PLANNING PROPOSAL

FORMER ROAD RESERVES ADJOINING WEST PICTON PRECINCT

STARR STREET AND CONNELLAN CRESCENT I PICTON

CLIENT: K. MORRIS MANAGEMENT PTY LIMITED

PROJECT REF: 0252/13

DATE: 20 FEBRUARY 2014

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1 INTRODUCTION

This Planning Proposal has been prepared for K. Morris Management Pty Limited, owner of the adjoining land and impending purchaser of the subject site. This Planning Proposal precedes and requests a Gateway Determination under the provisions of Section 56 of the Environmental Planning & Assessment (EP&A) Act, 1979.

This Planning Proposal applies to Lot 1 in Deposited Plan 1182837 which has been formed from parts of the Crown road reserves that adjoin Lot 1 in Deposited Plan 995172 (No.21-31) Rumker Street, Picton. The subject land is described in more detail in Section 2 and can be summarised as a 10m wide strip adjacent to the north and west boundaries of Lot 1 in Deposited Plan 995172.

The Planning Proposal seeks to rezone the subject land from RU2 Rural Landscape to R2 Low Density Residential. The Planning Proposal also seeks to apply a minimum allotment size of 450m^2 to allow future residential subdivision including new roads and infrastructure in a manner consistent with Lot 1 in Deposited Plan 995172.

The proposed future development of the site is consistent with the applicable Local and State Government Policies that are designed to drive progressive and efficient environmental, social and economic outcomes for New South Wales. Of particular relevance to the proposal is the current Planning Proposal for the Picton Tahmoor Thirlmere New Urban Lands (PTT New Urban Lands) which has recently resulted in the rezoning of land in six (6) separate precincts including Lot 1 in Deposited Plan 995172 (hereinafter referred to as the West Picton Precinct).

The planning proposal has been prepared in accordance with Section 55 of the Environmental Planning & Assessment Act, 1979, as well as the NSW Department of Planning publications *"A Guide to Preparing Planning Proposals"* and *"A Guide to Preparing Local Environmental Plans"*.

As outlined in *A Guide to Preparing Planning Proposals,* this planning proposal will evolve throughout the course of preparing the amending LEP as relevant sections will be updated and revised in response to the outcomes of further technical investigations (if required) and consultation. Notwithstanding, this Planning Proposal has relied on, and been informed by, detailed investigations conducted as part of the PTT New Urban Lands Planning Proposal. No further specialist studies are considered necessary at this time.

This report is divided into four sections. The remaining sections include a locality and site analysis; the Planning Proposal; and a conclusion.

2 BACKGROUND

The West Picton Precinct is one of six areas subject to an amendment to Wollondilly Local Environmental Plan, 2011 (WLEP 2011) published on 31 January 2014. The Planning Proposal applying to these six precincts was known as the Picton Tahmoor Thirlmere New Urban Lands Proposal (PTT New Urban Lands).

The owner of the West Picton Precinct is in the process of acquiring part of the adjoining unformed Crown Road Reserves (the subject site). The intention is to consolidate the subject site with the West Picton Precinct and to subdivide and develop the land for residential purposes.

3 LOCALITY AND SITE ANALYSIS

3.1 Site Identification

The subject site comprises 3,713m² of land as a continuous 10m wide strip adjacent to the northern and western boundaries of the West Picton Precinct. The West Picton Precinct is Lot 1 in Deposited Plan 995172 (No.21-31) Rumker Street, Picton. The subject site is currently part of the unformed Crown road reserves of Connellan Crescent and Starr Street. Figure 1 is the Deposited Plan for the subject site and Figure 2 shows the location of the land the subject of this Planning Proposal in red.

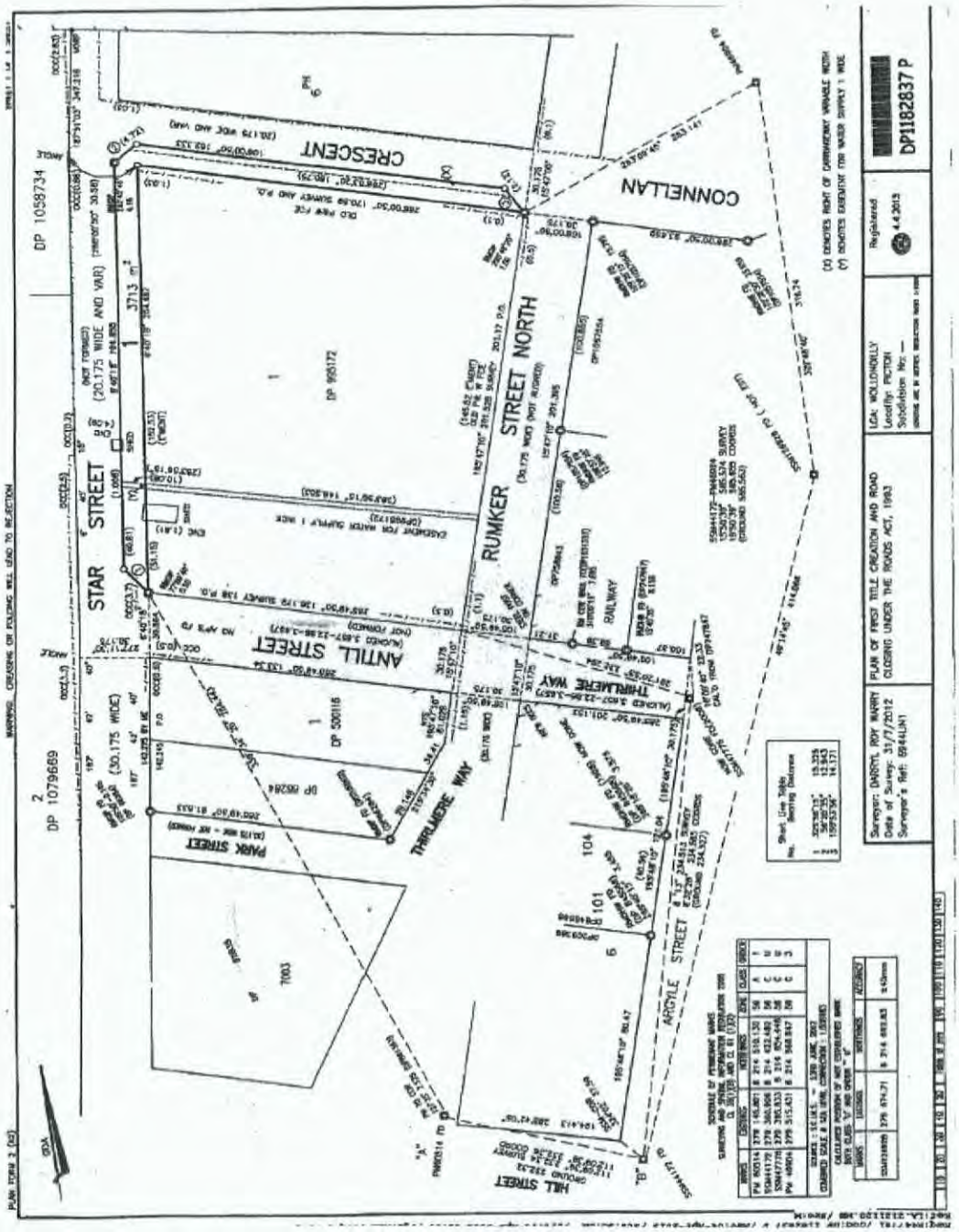

Figure 1: Deposited Plan for the subject site

Figure 2: Location Plan for subject site

3.2 Site Characteristics

Figure 3 is an aerial image of the subject site. As can be seen from Figure 3, the road reserve of Starr Street is unformed, cleared, fenced and used for grazing in conjunction with the adjoining property. There are several small sheds located on the Starr Street road reserve. There is an unsealed vehicle track within the road reserve of Connellan Crescent which is used to access properties to the north. The Deposited Plan in Figure 1 shows an allowance for this track denoted as 'X' which is included in the Section 88B Instrument as a right of carriageway of variable width to benefit lots to the north. The existing easement to drain water from the adjoining property to the west has been extended through the subject site and shown as "Y" on the Deposited Plan.

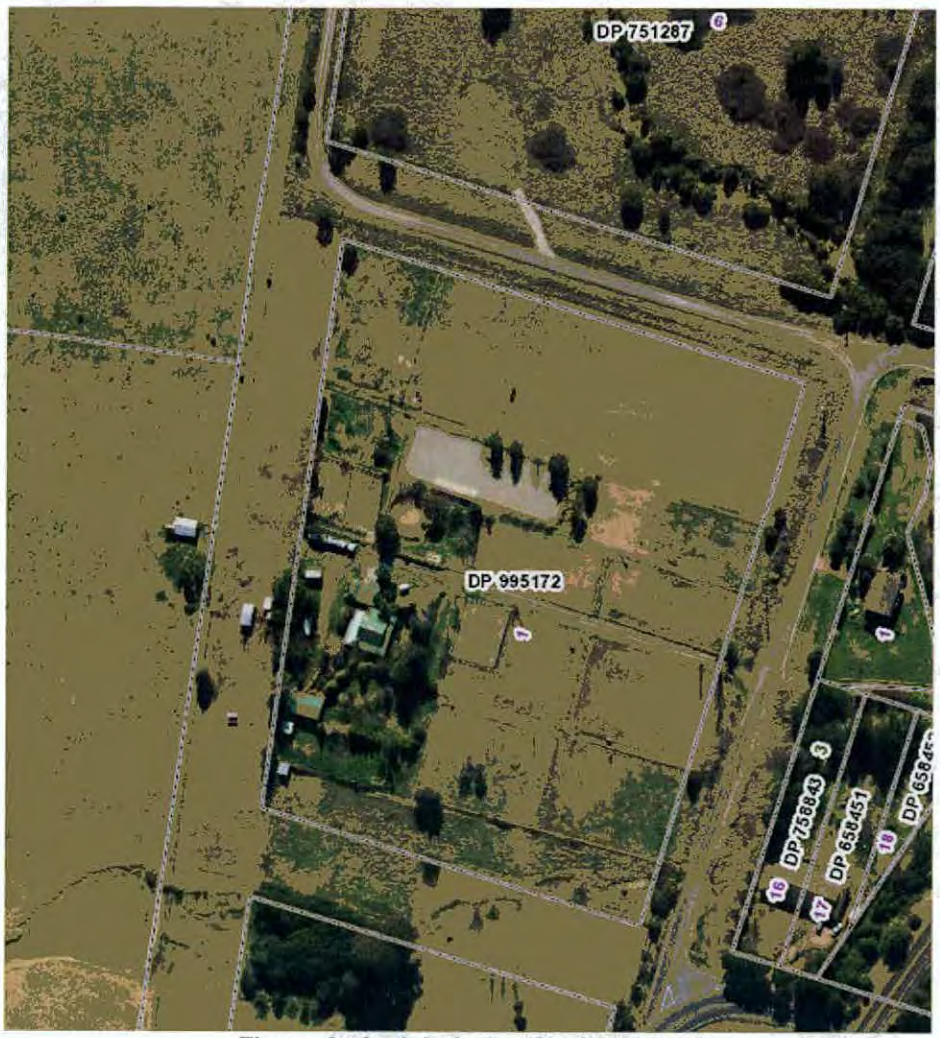

Figure 3: Aerial photo of subject land

The topography of the site is shown in Figure 4. The contours of the subject land are consistent with the adjoining West Picton Precinct. There is a watercourse through the road reserve of Antill Street which extends into the West Picton Precinct. The watercourse is not subject to flooding as determined by specialist studies conducted for the PTT New Urban Lands and is not within the subject site.

Figure 4: Topography

Figures 5 to 8 are photographs of the subject land and show that the features are consistent with the adjoining land within the West Picton Precinct.

Figure 5: View of Starr Street road reserve looking south

Figure 6: View of sheds in Starr Street road reserve looking south

Figure 7: View of Connellan Crescent Road Reserve from Starr Street

Figure 8: View of Connellan Crescent Road Reserve looking east

The West Picton Precinct adjoins the subject site and is currently used as a horse agistment and training establishment. The part of the Starr Street road reserve the subject of this application is incorporated and used ancillary to this property.

Figure 9: West Picton Precinct as viewed from Connellan Crescent

The environmental attributes of the West Picton Precinct have been identified in a series of consultant reports for the PTT New Urban Lands. The site attributes identified in these reports are either applicable to, or can be reasonably extrapolated to apply to the subject land and are summarised below in Sections 2.2.1 to 2.2.7. A Constraints Mapping exercise by Cardno was publicly exhibited as the PTT New Urban Lands Local Environmental Study indicated there are no physical, natural or cultural features which potentially constrain the future development and use of the West Picton Precinct for residential purposes.

The adjoining land to the west has been used for grazing and was once a dairy farm. It is now the subject of a Planning Proposal (yet to be subject to public exhibition) for redevelopment to low density and large lot residential zones. The interface with the subject site and this western neighbour is shown in Figure 10.

The neighbouring property to the north and north east is used for grazing beef cattle and contains some scattered remnant vegetation as shown in Figures 11 and 12.

Figure 10: Shared boundary between subject site and western neighbour looking south

Figure 11: View to the north west from the subject site

Figure 12: View to the north east from the subject site

3.2.1 Ecology

The ecological attributes of the West Picton Precinct were examined in the *Aquatic Ecology Report* by Biosis Research dated November 2010 and the *Flora and Fauna Survey and Constraints Analysis* by Biosis Research dated November 2011 and can be extrapolated to apply to the subject site. The Aquatic Ecology Study confirmed there are no waterbodies or aquatic habitats within the subject site. The Flora and Fauna Analysis concluded:

> *"There are no terrestrial flora and fauna constraints at the West Picton Precinct. Revegetation using locally occurring native tree species in street tree plantings should be included as part of the open space design."*

These studies concluded that there were no constraints to the future development of the West Picton Precinct due to the occurrence of habitat for threatened species, populations or endangered ecological communities.

