

Planning Proposal

To amend Wollondilly Local Environmental Plan 2011

Events & Visitor Economy Planning Proposal (Draft)

LEP Review Program Stage 1A

March 2021

Document Register

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Introduction

This Planning Proposal explains the intended effect of and justification for a number of amendments to the *Wollondilly Local Environmental Plan 2011*.

The amendments are an initial stage in aligning the local environmental plan with the metropolitan strategy for Greater Sydney set out in the *Greater Sydney Region Plan* and the *Western City District Plan* and to deliver on Wollondilly 2040 draft Local Strategic Planning Statement.

The focus of this planning proposal is to attract investment and grow local jobs contributing towards Wollondilly's 20 year target of 15,000 new jobs. The amendments will also assist local businesses and communities in their recovery from the impacts of the drought, Black Summer Fires, February 2020 flood event, and the ongoing COVID-19 pandemic. In particular, there is known local demand to pursue development that would be unlocked by this planning proposal.

This planning proposal aims to make it easier to celebrate in Wollondilly, particularly for destination weddings, overnight stays, events and markets.

A **Planning Proposal** is a document which explains proposed changes to an environmental planning instrument. In this case the Wollondilly Local Environmental Plan 2011 (WLEP 2011).

This explanation is provided through text and images (usually maps).

The Wollondilly Local Environmental Plan 2011 is the key statutory document at a local government level which guides and controls the development of land within the Wollondilly Shire Council area.

Intended Outcome	How
1 Increase opportunities for events	Allowing small scale low impact events without any planning approval.
2 Enable destination weddings, functions and business conferencing in rural locations.	Function centres will be allowed to operate with planning approval in rural zoned land. However, the size of the function centre will need to be appropriate for a rural area.
3 Ensure that the Wollondilly LEP benefits from the most up-to-date model provisions and development terms within the Standard Instrument.	Broaden where the following land uses can happen in Wollondilly with consent: <ul style="list-style-type: none">• Timber yard• Artisan Food and Drink Industry• High technology industry• Bee keeping• Eco-tourist facility• Markets Ensuring that eco-tourist facilities are sympathetic to and maintain environmental and cultural values.

	Intended Outcome	How
4	Enabling more diverse tourist accommodation.	Creating the opportunity to introduce a destination holiday park into Wollondilly's accommodation mix.
5	Minimising or avoiding the impact of bush fire hazard	Limiting events, markets and functions during periods of elevated bush fire risk.

The Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* and guidelines published by the NSW Government Department of Planning, Industry and Environment, 'A guide to preparing planning proposals'.

Council initially resolved to support the amendments within this planning proposal on 16 December 2019.

Background

In December 2019, the LEP Review Program Stage 1 Planning Proposal was submitted to the NSW Government Department of Planning, Industry and Environment for a Gateway determination so that the proposed amendments could proceed.

The Stage 1 Planning Proposal was prepared as part of the *Accelerated LEP Review Program*. The program was established in response to a number of planning related announcements and legislative changes introduced by the NSW Government. Wollondilly along with all other Councils within the Greater Sydney region were required to undertake a review of their local environmental plans (LEPs) within a limited timeframe.

The purpose of the LEP Review Program was to update the Wollondilly Local Environmental Plan 2011 (WLEP 2011) to give effect to the *Western City District Plan* through upfront strategic planning. A significant amount of strategic planning investigations, through strategy and studies, were prepared as part of the program that will now inform future staged amendments to the Wollondilly LEP.

The amendments included within this planning proposal were originally included within the Stage 1 Planning Proposal. They were removed from the previous planning proposal as a Strategic Bush Fire Study was required and could not be undertaken within the timeframe of the grant funded Accelerated LEP Review Program.

As the amendments proposed to introduce new land uses in bushfire prone areas a Strategic Bush Fire Study was required to establish whether the proposed amendments are appropriate in the bush fire hazard context. The need for the study was a new requirement from NSW Rural Fire Services, updated *Planning for Bush Fire Protection* 2019 which came into place on 1 March 2020.

The Strategic Bush Fire Study is currently being finalised. This planning proposal has been prepared on the basis of preliminary advice from the consultant preparing the Strategic Bush Fire Study. The completed document will be provided under separate cover shortly.

Some minor changes to the planning proposal may be required once the finalised study is received.

Decisions on Planning Proposal to date

Date	Who	Purpose	Copy provided at
28 Nov 2019	Wollondilly Local Planning Panel	To provide advice on the draft planning proposal	Attachment D
16 Dec 2019	Wollondilly Shire Council	Support for draft planning proposal and to seek a Gateway determination.	Attachment E
15 Dec 2020	Wollondilly Shire Council	To clarify Council's intention to request for delegation of plan making functions to Council for the Stage 1A Planning Proposal.	Attachment F

Delegation

Council is seeking to be nominated as the authorised local plan-making authority for this proposal.

Part 1 – Objectives or Intended Outcomes

The objectives of this planning proposal are to amend *Wollondilly Local Environmental Plan 2011* to:

1. Give effect to the Western City District Plan.
2. Attract investment and grow local jobs,
3. Enhance opportunities for people to connect with one another
4. Housekeeping amendments to ensure the local environmental plan reflects changes on the ground or updates to legislation.

The Stage 1A planning proposal includes 4 amendments summarised below:

No.	OBJECTIVE OR INTENDED OUTCOME	For ease of reference, the following shortened references are used throughout this planning proposal
1	Increase opportunities for events	Events
2	Enable destination weddings, functions and business conferencing in rural locations.	Destination weddings
3	Ensure that the Wollondilly LEP benefits from the most up-to-date model provisions and development terms within the Standard Instrument.	Standard Instrument development terms
4	Enabling more diverse tourist accommodation	Tourist Parks
5	Minimising or avoiding the impact of bush fire hazard	Bush fire hazard

Part 2 – Explanation of Provisions

The proposed outcome will be achieved by:

Amendment 1: Increase opportunities for events (Events)

Amending *Wollondilly Local Environmental Plan 2011*, **Schedule 2 Exempt development** to include new exempt development provisions that enable ‘events’ to be carried out as exempt development (i.e. without the need for development consent) so long as they meet certain development standards;

