PCU026523

WOLLONDILLY SHIRE COUNCIL

PLANNING PROPOSAL
AMENDMENT TO WOLLONDILLY LEP 2011

Rezoning of Six Precincts in the Picton, Tahmoor and Thirlmere Localities to allow for Low Density Residential development

RECEIVED
30 SEP 2011
DEPARTMENT OF PLANNING
SYDNEY WEST

Department of Planning
Received
29 SEP 2011
Scanning Room

CONVENIENCE COPY – NOT STATE RECORD

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TO BE DESTROYED WHEN NO LONGER REQUIRED

Part 1 – Objectives or Intended Outcomes

To enable low density residential development of land in six precincts within the Picton, Tahmoor and Thirlmere localities.

Part 2 – Explanation of Provisions

Amend Clause 6.1 to Wollondilly Local Environmental Plan 2011 by inserting after (2)(b) the following: *"(c) in relation to land shown as "Picton Tahmoor Thirlmere" on the Urban Release Area Map – (date to be advised)"*

Amend Clause 6.3 to Wollondilly Local Environmental Plan 2011 by inserting after (6) the following:

> *(7) Development consent must not be granted for development on land shown as "Picton Tahmoor Thirlmere" on the Urban Release Area Map unless a development control plan that provides for (but is not limited to) the following matters specified has been prepared for the land:*
> *(a) Developer Contributions Plan for roads and/or share pathways,*
> *(b) Plans of Management for lots including riparian and conservation lands to ensure private land owners are aware of their responsibilities for managing those lands both prior to and following any development application for subdivision of the land.*

Amend Wollondilly Local Environmental Plan 2011 to create a new Urban Release Area Map in accordance with the map shown in Attachment 1, identifying the following land:

<u>West Tahmoor Precinct</u>
Lots 1, 2, 3 and 4 in Deposited Plan 243776 and Lot 6 in Deposited Plan 793897
Being land in Macquarie Place and Thirlmere Way, Tahmoor

<u>South Tahmoor Precinct</u>
Lots 1 and 2 in Deposited Plan 1032620
Lots 5 and 6 in Deposited Plan 10849
Lots , 7, 8 and 9 in Deposited Plan 16911
Being land in Bronzewing Street and Byron Road

<u>East Thirlmere Precinct</u>
Lots 37, 52, 53, 54, 55, 56, 57, 58, 59, 60 and 61 in Deposited Plan 21549
Lots 1 to 11 inclusive in Deposited Plan 245153
Being land in Marion, Turner and Rita Streets and Brundah Road

<u>South Thirlmere Precinct</u>
Lots 88, 89, 90, 91, 92, 110, 138, 139 in Deposited Plan 751270
Being land bounded by Antill, Bell, Dennis and Jarvis Streets

<u>West Picton Precinct</u>
Lot 1 in Deposited Plan 995172 (No.21-31) Rumker Street, Picton

Amend Wollondilly Local Environmental Plan 2011 Land Zoning Map in accordance with the maps shown in Attachment 2; and

Amend Wollondilly Local Environmental Plan 2011 Height of Buildings Map by applying a 9 metre height limit to all land shown on the Land Zoning Map in Attachment 2; and

Amend Wollondilly Local Environmental Plan 2011 Lot Size Map in accordance with the maps shown in Attachment 3; and

Amend Wollondilly Local Environmental Plan 2011 Natural Resource Biodiversity Map in accordance with the map shown in Attachment 4; and

Amend Wollondilly Local Environmental Plan 2011 Natural Resource Water Map in accordance with the map shown in Attachment 5.

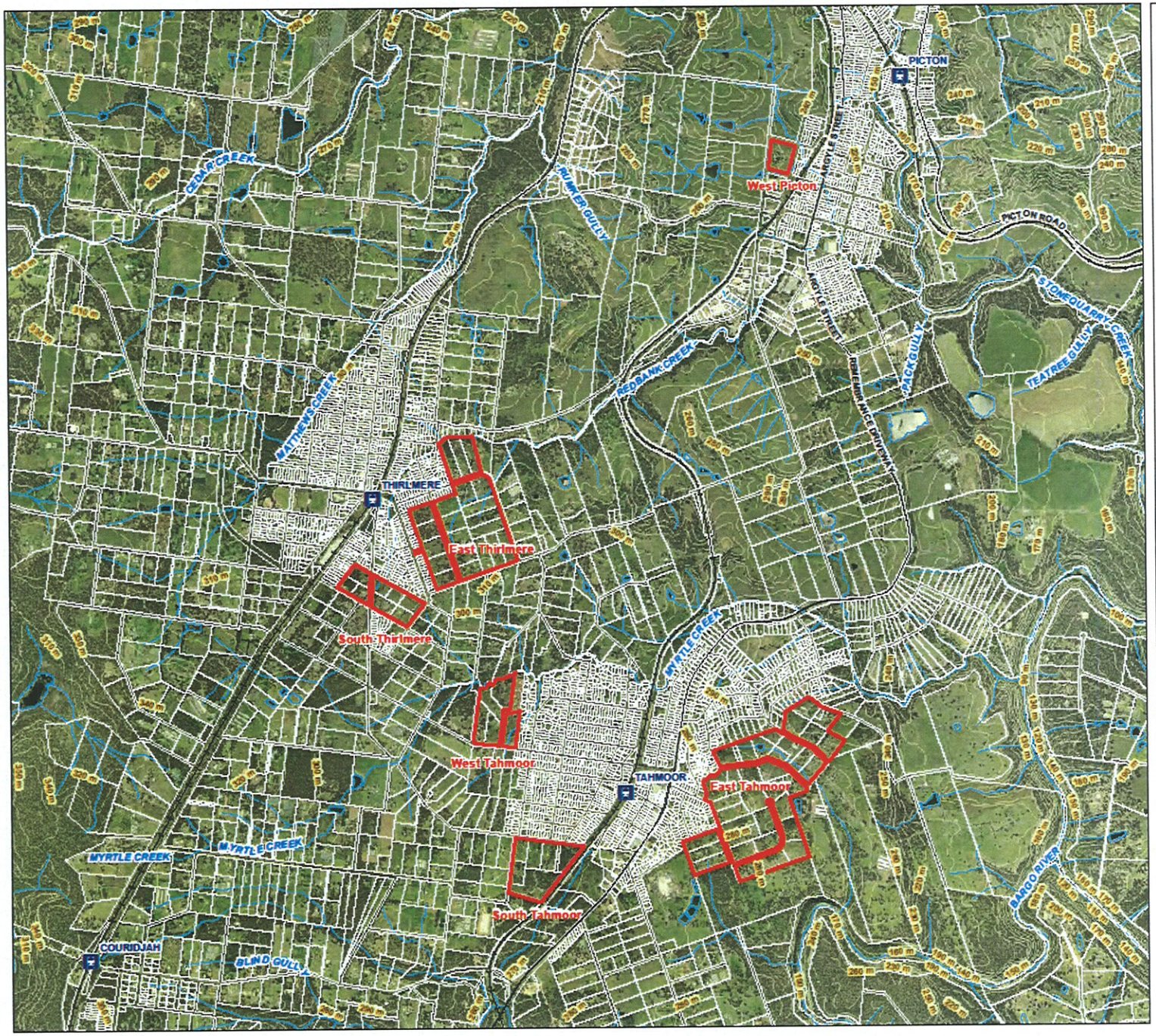
And the following land identified subject to further investigation:

