

Planning Proposal

to amend Wollondilly Local Environmental Plan 2011

Thirlmere Way

for the rezoning of land located at 90 Thirlmere Way (Lot 2 DP 737056)
for Zone R2 Low Density residential purposes

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Introduction

This Planning Proposal has been prepared as a result of an application from *EG Property Group* seeking an amendment to the provisions of the Wollondilly LEP 2011 to facilitate approval for residential development.

The Planning Proposal was reported to the Ordinary meeting of Council on Monday 17 December 2012 and was supported to proceed to a Gateway Determination. Figure 1 indicates the planning proposal site.

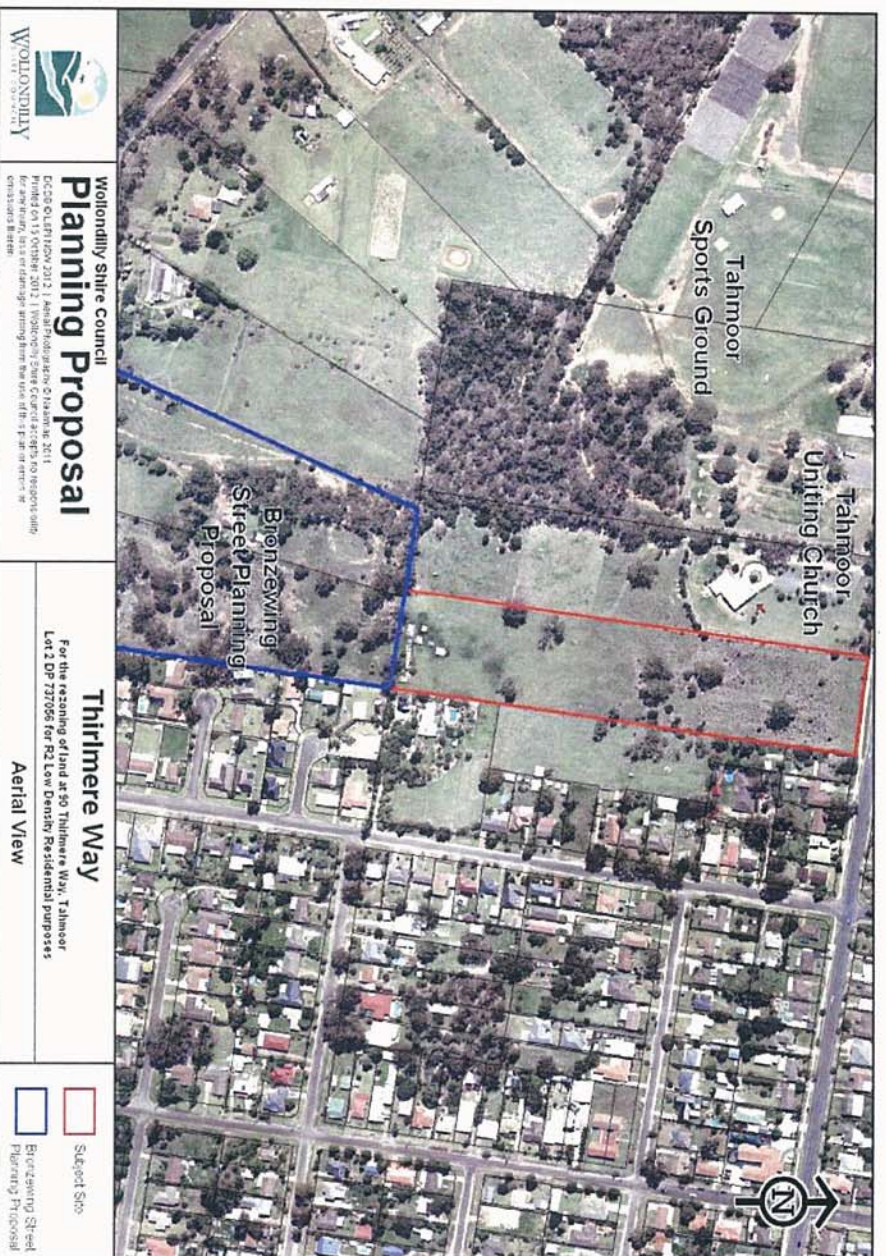


Figure 1 – Aerial View of Site and Surrounds

Site Details

The site comprises one property located at 90 Thirlmere Way, Tahmoor being Lot 2 DP 737056 with a total area of 2.45 hectares. The site is located on the southern side of Thirlmere Way and approximately 800m from Tahmoor Railway Station and 1km from Tahmoor Commercial Centre. Developed urban residential land is located immediately adjoining on the eastern boundary and Tahmoor Uniting Church and Men's shed is situated immediately to the west next to Tahmoor sportsground. Land adjoining to the south and land opposite the site on the northern side of Thirlmere is the subject of current but separate planning proposals namely Bronzewing Street Planning Proposal and West Tahmoor Precinct PTT Planning Proposal.

A small number of mature trees and remnant vegetation is scattered over the site which slopes relatively gently up from Bronzewing Street while the northern part of the site slopes down towards Thirlmere Way.

Part 1 – Objectives or Intended Outcomes

To enable the development of the site for the purposes of approximately 20-26 single dwellings in keeping with the existing adjoining urban character.

Part 2 – Explanation of Provisions

The proposed outcome will be achieved by:

- Amending the Wollondilly LEP 2011 Land Zoning Map (LZN Map) on 90 Thirlmere Way, Tahmoor in accordance with the proposed LZN Map shown at Attachment 2;
- Amending the Wollondilly LEP 2011 Lot Size Map (LSZ Map) in accordance with the proposed LSZ Map shown at Attachment 3, which indicates a maximum lot size of 700m²
- Amending the Wollondilly LEP 2011 Height of Buildings Map (HOB Map) in accordance with the proposed HOB Map shown at Attachment 4 to impose a maximum building height limit of 9 metres.

Further studies may determine that riparian areas should be protected which may then require amendment to the Natural Resources – Water Map (NRW Map).

Part 3 – Justification

Section A – Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report?

This Planning Proposal is not the direct result of any strategic study or report although the site area is generally identified in the Wollondilly Growth Management Strategy 2011 (GMS) structure plan for Tahmoor & Thirlmere as a potential extension of the residential zone because the site adjoins land currently zoned for residential purposes.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The current zoning of the site is Zone RU4 Primary Production Small Lots which does not allow for residential development at the density proposed.

3. Is there a net community benefit?

The proposal is considered to provide a net community benefit for the following reasons:

- It constitutes a balanced and appropriate use of land and is in keeping with the adjoining residential character.
- It would provide additional housing supply in a convenient location and by utilising existing facilities and services the economic and social cost of future development would be minimised.
- It would facilitate a mix of dwelling types that encourage social mix and provide housing choice to meet the needs of the community.
- It would not result in any significant adverse environmental impacts.
- It would create local employment opportunities in construction and home maintenance.

The table in **Appendix 1** addresses the evaluation criteria for conducting a “net community benefit test” within the Draft Centres Policy (2009) as required by the guidelines for preparing a Planning Proposal.

Section B – Relationship to strategic planning framework

4. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The planning proposal is consistent with the aims of the Metropolitan and sub-regional strategies in relation to providing suitable land to meet housing targets while having minimal environmental impact.

5. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

Community Strategic Plan

The planning proposal is consistent overall with Council's Community Strategic Plan (CSP). It is considered that this proposal in principle is capable of delivering outcomes consistent with the CSP, particularly the following:

Community

- *The safety, health and well being of the Wollondilly community is improved*
- *A resilient community that has access to a range of activities, services and facilities*

The provision of additional housing in a convenient location in relation to public transport and local centres will assist the well being and quality of life of future residents. The site is well located to take advantage of existing services and facilities such as the Tahmoor sportsground and the Men's shed located at Tahmoor Uniting Church.

Environment

- *The natural environment is protected and conserved and Wollondilly has a healthy, sustainable, and resilient environment with a rural character.*

A flora and fauna study has been undertaken to determine the quality of the remnant bushland and options for ensuring that any EEC's will be conserved should be further investigated. Any new drainage must follow the principles of Water Sensitive Urban Design. Opportunities for alternatives to private car use will be encouraged.

Provision of Infrastructure

- *The growing vibrancy and liveability of the Shire's town and villages enhances their strong sense of local identity and place.*

The availability of additional land to provide housing which is well located in relation to existing facilities and services will improve sustainable outcomes for the community and contribute to the viability of the local economy.

Wollondilly Growth Management Strategy

The Growth Management Strategy was adopted by Council on 21 February 2011 and is a policy document with associated mapping which contains key directions and principles to guide proposals and Council decisions on growth. It identifies this site as being part of the "Potential residential growth areas" on the Structure Plan – Tahmoor & Thirlmere. The *Growth Management Strategy's Appendix 1* to the GMS, provides Assessment criteria which are required to be met to satisfy the Key Policy Directions. The GMS states that the Assessment Criteria will apply to any planning proposal which seeks to develop land for residential and employment uses as outlined in the GMS. All planning proposals will need to address and be consistent with these criteria.

Appendix 2 to this submission sets out the relevant Assessment Criteria to this proposal and comments on its consistency with the criteria.

In addition to the Assessment Criteria, the GMS outlines a number of Key Policy Directions. The relevant directions are set out below:

P1 All land use proposals need to be consistent with the key Policy Directions and Assessment Criteria contained within the GMS in order to be supported by Council.

