



Planning Proposal

To Amend Wollondilly Local Environmental Plan 2011

Coull Street, Picton

For the rezoning of land located at 2 - 14 Coull Street, Picton
Lot 102 DP 1092990, Lot 59 - 63 Sec 1 DP2893

February 2015

Document Register

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Introduction

This Planning Proposal details changes sought to the Wollondilly Local Environmental Plan 2011 (WLEP 2011) to rezone approximately 2.1 hectares (21,215 m²) of industrially zoned land in the centre of Picton to enable medium density residential development and to designate land for public and private recreation.

This document has been prepared in accordance with section 55 of the *Environmental Planning and Assessment Act 1979* and the NSW Department of Planning and Infrastructure's *A Guide to Preparing Planning Proposals* (2012). It has been prepared to seek a Gateway Determination to further investigate the suitability of the land for the proposed land uses.

A planning proposal was submitted to Council by Corbett Constructions P/L on 27 May 2014 to rezone land at 2 - 6 Coull Street, Picton under the Gateway System.

Council has considered it appropriate, as part of this planning proposal, to review and consider the most appropriate land use zone for all industrially zoned land at this location. This has resulted in the inclusion of additional land within the planning proposal at 8 – 14 Coull Street, Picton.

At its Ordinary Meeting of 15 September 2014 Wollondilly Shire Council resolved the following;

1. *That Council support the preparation of a Planning Proposal for land being:*
 - *Lot 102 DP 1092990 (No. 2-6 Coull Street, Picton)*
 - *Lots 59-63, Sec 1, DP 2893 (8 – 14 Coull Street, Picton).*
2. *To amend Wollondilly Local Environmental Plan, 2011 as follows:*
 - *Amend the Land Zoning Map from IN2 Light Industrial to R3 Medium Density Residential, RE1 Public Recreation and RE2 Private Recreation*
 - *Amend the Height of Buildings Map to include a height limit of 9 metres for proposed R3 Medium Density Residential land*
 - *Amend the Lot Size Map for R3 land to a minimum lot size of 975m².*
3. *That the Planning Proposal be forwarded to the Minister for Planning and Environment for a Gateway Determination.*
4. *That the applicant and submitters be notified of Council's Resolution.*
5. *That Council request that the Study requirements in the Gateway Determination include an investigation of opportunities for improvement of Stonequarry Creek.*

Background Studies

The proponent has submitted a traffic assessment and advice regarding site filling and flood impacts to support the proposal as listed below.

<i>Name of Study</i>	<i>Prepared by</i>	<i>Date</i>	<i>Appendix Location</i>
Traffic Assessment	traffix	Dec 2013	E
Site filling and Flood Impacts	G.F.Murphy Consulting Pty. Ltd.	Nov 2013	F

Further information (which may include studies) will be required before the proposed amendments to the WLEP 2011 can be finalised.

SITE AND CONTEXT ANALYSIS

The site is located on Coull Street as shown in the figure below. The site is known as 2-14 Coull Street, Picton and relates to a 2.1 hectares (21,215 m²) area of land contained within Lot 102 DP 1092990 and Lots 59-63, Sec 1, DP 2893.

The site is presently a small area of industrially zoned land which has remained undeveloped. No. 8-14 is used for grazing by horses at present.

It is bound by Coull Street and existing residential development to the south, rural zoned land to the south east, Stonequarry Creek to the north and an existing business zone to the west. The subject site adjoins 174 Argyle Street which is the location of George IV Hotel.

Despite the mix of uses surrounding the site it faces onto Coull Street which is essentially residential in nature with land to the south of Coull Street zoned R3 medium density residential. The streetscape presents as cleared open land to the north (being the subject site) and predominantly single storey detached housing to the south.

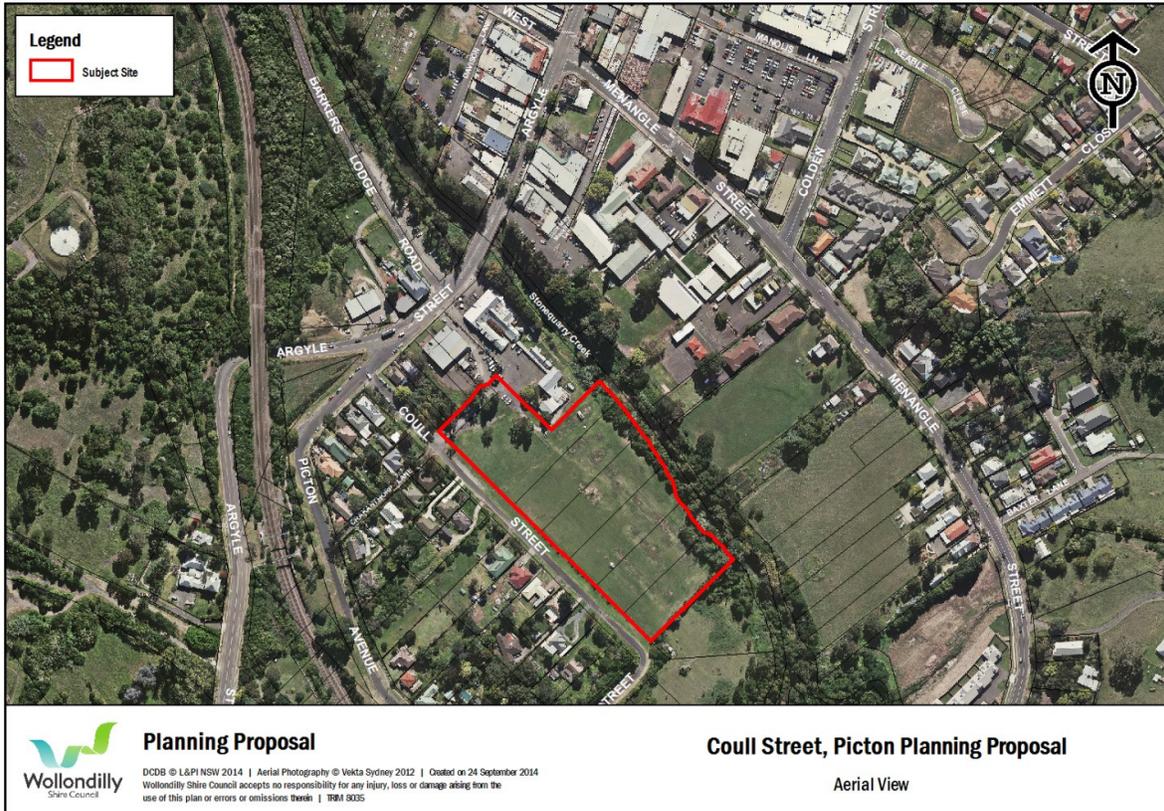


Figure 1 – Location Plan

The site is within easy walking distance of the Picton town centre which is located on the opposite side of Stonequarry Creek approximately 240m to the northern side of the bridge. The Picton town centre and adjacent local areas, including the subject site, falls within the Picton Heritage Conservation Area.

The whole site is flood prone as it lies within the extent of the Probably Maximum Flood (PMF) area for Stonequarry Creek.

Part 1 – Objectives or Intended Outcomes

This Planning Proposal seeks to enable the development of the site at Coull Street, Picton for medium density residential development and to designate land for public and private recreation.

Part 2 – Explanation of Provisions

The proposed outcome will be achieved by:

- Amending the Wollondilly LEP 2011 **Land Zoning Map** in accordance with the proposed zoning map shown in Part 4 by **Map 2**; and
- Amending the Wollondilly LEP 2011 **Lot Size Map** in accordance with the proposed lot size map showing in Part 4 by **Map 3**; and
- Amending the Wollondilly LEP 2011 **Height of Buildings Map** in accordance with the proposed height of building map shown in Part 4 by **Map 4**; and

The proposed map amendments are included at *Part 4 – Mapping*.

It is noted that the Planning Proposal seeks to rezone land to RE1 Public Recreation. At this stage it is anticipated that there will not be strategic merit in rezoning this land for public recreation. However, this will be determined as the planning proposal progresses to give it full consideration. If it is determined that there is planning merit to rezoning land for public recreation then an amendment will also be required to the Wollondilly LEP 2011 Land Reservation Acquisition Map prior to the public exhibition.

Part 3 – Justification

Section A – Need for the planning proposal

A 3.1 Is the planning proposal a result of any strategic study or report?