Amend Wollondilly Local Environmental Plan 2011 and the above maps to also include the following land, on completion of a Noise, Odour and Air quality assessment:

East Tahmoor Precinct
Lot 4 in Deposited Plan 262132
Lot A in Deposited Plan 365411
Lot 1 in Deposited Plan 623127
Lots 12 and 13 in Deposited Plan 826338
Lots 2, 3, 4, 5, 6, 7, 8, 9, and 10 in Deposited Plan 263172
Lots 1, 2 and 3 in Deposited Plan 599365
Lot 11 in Deposited Plan 825465
Lots 190, 210, 211, 212, 213, 222, 223, 224, 257 and 258 in Deposited Plan10669
Lot 1 in Deposited Plan 360049
Lot 1 in Deposited Plan 356118
Lots 100, 101 and 102 in Deposited Plan 597260
Lots 59 and 60 in Deposited Plan 555941
Lots 25 and 26 in Deposited Plan 740263
Being land in Progress Street, Greenacre Drive, Tahmoor Road, Myrtle Creek Avenue and River Road.

A site map showing all 6 precincts (including the East Tahmoor Precinct, subject to further investigation) is shown below as Figure 1.

Figures 2-7 identify the location of each of the precincts in detail.



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Local Environmental Study New Urban Lands

OVERALL SITE PLAN

Legend

- Site Precincts
- Railway Stations (LPMA)
- Railway (LPMA)
- Major Roads (LPMA)
- Watercourse (LPMA)
- 10m Contours (LPMA)
- Cadastre (LPMA)

Scale 1:25,000 (at A3)

Metres

0 250 500 750 1,000

Cardno

Map Produced by Cardno Wollongong
Date: 10 January 2011
Coordinate System: Zone 56 MGA/GDA 94
GIS MAP REF: 110052-01_1805_Overall_Site_Plan.mxd 05

Aerial imagery supplied by Wollondilly Shire Council (2005)
All data sourced from NSW Land and Property Management Authority (LPMA)

Figure 1 - Overall Site Plan

Figures 2-7 Precinct Maps

WOLLONDILLY SHIRE COUNCIL

Scale 1:5,000 (at A4)

Metres

0 50 100 150 200

South Tahmoor

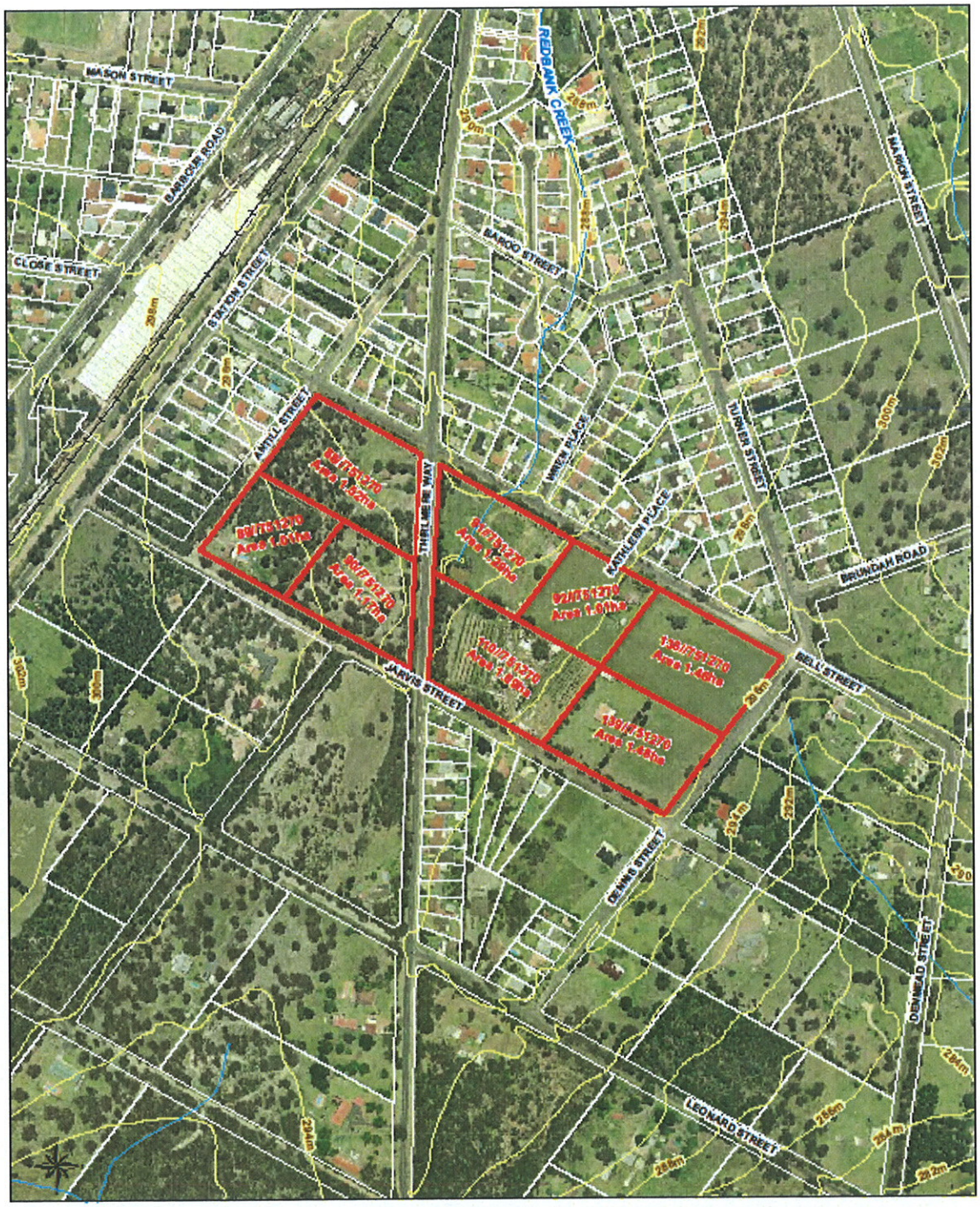
SITE PLAN

Site Boundary (14.5ha)
Railway
Major Roads
2m Contours
Watercourse
Cadastre

Cardno

Map Produced by Cardno Wollongong
Date: 10 January 2011
Coordinate System: Zone 56 MGA/GDA 94
GIS MAP REF: 110053-01_1807_South_Tahmoor_Site_Plan.mxd 03