Comment

The planning proposal satisfies this Key Policy Direction.

P2 All land use proposals need to be compatible with the concept and vision of "Rural Living" (defined in Chapter 2 of the GMS)

Comment

The draft proposal is generally consistent with the concept and vision of 'Rural Living' as the land adjoins existing residential land and will assist to consolidate future urban growth while ensuring productive rural land is maintained.

P3 All Council decisions on land use proposals shall consider the outcomes of community engagement.

Comment

One submission was received which raises concerns over the possible impacts that proposed residential development on the site would have on the Myrtle Creek watercourse. According to the respondent the site provides filtration for the watercourse and the aquifers beneath it and also provides habitat for native fauna and may contain flora specific to the area. Studies have been undertaken in relation to flora and fauna but further investigation in relation to groundwater, aquifers and riparian land is required.

P4 The personal financial circumstances of landowners are not relevant planning considerations for Council in making decisions on land use proposals.

Comment

There have been no such representations regarding this proposal and therefore this Key Policy Direction has been satisfied.

P5 Council is committed to the principle of appropriate growth for each of our towns and villages. Each of our settlements has differing characteristics and differing capacities to accommodate different levels and types of growth (due to locational attributes, infrastructure limitations, geophysical constraints, market forces etc.).

Comment

The proposal represents a logical rezoning of the subject site for low density residential purposes in keeping with adjoining land uses. Within the constraints of the site the proposal is considered appropriate as it will facilitate the consolidation of the residential area. Conservation and enhancement of natural systems is intended. Existing infrastructure is to be utilised and embellished.

P6 Council will plan for adequate housing to accommodate the Shire's natural growth forecast.

Comment

The proposal contributes toward Council's dwelling target for Tahmoor & Thirlmere outlined in the GMS. The Structure Plan for Tahmoor & Thirlmere includes the subject land as a "potential residential growth area."

P8 Council will support the delivery of a mix of housing types to assist housing diversity and affordability so that Wollondilly can better accommodate the housing needs of its different community members and household types.

Comment

The proposal would provide land suitable for a range of housing types and affordability.

P9 *Dwelling densities, where possible and environmentally acceptable, should be higher in proximity to centres and lower on the edges of towns (on the “rural fringe”).*

Comment

It is proposed to have low density residential development comprising mainly single dwellings which will be in keeping with the surrounding housing.

P10 *Council will focus on the majority of new housing being located within or immediately adjacent to its existing towns and villages.*

Comment

This draft planning proposal complies with this policy direction as it is contiguous to existing residential development fronting Thirlmere Way and is close to the centre of Tahmoor.

P15 *Council will plan for new employment lands and other employment generating initiatives in order to deliver positive local and regional employment outcomes.*

Comment

The proposal will create short-term employment opportunities through construction jobs associated with civil and building works required for the site’s development and will provide stimulus to the local economy by boosting population.

P16 *Council will plan for different types of employment lands to be in different locations in recognition of the need to create employment opportunities in different sectors of the economy in appropriate areas.*

Comment

The site is not zoned to facilitate further employment opportunities.

P17 *Council will not support residential and employment lands growth unless increased infrastructure and servicing demands can be clearly demonstrated as being able to be delivered in a timely manner without imposing unsustainable burdens on Council or the Shire’s existing and future community.*

Comment

It is anticipated that nearby reticulated water and sewer and other services can be readily extended onto the site. An access road and additional drainage would be provided at subdivision stage. The small scale of the development will not place any undue pressure on existing community facilities and services and future development contributions will assist in meeting any unmet demand. Information from service providers would be sought regarding the capacity of existing infrastructure to cater for the relatively small additional demand.

P18 *Council will encourage sustainable growth which supports our existing towns and villages, and makes the provision of services and infrastructure more efficient and viable – this means a greater emphasis on concentrating new housing in and around our existing population centres.*

Comment

The planning proposal is located approximately 1km distance from Tahmoor town centre which makes it a relatively convenient location.

P19 *Dispersed population growth will be discouraged in favour of growth in, or adjacent to, existing population centres.*

Comment

The proposal does not contribute toward dispersed population growth as it proposes urban growth adjacent to the Tahmoor urban area.

P20 The focus for population growth will be in two key growth centres, being the Picton/Thirlmere/Tahmoor Area (PTT) area and the Bargo Area. Appropriate smaller growth opportunities are identified for other towns.

Comment

This is an area identified as a being a potential residential growth area on the Tahmoor & Thirlmere Structure Plan in the GMS. The draft proposal contributes toward Council's dwelling target for Picton, Tahmoor and Thirlmere identified in the GMS.

6. Is the planning proposal consistent with applicable state environmental planning policies?

A review of State Environmental Planning Policies ('SEPPs') deemed SEPPs and draft SEPPs has been undertaken and the planning proposal is consistent with all of the relevant policies (see **Appendix 3**). A number of policies would be applicable at the development application stage and those applicable at the strategic planning stage and relevant to this planning proposal are:

*State Environmental Planning Policy no. 55 – Remediation of Land ("SEPP 55");
Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River 1997 ("SREP 20")*

SEPP 55

Clause 6 of SEPP 55 (Contamination and remediation to be considered in zoning or rezoning proposal) provides:

In preparing an environmental planning instrument, a planning authority is not to include in a particular zone (within the meaning of the instrument) any land specified in subclause (4) if the inclusion of the land in that zone would permit a change of use of the land, unless:

- (a) the planning authority has considered whether the land is contaminated, and;*
- (b) if the land is contaminated, the planning authority is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for all the purposes for which land in the zone concerned is permitted to be used, and;*
- (c) if the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, the planning authority is satisfied that the land will be so remediated before the land is used for that purpose.*

Note. In order to satisfy itself as to paragraph (c), the planning authority may need to include certain provisions in the environmental planning instrument.

- (2) Before including land of a class identified in subclause (4) in a particular zone, the planning authority is to obtain and have regard to a report specifying the findings of a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines.*
- (3) If a person has requested the planning authority to include land of a class identified in subclause (4) in a particular zone, the planning authority may require the person to furnish the report referred to in subclause (2).*

- (4) The following classes of land are identified for the purposes of this clause:*

- (a) land that is within an investigation area,*
- (b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,*
- (c) to the extent to which it is proposed to carry out development on it for residential, educational, recreational or child care purposes, or for the purposes of a hospital—land:*
 - (i) in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and*
 - (ii) on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).*

The land may have been used for agricultural purposes in the past. Agriculture is a potentially contaminating activity and accordingly a preliminary contaminated land investigation should be

undertaken prior to rezoning for residential purposes to determine whether the land is contaminated and requires remediation.

SREP 20

Clause 4 of SREP 20 requires assessment of the general planning considerations set out in clause 5, and the specific planning policies and related recommended strategies set out in clause 6 in the preparation of an environmental planning instrument.

Consideration of the 'clause 5' matters is set out below

Matter

Aim of the Plan

Comment

- The aim of the plan is to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context. Potential impacts of any significance relate to water quality impacts
- strategies listed in the Action Plan of the Hawkesbury-Nepean Environmental Planning Strategy
 - Subject to appropriate management of water quality impacts the scale of the proposal is likely to be acceptable in terms of the Action Plan strategy.

- any feasible alternatives to the development

There are no feasible alternatives.

- relationship between the different impacts of the development or other proposal and the environment, and how those impacts will be addressed and monitored
- The site is cleared with a few scattered mature trees and small modified areas of regrowth vegetation characteristic of *Shale Sandstone Transition Forest* (SSTF) and *Endangered Ecological Community* (EEC). Methods to protect the remnant SSTF will be investigated further.

Consideration of the 'clause 6' matters is set out below:

Matter

1. Total catchment management

Comment

The residential land is proposed to be serviced by reticulated sewer and water. Water Sensitive Urban Design (WSUD) measures would be implemented at development application stage. Additional investigation into protecting the riparian land and groundwater or aquifers should be undertaken.

3. Water quality

5. Cultural heritage

A heritage item is located adjoining the site and further assessment to ensure there is no adverse impact on this item should be undertaken.

6. Flora & Fauna

The site is largely cleared but contains some SSTF vegetation. The land is not included within the priority conservation lands detailed in the State Government's *Cumberland Plain Recovery Plan*.

10. Urban Development Strategy

Section 10(b) calls for consideration of urban design options to reduce environmental impacts (such as variable lot sizes and shapes, and the clustering of development). This will be a consideration for further investigation particularly with regard to the aim of conserving the remnant SSTF vegetation.

12. Metropolitan Strategy Impacts

Waste disposal, air quality and predicted climate change are considered negligible when taking into account the small scale of the proposal.

7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The planning proposal is considered to be consistent with all relevant directions. (See Appendix 4).

Section C – Environmental, social and economic impact.

8. 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?

An *Ecological Constraints Assessment* (Appendix 5) has been undertaken which has examined flora and fauna and determined that the site contains some SSTF and habitat including hollow bearing trees. There are a number of large mature trees and some regrowth but overall the site has been greatly modified. This study indicated that the removal of 0.8ha of low condition SSTF would not be significant. The Terrestrial Flora and Fauna Survey and Constraints Assessment undertaken for the West Tahmoor Precinct of the PTT Planning Proposal found that SSTF forms part of a locally significant vegetation corridor that extends from Bronzewing Street in the south and east to the Bargo River corridor. Accordingly it is important to ensure that the mature remnant SSTF trees are retained to provide some connectivity between areas. As stated previously the site is not included within the priority conservation lands detailed in the State Government's *Cumberland Plain Recovery Plan*.

