



Planning Proposal

To Amend Wollondilly Local Environmental Plan 2011

Original Holdings Housekeeping Amendment

To amend and correct the Original Holdings Maps contained within Wollondilly Local Environmental Plan 2011.

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Introduction

This Planning Proposal has been initiated by Wollondilly Shire Council and seeks to ensure the full and correct application of clause 4.1B “subdivision of certain Land in Zone E4 Environmental Living” in the Wollondilly Local Environmental Plan 2011 as it was originally intended. Clause 4.1B controls the subdivision of land within the E4 Environmental Living zone that forms part of “original holdings”.

Lands to which clause 4.1B applies are identified in the Original Holdings maps which form part of the WLEP 2011. However, the current maps include errors and do not include all “Original Holdings” and consequently subdivision is presently permitted in some areas where it shouldn’t. This planning proposal will ensure the application of this policy by amending the original holdings map to include necessary corrections and to include all original holdings.

At its Ordinary Meeting on 20 July, 2015, Council resolved the following:

1. *That Council support the preparation of a Planning Proposal to make amendments to the Wollondilly Local Environmental Plan 2011 Original Holdings Maps within E4 zoned land across the Shire which are currently not included in error.*
2. *That the Planning Proposal be forwarded to the Minister for Planning and Environment for a Gateway Determination.*
3. *That Council request the Minister to grant Council delegation to make the amendments to Wollondilly Local Environmental Plan, 2011 in accordance with Section 59 of the Environmental Planning and Assessment Act, 1979.*

Specialist Studies are not considered necessary for this Planning Proposal as the outcomes of the Planning Proposal would be following the previous land use investigations discussed above. The Planning Proposal would correct mapping errors and these mapping corrections would ensure that the development standards derived from previous investigations are able to be appropriately applied during future planning and development assessment.

Part 1 – Objectives or Intended Outcomes

The key objective of this Planning Proposal is to make amendments to correct the original holdings maps currently present within WLEP 2011.

The intended outcomes of the Planning Proposal are:

- To correct the Original Holdings maps within Wollondilly LEP 2011 to include all original holdings within E4 zoned land across the Shire;
- Ensure that all subdivision of land within the E4 Environmental Living Zone is subject to Clause 4.1B of WLEP 2011 and achieves the density provisions identified in this clause;
- Ensure that errors on existing mapped land are corrected.

Part 2 – Explanation of Provisions

The intended outcome will be achieved by:

- Amending the Wollondilly Local Environmental Plan 2011 original holdings maps to ensure that all original holdings within E4 zoned land across the Shire are identified on the maps. This will involve the correction of existing maps 011A and 011B and the introduction of new maps to include lands not currently identified on the maps

Part 3 – Justification

Section A – Need for the planning proposal

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

The density controls contained within clause 4.1B of WLEP 2011 originated from two key studies that were previously carried out. These studies and their relationship to density controls in the E4 zone are explained below:

Wollondilly Agricultural Land Study

In 1993, Council published the *Wollondilly Agricultural Land Study* (“the agricultural land study”) in conjunction with the Wollondilly Local Environmental Plan 1991 (amendment No. 11). The study recognised that agriculture is an important land use within the Shire and included 5 recommendations to ensure that agricultural and rural lands continue to grow in a suitable manner. Of particular relevance was recommendation number 2 which stated the following:

2. *That Council carry out a review of its rural zones to prepare a draft Local Environmental Plan which will allow for agricultural production as well as rural residential subdivision. This is to be done utilising the methodology outlined for assessing the agricultural potential of the land.*

In response to the recommendation above, the Review of Rural Lands Report was furnished by Council.

Review of Rural Lands Report

In September, 1996 the Council completed the Review of Rural Lands Report (“the rural lands report”). This report was the catalyst for the introduction of the 7(c) Environmental Protection Rural Living zone into the Shire. The report was also the foundation for the density control currently contained within clause 4.1B of WLEP 2011.

This report describes the Wollondilly Shire as comprising:

“A diverse landscape consisting of undulating rural land, fertile alluvial river flats and steep river gorges. There is a large amount of indigenous vegetation associated with this diverse landscape, the majority of it forming significant corridors, which are associated with the river gorges. The Shire has a scattered population of which approximately half live in the 16 towns and villages. The other half live in the rural residential and farming lots. The towns and villages range in size from 70 to over 3,000.”