The NSW NPWS (2002) Western Sydney vegetation maps indicate there are no native vegetation communities present on the site and the NSW Wildlife Atlas search (Bionet) lists threatened flora and fauna species within a 10km radius of the subject site although habitat conditions do not exist within the site to support any of these species.

A riparian area in the south west corner of the West Picton site has already been identified on the Riparian Lands Maps and the provisions of Clause 7.3 to Wollondilly Local Environmental Plan, 2011 (WLEP 2011) as shown in the extract from this map included in Figure 16. The WLEP 2011 established a riparian buffer 10m from the top of each bank of the watercourse. This watercourse does not occur within the subject site.

No further specialist ecological studies are necessary to determine the suitability of the subject site for a change to the zoning and permissible land uses as proposed.

3.2.2 Bushfire

The bushfire hazard risk to the West Picton Precinct and its surrounds (including the subject site) were examined in detail in the *Bushfire Protection Assessment* by Australian Bushfire Protection Planners dated 10 January 2011. This assessment concluded that the West Picton Precinct was suitable to accommodate low density residential development and that adequate provision can be made within the site for perimeter treatments such as asset protection zones and fire trails and for mains water supply to be connected to future dwellings for fire fighting purposes. The addition of the subject land to the West Picton Precinct does not change the recommendations of the *Bushfire Protection Assessment* and simply adds to the area available for the provision of perimeter treatments.

No further assessment of bushfire hazard is required to effect changes to the LEP provisions applicable to the subject site. Any future development application for residential subdivision of the land will be required to address specific methods for bushfire hazard management appropriate for the site and the West Picton Precinct.

3.2.3 Flooding

The subject site is not known to be subject to flooding. Hydrological investigations by Cardno as part of the PTT New Urban Lands Planning Proposal determined that the West Picton Precinct and its immediate surrounds are not flood affected. No further hydrological investigations or flood impact assessments are required to support this Planning Proposal.

3.2.4 Aboriginal and Non-Indigenous Heritage

No items or places of Aboriginal significance were found within the West Picton Precinct in accordance with the investigations reported in the *Aboriginal and Historical Heritage Assessment* by Biosis Research dated July 2012,

As the terrain, natural features and land use history of the subject site is fundamentally the same as the West Picton Precinct it can reasonably be concluded that there are no items or places of Aboriginal significance within the subject site and no further detailed investigations are required to determine that the subject site is suitable for residential land use.

3.2.5 Utilities

The agency consultation associated with the PTT New Urban Lands precincts determined that there is sufficient capacity within electrical, potable water and reticulated sewer infrastructure to service the West Picton Precinct. Electricity supply can be augmented by simple developer-funded works to extend the existing network and the minor additional land contributed by the subject site will not change the standard requirements to be specified by Endeavour Energy at a time of potential future subdivision. Potable water can be provided by minor extensions to the existing network in adjoining residential road reserves to the east and south. Reticulated sewer requires significant works as identified by Sydney Water's Growth Servicing Plan 2013-14 and in accordance with Development Consent Modification 1997-01-15 Mod3 issued by the Director General to the Department of Planning and Infrastructure on 24 January 2013. This modified consent identifies the need for a new sewer main pipeline beneath the railway line to service land including the West Picton Precinct. Works for the provision of reticulated potable water and sewer services can be undertaken by a future land developer in accordance with specifications issued by Sydney Water should development timeframes preceed the scheduling of works by Sydney Water.

3.2.6 Traffic

The potential generation of road traffic resulting from the development of the West Picton Precinct was examined by a Traffic Model prepared by Gabites Porter Pty Ltd and interpreted by Cardno in a *Traffic Assessment* dated September 2011 as part of the specialist studies conducted for the PTT New Urban Lands rezoning. The modelling and analysis concluded that upgrading of the intersection of Antill Street West and Thirlmere Way would be required in conjunction with the future residential subdivision of the West Picton Precinct. The inclusion of the subject site will not significantly increase the total lot yield from the West Picton site to the extent that additional road works, changes to the capacity of roads, changes to traffic management devices or changes to the road hierarchy would be required beyond those already identified in conjunction with PTT New Urban Lands. No additional studies of potential traffic impact are required to support this Planning Proposal.

3.3 Site Context

The context of the site is illustrated in Figure 13 with the West Picton Precinct shown hatched. The site is located less than 2km south of the town of Picton and approximately 1km south west of Picton Railway Station (shown as a red dot in Figure 4). Picton is a well-established town with several supermarkets, a variety of professional services, specialty stores, a service station, Wollondilly Shire Council Chambers, the Shire Hall, Visitor Information Centre, library, an ambulance station, a fire station, two primary schools, a high school and a multipurpose leisure centre. There are six (6) bus stops within a 300m radius of the subject site and bus services provide transport to Picton, to the railway station, to other towns within Wollondilly Shire and to Camden and Campbelltown.

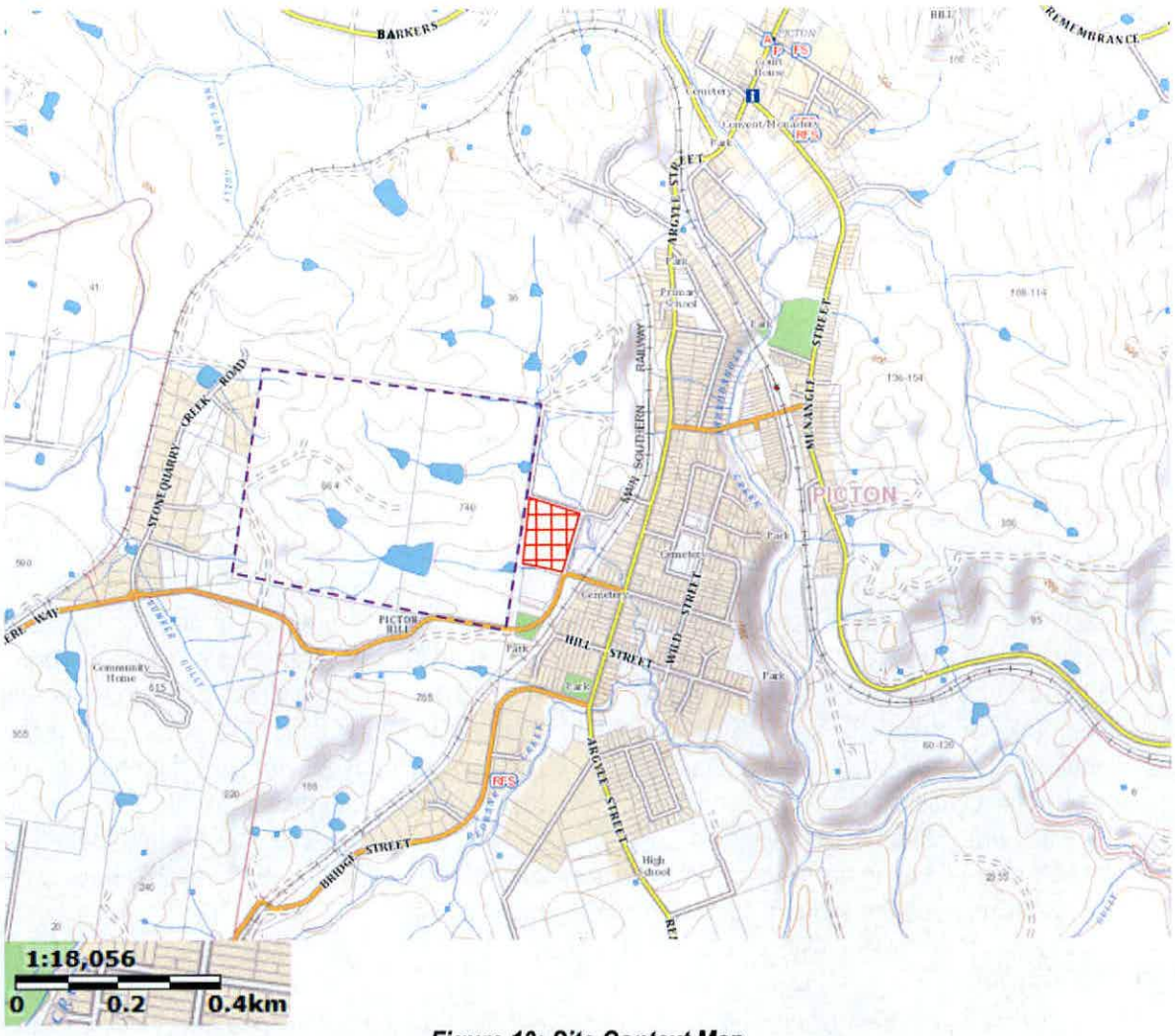

Figure 13: Site Context Map

The subject site is located on the south western edge of the urban area of Picton. As stated above, rezoning of the West Picton Precinct to Zone R2 Low Density Residential occurred on 31 January 2014.

Land to the north and south of the subject site is within Zone RU2 Rural Landscape Zone. The land immediately adjacent is the remainder of the Crown Road reserves. The land further west and north is private rural land holdings. The minimum lot size for land to the north and west is 16 hectares.

Land to the east of Rumker Street is within Zone R2 Low Density Residential and the minimum lot size applicable to this residential land is 700m^2. Residential zoned land between Rumker Street and the railway line is not serviced by reticulated sewer.

Land to the west of the subject site includes a property known as Clearview and is shown with a dashed purple outline in Figure 13. The Clearview site is the subject of a Planning Proposal to create land in Zone R2 Low Density Residential and Zone R5 Large Lot Residential. This Planning Proposal received a Gateway Determination on 8 August 2011 and the proposal has not yet been publicly exhibited.

Other Planning Proposals in the locality include:

- land to the eastern side of Menangle Street and north east of Picton township which proposes land for low density residential, large lot residential and environmental living zones (Gateway determinations 24 May 2012 and 28 March 2013);
- land surrounding the Queen Victoria Memorial Home in Thirlmere Way for seniors housing to be included as permissible development throughout the site (Gateway determination 26 March 2013);
- expansion of the Picton Commercial area in the vicinity of Menangle Street west (Gateway determination 9 August 2013);
- new rural residential land in Abbotsford Road west of Picton (Gateway determination 24 April 2012); and
- new rural residential land between Thirlmere and Tahmoor (Gateway determination 14 September 2011).

3.4 Current Zoning

Wollondilly Local Environmental Plan (WLEP) 2011 is the primary local environmental planning instrument for the Wollondilly LGA. Under this instrument Zone RU2 Rural Landscape applies to the subject land as shown in Figure 14 of this report (the subject site is outlined in red).

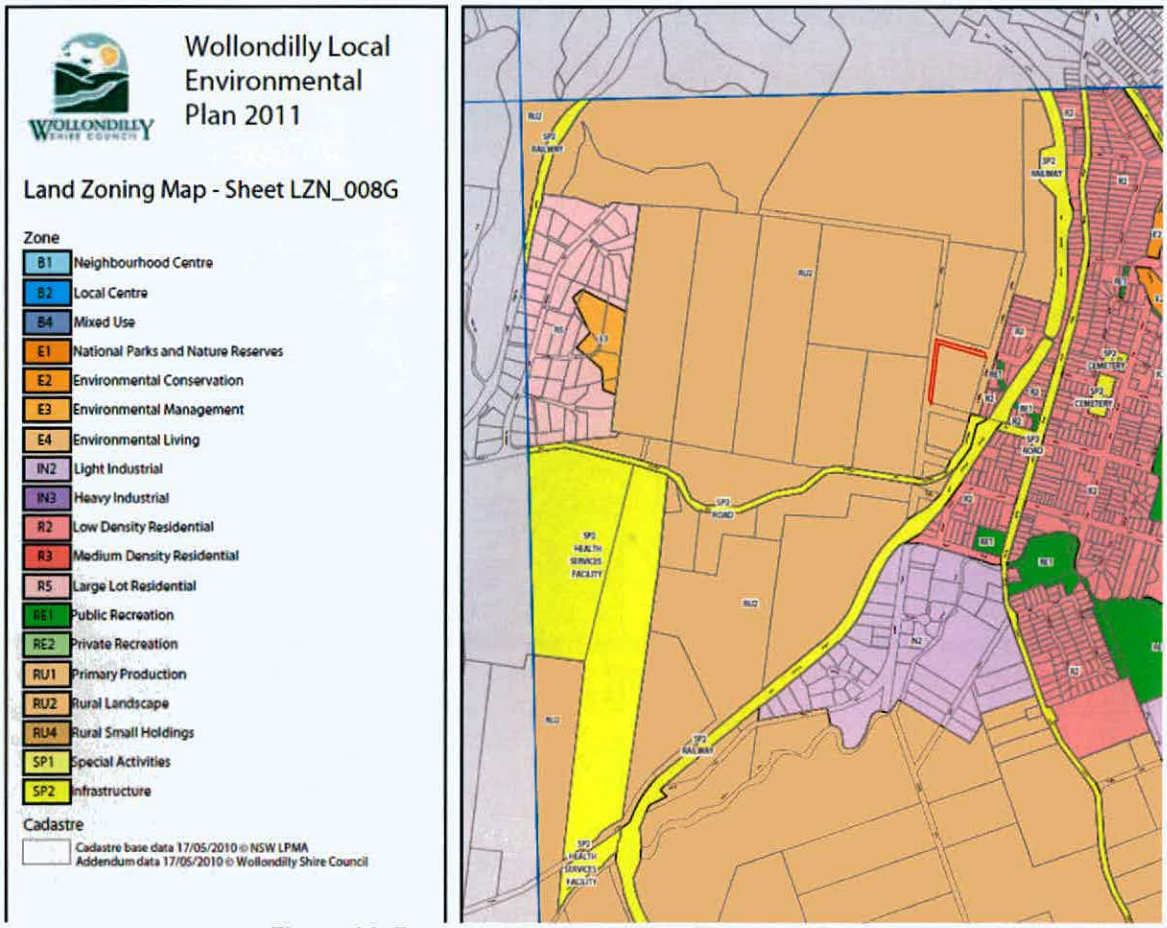

Figure 14: Extract from Land Zoning Map to WLEP 2011

The objectives and permissible uses in Zone RU2 Rural Landscape are stated as follows:

" ***Zone RU2 Rural Landscape***

1 Objectives of zone

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To maintain the rural landscape character of the land.*
- *To provide for a range of compatible land uses, including extensive agriculture.*
- *To provide areas where the density of development is limited in order to maintain a separation between urban areas.*

2 Permitted without consent

Extensive agriculture; Home occupations

3 Permitted with consent

Agriculture; Airports; Animal boarding or training establishments; Bed and breakfast accommodation; Boat building and repair facilities; Boat sheds; Cellar door premises; Cemeteries; Community facilities; Crematoria; Depots; Dwelling houses; Educational establishments; Environmental facilities; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Freight transport facilities; Funeral homes; Group homes; Home-based child care; Home businesses; Home industries; Home occupations (sex services); Hospitals; Information and education facilities; Landscaping material supplies; Mortuaries; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Research stations; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Signage; Transport depots; Veterinary hospitals; Water recreation structures; Water supply systems

4 Prohibited

Stock and sale yards; Turf farming; Any other development not specified in item 2 or 3"

A minimum lot size of 16 hectares applies to the land in accordance with the provisions of Clause 4.1 to WLEP 2011. An extract from the LEP Lot Size Map showing minimum lot size for the subject site and surrounds is shown in Figure 15 (the subject site is outlined in red).

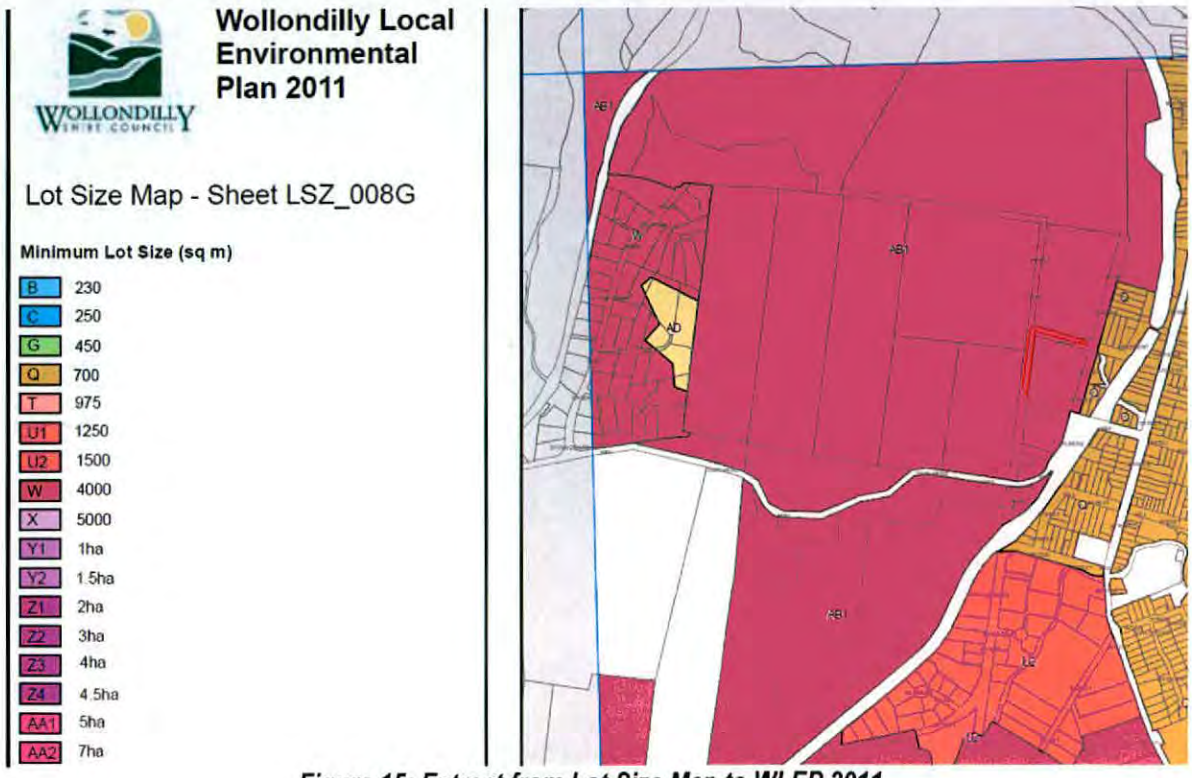

Figure 15: Extract from Lot Size Map to WLEP 2011

WLEP 2011 does not apply a Height of Buildings control to the subject land or a floor space ratio. There are no heritage items within the site or in close proximity to the site. The Natural Resources – Water Maps to the WLEP 2011 indicate that the watercourse in the south east corner of the subject land requires a 10m riparian buffer as shown in Figure 16 below (the subject site is outlined in red).

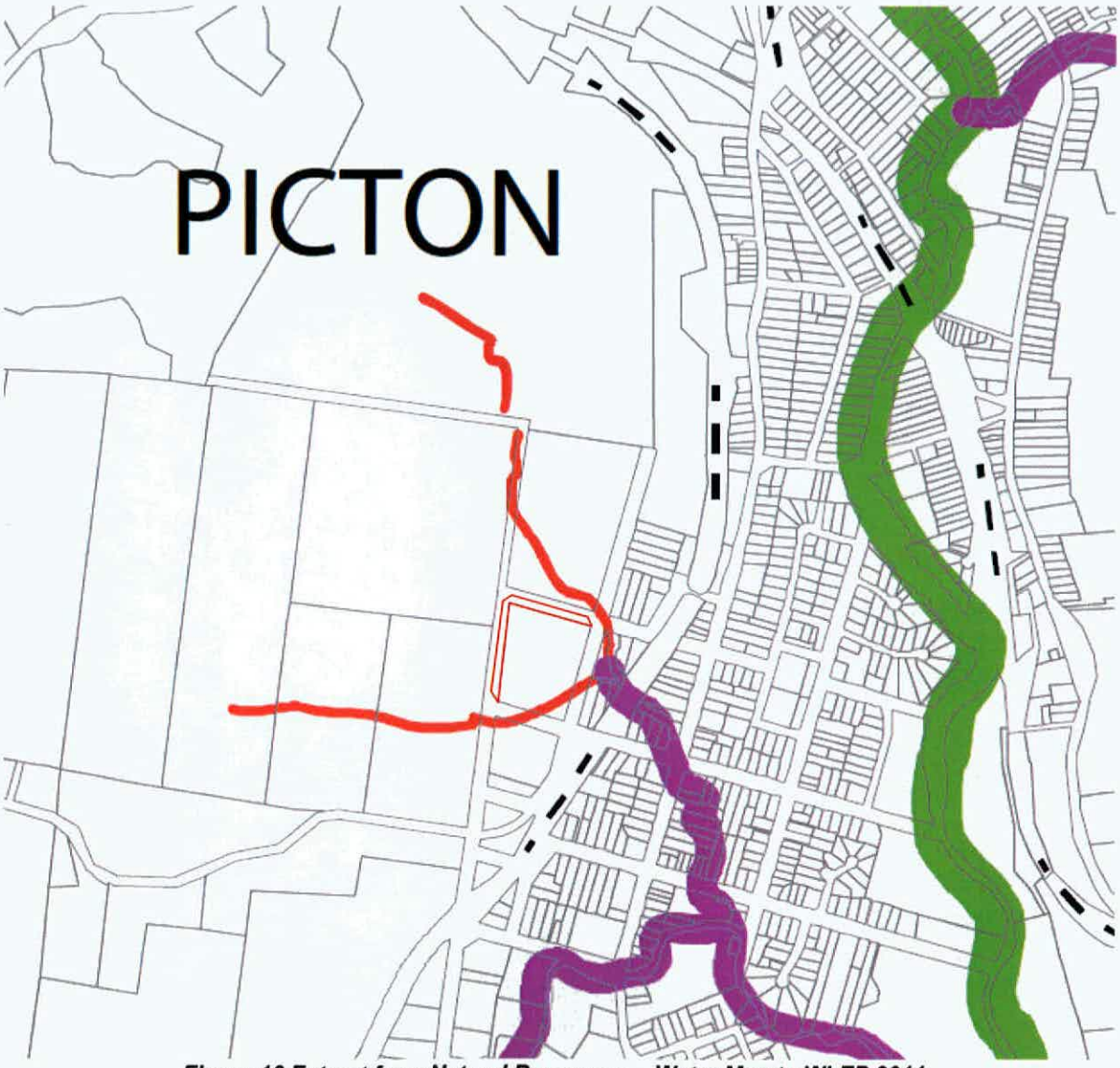

Figure 16 Extract from Natural Resources – Water Map to WLEP 2011

4 PLANNING PROPOSAL

4.1 Part 1 - Objectives or Intended Outcomes

4.1.1 Intended Outcomes

The purpose of this Planning Proposal is to establish the appropriate land use zone on the site to enable its future redevelopment in conjunction with the West Picton Precinct for low density residential lots with a minimum lot size of 450m^2.

It is estimated that this Planning Proposal will result in a minor increase the number of residential allotments and new dwellings potentially generated from the future subdivision of the West Picton Precinct as well as add land which is required for perimeter works such as asset protection zones and fire trail access (until such time as public roads are formed within the road reserves in which case the public road will likely form an appropriate fire break).

4.1.2 Objectives

To achieve the intended outcome for redevelopment of the land, the objectives of this Planning Proposal are as follows:

i. Assist with meeting dwelling targets for the Picton locality identified under the Wollondilly Growth Management Strategy 2011;
ii. Enhance the connectivity and improve the interface of the West Picton site with surrounding land;
iii. Improve the efficient layout of future residential subdivision including lots, roads and utility services and the provision of asset protection zones;
iv. Creation of a low density residential development area consolidated with the West Picton Precinct that will support the existing township of Picton and make the provision of services and infrastructure more efficient and viable;
v. Provide for excellent resident amenity in a location with access to essential local services;
vi. Create an opportunity to engage with nearby residents and the local community to ensure that future redevelopment has well considered outcomes;
vii. Management of bushfire risks to minimise the likelihood of to property or human life, including management of access points for emergency vehicles;
viii. Provide for an efficient density of development that is compatible with the capacity of infrastructure and utilities; and
ix. Allow for the orderly, economic and efficient development and use of the land.

4.2 Part 2 - Explanations of Provisions

It is proposed to amend the Wollondilly Local Environmental Plan 2011 in the following way:

- Amend WLEP 2011 Zoning Map – Sheet LZN_008G by changing zoning of the subject site from RU2 Rural Landscape to R2 – Low Density Residential;
- Amend WLEP 2011 Lot Size Map – Sheet LSZ_008G by including the site within "G" category of minimum 450m^2 lot size;

- Amend WLEP 2011 Height of Buildings Map – Sheet HOB_008G to include the site within "J" category subject to a 9m maximum height limit.

A new Urban Release Areas Map is anticipated to be included in the amended WLEP 2011 once the PTT New Urban Lands mapping changes are published. This Urban Release Area Map will need to be amended to include the subject land provided that this Planning Proposal is supported.

Refer to Figures 17, 18 and 19 which illustrate the proposed LEP amendments.

The Planning Proposal does not require amendment to any other LEP provisions. There are changes to Wollondilly Development Control Plan 2011 (WDCP 2011) triggered by the publication of amendments to the WLEP 2011 for the PTT New Urban Lands. These amendments to WDCP 2011 are expected to also be applied to the subject site as it is to be consolidated with the West Picton Precinct.