Aerial imagery supplied by Wollondilly Shire Council (2005)
All data sourced from NSW Land and Property Management Authority (LPMA)



South Thirlmere

SITE PLAN

WOLLONDILLY SHIRE COUNCIL

Scale 1:5,000 (at A4)

Metres 0 50 100 150 200

Site Boundary (10.6ha)
Railway
Major Roads
Watercourse
2m Contours
Cadastre

Cardno

Map Produced by Cardno Wollongong
Date: 31 March 2010
Coordinate System: Zone 56 MGA/GDA 94
Grid MAP REF: 110052-01_1806_South_Thirlmere_Site_Plan.mxd 02

Aerial imagery supplied by Wollondilly Shire Council (2009)
All data sourced from NSW Land and Property Management Authority (LPMA)

West Picton

SITE PLAN

Site Boundary — Railway
2m Contours — Watercourse
Major Roads — Cadastre

Scale 1:5,000 (at A4)
Metres
0 50 100 150 200

Map Produced by Cardno Wollongong
Date: 31 March 2010
Coordinate System: Zone 56 MGA/GDA94
GIS MAP REF: 110053-01_1803_West_Picton_Site_Plan.mxd 02

Aerial imagery supplied by Wollondilly Shire Council (2009)
All data sourced from NSW Land and Property Management Authority (LPMA)

WOLLONDILLY SHIRE COUNCIL

Scale 1:5,000 (at A4)

Metres

0 50 100 150 200

West Tahmoor

SITE PLAN

Site Boundary (11.1ha)
Railway
Major Roads
Watercourse
2m Contours
Cadastre

Cardno

Map Produced by Cardno Wollongong
Date: 31 March 2016
Coordinate System: Zone 56 MGA/GDA 94
GIS MAP REF: 110262-01_1803_West_Tahmoor_Site_Plan.mxd 02

Aerial imagery supplied by Wollondilly Shire Council (2006)
All data sourced from NSW Land and Property Management Authority (LPMA)

East Tahmoor

SITE PLAN

Wollondilly Shire Council

Scale 1:7,500 (at A4)

Metres 0 50 100 150 200 250

Site Boundary (69.9ha)
Railway
Major Roads
Watercourse
2m Contours
Cadastre

Cardno

Map Produced by Cardno Wollongong
Date: 10 January 2011
Coordinate System: Zone 56 MGA/GDA 94
GIS MAP REF: 110063-01_MD4_East_Tahmoor_Site_Plan.mxd 03

Aerial imagery supplied by Wollondilly Shire Council (2005)
All data sourced from NSW Land and Property Management Authority (LPMA)

Part 3 – Justification

Section A – Need for the planning proposal

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

In 1999 Council resolved to prepare a draft Local Environmental Study (LES) to identify land potentially suitable for further investigation to accommodate new dwellings. The draft LES was completed in 2001 and was the subject of community consultation during 2002. A copy of the map produced as part of the draft LES conclusions is Figure 8. The land the subject of this Planning Proposal was included in this draft LES and in Figure 8 is mostly labelled as "future urban areas" except for all of the West Picton precinct and some of the East Tahmoor precinct labelled as "Rural Urban Fringe".

The draft LES of 2001 along with issues raised in subsequent community consultation was considered by Council and resulted in the PTT Masterplan being prepared for Council in 2003. The Masterplan included a map (see Figure 9) and a series of statements and design sketches outlining ideas for future changes within the PTT locality. The land the subject of this Planning Proposal was mostly identified in the Masterplan as New Urban Lands with part of the East Thirlmere precinct identified as Future Urban Investigation Area.

The Masterplan and issues raised in subsequent community and Council workshops was used as a reference document to prepare the Picton Tahmoor Thirlmere Urban Area Implementation Strategy. This Strategy was adopted by Council in August 2005. The precincts the subject of this Planning Proposal are identified in this Strategy as mostly New Urban Lands with part of the East Thirlmere Precinct being identified as Future Urban Investigation Area as shown in Figure 10 which is an extract from the Strategy.

The Wollondilly Vision 2025 (now superceded by the Growth Management Strategy) identified all land the subject of this Planning Proposal as being within the "suggested town boundary for the Picton Tahmoor Thirlmere locality as shown in the map titled "Town Visions and Strategies for Picton, Tahmoor and Thirlmere" being included here as Figure 11.

The subject land is identified in Council's Growth Management Strategy adopted by Council on 21 February 2011. The Growth Management Strategy (GMS) incorporates the abovementioned Picton Tahmoor Thirlmere Urban Area Implementation Strategy. The land to which this Planning Proposal applies is labelled on the Structure Plans for Picton and for Tahmoor-Thirlmere as "DLEP 73" (as the rezoning process was originally commenced as Draft Wollondilly Local Environmental Plan 1991 – Amendment No.73). The Structure Plans from the GMS are shown in Figures 12 and 13.

