



Planning Proposal

To Amend Wollondilly Local Environmental Plan 2011

Bronzewing Street Car Parking Amendment

To amend Schedule 1 of Wollondilly Local Environmental Plan 2011 to enable additional permitted use of car parking at Lot 110 DP 8982.

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Introduction

Site Description

The subject land to which this Planning Proposal relates is Lot 110 DP 8982 (No. 7) Bronzewing Street, Tahmoor. The site is a triangular shaped allotment which is 1467 square metres in area. The site adjoins an existing rail corridor to the west and has frontage to existing unformed parts of George Street to the east and Bronzewing Street to the south. The site is currently vacant and contains a moderate level of vegetation across the site. There is currently limited access to the site via George Street due to the presence of a large drainage structure which runs parallel to the eastern property boundary.

To the south of the site are the Tahmoor South Business Development Lands, which include a large parcel of land that was subject to a Planning Proposal to rezone land from Rural to B5 Business Development. This Planning Proposal was gazetted on 28 March, 2014. A development application for a child care centre on this site has recently been submitted to Council and proposes to use the site at No. 7 Bronzewing Street as ancillary car parking.

Description of Proposal

A Draft Planning Proposal was submitted to Council on 11 March, 2016. The Draft Planning Proposal as submitted intends to amend Wollondilly Local Environmental Plan 2011 in the following manner:

- *Amend the additional permitted uses maps that form part of Wollondilly Local Environmental Plan 2011 to include the subject land at No. 7 Bronzewing Street, Tahmoor;*
- *Amend Schedule 1 of Wollondilly Local Environmental Plan 2011 by adding the following:*
 - 1) *This clause applies to land at Bronzewing Street, Tahmoor being Lot 110, DP 8982, within Zone RU2 Rural Landscape.*
 - 2) *Development for the purposes of providing car parking for any adjoining or nearby development is permitted with development consent.*

A Preliminary Assessment of the Draft Planning Proposal was undertaken by Council and it has been determined that the proposal has Strategic Planning merit.

The matter was considered by Council at its ordinary meeting on 20 June, 2016, whereby Council resolved to support the preparation of a Planning Proposal for this site and forwarded to the Department of Planning and Environment for a Gateway Determination. Council considers however; that the Draft Planning Proposal should include alternate wording at part 2 of the proposed clause to allow an additional permitted use for 'child care centre', 'medical centre', 'educational establishment', 'shops', 'food and drink premises', or 'office premises' car parking on the site.

The reason for the proposed alternate wording is outlined below:

- The Standard Instrument LEP Order 2006 requires (by way of a direction under clause 2.5) that a type of development may be included in Schedule 1 only if it is a type of development listed in Direction 5 at the beginning of the Land Use Table. A land use term identified in Direction 5 must therefore be identified as the additional permitted use;
- 'Car Park' is a possible term that could be applied as the additional permitted use, however, it is noted that the use of the site for a car park that expressly services a use on an adjoining site would be unlikely to adopt the characterisation of a 'car park'. This is in accordance with the Land and Environment Court Judgement Site Plus Pty Ltd vs Wollongong City Council (2014) NSWLEC 125;
- In accordance with this judgement, a car park that services the child care centre that is situated on adjoining land, is likely to take on the characterisation of 'child care centre' under WLEP 2011, as this is the development that it services and it is the intent of the car park to service this development;
- It is therefore considered appropriate to include car parking for the purposes of other uses including 'medical centre', 'educational establishment', 'shops', 'food and drink premises', or 'office premises' as an additional permitted use on this site to enable some flexibility in the future. Should a situation arise where the proposed

child care centre ceases to operate or downsizes, the inclusion of these other uses in Schedule 1 would ensure that the site would still be capable of providing car parking to serve other adjoining uses;

- The additional uses listed above are permitted with consent in the B5 Business development zone (which adjoins the site) and may be appropriate future uses in the South Tahmoor Business Development Lands site, which adjoin No. 7 Bronzewing Street.
- This would also enable visitors to Tahmoor Public School to utilise a car park at No. 7 Bronzewing Street if there is an oversupply of car parking on this site.

Part 1 – Objectives or Intended Outcomes

The objective of this Planning Proposal is to amend Wollondilly Local Environmental Plan 2011 to allow the use of the site at No. 7 Bronzewing Street, Tahmoor for car parking to service adjoining and nearby land uses.