- Applies to any land included in ‘Land Application Map’ that forms part of the *Wollondilly Local Environmental Plan 2011*
- If on Council-owned land must have written consent from Council,
- If a regular event, cannot be held on more than 12 occasions in any 12 month period. This does not apply to events held on public land.
- Maximum number of participants permitted within the boundaries of the event shall be capped at 1,500.
- If a road closure is required then an appropriate traffic management plan must be submitted to and approved by Council prior to the event,
- Not to be carried out on land that comprises, or on which there is, a heritage item
- Must take place only during the following periods-
 - 7.00am and 10.00pm, including set up and pack down periods
- Loudspeakers and amplifying devices must not be used after 8.00pm Sunday – Thursday and 10.00pm Friday and Saturday
- Must not exceed three consecutive days,
- Amenities;
 - Toilets must be available within 200 metres of the event,
 - If toilets are not available on the site or within 200m of the event then the following must be provided by the event organizer;
 - Female facilities – at least 3 toilets and 1 hand basin
 - Male facilities – at least 1 toilet, 1m length urinal trough and 1 hand basin
 - 1 disability toilet
- Must have adequate provision for waste disposal, including recycling,
- Must have adequate artificial lighting, if necessary, to permit the safe movement of patrons.
 - This light must not significantly impact on neighbours

- All lighting must be directed away from adjacent residential properties
- Must not include the construction of permanent structures
- All temporary structures must be structurally sound
- No vegetation must be damaged
- Must not involve the provision of overnight camping or accommodation
- Adequate emergency provisions;
 - Emergency egress for pedestrians and emergency services must be kept free and clearly marked,
 - Events in bushfire prone land must include an evacuation plan submitted to Council at least one week prior to the event
 - Must not be held on total fire ban days
 - If located on a site within the proposed Bush Fire Provision Map (see amendment 5) area, must not be held during gazette bushfire season.
- If alcohol is being sold, there must be food and the appropriate licenses must be obtained
 - Temporary food stalls and mobile food vans must comply with the relevant guidelines
 - Adequate volumes of potable water must be provided by the event organizer for any event that involves alcohol

Amendment 2: Enable destination weddings, functions and business conferencing in rural locations (Destination Weddings/ Rural Function Centres)

1. Amending the *Wollondilly Local Environmental Plan 2011 Land Use Table* to permit ‘**Rural Function Centre**’ (proposed new definition) with consent in rural zones (RU1, RU2 and RU4) and the E4 Environmental Protection zone.

If this option is not available than to permit “**Function centres**” with consent in rural and some environmental protection zones.

2. Amending the *Wollondilly Local Environmental Plan 2011* to include a new definition for ‘Rural function centre’.

If this option is not available, then to amend the *Wollondilly Local Environmental Plan 2011 Land Use Table* to permit “**Function centres**” in rural zones (RU1, RU2 and RU4) and the E4 Environmental Protection zone.

3. With either option, including the following **new local provision** to ensure that ‘Rural function centre’ and ‘Function centre’ are an appropriate scale and do not adversely impact on the agricultural production, scenic or environmental values of the land:

Function centres in certain Rural and Environmental Zones

- (1) Objectives of this clause are follows:
 - (a) To provide for appropriate functions and conferences, such as weddings and corporate retreats, in a rural environment, and
 - (b) To ensure that function centres for not adversely impact o the agricultural production, scenic of environmental values of the land.
- (2) This clause applies to land in the following zones:
 - (a) Zone RU1 Primary Production,
 - (b) Zone RU2 Rural Landscape,
 - (c) Zone E3 Environmental Management, and
 - (d) Zone E4 Environmental Living
- (3) Development consent must not be granted to function centres on land in a zone to which this clause applies unless the consent authority is satisfied that the development:
 - (a) Is, or will be, serviced by adequate access roads taking into account of the land its surrounds, and
 - (b) Will not have an adverse impact on the agricultural production, amenity or the significant features or the surrounding natural environment.
- (4) When assessing a development application for development on land to which this clause applies, the consent authority must consider the following:
 - (a) That the location of development on environmentally sensitive land and is appropriate having regard to the management of bush fire and/or flood risk and achieving biodiversity outcomes, and
 - (b) Noise, privacy, traffic, visual and other impacts do not unduly detract from the amenity of the area, and
 - (c) If the development will result in unreasonable conflict to the sue of the land or any adjoining land for agricultural or rural industries, and
 - (d) If the development is located in an unsewered area, adequate on-site wastewater systems will service the land without having an adverse impact on the water quality of the area.

Amendment 3: Ensure that the Wollondilly LEP benefits from the most up-to-date model provisions and development terms within the Standard Instrument (Standard Instrument development terms)

1. Amending the *Wollondilly Local Environmental Plan 2011 Land Use Table* to permit the following new land use terms with consent;
 - “**Timber yard**” in RU1, RU2 and RU4 land use zones (currently permitted in business zones)
 - “**Artisan Food and Drink Industry**” in RU1, RU2, RU4, B1, B2, B4 and B5 (currently permitted in industrial zones),

- “**High technology industry**” in B5 land use zone (currently permitted in industrial zones),
 - “**Bee keeping**” in residential and business and E3 land use zones (currently permitted in RU1, RU2, RU4, SP1 and E4 land use zones),
 - “**Eco-tourist facility**” in RU1, RU2, RU4 and E4 land use zones (currently not permitted in any land use zone),
 - “**Markets**” in RU1, RU2, RU4, RE1, RE2 and E3 land use zones (currently permitted in business zones and SP1).
2. Adopting model clause 5.13 from the *Standard Instrument Local Environmental Plan* for “**Eco-tourist facilities**” which requires the consent authority to be satisfied that the eco-tourist facility is sympathetic to and maintains the environmental and cultural values of the land, and is designed and managed to have minimum impact on the environment.

Clause 5.13 is as follows:

5.13 *Eco-tourist facilities*

- (1) *The objectives of this clause are as follows—*
 - (a) *to maintain the environmental and cultural values of land on which development for the purposes of eco-tourist facilities is carried out,*
 - (b) *to provide for sensitively designed and managed eco-tourist facilities that have minimal impact on the environment both on and off-site.*
- (2) *This clause applies if development for the purposes of an eco-tourist facility is permitted with development consent under this Plan.*
- (3) *The consent authority must not grant consent under this Plan to carry out development for the purposes of an eco-tourist facility unless the consent authority is satisfied that—*
 - (a) *there is a demonstrated connection between the development and the ecological, environmental and cultural values of the site or area, and*
 - (b) *the development will be located, constructed, managed and maintained so as to minimise any impact on, and to conserve, the natural environment, and*
 - (c) *the development will enhance an appreciation of the environmental and cultural values of the site or area, and*
 - (d) *the development will promote positive environmental outcomes and any impact on watercourses, soil quality, heritage and native flora and fauna will be minimal, and*
 - (e) *the site will be maintained (or regenerated where necessary) to ensure the continued protection of natural resources and enhancement of the natural environment, and*
 - (f) *waste generation during construction and operation will be avoided and that any waste will be appropriately removed, and*

- (g) the development will be located to avoid visibility above ridgelines and against escarpments and from watercourses and that any visual intrusion will be minimised through the choice of design, colours, materials and landscaping with local native flora, and*
- (h) any infrastructure services to the site will be provided without significant modification to the environment, and*
- (i) any power and water to the site will, where possible, be provided through the use of passive heating and cooling, renewable energy sources and water efficient design, and*
- (j) the development will not adversely affect the agricultural productivity of adjoining land, and*
- (k) the following matters are addressed or provided for in a management strategy for minimising any impact on the natural environment—*
 - (i) measures to remove any threat of serious or irreversible environmental damage,*
 - (ii) the maintenance (or regeneration where necessary) of habitats,*
 - (iii) efficient and minimal energy and water use and waste output,*
 - (iv) mechanisms for monitoring and reviewing the effect of the development on the natural environment,*
 - (v) maintaining improvements on an on-going basis in accordance with relevant ISO 14000 standards relating to management and quality control.*

Amendment 4: Enabling more diverse tourist accommodation (Tourist Parks)

Amend **Schedule 1 Additional permitted uses** to enable the use of land within recreation and rural zones for development for the purposes of a 'Tourist park'.