Figure 8 – Picton Tahmoor Thirlmere Masterplan (Draft LES extract)

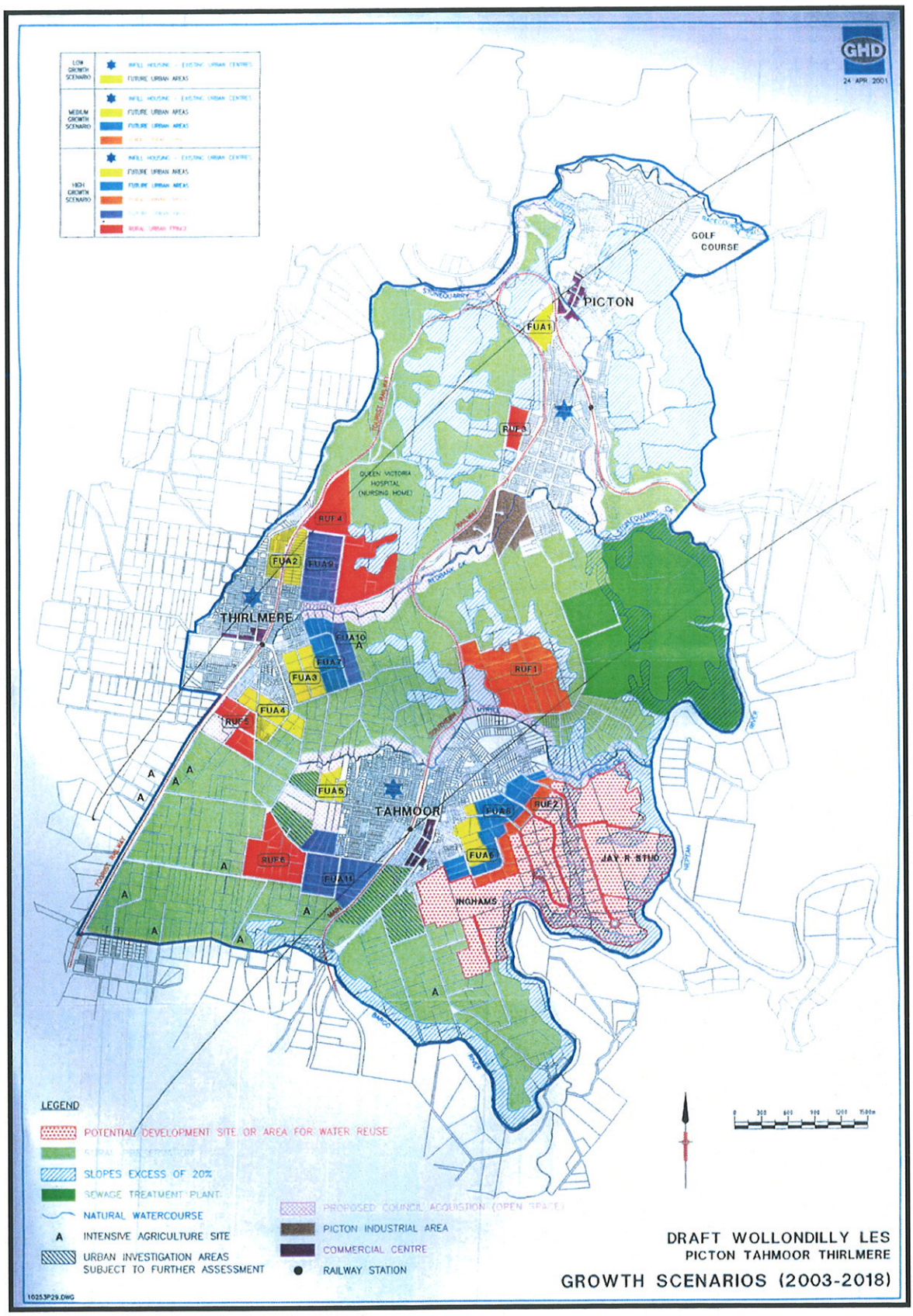


Figure 9 – Picton Tahmoor Thirlmere Masterplan (2003)

WOLLONDILLY SHIRE COUNCIL

Picton Tahmoor Thirlmere Urban Masterplan

Colour Map & Key Info Sheet

The **Picton Tahmoor Thirlmere Urban Masterplan** (PTT Masterplan) focuses on the urban fabric of the three towns. It is a visual representation of future development in the townships. General themes and character elements for the three towns provide a framework for guiding the layout and design of future development of the land within and around the three townships.

The PTT Masterplan includes seven (7) ***new urban precincts*** totalling an area of approximately 157.64 hectares. An estimated 1,392 new housing lots could be created through the seven precincts calculated on an average 700m^2 lot size, the proportion of the area that may need to be provided for infrastructure and open space while accounting for existing dwellings.

Council has resolved to prepare an ***Implementation Strategy*** to outline the process, extent and responsibility of environmental investigations, precinct masterplans and infrastructure and servicing upgrades.

Prior to any rezoning of the new urban precinct land, landowners/applicants would need to fund detailed environmental investigations to address specific site issues and supplement the information and analysis contained in the PTT Local Environmental Study. Such investigations for each precinct will need to ensure quality design outcomes and that new development is fully integrated with existing towns.

Please find on this webpage an enlargement of the key from the associated Picton Tahmoor Thirlmere Masterplan colour map.

A3 sized copies of the PTT Urban Masterplan map with this explanatory note are also available for purchase (price $5.50) at Council's Administration Centre, 62-64 Menangle Street, Picton during normal business hours: 8.00 am to 4.00 pm, Monday to Friday.

Administration Centre, PO Box 21 Picton, 62-64 Menangle Street, Picton NSW 2571
Phone:4677 1100 Fax:4677 1831 Email:devenv@wollondilly.nsw.gov.au DX: 26052 Picton Web:www.wollondilly.local-e.nsw.gov.au

Strategic Vision – Key / Legend

COMMERCIAL PRECINCT – Consolidate and define existing commercial precinct.
Blue dotted area – Possible future commercial area.

EXISTING CIVIC PRECINCT – Consolidate and define.

HISTORIC / TOURISM PRECINCT
Picton – Consolidate and define existing heritage area around railway station, hotel & Victoria Bridge. Create precinct specific development policy.
Thirlmere – Consolidate and define special feature of railway museum.
Marked area – Proposed new entry, front of house / display area.

NEW URBAN PRECINCT – Featuring various lot sizes, walking distance to town centre and service areas.
Hatched area – Limited development precinct.

FUTURE URBAN INVESTIGATION PRECINCT – Land that may be needed for future urban purposes. Suitability will be investigated in the future.

MEDIUM DENSITY PRECINCT – Encourage urban infill, additional medium density subdivision.

RESIDENTIAL PRECINCT – Maintain existing residential patterns, infill development, additional subdivision and increases in density. Protect existing natural drainage/vegetation.

RIPARIAN AREA – Maintain riparian influence area, maintain existing subdivision patterns. Restrict urban infill, additional subdivision, density increase and site coverage.

SUB-RIPARIAN AREA – Maintain existing subdivision patterns. Additional infill or subdivision or proposed works to protect existing natural drainage and vegetation.

NEW ROADS – STREETS
New roads are shown dotted.