The planning proposal is not in response to any strategic study or report. The site is located within the existing Picton Urban boundary and the proposed rezoning will facilitate infill residential use.

A 3.2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The current land use zone prohibits all forms of residential development.

It is considered that amending the Wollondilly LEP 2011 is the best means of achieving the objectives of the planning proposal.

Section B – Relationship to strategic planning framework

B 3.3 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 following regional and sub-regional strategies are relevant:

- South Western Sydney Regional Action Plan
- Metropolitan Plan for Sydney 2036
- Draft South Western Sub-Regional Strategy

- Draft Metropolitan Strategy for Sydney to 2031

Draft South Western Sub-Regional Strategy (2007)

The Draft South Western Sub-Regional Strategy takes the 2005 Metropolitan Strategy, *City of Cities; A Plan for Sydney's Future* and applies it at the local level to the Local Government Areas of Liverpool, Campbelltown, Camden and Wollondilly.

The vision for the southwest is based around 8 key directions;

- Plan for major housing growth
- Plan for major employment growth
- Develop Liverpool as a regional city
- Intensify existing areas around retail centres and public transport corridors
- Strengthen centres with public transport
- Extend transport networks to connect the south west growth centre to existing centres
- Recognise and support rural character of subregion
- Protect resource lands

The Draft Strategy considers the importance of different types of employment lands¹ and categorises existing employment lands for each of the metropolitan subregions into 3 categories, being:

- 1) Land to be retained for industrial purposes;
- 2) Land with potential to allow for a wider range of employment uses; and
- 3) Land that could be investigated for alternative uses.

The industrial land on Coull Street is identified as Category 1 and as being of strategic importance.

The Metropolitan Strategy included an action to *contain the rezoning of employment lands to residential zonings across Sydney*. To support this action the Draft Strategy states that:

“The Department of Planning to complete a metropolitan and subregional review of Employment Lands, prior to considering any significant rezoning of Employment Lands to non-employment uses in the South West Subregion”.

Coull Street, Picton is one of 20 Employment Lands precincts of regional or subregional importance strategic importance that has been identified to be retained for employment purposes. Further assessment will need to be given to the loss of the employment land at Coull Street. In particular a study is required to justify the Planning Proposal in terms of Ministerial Direction 1.1 Business and Industrial Zones (see section B3.6 later in this report for more information). This study should also give consideration to the Draft South Western Sub-Regional Strategy.

The residential component of the Planning Proposal is in accordance with the Draft Strategy as it seeks to allow medium density residential development within an existing centre with access to public transport and local services.

South Western Sydney Regional Action Plan (December 2012)

NSW 2021; A plan to make NSW number one (September 2011) is a 10-year plan which guides policy and budget decisions within NSW. It is based upon an agenda to deliver integrated strategic planning for land use, transport and infrastructure investment. NSW 2021 required the development of regional action plans to identify what actions the NSW Government can take to improve outcomes in each region and locality.

The relevant plan for Wollondilly is the South Western Sydney Regional Action Plan (SWSRAP) which identifies short term priorities for south western Sydney. This region includes the Local Government Areas of Bankstown, Fairfield, Liverpool, Campbelltown, Camden and Wollondilly.

The SWSRAP identifies 7 priorities;

- Grow the economy of South Western Sydney

¹ Employment lands are defined as industrial areas and business and technology parks.

- Improve integrated regional transport
- Deliver appropriate services to disadvantaged and vulnerable members of the community
- Improve access to quality health services
- Improve education outcomes
- Protect our environment and heritage
- Provide more affordable housing options

The priority's to protect environment and heritage and provide more affordable housing options are both particularly relevant to this planning proposal.

The *Protect our environment and heritage* priority makes specific reference to the Hawkesbury-Nepean River and Georges River systems and their catchments and the need to protect these natural environments. The site is located within the Hawkesbury-Nepean river catchment and directly adjoins Stonequarry Creek which is a tributary of the Nepean River.

If the Planning Proposal progresses further information will be required to address the proposals consistency with Sydney Regional Environmental Plan No 20 – Hawkesbury-Nepean River which integrates planning with catchment management to protect the river system.

The *Provide more affordable housing options* priority makes reference to maximising land supply for housing as one of three actions to reduce the cost of living. The Planning Proposal would provide more land for housing, albeit small, without straining infrastructure and services provision.

Metropolitan Plan for Sydney 2036 (December 2010)

The Metropolitan Plan for Sydney (Metro 2036) provides an integrated land use, urban and funded-transport planning framework for sustainable growth and development across the Sydney city region to 2036. The Metro 2036 seeks to address challenges facing Sydney through nine (9) strategic directions, these are;

- A. Strengthening a City of Cities
- B. Growing and Renewing Centres
- C. Transport for a Connected City
- D. Housing Sydney's Population
- E. Growing Sydney's Economy
- F. Balancing Land Uses on the City Fringe
- G. Tackling Climate Change and Protecting Sydney's Natural Environment
- H. Achieving Equity, Liveability and Social Inclusion
- I. Delivering the Plan

Wollondilly is located on Sydney's metropolitan fringe and is predominantly identified as "rural and resource lands" within the Metro 2036. It is therefore not the focus for Sydney's urban growth which is to be located in existing centres and Growth Centres.

The Metro 2036 indicates that growth of rural settlements is to be managed through local strategies prepared by local councils and endorsed by the Department of Planning. The relevant strategy for the site is the Wollondilly Growth Management Strategy 2011 (GMS). Consideration of the Planning Proposal against the GMS is provided in the next section, B 3.4.

The Metro also indicates that future growth in Sydney's metropolitan fringe *should focus on infill in towns and villages where adequate infrastructure and services exist*. The Planning Proposal is consistent with the vision for growth in the Metro 2036.

Draft Metropolitan Strategy for Sydney to 2031 (March 2013)

The Draft Metropolitan Strategy for Sydney to 2031 (Draft Metro 2031) sets the framework for Sydney's growth and prosperity for the medium to long-term, to 2031 and beyond. Once finalised, it will replace the Metropolitan Plan.

The Draft Metro 2013 is based around five (5) key outcomes for Sydney:

- Balanced growth
- A liveable city
- Productivity and prosperity
- Health and resilient environment
- Accessibility and connectivity

To achieve these outcomes the Draft Metro 2031 identifies nine city shapers which have been identified because of their scale and the opportunity they present for change and investment in Sydney. These city shapers are: Global Sydney, the Global Economic Corridor, Sydney Harbour, Parramatta, the Parramatta Road Corridor, the Anzac Parade Corridor, the North West Rail Link Corridor, Western Sydney Employment Area and the Metropolitan Rural Area.

The “Metropolitan Rural Area” includes Wollondilly and refers to those areas that are located beyond the Metropolitan Urban Area and include non-urban land, areas of bush and Cumberland Plain Woodland, rural towns and villages, small holdings and farms, national parks, and waterways. The Draft Metro 2031 supports the growth of established rural towns.

The residential component of the Planning Proposal is consistent with the Draft Metro 2031 because it supports growth through infill development and will not affect the productivity of agricultural or resource lands.

One of the objectives of the *Productivity and Prosperity* outcome is to provide a well-located supply of industrial lands. It identifies a shortage in the supply of undeveloped and serviced employment land and recognises that there is pressure to rezone industrial land for other uses.

The Draft Metro 2031 indicates that proposals to rezone industrial land to other uses must be consistent with the Industrial Lands Strategic Assessment Checklist.

Industrial Lands Strategic Assessment Checklist

Criteria	Assessment
<i>Is the proposed rezoning consistent with State and/or council strategies on the future role of industrial lands?</i>	Further consideration required.
<i>Is the site:</i> <ul style="list-style-type: none"> - <i>Near or within direct access to key economic infrastructure?</i> - <i>Contributing to a significant industry cluster?</i> 	The site is not located near key economic infrastructure nor does it contribute to a significant industry cluster.
<i>How would the proposed rezoning impact the industrial land stocks in the subregion or region and the ability to meet future demand for industrial land activity</i>	Further consideration required.
<i>How would the proposed rezoning impact on the achievement of the subregion/region and LGA employment capacity targets and employment objectives?</i>	Further consideration required.
<i>Is there a compelling argument that the industrial land cannot be used for an industrial purpose now or in the foreseeable future and what opportunities may exist to redevelop the land to support new forms of industrial land uses such as high-tech or creative industries?</i>	Further consideration required.
<i>Is the site critical to meeting the need for land for an alternative purpose identified in other NSW Government or endorses council planning strategies?</i>	No

Additional information is required to fully assess the impact of the Planning Proposal which seeks to rezone industrial land to other uses. A study is required to justify the Planning Proposal in terms of Ministerial Direction 1.1 Business and Industrial Zones (see section B3.6 later in this report for more information). This study should also give consideration to the Industrial Lands Strategic Assessment criteria.