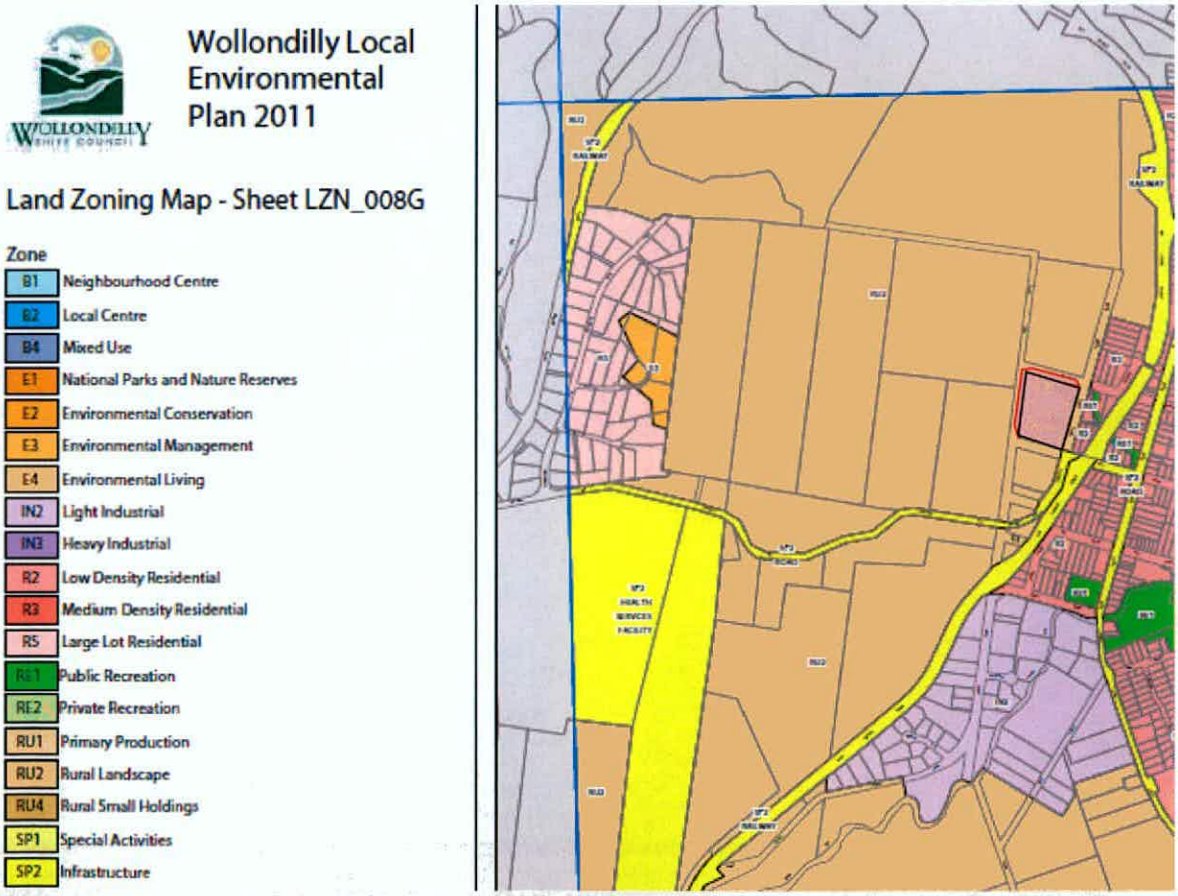

Figure 17: Proposed LEP Amendment to Land Zoning Map Sheet LZN_008G (site outlined in red)

Figure 18: Proposed LEP Amendment to Height of Buildings Map Sheet HOB_008G (site outlined red)

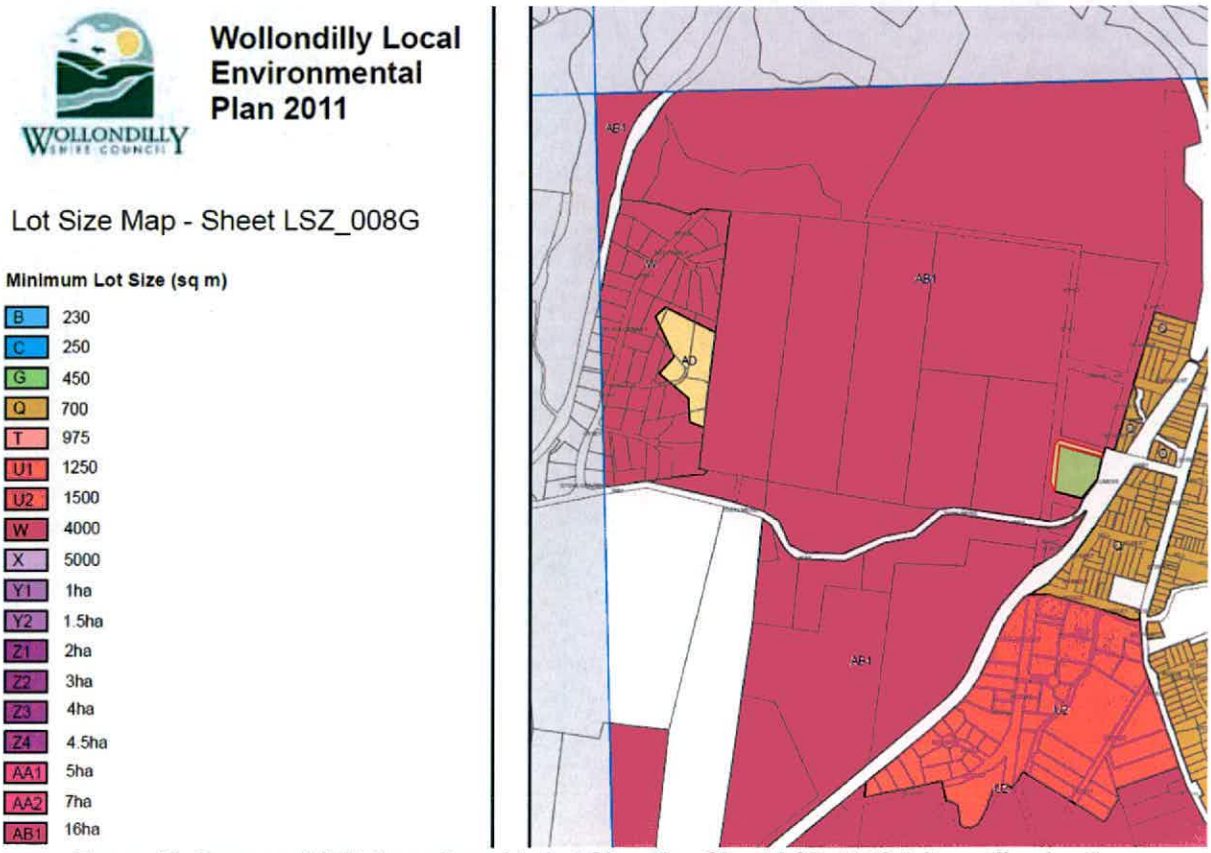

Figure 19: Proposed LEP Amendment to Lot Size Map Sheet LSZ_008G (site outlined red)

4.3 Part 3 - Justification

This section sets out the justification for altering the zoning of the subject land to cater for future redevelopment.

SECTION A – Need for the Planning Proposal

1. Is the Planning Proposal a result of any study or report?

The Planning Proposal is linked to the recently published LEP Amendments for the PTT New Urban Lands Planning Proposal which itself was a direct response to Council's adoption of the Picton Tahmoor Thirlmere New Urban Lands Strategy. This Strategy was subsequently incorporated into (and superceded by) the Wollondilly Growth Management Strategy (GMS) which was adopted by Council in 2011.

The GMS was prepared by Council with the support of the NSW Department of Planning to provide a forward-focused strategic planning direction within the context of ecological values, infrastructure capacity, community expectations and guided by sound strategic planning and resource management principles. The GMS was prepared following an 18 month period of extensive community and public agency consultation. The GMS also reviewed, rationalised and where appropriate incorporated existing local-area strategic planning strategies.

WLEP 2011 was published in 2011 however this planning instrument purposely did not respond to long term growth questions as the GMS was not finalised at the time. The GMS looks at the Shire's growth requirements for the next 20-25 years and anticipates the submission of Planning Proposals that will periodically update the LEP. We note that the subject land is not specifically identified in the Structure Plan for Picton but is generally within an area identified as a "potential residential growth area" as shown in the Structure Plan for Picton shown in Figure 20.

The GMS requires that any Planning Proposal be consistent with the Key Policy Directions outlined in Section 1.6 and the Assessment Criteria contained within Appendix 1. A detailed assessment of the proposal against these requirements is undertaken in Table 4 of this Planning Proposal.

This Planning Proposal has also been prepared with reference to the specialist studies conducted for the PTT New Urban Lands (see the summary in Sections 3.2.1 to 3.2.7). The subject land has the same ecological and topographic features and invokes similar issues with respect to Aboriginal and European Heritage, infrastructure and utility services, bushfire hazard, flooding and traffic as the West Picton Precinct These studies have been used to inform preliminary constraints mapping that identifies the areas of the subject site most suitable for future development and any matters to be further investigated.

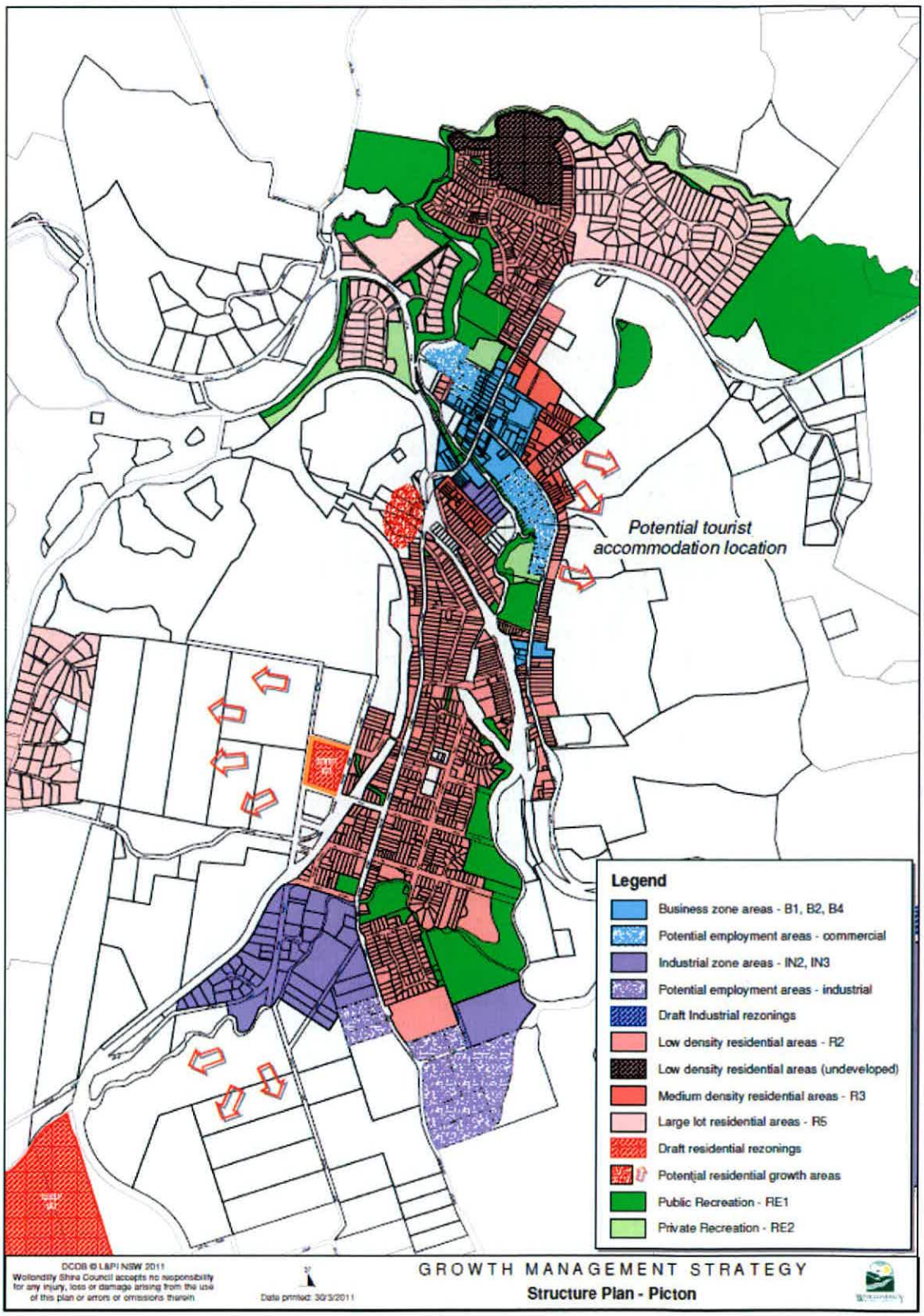

Figure 20: Structure Plan for Picton – subject site shown orange (Source Wollondilly Growth Management Strategy)

2. *Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

The Planning Proposal represents the best way of achieving the Objectives and Intended Outcomes. The subject land is currently in Zone RU2 Rural Landscape and the minimum lot size is 16 hectares. The land is in the process of being purchased from the NSW Department of Lands as it is surplus to requirements for future roads (noting that sufficient land will remain within the road reserve for future road construction).

The subject site is intended to be consolidated with Lot 1 DP 995172 being the West Picton Precinct. Once the West Picton Precinct has been rezoned, a development application may be submitted to Council for subdivision. However, the subject land cannot currently be subdivided in a manner consistent with the future low density residential planning provisions that will soon apply to the West Picton Precinct.

In order for the subject site to be efficiently and effectively developed in conjunction with the West Picton Precinct it is necessary to change the planning provisions for the subject land in terms of zoning, lot size and height of buildings.

More specifically, the objectives and intended outcomes for the Planning Proposal are listed below in Table 1 along with an explanation as to why a Planning Proposal is the best means for achieving these goals.