The new clause would permit tourist parks with consent, but only if the development met certain criteria.

A 'Tourist park' would mean a place that primarily provides accommodation for tourists and visitors on which moveable dwellings are installed, manufactured homes are installed, and which may or may not include communal facilities and administration buildings.

An alternative would be to amend the *Wollondilly Local Environmental Plan 2011 Land Use Table* to permit "Tourist Parks" with consent in recreation and rural zones. This could be supported by a new local provision.

Amendment 5: Bush fire protection (Bush fire protection)

Including a **new local provision** and associated mapping that confirms the objective of the clause which is to minimise the risk to life and property from bush fire attack.

The clause would apply to development for the purposes of markets, events and function centres on land shown on the **Bush Fire Provision Area Map** shown in Part 4 by **Map 1**.

The clause would limit development for the purposes of markets, events and function centres such that:

- prohibit operation during the gazetted bushfire season, and
- mandatory postponing operation during periods of elevated risk (i.e. on Total Fire Ban days).

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 amendments within this planning proposal were identified as part of the first step in aligning the Wollondilly Local Environmental Plan with the Western City District Plan. The proposed amendments were identified through work undertaken as part of the LEP Review Program including the preparation of the LEP Review Report (health Check and gap analysis) in 2018 and the Wollondilly 2040 Local Strategic Planning Statement (Wollondilly 2040) in 2020.

The proposed amendments seek to deliver on actions identified in the LSPS, other Council strategies or are minor in nature and seek to strengthen the operation and function of the LEP.

Destination Weddings & Business Conferencing Strategic Review Report (August 2019)

The proposed provisions to enable destination weddings, functions and business conferencing in rural locations has been informed by the *Destination Weddings & Business Conferencing Strategic Review Report* dated August 2019 and prepared by Locale Consulting for Destination Sydney Surrounds South (DSSS). This report is included at Appendix C.

The purpose of the report is to provide clear direction for the development and growth of destination wedding and business conferencing in rural locations. It was prepared in consultation with industry and the six councils comprising the DSSS region, including Wollondilly.

The study found that tourism such as destination weddings and business conferencing offer an opportunity for economic diversification in rural areas, whether as an alternative or a supplement to farming and other rural incomes. Tourism in rural areas also allows people to experience a rural lifestyle and learn about rural pursuits.

The study also found many councils are having difficulty balancing the high market demand for venues for destination weddings and business conferencing with the current available planning pathways. In particular, the study found an over-reliance on Clause 2.8 Temporary Use of Land to enable facilities to be developed to meet market demands. The use of this clause was found to not only restrict activities (in terms of size and frequency), but also creates uncertainty for operators and surrounding communities.

There already exists a precedent for such a local clause being with Byron Shire and Clarence Valley local government area have been issued Gateway determinations for function centres on certain rural lands.

The proposal is also the result of recent land and environment court ruling for ongoing approvals under Clause 2.8 Temporary Use of Land. As outlined above, Council has been utilising this clause under the Wollondilly LEP 2011 to enable the development of function centres, or the use of existing facilities for destination wedding or related activities, on rural lands.

Council cannot approve applications for temporary uses for function centres utilised for destination weddings and business conferencing, when it is clear the intention is for ongoing use. Recent Land and Environment Court rulings have made it clear that approval for a temporary use under clause 2.8 cannot, or should not, be granted for these purposes.

This has been extensively deliberated in the Land and Environment Court (see *EMRR Pty Ltd v Murray Shire Council* [2016], *Allman Associates Pty Ltd v Wingecarribee Shire Council* [2016] and *Marshall Rural Pty Limited v Hawkesbury City Council and Ors* [2015]). As wedding venues are generally booked one year or more before the event, it is an operational imperative that venues be in a position to guarantee to their clients the ongoing operation of the facility.

Wollondilly Strategic Bush Fire Study

A strategic bush fire study has been prepared to inform the scope and content of this planning proposal. The study has been prepared to fulfil the requirements of Part 4 of NSW Rural Fire Services *Planning for Bush Fire Protection* (PFBP) 2019.

The study considers whether the amendments proposed in this proposal are appropriate in the bush fire hazard context. It also considered the strategic implications of future development for bush fire mitigation and management.

The study also considered a number of other amendments that are being considered for inclusion in a future planning proposal and will be progressed separately.

This planning proposal has been prepared on the basis of preliminary advice from the consultant preparing the Strategic Bush Fire Study. The completed document will be provided under separate cover shortly.

The preliminary advice includes the recommendations which can be summarised as follows:

- Amendment 1 (Events) should be amended to 'permitted with Consent' so that future development proposals of this nature would require more detailed assessment,
- Additional provisions should be included to prohibit or limit development operation during periods of heightened risk (either during the gazetted bush fire season or on Total Fire Ban days).
- Where land uses are considered to be appropriate for development on bush fire prone land subject to additional provisions a provisional area map could be included in the local environmental plan,
- Amendments to the local environmental plan could be supported by development standards that could be identified in the development control plan.

At this stage the planning proposal still seeks to enable small scale events as exempt development (i.e. without the need for planning approval). This is to ensure

consistency with Council's resolution from 16 December 2019. We will confirm this approach once the Strategic Bush Fire Study has been received. This approach would also allow further feedback to be provided by NSW Rural Fire Service.

It is also noted that, on 9 March 2021, the NSW Government Department of Planning, Industry and Environment released proposed reforms to the planning system to simplify the planning process and approval pathways for agritourism and small-scale (low-impact) agricultural development for community and stakeholder feedback.

The Explanation of Intended Effect (EIE) details the proposed changes and includes introducing a new land use term in the *Standard Instrument (Local Environmental Plans) Order 2006* (Standard Instrument) for 'farm events'. The proposed changes also include 'exempt development' as an approval pathway for farm events so long as certain development standards are met.

This new term will allow events, tours, functions and conferences on land used for agriculture.

