



Wollondilly
Shire Council

LEP REVIEW PROGRAM
STAGE 1 PLANNING PROPOSAL

DECEMBER 2019

Document Register

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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
Current Version		2		

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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 draft 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, namely 'A guide to preparing planning proposals'.

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

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.

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.

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 Review
- Shire Wide Tree Canopy Plan
- Transport Model review
- Tahmoor Precinct Study and Master Plan
- Silverdale/Warragamba Precinct Study and Master Plan
- Active Transport Strategy
- Bike Plan Review

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

Part 1 – Objectives or Intended Outcomes

The objectives of this planning proposal are to establish Wollondilly Local Environmental Plan 2020 by amending *Wollondilly Local Environmental Plan 2011* to:

1. Give effect to the Western City District Plan.
2. Enhance the health and wellbeing of communities
3. Attract investment and grow local jobs,
4. Ensure potential impacts to koala corridors are minimised, and
5. Housekeeping amendments to ensure the local environmental plan reflects changes on the ground or updates to legislation.

The Stage 1 planning proposal includes 17 amendments summarised below:

No.	OBJECTIVE OR INTENDED OUTCOME
1	Embed the consideration of health in the assessment of development
2	Enhance opportunities for outdoor dining
3	Increase opportunities for events
4	Recognising the role and function of the Metropolitan Rural Area within the LEP
5	Protect operations of the Western Sydney International Airport
6	Protect corridors required for the long-term strategic transport needs of Greater Sydney
7	Protect land required to provide essential services to support existing and future populations
8	Enable destination weddings, functions and business conferencing in rural locations.
9	Protect known koala corridors
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 <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> .
11	Enable advertising signage on sports fields
12	Strengthen provisions relating to the subdivision of land within Original holdings.
13	Ensure that relevant land is reserved for certain public purposes.
14	Ensure that the Wollondilly LEP benefits from the most up-to-date model provisions and development terms within the Standard Instrument.
15	Enabling more diverse tourist accommodation
16	Support effective planning and decision making
17	Embed a clear line of site between the local strategic planning statement and the local environmental plan

Part 2 – Explanation of Provisions

The proposed outcome will be achieved by:

No.	HOW THE PROPOSED OUTCOME WILL BE ACHIEVED
1 & 17 (Embedding Health in land use planning & Local Strategic Planning Statement)	Amending the <i>Wollondilly Local Environmental Plan 2011</i> , Clause 1.2 Aims of Plan to embed: <ul style="list-style-type: none"> - health considerations in land use planning by encouraging development that supports the health and wellbeing of local residents, workers and visitors, - implementation of strategic planning for the area by giving effect to any applicable local strategic planning statement prepared under section 3.9 of the <i>Environmental Planning and Assessment Act 1979</i>.
1, 8 & 15 (Embedding Health in land use planning & Destination Weddings & Tourist Parks)	Amending the <i>Wollondilly Local Environmental Plan 2011</i> Land Use Table to: <ul style="list-style-type: none"> • embed health considerations in land use planning in the zone objectives, and • permit ‘Rural Function Centres’ (proposed new definition) with consent in rural and some environmental protection zones (E3 and E4). If this option is not available than to permit “Function centres” with consent in rural and some environmental protection zones. • Permit ‘Tourist Park’ (proposed new definition) with consent in recreation and rural zones. If this option is not available than to permit ‘Caravan park’ with consent in recreation and rural zones.
2, 3 & 11 (Outdoor Dining & Events & Sponsorship Advertising at Sporting at Sporting Facilities)	Amending <i>Wollondilly Local Environmental Plan 2011</i> , 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; <ul style="list-style-type: none"> - Footpaths - outdoor dining, - Events, - Sponsorship advertising at sporting facilities, <p>Footpaths – outdoor dining</p> <p>It is proposed to include the following development standards;</p> <ul style="list-style-type: none"> • Must be located on the footpath within a road reserve for which the Council is the roads authority under the <i>Roads Act 1993</i> • must be associated with an adjacent lawfully approved ‘food and drink premises’

No.	HOW THE PROPOSED OUTCOME WILL BE ACHIEVED
2, 3 & 11 continued	<ul style="list-style-type: none"> • must hold any relevant approval issued under the <i>Roads Act 1993</i> or the <i>Local Government Act 1993</i> (or both) • if alcohol is to be consumed must hold an outdoor dining licence • Must not involve construction work. • Must not obstruct access to the associated premises or to adjacent premises. • Must be located on the part of the footpath that is adjacent to the associated premises. • Must not involve the broadcasting of any live or recorded entertainment including music, broadcast programs, flashing lights, or the like. • Maximum height of dividing screens or removable planter boxes—900mm if approved by Council. • All materials and equipment must be temporary and removed from the footpath at close of business, unless otherwise approved by Council.

Events

It is proposed to include the following development standards;

- If on Council-owned land must have written consent from Council,
- If a regular event, cannot be held on more than 12 occasions in any 12 month period. This does not apply to events held on public land.
- Maximum number of participants permitted within the boundaries of the event shall be capped at 1,500.
- If a road closure is required than an appropriate traffic management plan must be submitted to and approved by Council prior to the event,
- Not to be carried out on land that comprises, or on which there is, a heritage item
- Must take place only during the following periods-
 - 7.00am and 10.00pm, including set up and pack down periods
- Loudspeakers and amplifying devices must not be used after 8.00pm Sunday – Thursday and 10.00pm Friday and Saturday
- Must not exceed three consecutive days,
- Amenities;
 - Toilets must be available within 200 metres of the event,
 - If toilets are not available on the site or within 200m of the event then the following must be provided by the event organizer;
 - Female facilities – at least 3 toilets and 1 hand basin

No.	HOW THE PROPOSED OUTCOME WILL BE ACHIEVED
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2, 3 & 11 continued

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| | <ul style="list-style-type: none"> ○ Male facilities – at least 1 toilet, 1m length urinal trough and 1 hand basin ○ 1 disability toilet • Must have adequate provision for waste disposal, including recycling, • Must have adequate artificial lighting, if necessary, to permit the safe movement of patrons. <ul style="list-style-type: none"> - This light must not significantly impact on neighbours - All lighting must be directed away from adjacent residential properties • Must not include the construction of permanent structures • All temporary structures must be structurally sound • No vegetation must be damaged • Must not involve the provision of overnight camping or accommodation • Adequate emergency provisions; <ul style="list-style-type: none"> - Emergency egress for pedestrians and emergency services must be kept free and clearly marked, - Events in bushfire prone land must include an evacuation plan submitted to Council at least one week prior to the event • If alcohol is being sold, there must be food and the appropriate licenses must be obtained <ul style="list-style-type: none"> - Temporary food stalls and mobile food vans must comply with the relevant guidelines - Adequate volumes of potable water must be provided by the event organizer for any event that involves alcohol |
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Sponsorship advertising at sporting fields

It is proposed to include the following development standards;

- A sporting club may display a sponsorship advertisement on land zoned for public recreation 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 require to have rounded corners and to be mounted on a metal frame for affixing to minimize risk of injury
 - All signs must face onto the sporting area
- No permanent sponsorship advertising signs are to be freestanding or located on perimeter fencing
- Installation and maintenance costs of the approved sign(s) shall be the responsibility or the respective sporting club/organisation

No.	HOW THE PROPOSED OUTCOME WILL BE ACHIEVED
	<ul style="list-style-type: none"> 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.
<p>4</p> <p>(Metropolitan Rural Area)</p>	<p>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.</p> <p>This amendment proposes the introduction of a new local provision and an associated map.</p> <p>The new local provision, “Development within the Metropolitan Rural Area”, will confirm the objectives of the clause which is to protect and enhance the values in the Metropolitan Rural Area.</p> <p>The clause would apply to land identified as “Metropolitan Rural Area” on the Metropolitan Rural Area Map in accordance with the proposed Metropolitan Rural Area Map shown in Part 4 by Map 1.</p> <p>The clause would require the consent authority, prior to determining a development application within the Metropolitan Area, to consider the environmental, social and economic impacts.</p>
<p>5</p> <p>(Western Sydney International Airport)</p>	<p>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.</p> <p>The new local provision, “Western Sydney Airport airspace protection”, will confirm the objectives of the clause which are to ensure that development in the vicinity of the proposed Western Sydney International Airport;</p> <ul style="list-style-type: none"> has regard to the use of potential future use of the site as an airport, does not hinder or have any other adverse impacts on the development or operation of the airport, minimises aircraft sensitive developments from being located near the airport and its flight paths, ensures that land use and development in the vicinity of the airport do not hinder or have any adverse impacts on the ongoing, safe and efficient operation of the airport. <p>The clause would apply to the land shown on the:</p> <ul style="list-style-type: none"> Aircraft Flight Path – Aircraft Noise Map shown in Part 4 by Map 9

No.	HOW THE PROPOSED OUTCOME WILL BE ACHIEVED
	<ul style="list-style-type: none"> • Aircraft Flight Path – Obstacle Limitation Surface Map shown in Part 4 by Map 10 • Aircraft Flight Path – Wildlife Strike Map shown in Part 4 by Map 11
<p>6 & 13</p> <p>(Maldon Dombarton Rail Link & Land Reservation Acquisition)</p>	<p>a) Amending the <i>Wollondilly Local Environmental Plan 2011</i>, Clause 5.1 Relevant acquisition authority and the associated Land Reservation Acquisition Map in accordance with the proposed land reservation map shown in Part 4 by Map 2 to reserve the corridor for the proposed Maldon Dombarton Railway Line which has not been acquired to date.</p> <ul style="list-style-type: none"> - Picton Road, Razorback (Lot 1 in DP 702031) - Picton Road, Razorback (Lot 2 in DP 702031) - Menangle Road, Razorback (Lot 3 in DP 702031) - Menangle Road, Razorback (Lot 4 in DP 702031) - Picton Road, Wilton (Lot 3 in DP 702024) - Condell Park Road, Wilton (Lot 10 in DP 702024) - Condell Park Road, Wilton (Lot 18 in DP 702024) - 135 Condell Park Road, Wilton (Lot 15 in DP 702024) - 135 Condell Park Road, Wilton (Lot 16 in DP 702024) - Janderra Lane, Wilton (Lot 8 in DP 702025) - Janderra Lane, Wilton (Lot 9 in DP 702025) - Emma Lane, Wilton (Lot 3 in DP 702025) - Emma Lane, Wilton (Lot 2 in DP 702025) - Emma Lane, Wilton (Lot 1 in DP 702025) - Picton Road, Wilton (Lot 1 in DP 732649) - Picton Road, Wilton (Lot 3 in DP 732649) - Picton Road, Wilton (Lot 4 in DP 732649) - Picton Road, Wilton (Lot 5 in DP 732649) - Picton Road, Wilton (Lot 6 in DP 732649) - Picton Road, Wilton (Lot 7 in DP 732649) - Picton Road, Wilton (Lot 8 in DP 732649) - Picton Road, Wilton (Lot 9 in DP 732649) - Picton Road, Wilton (Lot 10 in DP 732649) <p>b) Amending the <i>Wollondilly Local Environmental Plan 2011</i> Land Reservation Acquisition Map with the proposed land reservation acquisition map shown in Part 4 by Map 5 to remove the following land which has now been acquired by the relevant acquisition authority:</p> <ul style="list-style-type: none"> - 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)
<p>6 & 7</p>	<p>Amending the <i>Wollondilly Local Environmental Plan 2011</i> Land Zoning Map in accordance with the proposed zoning maps shown in Part 4 by;</p>

No.	HOW THE PROPOSED OUTCOME WILL BE ACHIEVED
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6 & 7 continued
(Maldon Dombarton
Rail Link & Rezoning
Sydney Water Land)

a) **Map 2** to rezone the following land containing operational infrastructure and owned by Sydney Water to SP2 Infrastructure:

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

b) **Map 3** to rezone the following land for the Maldon Dombarton Rail Line and owned by the NSW Government to SP2 Infrastructure;

- Picton Road, Razorback (Lot 1 in DP 702031)
- Picton Road, Razorback (Lot 2 in DP 702031)
- Menangle Road, Razorback (Lot 3 in DP 702031)
- Menangle Road, Razorback (Lot 4 in DP 702031)
- Picton Road, Wilton (Lot 3 in DP 702024)
- Condell Park Road, Wilton (Lot 10 in DP 702024)
- Condell Park Road, Wilton (Lot 18 in DP 702024)
- 135 Condell Park Road, Wilton (Lot 15 in DP 702024)

No.	HOW THE PROPOSED OUTCOME WILL BE ACHIEVED
6 & 7 continued (Maldon Dombarton Rail Link & Rezoning Sydney Water Land)	<ul style="list-style-type: none"> - 135 Condell Park Road, Wilton (Lot 16 in DP 702024) - Janderra Lane, Wilton (Lot 8 in DP 702025) - Janderra Lane, Wilton (Lot 9 in DP 702025) - Emma Lane, Wilton (Lot 3 in DP 702025) - Emma Lane, Wilton (Lot 2 in DP 702025) - Emma Lane, Wilton (Lot 1 in DP 702025) - Picton Road, Wilton (Lot 1 in DP 732649) - Picton Road, Wilton (Lot 3 in DP 732649) - Picton Road, Wilton (Lot 4 in DP 732649) - Picton Road, Wilton (Lot 5 in DP 732649) - Picton Road, Wilton (Lot 6 in DP 732649) - Picton Road, Wilton (Lot 7 in DP 732649) - Picton Road, Wilton (Lot 8 in DP 732649) - Picton Road, Wilton (Lot 9 in DP 732649) - Picton Road, Wilton (Lot 10 in DP 732649)
8 (Destination Weddings)	<p>Amending the <i>Wollondilly Local Environmental Plan 2011</i> to include a new definition for 'Rural function centre'.</p> <p>If this option is not available, then to amend the <i>Wollondilly Local Environmental Plan 2011</i> Land Use Table to permit "Function centres" in rural and some environmental protection zones (E3 and E4).</p> <p>With either option, including the following new local provision to ensure that 'Rural function centre' and 'Function centre' are an appropriate scale and do not adversely impact on the agricultural production, scenic or environmental values of the land:</p> <p style="text-align: center;"><i>Function centres in certain Rural and Environmental Zones</i></p> <p>(1) <i>Objectives of this clause are follows:</i></p> <ul style="list-style-type: none"> (a) <i>To provide for appropriate functions and conferences, such as weddings and corporate retreats, in a rural environment, and</i> (b) <i>To ensure that function centres for not adversely impact o the agricultural production, scenic of environmental values of the land.</i> <p>(2) <i>This clause applies to land in the following zones:</i></p> <ul style="list-style-type: none"> (a) <i>Zone RU1 Primary Production,</i> (b) <i>Zone RU2 Rural Landscape,</i> (c) <i>Zone E3 Environmental Management, and</i> (d) <i>Zone E4 Environmental Living</i> <p>(3) <i>Development consent must not be granted to function centres on land in a zone to which this clause applies unless the consent authority is satisfied that the development:</i></p>

No.	HOW THE PROPOSED OUTCOME WILL BE ACHIEVED
<p>8 continued</p> <p>(Destination Weddings)</p>	<p>(a) <i>Is, or will be, serviced by adequate access roads taking into account of the land its surrounds, and</i></p> <p>(b) <i>Will not have an adverse impact on the agricultural production, amenity or the significant features or the surrounding natural environment.</i></p> <p>(4) <i>When assessing a development application for development on land to which this clause applies, the consent authority must consider the following:</i></p> <p>(a) <i>That the location of development on environmentally sensitive land and is appropriate having regard to the management of bush fire and/or flood risk and achieving biodiversity outcomes, and</i></p> <p>(b) <i>Noise, privacy, traffic, visual and other impacts do not unduly detract from the amenity of the area, and</i></p> <p>(c) <i>If the development will result in unreasonable conflict to the sue of the land or any adjoining land for agricultural or rural industries, and</i></p> <p>(d) <i>If the development is located in an unsewered area, adequate on-site wastewater systems will service the land without having an adverse impact on the water quality of the area.</i></p>
<p>9</p> <p>(Koala Corridors)</p>	<p>Including a new local provision and associated koala habitat mapping shown in Part 4 by Map 6 to identify and protect high quality koala habitat.</p> <p>The new local provision, “Koala habitat protection”, will confirm the objectives of the clause which are;</p> <ul style="list-style-type: none"> • protecting high quality koala habitat • protecting and conserving local koala populations • stabilising or reversing threats to koalas • managing and restoring koala habitat • ensuring a co-ordinated approach to koala management across the region • ensuring that key habitat and movement corridors remain linked • enhancing and restoring habitat connectivity <p>The clause would apply to land identified as “sensitive land” on the Koala Habitat Map shown in Part 4 by Map 6 and also to land in close proximity to “Sensitive land”.</p> <p>The clause would require the consent authority, prior to determining a development application on land to which this clause applies, to consider the following;</p> <ul style="list-style-type: none"> • for land identified as “sensitive land” on the Koala Habitat Map; to consider a shire wide comprehensive koala

No.	HOW THE PROPOSED OUTCOME WILL BE ACHIEVED
<p>9</p> <p>(Koala Corridors)</p>	<p>management plan. If there is not one in place than a site specific koala management plan will be required.</p> <ul style="list-style-type: none"> For land in close proximity to “sensitive land”; the clause would list principles that need to be considered and may include facilitating koala movement, avoiding development within core habitat, separating development from koala habitat and movement corridors, and restoring and revegetating green corridors.
<p>9 & 10</p> <p>(Koala Corridors & Access to Fast Track Assessment for Development Applications on Land Legally Cleared)</p>	<p>Amending the <i>Wollondilly Local Environmental Plan 2011</i> Natural Resources – Biodiversity Map with the proposed biodiversity map shown in Part 4 by Map 7 to:</p> <ul style="list-style-type: none"> protect high quality koala habitat by identifying it as “sensitive land” on the map, and remove the following land which has been legally cleared and is no longer considered to be “sensitive land”; <ul style="list-style-type: none"> - 70 River Road, Tahmoor (part Lot 257 in DP 10669) - 20 Bronzewing Street, Tahmoor (part Lot 8 in DP16911) - 20 Macquarie Place, Tahmoor (part Lot 1 in DP1222156) - 2 Major Roberts Avenue, Tahmoor (part Lot 112 in DP1229771) - 113 Thirlmere Way, Tahmoor (Lot 102 in DP1229771) - 111 Thirlmere Way, Tahmoor (Lot 101 in DP 1229771) - 15 Belford Circuit, Tahmoor (part Lot 103 in DP 1229771) - 21 Belford Circuit, Tahmoor (part Lot 106 in DP 1229771) - 23 Belford Circuit, Tahmoor (Lot 107 in DP 1229771) - 27 Belford Circuit, Tahmoor (Lot 109 in DP 1229771) - 31 Belford Circuit, Tahmoor (Lot 111 in DP 1229771) - 25 Belford Circuit, Tahmoor (Lot 108 in DP1229771) - 29 Belford Circuit, Tahmoor (Lot 110 in DP1229771) - 2 Station Master Avenue, Thirlmere (part Lot 23 in DP 1242373) - 4 Station Master Avenue, Thirlmere (part Lot 22 in DP 1242373) - 21 Station Master Avenue, Thirlmere (part Lot 12 in DP124373) - 23 Station Master Avenue, Thirlmere (Lot 13 in DP 124373) - 20 Station master Avenue, Thirlmere (part Lot 14 in DP 1242373) - 45 Rita Street, Thirlmere (Lot 24 in DP1242373) - 80 Rita Street, Thirlmere (part Lot 62 in DP 1224631) - 82 Rita Street, Thirlmere (part Lot 58 in DP 1224631) - 38 Highland Crescent, Thirlmere (part Lot 11 in DP 1239573) - 40 Highland Crescent, Thirlmere (part Lot 10 in DP 1239573) - 42 Highland Crescent, Thirlmere (part Lot 9 in DP 1239573)

No.	HOW THE PROPOSED OUTCOME WILL BE ACHIEVED
9 & 10 continued (Koala Corridors & Access to Fast Track Assessment for Development Applications on Land Legally Cleared)	<ul style="list-style-type: none"> - 44 Highland Crescent, Thirlmere (part Lot 8 in DP 1239573) - 46 Highland Crescent, Thirlmere (Lot 7 in DP 1239573) - 48 Highland Crescent, Thirlmere (Lot 6 in DP 1239573) - 67 Highland Crescent, Thirlmere (Lot 152 in DP 1245299) - 69 Highland Crescent, Thirlmere (Lot 154 in DP 1245299) - 71 Highland Crescent, Thirlmere (Lot 155 in DP 1245299) - 73 Highland Crescent, Thirlmere (Lot 155 in DP 1245299) - 75 Highland Crescent, Thirlmere (Lot 156 in DP 1245299) - 2 Alfred Place, Thirlmere (part Lot 151 in DP1245299) - 4 Alfred Place, Thirlmere (part Lot 150 in DP1245299) - 6 Alfred Place, Thirlmere (part Lot 149 in DP1245299) - 8 Alfred Place, Thirlmere (part Lot 148 in DP1245299) - 10 Alfred Place, Thirlmere (part Lot 147 in DP1245299) - 12 Alfred Place, Thirlmere (part Lot 146 in DP1245299) - 14 Alfred Place, Thirlmere (part Lot 145 in DP 1254299)* - 15 Alfred Place, Thirlmere (part Lot 132 in DP 1254299)* - 14 Marion Street, Thirlmere (Lot 161 in DP 1245299) - 16 Marion Street, Thirlmere (Lot 160 in DP 1245299) - 18 Marion Street, Thirlmere (Lot 159 in DP 1245299) - 20 Marion Street, Thirlmere (Lot 158 in DP 1245299) - 22 Marion Street, Thirlmere (Lot 157 in DP 1245299) - 28 Marion Street, Thirlmere (part Lot 5 in DP 1239573) - 30 Marion Street, Thirlmere (part Lot 4 in DP 1239573) - 23 Constance Street (part Lot 29 in DP 1236126) - 25 Constance Street (part Lot 30 in DP 1236126) - 24 Constance Street (part Lot 11 in DP 1236126) - 26 Constance Street (part Lot 12 in DP 1236126) - 21 Chalker Street, Thirlmere (part Lot 13 in DP1224631) - 31 Chalker Street, Thirlmere (part Lot 45 in DP1236125) - 32 Chalker Street, Thirlmere (part Lot 14 in DP1224631) - 48 Chalker Street, Thirlmere (part Lot 15 in DP1236126) - 50 Chalker Street, Thirlmere (part Lot 16 in DP1236126) - 52 Chalker Street, Thirlmere (part Lot 17 in DP1236126) - 54 Chalker Street, Thirlmere (part Lot 33 in DP1236125) - 17 Cumbria Street, Thirlmere (part Lot 10 in DP 1224631) - 19 Cumbria Street, Thirlmere (Lot 11 in DP 1224631) - 21 Cumbria Street, Thirlmere (part Lot 12 in DP 1224631) - 8 Cecilia Place, Thirlmere (part Lot 52 in DP 1224631) - 10 Cecilia Place, Thirlmere (part Lot 51 in DP 1224631) - 12 Cecilia Place, Thirlmere (part Lot 50 in DP 1224631) - 16 Cecilia Place, Thirlmere (part Lot 48 in DP 1224631) - 33 Warradale Road, Silverdale (Lot 103 in DP1237882) - 46 Warradale Road, Silverdale (Lot 1301 in DP 1236986) - Warradale Road, Silverdale (part Lot 101 in DP 1237882) - Government Road, Silverdale (part Lot 102 in DP 1237882) - Government Road, Silverdale (part Lot 104 in DP 1237882) - Marsh Road, Silverdale (part Lot 100 in DP 1237882)

No.	HOW THE PROPOSED OUTCOME WILL BE ACHIEVED
9 & 10 continued	<ul style="list-style-type: none"> - 37 Marsh Road, Silverdale (Lot 1302 in DP 1236986) - 41 Marsh Road, Silverdale (part Lot 1304 in DP 1236986) - 1 Production Avenue, Warragamba (Lot 1303 in DP 1236986) <p>*Part lot still to remain on the Natural Resources – Biodiversity Map</p>
12 (Original Holdings)	<p>Amending <i>Wollondilly Local Environmental Plan 2011</i> Clause 4.1B Subdivision of certain land in Zone E4 Environmental Living to strengthen the intent of the clause for land identified as “Original holdings” by clarifying that the density standard applies to:</p> <ol style="list-style-type: none"> 1. all land within the original holding and not just land within a development application, and 2. land possessing two essential characteristics, namely; <ol style="list-style-type: none"> a. zoned E4 Environmental Living, and b. identified as ‘Original holdings’ on the Original Holdings Map.
14 (Reflecting Updates to Standard Instrument LEP)	<p>a) Amending the <i>Wollondilly Local Environmental Plan 2011</i> Land Use Table to permit the following new land use terms with consent;</p> <ul style="list-style-type: none"> - “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). <p>b) 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.</p>
15 (Tourist Parks)	<p>Amending the <i>Wollondilly Local Environmental Plan 2011</i> to include a new definition for ‘Tourist park’.</p>

No.	HOW THE PROPOSED OUTCOME WILL BE ACHIEVED
15 (Tourist Parks)	<p>The new definition of 'Tourist park' would mean a place that primarily provides accommodation for tourists and visitors on which moveable dwellings are installed, manufactured homes are installed, and which may or may not include communal facilities and administration buildings.</p> <p>With this proposal the Land use Table would need to be amended to permit 'Tourist park' with consent in recreation and rural zones.</p> <p>If this option is not available, then the proposal seeks to amend the <i>Wollondilly Local Environmental Plan 2011</i> Land Use Table to permit "Caravan parks" with consent in recreation and rural zones.</p>
16 (Digital Plan Making)	<p>Transition <i>Wollondilly Local Environmental Plan 2011</i> from maps (PDF) to 'digital mapping' as the legal map reference.</p>

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, 15 and 16.

