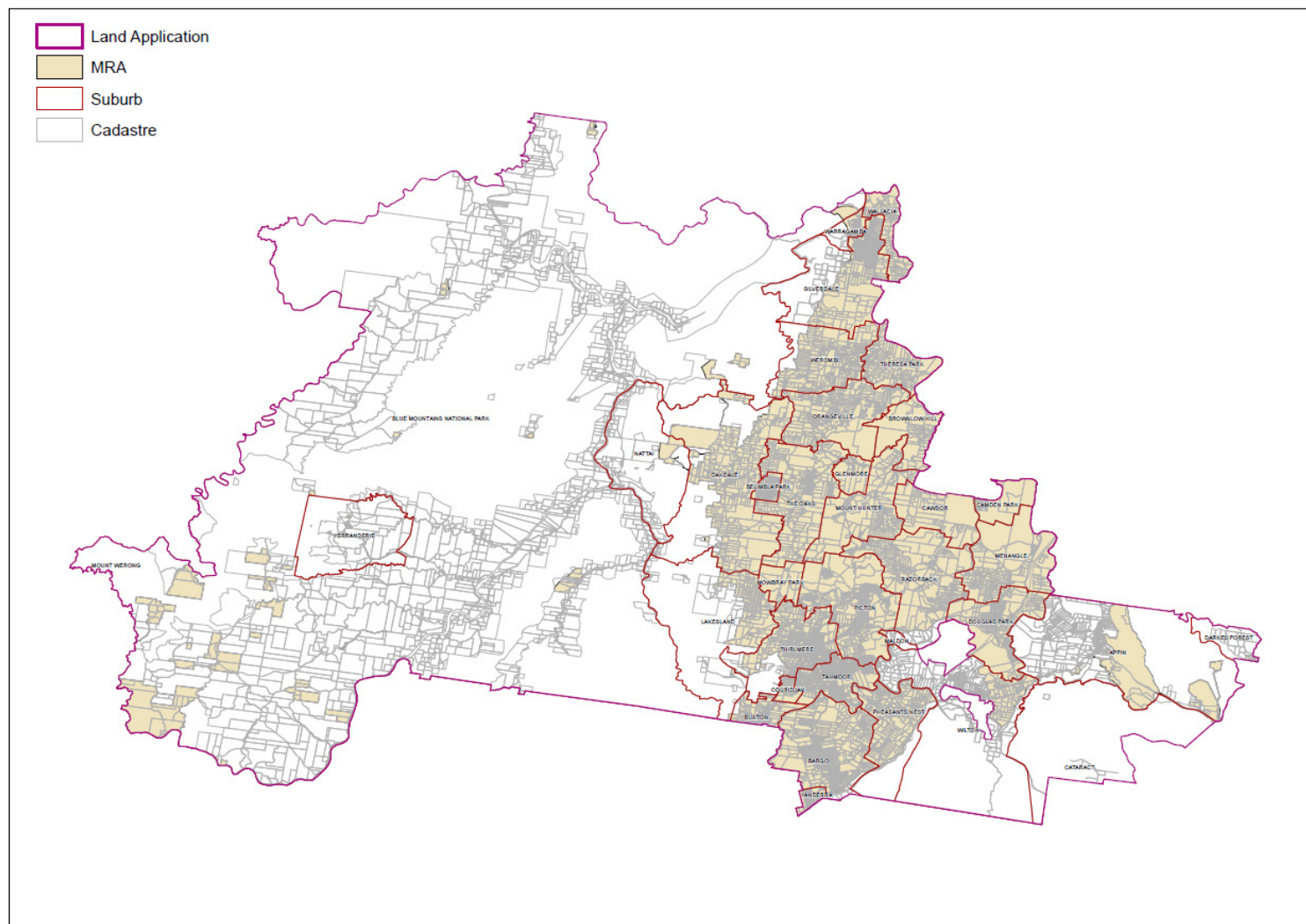
## Part 4 – Mapping

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





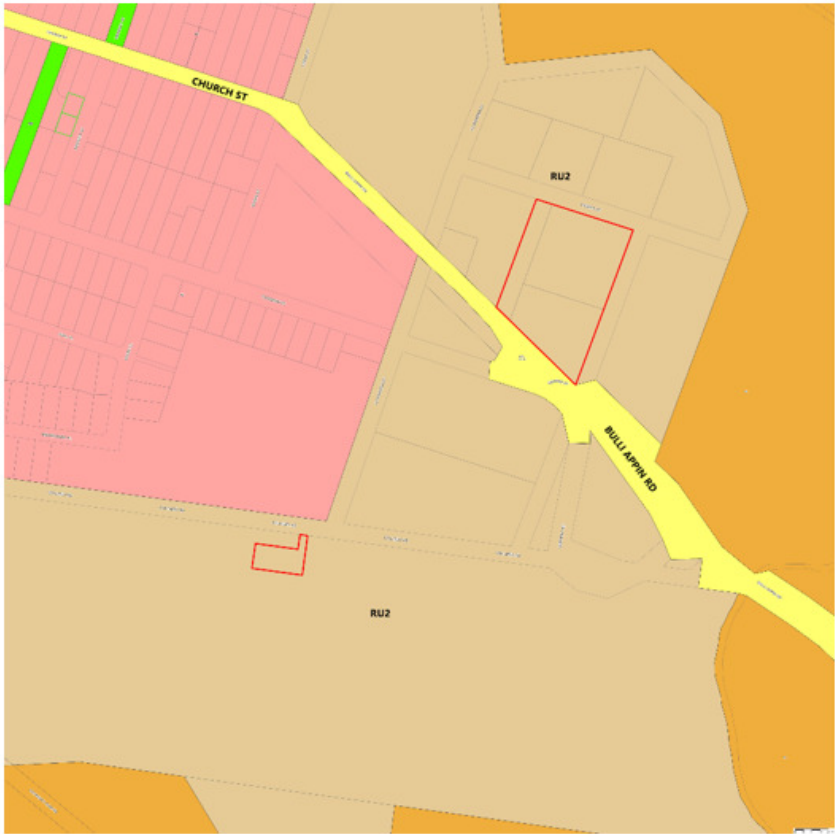
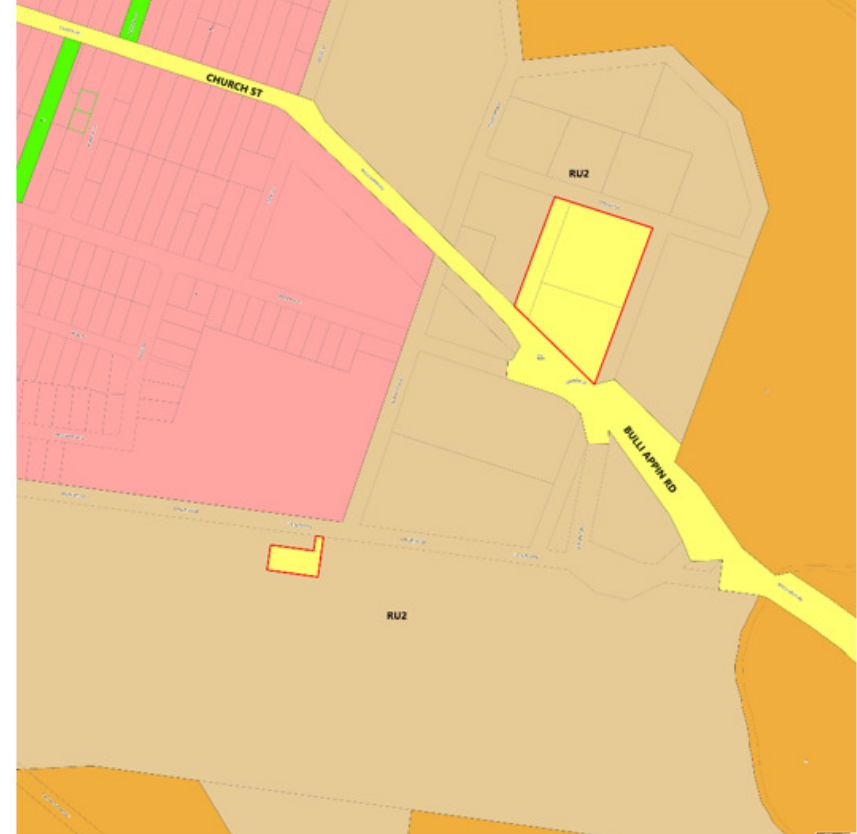
# Map 1 – Metropolitan Rural Area



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)

MAP KEY	BEFORE	AFTER
<p>Location: Appin</p> <div><div></div><p>Land currently zoned RU2 Rural Landscape on the LEP Land Zoning Map.</p></div> <div><div></div><p>Land proposed to be rezoned to SP2 Water Supply System on the LEP Land Zoning Map.</p></div>		
Affected Properties:	Lot 1, DP 808006 (550 Wilton Road, Appin); Lot 2, DP 808006 (550 Wilton Road, Appin); Lot 3, DP 808006 (550 Wilton Road, Appin); Lot 3 DP 1085929 (550 Wilton Road, Appin) and Lot 4 DP 1085929 (550 Wilton Road, Appin).	