B 3.4 Is the planning proposal consistent with a council's local strategy or other local strategic plan?

The following local strategies are relevant to this Planning Proposal:

- Growth Management Strategy 2011
- Wollondilly Community Strategic Plan 2033

Wollondilly Community Strategic Plan 2033

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 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 focusses 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 CSP strategies are relevant to the Planning Proposal as described below.

CO4 – Engagement and Communication

Implement excellence in our community engagement by listening to and responding to the needs and concerns of our residents.

Preliminary consultation with the community has been undertaken and the submissions were considered in a report to Council, which is provided at appendix D. Further consultation with the community and stakeholders will be undertaken during the formal public exhibition if the planning proposal is supported by a Gateway Determination.

EN1 – Biodiversity Resilience

Protect and conserve biodiversity and natural resources, including waterways, riparian lands and groundwater ecosystems.

If a Gateway Determination is issued, specialist studies will be required to establish that the development of the land for residential purposes will not have an unacceptable effect on the environment.

EN2 – Growth Management

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

Rezoning land for residential development located within walking distance of Picton town centre and adjacent to existing residential land facilitates growth in a sustainable manner.

EN3 – Development Assessment

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

There is considered to be strategic merit in rezoning the subject site for residential purposes. If the Planning Proposal progresses, the Gateway process will involve the preparation of specialist studies to inform the Planning Proposal and determine the suitability of the land for residential development.

Growth Management Strategy 2011 (GMS)

A key land use planning issue for Wollondilly is to manage pressures for growth against the context of a broad community desire to keep the Shire rural. This is a challenging balancing act and an inevitable consequence of being a rural area on the fringe of a major metropolis.

The Growth Management Strategy 2011 (GMS) was prepared to provide a strategic plan led response to this issue, and does so by providing:

- clear policy directions on growth issues;
- a strategic framework against which to consider Planning Proposals;
- a long-term sound and sustainable approach to how the Shire develops and changes into the future;
- a basis to inform Council decisions and priorities regarding service delivery and infrastructure provisions;
- direction and leadership to the community on growth matters;
- advocating for better infrastructure and services;
- a strategy/response for how the Council sees the State Government's Metropolitan and subregional planning strategies being implemented at the local level.

A copy of the [Growth Management Strategy](http://www.wollondilly.nsw.gov.au/images/documents/wollondilly/mig/258727-GrowthManagementStrategy2011adopted.pdf) is available on the Council's Website at <http://www.wollondilly.nsw.gov.au/images/documents/wollondilly/mig/258727-GrowthManagementStrategy2011adopted.pdf>.

The GMS was prepared in consultation with and was partially funded by the Department of Planning and Infrastructure. However the finalised document has not been endorsed by the Director-General. Notwithstanding this, the GMS was adopted by the Council on 21 February 2011 and is consistently applied in the assessment of Planning Proposals for new growth throughout the Shire.

All Planning Proposals within Wollondilly must be assessed against the Key Policy Directions within the GMS. A table showing the Planning Proposals consideration against these directions is included at Appendix C to this Planning Proposal. The Planning Proposal is considered to be consistent with the Key Policy Directions.

The GMS also contains a series of structure plans (maps) to identify possible growth locations within Wollondilly.

The structure plan for Picton does not identify the site as a potential residential growth area. However, development of the site for residential and recreation purposes will in effect be infill development and is not of a scale which is strategically significant to include within the structure plans.

B 3.5 Is the planning proposal consistent with applicable state environmental planning policies?

A preliminary assessment of the Planning Proposal's consistency with all State Environmental Planning Policies (SEPP's) is provided at Appendix A.

Consideration of SEPPs will be undertaken in conjunction with the detailed site investigations and the preparation of specialist studies required prior to public exhibition.

At this stage it is considered that additional information will be required to ensure the proposals consistency with the following SEPPs:

- SEPP No. 55 – Remediation of Land
- SEPP No.44 – Koala Habitat Protection
- REP No. 20 – Hawkesbury-Nepean River

B 3.6 Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The Minister for Planning, under section 117(2) of the EP&A Act issues directions that relevant planning authorities, in this case Wollondilly Shire Council, must follow when preparing planning proposals for new Local Environmental plans. The directions cover the following broad categories:

- employment and resources
- environment and heritage
- housing, infrastructure and urban development
- hazard and risk
- regional planning
- local planning making.

The following Ministerial Directions (s.117 directions) are relevant to the Planning Proposal:

- Direction 1.1 Business and Industrial Zones
- Direction 2.3 Heritage Conservation
- Direction 2.4 Recreation Vehicle Areas
- Direction 3.1 Residential Zones
- Direction 3.3 Home Occupations
- Direction 3.4 Integrating Land Use and Transport
- Direction 4.3 Flood Prone Land
- Direction 4.4 Planning for Bushfire Protection
- Direction 6.2 Reserving Land for Public Purposes

A preliminary assessment of the Planning Proposal's consistency against all s.117 directions is provided at Appendix B.

Further consideration against all relevant s.117 directions will be undertaken in response to the detailed site investigations and preparation of specialist studies required prior to public exhibition.

It is expected that the following specialist studies/ additional information will be required to ensure the proposals consistency with s.117 directions:

- A study to justify the loss of industrially zoned land
- Investigation of opportunities for improvement of Stonequarry Creek
- Flood assessment
- Bushfire assessment

In terms of Direction 6.2 Reserving Land for Public Purposes it is noted that the current Planning Proposal includes a reference to rezoning land RE1 Public Recreation. Inclusion of this land use zone has been supported by the Council and reflects the original planning proposal prepared by the proponent, John Corbett, and submitted to the Council for consideration.

The proponent seeks to rezone land within 40m of the top of the bank to Stonequarry Creek as RE1 Public Recreation on the basis of its flood affectation, land uses on adjoining sites and the existing RE1 Public Recreation land on the northern side of the Creek.

The outcome of preliminary consultation with Council is that there is little merit in rezoning this land RE1 Public Recreation. A corridor of land on the northern side of Stonequarry Creek extending from Picton town centre along the northern side of the Creek to Victoria Park has been zoned RE1 Public Recreation to reserve this land for a cycle/pedestrian path. No such policy exists for land on the opposite side of the Creek.

The proposed RE1 Public Recreation land has been retained within the Planning Proposal so that full consideration can be given to the merits of the proposed zone; this will involve consideration by the Council's Land and Property Panel.

If at a later date it is determined that there is merit in rezoning the land for public recreation than an amendment will also be required to the Wollondilly LEP 2011 Land Reservation Acquisition Map.

If it is determined that the land currently proposed to be rezoned RE1 Public Recreation is not required, it is anticipated that this planning proposal would seek to then rezone the land R3 Medium Density Residential consistent with the remainder of Lot 102.

Inconsistencies with Ministerial Directions

On the basis of information available to date, the Planning Proposal is inconsistent with the following two (2) Directions. However, these inconsistencies are considered to be of minor significance;

- Direction 2.4 Recreation Vehicle Areas
- Direction 3.3 Home Occupations

Direction 2.4 Recreation Vehicle Areas

The objective of Direction 2.4 is to ‘*protect sensitive land or land within significant conservation values from adverse impacts from recreation vehicles*’.

Direction 2.4 states that a planning proposal must not enable land to be developed for the purpose of a recreation vehicle area unless the Council has taken into consideration the provisions of the following two guidelines:

- *Guidelines for Selection, Establishment and Maintenance of Recreational Vehicle Areas, Soil Conservation Service of New South Wales, September, 1985, and*
- *Recreation Vehicles Act, 1983, Guidelines for Selection, Design and Operation of Recreation Vehicle Areas, State Pollution Control Commission, September 1985/*

It has not been possible to locate a copy of these Guidelines to date.

A significant portion of the site is identified as “sensitive land” on the WLEP 2011 Natural Resources – Water Map due to its proximity to Stonequarry Creek.