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.

Destination Weddings & Business Conferencing Strategic Review Report (August 2019)

The proposed provisions to enable destination weddings, functions and business conferencing in rural locations has been informed by the *Destination Weddings & Business Conferencing Strategic Review Report* dated August 2019 and prepared by Locale Consulting for Destination Sydney Surrounds South (DCCC). This report is included at Appendix E.

The purpose of the report is to provide clear direction for the development and growth of destination wedding and business conferencing in rural locations. It was prepared in consultation with industry and the six councils comprising the DSSS region, including Wollondilly.

The study found that tourism such as destination weddings and business conferencing offer an opportunity for economic diversification in rural areas, whether as an alternative or a supplement to farming and other rural incomes. Tourism in rural areas also allows people to experience a rural lifestyle and learn about rural pursuits.

The study also found many councils are having difficulty balancing the high market demand for venues for destination weddings and business conferencing with the current available planning pathways. In particular, the study found an over-reliance on Clause 2.8 Temporary Use of Land to enable facilities to be developed to meet market demands. The use of this clause was found to not only restrict activities (in terms of size and frequency), but also creates uncertainty for operators and surrounding communities.

There already exists a precedent for such a local clause being with Byron Shire and Clarence Valley local government area have been issued Gateway determinations for function centres on certain rural lands.

The proposal is also the result of recent land and environment court ruling for ongoing approvals under Clause 2.8 Temporary Use of Land. As outlined above, Council has been utilising this clause under the Wollondilly LEP 2011 to enable the development of function centres, or the use of existing facilities for destination wedding or related activities, on rural lands.

Council cannot approve applications for temporary uses for function centres utilised for destination weddings and business conferencing, when it is clear the intention is for ongoing use. Recent Land and Environment Court rulings have made it clear that approval for a temporary use under clause 2.8 cannot, or should not, be granted for these purposes.

This has been extensively deliberated in the Land and Environment Court (see *EMRR Pty Ltd v Murray Shire Council* [2016], *Allman Associates Pty Ltd v Wingecarribee Shire Council* [2016] and *Marshall Rural Pty Limited v Hawkesbury City Council and Ors* [2015]). As wedding venues are generally booked one year or more before the event, it is an operational imperative that venues be in a position to guarantee to their clients the ongoing operation of the facility.

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;

- Recognising the role and function of the Metropolitan Rural Area within the LEP (amendment no. 4)
- Protecting the operations of the Western Sydney International Airport (amendment no. 5)
- Protecting corridors required for the long-term strategic transport needs of Greater Sydney (amendment no. 6)
- Embedding a clear line of site between the local strategic planning statement and the local environmental plan (amendment no. 17).

A number of other amendments indirectly give effect to the Western City District Plan.

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

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

The following local strategies are relevant to this planning proposal:

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

Wollondilly 2040 draft Local Strategic Planning Statement (September 2019)

Wollondilly 2040 Draft Local Strategic Planning Statement, was endorsed by Council and placed on public exhibition from 30 September until 1 November 2019. 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.

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.

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

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

Irrespective of this position, this planning proposal is the necessary mechanism for a council led process to review the local environmental plan as committed to in signing the funding agreement with the NSW Government and the requirement for Greater Sydney Councils to review their LEPs to respond to the release of the Region and District Plan.

The proposed amendments are all identified as actions within the draft LSPS or are minor housekeeping amendments.

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 Draft LSPS](#)³ is available on Council's Your Say 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.

³ <https://www.yoursay.wollondilly.nsw.gov.au/love-your-neighbourhood>

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

RELEVANT CSP STRATEGY & LINK	DELIVERED BY:
<p>Position Statement on Health and Wellbeing</p> <p>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 “<i>incorporate social and health considerations as an integral part of the planning processes for new and existing communities</i>”.</p>	<p>No. 1 - Embedding Health In Land Use Planning</p> <p>No. 17 – Local Strategic Planning Statement</p>
<p>Sustainable and Balanced Growth</p> <p>Strategy GR1 – Growth Strategy GR2 – Built Environment Strategy GR3 – Economic Development and Tourism Strategy GR4 – Liveable Communities Strategy GR5 – Wilton New Town Strategy GR6 – Peri-urban lands Strategy GR7 – Agriculture Strategy GR8 – Advocacy</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>No. 1 Embedding Health in Land Use Planning</p> <p>No. 2 – Outdoor Dining</p> <p>No. 3 – Events</p> <p>No. 4 - Metropolitan Rural Area</p> <p>No. 5 Western Sydney International Airport</p> <p>No. 6 Maldon Dombarton Rail Link</p> <p>No. 7 Rezoning Sydney Water Land</p> <p>No. 8 Destination Weddings</p> <p>No. 9 Koala Corridors</p> <p>No. 10 Access to Fast Track Assessment for Development Applications on Land Legally Cleared</p> <p>No. 12 Original Holdings</p> <p>No. 13 Land Reservation Acquisition</p> <p>No. 15 Tourist Parks</p> <p>No. 16 Digital Plan Making</p> <p>No. 17 – Local Strategic Planning Statement</p>

RELEVANT CSP STRATEGY & LINK	DELIVERED BY:
<p>Management and Provision of Infrastructure</p> <p>Strategy IN1 – Improve the Condition of our Road Network Strategy IN2 – Provision of Infrastructure and Facilities Strategy IN3 – Manage Infrastructure and Facilities Strategy IN4 – Emergency Management Strategy IN5 – Advocacy</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>No. 5 Western Sydney International Airport</p> <p>No. 6 Maldon Dombarton Rail Link</p> <p>No. 7 Rezoning Sydney Water Land</p> <p>No. 13 Land Reservation Acquisition</p> <p>No. 14 Reflecting Updates to Standard Instrument Local Environment Plan</p> <p>No. 16 Digital Plan Making</p> <p>No 15 Tourist Parks</p> <p>No. 17 Local Strategic Planning Statement</p>
<p>Caring For The Environment</p> <p>Strategy EN1 – Protect and enhance biodiversity, waterways and groundwaters Strategy EN2 – Protect the environment from development pressures Strategy EN3 – Vegetation management Strategy EN4 – Community involvement Strategy EN5 – Environmental awareness Strategy EN6 – Sustainable practices Strategy EN7 – Agricultural Land and Capability Strategy EN8 – Auditing, Monitoring and Enforcement Strategy EN9 – Waste Management Strategy EN10 – Advocacy</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>No. 4 Metropolitan Rural Area</p> <p>No. 9 Koala Corridors</p> <p>No. 12 Original Holdings</p> <p>No. 13 Land Reservation Acquisition</p> <p>No. 17 – Local Strategic Planning Statement</p> <p>No. 14 Reflecting Updates to the Standard Instrument Local Environmental Plan</p>
<p>Looking After The Community</p> <p>Strategy CO1 – Strong Community Strategy CO2 – Health and Wellbeing Strategy CO3 – Social Planning</p>	<p>No. 1 Embedding Health in Land Use Planning</p>

RELEVANT CSP STRATEGY & LINK	DELIVERED BY:
<p>Strategy CO4 – Engagement and Communication Strategy CO5 – Advocacy</p> <p>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.</p>	<p>No. 2 Outdoor Dining</p> <p>No. 3 Events</p> <p>No. 5 Western Sydney International Airport</p> <p>No. 6 Maldon Dombarton Rail Link</p> <p>No. 7 Rezoning Sydney Water Land</p> <p>No. 8 Destination Weddings</p> <p>No. 12 Original Holdings</p> <p>No. 13 - Land Reservation Acquisition</p> <p>No. 14 Reflecting Updates to the Standard Instrument Local Environmental Plan</p> <p>No. 16 Digital Plan Making</p> <p>No. 17 Local Strategic Planning Statement</p>

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 2033⁴](#) is available on Council’s website.

Wollondilly Destination Management Plan (November 2018)

The Wollondilly Destination Management Plan (WDMP) was adopted by Council in October 2018. It is a five year plan for guiding sustainable growth and to help ensure the viability and resilience of the tourism industry in the Shire. The WDMP focusses on initiatives to increase overnight visitation to the Shire and to grow the average length of stay as these will deliver far higher economic benefits including local jobs and investment.

The WDMP identifies the local environment plan as one of a number of challenges which are considered to be barriers to the growth of Wollondilly’s visitor economy as it provides a limited framework for tourism and tourism development opportunities.

This proposal includes the following amendments which aim to support growth in the visitor economy;

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

- Increase opportunities for events (amendment no. 3)
- Enable destination weddings, functions and business conferencing in rural locations (amendment no. 8)
- Enable eco-tourist facilities (which forms part of amendment no. 14; ensuring that the Wollondilly LEP benefits from the most up-to-date model provisions and development terms within the Standard Instrument)
- Enable more diverse tourist accommodation (amendment no. 15)

The [Wollondilly Destination Management Plan](#)⁵ 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 generally consistent with relevant SEPPs.

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

- SEPP 21 – Caravan Parks
- SEPP 44 – Koala Habitat Protection
- SEPP 55 – Remediation of Land
- SEPP (Sydney Drinking Water Catchment) 2011
- SREP No 20 Hawkesbury Nepean River

SEPP 21 – Caravan Parks

The objectives of SEPP 21 (Caravan Parks) is to facilitate the development of land used or intended to be used as a caravan park either for short-term residents (such as tourists) or long-term residents. It requires land used for this purpose to be managed in such a way that it promotes the social and economic welfare of the community and protects the local environment.

Amendment 15 (Tourist Parks) seeks to enable more diverse tourist accommodation and deliver on the Wollondilly Destination Management Plan which identifies the need for a destination holiday park with a focus on visitors. Amendment 15 is not intended to permit manufactured home estates in rural zones across Wollondilly.

The need for a spot rezoning is a significant barrier to potential businesses looking to operate in Wollondilly. In order to facilitate realisation of the Destination Management Plan the proposal intends to make it easier for a potential operator to develop a destination holiday park in Wollondilly but without the risk of enabling unplanned medium density housing in the Metropolitan Rural Area. It seeks to do this by introducing a new definition for 'Tourist Park' to ensure the intended outcome for tourist and visitor accommodation is clear. This is the preferred approach. If it is not possible to introduce a new definition, then the proposal seeks to permit 'Caravan parks' with consent in recreation and rural zones.

⁵ <https://www.wollondilly.nsw.gov.au/assets/Documents/Lifestyle/Tourism/Wollondilly-Destination-Management-Plan-2018.pdf>

The Wollondilly Local Planning Panel (LPP) has recommended that further consideration should be given to the potential unintended outcomes that could arise from permitting caravan parks in rural zones.

It is understood that the LPP's advice is related to the complex nature of the regulatory framework that surrounds this type of development. The proposed new definition has been identified in response to the LPP's advice, however further work is required to ensure that the intended outcome is achieved.

SEPP 44 – Koala Habitat Protection

The objective of SEPP 44 is to encourage appropriate conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population and reverse the current trend of koala population decline.

The NSW Government is funding koala research and on-ground management actions under the *Saving our Species* conservation program, and the Wollondilly Koala Conservation Project is part of this program. This project is collecting new information on koala distribution, abundance, movement and habitat usage within the Wollondilly local government area. Work began in March 2016 and data collection and analyses are ongoing.

As part of this work the NSW Government published [*Conserving Koalas in the Wollondilly and Campbelltown Local Government Areas*](#)⁶ (2019). This document identifies core koala habitat in and around Wilton and the Greater Macarthur growth areas. The proposed provision will extend beyond the area covered by this document and will be based on the high quality koala habitat corridors identified in the *Koala corridors in south-west Sydney* spatial data provided by the NSW Government.

Part 4 of the SEPP provides direction on planning measures for implementing the aims of the SEPP and includes the making or amendment of a local environmental plan:

- (i) *To include land identified as a core koala habitat within an environmental protection zone, or*
- (ii) *To identify land that is a core koala habitat and apply special provisions to control the development of that land.*

The proposed Koala habitat protection clause (amendment 9) seeks to implement this by introducing "special provisions" to control the development of land in relation to high quality koala habitat.

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 6 and 7 seek to rezone land to SP2 Infrastructure. In the case of amendment no. 6 (Maldon Dombarton Rail Link) construction for the purposes of a railway started in 1983 and is evident on aerial photographs.

⁶ <https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Animals-and-plants/Threatened-species/conserving-koalas-wollondilly-campbelltown-local-government-areas-190573.pdf>

In the case of amendment no. 7 (Rezoning Sydney Water Land) 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 2 amendments seek to rezone land and would permit a change of use to land;
 - Amendment 6 seeks to rezone the land for infrastructure (railways) which is not considered to be a sensitive land use in terms of contamination. It is also noted that some construction works have already been undertaken for the intended use.
 - Amendment 7 seeks to rezone land to reflect an existing land use
- All land proposed to be rezoned is considered to be suitable for the proposed zone in terms of potential contamination.
- No investigative work is considered necessary to inform the planning proposal.

SEPP (Sydney Drinking Water Catchment) 2011

The objective of this SEPP is to ensure that water catchment lands are preserved to ensure that high quality water is delivered to water stakeholders via not granting development consent to any projects unless satisfied that proposed development will have a neutral or beneficial effect on water quality.

The planning proposal contains a number of amendments that indirectly have the potential to enable development on land within the Sydney Drinking Water Catchment this is mainly due to the fact that a number of the amendments affect land across the Shire.

Where the proposal has the effect of making new types of development permissible within the Sydney Drinking Water Catchment these will be subject to a merit based assessment of any future development application which would need to be assessed against the Drinking Water SEPP.

The proposal includes an amendment which would potentially enable Events to be held on land within the Sydney Drinking Water Catchment without the need for planning approval. The amendment will only apply to low impact development and is subject to development standards which will limit the size of the event and require appropriate disposal of waste.

SREP No 20 – Hawkesbury Nepean River

Sydney Regional Environmental Plan No.20 (SREP 20) relates to future long term planning in the Hawkesbury-Nepean River Valley and requires impacts to be reduced and mitigated. The plan covers all planning aspects along the river through eleven local government areas and requires Planning Proposals to consider the regional impact to this waterway.

Similar to the Drinking Water SEPP discussed above, the planning proposal contains a number of amendments which indirectly have the potential to enable development within the Hawkesbury Nepean River catchment and have the potential to impact areas that are significant waterways.

Any future development application arising from this planning proposal would be subject to a merit based assessment which would include consideration of the SREP 20 where relevant. None of the proposed amendments to the Wollondilly Local Environment Plan contained within this planning proposal will contradict or hinder the application of SREP 20.

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 2.1 Environmental Protection Zones
- Direction 3.2 Caravan Parks and Manufactured Home Estates
- Direction 3.5 Development Near Regulated Airports and Defence Airsites
- Direction 4.4 Planning for Bushfire Protection
- Direction 5.2 Sydney Drinking Water Catchment
- 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. Amendments 3 (Events), 8 (Destination Weddings) and 14 (Reflecting updates to Standard Instrument Local Environmental Plan) will consider additional uses for rural lands, which will not change them from rural or increase density permanently, and Amendment 4 will have a direct and beneficial impact on rural lands within Wollondilly.

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. In addition, Amendment 4 (Metropolitan Rural Area) will have a beneficial effect on rural lands within Wollondilly by cementing protections. This Planning Proposal is consistent with Direction 1.5.

Direction 2.1 Environmental Protection Zones

The objective of this Direction is to preserve environmentally sensitive lands within a local government area, ensuring those spaces are conserved and not impacted by development.

Amendment No 9 (Koala Corridors) seeks to preserve environmentally sensitive lands by protecting high quality koala habitat needed to support local koala populations.

Amendment No 10 (Access to fast track assessment for development applications on land legally cleared) proposes to remove a number of identified areas from the Natural Resources – Biodiversity Map (NRB Map) which forms part of the LEP. The NRB Map identifies “sensitive land” where additional consideration is required prior to determining development applications in order to maintain terrestrial and aquatic biodiversity.

The land identified for removal from this map has been legally cleared through an offset agreement and it is no longer considered appropriate to identify the relevant areas as “sensitive land”.

The other proposed amendments in this proposal are not considered to reduce the environmental protection standards that apply to land.

Direction 3.1 Caravan Parks and Manufactured Home Estates

The objective of this Direction is to provide for a variety of housing types and to provide opportunities for caravan parks and manufactured home estates.

The planning proposal seeks to identify suitable zones, locations and provisions for caravan parks to enable more diverse tourist accommodation and deliver on the Wollondilly Destination Management Plan which identifies the need for a destination holiday park with a focus on visitors. Amendment 15 is not intended to permit permanent occupancy or manufactured home estates in rural zones across Wollondilly.

Also refer to the assessment provided under SEPP 21 Caravan Parks.

Direction 3.5 Development Near Regulated Airports and Defence Airsites

The objective of this Direction is to protect the operations of regulated airports and defence airfields, ensuring that their operation is not compromised by local development causing obstruction or hazards to aircraft.

Amendment No 5 (Western Sydney International Airport) proposes to introduce a new local provision and associated mapping to protect airspace around the Western Sydney International Airport essential to ensuring and maintaining a safe operating environment and to provide for its future growth without disruption. The new local provision is anticipated to cover aircraft noise, obstacle limitation surfaces, procedures for air-navigation services – aircraft operations (PANS – OPS) surfaces, and wildlife strike.

As the planning proposal progresses further work is required to identify the relevant areas to be covered by the proposed provision.

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.

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.

Amendment No 3 (Events) has the potential to permit activities on bushfire land, however requires the submission of evacuation plans to mitigate risks. Council consider this Planning Proposal to be consistent with the Ministerial Direction.

Direction 5.2 Sydney Drinking Water Catchment

The objective of this Direction is to protect water quality in the Sydney Drinking Water Catchment and applies to Wollondilly given the significant amount of water catchment lands present in the Shire.

The planning proposal contains a number of amendments that indirectly have the potential to enable development on land within the Sydney Drinking Water Catchment this is mainly due to the fact that a number of the amendments affect land across the Shire.

The majority of amendments within this proposal are not site specific and it would be impracticable to undertake a more detailed assessment in terms of whether new development is likely to have a neutral or beneficial effect on water quality. However, proposed developments in the Sydney Drinking Water Catchment would need to demonstrate their proposal has a neutral or beneficial effect on water quality and be assessed against *SEPP (Sydney Drinking Water Catchment) 2011*.

The site specific provisions within this planning proposal are not considered to have any significant impacts on the Sydney Drinking Water Catchment.

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. 13 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 potential need has been identified for planning controls for inclusion within the Wollondilly Development Control Plan to be developed to complement the following provisions within this planning proposal:

- Amendment No 3 (Events),
- Amendment No 4 (Metropolitan Rural Area),
- Amendment No 5 (Western Sydney Airport),
- Amendment No 8 (destination weddings),
- Amendment No 9 (koala corridors),
- Amendment No 14 (Updates to Standard Instrument LEP),
- Amendment No 15 (Tourist parks)

It is anticipated that these will be developed concurrently with this planning proposal and will ensure any environmental impacts of the site and surrounds will be appropriately managed.

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

The planning proposal includes a number of amendments which are intended to have positive social and economic effects either through enhancing the health and wellbeing of communities and/or attracting investment and growing local jobs.

These include:

- Amendment No 1 (Embedding Health in Land Use Planning),

- Amendment No 2 (Outdoor dining),
- Amendment No 3 (Events),
- Amendment No 8 (Destination Weddings),
- Amendment 14 (Reflecting updates to Standard Instrument LEP), and
- Amendment 15 (Tourist Parks).

It is expected that these amendments will provide a social benefit for rural communities by providing an alternative outlet for landowners for income and thereby promote agricultural pursuits within the community. This is particularly relevant to the area becoming more resilient to the impacts of droughts.

Rural activities and agriculture play a significant economic and social role in Wollondilly forming a significant part of its economy and the non-urban landscapes synonymous with the area. The planning proposal intends to provide additional tourist development potential to help supplement rural incomes and to encourage increased tourist visitation to the area.

For example, the planning proposal is expected to reduce the amenity and uncertainty issues that function centres utilised under the temporary use clause are causing. Under the proposal clause, these establishments will now need to submit a development application for permanent works and to fully address the range of potential land use conflicts and amenity issues such as noise. This will ensure that full and proper assessments, including subsequent monitoring and enforcement mechanisms, are undertaken for permanent facilities that will be assessed as part of the development assessment process.

As such, the change in permissible uses are expected to reduce land use conflicts when compared with existing provisions whilst providing certainty and security over long-term use and associated potential for increased economic and employment opportunities. The proposal will have a positive economic impact as it will contribute to the visitor economy in Wollondilly LGA and generate associated multiplier impacts.

Section D – State and Commonwealth interests

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

There are a number of servicing and infrastructure issues that constrain Wollondilly's ability to accommodate growth across sectors including sewer, road freight capacity and public transport.

The planning proposal includes a number of amendments which aim to develop the visitor economy and attract investment and grow local jobs. It is noted that there is limited sewer capacity in the short to medium term which may limit the take-up of any changes to the local environmental plan.

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:

- **Increase opportunities for events** (change no.3); the proposed changes have been informed by consultation with the Tharawal Local Aboriginal Land Council.
- **Protect corridors required for the long-term strategic transport needs of Greater Sydney** (change no. 6); the proposed changes have been identified in consultation with Transport for NSW.
- **Protecting land require to provide essential services to support existing and future populations** (change no. 7); The proposed changes have been included within the planning proposal at the request of Sydney Water who have provided supporting information.
- **Enabling destination weddings, functions and business conferencing in rural locations** (change no. 8); the proposed changes have been identified in collaboration with Destination Sydney South Surrounds South as part of the Destination Wedding Project.
- **Protect known koala corridors** (change no. 9); the proposed changes have been identified in consultation with the Department of Planning, Industry and Environment's Environment, Energy and Science Group.
- **Ensuring that relevant land is reserved for certain public purposes** (change no. 13); the review of the Land Reservation Acquisition and the identification of necessary updates was identified in consultation with the Office of Strategic Lands.
- **Protect operations of the Western Sydney International Airport** (change no. 5); the proposed changes have been identified in consultation with the Western Sydney Airport.

Additional consultation will be held post Gateway Determination, as required.

