

## SUMMARY OF PROPOSED AMENDMENTS TO WOLLONDILLY LOCAL ENVIRONMENTAL PLAN 2011

| Intended outcome | Description of change  | What land does it apply to?  | Will the amendment apply to Council owned land                          | What part of the LEP will change? |            |         | Supporting work required? | Housekeeping | Planning Proposal objective or intended outcome <sup>1</sup> | Relevant LSPS/District Plan theme | Wollondilly 2040 draft LSPS Action              |      |
|------------------|--|--|---|-----------------------------------|------------|---------|---------------------------|--------------|--|-----------------------------------|---|------|
|                  |  |  |   | Land Use Table                    | LEP Clause | LEP Map |                           |              |  |                                   |   |      |
| 1                | <b>Embed the consideration of health in the assessment of development</b>              | Amending the <i>Wollondilly Local Environmental Plan 2011</i> , Clause 1.2 <b>Aims of Plan</b> and <b>Land Use Table “Objectives of zone”</b> to embed health considerations in land use planning by encouraging development that supports the health and wellbeing of local residents, workers and visitors.  | Shire wide  | Yes                               |            | •       |                           | Y            | N  | A, B                              | Liveability                                     | 6.3  |
| 2                | <b>Enhance opportunities for outdoor dining.</b>                                       | Amending <i>Wollondilly Local Environmental Plan 2011</i> , <b>Schedule 2 Exempt development</b> to include new exempt development provisions to enable “ <b>Footpaths – Outdoor dining</b> ” to be carried out as exempt development (i.e. without the need for development consent) so long as certain development standards are met.  | Shire wide  | Yes                               |            | •       |                           | Y            | N  | B                                 | Liveability/<br>Productivity                    | N/A  |
| 3                | <b>Increase opportunities for events.</b>  | Amending <i>Wollondilly Local Environmental Plan 2011</i> , <b>Schedule 2 Exempt development</b> to include new exempt development provisions to enable “ <b>Events</b> ” which have a low or minimal impact to be carried out as exempt development (i.e. without the need for development consent) so long as certain development standards are met.   | Shire wide  | Yes                               |            | •       |                           | Y            | N  | A, B, C                           | Liveability/<br>Productivity                    | 7.5  |
| 4                | <b>Recognising the role and function of the Metropolitan Rural Area within the LEP</b> | Including a <b>new local provision</b> and associated mapping that confirms the objectives of the clause which is to protect and enhance the values of the Metropolitan Rural Area.  | Shire wide  | Yes                               |            | •       | •                         | Y            | N  | A                                 | Sustainability                                  | N/A  |
| 5                | <b>Protect operation of the Western Sydney Airport</b>                                 | Including a <b>new local provision</b> 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. | Land near the site of the proposed Western Sydney International Airport | Yes                               |            | •       | •                         | Y            | N  | A                                 | Productivity/<br>Liveability/<br>Sustainability | 11.4 |

<sup>1</sup> Planning Proposal Objective or Intended outcomes include:

- A. Give effect to the Western City District Plan
- B. Enhance the health and wellbeing of the community
- C. Attract investment and grow local jobs
- D. Ensure potential impacts to koala corridors are minimised
- E. Housekeeping amendments to ensure the local environmental plan reflects changes on the ground or updates to legislation