The objectives identified in the rural lands report not only involve the protection of agricultural lands but also to maintain the rural landscape character of the Wollondilly Local Government Area by providing a balance between agriculture and other land uses. These objectives would be achieved by the introduction of three new rural zones:

- 1(a) Agriculture
- 1(b) Agricultural Landscape
- 7(c) Environmental Protection Rural Living

According to section 7.3 of the rural lands report, the 7(c) zone is to provide: rural living opportunities within a sensitive environment and that subdivision and dwelling houses must cater for the protection of that sensitive environment. The report identifies rural living as a residential use of land in a rural environment. The primary objective of the 7(c) zone is to provide rural living opportunities having regard to the preservation of the rural landscape character as well as the constraints of the land. The lot size and density standards to achieve these rural living opportunities were then determined as follows:

“The 2ha subdivision minimum lot size and 4ha density was arrived at after an assessment of the existing lot size range, landscape as well as topographical considerations. It was considered that by providing a density of 4ha, the integrity of the landscape would be preserved and that land degradation would not occur. The 2ha minimum was introduced to allow for a range of lot sizes to be created so that they conform to the landscape and land forms of the area and to provide for a variety in the lots created. It should be pointed out that the primary objective of the zone is to encourage the

preservation of the landscape character by ensuring that development does not detract from that character. It is considered that any lesser density would not achieve that objective.

Section 8.3 of the Review of Rural Lands Report states that there are four areas suitable for environmental protection (rural living) within the Wollondilly Local Government Area, being within the following localities:

- Werombi – Theresa Park – Orangeville
- Brownlow Hill
- Menangle
- Razorback and Pheasants Nest

The areas were said to be chosen for rural living because of their highly fragmented nature and non-degraded areas as well as lack of any significant agricultural enterprise.

The rural lands report was used as a basis for the introduction of the 7(c) zone into several areas of the Shire that were seen to have a level of scientific, aesthetic or environmental value and that were suitable for residential living in a rural environment. The development standards discussed above in relation to lot size and density were incorporated into these areas.

Wollondilly Local Environmental Plan 1991 and 2011

Clause 13(b)(1) of WLEP 1991 contained a development standard which stated that *the total number of lots into which the original holding will be divided after the subdivision will not exceed the number obtained by dividing by 4, the area (in hectares) of the original holding that is within Zone No. 7(c) only, the dividend being rounded down to the nearest whole number.* This effectively allowed the original holding to be subdivided to a density of no greater than one lot per 4 hectares.

This clause also contained a definition of original holding being *“a lot in a current plan (within the meaning of section 327AA(1) of the Local Government Act, 1919) as at the date of publication in the Gazette of Wollondilly Local Environmental Plan 1991 (Amendment No. 11)”*. On 23 February, 2011, WLEP 1991 was superseded by WLEP 2011.

The density provision of one lot per 4 hectares was retained in WLEP 2011; however no definition of original holding was included as all original holdings lots were to be identified on an original holdings map that would form part of the WLEP. The density control only applies to land which is mapped on the original holdings maps. Some E4 zoned land was not included on the original holdings maps in error and these lands are therefore not subject to the density provisions in the WLEP.

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

It is considered that the Planning Proposal is the best means of achieving the intended outcomes. As Clause 4.1B of WLEP 2011 refers to land in the original holdings maps, a Planning Proposal is the only way the maps can be amended. It is considered that the Planning Proposal is minor in nature. The LEP currently contains a total of eleven (11) original holdings maps and only two (2) of these will require amendments through this Planning Proposal. Additional maps which show lands that are currently absent in error will also be required.

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)?

The Planning Proposal does not alter the intent of the maps or any planning controls. It is administrative in that it corrects a series of mapping errors in the Wollondilly LEP. It is not inconsistent with the applicable regional and subregional strategies or the Plan for Growing Sydney, 2014.

4. Is the planning proposal consistent with a council’s local strategy or other local strategic plan?

The two key local strategies are:

- Wollondilly Community Strategic Plan
- Wollondilly Growth Management Strategy

Wollondilly Community Strategic Plan

The Wollondilly Community Strategic Plan 2033 (WCSP), adopted by Council 17 June 2013, is the Council's highest level long term plan and sets out the long term strategic planning aspirations of the community for Wollondilly for a 20 year period up to 2033.