It is considered that a consistent approach should be applied to rural land and this Stage 1A Planning Proposal should be considered against the EIE so that the amendments proceed with the best planning solution.

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

It is considered that the proposed amendments are the best means for achieving the objectives or intended outcomes for each of the proposed changes.

Some of the proposed amendments will need to be supported by the development of planning controls for inclusion in the Wollondilly Development Control Plan or Council policies to provide further direction and ensure their effectiveness.

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?

The following regional and sub-regional strategies are relevant and considered here:

- Greater Sydney Region Plan, and
- Western City District Plan.

Greater Sydney Region Plan and Western City District Plan (March 2018)

The Greater Sydney Commission's *A Metropolis of Three Cities – the Greater Sydney Region Plan* and the *Western City District Plan* were finalised by the Greater Sydney Commission in March 2018. These 20-year plans with a 40-year vision are a bridge between regional and local planning. They inform local environmental plans, community strategic plans and the assessment of Planning Proposals.

There are over 100 actions between these plans, many of which are relevant to Wollondilly. These plans are structured around strategies for:

- **Infrastructure and Collaboration;** supportive infrastructure, use of public resources such as open space and community facilities, working through collaboration.
- **Liveability;** social infrastructure, healthy communities, housing supply and affordability, great places,
- **Productivity;** the 30 minute city, land use and transport infrastructure, leveraging from the Western Sydney Airport and Badgerys Creek Aerotropolis, jobs.
- **Sustainability;** green spaces and landscape, tree canopy, using resources efficiently, managing rural areas, resiliency, bushland and biodiversity, waterways, green grid
- **Implementation;** local strategic planning statements, monitoring and reporting.

While the Plans do not provide strong direction on how to prioritise Planning Priorities against each other, a dominant focus for Wollondilly throughout the plan is the Metropolitan Rural Area (MRA).

This proposal responds to the following Western City District Plan Planning Priorities;

District Plan priority	How
Planning Priority W4; Fostering healthy, creative, culturally rich and socially connected communities,	<ul style="list-style-type: none"> • Supporting creative enterprise and cultural expression • Fostering opportunities for socially connected communities
Planning Priority W8; Leveraging industry opportunities from the Western Sydney Airport and Badgery's Creek Aerotropolis	<ul style="list-style-type: none"> • Growing the visitor economy
Planning Priority W17; Better managing rural areas	<ul style="list-style-type: none"> • Delivering targeted economic outcomes for the Metropolitan Rural Area

A number of other amendments indirectly give effect to the Western City District Plan.

The [Greater Sydney Region Plan](https://gsc-public-1.s3-ap-southeast-2.amazonaws.com/s3fs-public/greater-sydney-region-plan-0618_0.pdf)¹ and the [Western City District Plan](https://gsc-public-1.s3-ap-southeast-2.amazonaws.com/s3fs-public/western-district-plan-0618_0.pdf)² are available on the Greater Sydney Commissions website.

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:

- Wollondilly 2040 Draft Local Strategic Planning Statement,
- Create Wollondilly 2033 Community Strategic Plan, and
- Wollondilly Destination Management Plan.

¹ https://gsc-public-1.s3-ap-southeast-2.amazonaws.com/s3fs-public/greater-sydney-region-plan-0618_0.pdf

² https://gsc-public-1.s3-ap-southeast-2.amazonaws.com/s3fs-public/western-district-plan-0618_0.pdf

Wollondilly 2040 Local Strategic Planning Statement (March 2020)

Wollondilly 2040 Draft Local Strategic Planning Statement, was made on and came into effect on 27 March 2020. The LSPS outlines the land use planning vision Wollondilly over the next 20 years and will guide the implementation of the District Plan at a local level.

This vision is for a prosperous, sustainable and resilient future for Wollondilly residents, with an enviable lifestyle of historic villages, modern living, rural lands and bush settings.

Wollondilly 2040 identifies a number of actions under each of its 18 planning priorities which have informed the scope of this planning proposal to amend the LEP.

A summary of how each proposed amendments relates to the four themes in Wollondilly 2040 (which supports the themes in the District Plan) and whether it will deliver on an action are summarised in the table below:

Amendment No.	Relevant LSPS/District Plan theme	Action
1 Events	Liveability Productivity	Action 7.5 Review the LEP and broader policy framework to create opportunities for events
2 Destination weddings	Productivity Sustainability	Action 9.3 Work with Destination Sydney Surrounds South on the Destination Wedding Project and, if required, update the LEP and DCP to encourage development of tourism infrastructure including accommodation, events and conferencing or function spaces
3 Standard Instrument development terms	Liveability Productivity Sustainability	Indirectly responses to the LSPS
4 Tourist Parks	Productivity	Action 9.1 Implement and continually review the Wollondilly Destination Management Plan
5 Bush fire hazard	Liveability Productivity Sustainability	Facilitates the implementation of amendments 1 to 4.

[Wollondilly 2040 LSPS](#)³ is available on Council's website.

Create Wollondilly 2033 – Community Strategic Plan (June 2017)

Create Wollondilly 2033 was adopted by Council on 19 June 2017 and is Council's highest level long term plan. It sets out the long term strategic planning aspirations of the community for Wollondilly over a 20 year period up to 2033. It expresses the combined community

³ <https://www.wollondilly.nsw.gov.au/planning-and-development/guidelines-and-controls/local-strategic-planning-statement/>

values and aspirations which are the basis for the land use vision and planning priorities within Wollondilly 2040. These include:

- A quality lifestyle in a rural setting.
- Prosperous towns and villages that balance growth and maintain rural character and community spirit.
- Better roads, infrastructure and transport options.
- A wider range of local services, facilities, community events and activities.
- A growing economy with more local jobs and secondary and tertiary education facilities.
- A protected and enhanced natural environment.
- Identification of a future health precinct.
- Sustainable and productive agriculture.

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 Wollondilly 2040 draft LSPS.

The following strategies from Create Wollondilly are relevant to the Planning Proposal as described below.