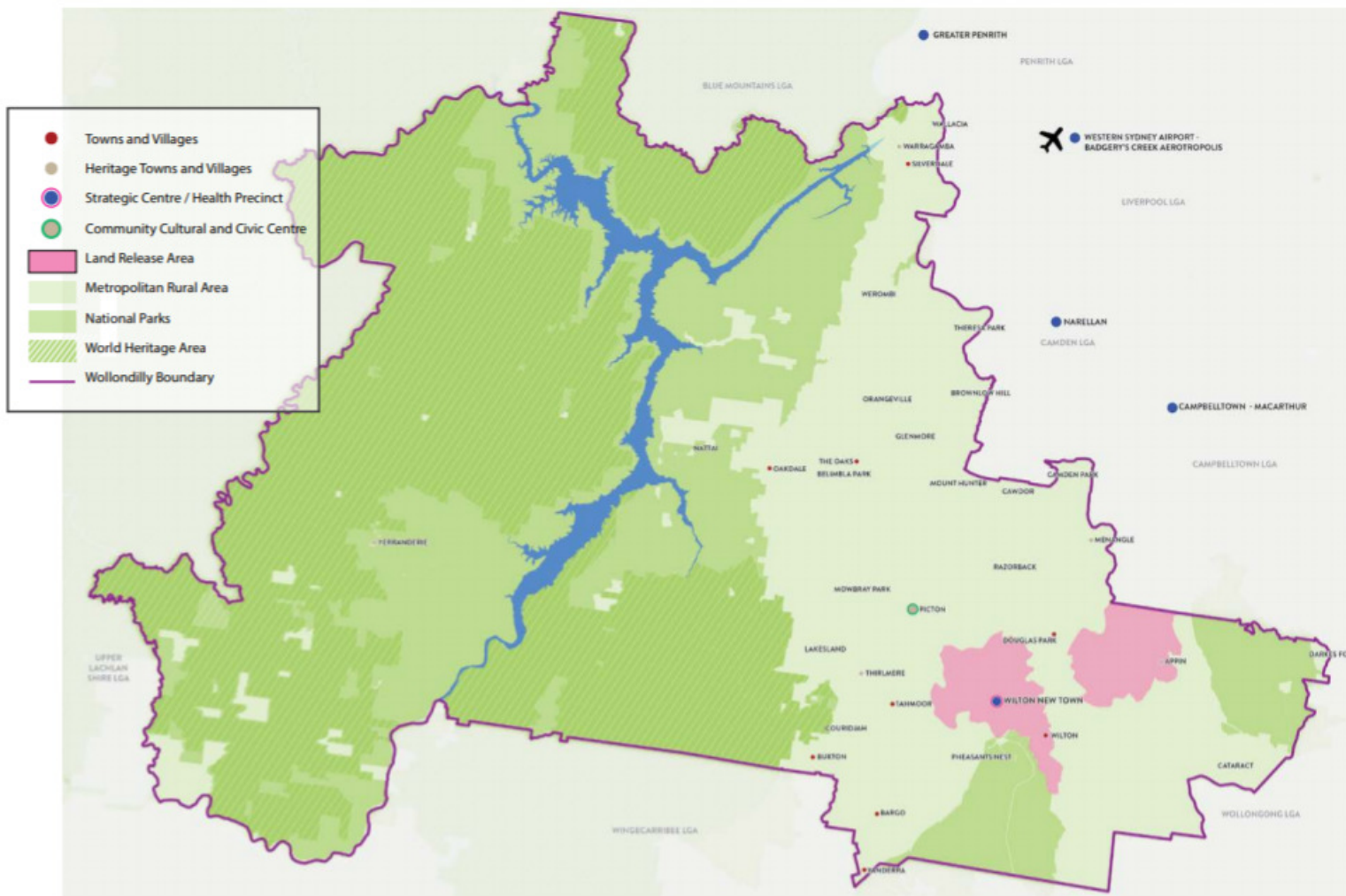
Part 4 – Mapping

Table listing maps included in this section.



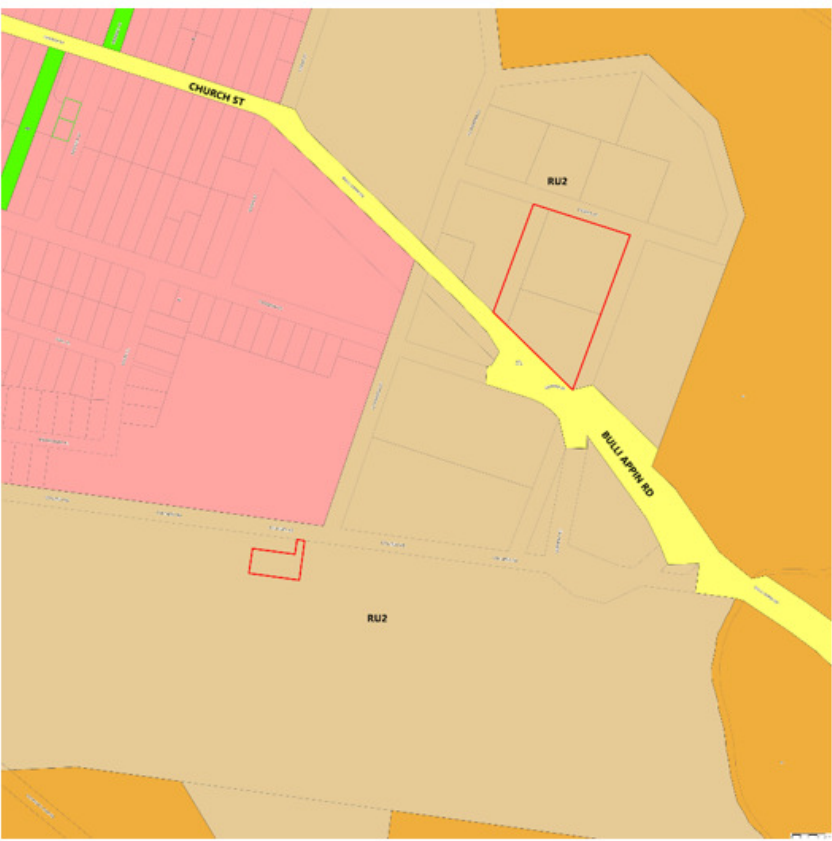
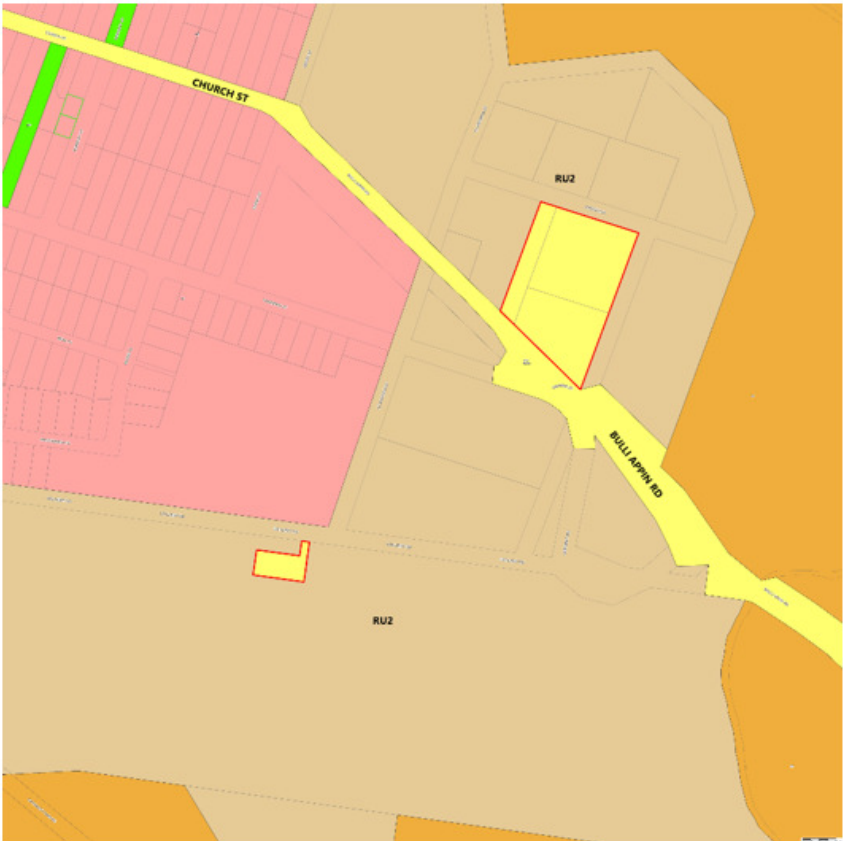
Map No.	Map Name	Amendment to existing map	Proposed new map	Page no.
1	Metropolitan Rural Area		•	36
2	Land Zoning Map (Sydney Water Land)	•		37
3	Land Zoning Map (Maldon Dombarton Rail Line)	•		52
4	Land Reservation Acquisition Map (land to be added)	•		53
5	Land Reservation Acquisition Map (land to be removed)	•		54
6	Koala Habitat Map		•	57
7	Natural Resources – Biodiversity Map (land to be removed)	•		58
8	Natural Resources – Biodiversity Map (land to be added)	•		63
9	Aircraft Flight Path – Aircraft Noise Map (land to be removed)		•	64
10	Aircraft Flight Path – Obstacle Limitation Surface Map		•	65
11	Aircraft Flight Path – Wildlife Strike Map		•	66



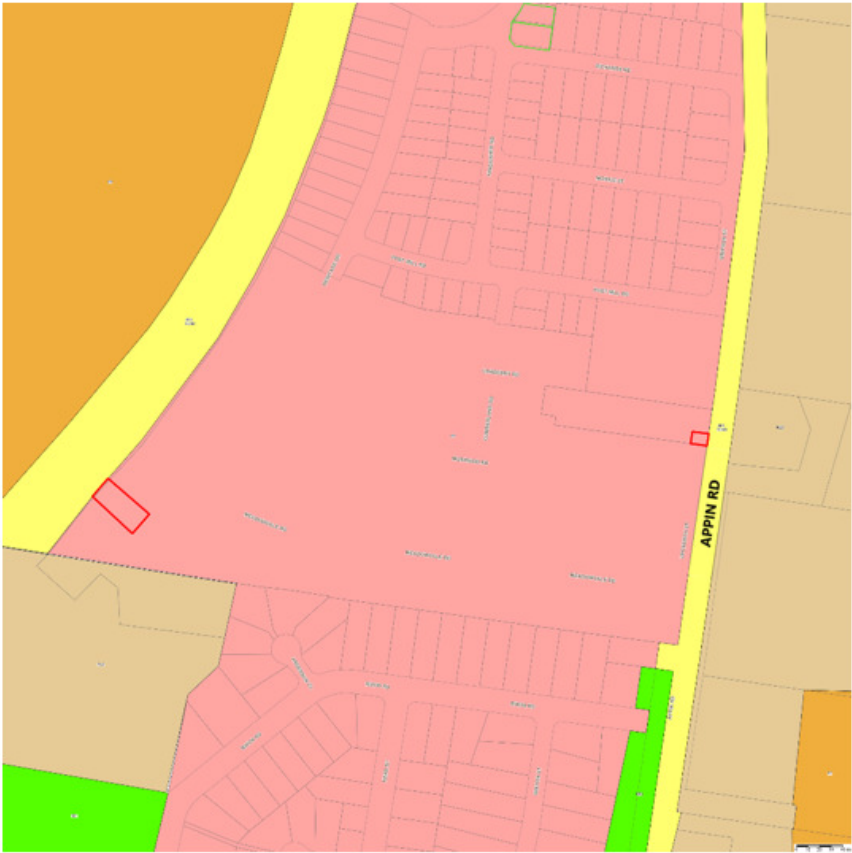
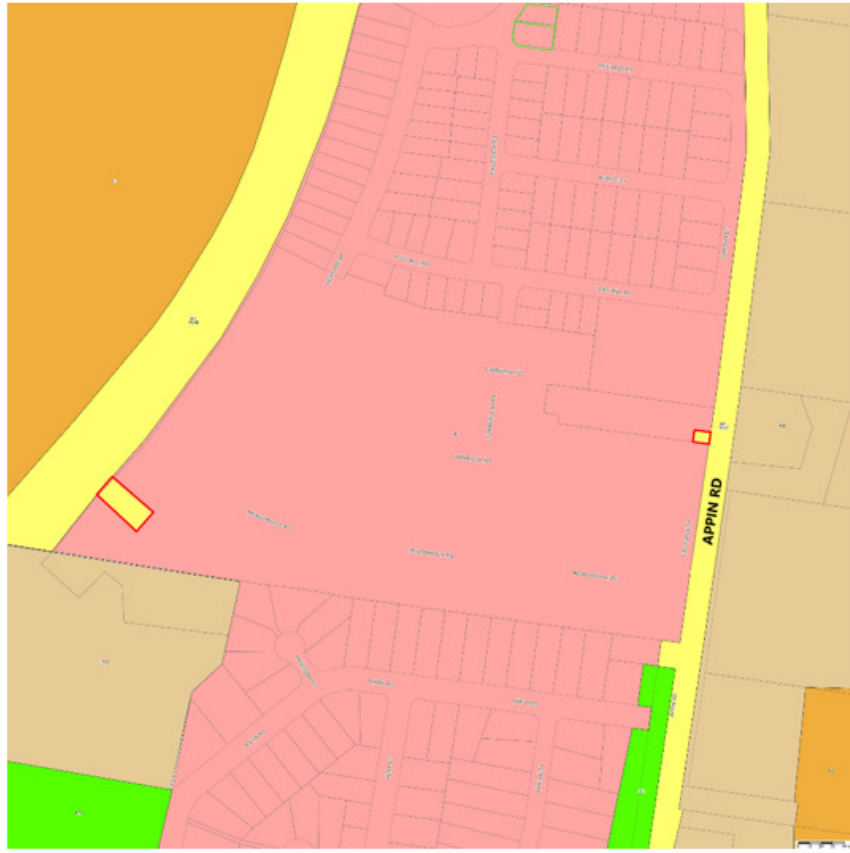
Map 1 – Metropolitan Rural Area

To be developed after a Gateway determination has been issued.



Map 2 – Land Zoning Map (Sydney Water Land)

<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>	

<p><u>Location:</u> Appin</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 1001, DP 1185407 (117 Appin Road, Appin); Lot 3000, DP 1175473 (110 Heritage Drive, Appin).</p>	

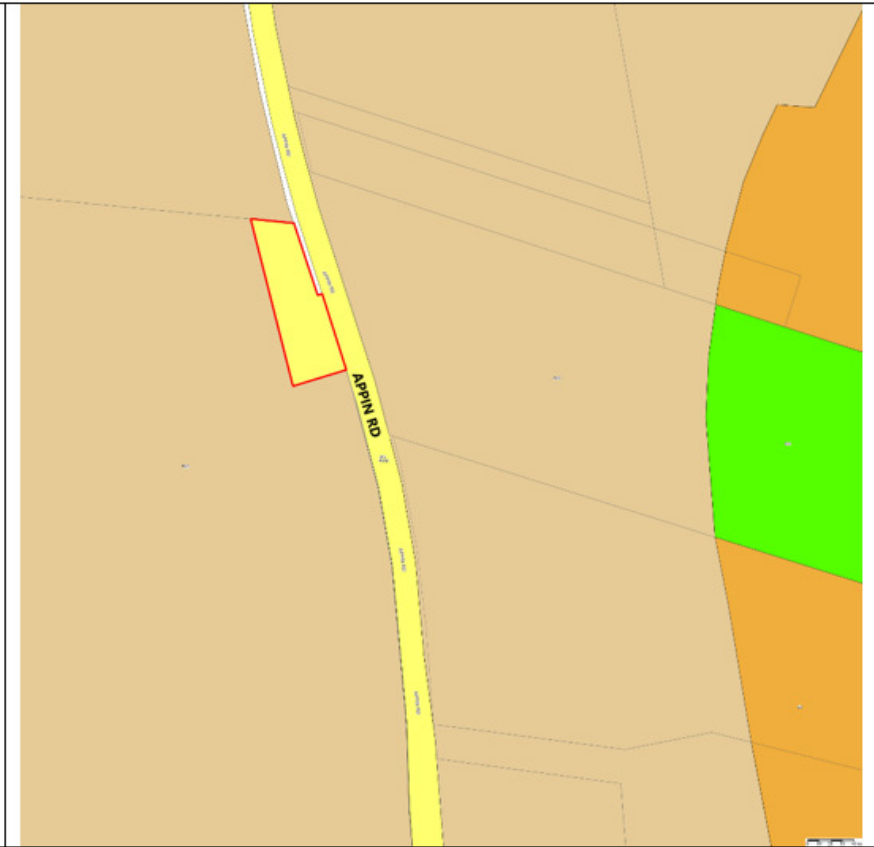
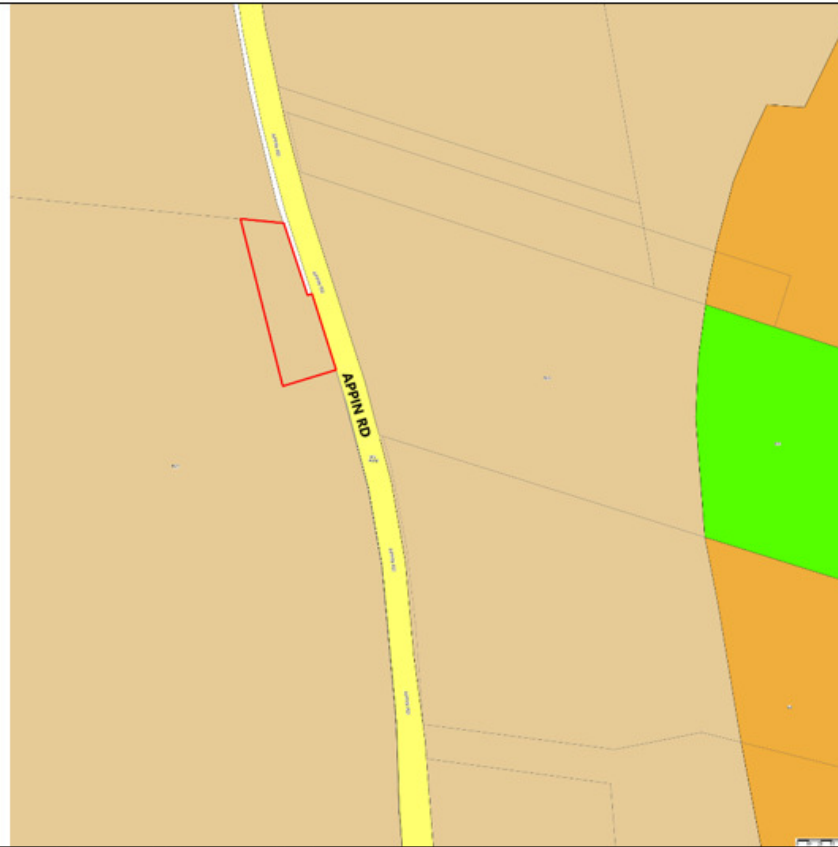
Location: Appin



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



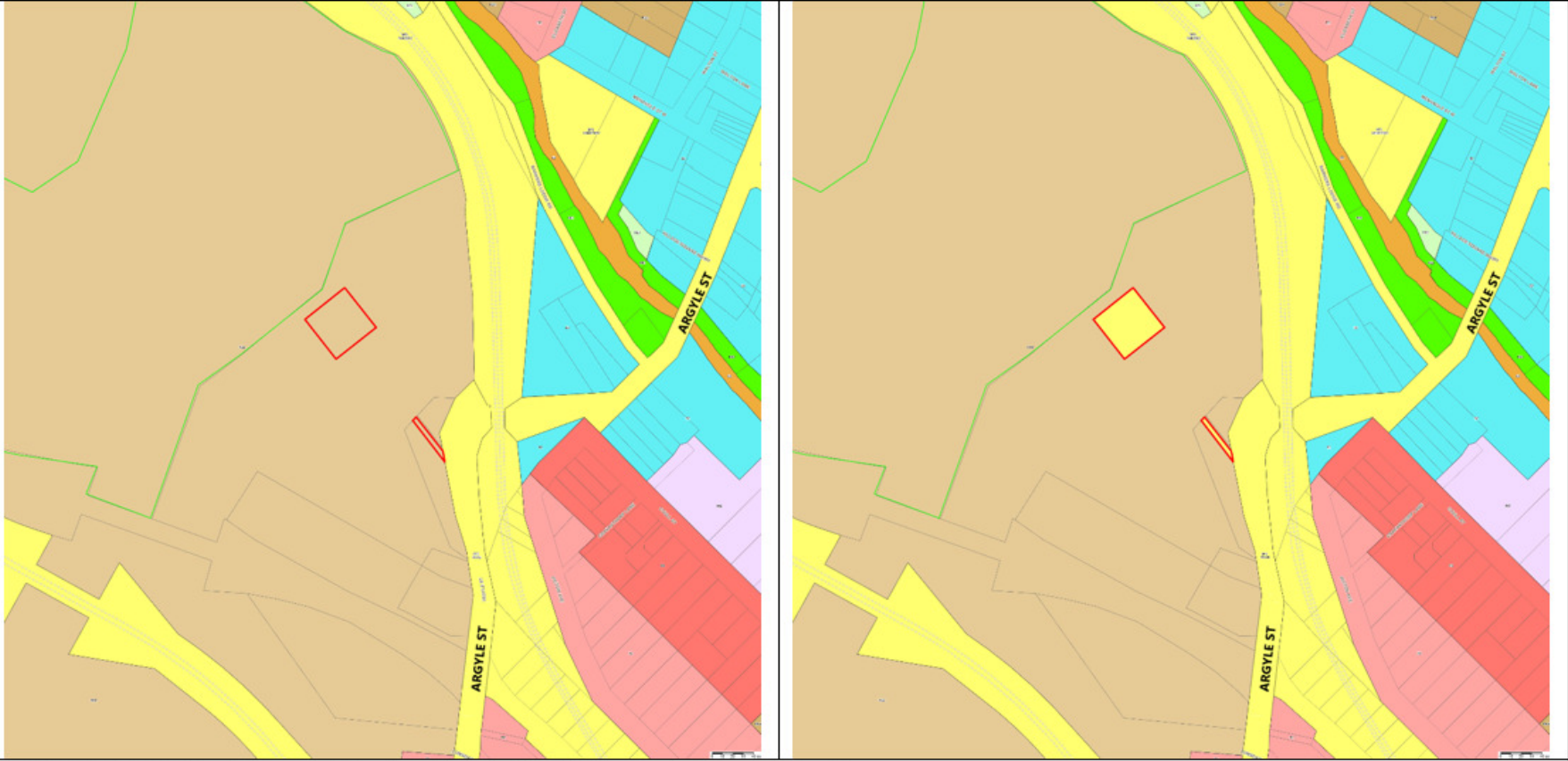




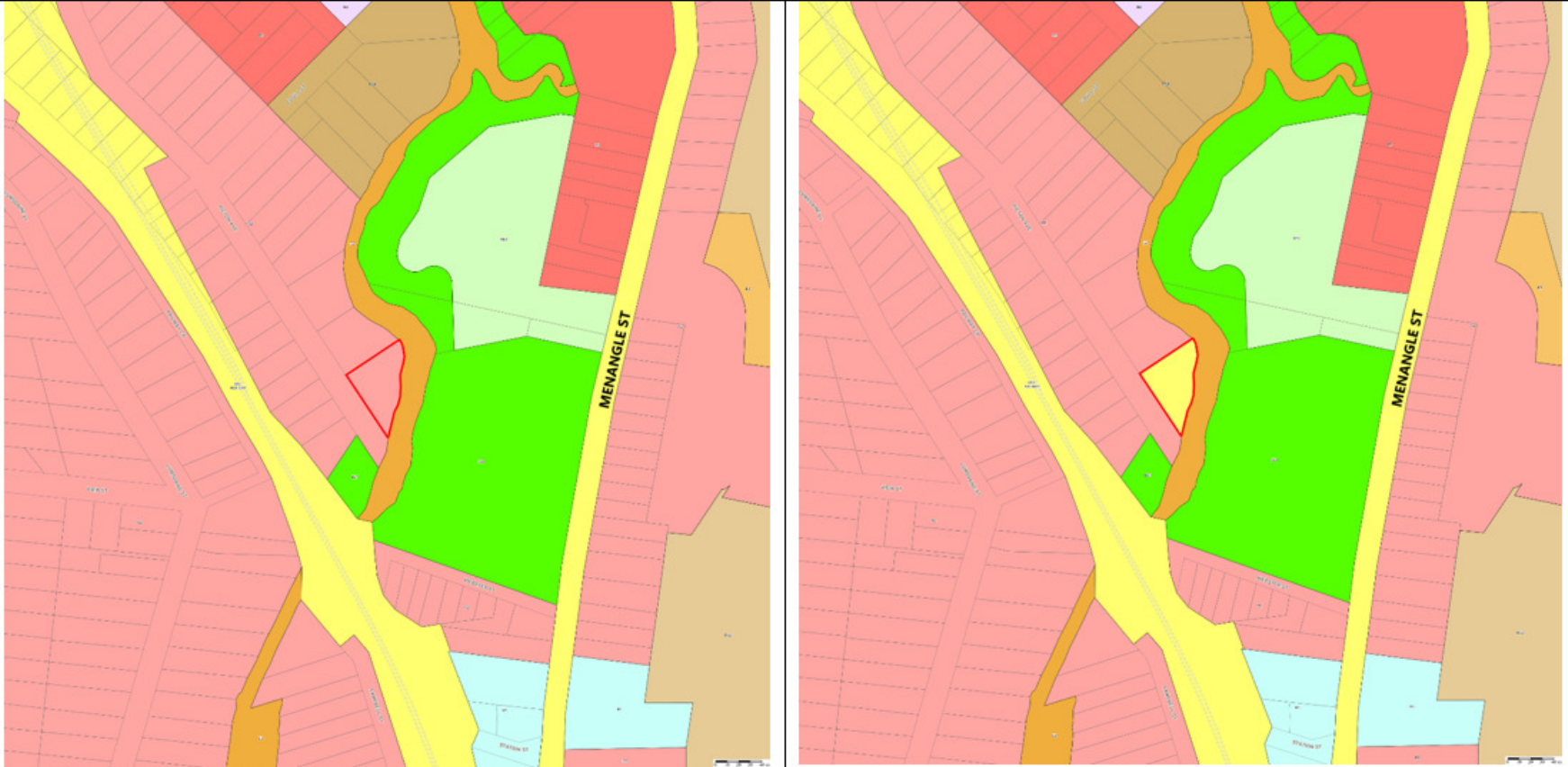
Land proposed to
be rezoned to SP2
Water Supply
System on the LEP
Land Zoning Map.