OPEN SPACE, PARKS, RECREATION AREA

RURAL LANDS – MAINTAIN SEPARATION OF TOWNS
Development must promote the Shire Vision and retain the individual identity of existing towns. All development must improve water quality, manage effluent disposal, protect productive agricultural land, retain visual/environmental buffers to gorges, retain vegetation and habitats, provide appropriate public access, preserve visually significant features, preserve heritage landscapes and buildings and allow access to transport and human services.

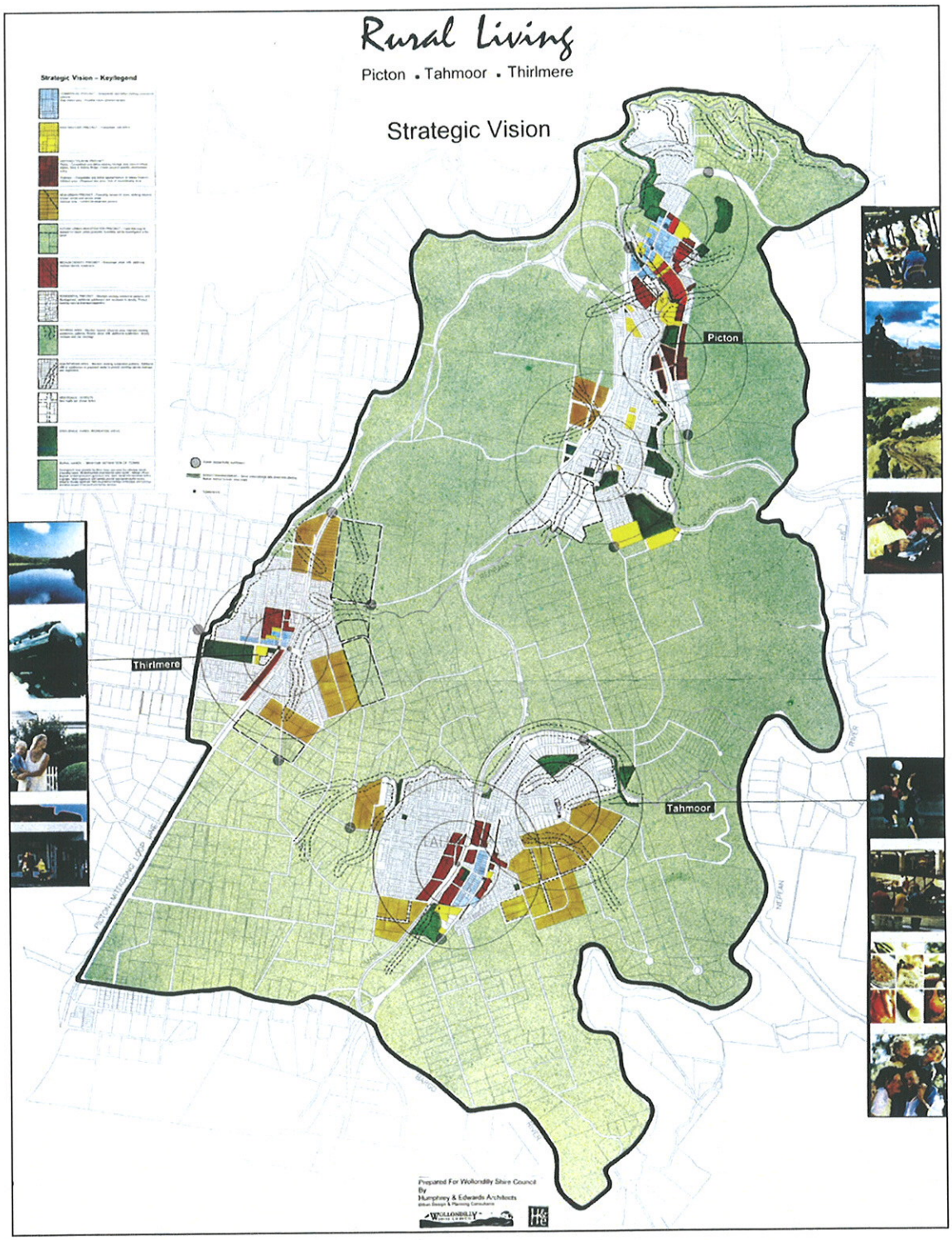

Rural Living
Picton • Tahmoor • Thirlmere
Strategic Vision
Strategic Vision – Keylegend
Picton
Thirlmere
Tahmoor
Prepared For Wollondilly Shire Council
By
Humphrey & Edwards Architects

Figure 10 – Future Urban Investigation Areas (Picton Tahmoor Thirlmere Urban Area Implementation Strategy)

