



Mark Ruddiman  
Strategic Planner  
Wollondilly Shire Council  
PO Box 21  
PICTON NSW, 2571  
7<sup>th</sup> April, 2015

Our Reference:  
Contact: Linda Hanlon

Dear Mr Ruddiman,

**Subject: Amended Planning Proposal - 45 Noongah St and 25 Gwynne Hughes St Bargo.**

Thank you for referring details of the amended Planning Proposal for 12 Bulli-Appin Rd, Appin, to Greater Sydney Local Land Services for comment.

The following materials were received and have been reviewed;

- Council's report and minutes on the planning proposal from 15/9/2014
- Planning Proposal Document

The GS LLS understand that this proposal would involve an amendment to the Wollondilly Local Environmental Plan (LEP) 2011, to rezone the subject land from RU2 (Rural Landscape) to part R5 (Large Lot residential) and part E3 (Environmental Management).

Local Land Services (LLS) are the approval Authority for clearing of native vegetation under the *Native Vegetation Act 2003* (NV Act), and are also responsible for implementing the objectives of the NV Act which include:

- "to prevent broad scale clearing unless it improves or maintains environmental outcomes, and
- to protect native vegetation of high conservation value having regard to its contribution to such matters as water quality, biodiversity, or the prevention of salinity or land degradation".

In relation to this planning proposal, GS LLS provide the following comments;

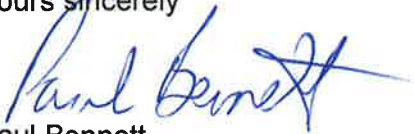
1. The NV Act applies to the current RU2 (Rural Landscape) land use zoning. If the proposed rezoning goes ahead, the NV Act would **still apply** to the land zoned R5 (Large Lot residential) and E3 (Environmental Management).
2. The documents referred to the GS LLS in support of this planning proposal recognise that there are small pockets of native vegetation present on site that are mapped as Shale Sandstone Transition Forest (SSTF). This vegetation type is listed as an Endangered Ecological Community (EEC) under the *NSW Threatened Species Conservation Act 1995* and any remnants of the vegetation community should be protected where possible.

3. GS LLS support the recommendation that further flora and fauna studies be carried out on the site.
4. The GS LLS supports activities that achieve the objectives of the NV Act, and consider the proposed rezoning proposal and subsequent development of this area should be designed so as to minimise impacts on native vegetation.

The GS LLS request that Council considers the above comments in further developing this proposal.

If you have any further questions in relation to this proposal please contact Linda Hanlon at the Penrith office on 02 4725 3048.

Yours sincerely



Paul Bennett  
(Acting) Manager land Services  
Greater Sydney Local Land Services