Affected
Properties:

Lot 104, DP 1188670 (345 Appin Rd, Appin)

<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> 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>

<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 1, DP 874554 (263 Menangle Street, Picton)</p>

Location:
Couridjah

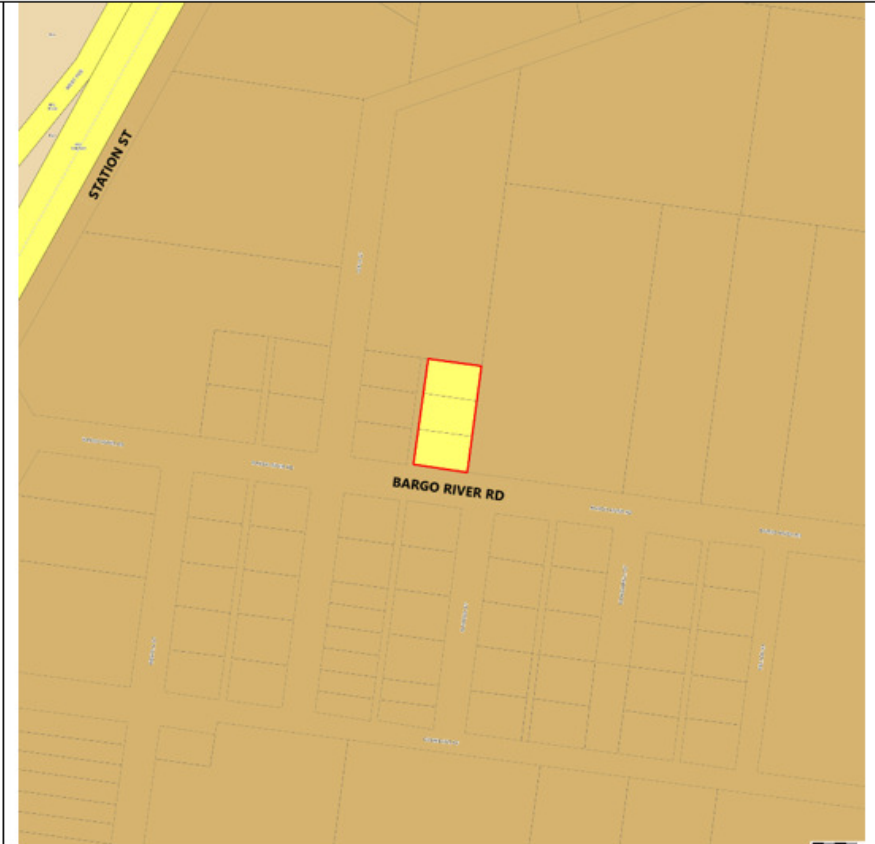
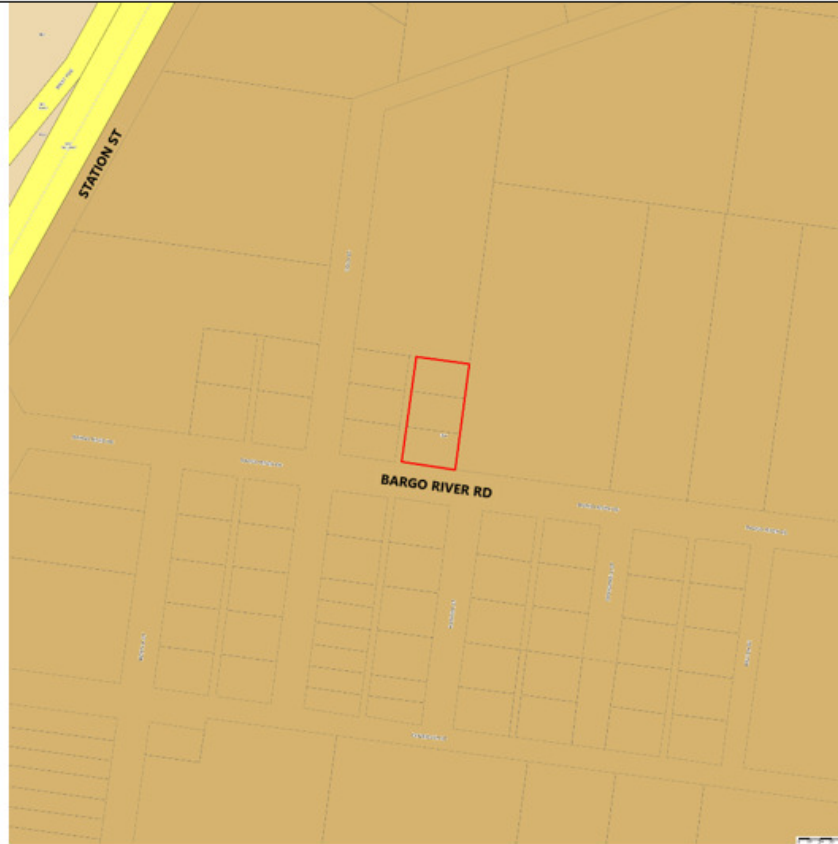


Land currently
zoned RU4
Primary
Production Small
Lots on the LEP
Land Zoning Map.



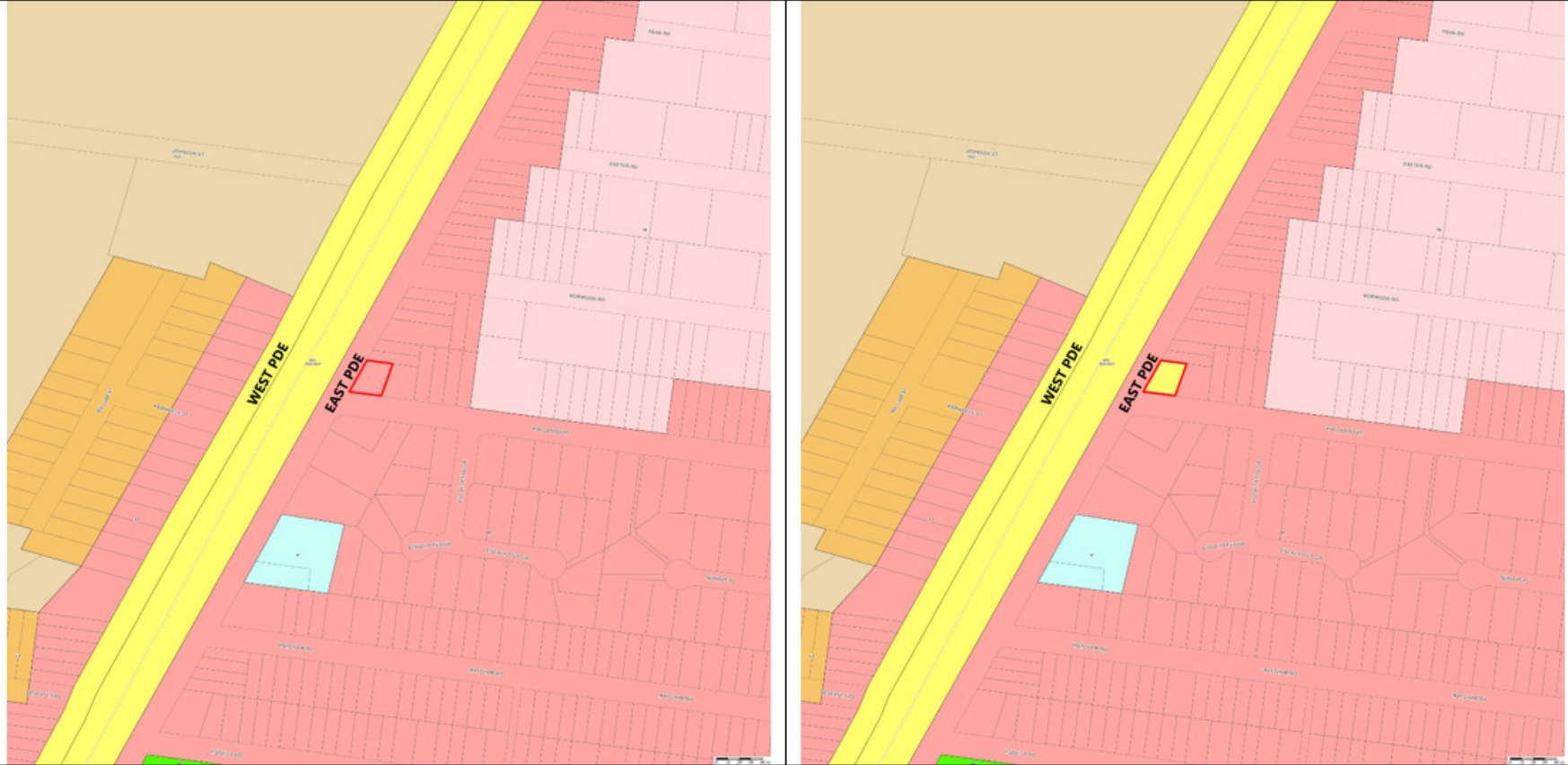


Land proposed to
be rezoned to SP2
Water Supply
System on the LEP
Land Zoning Map.

Affected
Properties:



Lot 7, Sec 15, DP 758297 (Bargo River Road, Couridjah); Lot 8, Sec 15, DP 758297 (Bargo River Road, Couridjah) and Lot 7, Sec 15, DP 758297 (Bargo River Road, Couridjah);

<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>

Location: Douglas Park

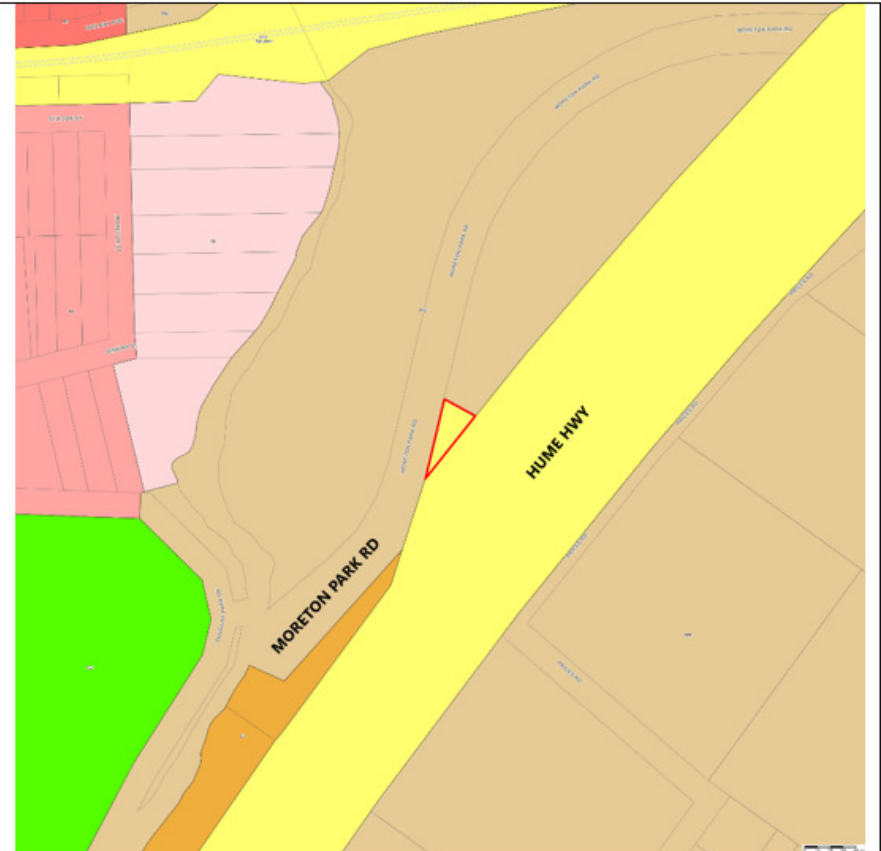
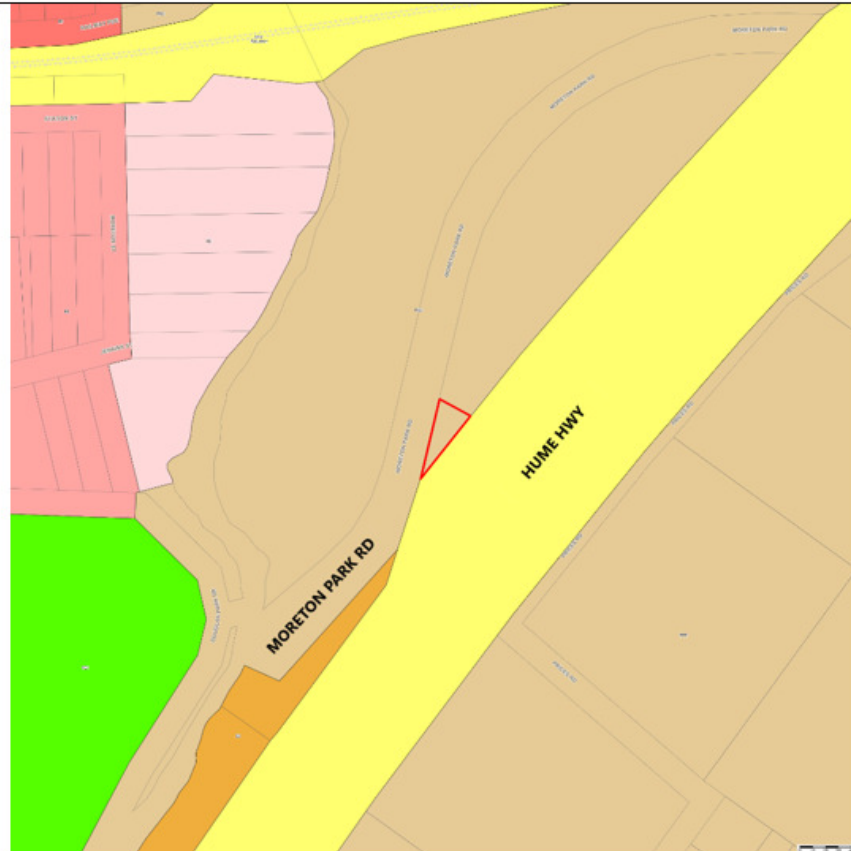


Land currently zoned RU2 Rural Landscape on the LEP Land Zoning Map.



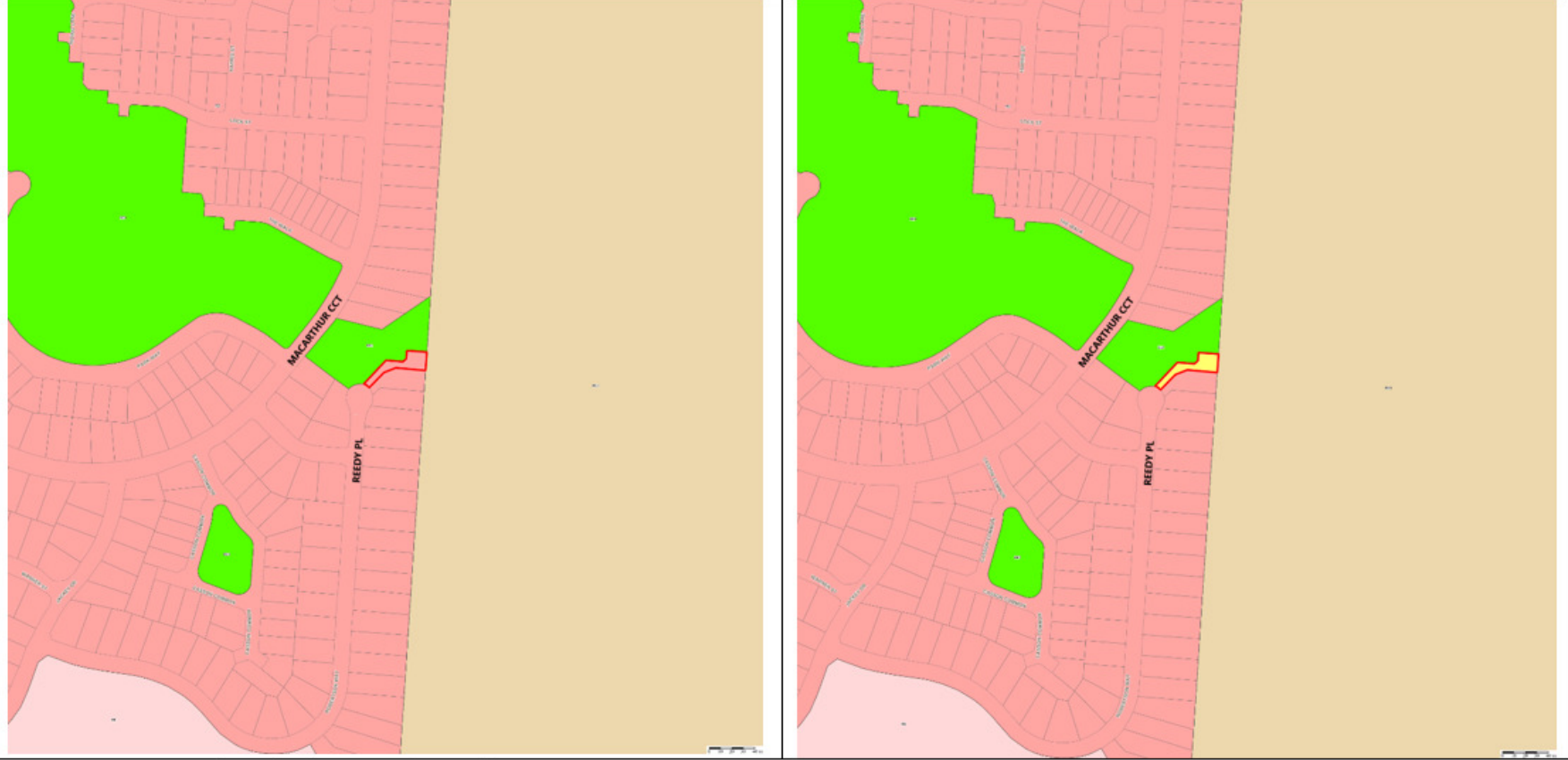




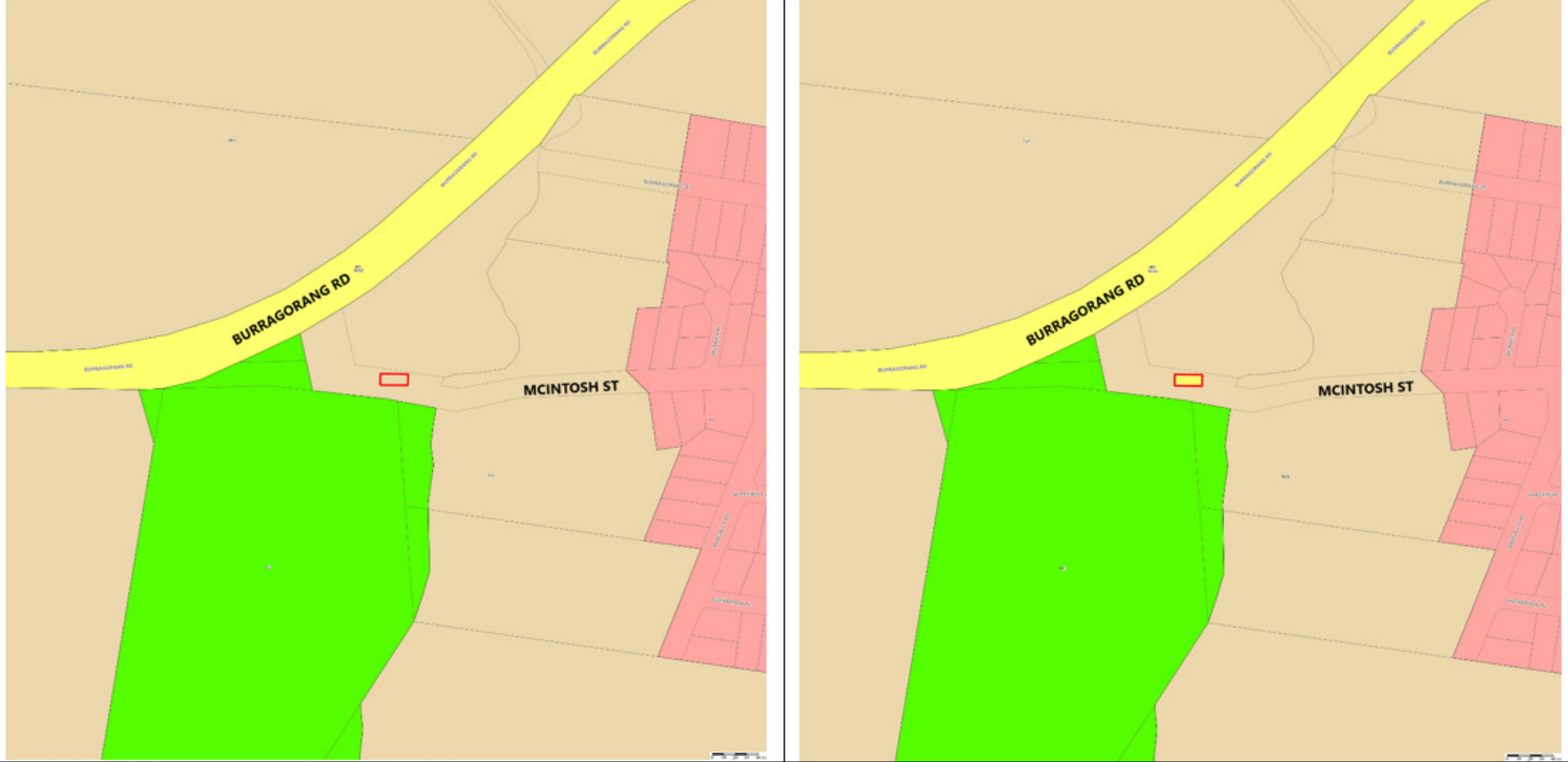
Land proposed to be rezoned to SP2 Water Supply System on the LEP Land Zoning Map.