A Recreation Vehicle Area would be a permissible development in the proposed RE2 Private Recreation zone as “Recreation facilities (outdoor)” are permitted with consent. Notwithstanding this it is unlikely that the site would be considered suitable for a recreation vehicle area due to its small size and urban location. Subsequently, in the absence of being able to review the Guidelines referred to above, this inconsistency is considered to be of minor significance.

Direction 3.3 Home Occupations

The objective of Direction 3.3 is to encourage the carrying out of low-impact small businesses in dwelling houses. A dwelling house is a building which contains only one dwelling.

This direction states that planning proposals ‘*must permit home occupations to be carried out in dwelling houses without the need for development consent*’.

Under the WLEP 2011, the R3 Medium Density Residential zone does not allow any development without consent. However “home occupations” are permitted with consent.

The planning proposal proposes a R3 Medium Density Residential to 2-6 Coull Street which and will be inconsistent with Direction 3.3 as home occupations will require development consent. However, this inconsistency is considered to be of minor significance because the objective of the R3 Medium Density Residential land use zone is to encourage a medium density residential environment where “multi dwelling houses²” are encouraged. Although a dwelling house is permitted within the R3 zone, it is not the intended dwelling type.

Section C – Environmental, social and economic impact

C 3.7 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?

² Under the WLEP 2011, a “multi dwelling house” means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

The majority of the site has been cleared in the past and for the most part there are only a few trees across the site. The exception to this is along the bank of Stonequarry Creek which forms the north-eastern boundary to the site. Desktop records suggest the vegetation along Stonequarry Creek is Shale Sandstone Transition Forest which is listed as an Endangered Ecological Community (EEC) under the NSW *Threatened Species Conservation Act 1995* (TSC Act) and listed as endangered under the commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

There is also a known Grey Headed Flying Fox colony within 1km of the site. Grey Headed Flying Foxes are listed as a vulnerable species under the NSW *TSC Act* and the commonwealth EPBC Act.

Subsequently, a flora and fauna study will be required. Given there is little vegetation on the site it is considered that a full investigation will not be required. The study will need to be of sufficient detail to rule out whether there is a viable habitat for the Grey headed Flying Fox within the site and to ensure that any development in the future will consider the impacts on the colony.

C 3.8 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

It is considered that potential environmental effects arising from a future development allowed by the requested planning proposal may include:

- Flooding Stormwater Management
- Bushfire Hazard
- Land Contamination
- Local Traffic and Transport
- Noise
- Water Protection

Flooding & Stormwater Management

The whole site is flood prone as it lies within the extent of the Probably Maximum Flood (PMF) area for Stonequarry Creek.

A *Site Filling and Flood Impacts* assessment has been prepared on behalf of the proponent by G.F. Murphy Consulting Pty. Ltd. (dated 20 November 2013) and is included at Appendix F. This assessment has been prepared for the proposed rezoning of 2-6 Coull Street only, Picton and considers the impacts of filling Lot 102 DP 1092990 to achieve a platform of approximately 25metres wide

The assessment concludes that the proposed extent of filling is achievable and that it will have a negligible effect on flood levels.

It is considered that the information contained within the Site Filling and Flood Impacts assessment will not be sufficient for the Gateway Process and that further investigations will be required.

Bushfire Hazard

The site is almost entirely identified as a Bushfire Prone Area on the Council's Bush Fire Prone Land Map. A Bushfire Prone Area is an area that can support a bushfire or is likely to be subject to bushfire attack.

There are some small areas adjacent to Stonequarry Creek identified as 'Vegetation Category 2' (coloured orange) with most of the remaining site located within the Vegetation Buffer (coloured red).

A bushfire assessment will be required to consider the proposed land use zones in relation to bush fire protection and also consider the requirements of Ministerial Direction 4.4 – Planning for Bushfire Protection.

Land Contamination

To rezone the land it needs to be considered whether the land is contaminated. This will require a study to consider the suitability of the land for the proposed land use zones.

Local Traffic and Transport

A *Traffic Assessment* has been prepared on behalf of the proponent by traffic (dated December 2013) and is included at Appendix E. This assessment has been prepared for the proposed rezoning of 2-6 Coull Street, Picton.

The study is based on the construction of 12-20 medium density dwellings on the site and concludes that the proposed rezoning will have a minimal impact on the surrounding road network. A preliminary assessment of the submitted Traffic Assessment has identified some shortcomings and it will need to be reviewed if the planning proposal proceeds.

Noise

The site is located directly adjacent to the George IV Inn which has regular live entertainment and includes an external building which is used for functions for up to 300 people. The function venue is located adjacent to the area proposed for the R3 Medium Density Residential land use zone.

Further investigation is required to consider the noise impacts and a noise study may be required.

The site is located approximately 150m, at its closest point, from the Main Southern railway line which is not considered to generate a need to consider acoustic or vibration effects on rezoning the land.

Water Protection

An area of the site is identified as “sensitive land” on the Natural Resources – Water Map which forms part of the WLEP 2011. The area affected is shown in Figure 2 on the next page. Clause 7.3 Water Protection and the Natural Resources map identify and protect sensitive land for water and include riparian land, waterways and ground water systems.

The site is affected because of its proximity to Stonequarry Creek. Stonequarry Creek is a tributary of the Nepean River that drains an 84km² catchment located to the south-west of Sydney.

Further information will be required to considered water quality; in particular this will need to address the proposals consistency with Sydney Regional Environmental Plan No 20 – Hawkesbury-Nepean River.

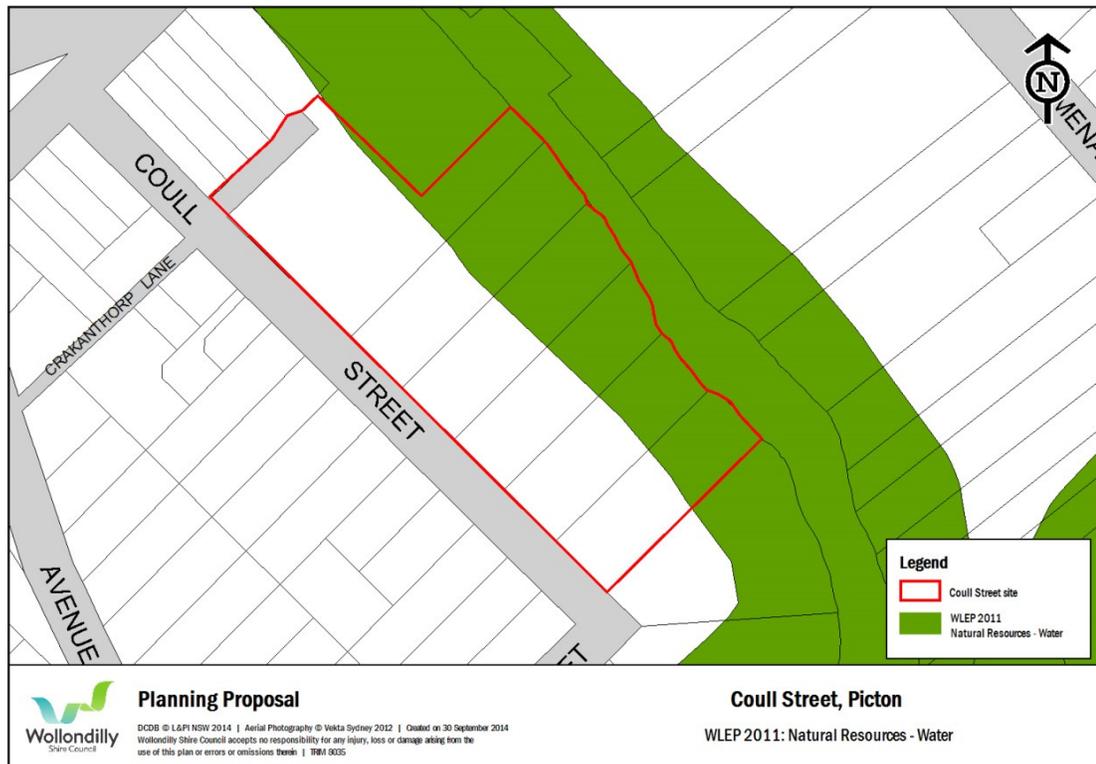


Figure 2 – Area of site mapped on the WLEP 2011 Natural Resources – Water Map

C 3.9 Has the planning proposal adequately addressed any social and economic effects?

Based on a preliminary assessment it is considered that the potential social and economic effects arising from a future development allowed by the requested planning proposal may include:

- Social Impact
- Riverine scenic quality
- Heritage Impact

Social Impact

Further consideration of the social impact of rezoning the land will be required, however the planning proposal is not considered to require the preparation of a social impact assessment.