RELEVANT CSP STRATEGY & LINK	DELIVERED BY:
<p>Sustainable and Balanced Growth</p> <p>Strategy GR1 – Growth Strategy GR2 – Built Environment Strategy GR3 – Economic Development and Tourism Strategy GR4 – Liveable Communities Strategy GR5 – Wilton New Town Strategy GR6 – Peri-urban lands Strategy GR7 – Agriculture Strategy GR8 – Advocacy</p> <p>The management of growth to ensure that achieves positive, social, economic and environmental outcomes for Wollondilly's towns and villages and protects peri-urban lands and their values is considered important.</p>	<p>No. 1 – Events No. 2 Destination Weddings No. 4 Tourist Parks No. 5 Bush fire protection</p>
<p>Management and Provision of Infrastructure</p> <p>Strategy IN1 – Improve the Condition of our Road Network Strategy IN2 – Provision of Infrastructure and Facilities</p>	<p>No. 4 Tourist Parks</p>

RELEVANT CSP STRATEGY & LINK	DELIVERED BY:
<p>Strategy IN3 – Manage Infrastructure and Facilities Strategy IN4 – Emergency Management Strategy IN5 – Advocacy</p> <p>No city, town, or village can operate effectively without adequate infrastructure. Council is committed to ensuring that all residents have access to sufficient infrastructure to ensure their needs are met and that the Shire can grow into the future.</p>	<p>No. 5 Bush fire protection</p>
<p>Caring For The Environment</p> <p>Strategy EN1 – Protect and enhance biodiversity, waterways and groundwaters Strategy EN2 – Protect the environment from development pressures Strategy EN3 – Vegetation management Strategy EN4 – Community involvement Strategy EN5 – Environmental awareness Strategy EN6 – Sustainable practices Strategy EN7 – Agricultural Land and Capability Strategy EN8 – Auditing, Monitoring and Enforcement Strategy EN9 – Waste Management Strategy EN10 – Advocacy</p> <p>Wollondilly is blessed with an abundance of natural beauty, surrounded by vibrant national parks, protected water catchments and scenic rural landscapes. Strategies must be implemented to ensure that the lands the Shire lives, works and plays on are managed appropriately.</p>	<p>No. 3 Reflecting Updates to the Standard Instrument Local Environmental Plan</p>
<p>Looking After The Community</p> <p>Strategy CO1 – Strong Community Strategy CO2 – Health and Wellbeing Strategy CO3 – Social Planning Strategy CO4 – Engagement and Communication Strategy CO5 – Advocacy</p> <p>Wollondilly's residents are proud of their rural community, on the peri-urban fringe of Australia's largest city, but frustratingly most our residents have to travel outside the Shire for employment and entertainment. It's important that Council create opportunities to have these needs met locally.</p>	<p>No. 1 Events No. 2 Destination Weddings No. 3 Reflecting Updates to the Standard Instrument Local Environmental Plan</p>

The need to undertake an LEP review including a shire wide planning proposal is identified as an action within the Delivery Plan Delivery Program and Operational Plan which supports the realisation of the community vision set out in the Community Strategic Plan.

[Create Wollondilly 2033](#)⁴ is available on Council's website.

Wollondilly Destination Management Plan (2018)

The Wollondilly Destination Management Plan (WDMP) was adopted by Council in October 2018. It is a five year plan for guiding sustainable growth and to help ensure the viability and resilience of the tourism industry in the Shire. The WDMP focusses on initiatives to increase overnight visitation to the Shire and to grow the average length of stay as these will deliver far higher economic benefits including local jobs and investment.

The WDMP identifies the local environment plan as one of a number of challenges which are considered to be barriers to the growth of Wollondilly's visitor economy as it provides a limited framework for tourism and tourism development opportunities.

This proposal includes the following amendments which aim to support growth in the visitor economy;

- Increase opportunities for events (amendment no. 1)
- Enable destination weddings, functions and business conferencing in rural locations (amendment no. 2)
- Enable eco-tourist facilities (which forms part of amendment no. 3; ensuring that the Wollondilly LEP benefits from the most up-to-date model provisions and development terms within the Standard Instrument)
- Enable more diverse tourist accommodation (amendment no. 4)

In particular, the DMP identifies the introduction of a major nationally branded destination holiday park as one of six 'game changer projects' in to increase visitation and overnight stays in Wollondilly Shire.

The DMP acknowledges that Wollondilly currently has two caravan parks. However, these are traditional transit style caravan parks which appear to have a permanent resident focus rather than a visitor focus. Often, transit-style caravan parks have basic facilities and are used as transit parks by travellers (i.e. overnight accommodation when travelling between two destinations, rather than as a destination in their own right).

Where as a destination holiday park tends to be operated by major operators (including BIG4, Discovery Parks, NRMA and Ingenia) and they offer a mix of facilities to guests such as; swimming pools, aquatic parks, kids clubs, camp kitchens, mini-golf, group entertainment and shops etc. These parks often attract a family market who use the parks as a base for day excursions to surrounding regions.

The [Wollondilly Destination Management Plan](#)⁵ is available on Council's website.

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

The NSW Government publishes State Environmental Planning Policies (SEPPS) and Sydney Regional Environmental Plans (SREPs or deemed SEPPS). These documents deal with matters of state or regional planning significance.

⁴ [http://www.wollondilly2033.com.au/assets/pdf/operationalplan/WSC_CSP2033\(2\).pdf](http://www.wollondilly2033.com.au/assets/pdf/operationalplan/WSC_CSP2033(2).pdf)

⁵ <https://www.wollondilly.nsw.gov.au/assets/Documents/Lifestyle/Tourism/Wollondilly-Destination-Management-Plan-2018.pdf>

An assessment of each proposed amendment against the SEPPs is provided at Appendix A. The Planning Proposal is generally consistent with relevant SEPPs.

The following SEPPs are considered of particular relevance to this proposal and are discussed further below:

- SEPP 21 – Caravan Parks
- SEPP (Sydney Drinking Water Catchment) 2011
- SREP No 20 Hawkesbury Nepean River

SEPP 21 – Caravan Parks

The objectives of SEPP 21 (Caravan Parks) is to facilitate the development of land used or intended to be used as a caravan park either for short-term residents (such as tourists) or long-term residents. It requires land used for this purpose to be managed in such a way that it promotes the social and economic welfare of the community and protects the local environment.

Amendment 4 (Tourist Parks) seeks to enable more diverse tourist accommodation and deliver on the Wollondilly Destination Management Plan which identifies the need for a destination holiday park with a focus on visitors. Amendment 4 is not intended to permit manufactured home estates in rural zones across Wollondilly.

The need for a spot rezoning is a significant barrier to potential businesses looking to operate in Wollondilly. In order to facilitate realisation of the Destination Management Plan the proposal intends to make it easier for a potential operator to develop a destination holiday park in Wollondilly but without the risk of enabling unplanned medium density housing in the Metropolitan Rural Area. It seeks to do this by introducing a new definition for 'Tourist Park' to ensure the intended outcome for tourist and visitor accommodation is clear. This is the preferred approach. If it is not possible to introduce a new definition, then the proposal seeks to permit 'Caravan parks' with consent in recreation and rural zones.

The Wollondilly Local Planning Panel (LPP) has recommended that further consideration should be given to the potential unintended outcomes that could arise from permitting caravan parks in rural zones.

It is understood that the LPP's advice is related to the complex nature of the regulatory framework that surrounds this type of development. The proposed new definition has been identified, in part, in response to the LPP's advice.