Part 2 – Explanation of Provisions

The intended outcome will be achieved by:

- Amending the additional permitted uses maps that form part of Wollondilly Local Environmental Plan 2011 to include the subject land at No. 7 Bronzewing Street, Tahmoor;
- Amend Schedule 1 of Wollondilly Local Environmental Plan 2011 to include an additional permitted use for 'Child Care Centre', medical centre', 'educational establishment', 'shops', 'food and drink premises', or 'office premises' car parking on the site.

Part 3 – Justification

Section A – Need for the planning proposal

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

The Planning Proposal is not a result of any strategic study or report. The Planning Proposal follows the submission of a development application to Council proposing a child care centre on the adjoining lot 12 DP 1214212 (No. 2710 Remembrance Driveway, Tahmoor). The development application on the adjoining land also proposes to use the site at No. 7 Bronzewing Street for car parking to service the child care centre. However, the site at No 7 Bronzewing Street is zoned RU2 Rural Landscape and both a "Child Care Centre" and a "Car Park" are prohibited uses in this zone, therefore Council cannot grant consent to the development application in its current form. The proposed amendment to the additional permitted uses map within Council's LEP would enable the site to be used for car parking to service the proposed child care centre.

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

The only approach to enabling car parking on the site is through a Planning Proposal. The use of the site for a car park which services nearby land uses is considered to have strategic planning merit. The site is quite constrained in its ability support other types commercial land uses and therefore amending the land use zoning of the site (which would also permit other uses including commercial buildings) is not considered appropriate. The approach of enabling car parking as an additional permitted use is therefore considered the best means of achieving the intended outcome.

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 is consistent with the relevant regional or sub-regional 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 on 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 over 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, such as WLEP, 2011 and the Wollondilly Growth Management Strategy.

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

EN4 - Environmental Responsibility

Educate and promote legislative environmental responsibilities to the community.

Comment: It is anticipated that impacts associated with stormwater and drainage associated with the development of a car park on the site could be managed appropriately. Further studies regarding flora and fauna would be required to ensure that any impact is reasonable.

EC3 - Manage Growth

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

Comment: The proposed use of the site for car parking would service future land uses on the adjoining South Tahmoor Business Development Lands and therefore assist in managing growth in the township.

EC1 - Economic Development

Enhance economic development in Wollondilly Shire through innovative engagement and ongoing promotion of our strengths.

Comment: The provision of car parking on this site to service adjoining commercial development would assist in the economic development of the area and appropriately utilise a constrained parcel of land.

EC2 - Planning for and Supporting Business

Strengthen and diversify Wollondilly's economic base by attracting and supporting the development of a diverse range of industries.

Comment: The proposed use of the site would assist and support business (particularly the proposed child care centre that is currently before Council) on the adjoining land.

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 proposed additional permitted use would assist in managing development and land use in the suburb of Tahmoor by ensuring that future development within Tahmoor South Business Development Lands is capable of meeting off street car parking requirements.

IN3 - Provision of Facilities

Provide a range of recreation and community facilities to meet the needs of the community.

Comment: The Planning Proposal would result in an additional car parking facility to service a proposed commercial development in the area.

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 B 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?

Sydney Regional Environmental Plan No. 20 – Hawkesbury Nepean River

The Planning Proposal is able to achieve the relevant provisions of the REP. The requirements of the REP relating to water quality are likely to be capable of being suitably managed. Council's Development Engineers have advised that no Specialist Studies are required in this regard and that appropriate consideration of measures required to achieve water quality goals could be considered as part of the development application for the child care centre which proposes car parking on this site. The requirements of the REP in relation to flora and fauna matters would require further investigation by way of a flora and fauna report undertaken as a specialist study.

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 A).

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?

Council's vegetation mapping indicates that the site contains Shale Sandstone Transition Forest (SSTF) which is listed as a Critically Endangered Species under the *Threatened Species Conservation Act, 1995*. Council's Environment Officer has requested the preparation of a Flora and Fauna assessment as part of the Specialist Study requirements in this regard to enable an appropriate assessment of the level of impact.

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

There are unlikely to be any other environmental effects as a result of the Planning Proposal.