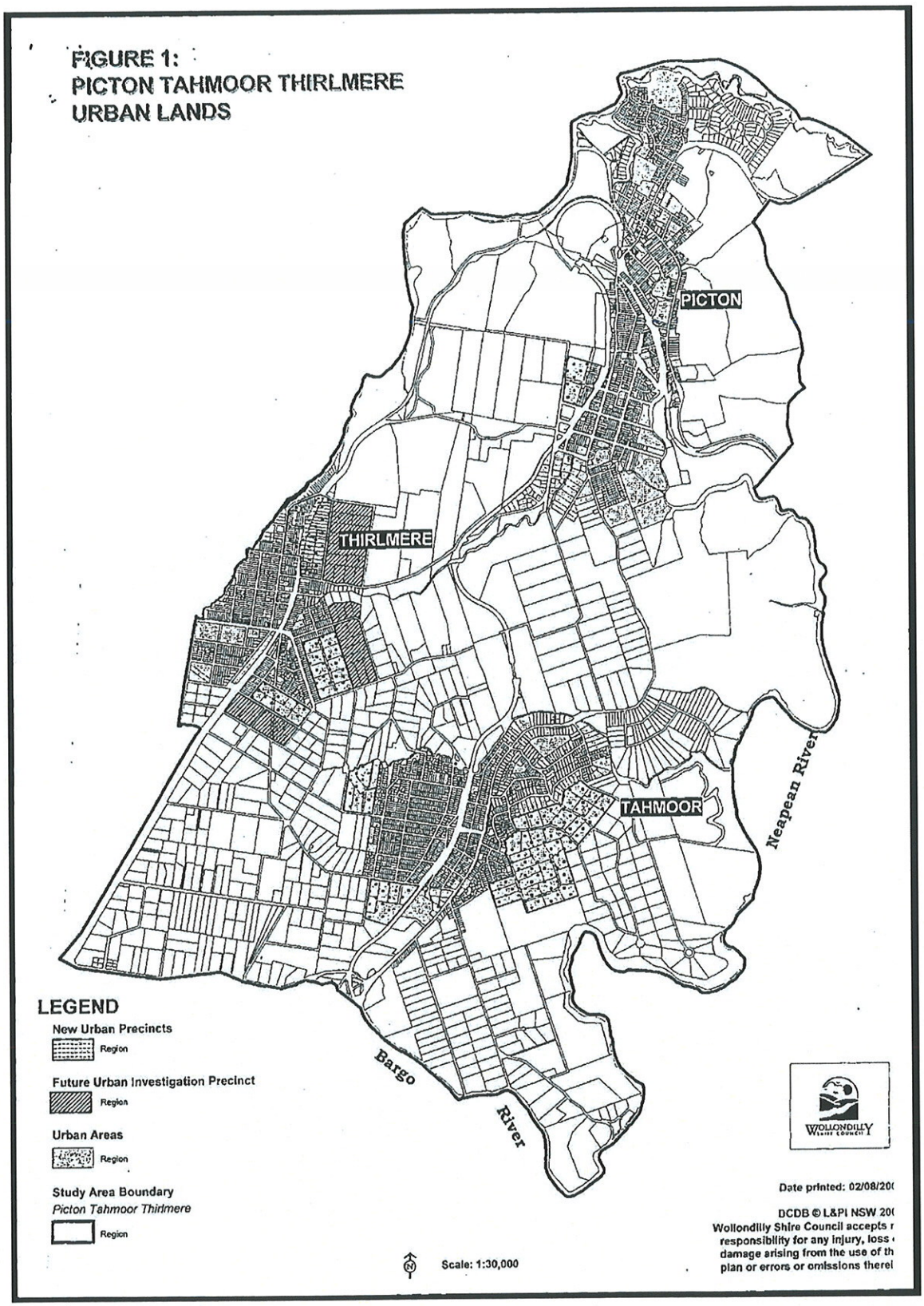
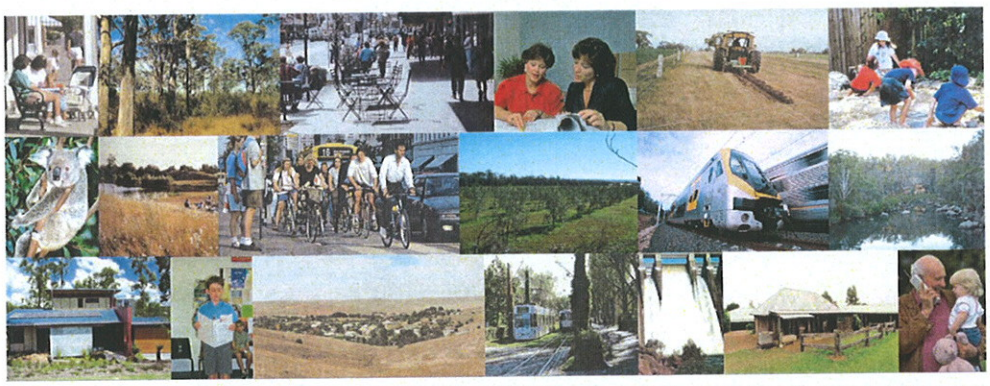


Figure 11 – Town Visions and Strategies for Picton, Tahmoor and Thirlmere (Wollondilly Vision 2025 (now superceded by GMS)



TOWN VISIONS AND STRATEGIES

Visions and Strategies for: Picton, Tahmoor, Thirlmere

Integrated Communities - District

A key objective is to ensure the provision of an adequate level of community facilities and services to meet the changing needs of the community. District communities serving a population of 10 000 - 20 000 people generally identify the need for at least the following facilities and services:

- a large multi-purpose neighbourhood or local community centre
- a local shopping centre
- a secondary school
- a youth centre
- out of hours school and vacation care
- playing fields
- structured recreation facilities
- pedestrian walkways and cycleways

Some of these services may be shared between towns. Further investigation is required to identify the most appropriate locations for these facilities and to customise the needs of each town and the shire.

Picton

Vision *To maintain the historic village and allow growth*

Strategy Generally, maintain existing town edge

Increase density and diversity of use close to and in village centre

Reinforce connective street pattern and protect views along streets to surrounding hills

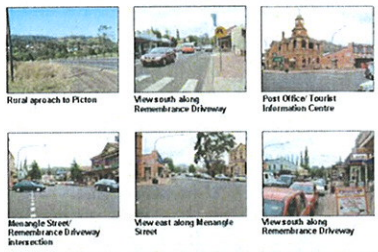
Create a rational connective structure to new subdivisions

Provide new facilities including recreational corridors to encourage tourism

Risk Loss of individual villages in Picton, Tahmoor, Thirlmere

Loss of bushland setting

Loss of natural horizons


Rural approach to Picton
View south along Remembrance Driveway
Post Office/ Tourist Information Centre
Menangle Street/ Remembrance Driveway intersection
View east along Menangle Street
View south along Remembrance Driveway

Tahmoor

Vision *Improved village centre with linear parks*

Strategy Consolidate village centre - encourage shop top housing within expanded retail centre

Encourage new retail/ commercial away from highway - particularly edging the street to station

Incorporate new linear park at a new light rail stop - improve existing linear park on the eastern edge of highway

Create new rational connective subdivisions

Risk Disfunctional village centre

Loss of separation between Picton, Thirlmere and Tahmoor

Village entry from south
Park facing station
Main retail strip to west of highway - linear park to west
Tahmoor Station
Two storey development within village centre
Existing housing

Thirlmere

Vision *Enhance existing town character and structure*

Strategy Consolidate village centre

Build on existing main street structure and create a more continuous retail strip

Minimise village expansion by increasing density

Create a rational connective structure to new subdivisions

Clarify and reinforce village extents using edge streets and natural boundaries

Risk Loss of separation between Thirlmere, Picton and Tahmoor

Loss of village character

Loss of rural/ bushland setting

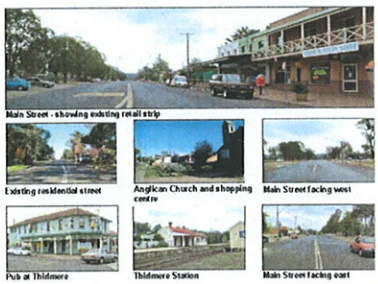
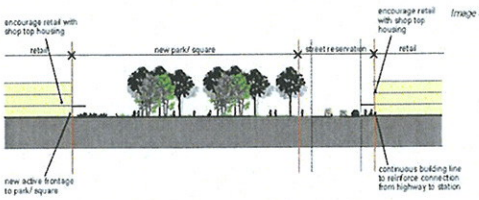

