

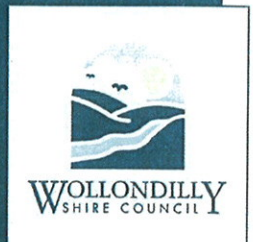
Planning Proposal

to amend Wollondilly Local Environmental Plan 2011



Warragamba Waste Management Centre

for the reclassification of part of the land located at Production Avenue, Warragamba (Lot 9 DP 703167) in Schedule 4 Part 1 of the LEP from 'community' to 'operational' to allow for the continued use of part of the site for a telecommunication facility.



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Introduction

This Planning Proposal has been prepared by Wollondilly Shire Council seeking an amendment to the provisions of the Wollondilly Local Environmental Plan (WLEP) 2011 to facilitate the reclassification of part of Warragamba Waste Management Centre used for a telecommunications lease.

The land in this plan is currently used for a telecommunication facility. Reclassification is necessary to correct the existing situation. It was previously used for commercial activity as a Waste Management Centre until its closure in 2008. The total area of Lot 9 DP 703167 is 14.31 hectares. The site of the lease area for the telecommunications facility is 98.4 square metres. The lease area is a rectangular area close to, and accessed from Production Avenue. Approximately 4 hectares of Lot 9 was used as a non putrescibles landfill from the early 1960s to 30 June 2007.

Prior to its final closure on 30 June 2008, the site was used as a Landfill site until 30 June 2007. Between July 2007 and 30 June 2008 a resource recovery centre was operated by Council on the same area.

The waste management area is currently undergoing remediation.

The remainder of the site is well vegetated and includes a watercourse and some steeply sloping land and is categorised Natural Area (Bushland) in the Plan of Management.



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Part 1 – Objectives or Intended Outcomes

The key objective of this Planning Proposal is to reclassify part of the Warragamba Waste Management Centre.

The intended outcome of the Planning Proposal is to amend WLEP 2011 to reclassify part of Lot 9 DP703167 and list it as an item in Schedule 4 Part 1 to the LEP "Classification and reclassification of public land".

Part 2 – Explanation of Provisions

The land is classified as Community Land in terms of Section 27 and clause 6 of Schedule 7 of the Local Government Act 1993.

It is proposed for part of the lot which contains the telecommunications facility to be classified as Operational. The remainder of the site would remain Community.

The objectives of the Planning Proposal can be achieved through the inclusion of the following amendments to the Wollondilly LEP 2011:

- Amend **Schedule 4 Classification and reclassification of public land, Part 1 Land classified, or reclassified, as operational land – no interests changed to include:**

Column 1	Column 2
Locality	Description
Warragamba	Part of Lot 9 DP 703167

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 result of any strategic study or report.

This Planning Proposal is a result of **Council Resolution 269/2011 & 114/2012**, as follows:

Resolution 269/2011

Committed to the reclassification of part of the site associated with the lease for the telecommunications facility.

Resolution 114/2012

1. That Council reclassify that part of Lot 9 DP 703167 (No.9) Production Avenue, Warragamba as shown in the survey plan prepared by Boxall Surveyors titled 'Warragamba Waste Management Centre Production Avenue, Warragamba NSW 2752 Revision A' and dated 08/12/2011 (as shown in Attachment 2 to this report) from community land to operational land in accordance with the relevant requirements of the Local Government Act, 1993 and the Environmental Planning and Assessment Act, 1979.

2. That Council prepare a draft Planning Proposal to reclassify that land identified in Part 1 of this Resolution in accordance with the requirements of the Local Government Act, 1993 and the Environmental Planning and Assessment Act, 1979 to list that land in Schedule 4 to Wollondilly Local Environmental Plan, 2011.

3. That the draft Planning Proposal be forwarded to the Minister for Planning and Infrastructure for the Gateway process.

The Manager Environment and Waste Management Officer have advised that the potential reclassification shall not impact upon the remediation works for the waste management centre. The area the subject of remediation is intended to be classified operational by a separate reclassification process to maximise opportunities for potential future uses and to support the ongoing requirements for site management.

Council's Property Administration Officer is dealing with the lease arrangements and advises the reclassification is essential to the terms of the telecommunications lease.