An assessment of the proposed minimum lot size and road and lot layout should be undertaken to examine whether the mature remnant SSTF habitat trees identified in the ecological constraints study are able to be conserved effectively and/or whether variation in lot sizes may be required.

There is a minor tributary which traverses the north-western corner of the site and flows to Myrtle Creek to the north. An assessment of this creek line on the opposite side of Thirlmere Way was undertaken for the West Tahmoor Precinct of the PTT planning proposal and proposed a riparian buffer of 10m. A similar buffer area would be advisable with revegetation for the part of the tributary on this site to improve habitat.

9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Bushfire Hazard

Part of the southern area of the site is affected by bushfire hazard area and a *Bushfire Protection Assessment* (Appendix 6) was undertaken in accordance with the requirements of *Planning for Bushfire Protection 2006*. The study found that the southern part of the site would require an Asset Protection Zone of 11 metres and grasslands to the east which are zoned for residential purposes should be reassessed at the development application stage. The rural land to the west contains managed grasslands and land to the north which is proposed to be rezoned for residential purposes contains managed land and therefore no asset protection zones are required on these boundaries of the site.

Drainage and Stormwater

A preliminary *Stormwater, Drainage and Flooding Assessment* (Appendix 7) has been undertaken and has identified engineering measures and filling to improve drainage due to minor localised issues with stormwater on this and the adjoining site to the west. This assessment did not identify a minor tributary which traverses the north-western corner of the site and flows to Myrtle Creek to the north. An assessment of this creek line (on the northern side of Thirlmere Way opposite this site) was undertaken for the West Tahmoor Precinct of the PTT planning proposal and proposed a riparian buffer of 10m including part of the waterway on this site. A 10m buffer area would be advisable including revegetation and possibly detention measures which would also improve water quality rather than filling as proposed. An investigation into the nature of any groundwater or

aquifers under the site and potential impact on these in relation to habitat and riparian land should be undertaken.

Additional investigation is required to ensure that drainage and water quality measures are able to cater for overflow resulting from both this site and the potential residential development on the eastern side of the site and from the Bronzewing Street Planning Proposal site. The potential residential development of the West Tahmoor Precinct should also be taken into consideration as the preliminary stormwater report indicated that this land would remain rural and undeveloped.

Traffic and Transport

The proposal has been estimated to generate around 20 lots at an assumed density of 15 dwellings per hectare. Should further assessment indicate that a smaller minimum lot size in keeping with that proposed for the West Tahmoor Precinct is suitable for this site then there would be a slight increase in lot generation. Potential road and shared pathway linkages from Bronzewing Street to Thirlmere Way and Council's Tahmoor Sportsground should be considered in terms of providing an effective traffic and shared pathway network to service future development on the subject site and in relation to potential development on properties adjoining to the north. In addition future traffic and transport proposals for the West Tahmoor Precinct located opposite this site should also be considered in a Traffic and Transport assessment.

Contaminated Land Investigation

Under *State Environmental Planning Policy No 55 – Remediation of land*, planning authorities are required to consider the potential for contamination to adversely affect the suitability of a site for its proposed use. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. In the past this land may have been used for agriculture which is a potentially contaminating activity. Accordingly a preliminary Stage 1 contaminated land investigation should be undertaken prior to rezoning for residential purposes to determine whether the land is contaminated and requires remediation.

Heritage

A house at 37 Milne Street has been listed as a local heritage item under WLEP 2011 and is located on land adjoining the north-eastern corner of the site. A heritage assessment should be undertaken to outline the heritage context of this property in the area and to ensure that future development of this site has no adverse impact on its heritage value.

10. How has the planning proposal adequately addressed any social and economic effects?

No adverse social and economic effects are anticipated. Additional housing opportunities will be provided in a location convenient to existing community services and facilities.

It is considered that there will be a positive economic effect with increased construction and home maintenance business opportunities.

Section D – State and Commonwealth interests.

11. Is there adequate public infrastructure for the planning proposal?

The property is generally well serviced by existing infrastructure with other relevant requirements detailed below.

Water and Sewer

The existing reticulated water and sewer system in the adjoining urban area will need to be extended to service the potential new housing. Detailed liaison will need to occur with Sydney Water to include the new residential land within the Picton Catchment Servicing boundary.

Stormwater

Provision of additional stormwater infrastructure would be required on Thirlmere Way and would also need to cater for the northern end of the Bronzewing Street Planning Proposal site and vacant residential land to the east via an easement down to Thirlmere Way.

Road

An additional road is required to access the proposed new residential development and will be provided by the developer at subdivision stage. This road may be extended over adjoining properties to the north to provide a road link to Thirlmere Way.

12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Subject to a positive Gateway determination and based on the identified issues and constraints, consultation may be required with the following agencies and departments:

- Office of Environment and Heritage
- Office of Water
- Rural Fire Service
- Sydney Water Corporation
- Mine Subsidence Board
- Office of Resources and Energy - Department of Trade, Investment, Regional Infrastructure and Services

Part 4 – Mapping

An overview of the site with land zones and nearby planning proposals is provided in Figure 2.

