

**11.2 LEP REVIEW PROGRAM STAGE 1 DRAFT PLANNING PROPOSAL**

Cr Briggs left the meeting at 7:05 pm due to a previously declared Conflict of Interest this Item.

**RESOLUTION 293/2019**

Moved: Cr Matthew Gould

Seconded: Cr Judith Hannan

**That Council:**

1. **Notes the advice of the Wollondilly Local Planning Panel,**
2. **Support the LEP Review Program Stage 1 Draft Planning Proposal which seeks a range of updates to Wollondilly Local Environmental Plan 2011 in an amended form, subject to the following changes:**
  - a. **Update amendment 9 (Koala Corridors) to include,**
    - i. **an additional objective to enhance and restore habitat connectivity,**
    - ii. **broaden the application of the clause so that it applies to identified “sensitive land” and nearby land, and**
    - iii. **include principles for assessing development captured by this clause.**
  - b. **Update amendment 15 (Caravan Parks) to seek the introduction of a new land use term for “Tourist park” to be permissible in recreation and rural zones. If this option is not available to proceed with the original proposed amendment.**

**With either option, amendment 15 should be removed from the planning proposal, if after further investigation, it is considered that the amendment has the potential to unintentionally permit unplanned housing growth in the Metropolitan Rural Area.**
  - c. **Adjust amendment 12 (Original holdings) to ensure that the density standard applies to:**
    - i. **all land within the original holding and not just land within a development application, and**
    - ii. **land possessing two essential characteristics, namely:**
      - **zoned E4 Environmental Living, and**
      - **identified as “Original holdings” on the Original Holdings Map.**
  - d. **Update amendment 8 (Destination Weddings) to introduce a new land use term for “Rural function centre” in rural and some environmental protection zones (E3 and E4) and if the option is not available to proceed with the original proposed amendment,**
  - e. **Update amendment 7 (Rezoning Sydney Water Land) to remove all land associated with 550 Wilton Road, Appin from the planning proposal.**
3. **Support the principal of enabling caravan parks for tourist accommodation in rural areas so long as this can be achieved without the risk of unintentionally enabling unplanned housing growth in the Metropolitan Rural Area,**
4. **Forwards the planning proposal to the Department of Planning, Industry & Environment for a Gateway determination,**

5. **Agrees that some component(s) may be removed from the planning proposal if they cannot be delivered in the timeframe available to finalise the planning proposal under the Accelerated LEP Review Program Funding Agreement, and**
6. **Subject to a favourable Gateway determination from the Department of Planning, Industry & Environment, proceed to a public exhibition in accordance with the requirements of the Gateway determination. Subject to receiving a Gateway determination from the Department of Planning, Industry and Environment, publically exhibits the draft planning proposal in accordance with the requirements of the Gateway determination any minor changes required.**

On being put to the meeting the motion was declared **CARRIED 5/0**

In Favour: Crs Judith Hannan, Michael Banasik, Matthew Deeth, Matthew Gould and Simon Landow

Against: Nil

At 7:11 pm, Cr Blair Briggs returned to the meeting.

**11.2 LEP REVIEW PROGRAM STAGE 1 DRAFT PLANNING PROPOSAL****File Number: 10619#951**

**Applicant:** Wollondilly Shire Council  
**Owner:** Various  
**Proposal:** Draft Planning Proposal to amend Wollondilly Local Environmental Plan 2011  
**Current Zoning:** Various  
**Proposed Zoning:** Various  
**Address:** Shire Wide & various land as identified  
**Lot and DP:** Shire Wide & various land as identified