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

Council has made a resolution to amend WLEP 2011 to list the nominated area within Warragamba Waste Management Centre in Schedule 4 Part 1 "Classification and reclassification of public land". WLEP 2011 can be amended by a Planning Proposal and subject to the Minister for Planning and Infrastructure supporting the amendment.

The reclassification shall not change the current or likely future use of the subject land and will not impact on the current or potential future use of the site by the general public.

It is considered that the Planning Proposal is the best means of achieving the stipulated objective.

3. Is there a net community benefit?

The proposed reclassification shall have no significant impact upon the locality however; this matter does have a minor financial impact on Council's adopted budget in that a lease arrangement is a source of revenue for Council.

The Council proposes to investigate options for the future use of the remainder of this land including options for public open space providing opportunities for possible passive recreation, with minor upgrading to improve public access and increase the public's use and enjoyment of the land.

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 classification of the land is not a matter addressed by Council's Growth Management Strategy, the Draft Subregional Strategy or the Metropolitan Strategy.

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

Wollondilly Local Environmental Plan 2011

Wollondilly Local Environmental Plan (WLEP) 2011 was published on 23 February 2011. This proposal aims to reclassify part of the subject site known as Warragamba Waste Management Centre and list it as an item in Schedule 4 Part 1 to the LEP "Classification and reclassification of public land".

Wollondilly Council's Community Strategic Plan

The Wollondilly Community Strategic Plan (WCSP) 2030 provides goals for the Wollondilly region including community, infrastructure, economy, governance and environment. The planning proposal is consistent with the following objectives of Council's Community Strategic Plan:

Environment

- A community that is surrounded by a built and natural environment that is valued and preserved;
- A community that has opportunities to engage with and actively care about their natural environment.

The WCSP seeks to protect the unique environmental quality of the Shire by ensuring that the impact of new development is minimised through the preservation of sensitive sites and rural landscapes. The reclassification will have no impact upon the environment.

Community

- A resilient community that has access to a range of activities, services and facilities;
- An engaged, connected and supported community that values and celebrates diversity.

There was no response to the public notice of Council's intention to reclassify that part of Warragamba Waste Management Centre. A copy of the public notice is included in Appendix 4.

Infrastructure

- A community that has access to a range of viable transport options.
- Communities that are supported by safe, maintained and effective infrastructure.

Council on behalf of the community supports the preparation of the Planning Proposal to reclassify that part of the subject site to the telecommunications lease. The telecommunication facility contributes to improved quality of communication locally and regionally.

Governance

- A community that is supported through engagement, collaboration and partnerships across government agencies and private business;
- A transparent, effective and sustainable Council.

There will be a community engagement with and public hearing as part of the Planning Proposal process.

Wollondilly Growth Management Strategy

The Wollondilly Growth Management Strategy was adopted by Council on 21 February 2011. The Growth Management Strategy project was commenced in recognition of the need to have a plan for future growth. Having such a plan also enables us to plan for future service and infrastructure provision.

Its primary vision is *"to create opportunities in partnership with the Community and to enhance the quality of life and the environment, by managing growth and providing sustainable services and facilities."*

The Aims of the document are noted as follows:

- *To outline clear policy directions on growth issues.*
- *To provide Council and the community with a strategic framework against which to consider planning proposals.*
- *To achieve a long-term sound and sustainable approach to how this Shire develops and changes into the future.*
- *To inform Council decisions and priorities regarding service delivery and infrastructure provision.*
- *To provide direction and leadership to the community on growth matters.*
- *To assist in advocating for better infrastructure and services.*
- *To provide our strategy/response for how we see the State Government's Metropolitan and subregional planning strategies being implemented at the local level.*

This Planning Proposal will not hinder the key characteristics or the key policy directions of the GMS.

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

The planning proposal is consistent with applicable State Environmental Planning Policies (see Appendix 1).

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

The reclassification is not inconsistent with the Ministerial Directions issued in accordance with Section 117 to the Environmental Planning and Assessment Act, 1979.

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?

This planning proposal will not have a detrimental impact on critical habitat or threatened species populations or ecological communities or their habitats.

