

Mr Michael Malone
Acting Chief Executive Officer
Wollondilly Shire Council
62-64 Menangle St
PICTON NSW 2571

Attn: Stephen Gardiner

**Planning proposal PP_2018_WOLLY_003_0 to amend Wollondilly Local
Environmental Plan 2011**

Dear Mr Malone

Thank you for providing the updated planning proposal in relation to planning proposal PP_2018_WOLLY_003_0 and additional information in response to the Department's letter dated 14 September 2018.

The Department has reviewed the additional information and considers that the planning proposal, in its current form, has not demonstrated consistency with the *Greater Sydney Regional Plan* and *Western City District Plan*. In particular, the proposal is not supported by any documentation to assess and analyse values of the site or how the intended outcomes for the Razorback Range at Picton and the Metropolitan Rural Area will be achieved following removal of the site from the Original Lot Holdings map.

The Regional Plan takes a strategic approach to delivering future housing needs within the current boundary of the urban area only with development in the MRA only considered within the three urban investigation areas at Horsley Park, Orchard Hills, and east of The Northern Road, Luddenham.

The District Plan refers to the importance of ridgelines as "highly valued elements of scenic landscapes where development should not diminish their scenic quality" and makes specific reference to the Razorback Range at Picton as a scenic landscape.

Further, the District Plan notes that limited growth of rural-residential development could be considered where there are no adverse impacts on the amenity of the local area and the development provides incentives to maintain and enhance the environmental, social and economic values of the MRA.

The updated documentation notes that the proposal will enhance environmental, social and economic values by way of vegetation regeneration along the escarpment, weed management and conservation of endangered communities, and soil erosion control measures.

Whilst it is noted that the proposed rural-residential lots will be 4ha in size, the proposal is not supported by any studies to address impacts on the local area or firm commitments to enhance the values of the MRA. To achieve this, the planning proposal should be re-submitted with an indicative future development layout overlaid with LEP zones, applicable biodiversity studies and proposed revegetation plan including any proposed measures to enter into conservation agreements for residual environmental lands.

The proposal should also address landscape character and visual impact issues associated with the proposal and the proposed layout.

Finally, the updated planning proposal notes the proposed exclusion of the site from the Original Lot Holdings Map has the potential to affect three other split E4/RU2 zoned lots. For the sake of orderly development, and avoiding further site-specific planning proposals in the locality, it is recommended that Council take a more holistic approach by incorporating the other affected lots into the proposal and further studies to address impacts on the MRA.

The Department is available to discuss these matters in more detail and I have arranged for Mr Sebastian Tauni, Senior Planning Officer, Sydney Region West to assist you. Mr Tauni can be contacted on 8217 2018.

Yours sincerely



27/06/2019

Ann-Maree Carruthers
Director, Sydney Region West
Planning Services