**EXECUTIVE SUMMARY**

- The purpose of this report is to seek Council support for the LEP Review Program Stage 1 Draft Planning Proposal.
- The proposal seeks a range of updates to the *Wollondilly Local Environmental Plan 2011* which have been identified through the LEP Review Program and give effect to the Western City District Plan.
- The draft Planning Proposal was reported to the Wollondilly Local Planning Panel (the Panel) for its advice on 28 November 2019. The minutes will be tabled to Council prior to the meeting.
- It is recommended that Council:
  - Notes the advice of the Wollondilly Local Planning Panel;
  - Supports the LEP Review Program Stage 1 Planning Proposal which seeks a range of updates to Wollondilly Local Environmental Plan 2011;
  - Forwards the planning proposal to the Minister for Planning and Public Spaces for a Gateway determination;
  - Agrees that some component(s) may be removed if they cannot be delivered in the timeframe available to finalise the planning proposal under the Accelerated LEP Review Program Funding Agreement, and
  - Subject to receiving a Gateway determination from the Department of Planning, Industry and Environment, publically exhibits the draft planning proposal in accordance with the requirements of the Gateway determination any minor changes required.

**REPORT****Background**

In response to a number of planning related announcements and legislative changes introduced by the NSW Government, Wollondilly along with other Councils within the Greater Sydney Region is 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 of Planning, Industry and Environment to make the plan.

This report 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 (as per the deliverables noted above) is to be completed by 30 June 2020.

This report relates to an initial draft planning proposal to satisfy the requirements of the funding agreement. This 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 draft 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 are summarised below:

District Plan/Draft LSPS Theme	POTENTIAL PLANNING PROPOSAL(S) To be delivered through one or more planning proposals
Infrastructure & Collaboration	<ul style="list-style-type: none"> <li>• Protect additional corridors required for the long-term strategic transport needs of Greater Sydney</li> <li>• Protect land required for strategic transport needs of Wollondilly associated with Picton, Tahmoor, Silverdale and Warragamba. This is subject to the outcomes of the precinct transport studies currently underway.</li> <li>• Transition PDF LEP maps to digital maps.</li> </ul>
Liveability	<ul style="list-style-type: none"> <li>• Implement the relevant outcomes of the following project currently underway;               <ul style="list-style-type: none"> <li>- Local Housing Strategy</li> <li>- Centres Study</li> </ul> </li> <li>• Resolve outstanding landowner-led planning proposals</li> <li>• Provisions to recognise and require consideration of local character</li> <li>• Further amendments to embed health provisions</li> </ul>

District Plan/Draft LSPS Theme	POTENTIAL PLANNING PROPOSAL(S) To be delivered through one or more planning proposals
	<ul style="list-style-type: none"> <li>• Safeguard the future of Yerranderie</li> <li>• Greater protection of heritage</li> </ul>
Productivity	<ul style="list-style-type: none"> <li>• Implement the relevant outcomes of the;               <ul style="list-style-type: none"> <li>- Employment Lands Study</li> </ul> </li> <li>• Rezone Land at Maldon for employment</li> <li>• Amendments to open up the visitor economy</li> <li>• Opportunities to encourage business across rural and residential zones where it can blend with existing character</li> </ul>
Sustainability	<ul style="list-style-type: none"> <li>• Implementing the relevant outcomes of the following projects currently underway;               <ul style="list-style-type: none"> <li>- Scenic and cultural lands study</li> <li>- Rural Lands Strategy</li> <li>- Urban Tree Canopy Strategy</li> <li>- Biodiversity Strategy</li> <li>- Integrated Water Management Strategy</li> </ul> </li> <li>• Embed considerations for climate change</li> <li>• Supporting native vegetation retention</li> <li>• Introducing buffers, for agricultural activities and key industries.</li> </ul>
Housekeeping	<ul style="list-style-type: none"> <li>• Removing anomalies with other planning instruments such as State Environmental Planning Policies</li> </ul>

Only this planning proposal (formally referred to as Planning Proposal - LEP Review Program Stage 1) is required to be delivered within the funding agreement timeframe up to 30 June 2020. Later stages will be initiated and progressed once the necessary resources, supporting material and information are available.

Amendments to the WLEP 2011 as part of the LEP Review Program will principally be directed and informed by work to date on the LEP Review Program and in particular Wollondilly 2040 draft Local Strategic Planning Statement (draft LSPS). Wollondilly 2040 was publicly exhibited from 30 September 2019 until 1 November 2019. Stakeholder feedback received during the exhibition period is currently being reviewed.