- 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?**

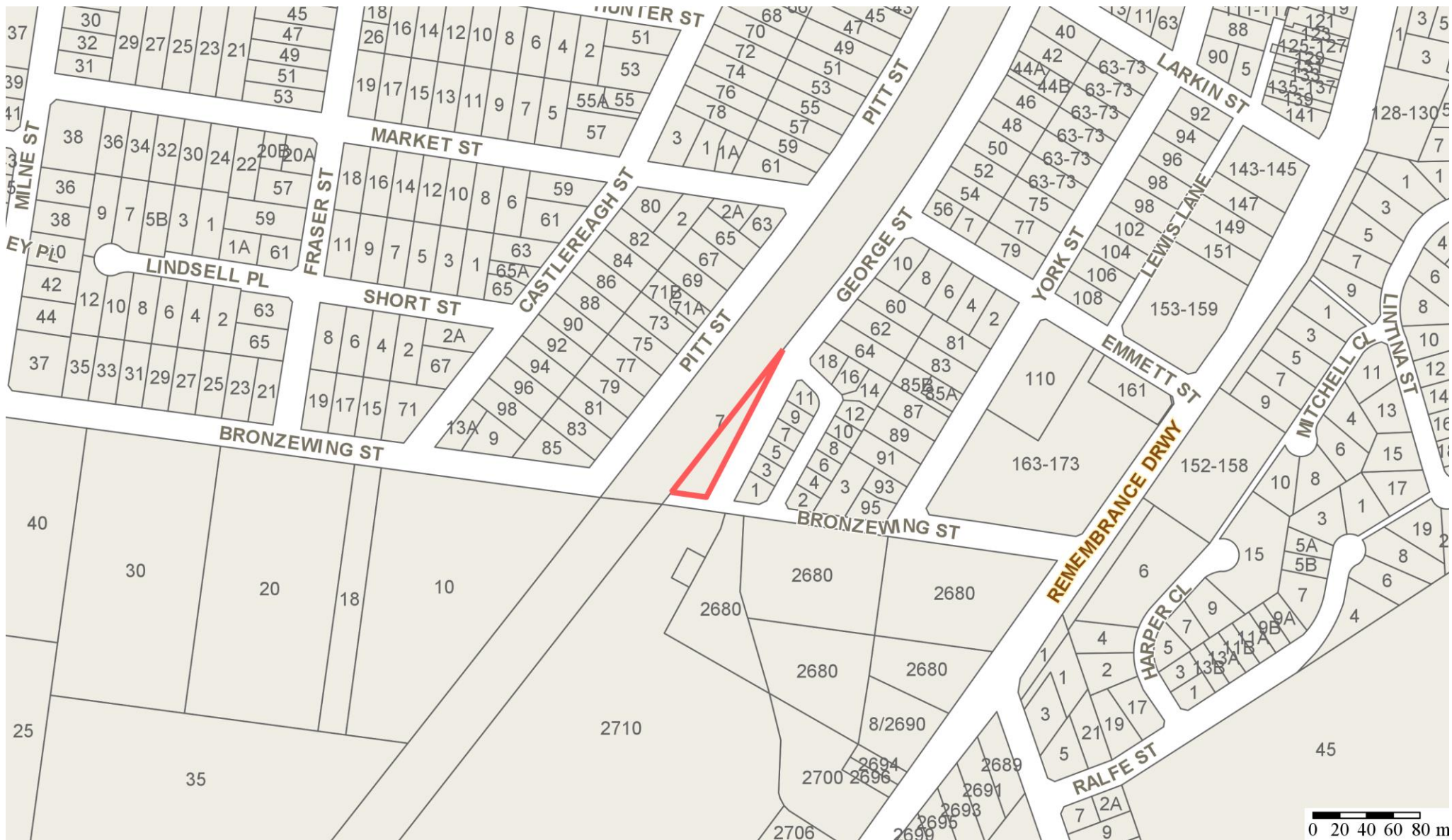
Not applicable.

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

Government agency consultation is yet to be undertaken. It is anticipated that there would not be any government agencies that would require consultation for this Planning Proposal. Any consultation required as part of the Gateway Determination would be undertaken at the appropriate time.

Part 4 – Mapping

Proposed New Maps (The location of the site to be added to the additional permitted uses maps is provided below outlined in red. Formal maps in accordance with the Departments Standard technical requirements for spatial datasets and maps prior to public exhibition of the Planning Proposal)



Part 5 – Community Consultation

Public Exhibition

Council undertook preliminary notification of the Planning Proposal for a period of twenty eight (28) days from 13 April, 2016 to 11 May, 2016. The preliminary notification of a Planning Proposal would normally only run for a period of fourteen (14) days, however a longer period was allowed for this Planning Proposal as the commencement of the notification coincided with a school holiday period.