Riverine Scenic Quality

The Council has recently resolved to develop a strategy to enhance the environmental area along the stretch of Stonequarry Creek around the Argyle Street bridge and Picton central business district. As the subject site can be viewed from Argyle Street Bridge it is likely to fall within the scope of any strategy to enhance the riverine scenic quality at this location.

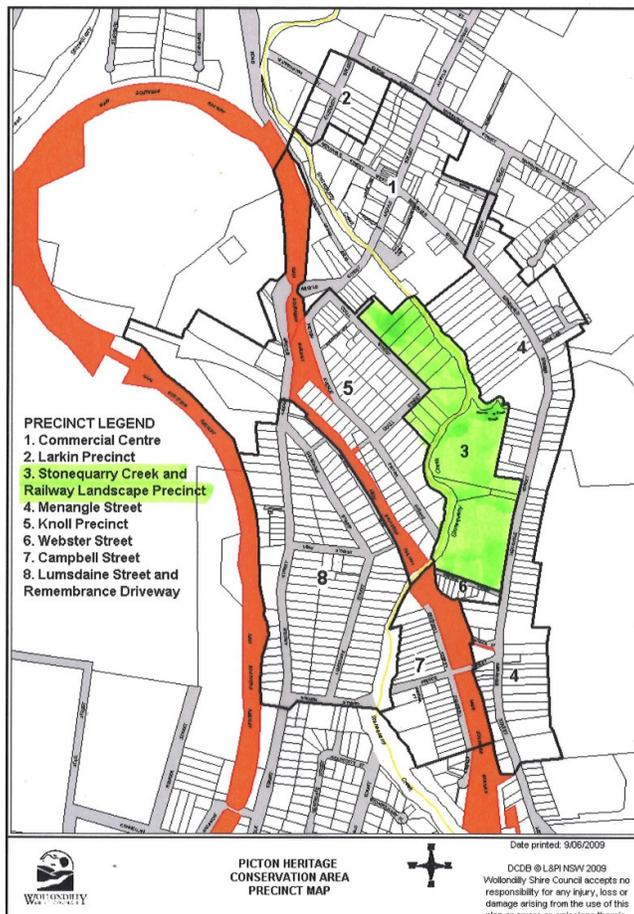
At its Ordinary Meeting of 15 September 2014, one of the resolutions by the Council was:

That Council request the Study requirements in the Gateway Determination include an investigation of opportunities for improvement of Stonequarry Creek.

Subsequently, if the Planning Proposal proceeds, further investigation is required in terms of whether the Gateway process provides an opportunity to contribute to the scenic quality of Stonequarry Creek.

Heritage Impact

The site is located within the 'Stonequarry Creek and Railway Landscape Precinct' of the Picton Heritage Conservation Area. This precinct is identified in green in Figure 3 below:



The precinct is characterised by Stonequarry Creek, its associated floodplain and vegetated riparian buffers. Victoria Park and its setting form a key character component of this precinct and consideration of the impact of development within this precinct would be focussed on its impact on Victoria Park and the semi-rural backdrop it provides to Picton.

Further consideration of the heritage impacts of the planning proposal will be necessary, however it is not anticipated that this will require the preparation of a specialist study.

Section D – State and Commonwealth interests

D3.10 Is there adequate public infrastructure for the planning proposal?

The Planning Proposal seeks to rezone land for residential and private recreation purposes located within the existing Picton urban area and can therefore easily utilise existing infrastructure.

Development Contributions

The approval and subsequent construction of any future residential development of the site will involve a contribution towards the provision of facilities in accordance with the Wollondilly Development Contributions Plan (DCP) 2011.

Development Contributions will go towards the provision of;

- Transport and Traffic Management;
- Open Space, Sporting and Recreation;
- Library Information and Community; and
- Bushfire Protection.

D 3.11 What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

There has been no consultation with State and Commonwealth public authorities to date as no Gateway Determination has been issued as yet.

Part 4 – Mapping

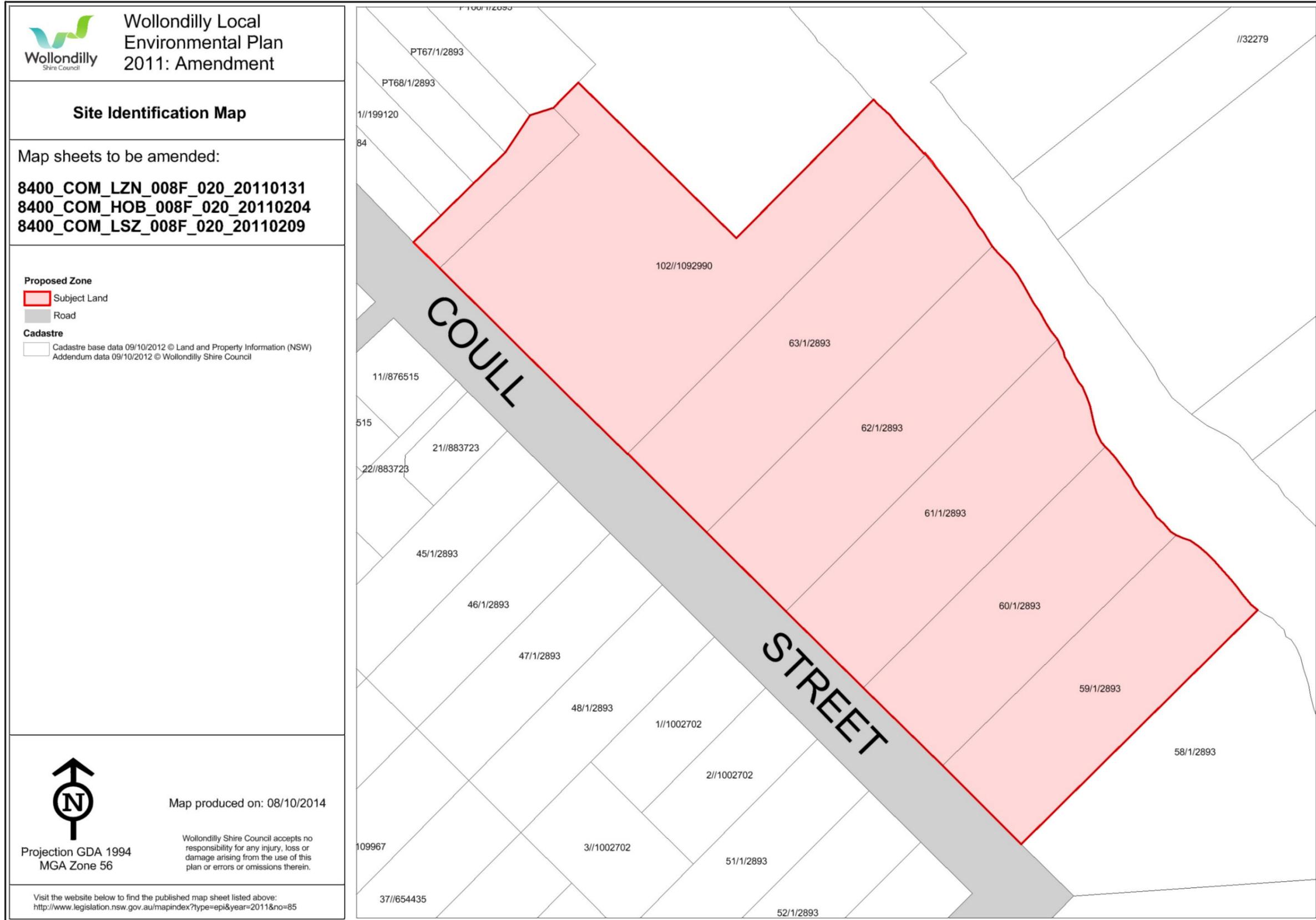
Map 1 – Site Identification (SIM)

Map 2 – New Land Zoning (LZN)