<p><u>Location:</u> Appin</p> <p> Land currently zoned RU2 Rural Landscape on the LEP Land Zoning Map.</p> <p> Land proposed to be rezoned to SP2 Water Supply System on the LEP Land Zoning Map.</p>		
<p><u>Affected Properties:</u></p>	<p>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).</p>	

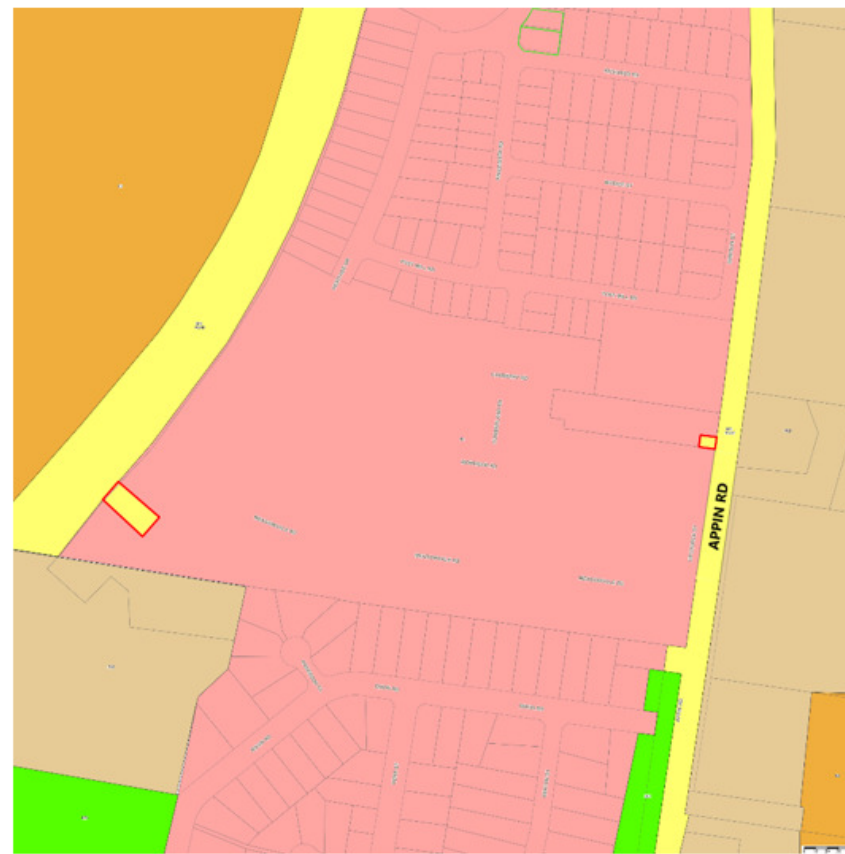
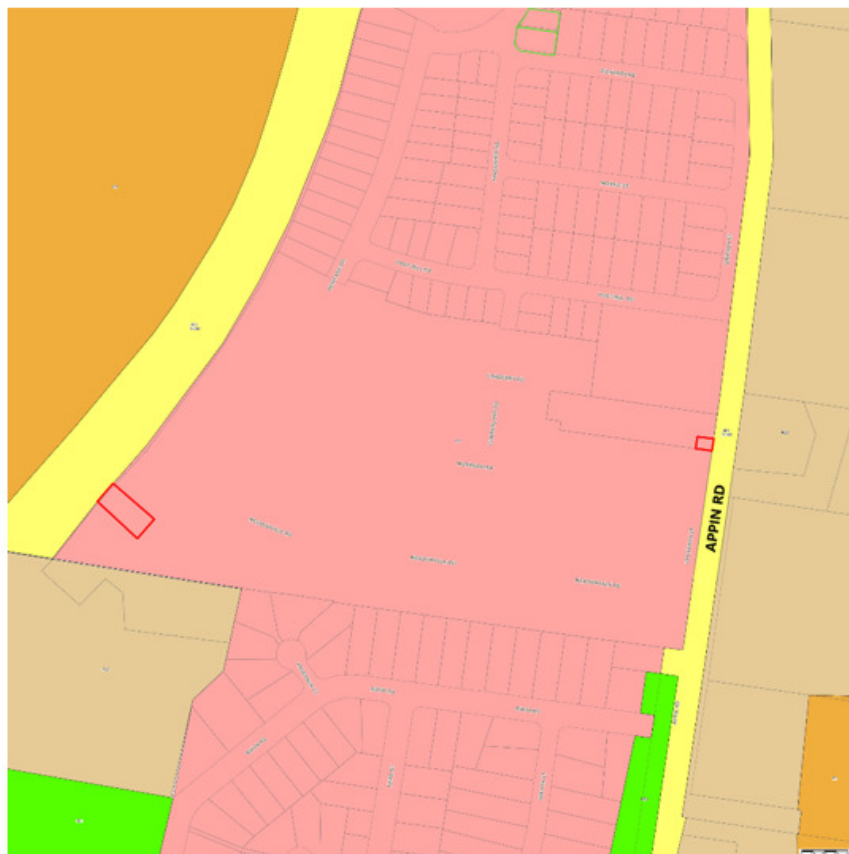
Location: Appin



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.



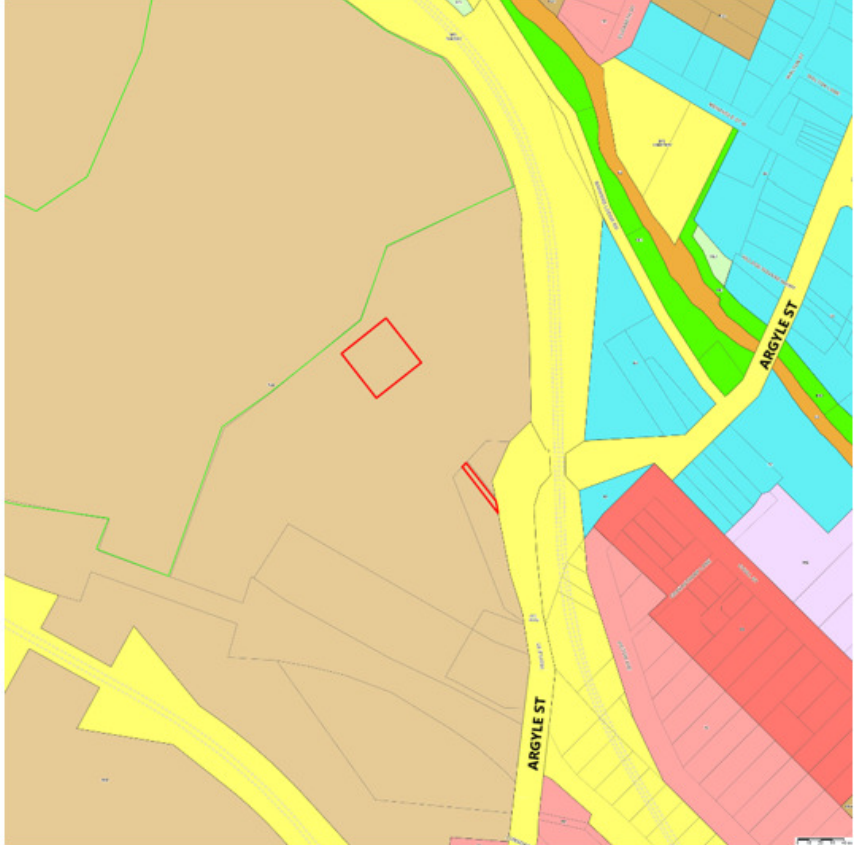
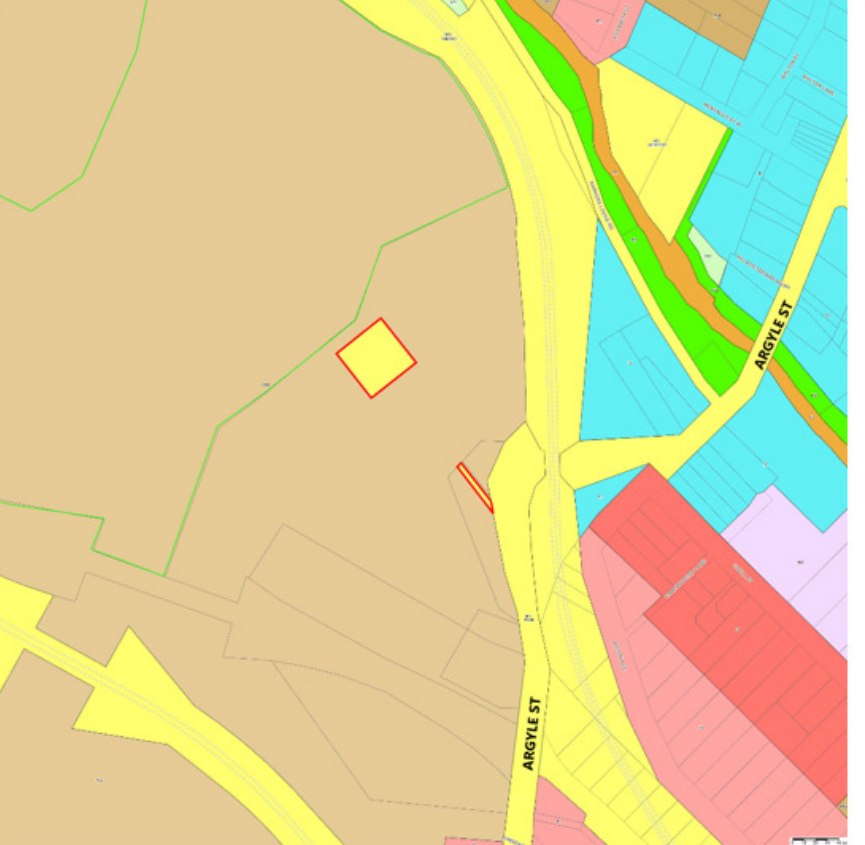