At the time this report was prepared the draft LSPS public exhibition period was still underway and this draft planning proposal has only benefitted from early feedback. However, the amendments identified for the Stage 1 draft planning proposal are considered necessary and it is considered that the outcome of the exhibition period would not result in the removal of any of the proposed amendments.

The draft planning proposal also includes a number of housekeeping amendments.

## DESCRIPTION OF PLANNING PROPOSAL

LEP Review Program Stage 1 is a Council initiated planning proposal and proposes a range of amendments to Wollondilly Local Environmental Plan 2011. It has the following objectives or intended outcomes:

- give effect to the Western City District Plan;
- enhance the health and wellbeing of communities;
- attract investment and grow local jobs;
- ensure potential impacts to koala corridors are minimised, and
- housekeeping amendments to ensure the local environmental plan reflects changes on the ground or updates to legislation

The draft planning proposal is a shire wide planning proposal. Individual components apply to either individual nominated land parcels, land within nominated land use zones or nominated areas.

17 amendments are sought and are summarised in the table below. A more detailed summary of the proposed amendments is provided at Attachment 1. The draft planning proposal document is provided at Attachment 2.

	Intended outcome	Description of change
1	Embed the consideration of health in the assessment of development	Include a reference to 'health' within the Aims of the plan and relevant land use zone objectives.
2	Enhance opportunities for outdoor dining.	Introduce exempt development criteria for outdoor dining associated with a food and drink premises.
3	Increase opportunities for events.	Introduce exempt development criteria for events which have a low or minimal impact.
4	Recognising the role and function of the Metropolitan Rural Area within the LEP	Include a new local provision and associated map to protect and enhance the environmental, social and economic values in rural areas.
5	Protect operations of the Western Sydney Airport	Include a new local provision to ensure that development of land in the flight paths of the proposed airport does not hinder or have any adverse impact on the development or operation of the proposed airport.
6	Protect corridors required for the long-term strategic transport needs of Greater Sydney	Amend clause 5.1A and associated map and rezone land to limit development on land required for the Maldon Dombarton rail link.
7	Protect land required to provide essential services to support existing and future populations	Rezone relevant Sydney Water land (32 parcels) to SP2 - Infrastructure
8	Enable destination weddings, functions and business conferencing in rural locations.	Make "Function centres" permissible within rural and some environmental protection zones and include an associated local provision to enable function centres at an appropriate scale.
9	Protect known koala corridors	Introduction of a local provision and associated mapping to protect high quality koala habitat while also identifying relevant areas as "sensitive land" on the Natural Resources – Biodiversity Map.

	Intended outcome	Description of change
10	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 State Environmental Planning Policy (Exempt and Complying Development Codes) 2008)	Updating the Natural Resources – Biodiversity Map by removing land (75 parcels) that is no longer considered “sensitive land” where it has been legally cleared.
11	Enable advertising signage on sports fields	Introduce exempt development criteria for advertising on RE1 land.
12	Strengthen provisions relating to the subdivision of land within Original holdings	Amend clause 4.1B to provide more specific direction that the density standard applies to all land within the original holding and not just land within a development application.
13	Ensure that relevant land is reserved for certain public purposes.	Update the Land Reservation Acquisition Map to remove land no longer required for public purposes.
14	Ensure that the Wollondilly LEP benefits from the most up-to-date model provisions and development terms within the Standard Instrument.	<p>Part 1; Amend the Land Use Table to broaden the scope of permissibility beyond the mandatory land use zones for the following development types which have been added or amended since WLEP 2011 was originally adopted:</p> <ul style="list-style-type: none"> <li>• Timber yard</li> <li>• Artisan Food and Drink Industry</li> <li>• Bee Keeping</li> <li>• Eco-Tourist Facility</li> <li>• Markets</li> </ul> <p>Part 2; Introduce new mandatory local provision which accompanies the introduction of Eco-Tourist Facility definition.</p>
15	Enabling more diverse tourist accommodation	Amend the Land Use Table so that Caravan Parks are permissible in recreation and rural zones.
16	Support effective planning and decision making.	Transition the LEP from PDF aps to a digital format.
17	Embedding a clear line of site between the local strategic planning statement and the local environmental plan.	Include a reference to the local strategic planning statement within the Aims of the plan.