TABLE 1: GUIDE TO PREPARING PLANNING PROPOSALS	
Objective / Intended Outcome	**Response**
Assist with meeting dwelling targets for the Picton locality identified under the Wollondilly Growth Management Strategy 2011	The subject land cannot be subdivided to create additional dwellings unless the zoning and minimum lot size standards are amended.
Enhance the connectivity and improve the interface of the West Picton site with surrounding land	The subject site is surplus to the needs for constructing future public roads. The subject land is only a small portion of the total Crown Road reserve. Rezoning and residential development will not prevent the future construction of roads within these road reserves. Redevelopment of the subject site and the West Picton Precinct will create new public roads and footpaths and upgrade some parts of the existing local road network (as required by PTT New Urban Lands) which shall improve connectivity with existing surrounding land. Adding the subject site to the West Picton Precinct provides additional land to further enhance the rural-urban interface.
Improve the efficient layout of future residential subdivision including lots, roads and utility services and the provision of asset protection zones	The inclusion of the subject land with the West Picton Precinct efficiently uses land which is not required for public road reserves. The additional land will improve the future subdivision layout by adding land at the interface with adjoining rural land to create a buffer and asset protection zones consistent with the requirements of the GMS Key Principles P2, P9 and P10.
Creation of a low density residential development area that will support the existing township of Picton and make the provision of services and infrastructure	The additional land will add to the total lot yield from the West Picton Precinct which reduces the infrastructure and utility costs per lot and improves the viability of the Precinct to deliver new residential lots to the local

more efficient and viable	housing market. Rezoning is required before the land can be subdivided and used for residential purposes.
Provide for excellent resident amenity in a desirable location with access to essential local services	The subject land adds a buffer and interface which contributes to the future amenity and reduces the potential for land use conflict between urban and rural land. Existing utilities can be readily extended to the subject site in conjunction with the development of West Picton Precinct.
Create an opportunity to engage with nearby residents and the local community to ensure that future redevelopment has well considered outcomes	The Planning Proposal includes initial notification and post-Gateway community engagement. Both processes allow the community to make comment on the proposed amendments to the LEP to better inform future decisions.
Management of bushfire risks to prevent any risk to property or human life, including management of access points for emergency vehicles	The additional land is expected to form part of the asset protection zones required at the interface with adjoining rural-zoned land.
Provide for a density of development that is compatible with the capacity of infrastructure and utilities	The PTT New Urban Lands Planning Proposal included an Infrastructure Investigation Report and feedback from infrastructure providers during public exhibition indicated that the West Picton Precinct is capable of being serviced for reticulated sewer and water and electricity services subject to direct developer contributions if works are to be accelerated ahead of the staging proposed by each provider. Sydney Water has completed concept plans for the potential extension of sewer infrastructure to the West Picton precinct.
Allow for the orderly, economic and efficient development and use of the land	The Department of Lands and Wollondilly Council have determined the subject land to be in excess of requirements for public road construction. Therefore the most orderly, economic and efficient use of the land is to incorporate it into the future residential subdivision of the West Picton Precinct. This can only be achieved if the zoning and minimum lot size applicable to the land is changed to be consistent with changes anticipated for the West Picton Precinct.

In order to allow for redevelopment of the site in an economic and orderly manner, it is considered that dealing with the request for a change to zoning and minimum allotment size is best dealt with by way of a Planning Proposal and "spot rezoning".

Given that WLEP 2011 has only recently been prepared in accordance with the Standard Instrument Order and was gazetted, it is unlikely that a new comprehensive LEP will be prepared for some time. Council purposely took an approach to the new LEP of deferring consideration of growth questions and therefore anticipated that the objectives of the GMS would be implemented through a series of Planning Proposals.

Given the stated need for additional housing within the Picton Tahmoor Thirlmere locality and the Sydney metropolitan region on a broader scale, it is considered that this Planning Proposal is the best and most efficient means of achieving the Objectives or Intended Outcomes.

SECTION B – Relationship to strategic planning framework

3. 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)?

Metropolitan Plan for Sydney 2036

The Metropolitan Plan for Sydney 2036 contains nine subject areas, or strategies. Each strategy contains key objectives and actions. Table 2 lists the Policy Settings relevant to this Planning Proposal along with brief comments as to how this Planning Proposal relates to the intentions of the Metropolitan Plan for Sydney.

Table 2: Strategic Directions, Actions and Key Performance Indicators of the Metropolitan Plan for Sydney 2036	
Strategic Direction – Strengthening a city of Cities	
Objective A3 To contain the urban footprint and achieve a balance between greenfields growth and renewal in existing urban areas. At least 70% of housing growth to be within existing urban areas.	New residential lots potentially created on the subject site will make a very minor contribution to greenfield growth.
Objective A8 To plan and coordinate delivery of infrastructure to meet metropolitan housing and employment growth targets.	The West Picton Precinct has been accommodated in the Sydney Water Growth Strategy 2013-2014. Endeavour Energy has acknowledged that services will be available to the West Picton Precinct on a developer-pays principle. Wollondilly Shire Council stands to receive contributions for local services and facilities should the land be subdivided in the future. The small number of additional lots potentially created from the subject land will be capable of being serviced.
Strategic Direction – Growing and Renewing Centres	
Objective B1 To focus activity in accessible centres. Action B1.3 Aim to locate 80% of new housing within the walking catchments of existing and planned centres with good public transport.	The subject site is within walking distance of Picton Railway Station which is served by trains and buses linking to Campbelltown.
Strategic Direction – Transport for a Connected City	
Key Performance Indicator Increase the percentage of the population living within 30 minutes by public transport of a city of major centre in Metropolitan Sydney	The train journey from Picton to Campbelltown is approximately 30 minutes.
Strategic Direction – Housing Sydney's Population	
Objective D1 To ensure an adequate supply of land and sites for residential development. Action D1.1 Locate at least 70% of new housing within existing urban areas and up to 30% of new housing in new release areas.	The subject site will contribute in a very minor way to the total dwelling targets. The subject site will improve the financial viability of undertaking the subdivision of the West Picton Precinct and therefore improve the likelihood of the delivery of new residential lots to the market.
Objective D2 To produce housing that suits our expected future needs.	A minimum lot size of 450m^2 is significantly smaller than the traditional lot size for low density residential development in the PTT locality. However, it represents

	a more efficient use of residential land and increases the variety of housing potentially available and is consistent with the recent planning provisions applied to new lot density residential land in the PTT locality.
Objective D3 To improve housing affordability.	Smaller lot sizes will increase the affordability of the new residential lots in comparison to the costs of allotments in the current local and regional housing market.
Key Performance Indicator Ensure housing production is contributing to the subregional housing targets	Adding the subject land to the West Picton Precinct will improve the viability of residential subdivision of the land and increases the likelihood that new lots will be delivered to the market in a short time frame to contribute to the subregional housing target.
Key Performance Indicator Ensure an increase in the mix of all housing types across the Sydney Metropolitan Area	The majority of housing types expected to be delivered by the West Picton Precinct (including the subject site) are single detached dwellings. However, the range of lot sizes are expected to be significantly different to the existing housing market which will add some variety to housing types.
Key Performance Indicator Improve housing affordability	Smaller minimum lot sizes than the traditional subdivision pattern in the locality will result in the new lots being potentially more affordable in comparison to traditional larger allotments.
Key Performance Indicator Reduce the trend of growing average size of new homes in Sydney	Smaller lot sizes will reduce the potential for construction of large dwellings.
Strategic Direction – Growing Sydney's Economy	
Trends to be accommodated in economic change include: - Transition to a low carbon economy - An aging and growing population	The subject site is in close proximity to rail and bus transport and within walking and cycling distance of Picton which provides opportunities to use low carbon / no carbon transport New lots to be potentially created from the subject site are likely to contain smaller houses which are potentially more suited to aging households and households of reduced size.
Strategic Direction – Balancing Land Uses on the City Fringe	
Objective F1 To contain Sydney's urban footprint	The subject site adds a 10m wide strip to two sides of the West Picton Precinct. The land was otherwise reserved for the future construction of public roads. The development of the subject site for housing will make an insignificant contribution to the expansion of the existing urban footprint.
Action F1.1 Focus land releases in Growth Centres	The potential rezoning and development of the subject site will not detract from the development momentum of the Growth Centres.
Action F1.2 Simplify the land release process	Adding the subject site to the West Picton Precinct will improve the development viability and efficient use of land for residential and future road usage. The Planning Proposal enables the subject site (which is surplus land) and the West Picton Precinct to be efficiently developed at the same time rather than waiting for the future construction of roads and having land 'left over'.
Action F2 To maintain and protect agricultural activities and resource lands	The subject site will contribute to a spatial buffer between future low density residential development and the potential agricultural activities which may occur on adjoining land to the west and north.
Strategic Direction – Tackling Climate Change and	

Protecting Sydney's Natural Environment	
Objective G1 To reduce Sydney's greenhouse gas emissions	The subject site is located in an area where alternative means of transport to private motor vehicles is a reasonable option for new residents. New dwellings will be required to comply with the requirements of BASIX. These factors contribute to reduced greenhouse gas emissions.
Objective G4 Improve the health of waterways, coasts and estuaries	The watercourse to the south east of the subject site is already protected under the provisions of WLEP 2011 with a 10m wide riparian buffer and the requirements of Clause 7.3.
Objective G5 To achieve sustainable water use	New dwellings potentially constructed on the subject site will be required to achieve the water efficiency requirements of BASIX.
Objective G6 To protect Sydney's unique diversity of plants and animals	There are no native flora and fauna species and no habitat features within the subject site which require protection or management.
Objective G7 To improve Sydney's air quality	Development of the subject site for low density residential use will have no significant contribution towards changes in Sydney's air quality.
Objective G8 To minimise household exposure to unacceptable noise levels.	The site is not affected by nuisance noise sources. The Southern Rail line is approximately 100m to the east of the site and occasional freight trains use this line. However, the noise levels generated are temporary and will not exceed the standards set by the Environment Protection Authority for residential amenity within new dwellings on the subject site.
Strategic Direction – Achieving Equity, Liveability and Social Inclusion	
Objective H1 To ensure equity, liveability and social inclusion are integrated in Plan making and plan decision making	The studies undertaken in support of the PTT New Urban Lands determined that the social impacts of new housing in the six precincts would have an overall positive social impact and the inclusion of the subject site with the West Picton Precinct will be consistent with these findings.
Objective H3 To provide healthy, safe and inclusive places based on active transport	As stated previously, the proximity of the site to Picton Railway Station, bus stops and Picton township provides opportunities for new residents to use means of movement which give opportunities for social interaction.
Strategic Direction – Delivering the Plan	
Objective I4 To ensure LEPs deliver the intent and yield anticipated under the Metropolitan Plan	The future residential development of the subject site in conjunction with the West Picton Precinct will enhance the efficiency with which new allotments can be created and made available on the local market which will contribute to meeting the new dwelling targets of the sub-region.

In summary, the residential use of the subject land will be consistent with the relevant strategic directions of the Metropolitan Strategy although the contribution is insignificant in the scale of development throughout the Sydney metropolitan area.

Draft Metropolitan Strategy for Sydney 2031

The Draft Metropolitan Strategy for Sydney 2031 (Draft Metro Strategy 2031) has not yet been formally adopted by the NSW Government. It contains fundamentally similar broad themes and sets dwelling and employment targets throughout Sydney. However, the Draft Metro Strategy

2031 does not distinguish targets for urban redevelopment in comparison to greenfield sites. This Draft document does identify the "Metropolitan rural area" as a key area for change and seeks to increase employment opportunities associated with the use of rural and resource lands for agriculture and resource extraction. This Planning Proposal does not prevent the continuation of viable agriculture or underground mining in the immediate locality and is therefore consistent with the intent of the Draft Strategy.

The Draft Metro Strategy 2031 sets new dwelling targets of 141,000 and a target of 134,000 new jobs for the south west subregion. This Planning Proposal contributes in a very minor way to these targets with new dwellings directly deliverable from the change in zoning and lot size in the WLEP 2011 and the creation of short term construction work in the development of the site.

The Draft South-West Central Subregional Strategy

The *Draft South-West Central Subregional Strategy* which was placed on exhibition between 24 December 2007 and 28 March 2008 provides a more detailed layer of planning considerations in relation to the broad objectives outlined in the Sydney Metropolitan Strategy. The South-west Subregion includes the LGAs of Wollondilly, Liverpool, Campbelltown and Camden.

In relation to housing, the Subregional Strategy sets a target for the south-west region of 155,500 additional dwellings by the year 2031, with the Wollondilly LGA responsible for providing 5,230 of the total dwelling target. The GMS notes that Wollondilly Council has continually stated that this dwelling target is insufficient to accommodate Council's own growth forecasts and that Wollondilly needs a target of 7,000-7,500 dwellings.

The Strategy encourages Councils to plan for sufficient zoned land to accommodate their housing target and to ensure that the location of new dwellings maintains performance against the State Plan target to increase the proportion of people living within 30 minutes by public transport of a "Strategic Centre". As stated in Table 2 the subject site will deliver a small number of new dwellings but it is more important to improve the viability of subdivision and delivery of new housing in conjunction with the West Picton Precinct.

A draft sub-regional strategy in conjunction with the Draft Metro Strategy 2031 is yet to be made publicly available.

4. *Is the planning proposal consistent with the local Council's Community Strategic Plan, or other local strategic plan?*

Wollondilly Community Strategic Plan

In July 2008 Council adopted the Community Strategic Plan 2030 (CSP). One of its purposes is to provide a focus when developing Council's other plans, such as Council's Growth Management Strategy. The CSP is based on Council's long held vision of outcomes and strategies for each of five focus areas of Community, Economy, Environment, Infrastructure and Governance. The CSP contains outcomes and objectives that are relevant to the Planning Proposal and these are listed in Table 3 along with assessment comments.