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

The reclassification shall have no environmental impact as there shall be no change to the existing use of the site. An Environmental Impact Study was carried out for the remediation works for that part of the subject site known formerly as Warragamba Waste Management Centre. The following was concluded:

"The work proposed is to complete the former Warragamba landfill in a manner that reflects the best practice criteria outlined in the Office of Environment and Heritage EPA's "Environmental Guidelines: Solid Waste Landfills (1996).

When the development work is completed negative environmental emissions from the site will be minimized while the site emissions reduce over time to a level when the need for environmental licensing by the OEH will cease.

When the remediation is completed and the site stabilized other uses for the site can be considered providing economic and social value.

The failure to undertake the work provides the possibilities for negative environmental outcomes to occur and it is in the public interest for the remediation work to proceed as soon as possible".

The subject site does not constitute environmentally significant land or riparian land.

Initial investigations indicate that the site is not identified as flood hazard.

The subject site has been identified as partially bushfire prone land.

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

The proposal will have a positive social and economic benefit through:

- Continuing to provide a site for telecommunications facility which enables local communication services.
- A lease arrangement being a source of revenue for Council.

Section D - State and Commonwealth interests.

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

There would be no change to existing public infrastructure by this proposal.

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

A gateway determination has not yet been issued. No State agency has been consulted on the Planning Proposal to date.

Part 4 – Community Consultation

A public hearing under Section 57 of the EP&A Act 1979 is to be conducted by an independent facilitator:

Clause 29 Public Hearing into reclassification

- (1) *A Council must arrange a public hearing under section 57 of the Environmental Planning and Assessment Act 1979 in respect of a planning proposal under Part 3 of that Act to reclassify community land as operational land, unless a public hearing has already been held in respect of the same matter as a result of a determination under section 56(2)(e) of that Act.*
- (2) *A Council must, before making any resolution under Section 32, arrange a public hearing in respect of any proposal to reclassify land as operational land by such a resolution. (Local Government Act, 1993)*

In addition, Council proposes that the planning proposal be exhibited in accordance with the requirements of Section 57 of the Environmental Planning and Assessment Act 1979 and Section 29 of the Local Government Act 1993.

It is proposed that the planning proposal will be placed on exhibition for a minimum of 28 days. Written notification of the community consultation will be provided in the local newspaper and on Council's website.

In addition to this, adjoining and nearby neighbours including interested neighbourhood groups will be notified in writing. The written notice will include:

- A brief description of the intended outcomes of the planning proposal;
- An indication of the land which is affected by the proposal;
- Information on where and when the planning proposal can be inspected;
- The name and address of Council for the receipt of submissions; and
- The closing date for submissions.

During the exhibition period, the following material will be made available for inspection:

- The Planning Proposal, in the form approved for community consultation by the Director General of Planning;
- The gateway determination;
- The Council report; and
- Any studies relied upon by the Planning Proposal.

Additional criteria under 'A guide to preparing local environmental plans'

If the provisions of the planning proposal include the extinguishment of any interests in the land, an explanation of the reasons why the interests are proposed to be extinguished.

The planning proposal does not include the extinguishment of any interests in the land.

The concurrence of the landowner, where the land is not owned by the relevant planning authority