SEPP (Sydney Drinking Water Catchment) 2011

The objective of this SEPP is to ensure that water catchment lands are preserved to ensure that high quality water is delivered to water stakeholders via not granting development consent to any projects unless satisfied that proposed development will have a neutral or beneficial effect on water quality.

The planning proposal contains a number of amendments that indirectly have the potential to enable development on land within the Sydney Drinking Water Catchment this is mainly due to the fact that a number of the amendments affect land across the Shire.

Where the proposal has the effect of making new types of development permissible within the Sydney Drinking Water Catchment these will be subject to a merit based assessment of any future development application which would need to be assessed against the Drinking Water SEPP.

The proposal includes an amendment which would potentially enable Events to be held on land within the Sydney Drinking Water Catchment without the need for planning approval. The amendment will only apply to low impact development and is subject to development standards which will limit the size of the event and require appropriate disposal of waste.

SREP No 20 – Hawkesbury Nepean River

Sydney Regional Environmental Plan No.20 (SREP 20) relates to future long term planning in the Hawkesbury-Nepean River Valley and requires impacts to be reduced and mitigated. The plan covers all planning aspects along the river through eleven local government areas and requires Planning Proposals to consider the regional impact to this waterway.

Similar to the Drinking Water SEPP discussed above, the planning proposal contains a number of amendments which indirectly have the potential to enable development within the Hawkesbury Nepean River catchment and have the potential to impact areas that are significant waterways.

Any future development application arising from this planning proposal would be subject to a merit based assessment which would include consideration of the SREP 20 where relevant. None of the proposed amendments to the Wollondilly Local Environment Plan contained within this planning proposal will contradict or hinder the application of SREP 20.

B 3.6 Is the Planning Proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

The Minister for Planning and Public Spaces issues Local Planning Directions that councils must follow when preparing a planning proposal. The Directions cover the following broad categories:

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

An assessment of each of the proposed amendments consistency against all Ministerial Directions is provided at Appendix B. This planning proposal is considered to be generally consistent with all applicable Ministerial Directions.

The following Directions are considered of particular relevance to this proposal and are discussed further below;

- Direction 1.2 Rural Zones
- Direction 1.5 Rural Lands
- Direction 3.2 Caravan Parks and Manufactured Home Estates

- Direction 4.4 Planning for Bushfire Protection
- Direction 5.2 Sydney Drinking Water Catchment

Direction 1.2 Rural Zones

The objective of this Direction is to ensure the protection of agricultural production of rural lands by ensuring that land which is currently zoned as rural, and therefore ideal for agricultural purposes, is not rezoned from this or has its permissible density increased and thereby impacting on agriculture.

The proposal does not include any provisions to rezone land from a rural zone to another zone (i.e. residential, business, industrial, village or tourist zone). The proposal also does not contain provisions that will increase the density of land within a rural zone.

Direction 1.5 Rural Lands

The objective of this Direction is to ensure that rural lands are protected and managed, ensuring the ongoing viability of rural uses. The Direction also attempts to ensure that rural lands are not fragmented, leading to land use conflicts especially with residential developments.

The planning proposal seeks to support farmers and rural landholders by broadening Wollondilly's economic base to agriculture and tourism. This approach is considered necessary to protect the rural landscape, especially from competing pressures for residential growth.

The focus of this shift is through enabling complementary development that can readily co-exist with agricultural activities, i.e. events and markets.

It is also noted that there is significant variation in the character of rural zoned land across Wollondilly, for example, areas of dense native vegetation, steep slopes, varied lot sizes. For this reason, there are locations within Wollondilly where development on rural land will not impact on the ongoing viability of rural uses.

It is intended that the need for this balance will be managed through planning controls to guide future development through the development control plan.

Direction 3.1 Caravan Parks and Manufactured Home Estates

The objective of this Direction is to provide for a variety of housing types and to provide opportunities for caravan parks and manufactured home estates.

In particular, the DMP identifies the introduction of a major nationally branded destination holiday park as one of six 'game changer projects' in to increase visitation and overnight stays in Wollondilly Shire.

The aim of amendment no. 4 (Tourist Parks) is to make it easier for a destination holiday park to be established in Wollondilly. Providing for a variety of housing types is not the intention of this planning proposal which is clearly focussed on facilitating a variety of tourist accommodation. Rural zoned land is not considered to be an appropriate location for medium density housing that could be an unintended implication from utilising the current 'caravan park' development term available in the *Standard Instrument (Local Environmental Plans)* Order 2006.

The planning proposal seeks to identify suitable zones, locations and provisions for tourist parks to enable more diverse tourist accommodation and deliver on the Wollondilly Destination Management Plan which identifies the need for a destination holiday park with a focus on visitors. Amendment 4 is not intended to permit permanent occupancy or manufactured home estates in rural zones across Wollondilly.

Also refer to the assessment provided under SEPP 21 Caravan Parks.

Direction 4.4 Planning for Bushfire Protection

This Direction relates to the protection of life, property and the environment in bushfire prone areas of New South Wales. The Direction discourages incompatible land use and encourages the management of bushfire prone areas.

Areas across Wollondilly are designated as bush fire prone land on the Wollondilly Bush Fire Prone Land Map. This is land that can support a bush fire or is likely to be subject to bush fire attack.

The amendments within this planning proposal are not site specific and are proposed to apply either shire wide, or to land across the shire within an identified land use zone. Amendments 1 to 4 all affect land mapped as bush fire prone land and must be considered with regard to *Planning for Bush Fire Protection 2019*.

A strategic bush fire study has been prepared to inform the scope and content of this planning proposal. The study has been prepared to fulfil the requirements of Part 4 of NSW Rural Fire Services *Planning for Bush Fire Protection* (PFBP) 2019.

The study considers whether the amendments proposed in this proposal are appropriate in the bush fire hazard context and the strategic implications of future development for bush fire mitigation and management.

The study also considered a number of other amendments that are being considered for inclusion in a future planning proposal and will be progressed separately.

This planning proposal has been prepared on the basis of preliminary advice from the consultant preparing the Strategic Bush Fire Study. The completed document will be provided under separate cover shortly.

In response to the Strategic Bush Fire Study a number of adjustments have been made to the amendments included in this planning proposal since it was previously submitted for a Gateway determination in 2019 as part of the LEP Review Program Stage 1 Planning Proposal.

These include:

Amendment		What is new since the Stage 1 Proposal
1	Events	<ul style="list-style-type: none">• The proposed requirements for exempt development now include additional provisions to prohibit events being held during periods of elevated risk from a bush fire.• An additional provision has been included to prohibit development within areas with limited access during periods of elevated risk.