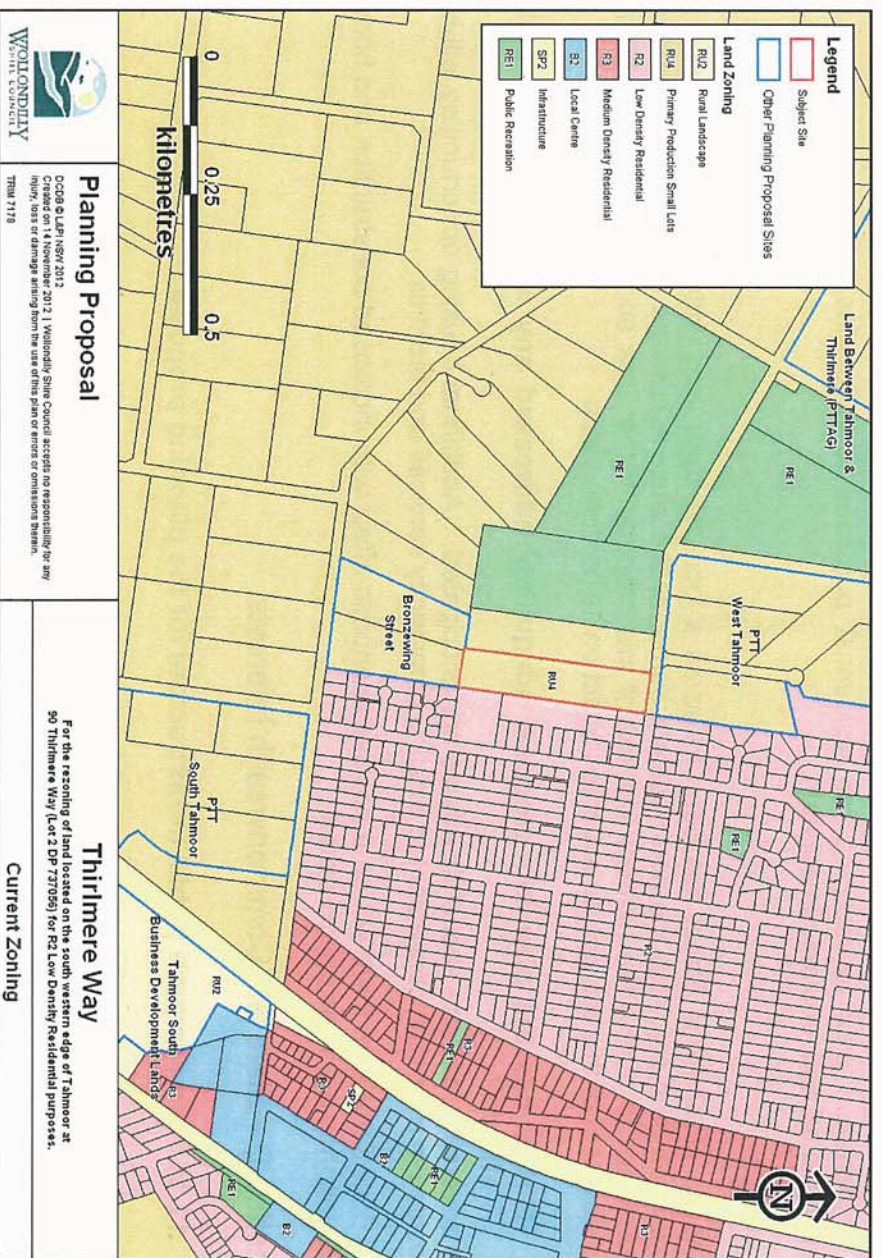
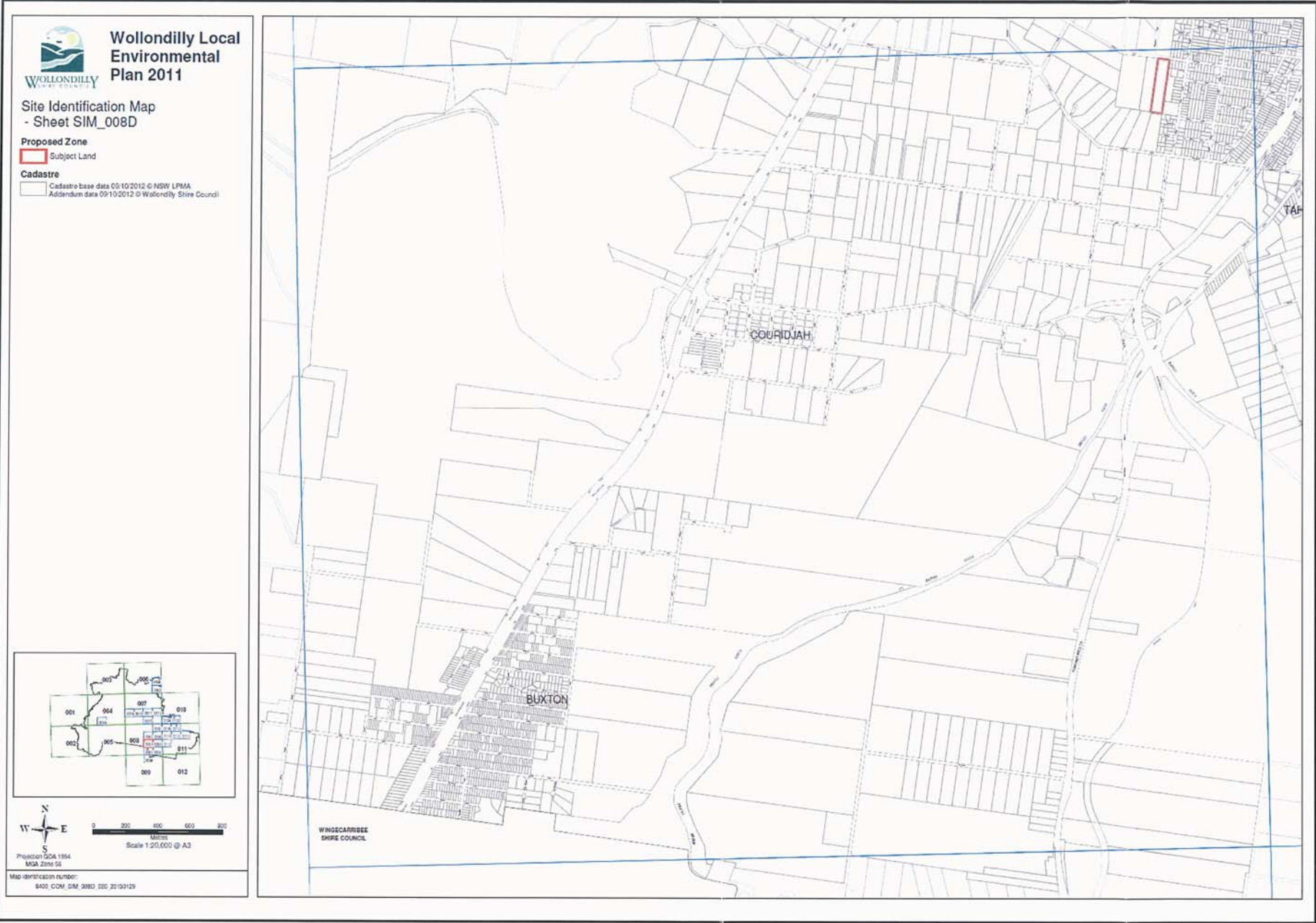
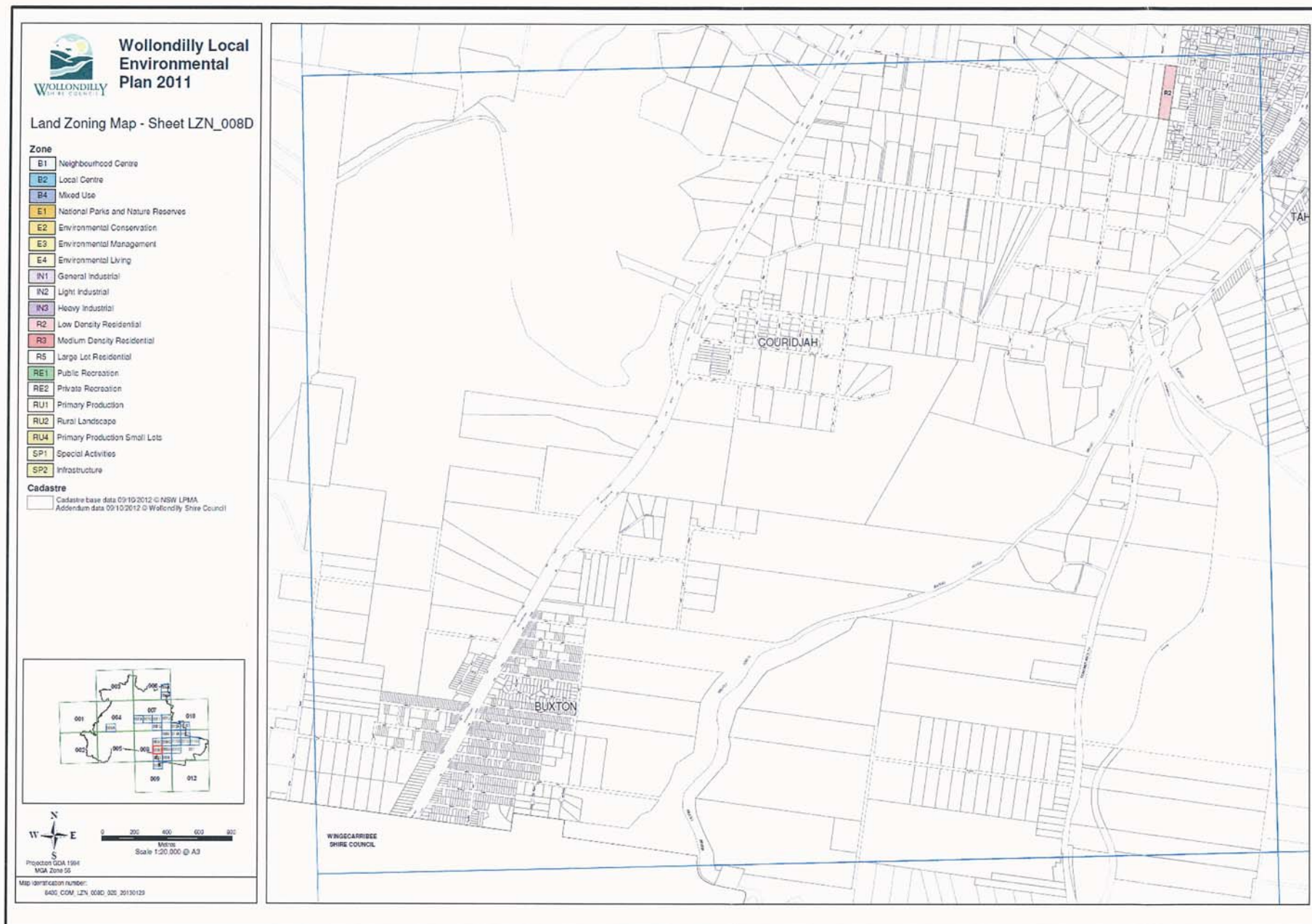


Figure 2 – Land Use Zones

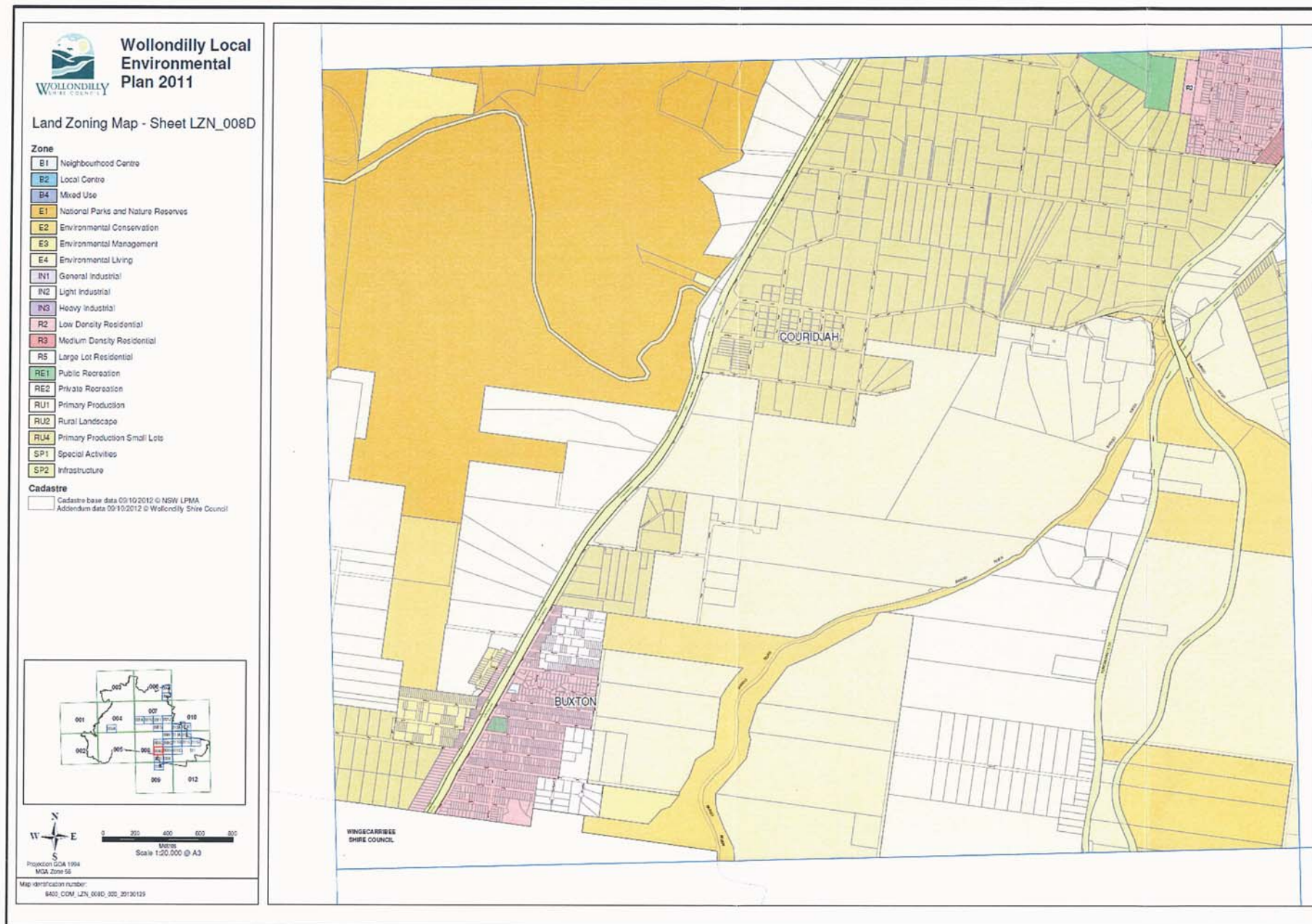
The maps to amend Wollondilly LEP 2011 are attached below:



Attachment 2
a) Map showing proposed Land Zone

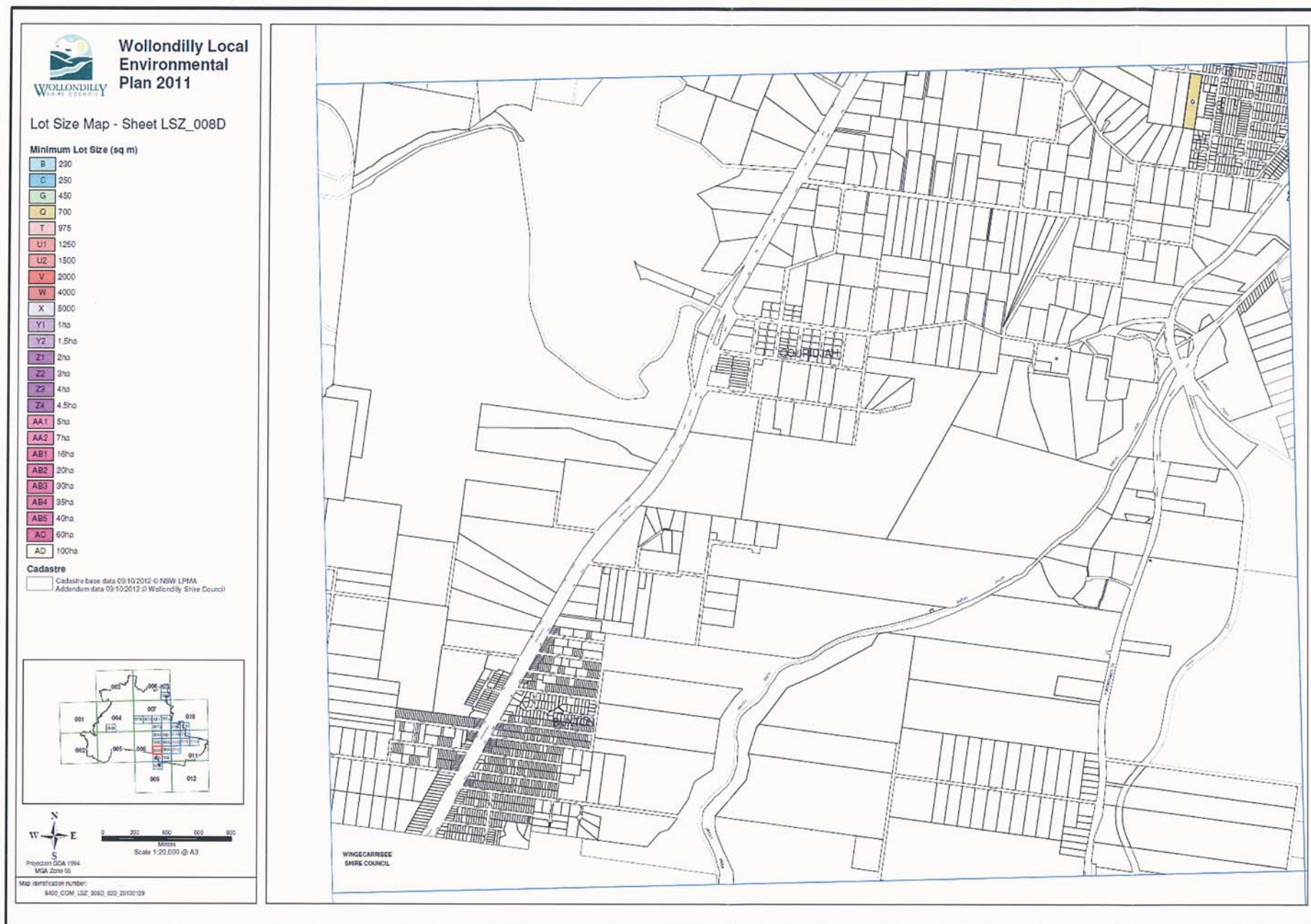


b) Map showing Proposed Land Zone and Current Surrounding Land Zones

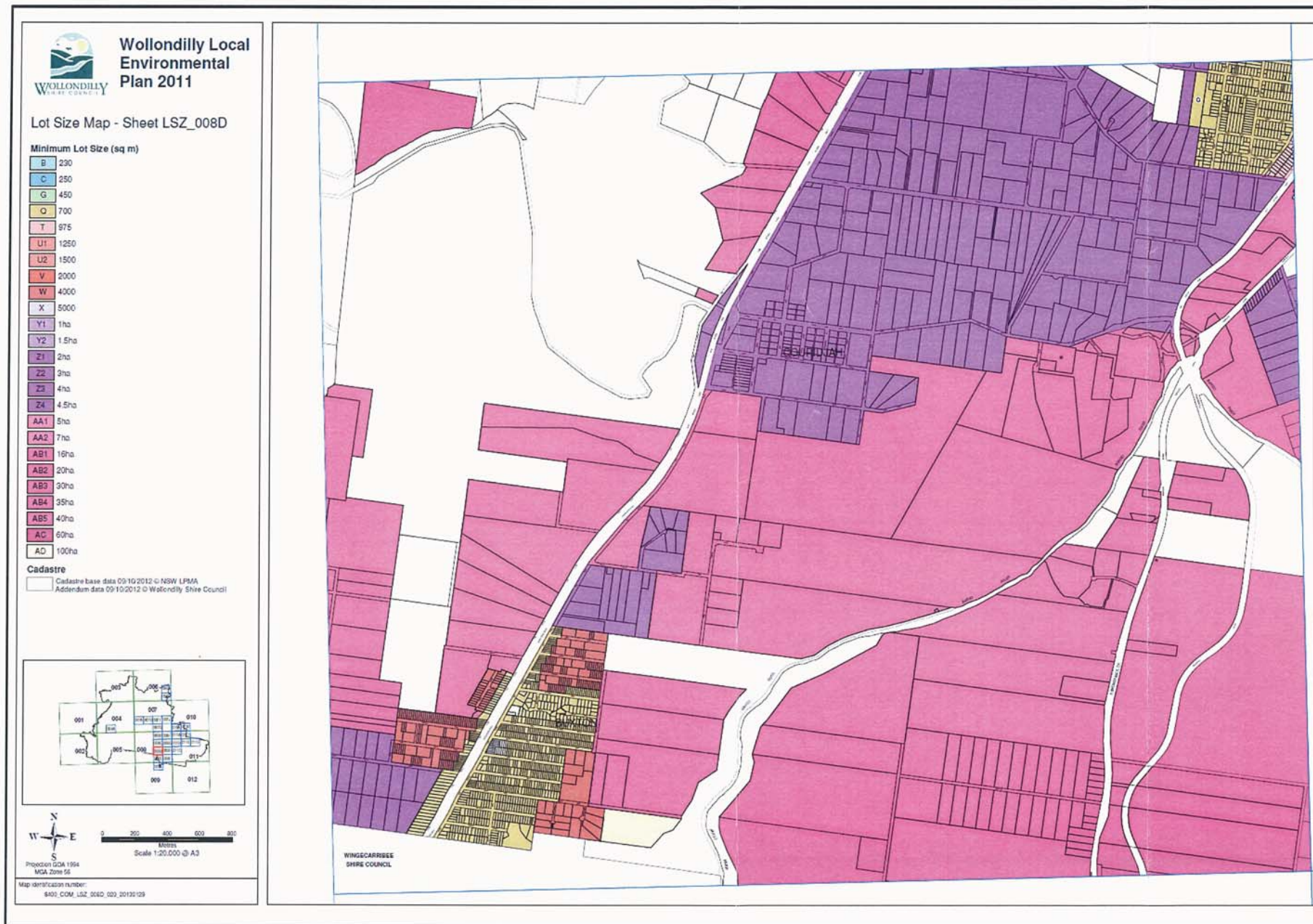


Attachment 3

a) Map showing Proposed Lot Size

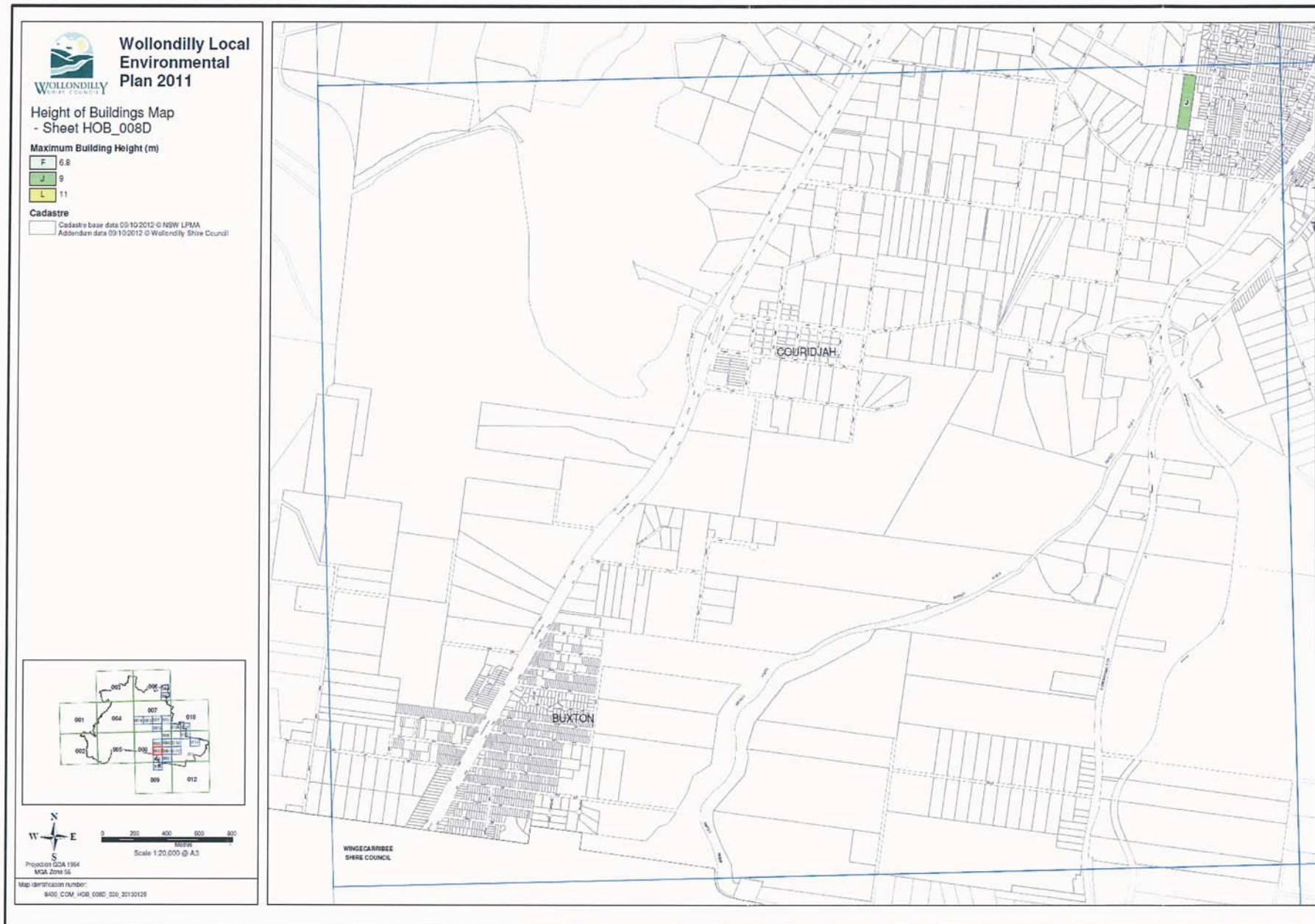


b) Map showing Proposed Lot Size and Current Lot Sizes on surrounding Land

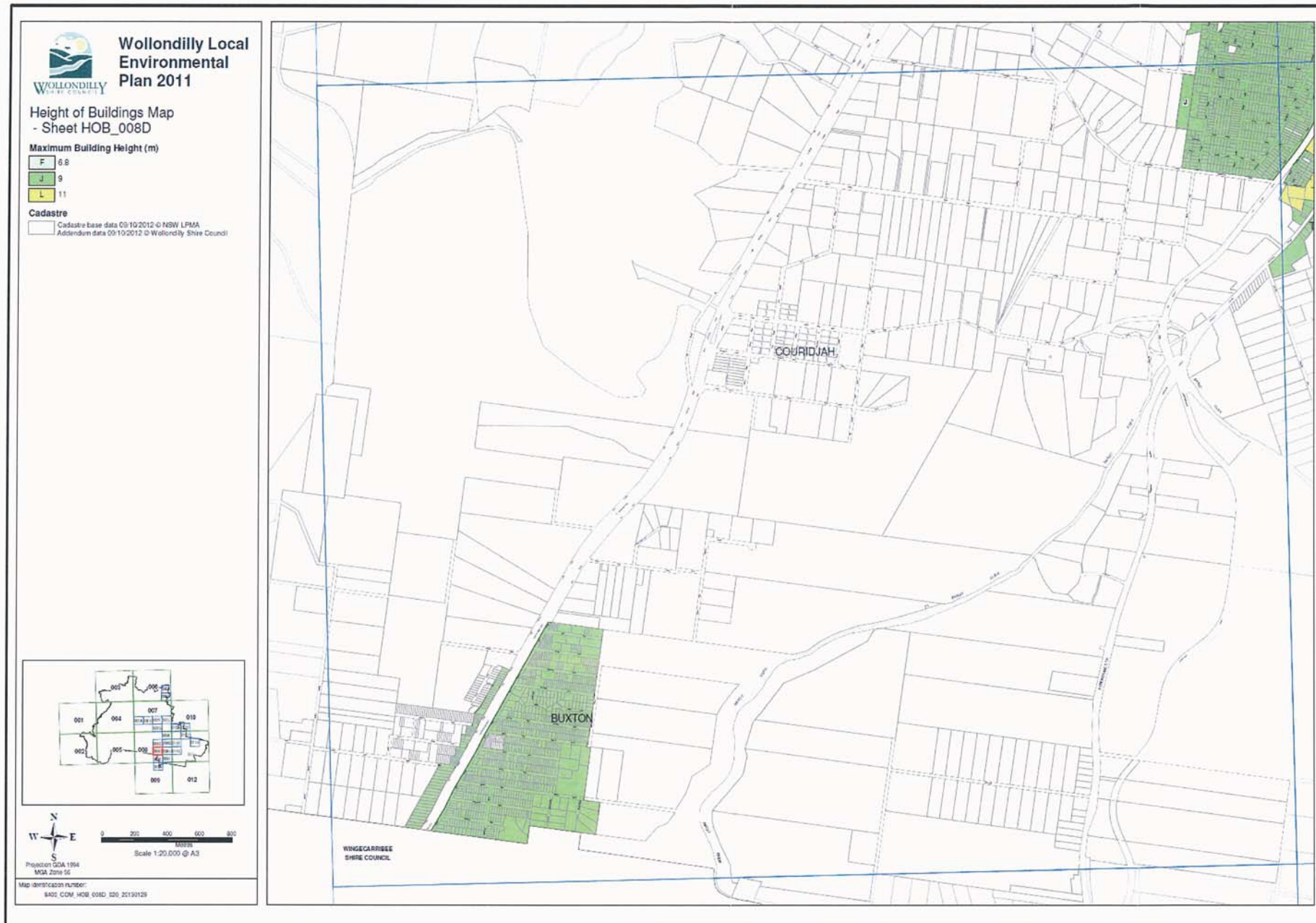


Attachment 4

a) Map showing proposed Height of Building



b) Map showing Proposed Height of Building and Current Height of Building for surrounding land



Part 5 – Community Consultation

Council has notified adjoining and nearby residents for a period of 28 days in accordance with its notification policy. As a result of this notification one submission was received and the matters raised are proposed to be addressed in specialist studies as outlined above.

Council is proposing to exhibit this planning proposal and draft LEP amendments and consult with the community for a 28 day period in accordance with the requirements for community consultation outlined in 'A guide to preparing local environmental plans'.