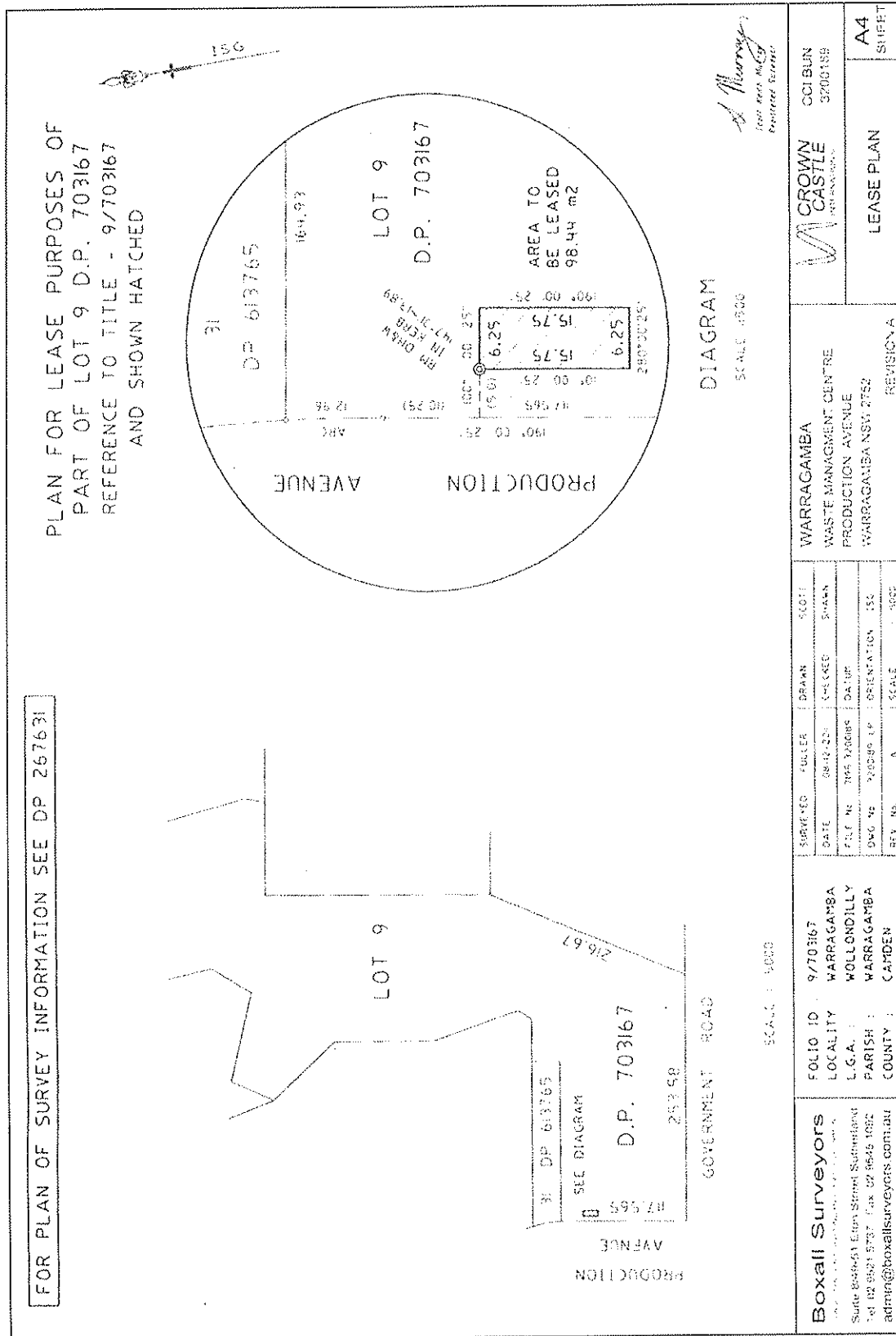
Council owns Lot 9 DP 703167 freehold and Council does not intend to sell or dispose of the land in conjunction with the reclassification

Maps

1. Cadastre, Lot & DP Information
2. Identification of Parcel to be Reclassified

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Map 2 – Identification of Parcel to be Reclassified



Appendices

1. Compliance with SEPPs

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

2. Assessment against Section 117(2) Directions

Table indicating compliance with applicable section 117(2) Ministerial Directions issued under the Environmental Planning and Assessment Act (EP&A Act) 1979.

3. Net Community Benefit Test

Table indicating compliance with the Net Community Benefit Test within the Draft Centres Policy (2009).

4. Copy of Public Notice of Intention to Reclassify Land

Public Notice published Wednesday 24 May 2012 in Wollondilly Advertiser.

Appendix 1 – Compliance with SEPPs

The table below indicates compliance, where applicable, with State Environmental Planning Policies (SEPPs) and deemed SEPPs (formerly Regional Environmental Plans)