Table 3: Outcomes and Objectives of the CSP and how they relate to this Planning Proposal	
Community Strategic Plan Outcomes and Objectives	**Relationship to the Planning Proposal**
Community Outcomes	
A resilient community that has access to a range of activities, services and facilities	Potential new dwellings will be in close proximity to Picton which has a range of services and facilities
Community Objectives	
The safety, health and well-being of the Wollondilly community is improved	New housing at an efficient density in close proximity to Picton can incorporate design principles for healthy, sustainable lifestyles
Economy Outcomes	
A community that has access to employment and is supported through strong and diverse economic activity	New residents will contribute to local spending and enhance local economic activity.
A community that is supported through appropriate sustainable land use	Future development will be assessed against LEP and DCP provisions which are expected to include standards and objectives and guidelines for sustainability.
Wollondilly has a vibrant, sustainable and diversified economic life that supports a vision of rural living rather than increased urbanisation	The Planning Proposal promotes a small scale, efficient new growth of an established urban area.
Environment Outcomes	
A community that is surrounded by a built and natural environment that is valued and preserved.	Natural assets in close proximity to the site are accommodated by the LEP provisions for riparian lands.
A community that has opportunities to engage with and actively care about their natural environment.	The subject site will contribute to the urban-rural interface which is expected to enhance the amenity between rural and urban land uses and the riparian area will be protected with future development in accordance with the provisions of Clause 7.3 to WLEP 2011.
Environment Objectives	
The natural environment is protected and conserved and Wollondilly has a healthy, sustainable, resilient environment with a rural character	Natural assets close to the subject site are limited to the watercourse near the south east corner of the site. This watercourse is already protected by the provisions of the WLEP 2011.
The impact of existing and new development on the environment is reduced in turn reducing the Shire's ecological footprint	New development will be assessed in accordance with the environmental principles of the LEP and DCP.
The Wollondilly community lives and works more sustainably	Being located at the edge of an existing urban area in close proximity to established transport, facilities and services gives new residents the option to make more sustainable lifestyle choices.
Infrastructure Outcomes	
A community that has access to a range of viable transport options	Future residents will have access to existing transport options of train and bus services,
Communities that are supported by safe, maintained and effective infrastructure	Development of the subject site in conjunction with the West Picton Precinct will result in extension and connection of all essential services and some road and intersection improvements already confirmed with the PTT New Urban Lands Planning Proposal.
Infrastructure Objectives	
The growing vibrancy and liveability of the Shire's towns and villages enhances their strong sense of local identity and place	Potential new residents are likely to increase patronage of local services, facilities and social opportunities.
Well-managed, integrated and maintained infrastructure supports sustainable living	The development of the land shall be linked to the provision of infrastructure either through direct payments for services to infrastructure providers, the construction of infrastructure in accordance with provider specifications and through development contributions.

Safe, affordable, environmentally-friendly transport choices promote healthy lifestyles and transport corridors are safe and beautiful places	Walking and cycling are options for future residents to access Picton.
Wollondilly has well-managed and adequate supply of land stock, transport, communication, water, energy and resource recovery	The Planning Proposal shall contribute in a minor way to the local residential land supply. More importantly the subject site will enhance the viability of developing land in the West Picton Precinct which will deliver more significant local improvements such as road upgrades and the connection of reticulated sewer to the site (with potential for existing nearby dwellings to also be connected).
Governance Outcomes	
A community that is supported through engagement, collaboration and partnerships across government agencies and private business	Public participation in the decision making processes associated with this Planning Proposal shall occur with initial notification, community forums and potential public exhibition depending upon the Gateway determination and future council resolutions. Public agencies may also be consulted as directed by the Gateway process.
A transparent, effective and sustainable Council	All relevant information regarding this Planning Proposal will be recorded and appropriately communicated by Council.
Governance Objectives	
Stronger partnerships between all levels of government and the Wollondilly community facilitate the delivery of effective and accountable services	Agencies and the community will be engaged as may be required by Council's policies and the Gateway instructions.
Available resources are used wisely, distributed fairly and the community is aware of progress towards achieving outcomes	Documents and information related to the Planning Proposal are to be made available by Council in accordance with relevant legislation and Council policy.
The best possible outcome for Wollondilly is achieved through community engagement, democratic government, partnerships and the effective and efficient management of resources and risks	Council will become the responsible planning authority for the Planning Proposal and will be expected to uphold these requirements through the assessment of the Planning Proposal.

In summary the Planning Proposal is consistent with the relevant objectives and outcomes of the Community Strategic Plan.

Wollondilly Shire Council – Growth Management Strategy 2011

Wollondilly Shire Council's *Growth Management Strategy 2011* is a strategic planning document that is designed to guide and inform the Council's decisions in relation to growth in the LGA. Council's support for the rezoning of the West Picton Precinct was incorporated in the GMS as indicated by the inclusion of the site as LEP Amendment No.73 shown in Figure 11.

This Planning Proposal is consistent with the 'future residential growth' arrows indicated on the Structure Plan of the GMS for Picton (see Figure 11). Provided in Tables 4 and 5 below is an assessment of the subject Planning Proposal against relevant considerations of the *Growth Management Strategy 2011*.

TABLE 4: GROWTH MANAGEMENT STRATGEY	
Strategy Considerations	**Planning Proposal Response**
1.6 – Key Directions	
General Policies	
P1 - All land use proposals need to be consistent with the Key Policy Directions and Assessment Criteria contained in this GMS in order to be supported by Council.	Consistency with the Key Policy Directions is assessed in this Table and as assessment against Assessment Criteria (Appendix 1 to the GMS) is provided below in Table 5.
P2 - All land use proposals need to be compatible with the concept and vision of "Rural Living"	The Planning Proposal aims to maintain the nine characteristics of "rural living" detailed in Part 2.7.1 of the GMS. The proposal will result in low to medium density development that will be designed to protect surrounding environmental features and be serviced by extensions to existing infrastructure. The proposal will provide a "visually attractive transition between urban and rural areas" while providing a buffer to potentially protect any significant areas of viable agriculture.
P3 - All Council decisions on land use proposals shall consider the outcomes of community engagement.	In accordance with Section 57 of the EP&A Act, 1979, the Planning Proposal will be subjected to a period of community consultation. This involves at a minimum the formal notification of adjoining neighbours for a 28 day period whereby any submissions will be considered to its assessment. As such, it can be assumed that the GMS is a direct product of community engagement.
P4 - The personal financial circumstances of landowners are not relevant planning considerations for Council in making decisions on land use proposals.	Noted.
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.).	The Planning Proposal relates to a site that is identified within the Wollondilly Shire's Growth Management Strategy as "potential residential growth area". This proposal also contributes in a very minor way to the target of 5,200 dwellings by 2031 in the Department of Planning's 2007 South West Subregional Strategy.
Housing Policies	
P6 - Council will plan for adequate housing to accommodate the Shire's natural growth forecast.	As indicated above the proposal will assist with meeting the dwelling forecast for West Picton identified in the GMS.
P7 - A high growth or accelerated growth scenario is not being pursued. The extra dwellings needed for the Shire's growth therefore are not intended to accommodate the urban expansion of the Sydney Metropolitan Area. (*It is acknowledged that Wollondilly will continue to accommodate migration from Sydney, however this is distinct from actually accommodating the spread of the Sydney urban footprint)*	Noted. The Planning Proposal does not seek to exceed the capacity for growth identified in the GMS.
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.	Redevelopment of the subject site for low density housing at a lot size of 450m^2 or greater will significantly contribute to housing diversity which is currently dominated by detached housing on lots of 700-900m^2.
P9 - Dwelling densities, where possible and environmentally acceptable, should be	The proposed R2 zoning is considered to potentially permit the creation of new residential dwellings

higher in proximity to centres and lower on the edges of towns (on the "rural fringe").	within the growth precinct of West Picton and establish a rural-urban buffer.
P10 - Council will focus on the majority of new housing being located within or immediately adjacent to its existing towns and villages.	The site is identified within the Wollondilly Growth Management Strategy as a "potential residential growth area", which recognises its location immediately adjacent to the existing town of Picton.
Integrating Growth with Infrastructure	
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.	Investigations conducted with the PTT New Urban Lands Planning Proposal demonstrated West Picton Precinct can be adequately connected to all essential services. The minor increase in new residential land created by this Planning Proposal will require very minor additional extensions and connections which will not affect overall availability of services.
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 on new housing in and around our existing population centres.	The subject site has the potential to improve the viability and efficiency of the development of the West Picton Precinct. In particular the connection of reticulated sewer will enable the existing dwellings between the railway line and Rumker Street to also be connected (currently these properties are not served by reticulated sewer).
P19 - Dispersed population growth will be discouraged in favour of growth in, or adjacent to, existing population centres.	The subject site is within an area identified as "potential residential growth area" in Council's GMS. This recognises its location immediately adjacent to the existing town of Picton and opportunities for sustainable growth and expansion of the existing 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.	The Planning Proposal relates to a site that adjoins the West Picton Precinct which has been supported for residential development by Council.
Rural and Resource Lands	
P21 - Council acknowledges and will seek to protect the special economic, environmental and cultural values of Shire's lands which comprise waterways, drinking water catchments, biodiversity, mineral resources, agricultural lands, aboriginal heritage and European rural landscapes.	This Planning Proposal has been informed by detailed analysis of site constraints conducted for the PTT New urban Lands. Future development of the subject site is constrained only by the existing watercourse which is already protected by the WLEP 2011.
P22 - Council does not support incremental growth involving increased dwelling entitlements and/or rural lands fragmentation in dispersed rural areas. Council is however committed to maintaining, where possible and practicable, existing dwelling and subdivision entitlements in rural areas.	The proposal will not result in rural land fragmentation.

TABLE 5: Wollondilly Growth Management Strategy 2011 – Appendix 1 Assessment Criteria		
Part 1: Generic Assessment Criteria		
Document/Policy/Concept	**Criteria**	**Response**
State and Regional Strategies and Policies:		
NSW State Plan, Metropolitan Strategy Sub-Regional Strategy	Meets objectives, sustainability criteria and directions within these documents	Refer to Section B.3.
State Planning Policies	Consistent with relevant State Environmental Planning Policies (SEPPs)	Refer to Table 6.
Ministerial Directions	Consistent with relevant Ministerial Directions (s.117 Directions)	Refer to Table 7.
LEP Framework	Zones and objectives in accordance with the Standard Planning Instrument LEP 2011	The proposal seeks a zone that exists under WLEP 2011 and that is consistent with the Standard Planning Instrument LEP 2011.
Local Strategies and Policies:		
Key Policy Directions in the GMS	Planning proposals must demonstrate that they are consistent with all relevant Key Policy Directions of the GMS	Refer to Table 4 and this Table.
Precinct Planning	Planning proposals should be based on precincts containing a number of allotments which when considered as a whole will achieve the efficient and cost effective provision of infrastructure while creating minimal environmental impacts. Potential proponents of planning proposals are advised to discuss options for precinct planning with the Strategic Planning Section of Council prior to formulating their proposals.	It is intended that the subject site be developed in conjunction with the West Picton Precinct which formed part of the PTT New Urban Lands.
Wollondilly Community Strategic Plan	*Wollondilly Community Strategic Plan 2030* – Growing Your Future details a range of criteria considered important for ensuring future growth and development in the Shire. This plan relates directly to the particular social, environmental and economic characteristics of the Shire and aims to ensure development is undertaken in a sustainable manner. Planning Proposals should meet the relevant objectives outlined in this plan.	The Planning Proposal is considered to contribute to the achievement of the outcomes and objectives of the Wollondilly Community Strategic Plan (see Table 3).
Project Objectives and Justification		

Overall Objective The planning proposal needs to include statements explaining: - what is planned to be achieved by the Proposal; and - why a Planning Proposal is the mechanism necessary to achieve the objectives	Refer to Section 4.3
Strategic Context • Is the Proposal the result of a strategic study or report endorsed by the Department of Planning and / or Wollondilly Council? • If so, identify the study / strategy and explain how the Planning Proposal is in accordance with that study / strategy.	Refer to Section 4.3
Summary of Likely Impacts • What are the likely impacts to: - the environment; - the community (both the existing community and the potential new community members resulting from the proposal); - the economy • How are these impacts proposed to be avoided, mitigated managed and / or rehabilitated?	Refer to Sections 3.2.1 to 3.2.7
Infrastructure and Services • Identify the type, capacity and quality / reliability of infrastructure and services: - currently available - scheduled to be available (must be confirmed in writing from service providers) - (iii) needed to be available to support the proposal when operational.	All essential services can be extended to the subject site in the same manner as demonstrated for the West Picton Precinct in the PTT New Urban Lands Planning Proposal. Further confirmation from service providers may be required by a Gateway determination.
Supply and Demand Analysis • A proposal shall be accompanied by an analysis of land supply and demand at both local and regional scales. The analysis must be prepared by a suitably qualified and experienced analyst and shall include independently verifiable references and sources of data used to prepare the report. The report shall include short and long term market analysis, rental availability, vacancy rates, turnover rates, duration of sale periods and population changes.	The GMS recognises the need for new housing in established urban areas and an increased variety of housing. Both of these can be achieved with lots from 450m2 produced from the subject site being developed in conjunction with the West Picton Precinct.
Site suitability / attributes • A proposal shall demonstrate using independently verifiable evidence that the site selected is the best available site to accommodate the proposed use in a local and regional context. Reasons may include, but not be limited to; consolidated site area, access advantages, utilities and other infrastructure available, fewer constraints, potential for linkages and integration with other land uses to a mutually beneficial outcome	The subject site is ideal for future low density residential use as it adjoins existing and future low density residential land to the east and has no significant constraints and can be readily serviced with minor extensions to existing infrastructure.
Preserving Rural Land and Character	
Character and Setting • A proposal must demonstrate how it will contribute to maintaining rural character, including how it will be consistent with the definition of Rural Living contained in this GMS	The subject site will form a rural urban interface to enhance the outlook between residential and rural land and reduce the potential for rural land use conflict. New residents are likely to gain an appreciation of living in an urban fringe location provided that the subdivision is well set out and this