Main Street - showing existing retail strip
Existing residential street
Anglican Church and shopping centre
Main Street facing west
Pub at Thirlmere
Thirlmere Station
Main Street facing east

Image Source: Author



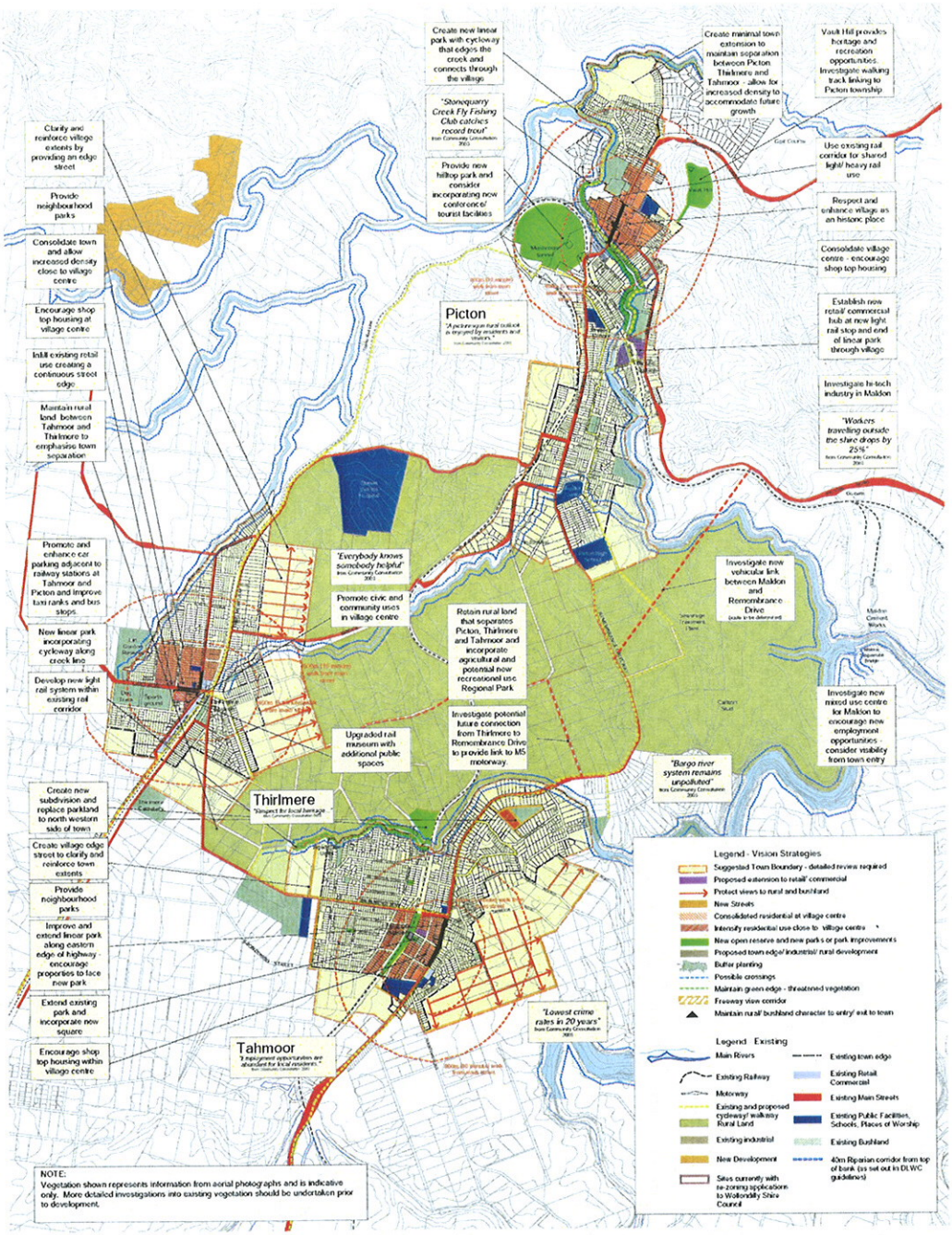
Section at new square/ park and retail strip in Tahmoor