It is based on a vision of rural living for Wollondilly Shire and is focussed around five themes:

- Looking after the Community
- Accountable and Transparent Governance
- Caring for the Environment
- Building a strong local Economy
- Management and provision of Infrastructure

Each theme is supported by identified outcomes and strategies which express in broad terms what is to be achieved and how. These themes are, in part, delivered through a number of key supporting strategies, plans and policies which have been prepared by the Council. Particularly relevant to Planning Proposals are the Council's Local Environmental Plan and Growth Management Strategy.

The following WCSP strategies are relevant to the Planning Proposal as described below.

GO7 - Information Management

Ensure best practice approach as to the delivery of quality information and technology services.

Comment: By amending the original holdings maps in the manner described in this Planning Proposal, the delivery of accurate information can be achieved.

EN3 - Development Assessment

Apply best practice environmental principles to the assessment of development and planning proposals.

Comment: The planning proposal to amend the original holdings map would be consistent with this strategy as it would ensure that clause 4.1B in WLEP 2011 correctly applies to all land within the E4 zone and would ensure that the density provisions in this clause are applied to all applications for subdivision of land within that zone and appropriate environmental outcomes are achieved.

EC3 - Manage Growth

Encourage and manage growth to ensure that it contributes to economic well-being.

Comment: The planning proposal would ensure that growth and density is suitably managed across all E4 zoned land in the shire.

EC4 - Managing Development and Land Use

Manage and regulate land use and development in order to achieve a high quality built environment which contributes to economic well-being.

Comment: The planning proposal would improve the likelihood of future development achieving a high quality built environment across all E4 zoned land in the shire by ensuring an appropriate density of development and reducing unreasonable clustering of housing and rural land use conflict within that zone.

Wollondilly Growth Management Strategy

The Growth Management Strategy (GMS) was adopted by Council on 21 February 2011. It contains Key Policy Directions and Assessment Guidelines for the evaluation of planning proposals and Council decisions on growth. The subject Planning Proposal is simply to correct a mapping error and does not impact on growth decisions.

Notwithstanding this, all Planning Proposals within Wollondilly must be assessed against the key policy directions within the GMS. Appendix C sets out the GMS Key Policy Directions and Assessment Criteria as they relate to this proposal.

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

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

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

The planning proposal is consistent with applicable Section 117 Directions (see Appendix B).

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 Planning Proposal would not have any impact on threatened species populations or ecological communities.

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

It is not envisaged that any specialist studies would need to be prepared to support this proposal. Any potential environmental impacts associated with subdivision of land would need to be assessed on a case by case basis with individual development applications. These include things like wastewater disposal, heritage and other impacts.

It should be noted that the Review of Rural Lands Report identified a need to take into account the sensitive rural environment and that subdivision proposals need to be subject to a constraints and opportunities analysis. Matters to be considered in such an analysis include slope, soil quality, runoff and effluent disposal. It is anticipated that these matters would be considered during the assessment of a development application for subdivision of land.

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

No adverse economic or social impact is anticipated.

Section D – State and Commonwealth interests

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

The planning proposal does rely on the provision of public infrastructure for its objectives. The planning proposal is simply intended to correct errors in the current original holdings maps.