	will be facilitated by the inclusion of the subject site with the West Picton Precinct.
Visual attributes • A proposal must create or maintain visual catchment boundaries which define the rural-urban interface. • A proposal must maintain rural landscape character. • A proposal must ensure future development is located and able to be designed so as to not impact on visually sensitive ridgelines or areas of topographical or visual significance or significant view corridors. • A proposal must ensure that it will have a minimal impact on riverine scenic quality.	Potential new residential development of the subject site will not occupy land on the ridgelines surrounding Picton and is consistent with the topographical limits of urban development in the township. New DCP provisions linked to the PTT New Urban Lands amendments will address the design details for the rural-urban interface. Riparian buffers have been established in the WLEP 2011.
Rural and Resource Lands • Where relevant proposals should include an assessment of the potential viability of agricultural use of the land in accordance with recognised guidelines (such as Department of Agriculture Site Suitability Assessments). • This assessment needs to demonstrate that the site cannot reasonably be considered suitable as a viable agricultural holding (neither presently nor in the future). • Proposals need to demonstrate that the future use of the land as proposed will not eliminate or restrict opportunities for continued or new agricultural uses on adjoining and nearby land	Without this Planning Proposal, the subject site would remain part of the Crown Road Reserve with no long term viability for agricultural use. The inclusion of this land with the West Picton Precinct improves the efficient use of the land and will contribute to a spatial buffer between nearby rural land to reduce the potential for rural land use conflict.
Environmental Sustainability	
Protection and conservation • Proposals should demonstrate how future development shall allow for the protection of threatened species, populations or ecological communities and their habitats. • Proposals should not require the removal of significant tracts of remnant vegetation and should enable the retention and conservation of environmentally significant land and riparian lands. • The protection, rehabilitation and management of environmentally significant lands and riparian lands should not negatively impact on the ownership, care, control and management responsibilities of Council in the short or long term.	The site does not contain threatened species, populations, Endangered Ecological Communities or their habitat. Potential residential development of the subject site will not require clearing of native vegetation. The riparian area near the south east corner of the site is already protected under the provisions of WLEP2011.
Water Quality and Quantity • Proposals should provide buffer zones to protect watercourses and provide riparian lands setbacks. • Proposals should ensure that any future development in the drinking water catchment can meet the neutral or beneficial effect on water quality (NorBE) test, consistent with the *Drinking Water Catchments State Environmental Planning Policy.* • Proposals must give consideration to Sydney Catchment Authority's Strategic Land and Water Capability Assessments (SLWCA) to avoid risk to water quality. • Proposals must demonstrate future development will protect groundwater resources and groundwater dependent ecosystems. • Proposals should include statements outlining: - Demand for water to the site	A 10m riparian buffer exists for the watercourse to the south east of the subject site. Future residential subdivision will be subject to assessment of a development application at which time stormwater management plans will be required to demonstrate no detrimental impacts to surface and ground water. Potable water demands and water re-use will be controlled by BASIX requirements.

- commitments to collect water on site - commitments to reuse water on site - Production of wastewater and its treatment and disposal methods. • Proposals must note lead to proliferation of basic Landholder Rights along the frontage of waterways or over any vulnerable aquifers.	Wastewater will be disposed of via reticulated sewer services. The Planning Proposal will not result in changes to water extraction.
Flood Hazard • Proposals must demonstrate that the land to be developed is located outside of an area potentially affected by flooding in the event of a 1% AEP event or is on land where flood hazard can be managed and mitigated to acceptable standards.	The subject site is not flood affected as determined from specialist Hydrology studies conducted in support of the PTT New Urban Lands Planning Proposal.
Geotechnical/Resources/Subsidence • Land to be developed must not be located in an area of low or medium risk of slope instability. • Planning proposals should not sterilise access to coal resources or access to existing infrastructure associated with approved mining uses and this must be verified in writing from the appropriate government authority. • Planning proposals should indicate whether the land is located outside of a Mine Subsidence area or whether coal resources have been extracted and the impacts of subsidence completed.	The subject site is not unstable land as determined by soil and stability analysis conducted with the PTT New Urban Lands Planning Proposal as the site has the same topography, slope, soils and stability features as the West Picton Precinct. Future residential development of the subject site will not prevent the potential for underground coal extraction or exploration activities.
Buffers and Spatial Separation • Adequate buffers shall be provided within the site to achieve separation between the proposed uses and any adjacent incompatible development as required. • Proposals should provide buffer zones to protect watercourses and provide riparian lands setbacks as required.	The subject site will form a buffer to adjoining land for bushfire hazard reduction and rural-urban land use integration.
Bushfire Hazard • Where the site is identified as Bushfire Prone land in Council's records the planning proposal should be able to provide appropriate protection and evacuation measures, including Asset Protection Zones and perimeter roads to avoid risk to human life. • All bush fire hazard reduction measures and Asset Protection Zones shall be contained within the site. • Asset Protection Zones and other measures for bushfire hazard management must be located outside areas identified as environmentally sensitive land including habitat and riparian areas to mitigate impact on ecological functioning.	Bushfire Hazard Assessment was conducted with the PTT New Urban Lands Planning Proposal and it was determined that the West Picton Precinct is suitable for low density residential use. As the attributes (topography, aspect, distance to hazards) of the subject site are the same as the West Picton Precinct , it follows that the subject site is also suitable. Specific dimensions and locations of perimeter treatments such as asset protection zones and fire trails will be determined at the time a Development Application is prepared for subdivision. There are no limitations within the site which would prevent appropriate measures for being implemented to minimise the risk to future residential development due to bushfire.

Heritage • Proposals must demonstrate no detrimental impacts to any item or place of Aboriginal or archaeological significance or on any heritage item or heritage conservation area.	The subject site is not known to contain items or places of Aboriginal significance
Resource Sustainability • Proposals should demonstrate commitment to maximising opportunities for energy efficiency, water recycling and reuse and waste minimisation	As the site is considered suitable to accommodate low density residential development, the future design and construction of dwellings will be subject to the requirements of BASIX for energy and water use efficiencies. A Waste Minimisation and Management Plan will be required with an application for construction of any dwelling.
Infrastructure	
Efficient Use and Provision of Infrastructure • Proposals for urban land uses (industrial, commercial, residential) shall demonstrate minimum provisions (where appropriate) of: - electricity - reticulated water - reticulated sewer - telephone services - optic fibre - public roads integrated with the existing public road network - kerb and gutter and stormwater management infrastructure - footpaths suitable for pedestrian use - shared pathways compatible with an adopted Council strategy - street lighting to Australian Standards - public open space in accordance with best practice design guidelines adopted strategies - bus stops - street trees - contributions towards community services and facilities as may be required adopted strategy and works schedules	All essential services can be provided to the subject site through standard extension of existing networks.
Transport, Roads and Access • Proposals must demonstrate (where possible) a commitment to improving access and movement opportunities to and through the site by means other than private cars. • Proposals must demonstrate a commitment to ensuring the local road network is capable of catering for future development in terms of road capacity, traffic management and safety. • Proposals shall allow for the acquisition, dedication and/or construction of future local or regional road links as identified in state or local environmental planning instruments. • Proposals should minimise new vehicle access points directly to a major regional or arterial road.	Local road network improvements are to be undertaken in conjunction with the development of the West Picton Precinct. The inclusion of the subject site with this Precinct increases the lot yield capacity to the extent that the development project is more financially viable and an efficient use of land known to be surplus to public road needs. However, the additional lots facilitated by the subject site will not increase the total lot yield to a degree which would significantly increase traffic generation for

	additional road or traffic management works.
Open Space • Proposals should identify opportunities within the site for creating a variety of types of public open space and / or improving the quality of public open space in the locality. • Provision and design standards for public open space shall be demonstrated to be consistent with best practice guidelines and adopted strategies and plans. • Proposals should include provision of access connections to existing or planned shared pathways.	Future residential subdivision shall result in contributions towards public open space in accordance with Council's Contributions Plan . There are no established or approved shared pathway networks in close proximity to the subject site.
Part 3: Residential Lands	
Location/Area/Type • Planning proposals should be consistent with land identified under the relevant LEP or the GMS for rural-residential, medium density development or town edge development. • The planning proposal shall demonstrate how the new site will be integrated with adjacent lands and provide opportunity for effective links to other land uses (particularly town and village centres and public open spaces) and make efficient use of existing and / or new infrastructure , services and facilities • The site shall be of sufficient area to accommodate a range of lot sizes, the provision of public roads, pathways and public open space and other features including buffers / setbacks.	The site is identified in Council's GMS for ":future residential expansion." The site is intended to be integrated with the West Picton Precinct and adds to the viability of the precinct to deliver new lots and to efficiently provide infrastructure and services.
Social Integration • Gated communities are not acceptable in Wollondilly Shire. • The proposal shall commit to achieving a variety of housing forms to increase the potential for a mix of household types and diversity amongst residents. • Emphasis shall be placed on providing high quality public spaces within the site (such as streets, pathways, footpaths and open space) to provide attractive places for people to use and opportunities for informal social interaction.	The provisions for development in Zone R2 in WLEP 2011 allow for a variety of housing forms. The WDCP 2011 sets standards for the provision of public works including roads and footpaths.
Urban on Town Edge • The site shall be contiguous to existing urban land. • The site should be located within practical walking distance of existing town, village or neighbourhood centre. • The proposal needs to demonstrate that residential use of the land is the most suitable use of the land within the context of land uses in the area. • The proposal should achieve physical and visual integration with the existing edge of town • Proposals should includes a mix of residential lot sizes and cater for a mix of housing types to assist diversity and	The site is contiguous with the urban edge of Picton (subject to the West Picton Precinct being rezoned in the near future). The site is less than 2km walking distance to Picton town centre. Residential land use is the best use of this land which is surplus to public road construction needs and is located adjacent to a future new residential precinct. The subject site it expected to be developed in conjunction with the West Picton Precinct and will be a logical extension of the existing urban area. The minimum lot size is to be 450m^2 and this allows for a

affordability.	range of lot sizes while maintaining a low density character of development which will improve affordability of housing in the local market by increased supply and increased number of smaller lots and housing.
• Proposals should complement existing residential areas in terms of subdivision layout and housing design, density and character.	The site is capable of supporting a layout which is compatible with the pattern of conventional subdivision in the locality.
• Proposals should achieve an average density of 11 to 16 dwellings per hectare.	The proposed planning provisions can achieve an average density between 16 and 20 dwellings per hectare.
• Proposals should provide a visually attractive transition between urban and rural areas.	A rural-urban interface will be expected in accordance with the new provisions of WDCP 2011.
• Proposals must be capable of being serviced by reticulated water and sewerage schemes such as Sydney Water infrastructure or package treatment plant systems.	Reticulated sewer and water will be connected to the subject site in conjunction with the development of the West Picton precinct.
• Proposals should enable or include connection to existing shared pathway networks.	There is no shared pathway network adjoining the site. However, contributions can be made or works in kind negotiated at the time of subdivision of the land.
• Proposal should incorporate community land and proposals for development of facilities and services if demand on existing social and community services provisions is likely to be	No additional demands for social and community services are expected to be generated as a result of the potential development of the subject site.

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

There are no State Environmental Planning Policies (SEPPs) or known Draft SEPPs that would prohibit or restrict the planning proposal. An assessment against relevant SEPPs is provided below (note SEPPs that are not relevant to the proposal have not been included in the table):

TABLE 6: RELEVANT STATE ENVIRONMENTAL PLANNING POLICIES

SEPP	Relevance	Consistency	Comments
SEPP 6 – Number of storeys in a building	Provisions are included in the Planning Proposal to introduce a Height of Buildings limit of 9m	Yes	This Policy does not affect the content of the Planning Proposal. The proposed height of buildings amendment will not undermine or contradict the SEPP.
SEPP No.21 – Caravan Parks	Applies to the extent that it protects the provisions of LEPs for the permissibility of caravan parks	Yes	The Planning Proposal does not affect the existing LEP provisions for caravan parks.
SEPP 44 Koala Habitat Protection	Applies to the extent that the site must be investigated for the presence of Koala habitat	Yes	There are no koala feed trees within the subject site and the site is not contiguous with any known movement route for koalas.
SEPP No 55-Remediation of Land	Introduces state-wide planning controls for the remediation of contaminated land.	Yes	No contaminating land uses have been conducted on the subject site and there is no evidence of contaminating substances or materials within the site at present. No further detailed investigations are considered necessary at this time.
SEPP (Affordable Rental Housing) 2009	Applies to the extent that the Planning Proposal shall not reduce the potential availability of, or opportunities for new, affordable housing.	Yes	The Planning Proposal does not impact negatively on the availability of affordable housing and may provide future opportunities for the application of the SEPP for low density, small scale affordable housing such as secondary dwellings.
SEPP (Housing for Seniors or People with a Disability)	Will apply as the subject site is intended to be zoned for urban purposes.	Yes	Although this Policy does not govern the content of the Planning Proposal, the Proposal is consistent with the aims and objectives of the Policy in providing additional urban land for this form of housing.
SEPP (Building Sustainability Index: BASIX) 2004	This SEPP operates in conjunction with Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004 to ensure the effective introduction of BASIX in	Yes	Compliance with BASIX would be achieved under future development / project applications for the construction of dwellings on the site. There are no constraints

	NSW. The SEPP ensures consistency in the implementation of BASIX throughout the State by overriding competing provisions in other environmental planning instruments and development control plans, and specifying that SEPP 1 does not apply in relation to any development standard arising under BASIX. The draft SEPP was exhibited together with draft Regulation amendment in 2004.		on the site that would preclude compliance with the SEPP.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Applies to the extent that the Planning Proposal cannot amend existing provisions of a planning instrument which govern the permissibility of mining, exploration and extraction.	Yes	The Planning Proposal does not seek to change provisions of WLEP 2011 that relate to the permissibility of mining, exploration and extraction of natural resources.
SEPP 20 Hawkesbury-Nepean River 1997	Applies to the extent that water quality and quantity and land use activity objectives are to govern the future development parameters of the subject site.	Yes	The subject land is within the catchment of the Nepean River. Riparian buffer zones are currently applied to the watercourse to the south east of the site and potential compliance with the provisions of the SEPP will be considered with any future development application lodged for the subject site.