TOWN VISIONS AND STRATEGIES

0 10m 20m 30m

DATE: January 2004
SCALE: 1:1000 @ A3

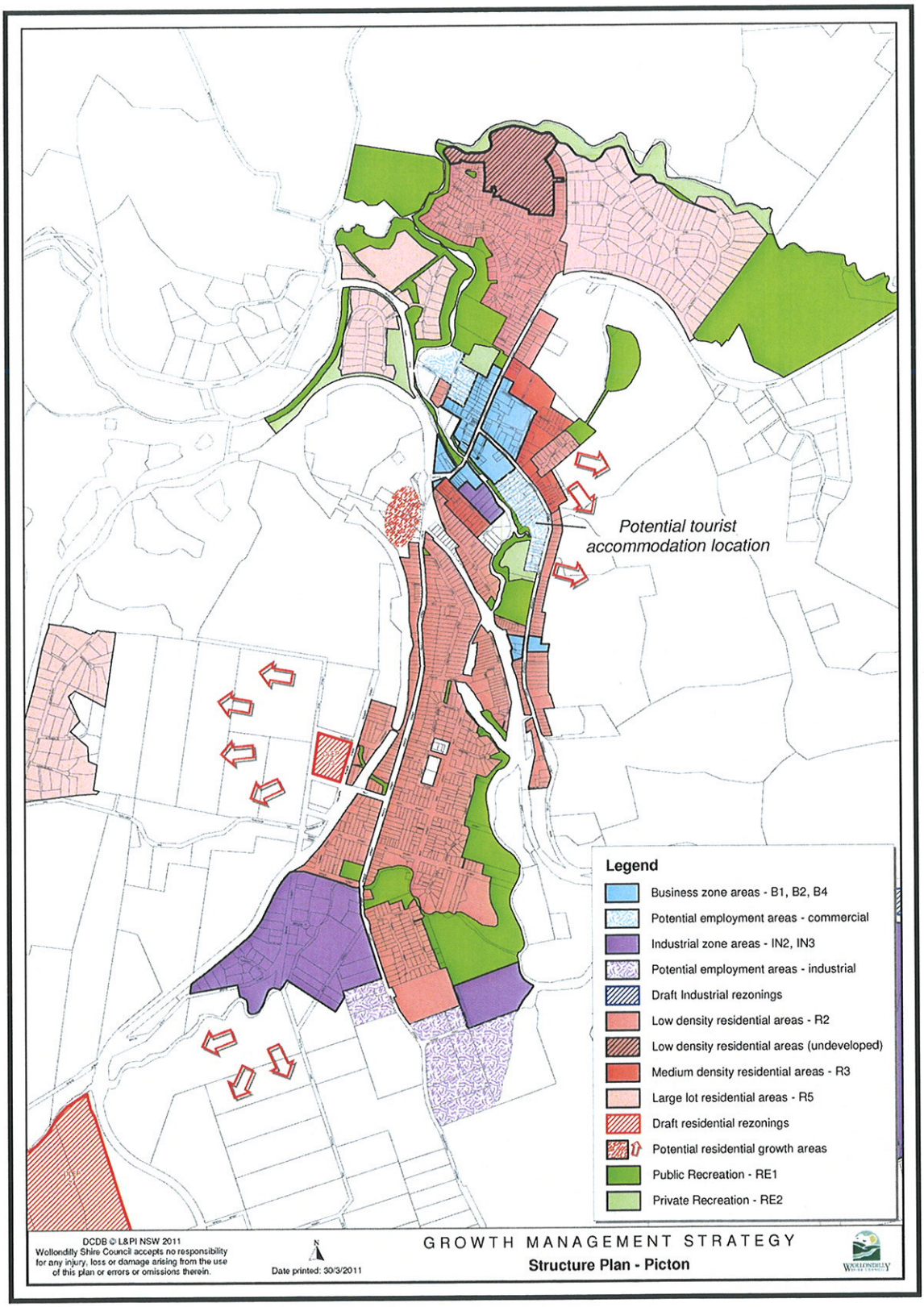
WOLLONDILLY VISION 2025

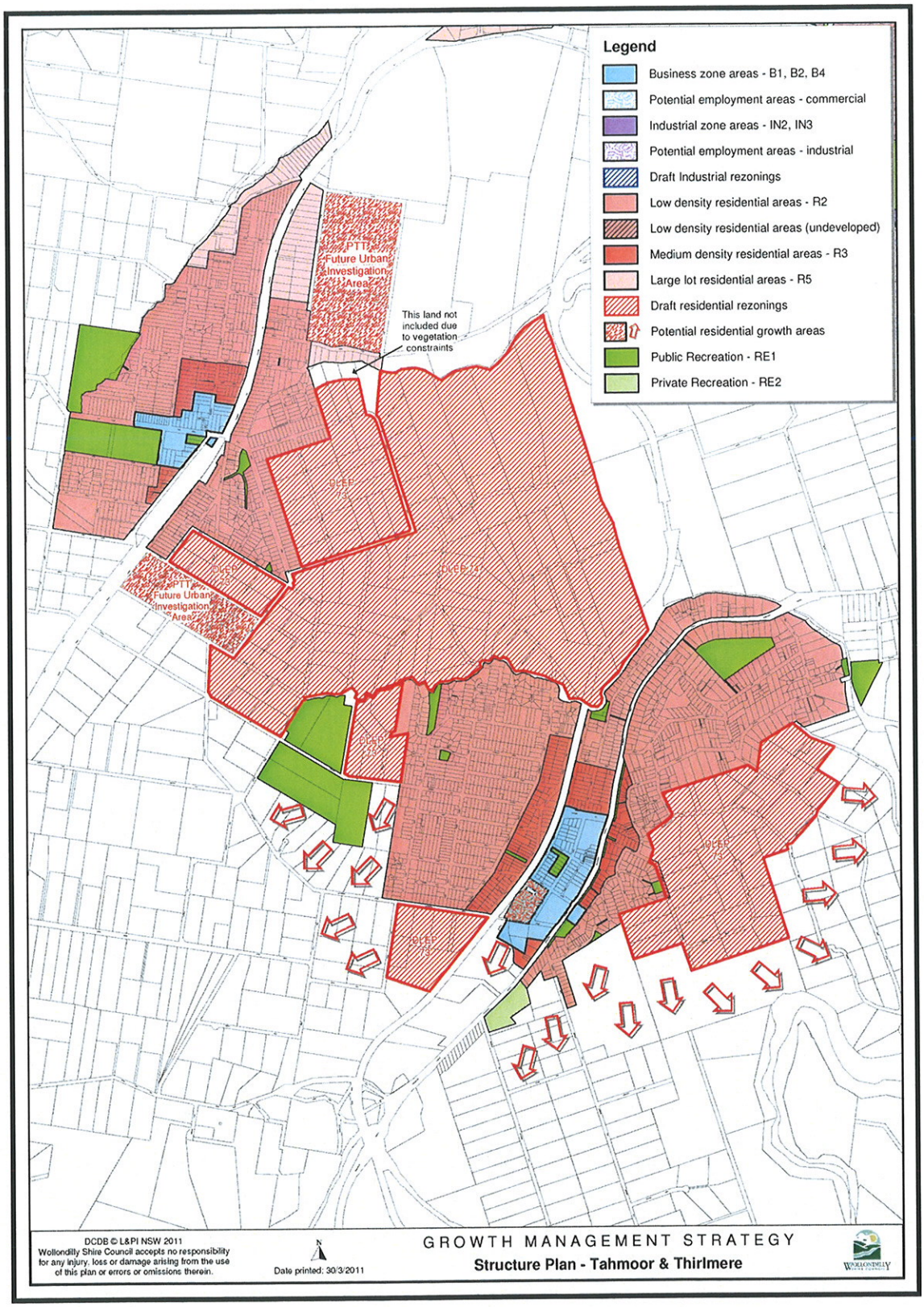


Town Visions and Strategies for PICTON, TAHMOOR + THIRLMERE

WOLLONDILLY VISION 2025

Figures 12 and 13 – Structure Plans (Growth Management Strategy 2010)




Legend
Business zone areas - B1, B2, B4
Potential employment areas - commercial
Industrial zone areas - IN2, IN3
Potential employment areas - industrial
Draft Industrial rezonings
Low density residential areas - R2
Low density residential areas (undeveloped)
Medium density residential areas - R3
Large lot residential areas - R5
Draft residential rezonings
Potential residential growth areas
Public Recreation - RE1
Private Recreation - RE2
PTT Future Urban Investigation Area
This land not included due to vegetation constraints
DCDB © L&PI NSW 2011
Wollondilly Shire Council accepts no responsibility for any injury, loss or damage arising from the use of this plan or errors or omissions therein.
Date printed: 30/3/2011
GROWTH MANAGEMENT STRATEGY
Structure Plan - Tahmoor & Thirlmere