Two (2) submissions were received during the preliminary notification which objected to the proposal. It is anticipated that further consultation in the form of a formal public exhibition period will be undertaken at a later date. The concerns raised in the submissions during the preliminary notification and Council's response are provided below:

Issue Raised	Assessment Comment
There is no need for this and once again increases traffic and subsequently noise, to the surrounding residents.	The Planning proposal would enable the site to be considered for use as a car park to service a proposed child care centre at No. 2710 Remembrance Dr, Tahmoor. It is considered that there is adequate planning merit for the use of the site as a car park and traffic implications of the child care centre use will be considered as part of the development application at this site.
There is ample parking within the area either for the school, or the Food works complex, unless there is another development slated that the residents are not aware of.	The site is located some distance from the existing car parking sites at the Tahmoor Public School and the foodworks complex. The principle purpose of the Planning Proposal is to enable the site to be considered for use as a car park to service a proposed child care centre on adjoining land. It would not be appropriate for a future child care centre (or another development type) at 2710 Remembrance Dr, to utilise other car parking facilities in Tahmoor and it is considered that the use of the site as a car park has strategic planning merit.
The additional traffic in Bronzewing Street would pose a traffic hazard given that many parents drop off and pick up their children within Bronzewing Street.	The intent of the use is to provide off street car parking for a proposed child care centre on adjoining land. The traffic implications on Bronzewing Street will be given appropriate consideration as part of the development application for the child care centre which is currently before Council.
Many children and parents/carers walk from the other side of the railway station down George Street, and then into Valerie Street and Bronzewing Street to access the School. More traffic in this area would be an issue for both drivers and pedestrians.	The additional use of car parking on the subject site would enable car parking (from the proposed child care centre) to be provided off the street which would improve safety. The impact of additional traffic within Bronzewing Street associated with the proposed child care centre would be given due consideration as part of the development application for the site.
A bridge/road over the creek behind Valerie Street would contribute to people crossing railway tracks to get to the other side of Tahmoor contributing to a safety issue.	Appropriate measures could be imposed as part of a development application for a child care centre to ensure that sufficient safety measures are utilised to prevent the general public using the car park to trespass onto the adjoining railway land.
The area behind Valerie Street is currently used as a dumping site, fences being graffitied and damaged, stones and rubbish being thrown over	It is considered unlikely that a future car park on this site would further increase these issues on the unformed part of George Street as the people using the car park would be

fences and it is a concern that if the car parking is approved this will increase.	unlikely to pass over this area. It is also considered that this is not a valid planning consideration for the Planning Proposal.
Concerns over the possibility of lighting being installed in the car park and their impact on the amenity of nearby homes.	The possibility of lighting in the car park would be a matter for consideration as part of any development application for the use of a site as a car park. If any lighting were proposed, sufficient information would be required to demonstrate that such lighting would comply with AS 4282-1997 'Control of the Obtrusive Effects of Outdoor Lighting'.
Concerns regarding the responsibility of car park maintenance and upkeep.	There is no intention at this stage of dedicating the car park to Council. The maintenance and upkeep of the car park and property in general could be dealt with either through an operation and maintenance plan as part of a development application for a child care centre, or via a condition of consent.
The proposal would lead to an increase in the situation of illegal dumping and overgrown grass in this area.	It is considered unlikely that the development of the site for a car park would exacerbate illegal dumping in the nearby area.
Impact on the value of nearby properties.	There is no evidence to suggest that the Planning Proposal would impact on the value of nearby properties and property values are typically driven by other market forces.
As the proposal for a child care centre has provision for 11 car parking spaces, the residents believe that this is sufficient for the staff/parents/carers to use for access to the child care centre.	Although some parking may be provided on the land at 2710 Remembrance Dr, Tahmoor where the child care centre is proposed, the use of the site at 7 Bronzewing Street would give greater certainty that the minimum car parking requirements would be capable of being met. It may also be possible for other nearby facilities (including those future facilities in the South Tahmoor Business Development Lands) to utilise some of the car park if in fact there is an oversupply.
The Tahmoor Public School does not have an allocated car park for residents/carers.	The school site doesn't have an allocated car park, however, there is quite considerable on street car parking and off street car parking at adjoining premises. The Planning Proposal is to enable the site to be used for car parking in association with a proposed child care centre and the lack of car parking at the Tahmoor Public School is not considered a valid reason to reject the Planning Proposal.
The Tahmoor Railway Station in George Street has no allocated car parking except for two car parking spaces.	The Tahmoor Railway Station is located approximately 300 metres from the subject land and it is considered that the use of the site at No. 7 Bronzewing Street for car parking would not impact on the ability of further car parking to be provided that would service the station.