	State Environmental Planning Policies (SEPPs)	Consistency	Comments
1	Development Standards	N/A	Not applicable in the Shire of Wollondilly
4	Development Without Consent and Miscellaneous Complying Development	N/A	Not applicable in the Shire of Wollondilly
6	Number of Storeys in a Building	Yes	The Planning Proposal will use the Standard Instrument to control building height.
14	Coastal Wetlands	N/A	Not applicable in the Shire of Wollondilly.
15	Rural Land-Sharing Communities	N/A	Not applicable in the Shire of Wollondilly.
19	Bushland in Urban Areas	N/A	Not applicable in the Shire of Wollondilly.
21	Caravan Parks	N/A	Not applicable to this Planning Proposal.
22	Shops and Commercial Premises	N/A	Not applicable to this Planning Proposal.
26	Littoral Rainforests	N/A	Not applicable in the Shire of Wollondilly.
29	Western Sydney Recreation Area	N/A	Not applicable in the Shire of Wollondilly.
30	Intensive Agriculture	N/A	Not applicable to this Planning Proposal.
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	N/A	Not applicable to this Planning Proposal.
36	Manufactured Home Estates	N/A	Not applicable in the Shire of Wollondilly.
39	Spit Island Bird Habitat	N/A	Not applicable in the Shire of Wollondilly.
41	Casino/Entertainment Complex	N/A	Not applicable in the Shire of Wollondilly.
44	Koala Habitat Protection	N/A	Not applicable to this Planning Proposal.
47	Moore Park Showground	N/A	Not applicable in the Shire of Wollondilly.
50	Canal Estates	N/A	Not applicable in the Shire of Wollondilly.
52	Farm Dams and Other Works in Land and Water Management Plan Areas	N/A	Not applicable in the Shire of Wollondilly.
53	Metropolitan Residential Development	N/A	Wollondilly Shire is currently exempted from this SEPP.
55	Remediation of Land	N/A	The contamination of the site has been previously assessed. In accordance with the previous assessment, the site is suitable for the intended adaptive reuse of the site.
59	Central Western Sydney Economic and Employment Area	N/A	Not applicable in the Shire of Wollondilly.
60	Exempt and Complying Development	N/A	Not applicable to this Planning Proposal.
62	Sustainable Aquaculture	N/A	Not applicable in the Shire of Wollondilly.
64	Advertising and Signage	N/A	Not applicable to this Planning Proposal.

	State Environmental Planning Policies (SEPPs)	Consistency	Comments
65	Design Quality of Residential Flat Development	N/A	Not applicable to this Planning Proposal.
70	Affordable Housing (Revised Schemes)	N/A	Not applicable in the Shire of Wollondilly.
71	Coastal Protection	N/A	Not applicable in the Shire of Wollondilly.
	SEPP (Affordable Rental Housing) 2009	N/A	Not applicable to this Planning Proposal.
	SEPP (Housing for Seniors or People with a Disability)	N/A	Not Applicable in regard to this proposal.
	SEPP (Building Sustainability Index: BASIX) 2004	N/A	Not Applicable with regard to this application.
	SEPP (Kurnell Peninsula) 1989	N/A	Not applicable in the Shire of Wollondilly.
	SEPP (Major Development) 2005	N/A	Not applicable to this Planning Proposal.
	SEPP (Sydney Region Growth Centres) 2006	N/A	Not applicable in the Shire of Wollondilly.
	SEPP (Mining, Petroleum Production and Extractive Industries) 2007	N/A	Not applicable to this Planning Proposal.
	SEPP (Temporary Structures) 2007	N/A	Not applicable to this Planning Proposal.
	SEPP (Infrastructure) 2007	N/A	Not applicable to this Planning Proposal.
	SEPP (Kosciuszko National Park - Alpine Resorts) 2007	NA	Not applicable in the Shire of Wollondilly.
	SEPP (Rural Lands) 2008	N/A	Not applicable in the Shire of Wollondilly.
	SEPP (Exempt and Complying Development Codes) 2008	N/A	Not applicable to this Planning Proposal.
	SEPP (Western Sydney Parklands) 2009	N/A	Not applicable in the Shire of Wollondilly.
	SEPP (Western Sydney Employment Area) 2009	N/A	Not applicable in the Shire of Wollondilly.
Deemed State Environmental Planning Policies (Formerly Regional Environmental Plans)		Consistency	Comments
9	Extractive Industry (No 2)	N/A	Not applicable to this Planning Proposal.
20	Hawkesbury–Nepean River (No 2 - 1997)	YES	This proposal is consistent with this SREP.
27	Wollondilly Regional Open Space	N/A	Repealed 26/06/2009.
1	Drinking Water Catchments Regional Environmental Plan No 1	YES	The Planning Proposal will not contain provisions that will contradict or hinder the application of this deemed SEPP.