A number of these amendments are still subject to further coordination with the relevant public agencies and may need to be removed at a later date if they cannot be achieved within the LEP Review Program timeframe. In particular, this relates to items 4, 5, 6, 9 and 16.

### Consultation

The proposed amendments included within the Stage 1 draft planning proposal have been 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;
- 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.

On the basis of the extensive consultation undertaken to date and the tight timeframe available under the LEP Review Program funding agreement formal preliminary consultation in the manner described within Council's adopted Planning Proposal Policy CP0038 and draft Community Participation Plan has not been undertaken. The requirement for preliminary consultation for draft planning proposals is not a statutory requirement and reflects Council's commitment to engaging with the community and key stakeholders early in the planning proposal process. Usually a 28 day consultation period is required for Council initiated planning proposals.

The LEP Review Program is a major project and the ongoing engagement to date which has been drawn on to inform this initial draft planning proposal is considerably more than would ordinarily be practicable for Council initiated planning proposals. A variation to the preliminary consultation requirements has been approved in accordance with the adopted Planning Proposal Policy.

Further consultation will occur after a Gateway determination is issued and it has been established that the proposal has strategic merit. The Gateway determination will outline the consultation requirements with public agencies and the community which is likely to include a public exhibition.

## **PLANNING CONTEXT**

### **Greater Sydney Region Plan (Region Plan) and Western City District Plan (District Plan)**

The Greater Sydney Commission's A Metropolis of Three Cities – the Greater Sydney Region Plan and the Western City District Plan were finalised in March 2018. The Region Plan aligns land use, transport and infrastructure planning to reshape Greater Sydney as three unique but connected cities. The Western City District Plan along with the other four district plans guide the implementation of the Region Plan at a District Level.

The District Plan requires councils to review their strategic planning framework. This is to include a review of the existing local environmental plan against the relevant district plan. Updates to local environmental plans are to be guided, in part, by the development of local strategic planning statements.

### **Create Wollondilly 2033: Community Strategic Plan (CSP)**

Create Wollondilly 2033 is Council's adopted community strategic plan and is Council's highest level long term plan. It sets out the communities long term aspirations for Wollondilly over a 20 year period up to 2033.



The position statements and strategies from the CSP have informed the preparation of Wollondilly 2040 draft LSPS and consequently, the Stage 1 draft planning proposal to amend the local environmental plan.

#### Wollondilly 2040 draft Local Strategic Planning Statement (draft LSPS)

Wollondilly 2040 is Council's draft Local Strategic Planning Statement. It 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. It is also required to be consistent with the community strategic plan.

The draft LSPS identifies a number of actions under each of its 18 planning priorities which have informed the scope of the current and future staged amendments to the local environmental plan.

At its Extraordinary Council Meeting on 24 September 2019, Council resolved that the draft LSPS is endorsed for consultation purposes only and does not yet represent Council policy and cannot be relied upon in regards to any planning proposals.

The exception to this statement is the subject planning proposal which is a mechanism for a council led process to the local environmental plan in accordance with the Funding Agreement with the NSW Government and in accordance with the legislation framework.

The proposed amendments to the local environmental plan are all identified as actions within the draft LSPS with the exception of the housekeeping amendments.

#### Consistency with Section 9.1 Directions

An assessment of the draft planning proposal for consistency against s9.1 Directions is available within the draft planning proposal document provided at Attachment 2.

#### Consistency with State Environmental Planning Policies (SEPPs)

An assessment of the draft planning proposal for consistency against SEPPs is available within the document provided at Attachment 2.

#### ADVICE FROM THE WOLLONDILLY LOCAL PLANNING PANEL (LPP)

Before considering whether or not to support progressing the draft planning proposal for a Gateway determination planning proposals are required to be referred to the LPP for advice. A report was considered by the LPP on 28 November 2019.

At the time of preparing this report advice of the LPP was not available and will be provided under separate cover.