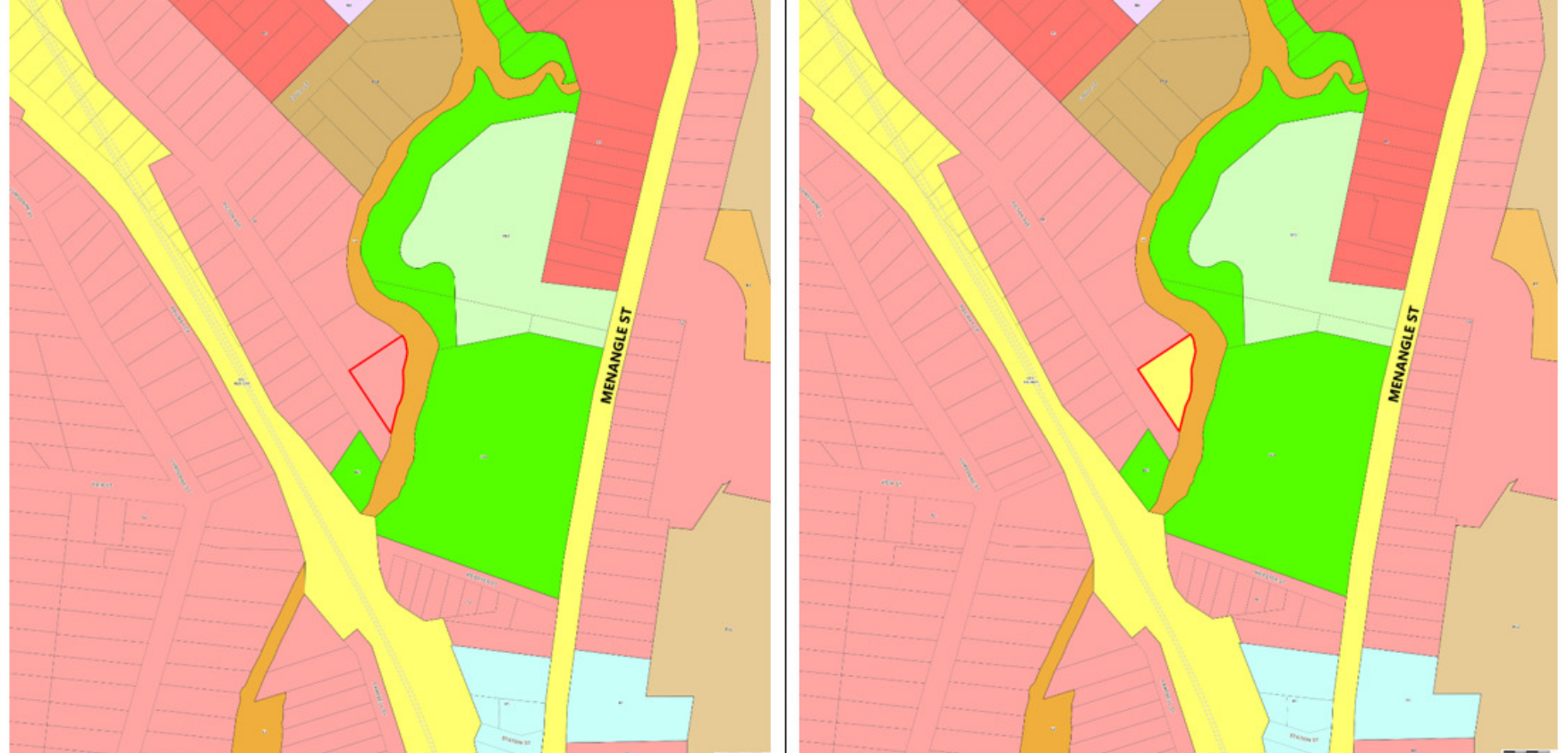
Affected  
Properties:

Lot 1001, DP 1185407 (117 Appin Road, Appin); Lot 3000, DP 1175473 (110 Heritage Drive, Appin).

<p><u>Location:</u> Appin</p> <p> Land currently zoned RU2 Rural Landscape on the LEP Land Zoning Map.</p> <p> Land proposed to be rezoned to SP2 Water Supply System on the LEP Land Zoning Map.</p>	 <p><u>Affected Properties:</u> Lot 104, DP 1188670 (345 Appin Rd, Appin)</p>
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<p><u>Location:</u> Picton</p> <p> Land currently zoned RU2 Rural Landscape on the LEP Land Zoning Map.</p> <p> Land proposed to be rezoned to SP2 Water Supply System on the LEP Land Zoning Map.</p>		
<p><u>Affected Properties:</u></p>	<p>Lot 2, DP 511389 (Argyle Street, Picton) and Lot 1, DP 545361 (Argyle Street, Picton)</p>	

<p><u>Location:</u> Picton</p> <p> Land currently zoned R2 Low Density Residential on the LEP Land Zoning Map.</p> <p> Land proposed to be rezoned to SP2 Water Supply System on the LEP Land Zoning Map.</p>	
<p><u>Affected Properties:</u></p>	<p>Lot 24, Sec 1, DP 2893 (60-62 Picton Avenue, Picton)</p>