Appendix 2 – Assessment Against Section 117(2) Directions

The table below assesses the planning proposal against Section 117(2) Ministerial Directions issued under the Environmental Planning and Assessment Act (EP&A Act) 1979.

Ministerial Direction	Applicable to Draft LEP	Consistency of draft LEP with Direction	Assessment
1. Employment and Resources			
1.1 Business and industrial Zones	N/A	N/A	Direction does not apply.
1.2 Rural Zones	YES	YES	Direction does not apply.
1.3 Mining, Petroleum Production and Extractive Industries	N/A	N/A	Direction does not apply.
1.4 Oyster Production	N/A	N/A	Direction does not apply.
2. Environment and Heritage			
2.1 Environmental Protection Zones	N/A	N/A	Direction does not apply.
2.2 Coastal Protection	N/A	N/A	Direction does not apply.
2.3 Heritage Conservation	N/A	N/A	Direction does not apply.
2.4 Recreation Vehicle Area	N/A	N/A	Direction does not apply.
3. Housing, Infrastructure and Urban Development			
3.1 Residential Zones	YES	Yes	The Planning Proposal will not change existing provisions for housing and essential services.
3.2 Caravan Parks and Manufactured Home Estates	YES	YES	The Planning Proposal shall not change existing provisions for caravan parks.
3.3 Home Occupations	YES	YES	The Planning Proposal shall not change existing provisions for Home Occupations.
3.4 Integrating Land Use and Transport	Yes	Yes	The Planning Proposal shall not change the provisions for land uses and building forms to the extent that the objectives of this Direction need to be involved.
3.5 Development Near Licensed Aerodromes	N/A	N/A	Direction does not apply.
4. Housing, Infrastructure and Urban Development			
4.1 Acid Sulphate Soils	N/A	N/A	Direction does not apply
4.2 Mine Subsidence and Unstable Land	N/A	N/A	Direction does not apply to this Planning Proposal.
4.3 Flood Prone Land	N/A	N/A	Direction does not apply. The subject land is not identified by Council as being flood prone.
4.4 Planning for Bushfire Protection	Yes	Yes	The subject land has been identified by Council as being partially bushfire prone. However, with respect to this proposal this direction does not apply.

Ministerial Direction	Applicable to Draft LEP	Consistency of draft LEP with Direction	Assessment
5. Regional Planning			
5.1 Implementation of Regional Strategies	N/A	N/A	Direction does not apply.
5.2 Sydney Drinking Water Catchments	N/A	N/A	Direction does not apply.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	N/A	Direction does not apply.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	N/A	Direction does not apply.
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	N/A	N/A	Revoked.
5.6 Sydney to Canberra Corridor	N/A	N/A	Revoked.
5.7 Central Coast	N/A	N/A	Revoked.
5.8 Second Sydney Airport: Badgerys Creek	N/A	NA	Direction does not apply.
6. Local Plan Making			
6.1 Approval and Referral Requirements	Yes	Yes	The proposal is consistent with this direction because it does not alter the provisions relating to approval and referral requirements.
6.2 Reserving Land for Public Purposes	Yes	Yes	The Planning Proposal does not affect land reserved for public purposes nor does it change existing reservations.
6.3 Site Specific Provisions	N/A	N/A	Direction does not apply.
7. Metropolitan Planning			
7.1 Implementation of the Metropolitan Strategy	NA	NA	The classification of the site does not impact upon the Metropolitan Strategy. (See Part 3 Section D to the Planning Proposal).