#### Wollondilly Local Environmental Plan 2011

The planning proposal, when finalised will replace the current local environmental plan with *Wollondilly Local Environmental Plan 2020*. The draft planning proposal seeks the following updates to the local environmental plan;

- 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, and
  - implementation of strategic planning for the area by giving effect to any applicable local strategic planning statement prepared under section 3.9 of the *Environmental Planning and Assessment Act 1979*.
- Amending *Wollondilly Local Environmental Plan 2011*, **Schedule 2 Exempt development** to include new exempt development provisions that enable the following land uses to be carried out as exempt development (i.e. without the need for development consent) so long as they meet certain development standards;

- Footpaths - outdoor dining,
- Events,
- Sponsorship advertising at sporting facilities, and
- 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, and
- Including a **new local provision** and associated mapping for aircraft noise, obstacle limitation surface and wildlife strike to protect airspace around the Western Sydney International Airport essential to ensuring and maintaining a safe operating environment and to provide for future growth without disruption.
- Amending the *Wollondilly Local Environmental Plan 2011*, **Clause 5.1 Relevant acquisition authority** and the associated **Land Reservation Acquisition Map** to:
  - reserve the corridor for the proposed Maldon Dombarton Railway Line (for land not yet acquired), and
  - to remove the land (4 lots) which has now been acquired by the relevant acquisition authority, and
- Amending the *Wollondilly Local Environmental Plan 2011* **Land Zoning** to rezone land to SP2 Infrastructure,
  - containing operational infrastructure and owned by Sydney Water,
  - already acquired by the NSW Government for the Maldon Dombarton rail link, and
- Amending the *Wollondilly Local Environmental Plan 2011* **Land Use Table** to permit “**Function centres**” in rural and some environmental protection zones (E3 and E4) with an associated new local provision which aims to ensure that function centres are an appropriate scale and do not adversely impact on the agricultural production, scenic or environmental values of the land, and
- Including a **new local provision** and associated mapping to identify and protect high quality koala habitat, and
- Amending the *Wollondilly Local Environmental Plan 2011* **Natural Resources – Biodiversity Map** to:
  - Protect high quality koala habitat by identifying it as “sensitive land”,
  - remove the land (74 lots) which has been legally cleared and is no longer considered to be “sensitive land”, and
- 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 all land within the original holding and not just land within a development application, and
- Amending the *Wollondilly Local Environmental Plan 2011* **Land Use Table** to permit the following new land use terms with consent;
  - “**Timber yard**” in RU1, RU2 and RU4 land use zones (currently permitted in business zones)
  - “**Artisan Food and Drink Industry**” in RU1, RU2, RU4, B1, B2, B4 and B5 (currently permitted in industrial zones),
  - “**High technology industry**” in B5 land use zone (currently permitted in industrial zones),
  - “**Bee keeping**” in residential and business and E3 land use zones (currently permitted in RU1, RU2, RU4, SP1 and E4 land use zones),
  - “**Eco-tourist facility**” in RU1, RU2, RU4 and E4 land use zones (currently not permitted in any land use zone),

- **"Markets"** in RU1, RU2, RU4, RE1, RE2 and E3 land use zones (currently permitted in business zones and SP1), and
- Including the model clause for **"Eco-tourist facilities"** which requires the consent authority to be satisfied that the eco-tourist facility is sympathetic to and maintains the environmental and cultural values of the land, and is designed and managed to have minimum impact on the environment, and
- Amending the *Wollondilly Local Environmental Plan 2011* **Land Use Table** to permit **"Caravan parks"** with consent in recreation and rural zones, and
- Transition *Wollondilly Local Environmental Plan 2011* to a digital mapping format

Due to the tight timeframe available to progress and finalise this proposal, if it becomes clear that any component can no longer be achieved it will need to be removed from the proposal and delivered as part of a later stage.

It is also noted that number of the components should be supported by updates to the Wollondilly Development Control Plan or separate policies. If resources allow, these could be progressed concurrently.