Part 6 – Project Timeline

Project detail	Timeframe	Timeline
Anticipated commencement date (date of Gateway determination)	6 weeks from submission to DP&I	End March 2013
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	6 week period after Gateway determination	Mid May 2013
Anticipated timeframe for the completion of required technical information - after Specialist Study requirements determined	4 month period	October 2013
Commencement and completion dates for public exhibition period – after amending planning proposal if required, preparation of maps and special DCP provisions	4 month period	February 2013
Dates for public hearing (if required)	Unlikely to be required	-
Timeframe for consideration of submissions	3 week period	End of February 2014
Timeframe for the consideration of a proposal post exhibition including amendments and maps and report to Council	3 months	End of May 2014
Date of submission to the Department to finalise the Draft LEP amendment (including 6 week period for finalisation)	2 months	End of July 2014
Anticipated date RPA will make the plan if delegated	Not applicable	
Anticipated date RPA will forward to the Department for notification	Not applicable	

Based on the project timeline it is anticipated that a time frame of approximately 16 months would provide sufficient time to enable the completion of the specialist studies, public exhibition/community consultation and finalisation of the draft LEP amendment.

Appendices

1. Net Community Benefit Test
2. Assessment Criteria under the *Wollondilly Growth Management Strategy 2011*
3. Table indicating compliance with applicable State Environmental Planning Policies (SEPPs) and deemed SEPPs (formerly Regional Environmental Plans)
4. Table indicating compliance with applicable section 117(2) Ministerial Directions issued under the Environmental Planning and Assessment Act
5. Ecological Constraints Assessment
6. Bushfire Protection Assessment
7. Stormwater, Drainage and Flooding Assessment

Appendix 1 – Net Community Benefit Test

The following table addresses the evaluation criteria for conducting a "net community benefit test" within the Draft Centres Policy (2009) as required by the guidelines for preparing a Planning Proposal:

(A)

Evaluation Criteria	Y/N	Comment
Will the LEP be compatible with agreed State and regional strategic direction for development in the area (e.g. land release, strategic corridors, development within 800m of a transit node)?	Yes	- The planning proposal is mostly compatible with the Metropolitan Strategy and Draft South West Subregional Strategy for the following reasons: - It is consistent with the strategic residential objectives of the South-West Subregional Strategy. - The land is located around 800m from the Tahmoor Railway Station.
Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/subregional strategy?	Yes	The site has been identified within the local <i>Wollondilly Growth Management Strategy 2011</i> as having potential for future urban growth.
Is the LEP likely to create a precedent or create or change the expectations of the landowner or other landholders?	No	The proposed rezoning is unlikely to create a precedent within the locality or change the expectations of landowners as it is located directly adjacent to existing residential zoned land and land identified for future urban growth.
Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?	Yes	The cumulative effect of this planning proposal was considered and the estimated number of dwellings falls within the anticipated housing targets detailed within the Growth Management Strategy.
Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?	No	The site is not zoned to facilitate employment, nor will it result in a loss of employment land. The proposal will create employment through construction jobs required to install the infrastructure and to build the homes therefore delivering an economic benefit to the community.
Will the LEP impact upon the supply of residential land and therefore housing supply and affordability?	Yes	The proposal will have a positive impact on the residential supply by adding to the amount of available residential land and increasing housing choice
Is the existing public infrastructure (roads, rail, utilities) capable of servicing the proposed site? Is there good pedestrian and cycling access? Is public transport currently available or is there infrastructure capacity to support future transport?	Yes	The existing public infrastructure may need to be embellished and extended by the developer but should have the capacity to meet the needs of the proposal. The site is accessible to services being on the fringe of an established urban area. The residential development will support the Tahmoor Town Centre. The site is relatively close to Tahmoor Railway Station. Bus services would be available along Thirimere Way which fronts the site.
Will the proposal result in changes to the car distances travelled by customers, employees and	N/A	N/A

Evaluation Criteria	Y/N	Comment
suppliers? If so, what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?		
Are there significant Government investments in infrastructure or services in the area where patronage will be affected by the proposal? If so, what is the expected impact?	No	No. the proposal does not require significant further investment in public infrastructure. The developer will extend and upgrade infrastructure to service the development at no cost to government.
Will the proposal impact on land that the Government has identified a need to protect (e.g. land with high biodiversity values) or have other environmental impacts? Is the land constrained by environmental factors such as flooding?	No	The site has not been identified for conservation purposes but contains some remnant vegetation which should be retained. It is considered that any future undermining can be addressed by adherence to appropriate Mine Subsidence parameters.
Will the LEP be compatible/ complementary with surrounding adjoining land uses? What is the impact on the amenity in the location and wider community? Will the public domain improve?	Yes	The proposal is compatible with adjoining residential land uses. The site is not an isolated residential development and is well serviced and proximate to the Tahmoor town centre.
Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?	N/A	N/A
If a stand-alone proposal and not a centre, does the proposal have the potential to develop into a centre in the future?	N/A	N/A
What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?	-	The proposal will provide additional housing to assist in the delivery of meeting the housing growth and dwelling mix actions from the Draft Subregional and local strategies. The rezoning provides opportunities for increasing housing choice and affordability.

Appendix 2 – Relevant GMS Criteria Assessment

State and Regional Strategies and Policies	
Criteria	Response
NSW State Plan, Metropolitan Strategy, Sub-Regional Strategy	Consistent with most relevant provisions.
State Planning Policies	Consistent with relevant provisions.
Ministerial Directions	Consistent with the relevant provisions, or where not consistent is justified.
LEP Framework	The proposed amendments to WLEP 2011 would be in accordance with the Standard Planning Instrument.
Local Strategies and Policies	
Criteria	Response
Key Policy Directions on the GMS	Consistent with the relevant provisions.
Precinct Planning	Consistent with the relevant provisions.
Wollondilly Community Strategic Plan	Consistent with the relevant provisions
Project Objectives and Justification	
Criteria	Response
Overall Objective	Consistent with the relevant provisions.
Strategic Context	Consistent with the relevant provisions.
Net Community Benefit?	Consistent with the relevant provisions.
Summary of Likely Impacts	Consistent with the relevant provisions.
Infrastructure and Services	Consistent with the relevant provisions.
Supply and Demand Analysis	The proposal would add a relatively small amount of additional serviced residential land to satisfy unmet demand.
Site Suitability/Attributes	The subject site is contiguous with the Tahmoor township so it can be readily serviced and subject to environmentally sensitive design it is capable of being sustainably developed. It is considered likely that traffic generation from the resulting development would be within the environmental capacity of the surrounding road network.
Preserving Rural Land and Character	
Criteria	Response
Character Setting	The land is used for rural residential purposes but is adjacent to urban land and facilities.
Visual Attributes	The site has no significant visual attributes. The land slopes to the north and is largely surrounded by current or future likely residential land.

Rural and Resource Lands	The land is currently used for rural residential purposes and has limited potential for other rural purposes.
Environmental Sustainability	
Criteria	Response
Protection and Conservation	The site contains some scattered mature trees and remnant growth. This vegetation has characteristics of <i>Shale Sandstone Transition Forest</i> and further investigation will be undertaken to determine potential methods of protection and conservation.
Water Quality and Quantity	The principles of BASIX will be observed in respect of each future dwelling. Stormwater management will involve the application of Water Sensitive Urban Design practices. Waste water will be directed to an extended reticulated sewer. An assessment to determine whether there will be groundwater/aquifer impacts and potential riparian buffers around a small tributary should be undertaken.
Flood Hazard	A preliminary drainage/flood study to examine any potential issues in relation to stormwater and flooding has been undertaken but additional investigation is required.
Geotechnical/Resources/Subsidence	The site is on gently sloping land so geotechnical issues are unlikely. The site is within Bargo Mine Subsidence District but future development would not impact on the potential for underground mining and would need to meet Board guidelines in terms of construction.
Buffers and Spatial Separation	The proposed use is consistent with that of adjoining urban development and adjoining rural land is used which would be compatible with future low density residential land use.
Bushfire Hazard	The bushfire hazard can be readily managed under the provisions of <i>Planning for Bushfire Protection 2006</i> .
Heritage	A heritage item is located adjoining the site and a heritage assessment is recommended to determine whether the proposal will impact on this item.
Resource Sustainability	Opportunities for energy efficiency, water recycling and reuse and waste minimization can be readily applied to future residential development.
Infrastructure	
Criteria	Response
Efficient Use and Provision of Infrastructure	Existing infrastructure will be extended.
Transport Road and Access	A traffic/transport study would examine the capacity of the local road system, the need for a link road/shared pathway through to Bronzewing Street and the need for additional transport infrastructure.
Open Space	The subject site is relatively small scale and does not include provisions for public open space. There is considered to be sufficient open space in the vicinity for example at Tahmoor Sportsground to service the site
Residential Lands	
Criteria	Response
Location/Area/Type	The proposal is consistent with land identified under the GMS for Urban on Town Edge development.

Social Integration	A gated community is not proposed and a variety of housing is achievable by a mix of lot sizes. The small scale proposed development will assist social interaction with new residents.
Urban on Town Edge	The site is contiguous with existing urban land & within practical walking/cycling distance of town services. The proposed scale of residential development is suitable to the context and location and; ▪ Achieves physical and visual integration with the existing edge of town. ▪ Allows a mix of residential lot sizes to cater for a mix of housing types. ▪ The proposed R2 low density zone is in line with suggested density range. ▪ The scale of proposal does not warrant the inclusion of community land or facilities.