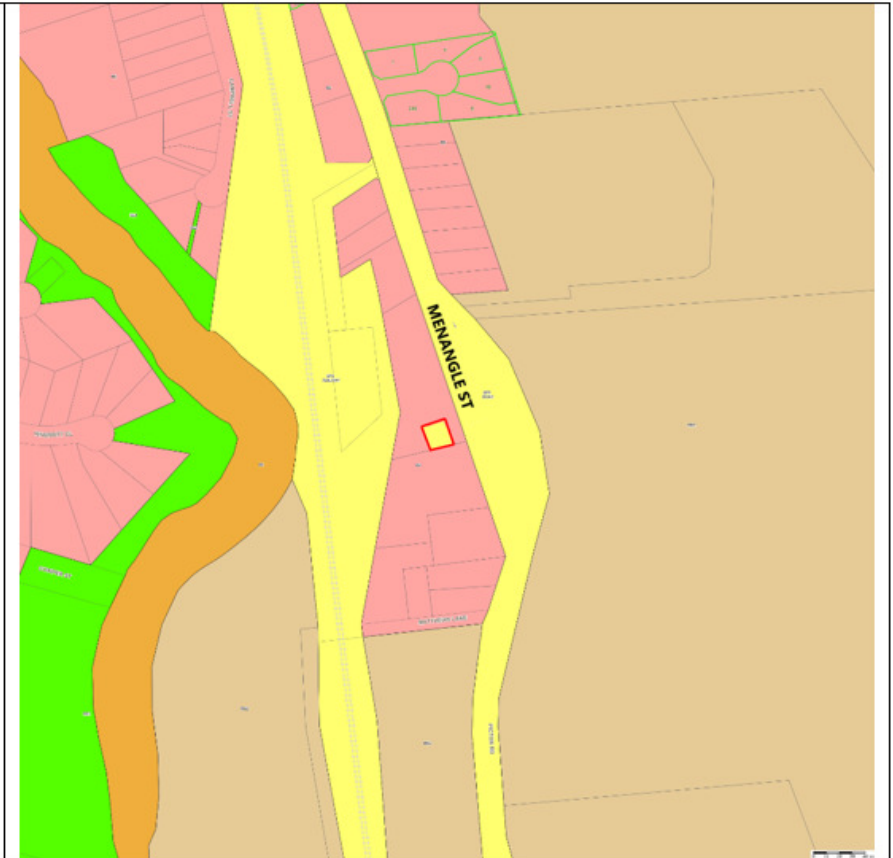
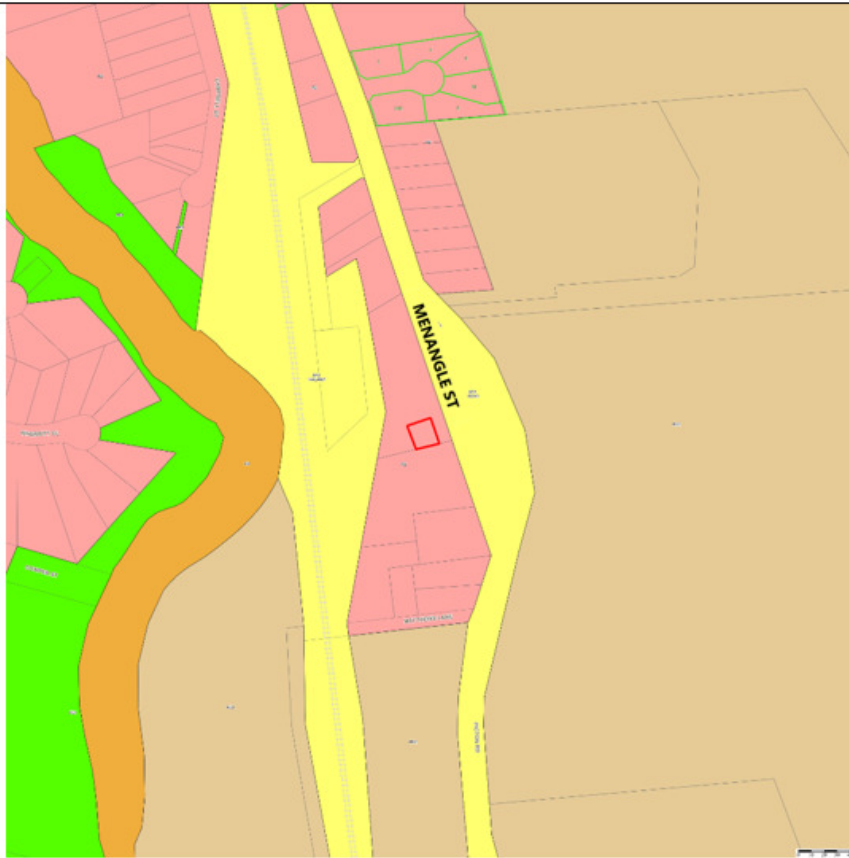
Location: Picton



Land currently  
zoned R2 Low  
Density  
Residential on the  
LEP Land Zoning  
Map.



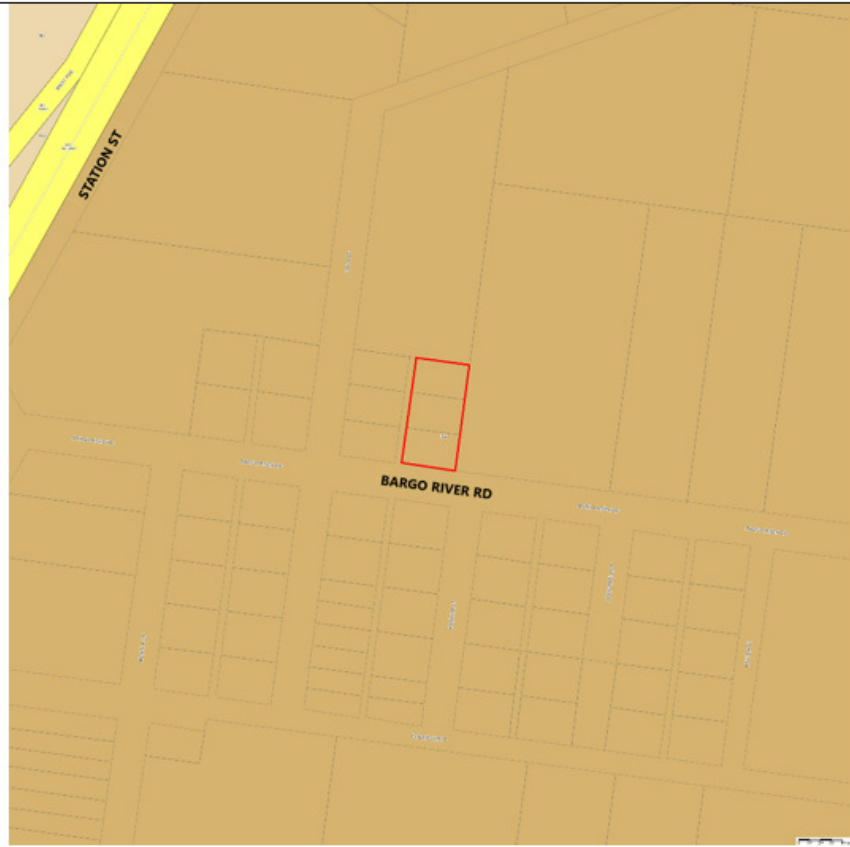
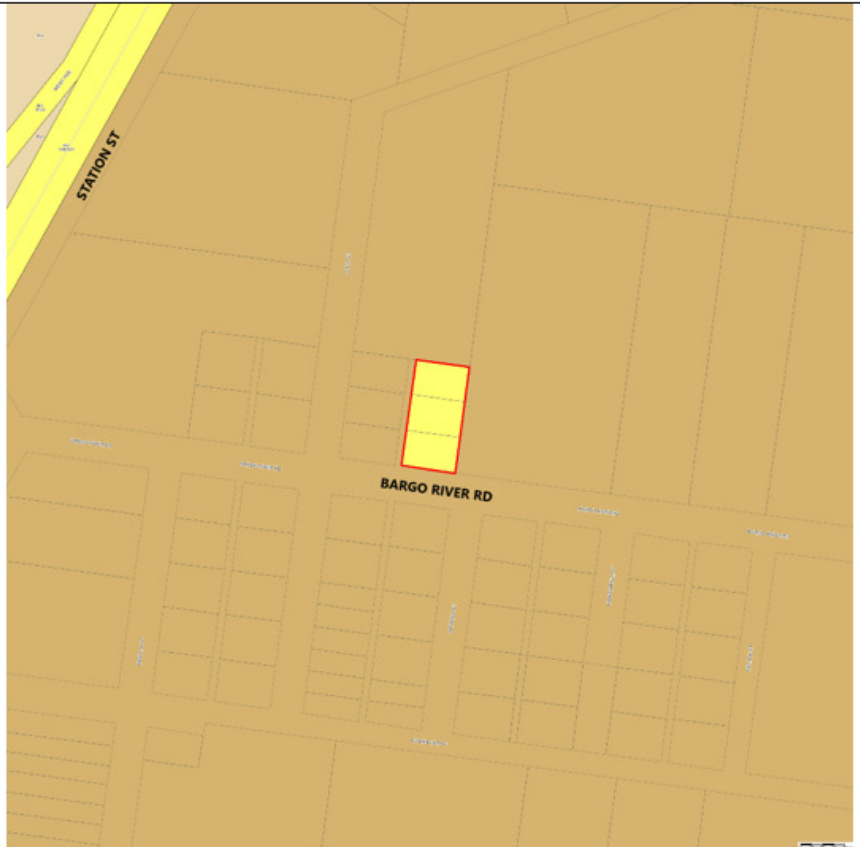


Land proposed to  
be rezoned to SP2  
Water Supply  
System on the LEP  
Land Zoning Map.