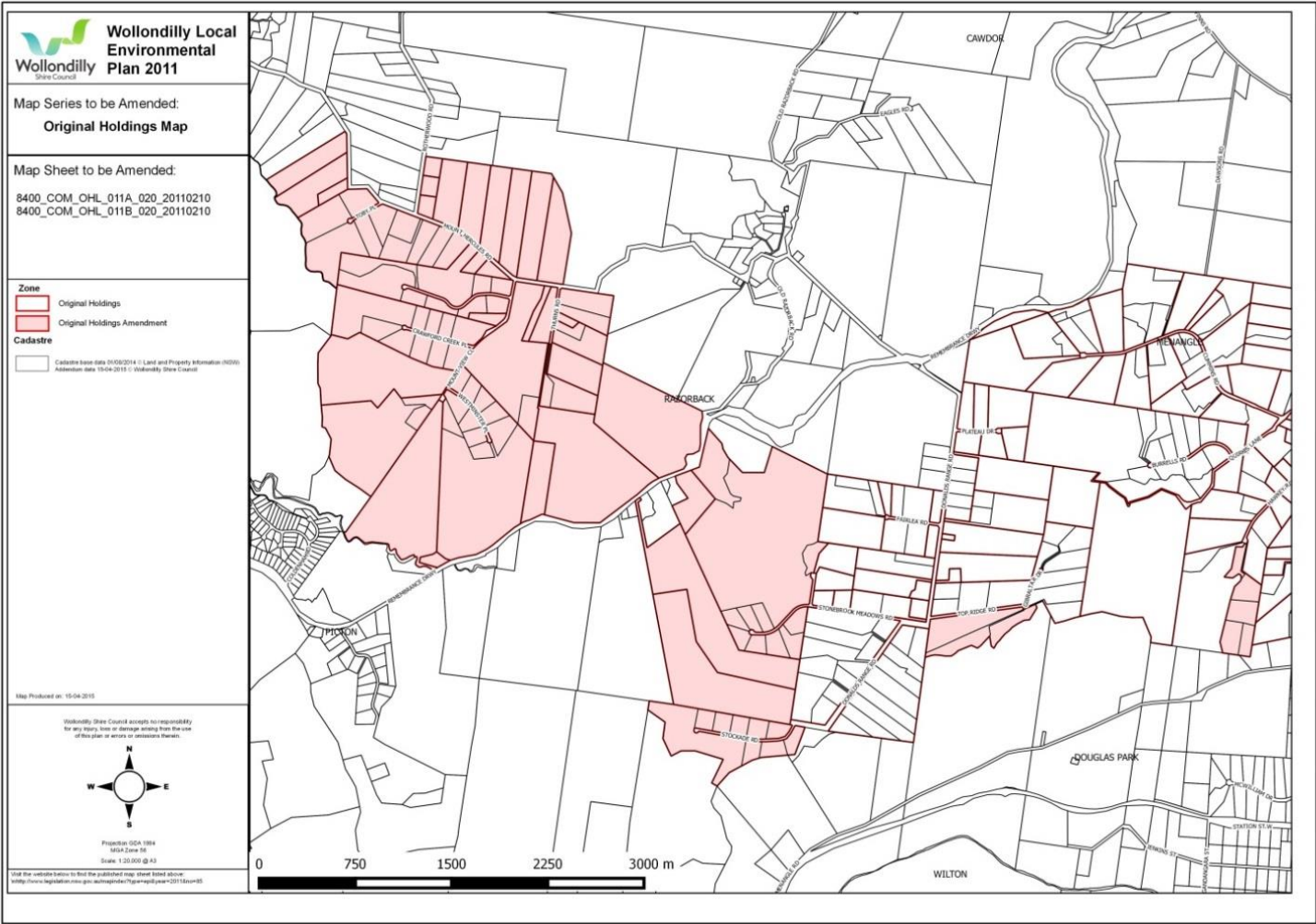
11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

As a gateway determination has not yet been issued. No public authority has been consulted on the Planning Proposal to date. It is considered that consultation with public authorities would not be required as the Planning Proposal is limited to housekeeping corrections to the original holdings map.

Part 4 – Mapping

Original Holdings Maps in Wollondilly Local Environmental Plan 2011 are to be replaced. A Sample map is provided at this stage.

Map 1 – Sample New Map



Part 5 – Community Consultation

Public Exhibition

This Planning Proposal requires consideration of the effects of not correcting the errors within the current original holdings maps. WLEP 2011 needs to be corrected so that clause 4.1B of WLEP 2011 applies to all E4 zoned land across the shire. As it is correcting errors it is considered that the Planning Proposal is of low impact and preliminary exhibition is not required. Any further consideration would be guided by the Gateway Determination.

Part 6 – Project Timeline

Project detail	Timeframe	Timeline
Anticipated commencement date (date of Gateway determination)	4 weeks from submission to DP&I	September, 2015
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	Not required	N/A
Anticipated timeframe for the completion of required technical information – after Specialist Study requirements determined	Not required	N/A
Commencement and completion dates for completing Gateway Requirements and amending Planning Proposal if required, maps and report to Council	3 month period	December, 2015
Date of submission to the Department to finalise the Draft LEP amendment (including 6 week period for finalisation)	N/A	N/A
Anticipated date RPA will make the plan if delegated	2 months	February, 2016
Anticipated date RPA will forward to the Department for notification	6 Weeks	Mid-March, 2016

Appendices

A. Compliance with SEPPs

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

B. Assessment against Section 117(2) Directions

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

C. Assessment against Wollondilly GMS

Table indicating compliance with relevant Key Policy Directions within Wollondilly Growth Management Strategy (GMS) 2011.