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|                  |   |   |  | Land Use Table                    | LEP Clause | LEP Map |                           |              |  |                                   |                                    |      |
| 6                | <b>Protect corridors required for the long-term strategic transport needs of Greater Sydney</b>       | 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.<br><br>a) Amending the <i>Wollondilly Local Environmental Plan 2011</i> Land Zoning Map to rezone land already acquired for the Maldon Dombarton Railway Line to SP2 Infrastructure;<br><br>b) Amending the <i>Wollondilly Local Environmental Plan 2011</i> , <b>Clause 5.1 Relevant acquisition authority</b> and the associated <b>Land Reservation Acquisition Map</b> to reserve the corridor for the proposed Maldon Dombarton Railway Line. | Land to be confirmed in collaboration with Transport for NSW | Yes                               |            | •       | •                         | N            | N  | A                                 | Productivity                       | N/A  |
| 7                | <b>Protect land required to provide essential services to support existing and future populations</b> | Amending the <i>Wollondilly Local Environmental Plan 2011</i> <b>Land Zoning Map</b> to rezone land (33 lots) containing operational infrastructure and owned by Sydney Water to SP2 <sup>2</sup> Infrastructure.   | 33 lots across the Shire                                     | No                                |            |         | •                         | N            | Y  | A                                 | Infrastructure & Collaboration     | N/A  |
| 8                | <b>Enable destination weddings, functions and business conferencing in rural locations.</b>           | Amending the <i>Wollondilly Local Environmental Plan 2011</i> to include a new definition for 'Rural function centre'.<br><br>If this option is not available than to amend the <i>Wollondilly Local Environmental Plan 2011</i> <b>Land Use Table</b> to permit " <b>Function centres</b> " in rural and some environmental protection zones <sup>1</sup> (E3 and E4).<br><br>With either option, including a 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.  | Rural, E3 and E4 land use zones across the Shire             | Yes                               |            | •       |                           | Y            | N  | A, B, C                           | Productivity/ Sustainability       | 9.3  |
| 9                | <b>Protect known koala corridors</b>  | Include a <b>new local provision</b> 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 captured by this clause is;   | Land identified on the NSW Government's koala corridors in   | Yes                               |            | •       | •                         | Y            | N  | D                                 | Sustainability                     | 13.3 |

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

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|                  | <ul style="list-style-type: none"> <li>Informed by a shire wide comprehensive koala management plan. If there is not one in place than a site specific koala management plan will be required.</li> <li>Will be considered against principles which may include facilitating koala movement, avoiding development within core habitat, separating development from koala habitat and movement corridors, and restoring and revegetating green corridors.</li> </ul> | south-west Sydney mapping   |  |                                   |            |         |                           |              |  |                                   |                                    |     |
| 10               | <b>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)</b>   | Amending the <i>Wollondilly Local Environmental Plan 2011 Natural Resources – Biodiversity Map</i> with the proposed biodiversity map shown to remove the following land (74 lots) which has been legally cleared and is no longer considered to be “sensitive land”:   | 74 lots in Tahmoor, Thirlmere, Silverdale and Warragamba | No                                |            | •       | N                         | Y            | A, E   | Liveability/ Sustainability       | N/A                                |     |
| 11               | <b>Enable advertising signage on sports fields</b>  | Amend <i>Wollondilly Local Environmental Plan 2011, Schedule 2 Exempt development</i> to include new exempt development provisions for “ <b>Sponsorship advertising at sporting facilities</b> ” to be carried out as exempt development (i.e. without the need for development consent) so long as certain development standards are met.  | Land zoned RE1 Public Recreation                         | Yes                               |            | •       | N                         | Y            | E  | Infrastructure & Collaboration    | N/A                                |     |
| 12               | <b>Strengthen provisions relating to the subdivision of land within Original holdings</b>   | 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; <ol style="list-style-type: none"> <li>all land within the original holding and not just land within a development application, and</li> <li>land possessing two essential characteristics, namely; <ol style="list-style-type: none"> <li>zoned E4 Environmental Living, and</li> <li>identified as ‘Original holdings’ on the Original Holdings Map.</li> </ol> </li> </ol> | Land identified as “Original holdings”                   | No                                |            | •       | N                         | Y            | E  | Sustainability                    | N/A                                |     |
| 13               | <b>Ensure that relevant land is reserved for certain public purposes.</b>   | Amending the <i>Wollondilly Local Environmental Plan 2011 Land Reservation Acquisition Map</i> to remove the  | 4 lots   | Yes                               |            | •       | •                         | N            | Y  | E                                 | Infrastructure & Collaboration     | N/A |