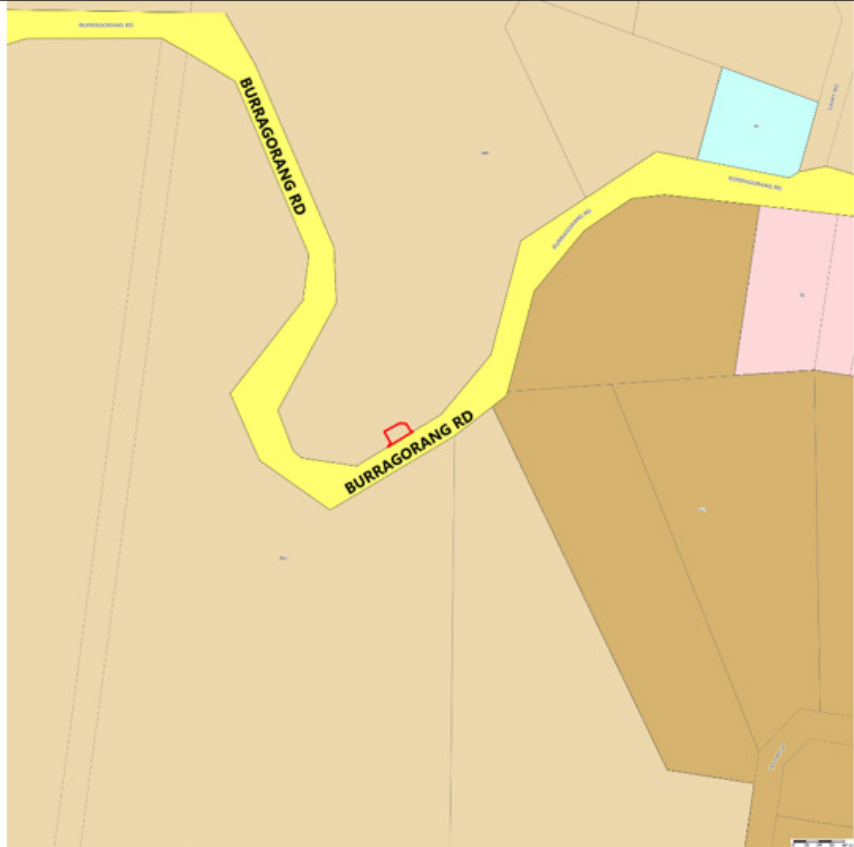
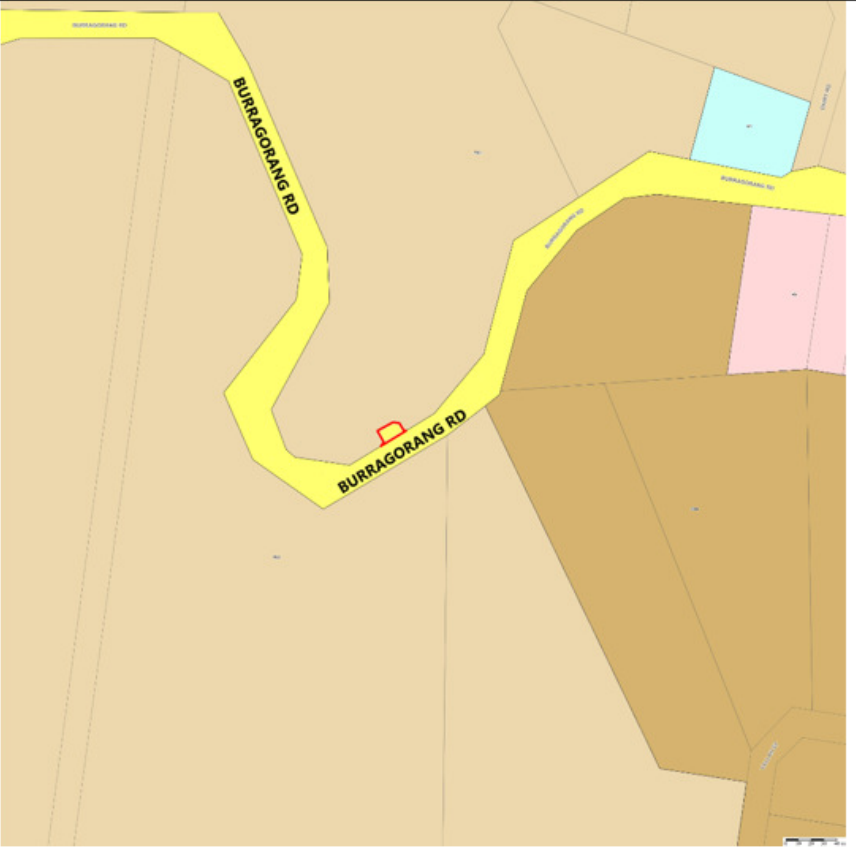
Affected Properties:



Lot 1, DP 1200484 (20 Moreton Park Road, Douglas Park)

<p>Location: 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>Affected Properties:</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>Burraborang Road</u>, <u>Belimbla Park</u>)</p>	

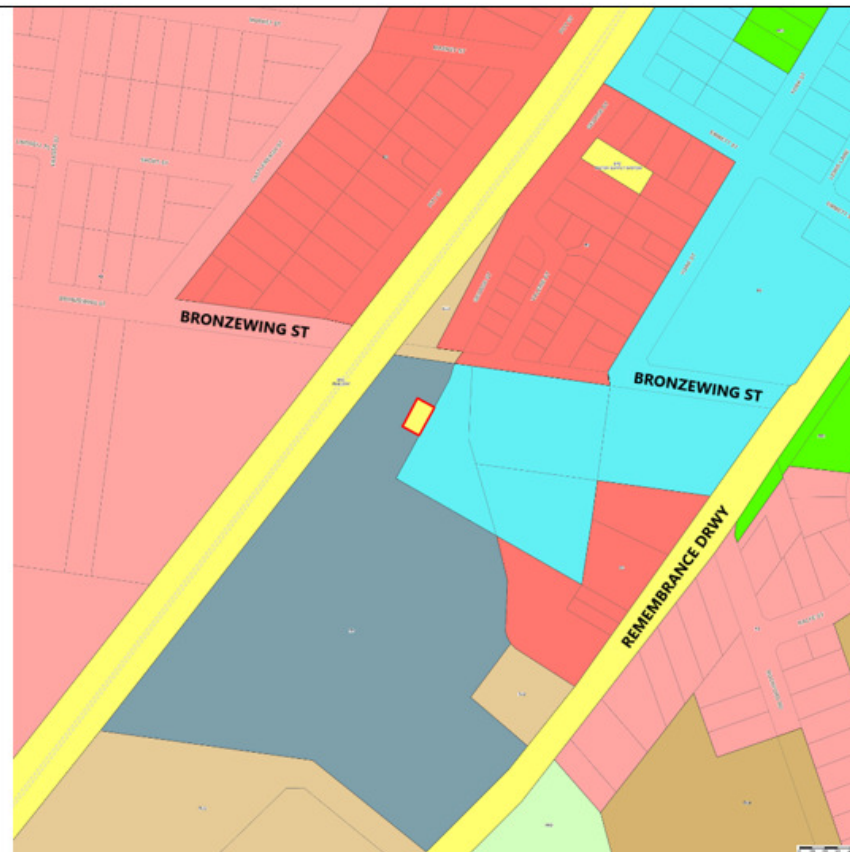
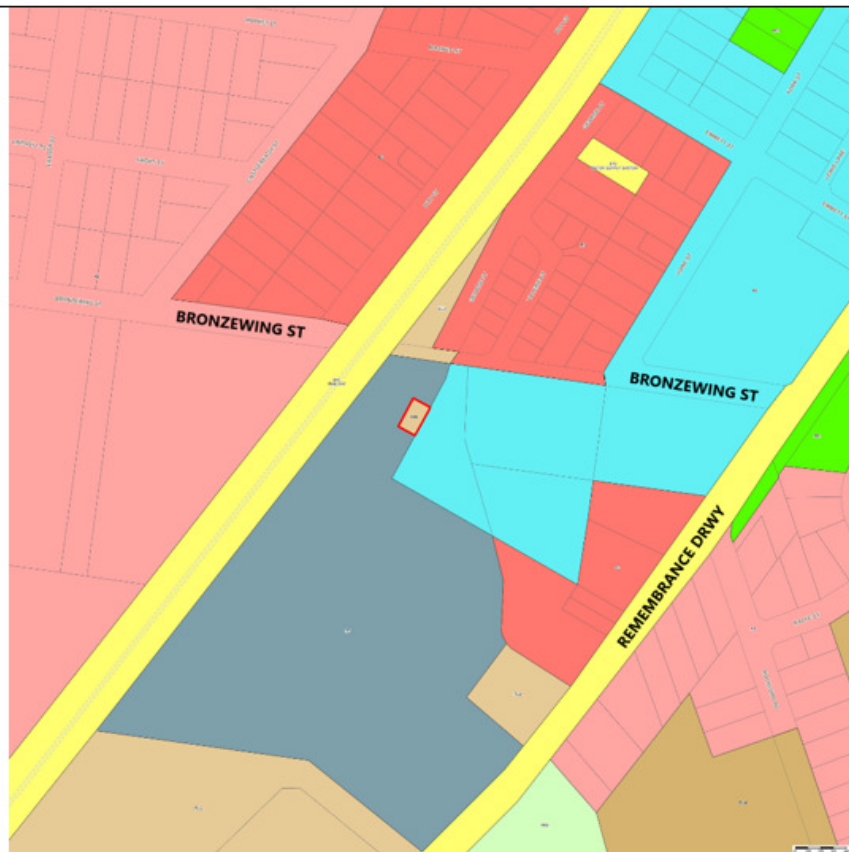
Location: Tahmoor



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>

Location:
Thirlmere

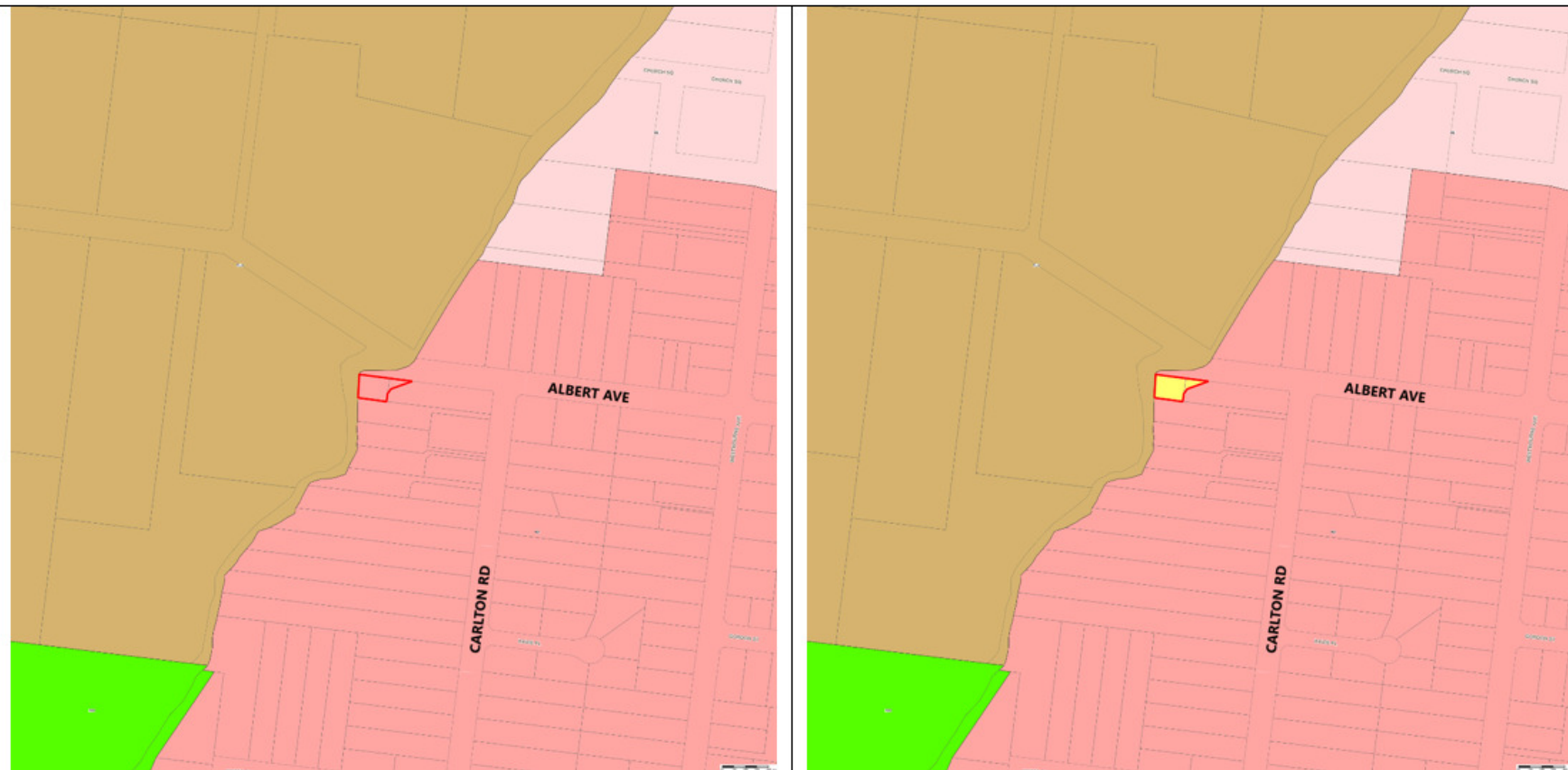


Land currently
zoned R2 Low
Density
Residential on the
LEP Land Zoning
Map.



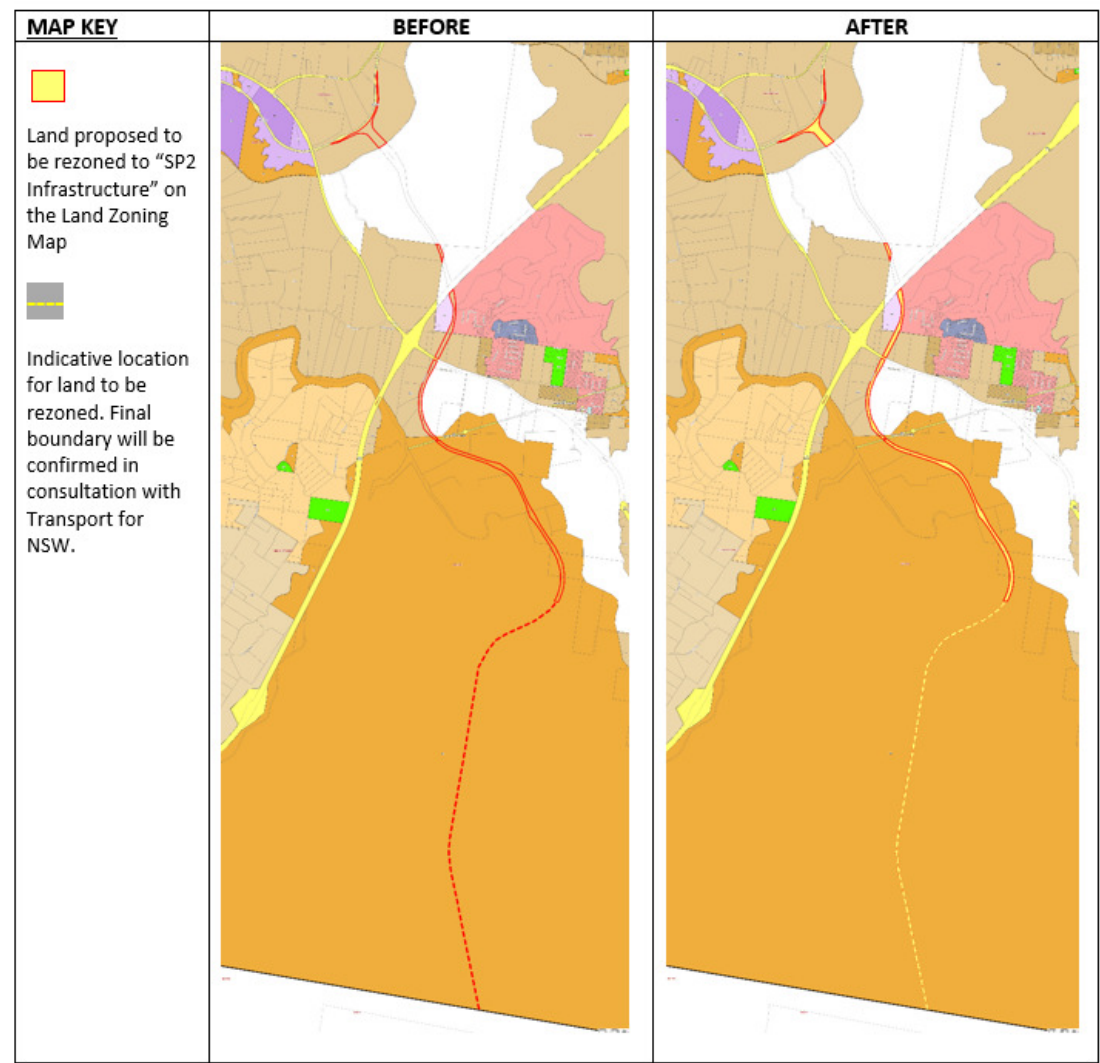
Land proposed to
be rezoned to SP2
Water Supply
System on the LEP
Land Zoning Map.

Affected
Properties:

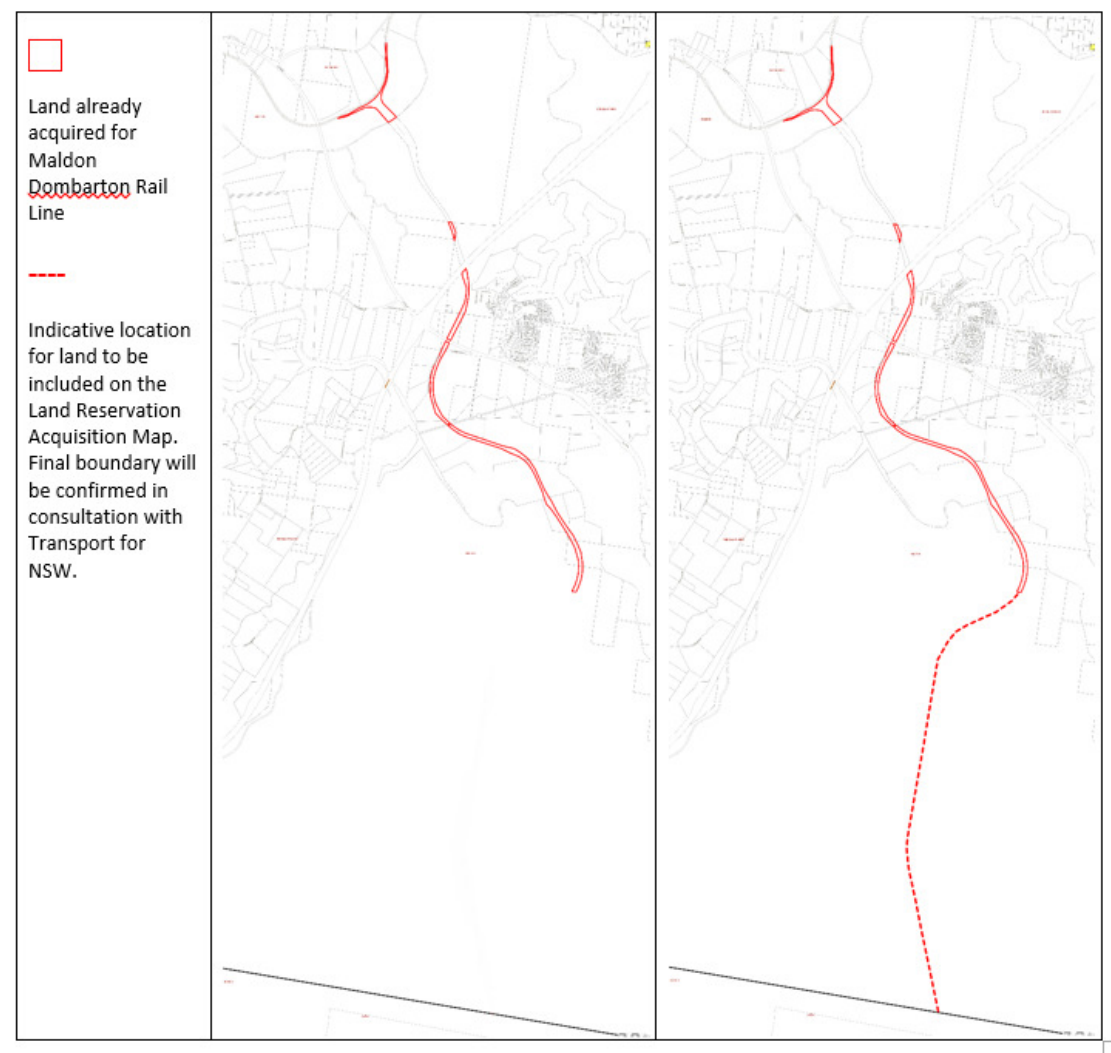


Lot 1, DP 1013237 (26 Albert Avenue, Thirlmere) and Lot 40A, Sec B, DP 2878 (28 Albert Avenue, Thirlmere)

Map 3 – Land Zoning Map (Maldon Dombarton Rail Line)






Map 4 – Land Reservation Acquisition Map (Maldon Dombarton Rail Line)



Map 5 – Land Reservation Acquisition Map (land to be removed)

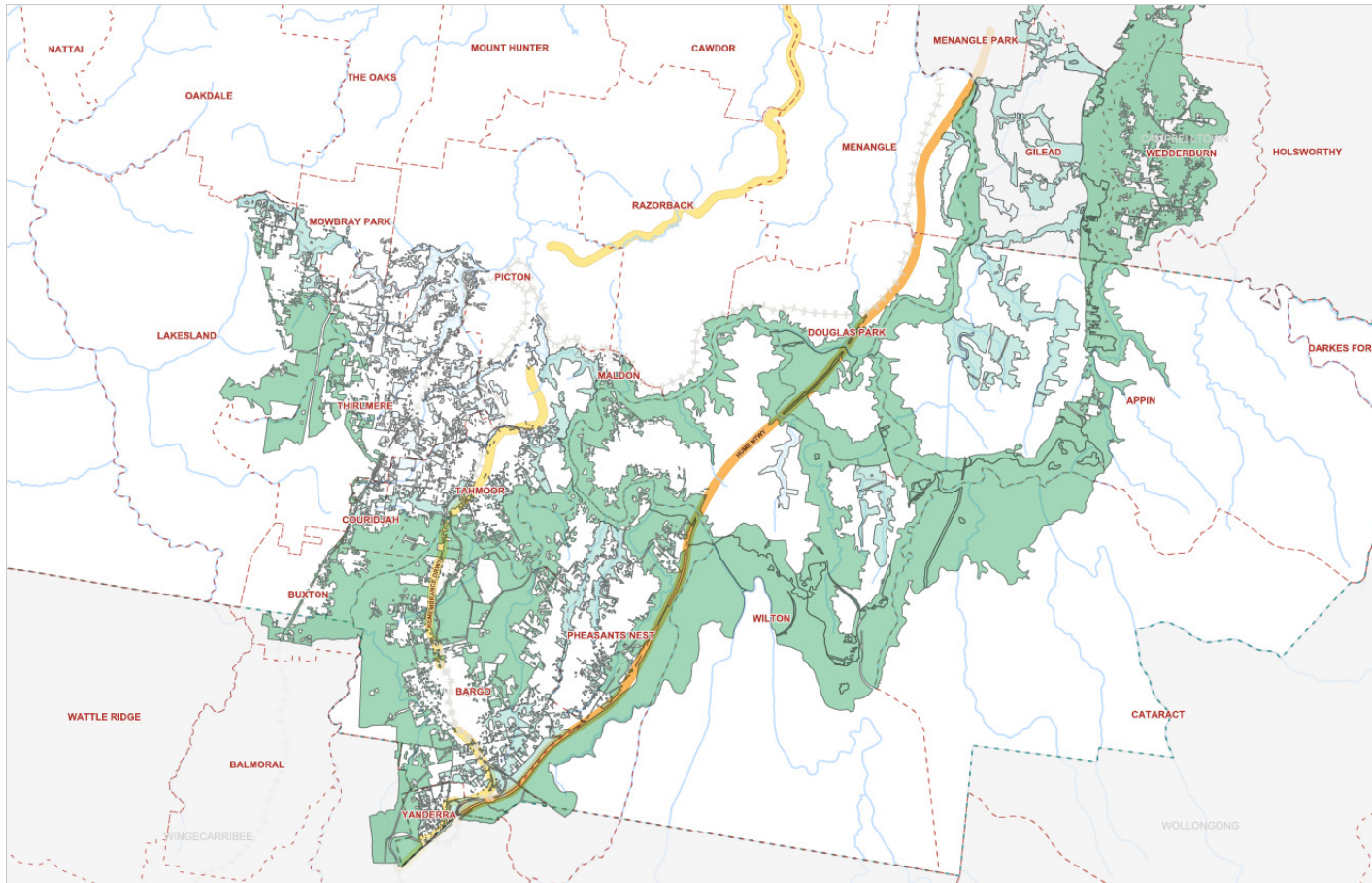
MAP KEY	BEFORE	AFTER
<p data-bbox="100 406 320 466"><u>Location:</u> Thirlmere</p> <div data-bbox="100 502 286 670"> LEP Land Reservation Acquisition Map</div> <div data-bbox="100 702 297 938"> Sites with land to be removed from the LEP Land Reservation Acquisition Map</div>		
<p data-bbox="100 1265 320 1321"><u>Affected Properties:</u></p>	<p data-bbox="342 1281 896 1313">Part Lot 100, DP 1175654 (Oak Street, Thirlmere)</p>	

<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>	





Map 6 – Koala Habitat Map

Koala Habitat Map to be developed after a Gateway determination has been issued and will be based on the *Koala corridors in south-west Sydney* spatial data provided by the NSW Government and illustrated below.