### Options for Moving Forward

In deciding to forward a planning proposal to the NSW Government Department of Planning, Industry and Environment, Council's options are:

1. Resolve to support the draft planning proposal in its current form, or
2. Resolve to support the draft planning proposal with amendments. With this option, further advice may need to be sought from the Wollondilly Local Planning Panel to meet statutory requirements, particularly if new matters are added. This would further limit Council's ability to meet its timeframe commitment under the Accelerated LEP Review Program Funding Agreement with the NSW Government.
3. Resolve not to support the draft planning proposal. With this option an alternative draft planning proposal will need to be developed for progress as part of the LEP Review Program and will further limit Council's ability to meet the timeframes within the Accelerated Funding Agreement with the NSW Government.

Option 1 is the recommendation of this report.

### Delegation of plan making functions

It is recommended that plan making functions associated with this draft planning proposal are not delegated to Council on the basis that some of the amendments have:

- District and regional planning significance,
- Implications for Council owned land,
- Acquisition and public agency matters, and
- To ensure a transparent process is followed.

### Financial Implications

Funding of up to \$2.5 million is available for the LEP Review Program, which includes this Stage 1 draft planning proposal, through the City Deal initiative subject to contractual conditions.

Any additional costs for this project are to be covered through Council's adopted budget and forward estimates.

The requirement to undertake a LEP Review, along with requirements generated from changes to the Environmental Planning & Assessment Act 1979, continue to have a significant impact on strategic planning resources.

The subject planning proposal is being prepared in accordance with an approval project plan, including budget allocation.

## ATTACHMENTS

1. **Summary of proposed amendments to Wollondilly Local Environmental Plan 2011** [⇒](#)
2. **LEP Review Program Stage 1 Draft Planning Proposal** [⇒](#)
3. **Addendum Report in response to LPP minutes and other matters** [⇒](#)
4. **Minutes of the Local Planning Panel (LPP) meeting - 28 November 2019** [⇒](#)

## RECOMMENDATION

That Council:

1. Notes the advice of the Wollondilly Local Planning Panel,
2. Support the LEP Review Program Stage 1 Draft Planning Proposal which seeks a range of updates to Wollondilly Local Environmental Plan 2011 in an amended form, subject to the following changes:

- a. Update amendment 9 (Koala Corridors) to include:
  - i. an additional objective to enhance and restore habitat connectivity,
  - ii. broaden the application of the clause so that it applies to identified “sensitive land” and nearby land, and
  - iii. include principles for assessing development captured by this clause.
- b. Update amendment 15 (Caravan Parks) to seek the introduction of a new land use term for “Tourist park” to be permissible in recreation and rural zones. If this option is not available to proceed with the original proposed amendment.

With either option, amendment 15 should be removed from the planning proposal, if after further investigation, it is considered that the amendment has the potential to unintentionally permit unplanned housing growth in the Metropolitan Rural Area.

- c. Adjust amendment 12 (Original holdings) to ensure that the density standard applies to:
    - i. all land within the original holding and not just land within a development application, and
    - ii. land possessing two essential characteristics, namely;
      - zoned E4 Environmental Living, and
      - identified as “Original holdings” on the Original Holdings Map.
  - d. Update amendment 8 (Destination Weddings) to introduce a new land use term for “Rural function centre” in rural and some environmental protection zones (E3 and E4) and if the option is not available to proceed with the original proposed amendment,
  - e. Update amendment 7 (Rezoning Sydney Water Land) to remove all land associated with 550 Wilton Road, Appin from the planning proposal.
3. Support the principal of enabling caravan parks for tourist accommodation in rural areas so long as this can be achieved without the risk of unintentionally enabling unplanned housing growth in the Metropolitan Rural Area.

4. Forwards the planning proposal to the Department of Planning, Industry & Environment for a Gateway determination,
5. Agrees that some component(s) may be removed from the planning proposal if they cannot be delivered in the timeframe available to finalise the planning proposal under the Accelerated LEP Review Program Funding Agreement, and
6. Subject to a favourable Gateway determination from the Department of Planning, Industry & Environment, proceed to a public exhibition in accordance with the requirements of the Gateway determination. Subject to receiving a Gateway determination from the Department of Planning, Industry and Environment, publically exhibits the draft planning proposal in accordance with the requirements of the Gateway determination any minor changes required.