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

The proposal is consistent with all applicable Ministerial Directions under Section 117 of the Environmental Planning & Assessment Act, 1979. An assessment against the applicable directions is provided in the following table:

TABLE 7: S.117 MINISTERIAL DIRECTIONS			
Ministerial Direction	**Relevance**	**Consistency**	**Implications**
1. Employment and Resources			
1.2 Rural Zones	A Planning Proposal must not rezone land from rural to residential or increase the permissible density of land within a rural zone. However, a Planning Proposal may be inconsistent with such terms, provided that: It is justified by a strategy which: • Gives consideration to the objective of the direction; • it identifies the land subject to the Planning Proposal; and • is approved by DG of the Department of Planning; OR it is justified by: • A study prepared in conjunction with the Planning Proposal which gives consideration to the objectives of the direction; or • In accordance with the relevant subregional strategy; or • Is of minor significance.	Yes	The Planning Proposal changes rural zoned land to residential use. However, no commercial viable agricultural uses shall be displaced as the future intended use of the land (in the absence of the Planning Proposal) is for public roads. New housing at the urban edge provides additional housing supply without fragmentation of existing viable (and potentially viable) rural holdings. Therefore the Planning Proposal is considered to be consistent with the broader intent of Direction 1.2.
1.3 Mining, Petroleum Production and Extractive Industries	(1) In the preparation of a planning proposal affected by this direction, the relevant planning authority must: (a) consult the Director-General of the Department of Primary Industries (DPI) to identify resources, leases and mining and exploration activitires potentially affected; (b) seek advice from the Director-General of DPI on the development potential of resources identified under (4)(a)(i), and (c) identify and take into consideration issues likely to lead to land use conflict .	Yes	The Planning Proposal will not sterilise land for mining purposes. However, the Mine Subsidence Board have advised further investigation is required into the potential timing for underground coal mining beneath the site to compare the timing between mining, mine subsidence and dwelling construction. Further consultation with the Director General of Industry and Investment is required and is expected to be directed as part of a Gateway determination.
2. Environment and Heritage			
2.1 Environment Protection Zones	A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas. A planning proposal that applies to land within an environment protection zone or land otherwise identified for environment	Yes	The existing provisions of clause 7.3 to WLEP 2011 and the identification of the watercourse on the Riparian Lands Map to the LEP are considered sufficient for the protection and future management of the watercourse to the south east of the site.

	protection purposes in a LEP must not reduce the environmental protection standards that apply to the land (including by modifying development standards that apply to the land). This requirement does not apply to a change to a development standard for minimum lot size for a dwelling in accordance with clause (5) of Direction 1.5 *"Rural Lands"*. A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are: a. justified by a strategy which: i.gives consideration to the objectives of this direction, ii.identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and iii.is approved by the Director-General of the Department of Planning, or (b) justified by a study prepared in support of the planning proposal which gives consideration to the objectives of this direction, or (c) in accordance with the relevant Regional Strategy or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or (d) is of minor significance.	
2.3 Heritage Conservation	(2) A planning proposal must contain provisions that facilitate the conservation of: (a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area, (b) Aboriginal objects or Aboriginal places that are protected	Studies of the West Picton Precinct in support of the PTT New Urban Lands Planning Proposal concluded that there are no items or places of Aboriginal significance within the West Picton Precinct and the immediate surrounds (which includes the subject site). No additional provisions are therefore required with respect to items or places of Aboriginal significance in this Planning Proposal.

	under the *National Parks and Wildlife Act 1974*, and (c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people. (3) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that: (a) the environmental or indigenous heritage significance of the item, area, object or place is conserved by existing or draft environmental planning instruments, legislation, or regulations that apply to the land, or (b) the provisions of the planning proposal that are inconsistent are of minor significance.		
2.4 Recreation Vehicle Area	A Planning Proposal can only facilitate the use of land for recreational vehicles in specified circumstances.	*Yes*	The proposal does not facilitate land to be used as a recreational vehicle area.
3.Housing,Infrastructure and Urban Development			
3.1 Residential Zones	A planning proposal must include provisions that encourage the provision of housing that will: • broaden the choice of building types and locations available in the housing market, and • make more efficient use of existing infrastructure and services, and • reduce the consumption of land for housing and associated urban development on the urban fringe, and • be of good design. A planning proposal must, in relation to land to which this direction applies: • contain a requirement that residential development is not	Yes	The introduction of Zone R2 Low Density Residential and a minimum lot size of 450m^2 to the subject site will enable the land to be developed in conjunction with the West Picton Precinct and will increase the viability of the West Picton Precinct to be developed to deliver affordable new housing. Therefore the Planning Proposal is consistent with Direction 3.1.

	permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and • not contain provisions which will reduce the permissible residential density of land.		
3.2 Caravan Parks and Manufactured Home Estates	Applies for the identification of suitable zones to permit caravan parks and manufactured home estates and to protect existing LEP provisions for these uses.	Yes	The Planning Proposal does not affect the permissibility of Caravan Parks and Manufactured home estates within WLEP 2011 and therefore it is not inconsistent with Direction No.3.2.
3.3 Home Occupations	Planning proposals must permit home occupations to be carried out in dwelling houses without the need for development consent.	Yes	The Planning Proposal does not affect the provisions in WLEP 2011 relating to Home Occupations and is therefore consistent with Direction 3.3.
3.4 Integrating Land Use and Transport	A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of: (1) *Improving Transport Choice – Guidelines for planning and development* (DUAP 2001), and (2) *The Right Place for Business and Services – Planning Policy* (DUAP 2001).	Yes	A Traffic and Transport Assessment completed for PTT New Urban Lands recommended some upgrades to local roads and intersections to accommodate the projected increase in private motor vehicle use. The subject site may increase the lot yield from the development of the West Picton Precinct to a very minor degree and not to the extent that additional road works or traffic management would be required. The Planning Proposal will create opportunities for new residents to use existing alternative transport of rail and bus. Therefore the Planning Proposal is considered to be consistent with Direction 3.4.
4.Hazard and Risk			
4.1 Acid Sulphate Soils	A Planning Proposal must consider the environmental impacts of Acid Sulfate Soils.	Yes	The site is not constrained by Acid Sulfate Soils such that would preclude future residential development.
4.2 Mine Subsidence and Unstable Land	A planning proposal that would permit development on land that is within a Mine Subsidence District must include consultation with the Mine Subsidence Board and the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) prior to undertaking community consultation in satisfaction of section 57 of the Act.	Yes	The subject site is not unstable. The potential impacts of mine subsidence are yet to be determined by the Mine Subsidence Board. Direct consultation is expected to be a direction from a Gateway determination to ensure that the Planning Proposal is consistent with Direction 4.2.

	A planning proposal must not permit development on unstable land.		
4.3 Flood Prone Land	A Planning Proposal must include provisions that give effect to and are consistent with the *NSW Flood Prone Land Policy* and the principles of the *Floodplain Development Manual*.	Yes	The subject site is not affected by flooding.
4.4 Planning for Bushfire Protection	A Planning Proposal must: • Have regard for the Planning for Bushfire Protection 2006; • Introduce controls that avoid placing inappropriate developments in hazardous zones; and • Ensure that bushfire hazard reduction is not prohibited within the APZ.	Yes	A Bushfire Hazard Assessment was completed for the West Picton Precinct as part of the PTT New Urban Lands Planning Proposal. This assessment concluded that the West Picton Precinct is suitable to accommodate low density residential development. As the subject site has the same topography, aspect and proximity to bushfire hazards as the West Picton Precinct – the same conclusions can be reasonably applied to the subject site. Further development-specific details for the location and dimensions of hazard risk methods such as asset protection zones, fire trails and water for fire fighting purposes shall be determined with the design of a future subdivision of the land. The Planning Proposal is therefore consistent with Direction 4.4 to the extent possible at this time.
6. Local Plan Making			
6.1 Approval and Referral Requirements	A planning proposal must: • minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, not identify development as designated development unless the relevant planning authority has obtained the approval of the Director-General of the Department of Planning	Yes	The Planning Proposal does not contain provisions requiring concurrence, consultation or referral to a Minister or public authority and is therefore consistent with Direction 6.1.
7.Metropolitan Planning			
7.1 Implementation of the Metropolitan Strategy	Planning proposals shall be consistent with the Metropolitan Strategy: City of Cities, A Plan for Sydney's Future	Yes	See Table 2 2 which demonstrates that the Planning Proposal is consistent with the relevant goals and strategies of the Metropolitan Plan and the Draft South-West Regional Plan.

SECTION C – Environmental, Social and Economic Impact

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The site does not contain habitat suitable to support threatened species, populations or endangered ecological communities and the future development and use of the site for low density residential purposes will not have a detrimental impact on the viability of such habitat in the locality subject to appropriate assessment and determination of any future development applications for the subject site.

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

The Planning Proposal relates to a small area of land immediately adjoining the West Picton Precinct. The potential impacts of residential development on the subject land are anticipated to be the same as those for the West Picton Precinct and will be addressed with development proposals in accordance with the provisions of WLEP 2011 and WDCP 2011. The changes to the planning provisions relating to the subject site will not, of themselves, result in environmental impacts.

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

The social and economic effects of this Planning Proposal are similar (although on a much smaller scale) to those of the PTT New Urban Lands. Social and economic impact assessments for the PTT New Urban Lands concluded that the overall impacts of new residential land will be positive.

SECTION D – State and Commonwealth Interests

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

Infrastructure capacity has been investigated with the PTT New Urban Lands Planning Proposal including consultation with infrastructure providers. It has been determined that all essential services can be connected to the West Picton Precinct and due to the small scale of the subject site, the extension of these services will not require significant additional works.

Sydney Water has gained amended development consent Ref. 1997-01-15 MOD3 issued by the Director-General to the Department of Planning and Infrastructure on 24 January 2013 for the removal of the servicing boundary for the Picton Sewer Treatment Plant. This application includes concept plans for infrastructure upgrades to service the PTT New Urban Lands Precincts and in the case of West Picton, a new mains pipe directional bored beneath the southern rail line will be necessary. These works will also enable the existing residential properties between Rumker Street and the rail line to be connected to reticulated sewer which will provide additional local benefits for the residents and for the environment.

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

State and Commonwealth authorities will be consulted in accordance with Section 57 of the EP&A Act, 1979, following the outcomes of a gateway determination.

4.4 Part 4 - Community Consultation

In accordance with Section 57(2) of the EP&A Act, 1979, the Director-General of Planning must approve the form of the planning proposal and consultation methods in accordance with instructions issue from the Gateway process.

This Planning Proposal is minor and it is recommended that the minimum standard engagement procedures are implemented being:

- Initial notification as required by Council;
- Community Forum prior to the first Council resolution;
- Public exhibition including a newspaper advertisement and information included on the Council's web-site, written notification to adjoining landowners allowing a period of 28 days for written submissions; and
- A community forum following public exhibition.

A Gateway determination will specify the details and methods of public consultation that must be undertaken in relation to the planning proposal.

Pursuant to Section 57(8) of the EP&A Act, 1979 the Responsible Planning Authority must consider any submissions made concerning the proposed instrument and the report of any public hearing (although a public hearing is considered unnecessary).

4.5 Additional criteria under 'A Guide to preparing local environmental plans'

4.5.1 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 subject land is in the process of being acquired from the NSW Department of Lands and new titles registered accordingly. The process of acquisition does not need to be completed for the assessment of the Planning Proposal but is expected to be finalised in the near future and with sufficient time to be able to accurately identify the subject land by the time of public exhibition.

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

The applicant for this Planning Proposal is K. Morris Management Pty Limited. Further documentation as evidence of the purchase will be provided to Council as the purchase process is completed.

5 CONCLUSION

Redevelopment of the site for rural residential purposes is entirely consistent with Council's Growth Management Strategy 2011, which has been prepared in accordance with the NSW Metropolitan Strategy. It provides Wollondilly Council with a unique opportunity to contribute to the identified dwelling target for the PTT locality.

Extensive technical studies have been completed to accompany the PTT New Urban Lands Planning Proposal which focus on various environmental constraints and potential impacts and demonstrate that the West Picton Precinct is not constrained by natural or artificial features and these features are the same for the subject site. The subdivision density will be designed to achieve efficient use of the land and create lots with the potential to contain new dwellings which can achieve water and energy efficiency targets as prescribed by the BASIX SEPP.

No specialist reports are considered necessary to further determine the suitability of the site for residential redevelopment in conjunction with the West Picton Precinct.

The planning proposal has been prepared in accordance with Section 55 of the Environmental Planning & Assessment Act, 1979, as well as the NSW Department of Planning publications *"A Guide to Preparing Planning Proposals"* and *"A Guide to Preparing Local Environmental Plans"*.