Amendment		What is new since the Stage 1 Proposal
2	Destination weddings	<ul style="list-style-type: none"> Inclusion of land zoned E3 Environmental Management has been removed An additional provision has been included to prohibit development within areas with limited access during periods of elevated risk.
3	Standard Instrument development terms	<ul style="list-style-type: none"> An additional provision has been included to prohibit development within areas with limited access during periods of elevated risk.
4	Tourist Parks	<ul style="list-style-type: none"> The criteria to determine the suitability of tourist parks will include consideration of bush fire hazard risk.
5	Bush fire protection	<ul style="list-style-type: none"> This is a new amendment which responds to the advice of the NSW Rural Fire Service during the progress of these amendments as part of the LEP Review Program Stage 1 Planning Proposal.

A key consideration for this planning proposal has been balancing the heightened risks associated with Wollondilly's extensive bush fire hazard interface during the bushfire season while still enabling opportunities for economic activity. The Strategic Bush Fire Study acknowledges that the hazard risk varies over the year and from season to season.

In particular, a 'bush fire provision area' has been identified where additional consideration is considered necessary before development can go ahead. This area includes conservation lands to the west and is bound to the east by the road network which provides a mitigation measure that can be utilised for firefighting purposes.

Development for the purposes of markets, events and functions centres in this area need to be limited at certain times of the year.

It is noted that the preliminary advice from the consultant preparing the Strategic Bush Fire Study recommends that Amendment 1 (Events) should be amended so that 'events' are permitted with consent and not as exempt development. The current approach for this planning proposal has been discussed earlier under section A 3.1.

It is also noted that any future development application on land that is bush fire prone that may result from the proposed amendments in this proposal would require a bush fire assessment report and would need to meet the aims and objectives of PBFP.

Direction 5.2 Sydney Drinking Water Catchment

The objective of this Direction is to protect water quality in the Sydney Drinking Water Catchment and applies to Wollondilly given the significant amount of water catchment lands present in the Shire.

The planning proposal contains a number of amendments that indirectly have the potential to enable development on land within the Sydney Drinking Water Catchment this is mainly due to the fact that a number of the amendments affect land across the Shire.

The majority of amendments within this proposal are not site specific and it would be impracticable to undertake a more detailed assessment in terms of whether new development is likely to have a neutral or beneficial effect on water quality. However, proposed developments in the Sydney Drinking Water Catchment would need to demonstrate their proposal has a neutral or beneficial effect on water quality and be assessed against *SEPP (Sydney Drinking Water Catchment) 2011*.

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?

It is unlikely that critical habitat or threatened species, populations or ecological communities or their habitats will be affected by the Planning Proposal.

As a number of the proposed amendments are shire wide there is the potential for a provision to indirectly affect areas of high environmental value as well as bushfire and prone lands. Existing environmental management provisions in the Wollondilly LEP 2011 will still apply to any proposed development. A detailed assessment of any impacts will be addressed at the development application stage.

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?

The proposal is not expected to have any significant environmental impacts as impacts can be appropriately managed at the development application stage.

The amendments will need to be supported by the development of planning controls for inclusion within the Wollondilly Development Control Plan to guide future development.

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

The planning proposal is intended to have positive social and economic effects either through enhancing the health and wellbeing of communities and/or attracting investment and growing local jobs.

It is expected that these amendments will provide a social benefit for rural communities by providing an alternative outlet for landowners for income and thereby promote agricultural pursuits within the community. This is particularly relevant to the area becoming more resilient to the impacts of droughts.

Rural activities and agriculture play a significant economic and social role in Wollondilly forming a significant part of its economy and the non-urban landscapes synonymous with the area. The planning proposal intends to provide additional tourist development potential to help supplement rural incomes and to encourage increased tourist visitation to the area.

For example, the planning proposal is expected to reduce the amenity and uncertainty issues that function centres utilised under the temporary use clause are causing. Under the proposal clause, these establishments will now need to submit a development application for permanent works and to fully address the range of potential land use conflicts and amenity issues such as noise. This will ensure that full and proper assessments, including subsequent monitoring and enforcement mechanisms, are undertaken for permanent facilities that will be assessed as part of the development assessment process.

As such, the change in permissible uses are expected to reduce land use conflicts when compared with existing provisions whilst providing certainty and security over long-term use and associated potential for increased economic and employment opportunities. The proposal will have a positive economic impact as it will contribute to the visitor economy in Wollondilly LGA and generate associated multiplier impacts.

Section D – State and Commonwealth interests

D3.10. Is there adequate public infrastructure for the Planning Proposal?

There are a number of servicing and infrastructure issues that constrain Wollondilly's ability to accommodate growth across sectors including sewer, road freight capacity and public transport.

The planning proposal includes a number of amendments which aim to develop the visitor economy and attract investment and grow local jobs. It is noted that there is limited sewer capacity in the short to medium term which may limit the take-up of any changes to the local environmental plan.

D3.11 What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

The proposed amendments included within this initial planning proposal have been determined, in part, on the basis of ongoing engagement with a range of stakeholders associated with the LEP Review Program.

Of particular note:

- **Increase opportunities for events** (change no.1); the proposed changes have been informed by consultation with the Tharawal Local Aboriginal Land Council.
- **Enabling destination weddings, functions and business conferencing in rural locations** (change no. 2); the proposed changes have been identified in collaboration with Destination Sydney South Surrounds South as part of the Destination Wedding Project.
- **NSW Rural Fire Service**; the preparation of the Strategic Bush Fire Study has been prepared in consultation with NSW RFS.

Additional consultation will be held post Gateway Determination, as required.

Part 4 – Mapping

Map 1 – Bushfire Provision Area



Part 5 – Community Consultation

The proposed amendments included within the Stage 1 planning proposal have been determined on the basis of ongoing engagement with a range of stakeholders associated with the LEP Review Program and include feedback from:

- Councillor workshops;
- Council's Community Advisory Committees;
- Place Score survey undertaken in February/March 2019;
- Internal sections across Council;
- Workshops organised by the Greater Sydney Commission and the NSW Government Department of Planning, Industry & Environment (DPIE) on the LEP Review Program and Local Strategic Planning Statements;
- Tharawal Local Aboriginal Land Council;
- Destination Sydney Surrounds South;
- Community drop in sessions held as part of the public exhibition of Wollondilly 2040 draft LSPS.

No targeted community consultation has been undertaken to date with a focus on the content of the planning proposal. It is anticipated that a 28 day exhibition period will be held to seek community and stakeholder feedback for the planning proposal.

Further consultation will occur after and be directed by the Gateway determination once issued and it has been established that the proposal has strategic merit. The Gateway determination will outline the consultation requirements with public agencies and the community which is likely to include a public exhibition.