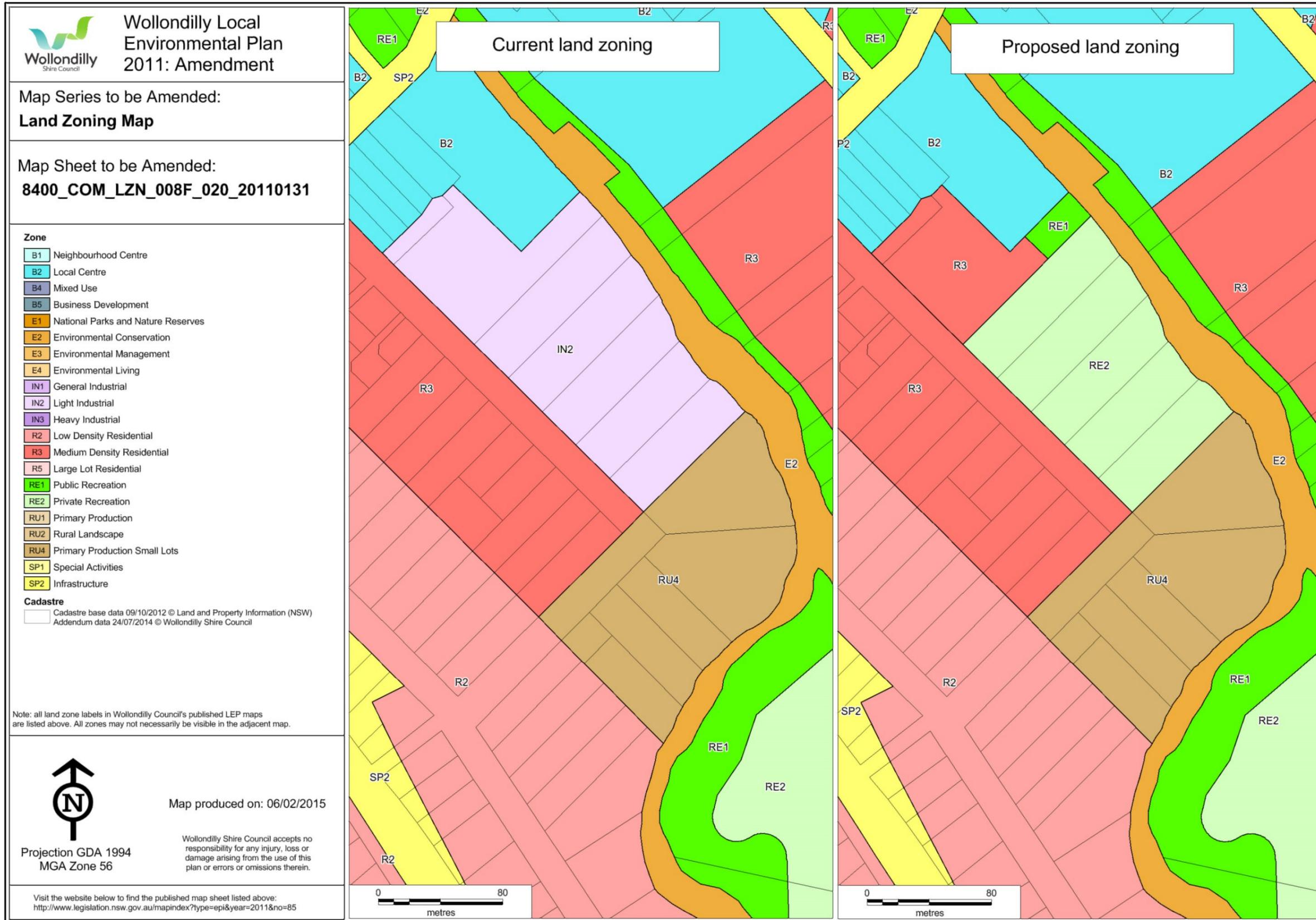
Map 3 – New Height of Buildings (HOB)

Map 4 – New Lot Size (LSZ)

Map 1 – Site Identification (SIM)



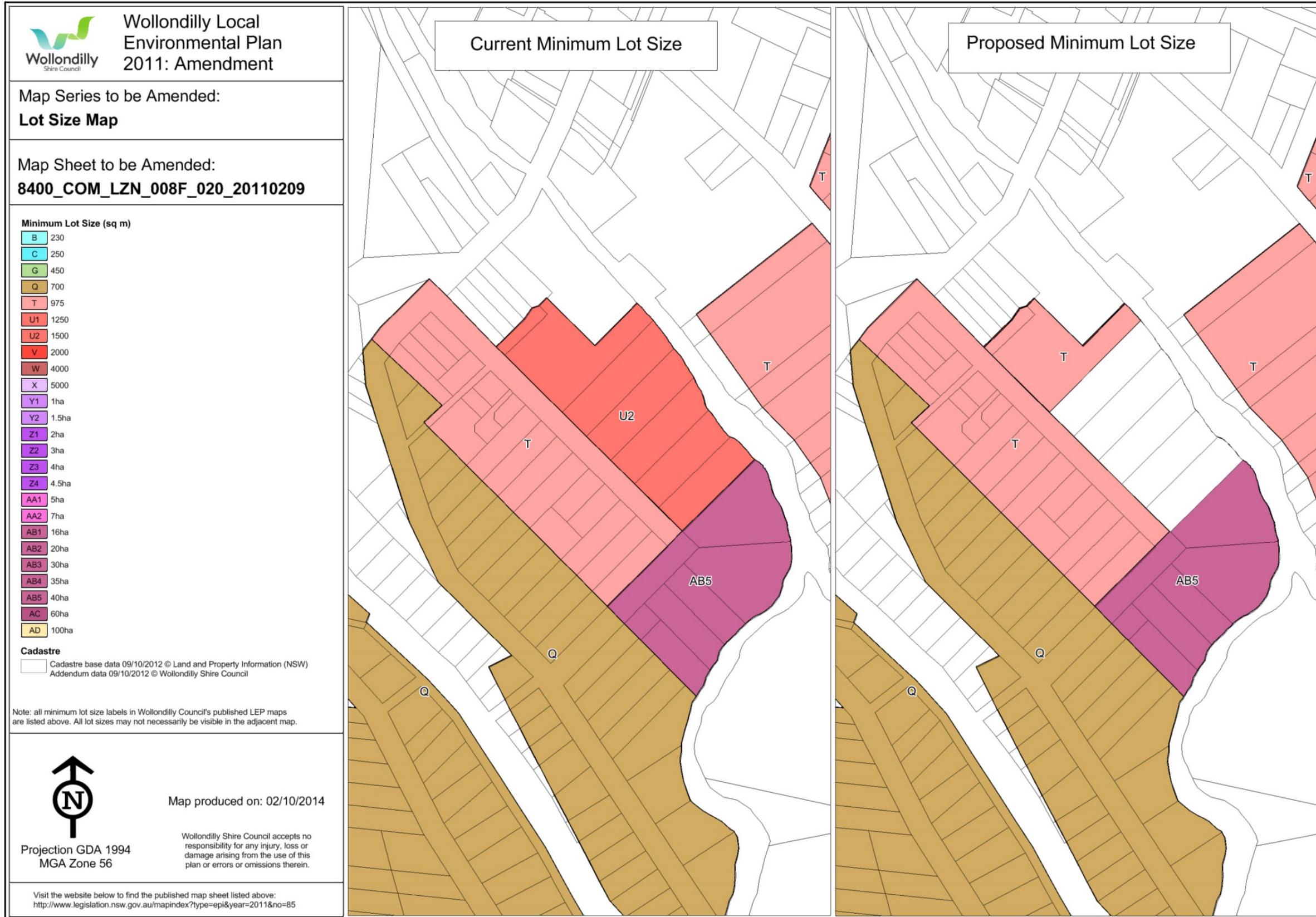
Map 2 – New Land Zoning (LZN)



Map 3 – New Height of Buildings (HOB)



Map 4 – New Lot Size (LSZ)



Part 5 – Community Consultation

As part of our commitment to community consultation a number of statutory and non-statutory community consultation opportunities relating to the Coull Street, Picton Planning Proposal will be held to inform the community about the proposal and to provide an opportunity to make their views known.

The table below provides a summary of what opportunities there will be for community consultation as part of the consideration of the Planning proposal.