Map 7 – Natural Resources – Biodiversity Map

(land to be removed)

MAP KEY	BEFORE	AFTER
<p>Location: Thirlmere Way, Tahmoor</p> <p> LEP Natural Resources Biodiversity Map</p> <p> Sites with land to be removed from the LEP Natural Resources Biodiversity Map</p>		
<p><u>Affected Properties:</u></p>	<p>Part Lot 1, DP 1222156 (20 Macquarie Place, Tahmoor); Part Lot 112, DP 1229771 (2 Major Roberts Avenue, Tahmoor); Lot 102, DP 1229771 (113 Thirlmere Way, Tahmoor); Lot 101, DP 1229771 (111 Thirlmere Way, Tahmoor); Part Lot 103, DP 1229771 (15 Belford Circuit, Tahmoor); Part Lot 106, DP 1229771 (21 Belford Circuit, Tahmoor); Lot 107, DP 1229771 (23 Belford Circuit, Tahmoor); Lot 108, DP 1229771 (25 Belford Circuit, Tahmoor); Lot 109, DP 1229771 (27 Belford Circuit, Tahmoor); Lot 110, DP 1229771 (29 Belford Circuit, Tahmoor) and Lot 111, DP 1229771 (31 Belford Circuit, Tahmoor).</p>	

Location:
Thirlmere



LEP Natural
Resources
Biodiversity Map





Sites with land to
be removed from
the LEP Natural
Resources
Biodiversity Map



Affected
Properties:

Part Lot 12, DP 1242373 (21 Station Master Avenue, Thirlmere); Lot 13, DP 1242373 (23 Station Master Avenue, Thirlmere); Part Lot 14, DP 1242373 (20 Station Master Avenue, Thirlmere); Lot 24, DP 1242373 (45 Rita Street, Thirlmere); Part Lot 22, DP 1242373 (4 Station Master Avenue, Thirlmere); Part Lot 23, DP 1242373 (2 Station Master Avenue, Thirlmere); Lot 156, DP 1245299 (75 Highland Crescent, Thirlmere); Lot 155, DP 1245299 (73 Highland Crescent, Thirlmere); Lot 153, DP 1245299 (69 Highland Crescent, Thirlmere); Part Lot 151, DP 1245299 (2 Alfred Place, Thirlmere); Lot 154, DP 1245299 (71 Highland Crescent, Thirlmere); Lot 152, DP 1245299 (67 Highland Crescent, Thirlmere); Lot 157, DP 1245299 (22 Marion Street, Thirlmere); Part Lot 150, DP 1245299 (4 Alfred Place, Thirlmere); Lot 158, DP 1245299 (20 Marion Street, Thirlmere); Part Lot 149, DP 1245299 (6 Alfred Place, Thirlmere); Lot 159, DP 1245299 (18 Marion Street, Thirlmere); Part Lot 148, DP 1245299 (8 Alfred Place, Thirlmere); Lot 160, DP 1245299 (16 Marion Street, Thirlmere); Part Lot 147, DP 1245299 (10 Alfred Place, Thirlmere); Lot 161, DP 1245299 (14 Marion Street, Thirlmere); Part Lot 146, DP 1245299 (12 Alfred Place, Thirlmere); Part Lot 145, DP 1254299 (14 Alfred Place, Thirlmere); Part Lot 132, DP 1254299 (15 Alfred Place, Thirlmere); Lot 6, DP 1239573 (48 Highland Crescent, Thirlmere); Lot 7, DP 1239573 (46 Highland Crescent, Thirlmere); Part Lot 8, DP 1239573 (44 Highland Crescent, Thirlmere); Part Lot 9, DP 1239573 (42 Highland Crescent, Thirlmere); Part Lot 10, DP 1239573 (40 Highland Crescent, Thirlmere); Part Lot 11, DP 1239573 (38 Highland Crescent, Thirlmere); Part Lot 4, DP 1239573 (30 Marion Street, Thirlmere); Part Lot 5, DP 1239573 (28 Marion Street, Thirlmere); Part Lot 12, DP 1236126 (26 Constance Street, Thirlmere); Part Lot 11, DP 1236126 (24 Constance Street, Thirlmere); Part Lot 29, DP 1236126 (23 Constance Street, Thirlmere); Part Lot 30, DP 1236126 (25 Constance Street, Thirlmere); Part Lot 17, DP 1236126 (52 Chalker Street, Thirlmere); Part Lot 16, DP 1236126 (50 Chalker Street, Thirlmere); Part Lot 15, DP 1236126 (48 Chalker Street, Thirlmere); Part Lot 45, DP 1236125 (31 Chalker Street, Thirlmere); Part Lot 33, DP 1236125 (54 Chalker Street, Thirlmere); Part Lot 14, DP 1224631 (32 Chalker Street, Thirlmere); Part Lot 13, DP 1224631 (21 Chalker Street, Thirlmere); Lot 11, DP 1224631 (19 Cumbria Street, Thirlmere); Part Lot 10, DP 1224631 (17 Cumbria Street, Thirlmere); Part Lot 12, DP 1224631 (21 Cumbria Street, Thirlmere); Part Lot 62, DP 1224631 (80 Rita Street, Thirlmere); Part Lot 58, DP 1224631 (82 Rita Street, Thirlmere); Part Lot 48, DP 1224631 (16 Cecilia Place, Thirlmere); Part Lot 52, DP 1224631 (8 Cecilia Place, Thirlmere); Part Lot 51, DP 1224631 (10 Cecilia Place, Thirlmere) and Part Lot 50, DP 1224631 (12 Cecilia Place, Thirlmere).

<p><u>Location:</u> Silverdale</p> <p></p> <p>LEP Natural Resources Biodiversity map layer</p> <p></p> <p>Sites with land to be removed from the LEP Natural Resources Biodiversity map layer</p>		
<p><u>Affected Properties:</u></p>	<p>Lot 103, DP 1237882 (33 Warradale Road, Silverdale); Part Lot 101, DP 1237882 (Warradale Road, Silverdale); Part Lot 102, DP 1237882 (Government Road, Silverdale); Part Lot 104, DP 1237882 (Government Road, Silverdale); Part Lot 100, DP 1237882 (Marsh Road, Silverdale); Part Lot 1304, DP 1236986 (41 Marsh Road, Silverdale); Lot 1302, DP 1236986 (37 Marsh Road, Silverdale); Lot 1301, DP 1236986 (46 Warradale Road, Silverdale) and Lot 1303, DP 1236986 (1 Production Avenue, Warragamba).</p>	

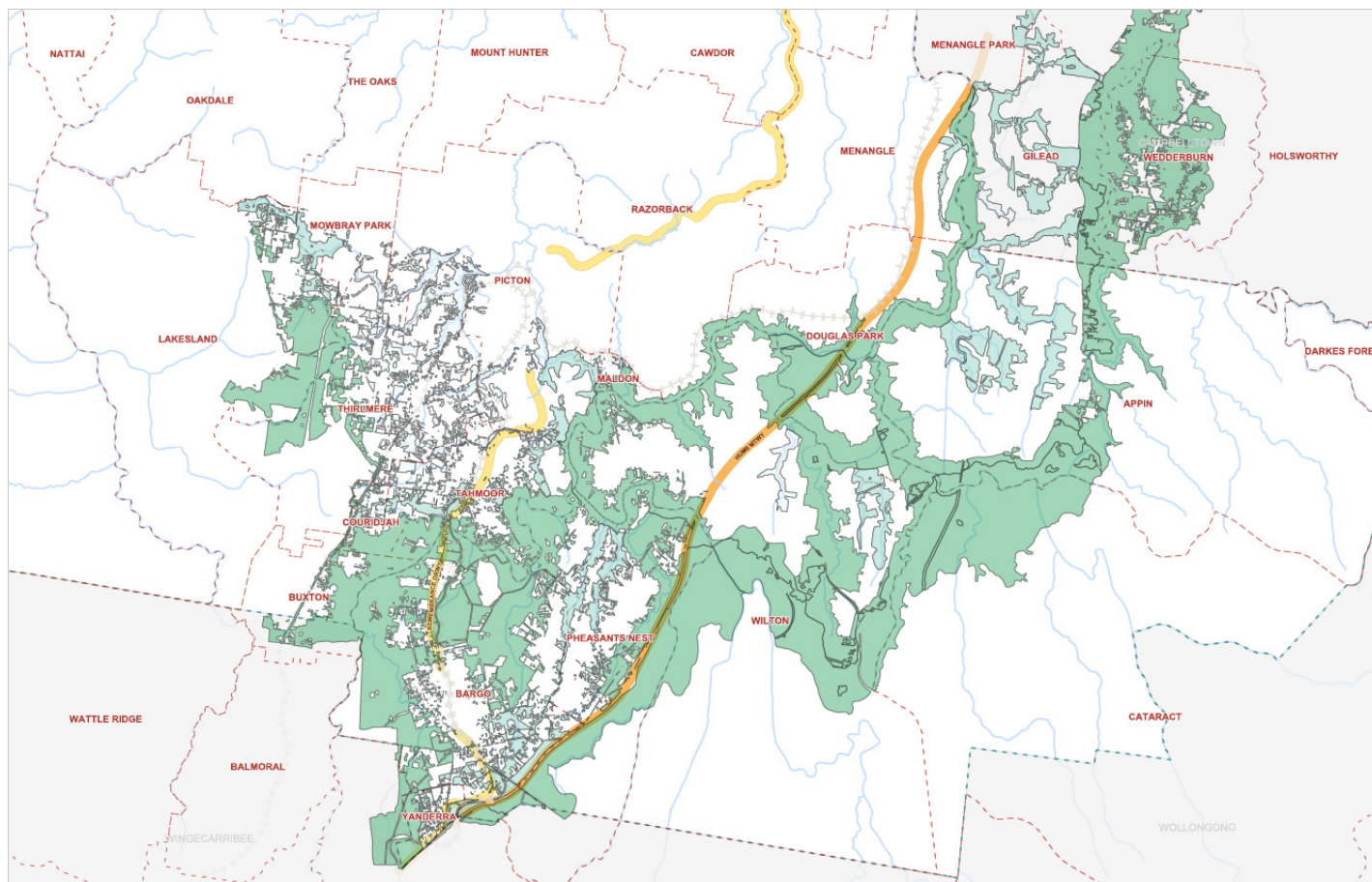
<p>Location: River Road, Tahmoor</p> <p> LEP Natural Resources Biodiversity Map</p> <p> Sites with land to be removed from the LEP Natural Resources Biodiversity Map</p>	
<p><u>Affected Properties:</u></p>	<p>Part Lot 257, DP 10669 (70 River Road, Tahmoor)</p>

<p>Location: 20 Bronzewing Street, Tahmoor</p> <p> LEP Natural Resources Biodiversity Map</p> <p> Sites with land to be removed from the LEP Natural Resources Biodiversity Map</p>	
<p><u>Affected Properties:</u></p>	<p>Part Lot 8, DP 16911 (20 Bronzewing Street, Tahmoor)</p>

Map 8 – Natural Resources – Biodiversity Map

(land to be added)

To be developed after a Gateway determination has been issued and will be based on the high quality koala habitat corridors identified in the *Koala corridors in south-west Sydney* spatial data provided by the NSW Government and illustrated below.

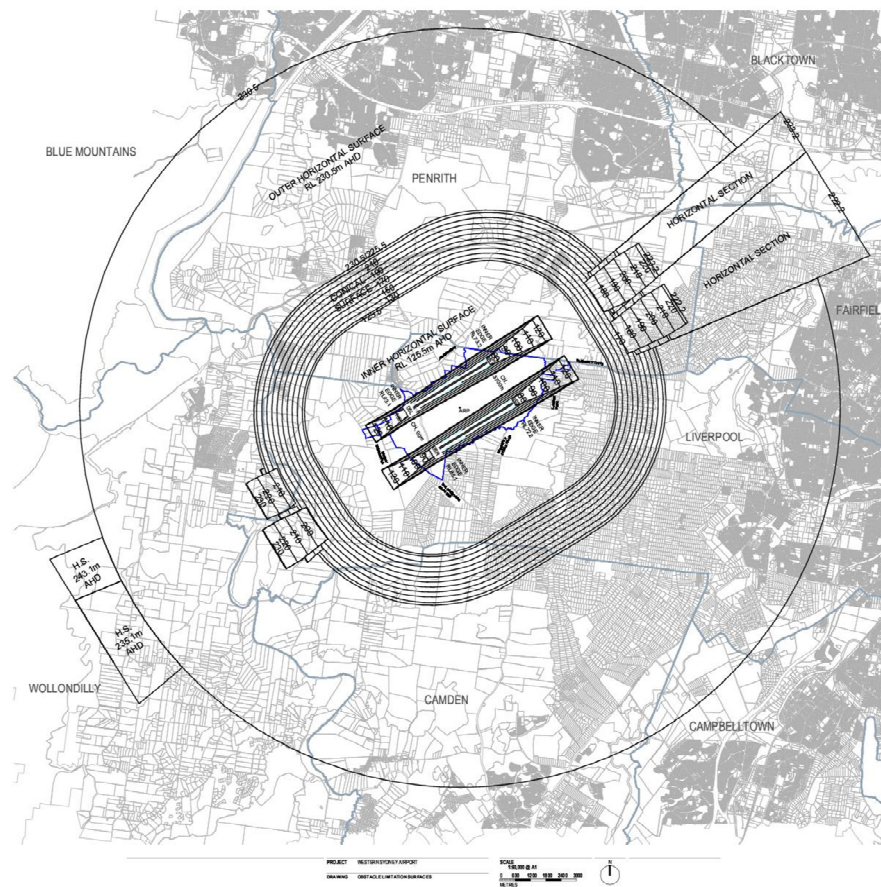


Map 9 – Aircraft Flight Path – Aircraft Noise Map

To be developed based on ANEC contours after a Gateway determination has been issued.

Map 10 – Aircraft Flight Path – Obstacle Limitation Surface Map

To be developed after a Gateway determination has been issued based on the Obstacle Limitation Surface Chart (shown below).



Map 11 – Aircraft Flight Path – Wildlife Strike Map

To be developed after a Gateway determination has been issued.

Part 5 – Community Consultation

The proposed amendments included within the Stage 1 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;
- 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.

No targeted community consultation has been undertaken to date with a focus on the content of the planning proposal. It is anticipated that a 28 day exhibition period will be held in early 2020 for the planning proposal.

Further consultation will occur after and be directed by the Gateway determination once 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.

Part 6 – Project Timeline

Project detail	Timeframe	Timeline
Consideration of draft Planning Proposal by Wollondilly Local Planning Panel	2 months	November 2019
Consideration of Planning Proposal and issue of Gateway Determination by Department of Planning	2 months	December 2019
Commencement and completion dates for public exhibition period – after amending the Planning Proposal if required, preparation of maps and special DCP provisions	3 months	Feb/March 2020
Timeframe for consideration of submissions	1 month	April/May 2020
Timeframe for the consideration of a proposal post exhibition including amendments and maps and report to Council	2 months	May/June 2020
Anticipated date RPA will forward to PC and Department of Planning for finalisation	1 month	June 2020
Finalisation	To be advised by DPIE	Late 2020

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. Destination Weddings & Business Conferencing; Strategic Review Report

Prepared by Locale Consulting

Council Reference: CM 10491-7#86

F. Minutes from Wollondilly Local Planning Panel

Extract from Agenda and Minutes of the Wollondilly Local Planning Panel held on Monday 28 November 2019

Council Reference: CM 11262 #237

G. Agenda & Minutes from Ordinary Meeting of Council

Extract from Agenda and Minutes of the Ordinary Meeting of Wollondilly Shire Council held on 16 December 2019

Council Reference: CM 11262 #238

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:

- a) To include the following particular aim to Clause 1.2(2):
 - To encourage development that supports the health and wellbeing of local residents, workers and visitors.
- b) To include a reference to health for each land use zone, including Rural, Residential, Business, Industrial, Special Purpose, Recreation and Environmental Protection zones.

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.					

INTENDED OUTCOME:

Enhance opportunities for outdoor dining

DESCRIPTION OF CHANGE:

Amending *Wollondilly Local Environmental Plan 2011*, **Schedule 2 Exempt development** to include new exempt development provisions for “**Footpaths – outdoor dining**” to be carried out as exempt development (i.e. without the need for development consent) so long as certain development standards are met.

RATIONALE

This is the first step to establish a framework for outdoor dining which is considered to promote vibrancy in towns and village centres.

PROPOSED CHANGE:

It is proposed to include the following development standards to enable Footpaths – outdoor dining to be carried out as exempt development;

- Must be located on the footpath within a road reserve for which the Council is the roads authority under the *Roads Act 1993*
 - must be associated with an adjacent lawfully approved ‘food and drink premises’
 - must hold any relevant approval issued under the *Roads Act 1993* or the *Local Government Act 1993* (or both)
 - if alcohol is to be consumed must hold an outdoor dining licence
 - Must not involve construction work.
 - Must not obstruct access to the associated premises or to adjacent premises.
 - Must be located on the part of the footpath that is adjacent to the associated premises.
 - Must not involve the broadcasting of any live or recorded entertainment including music, broadcast programs, flashing lights, or the like.
 - Maximum height of dividing screens or removable planter boxes—900mm if approved by Council.
 - All materials and equipment must be temporary and removed from the footpath at close of business, unless otherwise approved by Council.
-

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? No
		●		
Is other work required to support the proposed amendment? <i>e.g. update the Development Control Plan</i>				Yes, a policy may be required to address the requirements under the <i>Local Government Act 1993</i> .
Relevant LSPS/District Plan theme:				Liveability
Wollondilly 2040 draft Local Strategic Planning Statement (LSPS) Action:				
This amendment indirectly responds to Planning Priority 7 “Cultivating a Creative and Cultural Destination Connection People with Places”.				

Amendment No. 3 EVENTS

INTENDED OUTCOME:

Increase opportunities for events.

DESCRIPTION OF CHANGE:

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

RATIONALE

Wollondilly 2040 draft LSPS recognises the value of public spaces as social connectors and acknowledges that regulatory barriers can prevent the use of spaces for culturally enriching events such as indigenous markets, festivals and other opportunities for people to connect.

Supporting these activities can create opportunities for cultural and creative expression. It can support businesses through increased jobs and attracting visitors.

PROPOSED CHANGE:

It is proposed to include the following development standards to enable events to be carried out as exempt development;

- If on Council-owned land must have written consent from Council,
- If a regular event, cannot be held on more than 12 occasions in any 12 month period. This does not apply to events held on public land.
- Maximum number of participants permitted within the boundaries of the event shall be capped at 1,500.
- If a road closure is required than an appropriate traffic management plan must be submitted to and approved by Council prior to the event,
- Not to be carried out on land that comprises, or on which there is, a heritage item
- Must take place only during the following periods-
 - 7.00am and 10.00pm, including set up and pack down periods
- Loudspeakers and amplifying devices must not be used after 8.00pm Sunday – Thursday and 10.00pm Friday and Saturday
- Must not exceed three consecutive days,
- Amenities;
 - Toilets must be available within 200 metres of the event,
 - If toilets are not available on the site or within 200m of the event then the following must be provided by the event organizer;
 - Female facilities – at least 3 toilets and 1 hand basin
 - Male facilities – at least 1 toilet, 1m length urinal trough and 1 hand basin
 - 1 disability toilet
- Must have adequate provision for waste disposal, including recycling,
- Must have adequate artificial lighting, if necessary, to permit the safe movement of patrons.
 - This light must not significantly impact on neighbours
 - All lighting must be directed away from adjacent residential properties
- Must not include the construction of permanent structures
- All temporary structures must be structurally sound
- No vegetation must be damaged
- Must not involve the provision of overnight camping or accommodation

- Adequate emergency provisions;
 - Emergency egress for pedestrians and emergency services must be kept free and clearly marked,
 - Events in bushfire prone land must include an evacuation plan submitted to Council at least one week prior to the event
- If alcohol is being sold, there must be food and the appropriate licenses must be obtained
 - Temporary food stalls and mobile food vans must comply with the relevant guidelines
 - Adequate volumes of potable water must be provided by the event organizer for any event that involves alcohol

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?	No
		•			
Is other work required to support the proposed amendment? <i>e.g. update the Development Control Plan</i>				No	
Relevant LSPS/District Plan theme:				Liveability, Productivity	

Wollondilly 2040 draft Local Strategic Planning Statement Action:

Action 7.5 Review the LEP and broader policy framework to create opportunities for events.

Amendment No. 4 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 identifies the retention of the integrity of the values of the Metropolitan Rural Area and the Protected Natural Area as critically important to deliver on the vision of a *Metropolis of Three Cities*.

34% of land within the Wollondilly Shire local government boundary is located within the Metropolitan Rural Area. Of the remaining land, 63% of land is located within the Protected Natural Area and 3% of land is designated as an “urban area” comprising land located within current and proposed growth centres.

One of Wollondilly’s key roles in giving effect to the *Western City District Plan* is to embed the importance of the Metropolitan Area within the local environmental plan.

PROPOSED CHANGE:

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

The new local provision, “Development within the Metropolitan Rural Area”, will confirm the objectives of the clause which is to protect and enhance the values in the Metropolitan Rural Area.

The clause would apply to land identified as “Metropolitan Rural Area” on the Metropolitan Rural Area Map in accordance with the proposed Metropolitan Rural Area Map shown in Part 4 by Map 1.

The clause would require the consent authority, prior to determining a development application within the Metropolitan Area, to consider the environmental, social and economic impacts.

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”.				

INTENDED OUTCOME:

Protect operations of the Western Sydney International Airport

DESCRIPTION OF CHANGE:

Including a **new local provision** and associated mapping for aircraft noise, obstacle limitation surface, procedures for air-navigation services – aircraft operations (PANS – OPS) surfaces, and wildlife strike to protect airspace around the Western Sydney International Airport essential to ensuring and a maintaining safe operating environment and to provide for future growth without disruption.

RATIONALE

The vision for the Western Parkland City has a focus on the development of the Western Sydney International Airport and Badgerys Creek Aerotropolis.

The new airport will be just 11km directly north east of Wollondilly and this proximity presents significant economic opportunities for residents and Wollondilly's economy. Areas within Wollondilly will

This amendment seeks to give effect to the Western City District Plan by protecting land necessary to support the operation of the airport. Protecting immediate airspace around the Western Sydney International Airport is essential to ensuring the airport can grow without disruption as demand increases. Protection is also required to ensure and maintain a safe operating environment.

PROPOSED CHANGE:

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.

The new local provision, "Western Sydney Airport airspace protection", will confirm the objectives of the clause which are to ensure that development in the vicinity of the proposed Western Sydney International Airport;

- has regard to the use of potential future use of the site as an airport,
- does not hinder or have any other adverse impacts on the development or operation of the airport,
- minimises aircraft sensitive developments from being located near the airport and its flight paths,
- ensures that land use and development in the vicinity of the airport do not hinder or have any adverse impacts on the ongoing, safe and efficient operation of the airport.

WHAT LAND DOES IT APPLY TO:

The clause would apply to the land shown on the:

- **Aircraft Flight Path – Aircraft Noise Map** shown in **Part 4** by **Map 9**
 - **Aircraft Flight Path – Obstacle Limitation Surface Map** shown in **Part 4** by **Map 10**
 - **Aircraft Flight Path – Wildlife Strike Map** shown in **Part 4** by **Map 11**
-

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	
Relevant LSPS/District Plan theme:				Productivity, Liveability, Sustainability	
Wollondilly 2040 draft Local Strategic Planning Statement (LSPS) Action:					
Action 11.4 Review the LEP for opportunities to protect land necessary to support the operation of the airport.					

Amendment No. 6 MALDON DOMBARTON RAIL LINK

INTENDED OUTCOME:

Protect corridors required for the long-term strategic transport needs of Greater Sydney

DESCRIPTION OF CHANGE:

To protect the corridor for the Maldon Dombarton Rail Line. It is proposed to rezone the corridor in full to SP2 Infrastructure. The proposal also seeks to identify the southern portion of the rail line in Wollondilly on the Land Reservation Acquisition Map.

RATIONALE

The proposed Maldon to Dombarton Railway is a 35-kilometer single-track rail freight line between the Main South Line at Maldon and Dombarton (near Port Kembla), in the Illawarra region. A significant part of the freight line is located within Wollondilly and has land has already been acquired by the NSW Government for this purpose. The southern section of the line through Wollondilly has not yet been acquired.

The line is identified in the Structure Plan for the Western City District as “Freight Rail Investigation”. Action 32 of the Western City District Plan directs the protection of transport corridors.

PROPOSED CHANGE:

- a) Amending the *Wollondilly Local Environmental Plan 2011* **Land Zoning Map** with the proposed map shown in Part 4 by **Map 3** to rezone land already acquired for the Maldon Dombarton Railway Line to SP2 Infrastructure; and
- b) Amending the *Wollondilly Local Environmental Plan 2011*, **Clause 5.1 Relevant acquisition authority** and the associated **Land Reservation Acquisition Map** with the proposed map shown in Part 4 by **Map 4** to reserve the corridor for the proposed Maldon Dombarton Railway Line.

WHAT LAND DOES IT APPLY TO:

The following land is proposed to be rezoned (proposed change (a)):

- Picton Road, Razorback (Lot 1 in DP 702031)
- Picton Road, Razorback (Lot 2 in DP 702031)
- Menangle Road, Razorback (Lot 3 in DP 702031)
- Menangle Road, Razorback (Lot 4 in DP 702031)
- Picton Road, Wilton (Lot 3 in DP 702024)
- Condell Park Road, Wilton (Lot 10 in DP 702024)
- Condell Park Road, Wilton (Lot 18 in DP 702024)
- 135 Condell Park Road, Wilton (Lot 15 in DP 702024)
- 135 Condell Park Road, Wilton (Lot 16 in DP 702024)
- Janderra Lane, Wilton (Lot 8 in DP 702025)
- Janderra Lane, Wilton (Lot 9 in DP 702025)
- Emma Lane, Wilton (Lot 3 in DP 702025)
- Emma Lane, Wilton (Lot 2 in DP 702025)
- Emma Lane, Wilton (Lot 1 in DP 702025)
- Picton Road, Wilton (Lot 1 in DP 732649)
- Picton Road, Wilton (Lot 3 in DP 732649)
- Picton Road, Wilton (Lot 4 in DP 732649)

- Picton Road, Wilton (Lot 5 in DP 732649)
- Picton Road, Wilton (Lot 6 in DP 732649)
- Picton Road, Wilton (Lot 7 in DP 732649)
- Picton Road, Wilton (Lot 8 in DP 732649)
- Picton Road, Wilton (Lot 9 in DP 732649)
- Picton Road, Wilton (Lot 10 in DP 732649)

Land to be identified on the Land Reservation Acquisition Map is to be identified in collaboration with Transport for NSW.