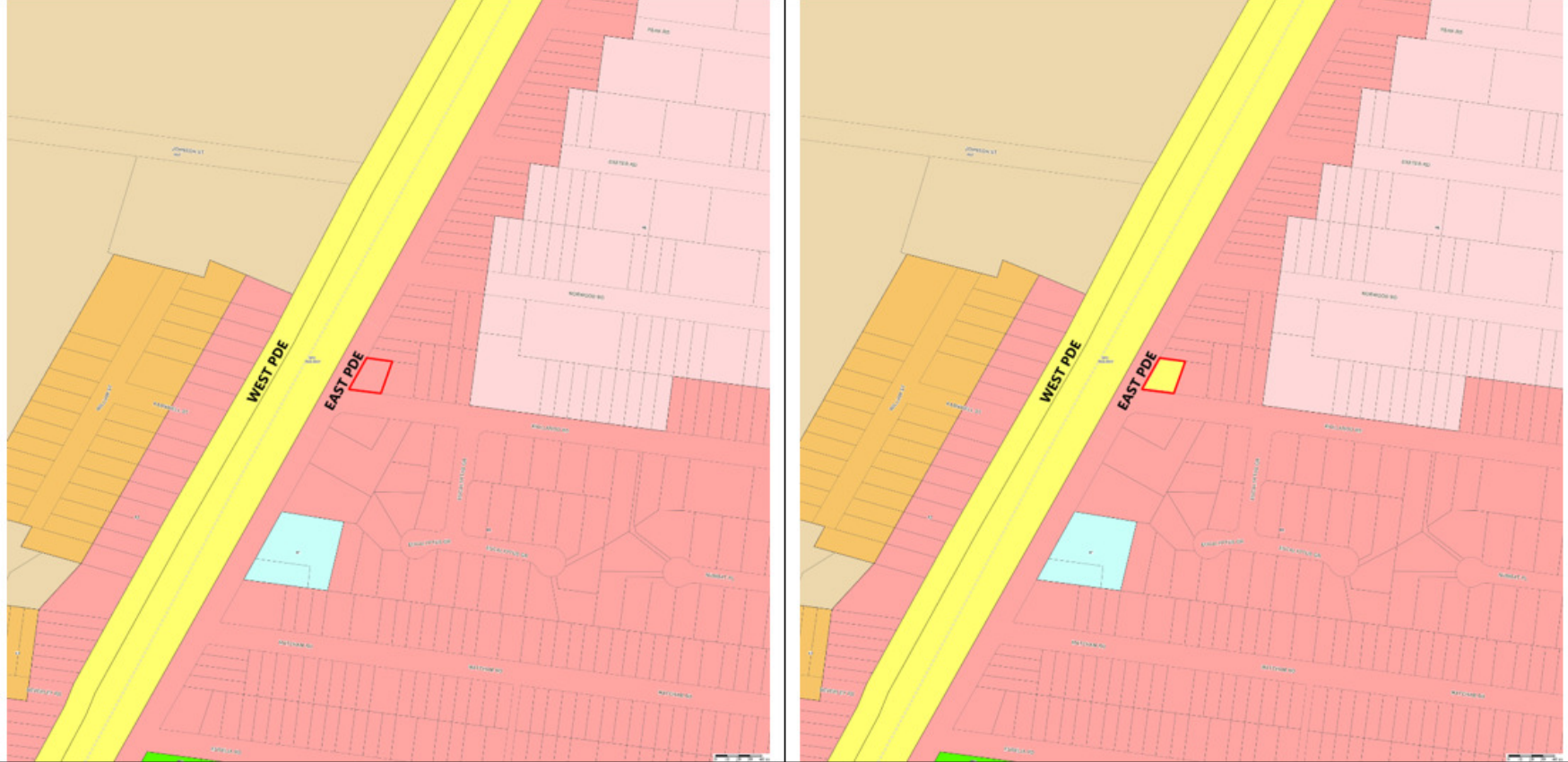





Affected  
Properties:

Lot 1, DP 874554 (263 Menangle Street, Picton)



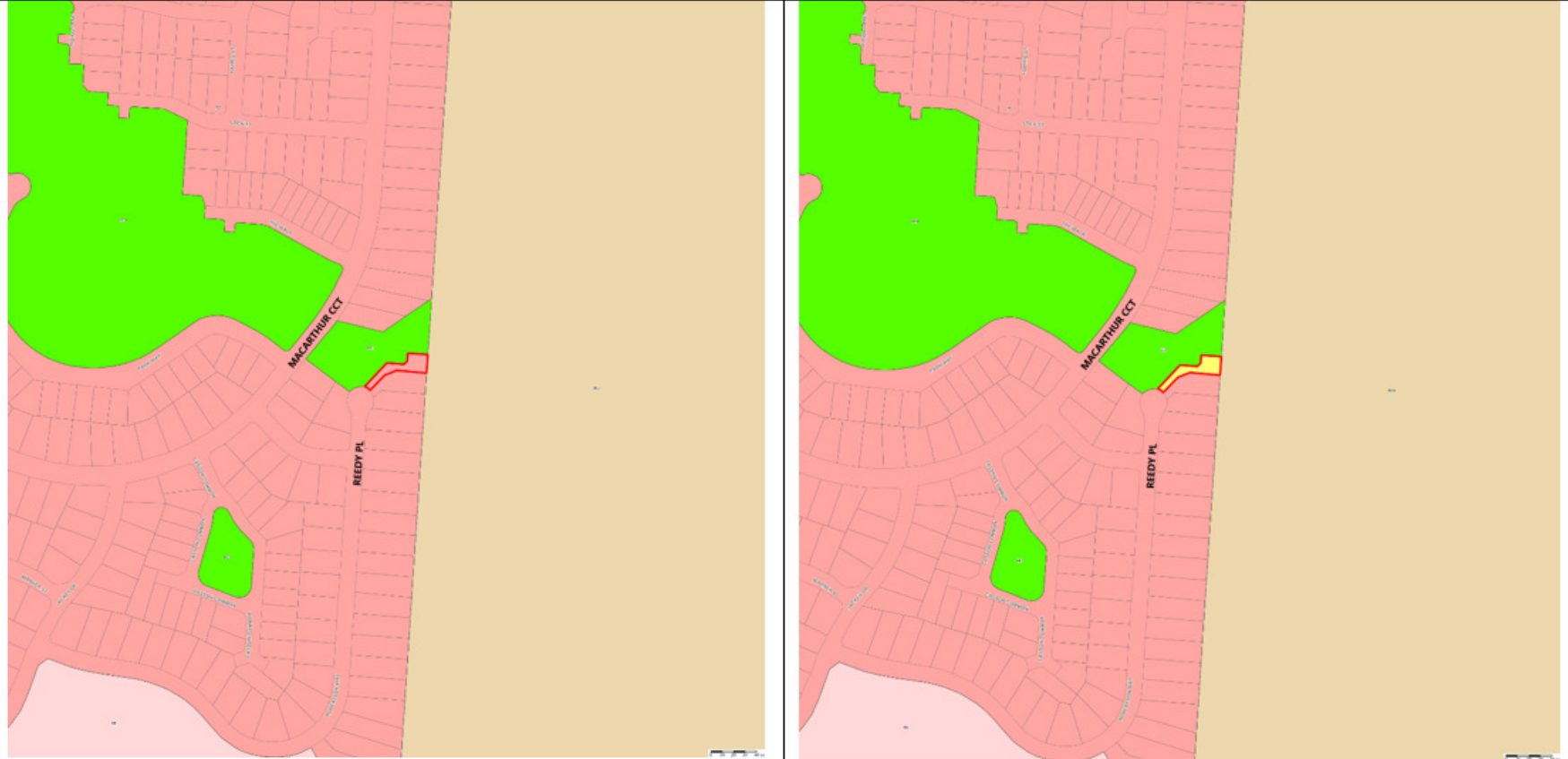
<p><u>Location:</u> Couridjah</p> <p> Land currently zoned RU4 Primary Production Small Lots on the LEP Land Zoning Map.</p> <p> Land proposed to be rezoned to SP2 Water Supply System on the LEP Land Zoning Map.</p>		
<p><u>Affected Properties:</u></p>	<p>Lot 7, Sec 15, DP 758297 (Bargo River Road, Couridjah);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