Appendix 3 – 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:

Evaluation Criteria	Yes/ No	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)?	N/A	The proposal has no impact upon existing State and Regional Strategies.
Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/subregional strategy?	No	The Planning Proposal does not impact the Metropolitan Strategy.
Is the LEP likely to create a precedent or create or change the expectations of the landowner or other landholders?	No	The proposal is unlikely to create a precedent within the locality.
Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?	Yes	The Planning Proposal will have no impact upon the adjoining spot rezoning currently before Council.
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.
Will the LEP impact upon the supply of residential land and therefore housing supply and affordability?	No	The proposal will not impact upon the supply of residential land.
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 Planning Proposal does not facilitate a change to the use of the site and no change to the demands for infrastructure, public transport or shared pathway access are associated with the proposal.
Will the proposal result in changes to the car distances travelled by customers, employees and suppliers? If so, what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?	No	The Planning Proposal will have no impact on travel requirements, greenhouse gas emissions or 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	The Planning Proposal will have no impact on government investments in infrastructure and services in the locality.
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 Planning Proposal will have no impact on land of high biodiversity values or other environmental assets.
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 land uses.
Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?	No	The Planning Proposal will not change the number of commercial premises.

Evaluation Criteria	Yes/ No	Comment
If a stand-alone proposal and not a centre, does the proposal have the potential to develop into a centre in the future?	No	N/A
What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?		As noted within the report.

Appendix 4 – Copy of Public Notice of Intention to Make Resolution



PUBLIC NOTICE OF INTENTION TO RECLASSIFY LAND

At its Ordinary Meeting of **18 June, 2012** Wollondilly Shire Council will consider making a Resolution to reclassify land from 'Community' to 'Operational' in accordance with the relevant provisions of the *Local Government Act, 1993* and the *Environmental Planning and Assessment Act, 1979*.

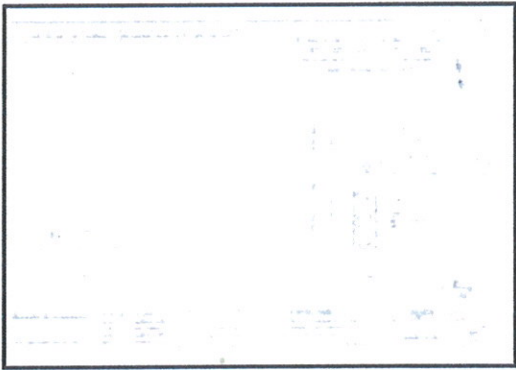
The land the subject of the reclassification is shown in the plan below and is part of Lot 9 DP 703167 (No.9) Production Avenue, Warragamba and contains telecommunications facilities.

The reclassification:

- (i) does not require any trusts, estates, interests, dedications, conditions, restrictions or covenants to be discharged,
- (ii) there are no reservations that except the land out of a Crown grant; and
- (iii) there will be no change to reservations relating to minerals.

The reclassification is consistent with Council's adopted 'Plan of Management for the Former Warragamba Waste Management Centre and Bushland Reserve'.

Council owns the land freehold and does not intend to dispose of / sell the land. The reclassified land shall be subject to a lease for the ongoing maintenance and operation of the existing telecommunications facility. The terms of the lease were subject to Council resolution 269/2011 made on **21 November, 2011**.



SUBMISSIONS

Council must give public notice of the intention to make a resolution to reclassify land. A period of 28 days from the date of this notice is granted for submissions to be made to Council. Should you wish to make a submission to Council on this matter please forward such comments in writing (letter, facsimile or e-mail). All correspondence should make reference to TRIM 6636. Council's address for written correspondence is:

Wollondilly Shire Council
Attention: Strategic Planning
P.O. Box 21, PICTON NSW 2571
Council's email address is: council@wollondilly.nsw.gov.au
Council's facsimile number is 4677 2339.

Submissions should be received by Council no later than close of business **Wednesday 13 June, 2012** so that feedback can be considered with the report to the Ordinary Meeting of Council.

Report

A report on the matter will be included in the Ordinary Council Meeting Agenda for 18 June, 2012. The agenda will be available for downloading from Council's website or in hard copy from Council's Customer Service counter from Friday 1 June, 2012.

The report shall also be listed for discussion in the agenda of the Community Forum to be held on Tuesday 12 June, 2012. Community Forums are open to the public. Anyone wishing to make a presentation to the Community Forum should contact Council's Governance staff on Phone 4677 1107.

Contact

Should you have any questions regarding this matter please contact Sophie Perry in Council's Strategic Planning section on phone **4677 1151**.

Wollondilly Shire Council
PO Box 21, Picton NSW 2571
ph 02 4677 1100 web www.wollondilly.nsw.gov.au



Public Notice published in the Wollondilly Advertiser on Wednesday 23 May 2012.