Part 6 – Project Timeline

Project detail	Timeframe	Timeline
Consideration of Planning Proposal and issue of Gateway Determination by Department of Planning	1 month	Late July, 2016
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	1 month	Late August, 2016
Timeframe for preparation of Specialist Studies	2 months	Late October, 2016
Review of Specialist Studies from Council and Government Agencies and amendments to Planning Proposal	2 months	Late December, 2016
Commencement and completion dates for public exhibition period – after amending the planning proposal if required, preparation of maps and special DCP provisions	6 weeks	Early February, 2017
Timeframe for consideration of submissions	2 weeks	Mid February, 2017
Timeframe for the consideration of a proposal post exhibition including amendments and maps and report to Council	2 months	Mid April, 2017
Anticipated date RPA will forward to PC and Department of Planning for finalisation	1 month	Mid May, 2017
Finalisation	1 Month	June, 2017

Appendices

A. 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.

B. Assessment against Wollondilly GMS

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

Appendix A

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	Yes	Yes	The Ministerial Direction provides the following in respect of rural zoned land: <i>A planning proposal must:</i> (a) <i>not rezone land from a rural zone to a residential, business, industrial, village or tourist zone.</i> (b) <i>not contain provisions that will increase the permissible density of land within a rural zone (other than land within an existing town or village).</i> It is considered that the Planning Proposal is consistent with sub clause (a) above as it would not involve the re-zoning of rural land to a residential, business, industrial, village or tourist zone. The Planning Proposal would not increase the permissible density within the zone as the additional permitted use would not enable additional lots or dwellings to be established on the site. The additional permitted use for a car park would not be a typical rural use, however, it is considered an appropriate use in this case as the site is immediately adjoining an existing village and is limited in its ability to support rural uses due to its size, constraints and proximity to existing urban areas.
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	Not Applicable.

Ministerial Direction	Applicable to Draft LEP	Consistency of draft LEP with Direction	Assessment
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	Yes	Yes	The Planning Proposal would enable future off street car parking to be provided for the proposed child care centre on the adjoining land. The proposal is considered to be consistent with the objectives of the Ministerial Direction.
3.5 Development Near Licensed Aerodromes	N/A	N/A	Not applicable.
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.

Ministerial Direction		Applicable to Draft LEP	Consistency of draft LEP with Direction	Assessment
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 B

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/initiated by 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.	It is considered that the Planning Proposal is consistent with the key policy directions and assessment criteria contained in 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).	Whilst the proposal would enable the use of a car park on rural zoned land, it is considered that the proposal would not be contrary to the concept of rural living on the following grounds: • The site adjoins an existing village and the use is considered appropriate for the area; • The site is quite constrained and is limited in its capacity to support other rural uses.
P3 All Council decisions on land use proposals shall consider the outcomes of community engagement.	Council has undertaken preliminary notification and two (2) submissions were received during this period. The issues raised in submissions have been considered above in Part 5.
P4 The personal financial circumstances of landowners are not relevant planning considerations for Council in making decisions on land use proposals.	The personal financial circumstances of individual landowners have not been given consideration through the preliminary assessment of this Planning Proposal.
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 car park intends to service a proposed development (child care centre) within the South Tahmoor Business Development Lands site and it is therefore likely to support an appropriate level of growth in the locality.
Housing Policies	
P6 Council will plan for adequate housing to accommodate the Shire's natural growth forecast.	Not Applicable.
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.	Not Applicable.
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").	Not Applicable.
P10 Council will focus on the majority of new housing being located within or immediately adjacent to its existing towns and villages.	Not Applicable.

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.	The car park would support a proposed, potential employment generating activity on an adjoining lot with the potential to support other future adjoining business uses which would be consistent with this policy.
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.	
Integrating Growth and 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	The use of the site for car parking would not create any additional servicing or infrastructure demands. Servicing and infrastructure provision/upgrades may be required to support the development of the site at No. 2710 Remembrance Drive,

Key Policy Direction	Comment
burdens on Council or the Shire's existing and future community.	Tahmoor for a child care centre and these would be given appropriate consideration as part of the development application for that use.
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.	N/A
P19 Dispersed population growth will be discouraged in favour of growth in, or adjacent to, existing population centres.	The subject site is located adjacent to an existing urban area and will service anticipated future uses on adjoining commercial lands.
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.	Not applicable.
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 site adjoins an existing urban area and minimal impact in terms of water quality, drinking water catchment, agricultural lands, aboriginal and European heritage and landscape is anticipated. It is recommended that a flora and fauna study be carried out to ensure that minimal impact on the vegetation on the site and surrounding area would result from the proposal.
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 proposal would not result in any increase in dwelling entitlements or fragmentation of rural lands.