Appendix A

Compliance with SEPPs

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

No.	State Environmental Planning Policies (SEPPs)	Consistency	Comments
1	Development Standards	N/A	Repealed
4	Development Without Consent and Miscellaneous Complying Development	N/A	Not applicable
6	Number of Storeys in a Building	Yes	There shall be no change to existing LEP provisions on height of buildings.
14	Coastal Wetlands	N/A	Not applicable.
15	Rural Land-Sharing Communities	N/A	Not applicable.
19	Bushland in Urban Areas	N/A	Not applicable.
21	Caravan Parks	N/A	Not applicable.
22	Shops and Commercial Premises	N/A	Not applicable.
26	Littoral Rainforests	N/A	Not applicable.
29	Western Sydney Recreation Area	N/A	Not applicable.
30	Intensive Agriculture	N/A	Not applicable.
32	Urban Consolidation (Redevelopment of Urban Land)	Yes	The planning proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
33	Hazardous and Offensive Development	N/A	Not applicable.
36	Manufactured Home Estates	N/A	Not applicable.
39	Spit Island Bird Habitat	N/A	Not applicable.
41	Casino/Entertainment Complex	N/A	Not applicable.
44	Koala Habitat Protection	N/A	Not applicable.
47	Moore Park Showground	N/A	Not applicable.
50	Canal Estates	N/A	Not applicable.
52	Farm Dams and Other Works in Land and Water Management Plan Areas	N/A	Not applicable.
53	Metropolitan Residential Development	N/A	Wollondilly Shire is currently exempted from this SEPP.
55	Remediation of Land	N/A	
59	Central Western Sydney Economic and Employment Area	N/A	Not applicable.

No.	State Environmental Planning Policies (SEPPs)	Consistency	Comments
60	Exempt and Complying Development	Yes	The planning proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
62	Sustainable Aquaculture	N/A	Not applicable.
64	Advertising and Signage	N/A	Not applicable.
65	Design Quality of Residential Flat Development	N/A	Not applicable.
70	Affordable Housing (Revised Schemes)	N/A	Not applicable.
71	Coastal Protection	N/A	Not applicable.
	SEPP (Affordable Rental Housing) 2009	Yes	The planning proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
	SEPP (Housing for Seniors or People with a Disability)	Yes	The planning proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
	SEPP (Building Sustainability Index: BASIX) 2004	Yes	The planning proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
	SEPP (Kurnell Peninsula) 1989	N/A	Not applicable.
	SEPP (Major Development) 2005	N/A	Not applicable.
	SEPP (Sydney Region Growth Centres) 2006	N/A	Not applicable.
	SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Yes	This Planning Proposal does not contain any provisions which would contradict or hinder the application of this SEPP.
	SEPP (Temporary Structures) 2007	N/A	Not applicable.
	SEPP (Infrastructure) 2007	N/A	Not applicable.
	SEPP (Kosciuszko National Park - Alpine Resorts) 2007	N/A	Not applicable.
	SEPP (Rural Lands) 2008	N/A	Not applicable.
	SEPP (Exempt and Complying Development Codes) 2008	Yes	The planning proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
	SEPP (Western Sydney Parklands) 2009	N/A	Not applicable.
	SEPP (Western Sydney Employment Area) 2009	N/A	Not applicable.
	SEPP (Sydney Drinking Water Catchment) 2011	N/A	Not applicable.
Deemed State Environmental Planning Policies (Formerly Regional Environmental Plans)		Consistency	Comments
9	Extractive Industry (No 2)	N/A	Not applicable.
20	Hawkesbury–Nepean River (No 2 - 1997)	Yes	This proposal is consistent with this SREP.