Appendix 3 – Compliance with SEPPs

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

STATE ENVIRONMENTAL PLANNING POLICIES	CONSISTENCY	COMMENTS
1 Development Standards	Yes	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP
4 Development Without Consent and Miscellaneous Complying Development	Yes	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP
6 Number of Storeys in a Building	Yes	The Planning Proposal will use the Standard Instrument to control building height.
14 Coastal Wetlands	NA	Not applicable in the Shire of Wollondilly.
15 Rural Land-Sharing Communities	NA	Not applicable in the Shire of Wollondilly.
19 Bushland in Urban Areas	NA	Not applicable in the Shire of Wollondilly.
21 Caravan Parks	Yes	The Planning Proposal will not contain provisions that will contradict or will hinder the application of the SEPP.
22 Shops and Commercial Premises	NA	
26 Littoral Rainforests	NA	Not applicable in the Shire of Wollondilly.
29 Western Sydney Recreation Area	NA	Not applicable in the Shire of Wollondilly.
30 Intensive Agriculture	NA	
32 Urban Consolidation (Redevelopment of Urban Land)	Yes	The Planning Proposal will not contain provisions that will contradict or will hinder the application of the SEPP.
33 Hazardous and Offensive Development	NA	
36 Manufactured Home Estates	NA	Not applicable in the Shire of Wollondilly.
39 Spit Island Bird Habitat	NA	Not applicable in the Shire of Wollondilly.
41 Casino/Entertainment Complex	NA	Not applicable in the Shire of Wollondilly.
44 Koala Habitat Protection	Yes	It is considered that the site is unlikely to support Koala habitat.
47 Moore Park Showground	NA	Not applicable in the Shire of Wollondilly.
50 Canal Estates	NA	
52 Farm Dams and Other Works in Land and Water Management Plan Areas	NA	Not applicable in the Shire of Wollondilly.
53 Metropolitan Residential Development	NA	Wollondilly Shire is currently exempted from this SEPP.
55 Remediation of Land	Yes	A preliminary contaminated site assessment will be undertaken to

			determine whether the site is contaminated.
59	Central Western Sydney Economic and Employment Area	NA	Not applicable in the Shire of Wollondilly.
60	Exempt and Complying Development	NA	
62	Sustainable Aquaculture	NA	Not applicable in the Shire of Wollondilly.
64	Advertising and Signage	NA	
65	Design Quality of Residential Flat Development	NA	
70	Affordable Housing (Revised Schemes)	NA	Not applicable in the Shire of Wollondilly.
71	Coastal Protection	NA	Not applicable in the Shire of Wollondilly.
	SEPP (Affordable Rental Housing) 2009	NA	
	SEPP (Housing for Seniors or People with a Disability)	Yes	The Planning Proposal will not contain provisions that will contradict or would hinder a future application for SEPP (HSPD) housing.
	SEPP (Building Sustainability Index: BASIX) 2004	Yes	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP. Future development applications for dwellings will need to comply with this policy.
	SEPP (Kurnell Peninsula) 1989	NA	Not applicable in the Shire of Wollondilly.
	SEPP (Major Development) 2005	NA	
	SEPP (Sydney Region Growth Centres) 2006	NA	Not applicable in the Shire of Wollondilly.
	SEPP (Mining, Petroleum Production and Extractive Industries) 2007		
	SEPP (Temporary Structures) 2007	NA	
	SEPP (Infrastructure) 2007	Yes	The proposal has considered the relevant parts of SEPP (Infrastructure) 2007, namely traffic generating developments and is considered consistent.
	SEPP (Kosciuszko National Park - Alpine Resorts) 2007	NA	Not applicable in the Shire of Wollondilly.
	SEPP (Rural Lands) 2008	NA	Not applicable in the Shire of Wollondilly.
	SEPP (Exempt and Complying Development Codes) 2008	Yes	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP at future stages, post rezoning.
	SEPP (Western Sydney Parklands) 2009	NA	Not applicable in the Shire of Wollondilly.

DEEMED STATE ENVIRONMENTAL PLANNING POLICES (FORMERLY REGIONAL ENVIRONMENTAL PLAN)		CONSISTENCY	COMMENTS
1	Drinking Water Catchments Regional Environmental Plan No 1	NA	Subject lands are not located within the jurisdiction of REP No.1.
9	Extractive Industry (No 2)	NA	
20	Hawkesbury–Nepean River (No 2 - 1997)	Yes	The Planning Proposal will not contain provisions that would be inconsistent with this SREP.
27	Wollondilly Regional Open Space	NA	Repealed 26/06/2009.

Appendix 4 - Examination of Draft Plan in accordance with relevant Section 117(2) Directions

Ministerial 117(2)	Direction	Applicable	Consistent	Assessment
1. Employment and Resources				
1.1 Business and industrial Zones	NA	NA		
1.2 Rural Zones	YES	YES		The proposal will result in the loss of a small portion of rural land which has limited agricultural potential. It is considered that the inconsistencies are of minor significance.
1.3 Mining, Petroleum Production and Extractive Industries	YES	YES		The proposal will not adversely impact any future potential subsurface mining program. Compliance with appropriate mine subsidence parameters would facilitate urbanisation without significantly constraining mining activities, should such occur in the medium to long term future. The planning proposal is not inconsistent with Direction 1.3.
1.4 Oyster Production	NA	NA		Direction does not apply
2. Environment and Heritage				
2.1 Environmental Protection Zones	YES	YES		The site contains small areas of remnant native vegetation which are aimed to be conserved. The planning proposal is not inconsistent with Direction 2.1.
2.2 Coastal Protection	NA	NA		Direction does not apply
2.3 Heritage Conservation	YES	YES		The site contains no listed heritage items of local, state or national heritage significance. It is considered that the planning proposal is not inconsistent with Direction 2.3.
2.4 Recreation Vehicle Area	NA	NA		Direction does not apply
3. Housing, Infrastructure and Urban Development				
3.1 Residential Zones	YES	YES		The proposal does not seek to reduce the amount of residential land but rather contribute to additional lands that may assist Wollondilly Shire in reaching its housing targets. It is located adjacent to existing residential development and is also relatively close to Tahmoor town centre and related community infrastructure. The site is serviced with the appropriate perimeter road and utility infrastructure which can be readily amplified to enable residential development. The relevant infrastructure and DCP provisions are contained in Wollondilly LEP 2011. No areas of environmental sensitivity will be adversely impacted. The development will be compatible with subsurface mining, if such occurs in the

Ministerial 117(2)	Direction	Applicable	Consistent	Assessment
				future. The rezoning will permit the development of a range of housing types. The planning proposal is not inconsistent with Direction 3.1.
3.2 Caravan Parks and Manufactured Home Estates	YES		YES	The proposal does not affect LEP provisions for Caravan Parks and Manufactured Home Estates.
3.3 Home Occupations	NA		NA	Direction does not apply.
3.4 Integrating Land Use and Transport	YES		YES	The site is convenient to the Tahmoor town centre. The site is accessible to public bus services along Thirlmere Way and to rail services from Tahmoor railway station. The planning proposal site is well serviced by existing roads. The Draft LEP is not inconsistent with Direction No. 3.4.
3.5 Development Near Licensed Aerodromes	NA		NA	Direction does not apply
4. Housing, Infrastructure and Urban Development				
4.1 Acid Sulphate Soils	NA		NA	Direction does not apply
4.2 Mine Subsidence and Unstable Land	YES		YES	The subject land is within the Bargo Mine Subsidence District. Undermining of the site is unlikely to occur in the short to mid term. The Mine Subsidence Board will be consulted about the proposal. The planning proposal is not inconsistent with Direction 4.2.
4.3 Flood Prone Land	NA		NA	Direction does not apply
4.4 Planning for Bushfire Protection	YES		YES	Consultation will be undertaken with the Commissioner of the Rural Fire Service following receipt of a Gateway determination to proceed, if granted. The land to which the planning proposal applies includes bushfire prone land and an assessment of requirements to limit bushfire hazard in accordance with <i>Planning for Bushfire Protection 2006</i> has been undertaken. It is considered that the planning proposal is not inconsistent with Direction No. 4.4.
5. Regional Planning				
5.1 Implementation of Regional Strategies	NA		NA	Direction does not apply
5.2 Sydney Drinking Water Catchments	NA		NA	Direction does not apply.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	NA		NA	Direction does not apply
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	NA		NA	Direction does not apply
5.5 Development in the vicinity of Ellalong, Paxton	NA		NA	Direction does not apply

Ministerial 117(2)	Direction	Applicable	Consistent	Assessment
and Millfield (Cessnock LGA)				
5.6 Sydney to Canberra Corridor	NA	NA		Although the Sydney Canberra Corridor Strategy 1995 refers to land within Wollondilly Local Government Area the Strategy has been determined to no longer apply to Wollondilly LGA.
5.7 Central Coast	NA	NA		Direction does not apply
5.8 Second Sydney Airport: Badgerys Creek	NA	NA		Direction does not apply
6. Local Plan Making				
6.1 Approval and Referral Requirements	YES	YES		The planning proposal does not seek to include further provisions to WLEP 2011 in respect to the concurrence, consultation or referral of development applications to a Minister of public authority. The planning proposal is not inconsistent with Direction No. 6.1.
6.2 Rezoning Land for Public Purposes	YES	YES		The planning proposal will not create, alter or reduce existing zones or reservations of land for public purposes. It is considered that the planning proposal is not inconsistent with Direction 6.2.
6.3 Site Specific Provisions	NA	NA		Direction does not apply
7.1 Implementation of the Metropolitan Strategy for Sydney 2036	YES	YES		The planning proposal is not inconsistent with the metropolitan strategy and therefore Direction 7.1.