What will happen?	When will it happen?	Has it happened yet?	What was the outcome?
<p>Pre-Gateway Consultation In accordance with Council's notification policy the draft Planning Proposal will be made available on Council's website and notified to adjoining land owners and occupants.</p>	When a draft Planning Proposal is lodged with the Council a period of preliminary community consultation (Pre-Gateway Consultation) is undertaken prior to Council considering whether to support the Planning Proposal.	Yes June /July 2014	2 submissions received. Further details provided in the Pre-Gateway Consultation section below.
<p>Public Exhibition Community Consultation will be undertaken in accordance with sections 56(a)(c) and 57 of the EP&A Act 1979 as follows:</p> <ul style="list-style-type: none"> - The Planning Proposal will be made publicly available for 28 days; and - The Planning Proposal will be placed on Public Exhibition 	After a Gateway Determination has been issued and specialist studies have been prepared.	No	It hasn't happened yet

Pre-Gateway Consultation

Council's notification policy requires initial consultation to be undertaken when a proposal to rezone land is received by the Council. This requirement is in addition to statutory requirements.

An initial period of consultation was undertaken for a four (4) week period from 11 June until 9 July 2011. The preliminary consultation was on the draft planning proposal as submitted to the Council by the proponent for 2-6 Coull Street, Picton. It did not include land at 8-14 Coull Street proposed to be rezoned to RE2 Private Recreation.

During the pre-gateway consultation two (2) submissions were received objecting to the proposal. The issues related to the following aspects of the proposed changes to the WLEP 2011:

- Height
- Flood prone land
- Traffic
- Noise
- Density

A summary of the concerns along with Council's assessment are included within the report to Council (section 2.1) which is provided at Appendix D.

Public Exhibition

If a Gateway Determination is issued, the community will be provided with a further opportunity to provide comments on the proposed changes to the WLEP 2011 during the Public Exhibition period.

The requirement for this consultation is determined by sections 56(2)(c) and 57 of the EP&A Act and the minimum requirements for this consultation are identified in section 4.5 of *A Guide to Preparing Local Environmental Plans* (Department of Planning 2009 & Infrastructure 2013).

Part 6 – Project Timeline

A primary goal of the plan making process is to reduce the overall time taken to produce LEPs. The table below sets out the anticipated project timeline for consideration of the Coull Street, Picton Planning Proposal.

<i>Project detail</i>	<i>Timeframe</i>	<i>Timeline</i>
Anticipated commencement date (date of Gateway determination)	6 weeks from submission to DP&I	November 2014
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	6 week period after Gateway determination	Nov 2014 – Jan 2015
Anticipated timeframe for the completion of required technical information – after Specialist Study requirements determined	4 month period	May 2015
Commencement and completion dates for public exhibition period – after amending planning proposal if required, preparation of maps and special DCP provisions	2 month period	Jun-Jul 2015
Dates for public hearing (if required)	Unlikely to be required	N/A
Timeframe for consideration of submissions	1 month	August 2015
Timeframe for the consideration of a proposal post exhibition including amendments and maps and report to Council	3 months	September - October 2015
Date of submission to the Department to finalise the Draft LEP amendment	6 weeks	November - December 2015
Anticipated date RPA will make the plan if delegated	N/A	N/A
Anticipated date RPA will forward to the Department for notification	N/A	N/A

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.

D. Council's Report and Minutes

E. Traffic Assessment

F. Site Filling and Flood Impacts

G. Planning Proposal (as submitted to Council)

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).

State Environmental Planning Policies (SEPPs)	Consistency	Comments
SEPP No. 1 - Development Standards	N/A	WLEP 2011 is a Standard Instrument Local Environmental Plan. It incorporates Clause 4.6 Exceptions to Development Standards, which precludes the need for consistency with SEPP 1.
SEPP No. 4 - Development Without Consent and Miscellaneous Complying Development	N/A	N/A
SEPP No.6 - Number of Storeys in a Building	Yes	The planning proposal does not contain provisions that will contradict or will hinder the application of the SEPP.
SEPP No. 14 - Coastal Wetlands	N/A	Not applicable in the Shire of Wollondilly.
SEPP No. 15 - Rural Land-Sharing Communities	N/A	Not applicable in the Shire of Wollondilly.
SEPP No. 19 - Bushland in Urban Areas	N/A	Not applicable in the Shire of Wollondilly.
SEPP No. 21 - Caravan Parks	N/A	Not applicable to this Planning Proposal.
SEPP No. 22 - Shops and Commercial Premises	N/A	Not applicable to this Planning Proposal.
SEPP No. 26 - Littoral Rainforests	N/A	Not applicable in the Shire of Wollondilly.
SEPP No. 29 - Western Sydney Recreation Area	N/A	Not applicable in the Shire of Wollondilly.
SEPP No. 30 - Intensive Agriculture	N/A	Not applicable to this Planning Proposal.
SEPP No. 32 - Urban Consolidation (Redevelopment of Urban Land)	Yes	The planning proposal does not contain provisions that will contradict or will hinder the application of the SEPP.
SEPP No. 33 - Hazardous and Offensive Development	N/A	Not applicable to this Planning Proposal.
SEPP No. 36 - Manufactured Home Estates	N/A	Not applicable in the Shire of Wollondilly.
SEPP No. 39 - Spit Island Bird Habitat	N/A	Not applicable in the Shire of Wollondilly.
SEPP No. 44 - Koala Habitat Protection	Potential to be	Further consideration is required if a Gateway Determination is issued. However, it is unlikely that the subject site contains core koala habitat.
SEPP No. 47 - Moore Park Showground	N/A	Not applicable in the Shire of Wollondilly.
SEPP No. 50 - Canal Estates	N/A	Not applicable to this Planning Proposal.
SEPP No. 52 - Farm Dams and Other Works in Land and Water Management Plan Areas	N/A	Not applicable in the Shire of Wollondilly.
SEPP No. 55 - Remediation of Land	Potential to be	A site contamination assessment is required
SEPP No. 59 - Central Western Sydney Economic and Employment Area	N/A	Not applicable in the Shire of Wollondilly.

State Environmental Planning Policies (SEPPs)	Consistency	Comments
SEPP No. 60 - Exempt and Complying Development	Yes	The planning proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP No. 62 - Sustainable Aquaculture	N/A	Not applicable in the Shire of Wollondilly.
SEPP No. 64 - Advertising and Signage	N/A	Not applicable to this Planning Proposal.
SEPP No. 65 - Design Quality of Residential Flat Development	Yes	The planning proposal does not contain provisions that will contradict or would hinder a future application for SEPP (HSPD) housing.
SEPP No. 70 - Affordable Housing (Revised Schemes)	N/A	Not applicable in the Shire of Wollondilly.
SEPP No. 71 - Coastal Protection	N/A	Not applicable in the Shire of Wollondilly.
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 does not contain provisions that will contradict or would hinder a future application for SEPP (HSPD) housing.
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. Future development applications for dwellings will need to comply with this policy.
SEPP (Kurnell Peninsula) 1989	N/A	Not applicable in the Shire of Wollondilly.
SEPP (Major Development) 2005	N/A	Not applicable to this Planning Proposal.
SEPP (Sydney Region Growth Centres) 2006	N/A	Not applicable in the Shire of Wollondilly.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	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 to this Planning Proposal.
SEPP (Infrastructure) 2007	N/A	Not applicable to this Planning Proposal.
SEPP (Kosciuszko National Park - Alpine Resorts) 2007	N/A	Not applicable in the Shire of Wollondilly.
SEPP (Rural Lands) 2008	N/A	Not applicable in the Shire of Wollondilly.
SEPP (Exempt and Complying Development Codes) 2008	Yes	The planning proposal will not contain provisions that will contradict or would hinder the application of the SEPP at future stages, post rezoning.
SEPP (Western Sydney Parklands) 2009	N/A	Not applicable in the Shire of Wollondilly.
SEPP (Western Sydney Employment Area) 2009	N/A	Not applicable in the Shire of Wollondilly.
SEPP (Sydney Drinking Water Catchment) 2011	N/A	Not applicable to this Planning Proposal.
Deemed State Environmental Planning Policies (Formerly Regional Environmental Plans)	Consistency	Comments
REP No.2 – Georges River Catchment	N/A	Not applicable to this Planning Proposal.
REP No.9 - Extractive Industry (No 2)	N/A	Not applicable to this Planning Proposal.

State Environmental Planning Policies (SEPPs)	Consistency	Comments
REP No.20 - Hawkesbury–Nepean River (No 2 - 1997)	Potential to be	Further consideration is required if a Gateway Determination is issued.
Drinking Water Catchments REP No.1	N/A	Not applicable to this Planning Proposal.