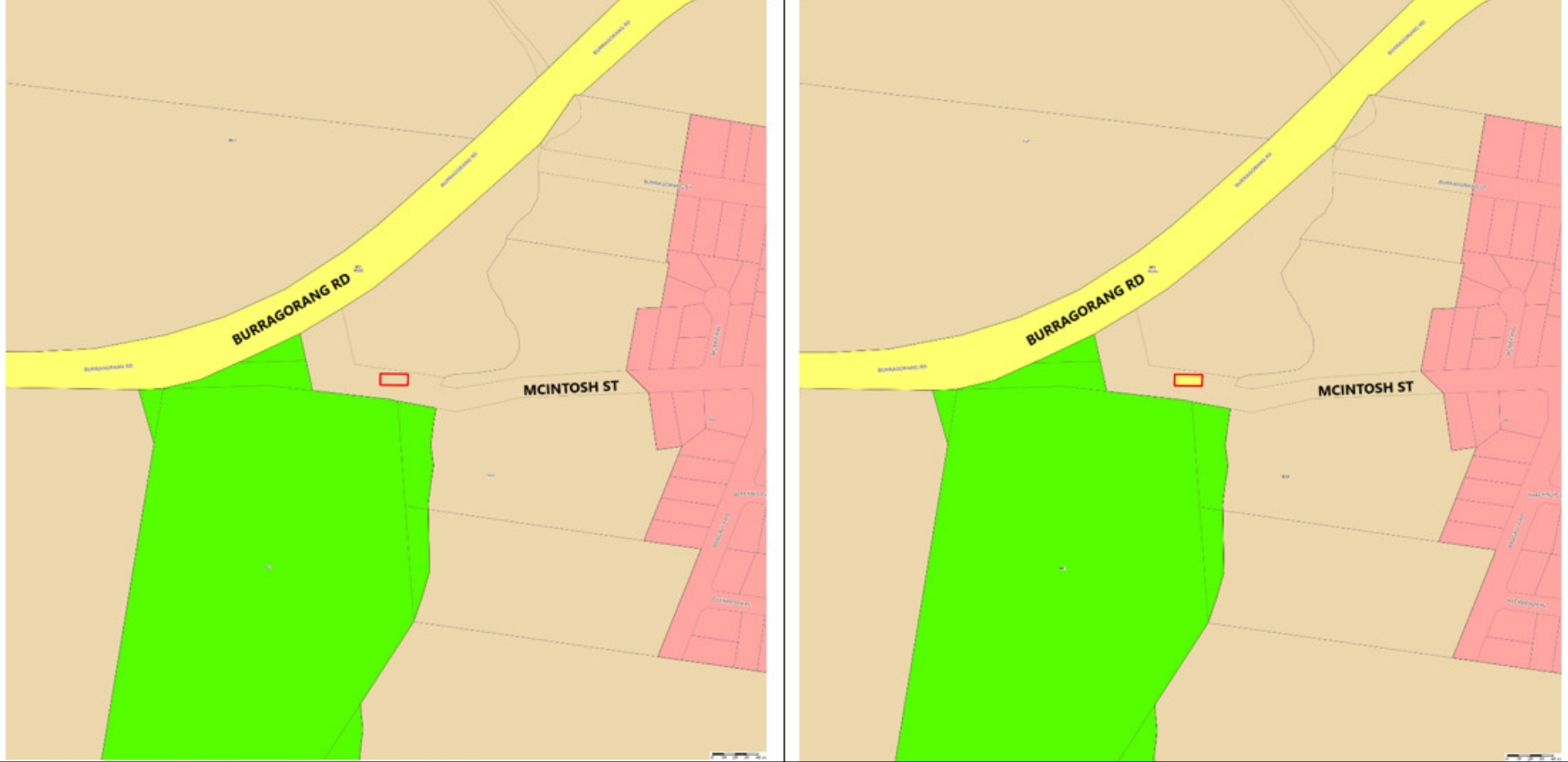




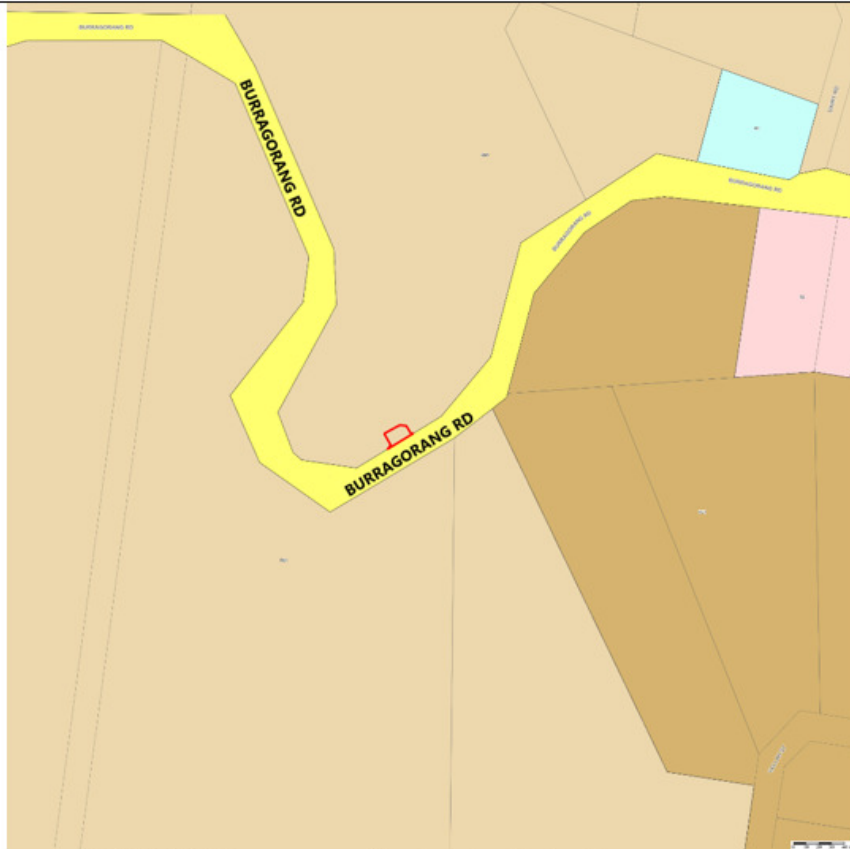
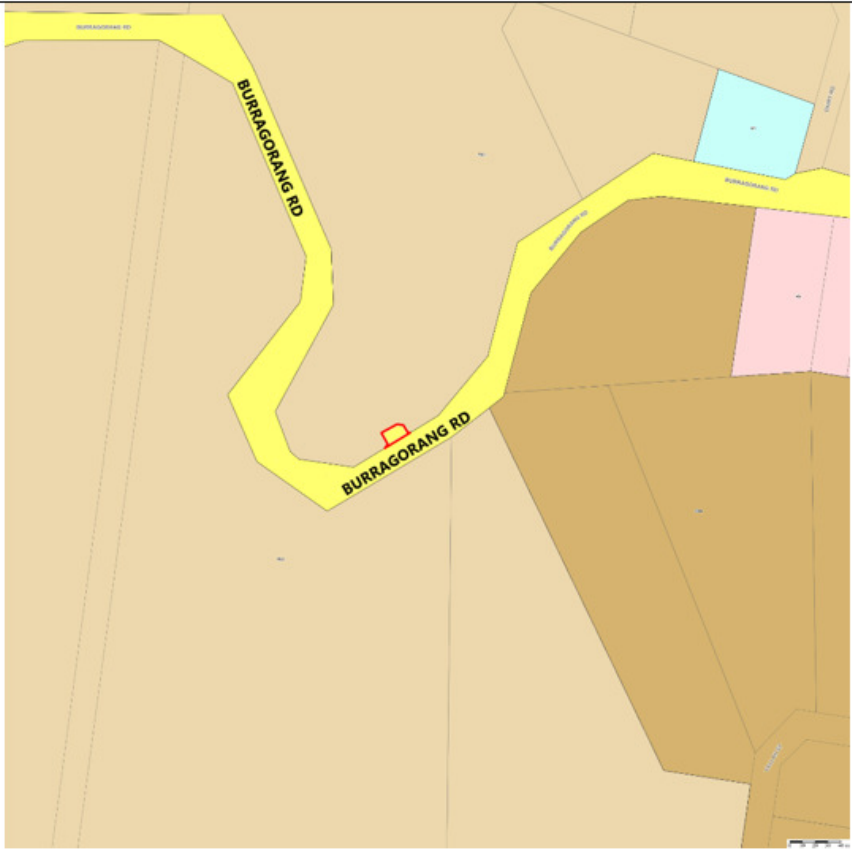
<p><u>Location:</u> Buxton</p> <p> Land currently zoned R2 Low Density Residential on the LEP Land Zoning Map.</p> <p> Land proposed to be rezoned to SP2 Water Supply System on the LEP Land Zoning Map.</p>	
<p><u>Affected Properties:</u></p>	<p>Lot 367, DP 748183 (300 East Parade, Buxton)</p>