Table summarising proposed changes

Lot	DP	Site Address	Suburb	Current Zoning	Proposed Zoning
1	702031	Picton Road	Razorback	RU2 Rural Landscape	SP2 Infrastructure
2	702031	Picton Road	Razorback	RU2 Rural Landscape	SP2 Infrastructure
3	702031	Menangle Road	Razorback	RU2 Rural Landscape	SP2 Infrastructure
4	702031	Menangle Road	Razorback	RU2 Rural Landscape	SP2 Infrastructure
3	702024	Picton Road	Wilton	RU2 Rural Landscape	SP2 Infrastructure
6	702024	Picton Road	Wilton	RU2 Rural Landscape	SP2 Infrastructure
10	702024	Condell Park Road	Wilton	RU2 Rural Landscape	SP2 Infrastructure
18	702024	Condell Park Road	Wilton	RU2 Rural Landscape	SP2 Infrastructure
15	702024	135 Condell Park Road	Wilton	RU2 Rural Landscape	SP2 Infrastructure
8	702025	Janderra Lane	Wilton	RU2 Rural Landscape	SP2 Infrastructure
9	702025	Janderra Lane	Wilton	RU2 Rural Landscape	SP2 Infrastructure
3	702025	Emma Lane	Wilton	RU2 Rural Landscape	SP2 Infrastructure
2	702025	Emma Lane	Wilton	RU2 Rural Landscape	SP2 Infrastructure
1	702025	Emma Lane	Wilton	RU2 Rural Landscape	SP2 Infrastructure
1	732649	Picton Road	Wilton	E2 Environmental Conservation	SP2 Infrastructure
3	732649	Picton Road	Wilton	E2 Environmental Conservation	SP2 Infrastructure
4	732649	Picton Road	Wilton	E2 Environmental Conservation	SP2 Infrastructure
5	732649	Picton Road	Wilton	E2 Environmental Conservation	SP2 Infrastructure
6	732649	Picton Road	Wilton	E2 Environmental Conservation	SP2 Infrastructure

7	732649	Picton Road	Wilton	E2 Environmental Conservation	SP2 Infrastructure
8	732649	Picton Road	Wilton	E2 Environmental Conservation	SP2 Infrastructure
9	732649	Picton Road	Wilton	E2 Environmental Conservation	SP2 Infrastructure
10	732649	Picton Road	Wilton	E2 Environmental Conservation	SP2 Infrastructure

Will it apply to Council land?				No	
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>				No	
Relevant LSPS/District Plan theme:				Productivity	
Wollondilly 2040 draft Local Strategic Planning Statement Action:					
This amendment indirectly responds to Planning Priority 11 leveraging Greater Investment and business opportunities from the Western Sydney International Airport".					

Amendment No. 7 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 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
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	
Wollondilly 2040 draft Local Strategic Planning Statement (LSPS) Action:					
This amendment indirectly responds to LSPS.					

INTENDED OUTCOME:

Enable destination weddings, functions and business conferencing in rural locations.

DESCRIPTION OF CHANGE:

Amend the *Wollondilly Local Environmental Plan 2011* to permit “**Rural function centres**” (new definition) or “**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.

RATIONALE

Wollondilly Shire Council has been collaborating with Destination Sydney Surrounds South (DSSS) to understand the potential value destination weddings and business conferencing bring to local economies and the challenges presented by the strategic planning framework that limit these benefits from being realised.

DSSS has engaged a consultant to develop a Strategic Review to provide clear direction for the development and growth of destination weddings and business conference in rural locations which is provided at Appendix E.

This amendment seeks to implement the recommended planning controls from the Strategic Review Report. The report recommends a local clause which would apply to land zoned RU1 Primary Production, RU2 Rural Landscape, E3 Environmental Management and E4 Environmental Living. In addition, this clause seeks to apply the proposed local clause to RU4 Primary Production Small Lots.

PROPOSED CHANGE:

There are two parts to this amendment

1. Amending the *Wollondilly Local Environmental Plan 2011* to include a new definition for ‘Rural function centre’ and to permit this development with consent in rural and some environmental protection zones (E3 and E4).

If this option is not available, then to amend the *Wollondilly Local Environmental Plan 2011* **Land Use Table** to permit “**Function centres**” in rural and some environmental protection zones (E3 and E4).

2. With either option, including the following **new local provision** to ensure that ‘Rural function centre’ and ‘Function centre’ are an appropriate scale and do not adversely impact on the agricultural production, scenic or environmental values of the land:

‘Rural function centres’ or ‘Function centres’ in certain Rural and Environmental Zones

(1) Objectives of this clause are follows:

- (a) To provide for appropriate functions and conferences, such as weddings and corporate retreats, in a rural environment, and*
- (b) To ensure that function centres for not adversely impact o the agricultural production, scenic of environmental values of the land.*

(2) This clause applies to land in the following zones:

- (a) Zone RU1 Primary Production,*

- (b) Zone RU2 Rural Landscape,
- (c) Zone E3 Environmental Management, and
- (d) Zone E4 Environmental Living

(3) Development consent must not be granted to function centres on land in a zone to which this clause applies unless the consent authority is satisfied that the development:

- (a) Is, or will be, serviced by adequate access roads taking into account of the land its surrounds, and
- (b) Will not have an adverse impact on the agricultural production, amenity or the significant features or the surrounding natural environment.

(4) When assessing a development application for development on land to which this clause applies, the consent authority must consider the following:

- (a) That the location of development on environmentally sensitive land and is appropriate having regard to the management of bush fire and/or flood risk and achieving biodiversity outcomes, and
- (b) Noise, privacy, traffic, visual and other impacts do not unduly detract from the amenity of the area, and
- (c) If the development will result in unreasonable conflict to the use of the land or any adjoining land for agricultural or rural industries, and
- (d) If the development is located in an unsewered area, adequate on-site wastewater systems will service the land without having an adverse impact on the water quality of the area.

WHAT LAND DOES IT APPLY TO:

Land zoned:

- RU1 Primary Production
- RU2 Rural Landscape
- RU4 Primary Production Small Lots
- E3 Environmental Management
- E4 Environmental Living

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:				Productivity, Sustainability	
Wollondilly 2040 draft Local Strategic Planning Statement Action:					

Action 9.3 Work with Destination Sydney Surrounds South on the Destination Wedding Project to develop tourism infrastructure including accommodation m events and conferencing and function spaces, and incorporate any necessary changes in the LEP and DCP.

Amendment No. 9 KOALA CORRIDORS

INTENDED OUTCOME:

Protect known koala corridors

DESCRIPTION OF CHANGE:

Include a **new local provision** and associated mapping that confirms the objectives of the clause which is to protect high quality koala habitat. The local provision will ensure that development on land near high quality **koala habitat** needs to be informed by a site specific koala management plan unless there is a shire wide comprehensive koala management plan in place.

RATIONALE

Koalas are an iconic part of Wollondilly's natural history with the first recorded European sighting of a koala occurring near Bargo in 1798.

Increasing numbers of koalas have been recorded at a range of locations within the Wollondilly local government area in recent years, with an estimated population of 350 to 400 individuals. In the past two years, Council has been advocating for the protection of koala habitat corridors in the Wilton and Appin areas.

The NSW Government is funding koala research and on-ground management actions under the *Saving our Species* conservation program, and the Wollondilly Koala Conservation Project is part of this program. This project is collecting new information on koala distribution, abundance, movement and habitat usage within the Wollondilly local government area. Work began in March 2016 and data collection and analyses are ongoing.

As part of this work the NSW Government published [*Conserving Koalas in the Wollondilly and Campbelltown Local Government Areas*](#)⁷ (2019). This document identifies core koala habitat in and around Wilton and the Greater Macarthur growth areas.

PROPOSED CHANGE:

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

The new local provision, "Koala habitat protection", will confirm the objectives of the clause which are;

- protecting high quality koala habitat
- protecting and conserving local koala populations
- stabilising or reversing threats to koalas
- managing and restoring koala habitat
- ensuring a co-ordinated approach to koala management across the region
- ensuring that key habitat and movement corridors remain linked
- enhancing and restoring habitat connectivity

The clause would apply to land identified as "sensitive land" on the Koala Habitat Map shown in Part 4 by Map 6 and also to land in close proximity to "Sensitive land".

⁷ <https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Animals-and-plants/Threatened-species/conserving-koalas-wollondilly-campbelltown-local-government-areas-190573.pdf>

The clause would require the consent authority, prior to determining a development application on land to which this clause applies, to consider the following;

- for land identified as “sensitive land” on the Koala Habitat Map; to consider a shire wide comprehensive koala management plan. If there is not one in place than a site specific koala management plan will be required.
- For land in close proximity to “sensitive land”; the clause would list principles that need to be considered and may include facilitating koala movement, avoiding development within core habitat, separating development from koala habitat and movement corridors, and restoring and revegetating green corridors.

WHAT LAND DOES IT APPLY TO:

Land identified on the NSW Government’s “Koala corridors in south-west Sydney” which is identified in Part 4 by Map 6.

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?
		•	•	
Is other work required to support the proposed amendment? <i>e.g. update the Development Control Plan</i>				<p>Yes.</p> <p>Council is preparing a comprehensive koala plan of management.</p> <p>In addition, the Development Control Plan should be updated to provide planning controls to guide relevant development.</p>
Relevant LSPS/District Plan theme:				Sustainability
Wollondilly 2040 draft Local Strategic Planning Statement Action:				
Action 13.3 Investigate opportunities to protect high priority biodiversity areas including koala habitat corridors.				

Amendment No. 10

ACCESS TO FAST TRACK ASSESSMENT FOR DEVELOPMENT APPLICATIONS ON LAND LEGALLY CLEARED

INTENDED OUTCOME:

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*).

DESCRIPTION OF CHANGE:

Amend the *Wollondilly Local Environmental Plan 2011* **Natural Resources – Biodiversity Map** to remove land which has been legally cleared and is no longer considered to be “sensitive land”.

RATIONALE

There are a number of areas within Wollondilly where development has been approved and undertaken involving the legal removal of vegetation through an offset agreement on land identified on the Natural Resources – Biodiversity Map (NRB Map).

The land now needs to be removed from the Natural Resources – Biodiversity Map (NRB Map) as there is no longer “sensitive land” requiring protection and while the land remains on the NRB Map homeowners are prevented from accessing fast track assessment of straightforward development for things like the construction of a new house or alterations and additions to a house otherwise known as “complying development”.

This is because, under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, complying development cannot be carried out on land identified as being environmentally sensitive land in the Wollondilly Local Environmental Plan.

Complying development provisions enable routine works that comply with the relevant development standards saving homeowners time and money.

PROPOSED CHANGE:

Amend the *Wollondilly Local Environmental Plan 2011* **Natural Resources – Biodiversity Map** with the proposed biodiversity map shown in Part 4 by Map 7.

WHAT LAND DOES IT APPLY TO:

- 70 River Road, Tahmoor (part Lot 257 in DP 10669)
- 20 Bronzewing Street, Tahmoor (part Lot 8 in DP16911)
- 20 Macquarie Place, Tahmoor (part Lot 1 in DP1222156)
- 2 Major Roberts Avenue, Tahmoor (part Lot 112 in DP1229771)
- 113 Thirlmere Way, Tahmoor (Lot 102 in DP1229771)
- 111 Thirlmere Way, Tahmoor (Lot 101 in DP 1229771)
- 15 Belford Circuit, Tahmoor (part Lot 103 in DP 1229771)
- 21 Belford Circuit, Tahmoor (part Lot 106 in DP 1229771)
- 23 Belford Circuit, Tahmoor (Lot 107 in DP 1229771)
- 27 Belford Circuit, Tahmoor (Lot 109 in DP 1229771)

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- 31 Belford Circuit, Tahmoor (Lot 111 in DP 1229771)
 - 25 Belford Circuit, Tahmoor (Lot 108 in DP1229771)
 - 29 Belford Circuit, Tahmoor (Lot 110 in DP1229771)
 - 2 Station Master Avenue, Thirlmere (part Lot 23 in DP 1242373)
 - 4 Station Master Avenue, Thirlmere (part Lot 22 in DP 1242373)
 - 21 Station Master Avenue, Thirlmere (part Lot 12 in DP124373)
 - 23 Station Master Avenue, Thirlmere (Lot 13 in DP 124373)
 - 20 Station master Avenue, Thirlmere (part Lot 14 in DP 1242373)
 - 45 Rita Street, Thirlmere (Lot 24 in DP1242373)
 - 80 Rita Street, Thirlmere (part Lot 62 in DP 1224631)
 - 82 Rita Street, Thirlmere (part Lot 58 in DP 1224631)
 - 38 Highland Crescent, Thirlmere (part Lot 11 in DP 1239573)
 - 40 Highland Crescent, Thirlmere (part Lot 10 in DP 1239573)
 - 42 Highland Crescent, Thirlmere (part Lot 9 in DP 1239573)
 - 44 Highland Crescent, Thirlmere (part Lot 8 in DP 1239573)
 - 46 Highland Crescent, Thirlmere (Lot 7 in DP 1239573)
 - 48 Highland Crescent, Thirlmere (Lot 6 in DP 1239573)
 - 67 Highland Crescent, Thirlmere (Lot 152 in DP 1245299)
 - 69 Highland Crescent, Thirlmere (Lot 154 in DP 1245299)
 - 71 Highland Crescent, Thirlmere (Lot 155 in DP 1245299)
 - 73 Highland Crescent, Thirlmere (Lot 155 in DP 1245299)
 - 75 Highland Crescent, Thirlmere (Lot 156 in DP 1245299)
 - 2 Alfred Place, Thirlmere (part Lot 151 in DP1245299)
 - 4 Alfred Place, Thirlmere (part Lot 150 in DP1245299)
 - 6 Alfred Place, Thirlmere (part Lot 149 in DP1245299)
 - 8 Alfred Place, Thirlmere (part Lot 148 in DP1245299)
 - 10 Alfred Place, Thirlmere (part Lot 147 in DP1245299)
 - 12 Alfred Place, Thirlmere (part Lot 146 in DP1245299)
 - 14 Alfred Place, Thirlmere (part Lot 145 in DP 1254299)*
 - 15 Alfred Place, Thirlmere (part Lot 132 in DP 1254299)*
 - 14 Marion Street, Thirlmere (Lot 161 in DP 1245299)
 - 16 Marion Street, Thirlmere (Lot 160 in DP 1245299)
 - 18 Marion Street, Thirlmere (Lot 159 in DP 1245299)
 - 20 Marion Street, Thirlmere (Lot 158 in DP 1245299)
 - 22 Marion Street, Thirlmere (Lot 157 in DP 1245299)
 - 28 Marion Street, Thirlmere (part Lot 5 in DP 1239573)
 - 30 Marion Street, Thirlmere (part Lot 4 in DP 1239573)
 - 23 Constance Street (part Lot 29 in DP 1236126)
 - 25 Constance Street (part Lot 30 in DP 1236126)
 - 24 Constance Street (part Lot 11 in DP 1236126)
 - 26 Constance Street (part Lot 12 in DP 1236126)
 - 21 Chalker Street, Thirlmere (part Lot 13 in DP1224631)
 - 31 Chalker Street, Thirlmere (part Lot 45 in DP1236125)
 - 32 Chalker Street, Thirlmere (part Lot 14 in DP1224631)
 - 48 Chalker Street, Thirlmere (part Lot 15 in DP1236126)
 - 50 Chalker Street, Thirlmere (part Lot 16 in DP1236126)
 - 52 Chalker Street, Thirlmere (part Lot 17 in DP1236126)
 - 54 Chalker Street, Thirlmere (part Lot 33 in DP1236125)
 - 17 Cumbria Street, Thirlmere (part Lot 10 in DP 1224631)
 - 19 Cumbria Street, Thirlmere (Lot 11 in DP 1224631)
 - 21 Cumbria Street, Thirlmere (part Lot 12 in DP 1224631)
 - 8 Cecilia Place, Thirlmere (part Lot 52 in DP 1224631)
 - 10 Cecilia Place, Thirlmere (part Lot 51 in DP 1224631)
 - 12 Cecilia Place, Thirlmere (part Lot 50 in DP 1224631)
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- 16 Cecilia Place, Thirlmere (part Lot 48 in DP 1224631)
- 33 Warradale Road, Silverdale (Lot 103 in DP1237882)
- 46 Warradale Road, Silverdale (Lot 1301 in DP 1236986)
- Warradale Road, Silverdale (part Lot 101 in DP 1237882)
- Government Road, Silverdale (part Lot 102 in DP 1237882)
- Government Road, Silverdale (part Lot 104 in DP 1237882)
- Marsh Road, Silverdale (part Lot 100 in DP 1237882)
- 37 Marsh Road, Silverdale (Lot 1302 in DP 1236986)
- 41 Marsh Road, Silverdale (part Lot 1304 in DP 1236986)
- 1 Production Avenue, Warragamba (Lot 1303 in DP 1236986)

*Part lot still to remain on the Natural Resources – Biodiversity Map

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:				Liveability, Sustainability	
Wollondilly 2040 draft Local Strategic Planning Statement (LSPS) Action: 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 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 minimize risk of injury
 - All signs must face onto the sporting area
 - No permanent sponsorship advertising signs are to be freestanding or located on perimeter fencing
 - 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.
-

WHAT LAND DOES IT APPLY TO:					
Land zoned RE1.					
Will it apply to Council owned land?			Yes, this amendment will only apply to Council owned land.		
What part of the LEP Will change	Land Use Table	LEP Clause	LEP Map	Is it a housekeeping amendment?	No
		●			
Is other work required to support the proposed amendment? <i>e.g. update the Development Control Plan</i>			No.		
Relevant LSPS/District Plan theme:			Infrastructure & Collaboration		
Wollondilly 2040 draft Local Strategic Planning Statement (LSPS) Action:					
This amendment indirectly responds to LSPS.					

Amendment No. 12 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. 13 LAND RESERVATION ACQUISITION

INTENDED OUTCOME:

Ensure that relevant land is reserved for certain public purposes.

DESCRIPTION OF CHANGE:

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

RATIONALE

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

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

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

PROPOSED CHANGE:

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

WHAT LAND DOES IT APPLY TO:

The planning proposal applies to the following land;

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

Table summarizing proposed changes

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

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

Amendment No. 14 REFLECTING UPDATES TO STANDARD INSTRUMENT LOCAL ENVIRONMENTAL PLAN

INTENDED OUTCOME:

Ensure that the Wollondilly LEP benefits from the most up-to-date model provisions and development terms within the Standard Instrument.

DESCRIPTION OF CHANGE:

Amend the Land Use Table to broaden the scope of permissibility beyond the mandatory land use zones for the following new or amended land use terms:

- Timber yard,
- Artisan Food and Drink Industry
- Bee Keeping
- Eco-Tourist Facility
- Markets.

The proposal also needs to introduce the “Eco-tourist facilities” provision which is compulsory if eco-tourist facilities are permitted with consent.

RATIONALE

The *Standard Instrument – Principal Local Environmental Plan* or “Standard Instrument” sets out a standardised form and content for local environmental plans. It includes mandatory and optional provisions, standard zones and a Dictionary of standard definitions relating to land uses and other terms relevant to the interpretation and application of local environmental plans.

Wollondilly Local Environmental Plan 2011 was prepared on the basis of the newly introduced Standard Instrument. There have been a number of updates to the standard instrument since the Wollondilly LEP commenced in 2011.

A review of the Standard Instrument has been undertaken to identify any new or amended provisions or land use terms that have been introduced since the LEP commenced and which would benefit from inclusion.

PROPOSED CHANGE:

- a) Amend 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).
- b) 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.

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?

Yes

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

Yes, the Development Control Plan should be updated to provide planning controls to guide relevant development.

Relevant LSPS/District Plan theme:

Productivity, Sustainability

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

This amendment indirectly responds to LSPS.

Amendment No. 15 TOURIST PARKS

INTENDED OUTCOME:

Enabling more diverse tourist accommodation.

DESCRIPTION OF CHANGE:

Amending the *Wollondilly Local Environmental Plan 2011* to permit a destination holiday park with a focus on visitors to be developed with consent in recreation and rural zones.

RATIONALE

The Wollondilly Destination Management Plan (WDMP) was adopted by Council in October 2018. It is a five year plan for guiding sustainable growth and to help ensure the viability and resilience of the tourism industry in the Shire. The WDMP focusses on initiatives to increase overnight visitation to the Shire and to grow the average length of stay as these will deliver far higher economic benefits including local jobs and investment.

The WDMP identifies the local environment plan as one of a number of challenges which are considered to be barriers to the growth of Wollondilly's visitor economy as it provides a limited framework for tourism and tourism development opportunities.

The WDMP identifies a need for a destination holiday park with a focus on visitors. The proposed amendment seeks to ensure the local planning framework for Wollondilly is ready to enable Wollondilly to benefit from the growing domestic caravan, motorhome and camping industry.

However, due to the complex nature of the regulatory framework that surrounds this type of development, care needs to be taken to avoid potential unintended outcomes that could arise from permitting caravan parks in rural zones. The main concern is that by permitting "caravan park", an amendment may also indirectly permit "manufactured home estates" which are a contemporary form of medium density development that provide an alternative to traditional housing arrangements.

PROPOSED CHANGE:

Amending the *Wollondilly Local Environmental Plan 2011* to include a new definition for 'Tourist park'.

The new definition of 'Tourist park' would mean a place that primarily provides accommodation for tourists and visitors on which moveable dwellings are installed, manufactured homes are installed, and which may or may not include communal facilities and administration buildings.

With this proposal the **Land use Table** would need to be amended to permit 'Tourist park' with consent in recreation and rural zones.

If this option is not available, then the proposal seeks to amend the *Wollondilly Local Environmental Plan 2011* **Land Use Table** to permit "**Caravan parks**" with consent in recreation and rural zones.

WHAT LAND DOES IT APPLY TO:

The planning proposal applies to land in the following land use zones:

- RU1 Primary Production
- RU2 Rural Landscape
- RU4 Primary Production Small Lots
- RE1 Public Recreation
- RE2 Private Recreation

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:				Productivity	
Wollondilly 2040 draft Local Strategic Planning Statement (LSPS) Action:					
Action 9.1 Monitor and implement the Wollondilly Destination Management Plan.					

Amendment No. 16 DIGITAL PLAN MAKING

INTENDED OUTCOME:

Support effective planning and decision making.

DESCRIPTION OF CHANGE:

Transition *Wollondilly Local Environmental Plan 2011* from using (PDF) maps to 'digital mapping' as the legal reference of local environmental plans.

RATIONALE

Wollondilly Council has long demonstrated strong support for the introduction of digital mapping and the expansion of eplanning to develop and utilise a digital Local Environmental Plan.

This commitment was confirmed by Council at its Ordinary Meeting of 18 June 2018 when Council resolved to support moving to a digital local environmental plan.

Moving to a digital local environmental plan removes the need to prepare map sheets and presents a number of benefits for Council, community and other stakeholders;

- **Decreasing Council resources required for planning proposals** by significantly reducing the time required for manual processes to manage spatial data. This would free up staff to do more in terms of mapping based solutions for staff and to the public,
- **Providing more flexibility in land use planning** by removing artificial administrative barriers that tend to restrict the scope of changes that can be considered for land,
- **Improve efficiency** by bringing all of Council's spatial data together on a single spatial cadastre,
- **Encouraging innovation by enabling open access to data** which is fit for purpose in terms of quality and integration with external datasets such as e-planning as well as professional users,
- **Removing duplication of work** by both Council and the NSW Government,
- **Increasing the accessibility of the local environmental plan to the community and other stakeholders** by enabling access to accurate information in a format they can use. Removing the need to navigate map sheets which is cumbersome,
- **Reduction in the risk of human error by reducing the sheer number of changes requires and only amending the data subject to change**, and
- **Reducing the likelihood of liability for present and future errors**. This is particularly relevant to recent issues associated with mapping discrepancies between the Wollondilly LEP and the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* for land at Wilton.

In May 2019, the NSW Government recently released *Towards Digital Plan Making* a discussion paper on transitioning from using (PDF) maps to 'digital mapping' as the legal reference of local environmental plans.

The discussion paper also identified Wollondilly Shire Council as one of a limited number of Councils currently reviewing their LEPS for an initial roll-out following the recent initial pilot with Central Coast Council.

PROPOSED CHANGE:

Transition the (PDF) maps to 'digital mapping' as the legal map reference for the *Wollondilly Local Environmental Plan 2011*.

WHAT LAND DOES IT APPLY TO:

Whole shire.

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?	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, Liveability, Productivity, Sustainability	
Wollondilly 2040 draft Local Strategic Planning Statement (LSPS) Action:					
Action 2.2 Transition PDF LEP maps to digital maps.					