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 Planning Proposal	Consistency of Planning Proposal with Direction	Assessment
1. Employment and Resources			
1.1 Business and industrial Zones	No	No	A study will be required to justify the proposed new land use zones.
1.2 Rural Zones	No	N/A	No rural land is included within the Planning Proposal
1.3 Mining, Petroleum Production and Extractive Industries	No	N/A	N/A
1.4 Oyster Production	No	N/A	Direction does not apply.
1.5 Rural Lands	No	N/A	Not applicable in the Shire of Wollondilly.
2. Environment and Heritage			
2.1 Environmental Protection Zones	No	N/A	The planning proposal in its current form does not contain any 'environmentally sensitive areas' and no environmental protection zones currently apply to the site.
2.2 Coastal Protection	No	N/A	Direction does not apply.
2.3 Heritage Conservation	Yes	Potential to be	Further investigation is required to establish that the planning proposal is consistent with this direction.
2.4 Recreation Vehicle Area	Yes	No	The inconsistency is considered to be of minor significance.
3. Housing, Infrastructure and Urban Development			
3.1 Residential Zones	Yes	Yes	The proposed R3 Medium Density Residential permits a range of types of residential development in a central location within an existing urban area.
3.2 Caravan Parks and Manufactured Home Estates	Yes	Yes	The planning proposal retains all existing zones in which caravan parks are permitted. Therefore the planning proposal is consistent with Direction No. 3.2.
3.3 Home Occupations	Yes	No	The R3 Medium Density Residential zone permits "Home occupations" with consent only.
3.4 Integrating Land Use and Transport	Yes	Yes	The planning proposal seeks to rezone within the existing Picton urban area for residential development. The site is centrally located within walking distance of the town centre and public transport.

Ministerial Direction	Applicable to Planning Proposal	Consistency of Planning Proposal with Direction	Assessment
3.5 Development Near Licensed Aerodromes	No	N/A	Direction does not apply.
3.6 Shooting Ranges	No	N/A	Direction does not apply.
4. Hazard and Risk			
4.1 Acid Sulphate Soils	No	N/A	Direction does not apply
4.2 Mine Subsidence and Unstable Land	No	N/A	Direction does not apply as the site is not located within a mine subsidence district or contain unstable land.
4.3 Flood Prone Land	Yes	Potential to be	Further investigation is required to establish that the planning proposal is consistent with this direction.
4.4 Planning for Bushfire Protection	Yes	Potential to be	Further investigation is required to establish that the planning proposal is consistent with this direction.
5. Regional Planning			
5.1 Implementation of Regional Strategies	No	N/A	Direction does not apply.
5.2 Sydney Drinking Water Catchments	No	N/A	The site is not located within the Sydney Drinking Water Catchment.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	No	N/A	Not applicable in the Shire of Wollondilly.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	No	N/A	Not applicable in the Shire of Wollondilly.
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	No	N/A	Revoked.
5.6 Sydney to Canberra Corridor	No	N/A	Revoked.
5.7 Central Coast	No	N/A	Revoked.
5.8 Second Sydney Airport: Badgerys Creek	No	N/A	Direction does not apply
6. Local Plan Making			
6.1 Approval and Referral Requirements	Yes	Yes	The proposal is consistent with this direction because it does not alter the provisions relating to approval and referral requirements.
6.2 Reserving Land for Public Purposes	Yes	Potential to be	Further investigation is required to establish that the planning proposal is consistent with this direction.
6.3 Site Specific Provisions	No	N/A	Direction does not apply.

Ministerial Direction	Applicable to Planning Proposal	Consistency of Planning Proposal with Direction	Assessment
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.	The Planning Proposal is generally consistent with the key Policy Directions and Assessment Criteria contained within the GMS. Further information is required to establish the Planning Proposal's suitability against key policy directions P15, P16 and P21.
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 Planning Proposal is consistent with the concept and vision for 'Rural Living'.
P3 All Council decisions on land use proposals shall consider the outcomes of community engagement.	Two (2) submissions were received during the initial consultation period objecting to the proposal. The outcomes of this consultation were considered and are discussed in the report to Council on the planning proposal included at Appendix D to this Planning Proposal.
P4 The personal financial circumstances of landowners are not relevant planning considerations for Council in making decisions on land use proposals.	There have been no such representations regarding this planning proposal and therefore this Key Policy Direction has been satisfied.
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.)	If rezoned, development of the site for residential development would effectively be infill development which is consistent with this key policy direction.
Housing Policies	
P6 Council will plan for adequate housing to accommodate the Shire's natural growth forecast.	The Planning Proposal would make a small contribution towards Council's dwelling target for the Picton outlined in the GMS.
P8 Council will support the delivery of a mix of housing types to assist housing diversity and affordability so that Wollondilly can better accommodate the housing needs of its different community members and household types.	The proposed R3 Medium Density Residential component would allow development of the site for a range of housing types including multi dwelling housing and residential flat buildings.
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 proposal is consistent with this direction as it proposed to rezone land for medium density development adjacent to the commercial area for Picton.

Key Policy Direction	Comment
<p>P10 Council will focus on the majority of new housing being located within or immediately adjacent to its existing towns and villages.</p>	<p>The Planning Proposal is consistent with this key policy direction as the subject site is located within the existing Picton urban area.</p>
<p>Macarthur South Policies</p>	
<p>P11 Council does not support major urban release within the Macarthur South area at this stage.</p>	<p>Key Policy Direction P11 is not applicable to this proposal as the site is not located within the Macarthur South region.</p>
<p>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.</p>	<p>Key Policy Direction P12 is not applicable to this proposal as the site is not located within the Macarthur South region.</p>
<p>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.</p>	<p>Key Policy Direction P13 is not applicable to this proposal as the site is not located within the Macarthur South region.</p>
<p>P14 Council will consider proposals for employment land developments in Macarthur South provided they:</p> <ul style="list-style-type: none"> ▪ 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). 	<p>Key Policy Direction P14 is not applicable to this proposal as the site is not located within the Macarthur South region.</p>
<p>Employment Policies</p>	
<p>P15 Council will plan for new employment lands and other employment generating initiatives in order to deliver positive local and regional employment outcomes.</p>	<p>The Planning Proposal will result in the loss of employment lands. However, the site is vacant and has not been developed for its intended purpose in line with the land use zone.</p> <p>A study will be required to establish the suitability of the site for an industrial land use and whether the employment lands should be protected.</p>

Key Policy Direction	Comment
<p>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.</p>	<p>See comment for P15.</p> <p>If the land is rezoned it may create short-term employment opportunities through the construction jobs associated with the civil and building works.</p>
<p>Integrating Growth and Infrastructure</p>	
<p>P17 Council will not support residential and employment lands growth unless increased infrastructure and servicing demands can be clearly demonstrated as being able to be delivered in a timely manner without imposing unsustainable burdens on Council or the Shire's existing and future community.</p>	<p>The site is located within the existing Picton area and will have minimal impact on the need for new infrastructure.</p> <p>Developer contributions payable at the development application stage will partially fund the necessary local infrastructure required to support any future development.</p>
<p>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.</p>	<p>The Planning Proposal is consistent with this key policy direction as the site is located within the existing Picton urban area.</p>
<p>P19 Dispersed population growth will be discouraged in favour of growth in, or adjacent to, existing population centres.</p>	<p>The Planning Proposal is consistent with this key policy direction as the subject site is located within the existing Picton urban area.</p>
<p>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.</p>	<p>The Planning Proposal is consistent with this key policy direction as the subject site is located within the existing Picton urban area.</p>
<p>Rural and Resource Lands</p>	
<p>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.</p>	<p>The subject land is located adjacent to Stonequarry Creek and this will need further investigation if a Gateway Determination is issued in terms of the impacts on the Hawkesbury-Nepean River and flooding.</p> <p>Further studies will also be required such as bushfire impacts, contamination, flora and fauna and aboriginal heritage.</p>
<p>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.</p>	<p>Key Policy Direction P22 is not applicable to this Planning Proposal.</p>

Appendix D

Council's Report and Minutes

Extract from Agenda containing the Report to Wollondilly Shire and its Planning and Economy to the Ordinary Meeting of Council held on Monday 15 September 2014

Extract from Minutes of the Ordinary Meeting of Wollondilly Shire Council held on Monday 15 September 2014

Our Reference: TRIM 8035 #63 and #70

Appendix E

Traffic Assessment

Prepared by traffix

Our Reference: TRIM 8035#2

Appendix F

Site Filling and Flood Impacts

Prepared by G.F.Murphy Consulting Pty. Ltd.

Our Reference: TRIM 8035#20