<p><b>Location:</b> Douglas Park</p> <p> Land currently zoned RU2 Rural Landscape on the LEP Land Zoning Map.</p> <p> Land proposed to be rezoned to SP2 Water Supply System on the LEP Land Zoning Map.</p>	
<p><b>Affected Properties:</b></p>	<p>Lot 1, DP 1200484 (20 Moreton Park Road, Douglas Park)</p>



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

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

<p>Location: <u>Belimbla Park</u></p> <p> Land currently zoned RU1 Primary Production on the LEP Land Zoning Map.</p> <p> Land proposed to be rezoned to SP2 Water Supply System on the LEP Land Zoning Map.</p>		
<p><u>Affected Properties:</u></p>	<p>Lot 1, DP 1074480 (<u>Burragorang Road</u>, <u>Belimbla Park</u>)</p>	

Location: Tahmoor

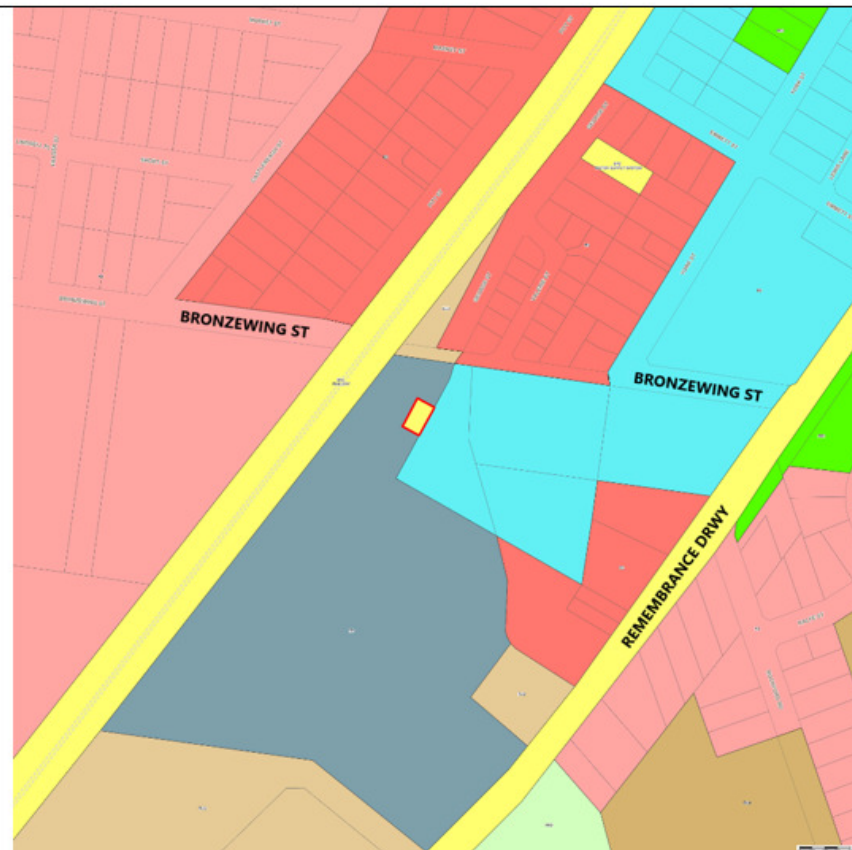
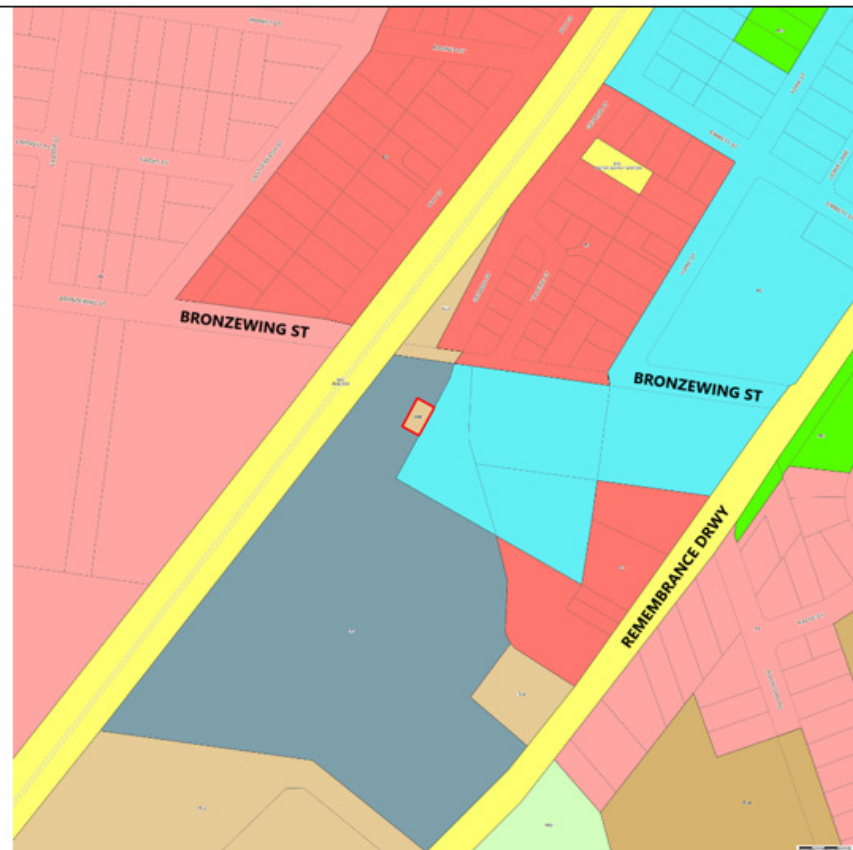


Land currently  
zoned RU2 Rural  
Landscape on the  
LEP Land Zoning  
Map.






Land proposed to  
be rezoned to SP2  
Water Supply  
System on the LEP  
Land Zoning Map.



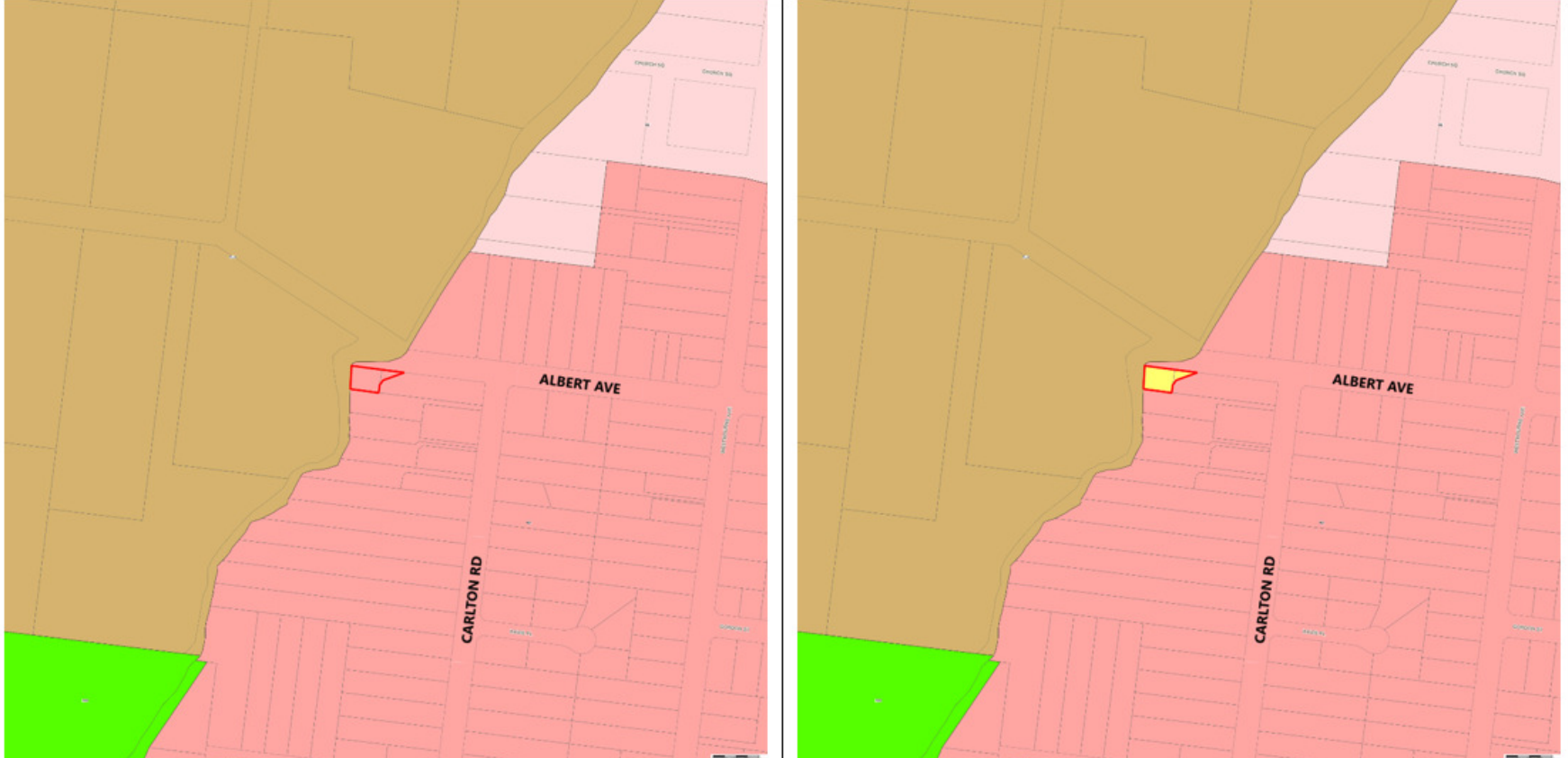
Affected  
Properties:






Lot 1, DP 874556 (Bronzewing Street, Tahmoor)



<p><u>Location:</u> Tahmoor</p> <p> Land currently zoned R2 Low Density Residential on the LEP Land Zoning Map.</p> <p> Land proposed to be rezoned to SP2 Water Supply System on the LEP Land Zoning Map.</p>	
<p><u>Affected Properties:</u></p>	<p>Lot 1, DP 1011974 (Castlereagh Street, Tahmoor)</p>




<p><b>Location:</b> Thirlmere</p> <p> Land currently zoned R2 Low Density Residential on the LEP Land Zoning Map.</p> <p> Land proposed to be rezoned to SP2 Water Supply System on the LEP Land Zoning Map.</p>	
<p><b>Affected Properties:</b></p>	<p>Lot 1, DP 1013237 (26 Albert Avenue, Thirlmere) and Lot 40A, Sec B, DP 2878 (28 Albert Avenue, Thirlmere)</p>



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

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



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

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

## 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

**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:**

- 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.
- 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.	<ul style="list-style-type: none"> <li>• RU1 Primary Production</li> <li>• RU2 Rural Landscape</li> <li>• RU4 Primary Production Small Lots</li> </ul>
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.	<ul style="list-style-type: none"> <li>• R2 Low Density Residential</li> <li>• R3 Medium Density Residential</li> <li>• R5 Large Lot Residential</li> </ul>

To support the health and wellbeing of the community by encouraging development that provides employment and urban services close to home.	<ul style="list-style-type: none"> <li>• IN1 General Industrial</li> <li>• IN2 Light Industrial</li> <li>• IN3 Heavy Industrial</li> </ul>
To support the health and wellbeing of the community by providing land for passive and active recreational purposes.	<ul style="list-style-type: none"> <li>• RE1 Public Recreation</li> <li>• RE2 Private Recreation</li> </ul>
To support the health and wellbeing of the community by protecting biodiversity and providing opportunities for people to engage with nature.	<ul style="list-style-type: none"> <li>• E1 national parks and Nature Reserves</li> <li>• E2 Environmental Conservation</li> <li>• E3 Environmental Management</li> </ul>
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.	<ul style="list-style-type: none"> <li>• E4 Environmental Living</li> </ul>

#### 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)
- Burragorang 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	
<b>Wollondilly 2040 draft Local Strategic Planning Statement (LSPS) Action:</b> This amendment indirectly responds to LSPS.					



**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.

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**WHAT LAND DOES IT APPLY TO:**

Land zoned RE1.

<b>Will it apply to Council owned land?</b>	Yes, this amendment will only apply to Council owned land.
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<b>What part of the LEP Will change</b>	<b>Land Use Table</b>	<b>LEP Clause</b>	<b>LEP Map</b>	<b>Is it a housekeeping amendment?</b>	
		•			No

<b>Is other work required to support the proposed amendment?</b> <i>e.g. update the Development Control Plan</i>	No.
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<b>Relevant LSPS/District Plan theme:</b>	Infrastructure & Collaboration
---	--------------------------------

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

This amendment indirectly responds to LSPS.

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## 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.	
<b>Wollondilly 2040 draft Local Strategic Planning Statement (LSPS) Action:</b> 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);

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
No.	State Environmental Planning Policies (SEPPs)	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	
19	Bushland in Urban 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.
21	Caravan Parks	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	Hazardous and Offensive 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.
36	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	Not applicable to Wollondilly.
47	Moore Park Showground	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	Canal Estate 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.
55	Remediation of Land	No	N/A	No	N/A	Yes	Yes	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	Advertising and Signage	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	Design Quality of Residential Flat 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.
70	Affordable Housing (Revised Schemes)	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 (Aboriginal Land) 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 Wollondilly.
	SEPP (Affordable Rental Housing) 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 this planning proposal.

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No.	State Environmental Planning Policies (SEPPs)	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.  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 (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	Not applicable to Wollondilly.
	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.

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No.	State Environmental Planning Policies (SEPPs)	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.



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
No.	State Environmental Planning Policies (SEPPs)	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	
	<b>Sydney REP No 9 – Extractive Industry (No 2 – 1995)</b>	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.
	<b>Sydney REP No 16 – Walsh Bay</b>	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.
	<b>Sydney REP No 20 Hawkesbury-Nepean River (No 2 – 1997)</b>	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.
	<b>Sydney REP No 24 – Homebush Bay Area</b>	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.
	<b>Sydney REP No 26 – City West</b>	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.
	<b>Sydney REP No 30 – St Marys</b>	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.
	<b>Sydney REP No 33 – Cooks Cove</b>	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.
	<b>Sydney REP No (Sydney Harbour Catchment) 2005</b>	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*

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	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Assessment
1. Employment and Resources															
1.1 Business and industrial zones	Yes	Yes	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	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.  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.
1.2 Rural Zones	Yes	Yes	Yes	Yes	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	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	N/A	No	N/A	No	N/A	N/A	N/A	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	N/A	No	N/A	No	N/A	N/A	N/A	Direction does not apply.
1.5 Rural Lands	Yes	Yes	Yes	Yes	No	N/A	No	N/A	Yes	Yes	No	N/A	N/A	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		
Ministerial Direction	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Assessment
<b>2.1 Environmental Protection Zones</b>	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.  Amendment 5 is a housekeeping amendments and is unlikely to have an impact on environmentally sensitive areas.
<b>2.2 Coastal management</b>	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Direction does not apply.
<b>2.3 Heritage and Conservation</b>	Yes	Yes	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.
<b>2.4 Recreation and Vehicle Areas</b>	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.
<b>2.5 Application of E2 and E3 Zones and Environmental Overlands in the Far North Coast LEPs</b>	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.
<b>2.6 Remediation of Contaminated Land</b>	No	N/A	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.  Consideration of contaminated land has been included under SEPP 55.
<b>3. Housing, Infrastructure and Urban Development</b>															
<b>3.1 Residential Zones</b>	Yes	Yes	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	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.
<b>3.2 Caravan Parks and Manufactured Home Estates</b>	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	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.	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	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Assessment
3.3 Home Occupations	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 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	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	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	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	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	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Direction does not apply.
3.7 Reduction in non-hosted short term rental accommodation period	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	N/A	Direction does not apply.
4. Hazard and Risk															
4.1 Acid Sulfate Soils	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	N/A	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	Yes	Yes	Yes	Yes	Yes	Yes	N/A	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	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 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	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 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
Ministerial Direction	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	
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.  Further discussion is provided under Part 3, Section B 3.6.
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	Not applicable to Wollondilly.
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		
Ministerial Direction	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Assessment
6.3 Site Specific Provisions	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 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	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Assessment
7.10 Implementation of Planning Principles for the Cooks Cove Precinct	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 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*