INTENDED OUTCOME:

Embedding a clear line of site between the local strategic planning statement and the local environmental plan

DESCRIPTION OF CHANGE:

Ensuring implementation of strategic planning for the area by Including a reference to the local strategic planning statement within the Aims of the plan.

RATIONALE

The Wollondilly Local Environmental Plan will be the main tool to deliver the local strategic planning statement. The inclusion of an aim within the LEP will provide a clear link for this relationship.

PROPOSED CHANGE:

Amending the *Wollondilly Local Environmental Plan 2011*, Clause 1.2 **Aims of Plan** Clause 1.2(2) to include:

- to implement 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*.

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>				A need has been identified to for amendments to the development control plan to support a number of the proposed amendments in this proposal.	
Relevant LSPS/District Plan theme:				Infrastructure & Collaboration, Liveability, Productivity, Sustainability	
Wollondilly 2040 draft Local Strategic Planning Statement (LSPS) Action:					
This amendment indirectly responds to LSPS.					

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); Amendments 1 to 8

Amendment No.		1. Embedding health in Land Use Planning		2. Outdoor dining		3. Events		4. Metropolitan Rural Area		5. Western Sydney International Airport		6. Maldon Dombarton Rail Link		7. Rezoning Sydney Water Land		8. Destination Weddings		Assessment
No.	State Environmental Planning Policies (SEPPs)	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	
1	Development Standards	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	WLEP 2011 is a Standard Instrument LEP. It incorporates Clause 4.6 “Exceptions to Development Standards”, which precludes the need for consistency with SEPP 1.
19	Bushland in Urban Areas	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	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	No	N/A	No	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	No	N/A	No	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	No	N/A	No	N/A	Not applicable to Wollondilly.
44	Koala Habitat Protection	No	N/A	No	N/A	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	As a number of amendments are shire wide there is the potential for a provision to indirectly affect land containing core koala habitat. The amendments are site specific are considered to be consistent with this SEPP as there are not intended to permit development in core koala habitat.
47	Moore Park Showground	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	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	No	N/A	No	N/A	Not applicable to this planning proposal.
55	Remediation of Land	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Yes	Yes	Yes	Yes	No	N/A	Amendments 6 (Maldon Dombarton Rail Link) and 7 (Rezoning Sydney Water Land) proposed to rezone land to SP2 Infrastructure. The land affected by these provisions 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.

Amendment No.		1. Embedding health in Land Use Planning		2. Outdoor dining		3. Events		4. Metropolitan Rural Area		5. Western Sydney International Airport		6. Maldon Dombarton Rail Link		7. Rezoning Sydney Water Land		8. Destination Weddings		Assessment
No.	State Environmental Planning Policies (SEPPs)	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	
64	Advertising and Signage	No	N/A	No	N/A	Yes	Yes	No	N/A	No	N/A	No	N/A	No	N/A	Yes	Yes	The planning proposal will not contain provisions that will contradict or would hinder the application of the SEPP. Events may utilise Sec 2.102/3 of the Codes SEPP to exempt their signage from this SEPP, on the condition that they meet the requirements within the Codes 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	No	N/A	No	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	No	N/A	No	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	No	N/A	No	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	No	N/A	No	N/A	Not applicable to this planning proposal.
	SEPP (Building Sustainability Index: BASIX) 2004	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	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	No	N/A	No	N/A	Not applicable to Wollondilly.
	SEPP (Concurrences) 2018	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	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	No	N/A	No	N/A	Not applicable to this planning proposal.
	SEPP (Exempt and Complying Development Codes) 2008	No	N/A	Yes	Yes	Yes	Yes	No	N/A	No	N/A	No	N/A	No	N/A	No	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	No	N/A	No	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	No	N/A	No	N/A	Not applicable to this planning proposal.
	SEPP (Infrastructure) 2007	No	N/A	No	N/A	No	N/A	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	No	N/A	The planning proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
	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	No	N/A	No	N/A	Not applicable to Wollondilly.

Amendment No.		1. Embedding health in Land Use Planning		2. Outdoor dining		3. Events		4. Metropolitan Rural Area		5. Western Sydney International Airport		6. Maldon Dombarton Rail Link		7. Rezoning Sydney Water Land		8. Destination Weddings		Assessment
No.	State Environmental Planning Policies (SEPPs)	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	
	SEPP (Kurnell Peninsula) 1989	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	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	No	N/A	No	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	No	N/A	No	N/A	Not applicable to this planning proposal.
	SEPP (Penrith Lakes Scheme) 1989	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	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	No	N/A	No	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	No	N/A	No	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	No	N/A	No	N/A	Not applicable to this planning proposal.
	SEPP (Sydney Drinking Water Catchment) 2011	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	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. Further discussion is provided under Part 3, Section B 3.5.
	SEPP (Sydney Region Growth Centres) 2006	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	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	No	N/A	No	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	No	N/A	No	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	No	N/A	No	N/A	The planning proposal will not contain provisions that will contradict or would hinder the application of the SEPP.

Amendment No.		1. Embedding health in Land Use Planning		2. Outdoor dining		3. Events		4. Metropolitan Rural Area		5. Western Sydney International Airport		6. Maldon Dombarton Rail Link		7. Rezoning Sydney Water Land		8. Destination Weddings		Assessment
No.	State Environmental Planning Policies (SEPPs)	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	
	SEPP (Western Sydney Employment Area) 2009	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	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	No	N/A	No	N/A	Not applicable to Wollondilly.
	Sydney REP no 9 – Extractive Industry (No 2 – 1995)	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to this planning proposal.
	Sydney REP No 20 Hawkesbury-Nepean River (No 2 – 1997)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	As a number of amendments are shire wide there is the potential for a provision to indirectly affect land within the Hawkesbury Nepean River catchment area. The planning proposal will not contain provisions that will contradict or would hinder the application of the SEPP. Further discussion is provided under Part 3, Section B 3.5.
	Sydney REP No 30 – St Marys	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.

The table below indicates compliance, where applicable, with the State Environmental Planning Policies (SEPPs) and deemed SEPPs (formerly Regional Environmental Plans); Amendments 9 to 17

Amendment No.		9. Koala Corridors		10. Access to fast track assessment for development applications on land legally		11. Sponsorship advertising at sporting facilities		12. Original holdings		13. Land Reservation Acquisition		14. Reflecting updates to Standard Instrument Local Environmental Plan		15. Tourist Parks		16. Digital Plan Making		17. Local Strategic Planning Statement		Assessment
No.	State Environmental Planning Policies (SEPPs)	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	
1	Development Standards	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	WLEP 2011 is a Standard Instrument LEP. It incorporates Clause 4.6 “Exceptions to Development Standards”, which precludes the need for consistency with SEPP 1.
19	Bushland in Urban Areas	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	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	Yes	Yes	No	N/A	No	N/A	Amendment no. 15 (Tourist Parks) includes an option to permit caravan parks in recreation and rural zones, but only with consent. The proposal is considered consistent with SEPP 21. Further discussion is provided under Part 3, Section B 3.5.
33	Hazardous and Offensive Development	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	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	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.

Amendment No.		9. Koala Corridors		10. Access to fast track assessment for development applications on land legally		11. Sponsorship advertising at sporting facilities		12. Original holdings		13. Land Reservation Acquisition		14. Reflecting updates to Standard Instrument Local Environmental Plan		15. Tourist Parks		16. Digital Plan Making		17. Local Strategic Planning Statement		Assessment
No.	State Environmental Planning Policies (SEPPs)	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	
44	Koala Habitat Protection	Yes	Yes	No	N/A	No	N/A	Yes	Yes	No	N/A	Yes	Yes	Yes	Yes	No	N/A	Yes	Yes	As a number of amendments are shire wide there is the potential for a provision to indirectly affect land containing core koala habitat. The amendments are site specific are considered to be consistent with this SEPP as there are not intended to permit development in core koala habitat. Amendment 9 (Koala corridors) delivers on SEPP requirement to amend a local environmental plan to identify land that is a core koala habitat and apply special provisions to control the development of that land. Further discussion is provided under Part 3, Section B 3.5.
47	Moore Park Showground	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	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	No	N/A	No	N/A	No	N/A	Not applicable to this planning proposal.
55	Remediation of Land	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to these amendments.
64	Advertising and Signage	No	N/A	No	N/A	Yes	Yes	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	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	No	N/A	No	N/A	No	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	No	N/A	No	N/A	No	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	No	N/A	No	N/A	No	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	No	N/A	No	N/A	No	N/A	Not applicable to this planning proposal.

Amendment No.		9. Koala Corridors		10. Access to fast track assessment for development applications on land legally		11. Sponsorship advertising at sporting facilities		12. Original holdings		13. Land Reservation Acquisition		14. Reflecting updates to Standard Instrument Local Environmental Plan		15. Tourist Parks		16. Digital Plan Making		17. Local Strategic Planning Statement		
No.	State Environmental Planning Policies (SEPPs)	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Assessment
	SEPP (Building Sustainability Index: BASIX) 2004	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	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	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.
	SEPP (Concurrences) 2018	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	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	No	N/A	No	N/A	No	N/A	Not applicable to this planning proposal.
	SEPP (Exempt and Complying Development Codes) 2008	No	N/A	No	N/A	Yes	Yes	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	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	No	N/A	No	N/A	No	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	No	N/A	No	N/A	No	N/A	Not applicable to this planning proposal.
	SEPP (Infrastructure) 2007	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to these amendments.
	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	No	N/A	No	N/A	No	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	No	N/A	No	N/A	No	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	No	N/A	No	N/A	No	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	No	N/A	No	N/A	No	N/A	Not applicable to this planning proposal.

Amendment No.		9. Koala Corridors		10. Access to fast track assessment for development applications on land legally		11. Sponsorship advertising at sporting facilities		12. Original holdings		13. Land Reservation Acquisition		14. Reflecting updates to Standard Instrument Local Environmental Plan		15. Tourist Parks		16. Digital Plan Making		17. Local Strategic Planning Statement		Assessment
No.	State Environmental Planning Policies (SEPPs)	Applicable	Consistency	Applicable	Consistency	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	No	N/A	No	N/A	No	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	No	N/A	No	N/A	No	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	No	N/A	No	N/A	No	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	No	N/A	No	N/A	No	N/A	Not applicable to this planning proposal.
	SEPP (Sydney Drinking Water Catchment) 2011	Yes	Yes	No	N/A	No	N/A	No	N/A	No	N/A	Yes	Yes	Yes	Yes	No	N/A	No	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. Further discussion is provided under Part 3, Section B 3.5.
	SEPP (Sydney Region Growth Centres) 2006	Yes	Yes	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Yes	Yes	The planning proposal will not contain provisions that will contradict or would 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	No	N/A	No	N/A	No	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	No	N/A	No	N/A	No	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	No	N/A	No	N/A	No	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	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.

Amendment No.		9. Koala Corridors		10. Access to fast track assessment for development applications on land legally		11. Sponsorship advertising at sporting facilities		12. Original holdings		13. Land Reservation Acquisition		14. Reflecting updates to Standard Instrument Local Environmental Plan		15. Tourist Parks		16. Digital Plan Making		17. Local Strategic Planning Statement		Assessment
No.	State Environmental Planning Policies (SEPPs)	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	
	SEPP (Western Sydney Parklands) 2009	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	
	Sydney REP no 9 – Extractive Industry (No 2 – 1995)	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	
	Sydney REP No 20 Hawkesbury-Nepean River (No 2 – 1997)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
	Sydney REP No 30 – St Marys	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	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.
																				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*, Amendments 1 to 8

[illegible]

Amendment No.	1. Embedding health in Land Use Planning		2. Outdoor dining		3. Events		4. Metropolitan Rural Area		5. Western Sydney International Airport		6. Maldon Dombarton Rail Link		7. Rezoning Sydney Water Land		8. Destination Weddings		
Ministerial Direction	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Assessment
1.5 Rural Lands	Yes	Yes	No	N/A	Yes	Yes	Yes	Yes	No	N/A	No	N/A	No	N/A	Yes	Yes	<p>The proposal will not result in the loss of current commercially viable agricultural lands and is considered consistent with this direction.</p> <p>Amendment 4 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.</p> <p>Further discussion is provided under Part 3, Section B 3.6.</p>
2. Environment and Heritage																	
2.1 Environmental Protection Zones	Yes	Yes	No	N/A	Yes	Yes	No	N/A	No	N/A	No	N/A	No	N/A	Yes	Yes	<p>Amendment 1 will not impact on environmentally sensitive lands and is considered to be consistent with this direction.</p> <p>Amendment 3 will only introduce exempt development criteria for events which have a low or minimal impact. This will not occur within Environmental Protection Zones, and therefore this amendment is considered to be consistent with this direction.</p> <p>Amendment 8 will only permit destination weddings in environmental zones that have been subject to a full assessment and are considered to have low or minimal impact.and therefore this amendment is considered to be consistent with this direction.</p> <p>Further discussion is provided under Part 3, Section B 3.6.</p>
2.2 Coastal management	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Direction does not apply.
2.3 Heritage and Conservation	Yes	Yes	No	N/A	Yes	Yes	No	N/A	No	N/A	No	N/A	No	N/A	Yes	Yes	<p>The proposal will not impact on items, areas, objects or precincts of environmental heritage and is considered to be consistent with this direction.</p> <p>Amendment 3 will only introduce exempt development criteria for events which have a low or minimal impact. This will not occur within heritage conservation areas or on / in heritage items, and therefore this amendment is considered to be consistent with this direction.</p>
2.4 Recreation and Vehicle Areas	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	<p>This Planning Proposal does not propose any provisions that would enable the land to be developed for the purpose of a recreational vehicle area.</p>

Amendment No.	1. Embedding health in Land Use Planning		2. Outdoor dining		3. Events		4. Metropolitan Rural Area		5. Western Sydney International Airport		6. Maldon Dombarton Rail Link		7. Rezoning Sydney Water Land		8. Destination Weddings		
Ministerial Direction	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Assessment
2.5 Application of E2 and E3 Zones and Environmental Overlands in the Far North Coast LEPs	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.
3. Housing, Infrastructure and Urban Development																	
3.1 Residential Zones	Yes	Yes	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	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.
3.2 Caravan Parks and Manufactured Home Estates	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Further discussion is provided under Part 3, Section B 3.6.
3.3 Home Occupations	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	The planning proposal does not 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	No	N/A	No	N/A	The planning proposal does not create, alter or remove a zone or provision relating to urban land.
3.5 Development Near Regulated Airports and Defence Airsites	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Direction does not apply as the proposal does not contain any provisions that related to a regulated airport which includes a defence airfield. Further discussion is provided under Part 3, Section B 3.6.
3.6 Shooting Ranges	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	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	No	N/A	No	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	No	N/A	No	N/A	The proposal does not apply to land that is identified as having a probability of containing acid sulphate soils.
4.2 Mine Subsidence and Unstable Land	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	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.

Amendment No.	1. Embedding health in Land Use Planning		2. Outdoor dining		3. Events		4. Metropolitan Rural Area		5. Western Sydney International Airport		6. Maldon Dombarton Rail Link		7. Rezoning Sydney Water Land		8. Destination Weddings		
Ministerial Direction	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Assessment
4.3 Flood Prone Land	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	As a number of the amendments are shire wide there is the potential for a provision to indirectly affect flood prone land, for example, by making a land use permissible on land that is flood prone. The amendments that are site specific 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	Yes	Yes	Yes	Yes	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. Amendment 3 (increasing opportunities for events) proposes a development standard requiring events located on bush fire prone land to have an evacuation plan submitted to Council at least one week prior to the event.
5. Regional Planning																	
5.1 Implementation of Regional Strategies	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.
5.2 Sydney Drinking Water Catchments	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	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	No	N/A	No	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	No	N/A	No	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	No	N/A	No	N/A	Not applicable to Wollondilly.
5.10 Implementation of Regional Plans	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	The proposal is consistent with the Greater Sydney Region Plan and the Western City District Plan (refer to section B3.3).

Amendment No.	1. Embedding health in Land Use Planning		2. Outdoor dining		3. Events		4. Metropolitan Rural Area		5. Western Sydney International Airport		6. Maldon Dombarton Rail Link		7. Rezoning Sydney Water Land		8. Destination Weddings		
Ministerial Direction	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Assessment
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	No	N/A	No	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	Yes	Yes	Yes	Yes	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	Yes	Yes	Yes	Yes	Amendment numbers 1 to 8 do not relate to reservations of land for public purposes.
6.3 Site Specific Provisions	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	The planning proposal does not include any site specific provisions.
7. Metropolitan Planning																	
7.1 Implementation of A Plan for Growing Sydney	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	<i>A Plan for Growing Sydney</i> has been replaced by the <i>Greater Sydney Region Plan – A Metropolis of Three Cities</i> . 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	Yes	Yes	Yes	Yes	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	No	N/A	No	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	No	N/A	No	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	No	N/A	No	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	Yes	Yes	Yes	Yes	The planning proposal will apply to land within the Wilton Priority Growth Area. 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	No	N/A	No	N/A	Not applicable to Wollondilly.

Amendment No.	1. Embedding health in Land Use Planning		2. Outdoor dining		3. Events		4. Metropolitan Rural Area		5. Western Sydney International Airport		6. Maldon Dombarton Rail Link		7. Rezoning Sydney Water Land		8. Destination Weddings		
Ministerial Direction	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Assessment
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	Yes	Yes	Yes	Yes	The proposed amendments are not inconsistent with the Stage 1 Land Use and Infrastructure Implementation Plan. Amendment no. 5 seeks to protect the operation of the Western Sydney Airport.
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	No	N/A	No	N/A	Not applicable to Wollondilly.
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	No	N/A	No	N/A	Not applicable to Wollondilly.

The table below assesses the planning proposal against Section 9.1 (2) Ministerial Directions issued under the *Environmental Planning & Assessment Act 1979*, Amendments 9 to 17

Amendment No.	9. Koala Corridors		10. Access to fast track assessment for development applications on land legally cleared		11. Sponsorship advertising at sporting facilities		12. Original holdings		13. Land Reservation Acquisition		14. Reflecting updates to Standard Instrument Local Environmental Plan		15. Tourist Parks		16. Digital Plan Making		17. Local Strategic Planning Statement		
Ministerial Direction	Applicable	Consistency	Applicable	Consistency	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	Yes	Yes	No	N/A	Yes	Yes	Yes	Yes	The Planning Proposal is consistent with the objectives of this Direction.
1.2 Rural Zones	Yes	Yes	No	N/A	No	N/A	No	N/A	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	The proposal does not restrict the availability of rural lands, and is considered 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	No	N/A	No	N/A	No	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	No	N/A	No	N/A	No	N/A	Direction does not apply.
1.5 Rural Lands	Yes	Yes	No	N/A	No	N/A	Yes	Yes	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	The proposal will not result in the loss of current commercially viable agricultural lands and is considered consistent with this direction. Further discussion is provided under Part 3, Section B 3.6.
2. Environment and Heritage																			
2.1 Environmental Protection Zones	Yes	Yes	Yes	Yes	No	N/A	Yes	Yes	No	N/A	Yes	Yes	No	N/A	No	N/A	Yes	Yes	Amendment 9 (koala corridors) contains provisions to protect environmentally sensitive land. Further discussion is provided under Part 3, Section B 3.6.
2.2 Coastal management	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.

Amendment No.	9. Koala Corridors		10. Access to fast track assessment for development applications on land legally cleared		11. Sponsorship advertising at sporting facilities		12. Original holdings		13. Land Reservation Acquisition		14. Reflecting updates to Standard Instrument Local Environmental Plan		15. Tourist Parks		16. Digital Plan Making		17. Local Strategic Planning Statement		
Ministerial Direction	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Assessment
2.3 Heritage and Conservation	Yes	Yes	No	N/A	No	N/A	No	N/A	No	N/A	Yes	Yes	Yes	Yes	No	N/A	Yes	Yes	The proposal will not impact on items, areas, objects or precincts of environmental heritage and is considered to be consistent with this direction.
2.4 Recreation and Vehicle Areas	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	This Planning Proposal does not propose any provisions that would enable the land to be developed for the purpose of a recreational vehicle area.
2.5 Application of E2 and E3 Zones and Environmental Overlands in the Far North Coast LEPs	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.
3. Housing, Infrastructure and Urban Development																			
3.1 Residential Zones	Yes	Yes	Yes	Yes	No	N/A	No	N/A	No	N/A	Yes	Yes	No	N/A	No	N/A	Yes	Yes	<p>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.</p> <p>However, amendment no. 9 (koala corridors) may have implications for residential land at an individual site level which would need to be considered on its merits as part of a development application.</p>
3.2 Caravan Parks and Manufactured Home Estates	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Yes	Yes	No	N/A	No	N/A	<p>Direction does not apply with the exception of amendment No 15 (Tourist Parks). Amendment No 15 seeks to expand the permissibility of caravan parks in Wollondilly and is consistent with the Direction objectives.</p> <p>Further discussion is provided under Part 3, Section B 3.6.</p>
3.3 Home Occupations	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	The planning proposal does not alter the current exempt development provisions that enables the development of home occupations. Therefore no further consideration necessary.

Amendment No.	9. Koala Corridors		10. Access to fast track assessment for development applications on land legally cleared		11. Sponsorship advertising at sporting facilities		12. Original holdings		13. Land Reservation Acquisition		14. Reflecting updates to Standard Instrument Local Environmental Plan		15. Tourist Parks		16. Digital Plan Making		17. Local Strategic Planning Statement		
Ministerial Direction	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Assessment
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	No	N/A	No	N/A	No	N/A	The planning proposal does not create, alter or remove a zone or provision relating to urban land.
3.5 Development Near Regulated Airports and Defence Airsites	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Direction does not apply as the proposal does not contain any provisions that related to a regulated airport which includes a defence airfield.
3.6 Shooting Ranges	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	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	No	N/A	No	N/A	No	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	No	N/A	No	N/A	No	N/A	The proposal does not apply to land that is identified as having a probability of containing acid sulphate soils.
4.2 Mine Subsidence and Unstable Land	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	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	Yes	Yes	Yes	Yes	Yes	Yes	As a number of the amendments are shire wide there is the potential for a provision to indirectly affect flood prone land, for example, by making a land use permissible on land that is flood prone. The amendments that are site specific 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	Yes	Yes	Yes	Yes	Yes	Yes	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.

Amendment No.	9. Koala Corridors		10. Access to fast track assessment for development applications on land legally cleared		11. Sponsorship advertising at sporting facilities		12. Original holdings		13. Land Reservation Acquisition		14. Reflecting updates to Standard Instrument Local Environmental Plan		15. Tourist Parks		16. Digital Plan Making		17. Local Strategic Planning Statement		
Ministerial Direction	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Assessment
5. Regional Planning																			
5.1 Implementation of Regional Strategies	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.
5.2 Sydney Drinking Water Catchments	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	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	No	N/A	No	N/A	No	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	No	N/A	No	N/A	No	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	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.
5.10 Implementation of Regional Plans	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	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	No	N/A	No	N/A	No	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	Yes	Yes	Yes	Yes	Yes	Yes	The proposal is consistent with this direction as it does not alter the provisions relating to approval and referral requirements.

Amendment No.	9. Koala Corridors		10. Access to fast track assessment for development applications on land legally cleared		11. Sponsorship advertising at sporting facilities		12. Original holdings		13. Land Reservation Acquisition		14. Reflecting updates to Standard Instrument Local Environmental Plan		15. Tourist Parks		16. Digital Plan Making		17. Local Strategic Planning Statement		
Ministerial Direction	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Assessment
6.2 Reserving Land for Public Purposes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Amendment no. 13 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.
6.3 Site Specific Provisions	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	The planning proposal does not include any site specific provisions.
7. Metropolitan Planning																			
7.1 Implementation of A Plan for Growing Sydney	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	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	Yes	Yes	Yes	Yes	Yes	Yes	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	No	N/A	No	N/A	No	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	No	N/A	No	N/A	No	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	No	N/A	No	N/A	No	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	Yes	Yes	Yes	Yes	Yes	Yes	The planning proposal will apply to land within the Wilton Priority Growth Area. The amendments within this planning proposal are not inconsistent with this Direction.

Amendment No.	9. Koala Corridors		10. Access to fast track assessment for development applications on land legally cleared		11. Sponsorship advertising at sporting facilities		12. Original holdings		13. Land Reservation Acquisition		14. Reflecting updates to Standard Instrument Local Environmental Plan		15. Tourist Parks		16. Digital Plan Making		17. Local Strategic Planning Statement		
Ministerial Direction	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Assessment
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	No	N/A	No	N/A	No	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	Yes	Yes	Yes	Yes	Yes	Yes	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	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.
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	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.

Appendix E

Destination Weddings & Business Conferencing; Strategic Review Report (August 2019)

*Prepared by Locale Consulting on behalf of Destination Sydney South Surrounds South
Council Reference CM 10491-7 #86*

Appendix F

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 G

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