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|                  |  |   |  | Land Use Table                    | LEP Clause | LEP Map |                           |              |  |                                   |                                    |     |
|                  | <p>following land which has now been acquired by the relevant acquisition authority:</p> <ul style="list-style-type: none"> <li>- Oak Street, Thirlmere (Lot 100 in DP 1175654)</li> <li>- Menangle Street West, Picton (Lot 1 in DP602401)</li> <li>- 123 Menangle Street, Picton (Lot 501 in DP1165723)</li> <li>- 250 Appin Road, Appin (Lot 2 in DP1182729)</li> </ul> |   |  |                                   |            |         |                           |              |  |                                   |                                    |     |
| 14               | <p><b>Ensure that the Wollondilly LEP benefits from the most up-to-date model provisions and development terms within the Standard Instrument.</b></p>   | <p>a) Amending the <i>Wollondilly Local Environmental Plan 2011 Land Use Table</i> to permit the following new land use terms with consent;</p> <ul style="list-style-type: none"> <li>- <b>“Timber yard”</b> in RU1, RU2 and RU4 land use zones (currently permitted in business zones)</li> <li>- <b>“Artisan Food and Drink Industry”</b> in RU1, RU2, RU4, B1, B2, B4 and B5 (currently permitted in industrial zones),</li> <li>- <b>“High technology industry”</b> in B5 land use zone (currently permitted in industrial zones),</li> <li>- <b>“Bee keeping”</b> in residential and business and E3 land use zones (currently permitted in RU1, RU2, RU4, SP1 and E4 land use zones),</li> <li>- <b>“Eco-tourist facility”</b> in RU1, RU2, RU4 and E4 land use zones (currently not permitted in any land use zone),</li> <li>- <b>“Markets”</b> in RU1, RU2, RU4, RE1, RE2 and E3 land use zones (currently permitted in business zones and SP1).</li> </ul> <p>b) Including the model clause for <b>“Eco-tourist facilities”</b> 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> | Shire wide                                     | Yes                               | •          |         |                           | Y            | Y  | E                                 | Productivity/ Sustainability       | N/A |
| 15               | <p><b>Enabling more diverse tourist accommodation</b></p>  | <p>Amending the <i>Wollondilly Local Environmental Plan 2011</i> to include a new definition for ‘Tourist park’.</p> <p>If this is not available then the proposal seeks to amend the <i>Wollondilly Local Environmental Plan 2011 Land Use Table</i> to permit <b>“Caravan parks”</b> with consent in recreation and rural zones.</p>  | Recreation and rural land use zones            | Yes                               | •          |         |                           | Y            | N  | A, C                              | Productivity                       | N/A |

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| <b>16 Support effective planning and decision making.</b>   | Transition <i>Wollondilly Local Environmental Plan 2011</i> from using (PDF) maps to 'digital mapping' as the legal reference of local environmental plans. | Shire wide                  | Yes  |                                   | •          | •       | N                         | Y            | A, E   | Infrastructure & Collaboration, Liveability, Productivity, Sustainability | 2.2                                |
| <b>17 Embedding a clear line of site between the local strategic planning statement and the local environmental plan.</b> | Ensuring implementation of strategic planning for the area by Including a reference to the local strategic planning statement within the Aims of the plan.  | Shire wide                  | Yes  |                                   | •          |         | N                         | N            | A, B, C, D   | Infrastructure & Collaboration, Liveability, Productivity, Sustainability | N/A                                |

#### Land Use Zones

##### Rural Zones

RU1 Primary Production  
 RU2 Rural Landscape  
 RU4 Primary Production Small Lots

##### Residential Zones

R2 Low Density Residential  
 R3 Medium Density Residential  
 R5 Large Lot Residential

##### Industrial Zones

IN1 General Industrial  
 IN2 Light Industrial  
 IN3 Heavy Industrial

##### Business Zones

B1 Neighborhood Centre  
 B2 Local Centre  
 B4 Mixed Use  
 B5 Business Development

##### Special Purpose Zones

SP1 Special Activities  
 SP2 Infrastructure

##### Recreation Zones

RE1 Public Recreation  
 RE2 Private Recreation

##### Environmental Protection Zones

E1 National Parks and Nature Reserves  
 E2 Environmental Conservation  
 E3 Environmental Management  
 E4 Environmental Living