Appendix B

Assessment against Section 117(2) Directions

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

Ministerial Direction	Applicable to Draft LEP	Consistency of draft LEP with Direction	Assessment
1. Employment and Resources			
1.1 Business and industrial Zones	N/A	N/A	Not applicable.
1.2 Rural Zones	N/A	N/A	Not applicable.
1.3 Mining, Petroleum Production and Extractive Industries	N/A	N/A	Not applicable.
1.4 Oyster Production	N/A	N/A	Not applicable.
1.5 Rural Lands	N/A	N/A	Not applicable.
2. Environment and Heritage			
2.1 Environmental Protection Zones	N/A	N/A	This direction is applicable as the maps refer to land contained within the E4 Environmental Living Zone. Clause (5) of the direction states that a <i>“Planning Proposal must not reduce the environmental protection standards that apply to the land (including by modifying development standards that apply to the land)”</i>. The Planning Proposal would achieve this requirement as it would ensure that density controls originally established in the Review of Rural Lands Report are applied to all E4 zoned land across the Shire.
2.2 Coastal Protection	N/A	N/A	Not applicable.
2.3 Heritage Conservation	N/A	N/A	Not applicable.
2.4 Recreation Vehicle Area	N/A	N/A	Not applicable.
3. Housing, Infrastructure and Urban Development			
3.1 Residential Zones	N/A	N/A	Not applicable.
3.2 Caravan Parks and Manufactured Home Estates	N/A	N/A	Not applicable.
3.3 Home Occupations	N/A	N/A	Not applicable.
3.4 Integrating Land Use and Transport	N/A	N/A	Not applicable.
3.5 Development Near Licensed Aerodromes	N/A	N/A	Not applicable.

Ministerial Direction		Applicable to Draft LEP	Consistency of draft LEP with Direction	Assessment
3.6	Shooting Ranges	N/A	N/A	Not applicable.
4. Hazard and Risk				
4.1	Acid Sulphate Soils	N/A	N/A	Not applicable.
4.2	Mine Subsidence and Unstable Land	N/A	N/A	Not applicable.
4.3	Flood Prone Land	N/A	N/A	Not applicable.
4.4	Planning for Bushfire Protection	N/A	N/A	Not applicable.
5. Regional Planning				
5.1	Implementation of Regional Strategies	N/A	N/A	Not applicable.
5.2	Sydney Drinking Water Catchments	N/A	N/A	Not applicable.
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	N/A	N/A	Not applicable.
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	N/A	N/A	Not applicable.
5.5	Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	N/A	N/A	Revoked.
5.6	Sydney to Canberra Corridor	N/A	N/A	Revoked.
5.7	Central Coast	N/A	N/A	Revoked.
5.8	Second Sydney Airport: Badgerys Creek	N/A	N/A	Not applicable.
6. Local Plan Making				
6.1	Approval and Referral Requirements	Yes	Yes	The proposal is consistent with this direction because it does not alter the provisions relating to approval and referral requirements.
6.2	Reserving Land for Public Purposes	Yes	Yes	This planning proposal is consistent with this direction because it does not create, alter or reduce existing zoning or reservations of land for public purposes.
6.3	Site Specific Provisions	N/A	N/A	Not applicable.
7. Metropolitan Planning				
7.1	Implementation of the Metropolitan Plan for Sydney 2036	Yes	Yes	This planning proposal is consistent with the Metropolitan Strategy.

Appendix C

Assessment against Wollondilly GMS

Wollondilly Growth Management Strategy (GMS) was adopted by Council in February 2011 and sets directions for accommodating growth in the Shire for the next 25 years. All planning proposals which are submitted to Council are required to be assessed against the Key Policy Directions within the GMS to determine whether they should or should not proceed.

The following table sets out the planning proposal's compliance with relevant Key Policy Directions within the GMS:

Key Policy Direction	Comment
General Policies	
P1 All land use proposals need to be consistent with the key Policy Directions and Assessment Criteria contained within the GMS in order to be supported by Council.	This proposal meets all the relevant Key Policy Directions and Assessment Criteria contained within the GMS.
P2 All land use proposals need to be compatible with the concept and vision of 'Rural Living' (defined in Chapter 2 of the GMS).	The proposal is consistent with the concept and vision of rural living identified in the GMS.
P3 All Council decisions on land use proposals shall consider the outcomes of community engagement.	The proposal falls within low impact proposal and preliminary consultation is not required. Further consultation may be required if specified by the conditions of the gateway determination.
P4 The personal financial circumstances of landowners are not relevant planning considerations for Council in making decisions on land use proposals.	The purpose of the Planning Proposal is to correct mapping errors contained in WLEP 2011 and financial circumstances have not been considered.
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 density controls were originally applied to E4 zones due to the sensitive environment that this land typically comprises. The inclusion of all E4 zoned land on the original holdings maps would enable subdivision of land in this zone to occur in accordance with the appropriate density requirements and allow an appropriate rural character to be established.
Housing Policies	
P6 Council will plan for adequate housing to accommodate the Shire's natural growth forecast.	The inclusion of E4 zoned land in Razorback and part of Menangle on the original holdings maps may reduce potential lots that could be excised from existing holdings, however, the areas identified for potential future growth would not be compromised.
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.	The proposal is to correct current mapping errors and would not impact the ability of land within the E4 zone to provide housing diversity and affordability.
P9 Dwelling densities, where possible and environmentally acceptable, should be higher in proximity to centres and lower on the edges of towns (on the "rural fringe").	The amendment of the original holdings maps would restore the dwelling densities originally intended for the E4 zones across the Shire and would not restrict the ability of dwelling densities to remain higher closer to the townships.
P10 Council will focus on the majority of new housing being located within or immediately adjacent to its existing towns and villages.	The Planning Proposal is not inconsistent with this direction.

Key Policy Direction	Comment
Macarthur South Policies	
P11 Council does not support major urban release within the Macarthur South area at this stage.	Key Policy Direction P11 is not applicable to this proposal.
P12 Council considers that in order to achieve sound long-term orderly planning for the eventual development of Macarthur South an overall master plan is required.	Key Policy Direction P12 is not applicable to this proposal.
P13 Council will not support further significant new housing releases in Macarthur South beyond those which have already been approved. Small scale residential development in and adjacent to the existing towns and villages within Macarthur South will be considered on its merits.	Key Policy Direction P13 is not applicable to this proposal.
P14 Council will consider proposals for employment land developments in Macarthur South provided they: ▪ Are environmentally acceptable; ▪ Can provide significant local and/or subregional employment benefits; ▪ Do not potentially compromise the future orderly master planning of the Macarthur South area; ▪ Provide for the timely delivery of necessary infrastructure; ▪ Are especially suited to the particular attributes of the Macarthur South area AND can be demonstrated as being unsuitable or unable to be located in alternative locations closer to established urban areas; ▪ Do not depend on the approval of any substantial new housing development proposal in order to proceed (Employment land proposals which necessitate some limited ancillary or incidental housing may be considered on their merits).	Key Policy Direction P14 is not applicable to this proposal.
Employment Policies	
P15 Council will plan for new employment lands and other employment generating initiatives in order to deliver positive local and regional employment outcomes.	N/A
P16 Council will plan for different types of employment lands to be in different locations in recognition of the need to create employment opportunities in different sectors of the economy in appropriate areas.	N/A
Integrating Growth and Infrastructure	
P17 Council will not support residential and	N/A

Key Policy Direction	Comment
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.	
P18 Council will encourage sustainable growth which supports our existing towns and villages, and makes the provision of services and infrastructure more efficient and viable – this means a greater emphasis on concentrating new housing in and around our existing population centres.	The Planning Proposal would not impact on the ability of growth to occur around surrounding towns and villages.
P19 Dispersed population growth will be discouraged in favour of growth in, or adjacent to, existing population centres.	The proposal is consistent with this direction as it would ensure that all E4 zoned land across the Shire complies with the density requirements of clause 4.1B of WLEP 2011 and enable growth to be focussed in or adjacent to town centres.
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 is not inconsistent with this policy direction.
Rural and Resource Lands	
P21 Council acknowledges and seeks to protect the special economic, environmental and cultural values of the Shire's lands which comprise waterways, drinking water catchments, biodiversity, mineral resources, agricultural lands, aboriginal heritage and European rural landscapes.	The Review of Rural Lands Report acknowledges that E4 zoned land is typically within a sensitive environment. The inclusion of land at Razorback and Menangle within the original holdings maps would ensure that an appropriate density of development is achieved in these areas and protect the environmental and cultural values of this land.
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 practicable, existing dwelling and subdivision entitlements in rural areas.	The 7(c) zone (now E4) was introduced to prevent inappropriate fragmentation of rural land and allow rural living opportunities in a rural environment. The Planning Proposal is consistent with this policy direction as it would ensure that all E4 zoned land occurs across the Shire is subject to the relevant density provisions of Clause 4.1B of WLEP 2011. This would avoid inappropriate fragmentation of rural lands in across the Shire.