Part 6 – Project Timeline

Project detail	Timeframe	Timeline
Consideration of draft Planning Proposal by Wollondilly Local Planning Panel	2 months	November 2019
Consideration of Planning Proposal and issue of Gateway Determination by Department of Planning	1 month	March/April 2021
Commencement and completion dates for public exhibition period – after amending the Planning Proposal if required.	1 month	April/May 2021
Timeframe for consideration of submissions	2 weeks	May 2021
Timeframe for the consideration of a proposal post exhibition including amendments and maps and report to Council	1 month	June 2021
Anticipated date RPA will make the plan	1 month	July/Aug 2021
Anticipated date RPA will forward to the Department for notification.	1 week	Aug 2021

Appendices

A. Compliance with SEPPs

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

B. Assessment against Section 9.1 Directions

Table summarising compliance with applicable Section 9.1 Ministerial Directions issued under the *Environmental Planning and Assessment Act 1979*.

C. Destination Weddings & Business Conferencing; Strategic Review Report

Prepared by Locale Consulting

Council Reference: CM 10491-7#86

D. Agenda & Minutes from Wollondilly Local Planning Panel

Extract from Agenda and Minutes of the Wollondilly Local Planning Panel held on Monday 28 November 2019

Council Reference: CM 11262 #237

E. Agenda & Minutes from Ordinary Meeting of Council

Extract from Agenda and Minutes of the Ordinary Meeting of Wollondilly Shire Council held on 16 December 2019

Council Reference: CM 11262 #238

F. Agenda & Minutes from Ordinary Meeting of Council

Extract from Agenda and Minutes of the Ordinary Meeting of Wollondilly Shire Council held on 15 December 2020

Council Reference: CM 11262-3 #173

G. Wollondilly Strategic Bush Fire Study

To be provided under separate cover

Appendix A

Compliance with SEPPs

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

Amendment No.		1. Events		2. Destination Weddings		3. Standard Instrument development terms		4. Tourist Parks		5. Bush Fire Hazard		Assessment
No.	State Environmental Planning Policies (SEPPs)	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	
19	Bushland in Urban Areas	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.
21	Caravan Parks	No	N/A	No	N/A	No	N/A	Yes	Yes	No	N/A	Further discussion is provided under Part 3, Section B 3.5.
33	Hazardous and Offensive Development	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to this planning proposal.
36	Manufactured Home Estates	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.
47	Moore Park Showground	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.
50	Canal Estate Development	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to this planning proposal.
55	Remediation of Land	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	<p>SEPP No 55 is applicable as it applies to the whole state. However, the planning proposal proposes high level amendments to broaden permissibility of land uses across broad areas and is not site specific. It is noted that the SEPP applies to the consideration of development applications and does not provide any direction on planning proposals.</p> <p><i>Managing Land Contamination; Planning Guidelines SEPP 55 Remediation of Land</i> (Sepp 55 Guidelines) provides specific direction for planning proposals. It is noted that the planning proposal does not seek to rezone land, nor does it propose any sensitive land uses. In addition, the proposal covers large areas of the shire and it is not practicable to be satisfied that every part of the land is suitable for the proposed uses in terms of contamination at this stage.</p> <p>As SEPP No 55 and the Guidelines will also be applicable to any future development application for the land uses included within this planning proposal, Council is satisfied that the land within the proposal is suitable for the proposed use or can be remediated to make it suitable.</p>
64	Advertising and Signage	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to this planning proposal.
65	Design Quality of Residential Flat Development	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to this planning proposal.
70	Affordable Housing (Revised Schemes)	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to this planning proposal.

Amendment No.		1. Events		2. Destination Weddings		3. Standard Instrument development terms		4. Tourist Parks		5. Bush Fire Hazard		Assessment
No.	State Environmental Planning Policies (SEPPs)	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	
	SEPP (Aboriginal Land) 2019	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.
	SEPP (Activation Precincts) 2020	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Not applicable to this planning proposal. The proposal does not include any land within an Activation Precinct.
	SEPP (Affordable Rental Housing) 2009	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to this planning proposal.
	SEPP (Building Sustainability Index: BASIX) 2004	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to this planning proposal.
	SEPP (Coastal Management) 2018	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.
	SEPP (Concurrences) 2018	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to this planning proposal.
	SEPP (Educational Establishments and Childcare Facilities) 2017	N/A	N/A	N/A	N/A	No	N/A	N/A	N/A	NA	N/A	Not applicable to this planning proposal; Although the SEPP applies to all land in the state, the planning proposal does not contain any provisions that specifically relate to educational establishment or early education.
	SEPP (Exempt and Complying Development Codes) 2008	Yes	Yes	No	N/A	No	N/A	No	N/A	No	N/A	The planning proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
	SEPP (Gosford City Centre) 2018	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.
	SEPP (Housing for Seniors or People with a Disability) 2004	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to this planning proposal.
	SEPP (Infrastructure) 2007	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to this planning proposal.
	SEPP (Koala Habitat Protection) 2020	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to this planning proposal. This planning proposal does not relate to the preparation of a plan of management.
	SEPP (Kosciuszko National Park – Alpine Resorts) 2007	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.
	SEPP (Kurnell Peninsula) 1989	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.
	SEPP (Major Infrastructure Corridors) 2020	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly. The SEPP does not identify any future infrastructure corridors within Wollondilly.
	SEPP (Mining, Petroleum and Extractive Industries) 2007	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to this planning proposal.

Amendment No.		1. Events		2. Destination Weddings		3. Standard Instrument development terms		4. Tourist Parks		5. Bush Fire Hazard		Assessment
No.	State Environmental Planning Policies (SEPPs)	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	
	SEPP (Miscellaneous Consent Provisions) 2007	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to this planning proposal.
	SEPP (Penrith Lakes Scheme) 1989	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.
	SEPP (Primary Production and Rural Development) 2019	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to this planning proposal.
	SEPP (State and Regional Development)	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to this planning proposal.
	SEPP (State Significant Precincts) 2005	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to this planning proposal.
	SEPP (Sydney Drinking Water Catchment) 2011	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	As a number of amendments are shire wide there is the potential for a provision to indirectly affect land within the Sydney Drinking Water Catchment. Where relevant any future development application may need to consider water quality as part of a development application and may need to demonstrate that a proposal can achieve a neutral or beneficial effect on water quality. Further discussion is provided under Part 3, Section B 3.5.
	SEPP (Sydney Region Growth Centres) 2006	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Land within this SEPP is currently unzoned and therefore land use tables are yet to apply and the impact of these Amendments on the SEPP cannot be properly gauged, but it is not considered that this Planning Proposal will contain provisions that would contradict or hinder the application of the SEPP.
	SEPP (Three Ports) 2013	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.
	SEPP (Urban Renewal) 2010	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to this planning proposal.
	SEPP (Vegetation in Non-Rural Areas) 2017	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	The planning proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
	SEPP (Western Sydney Employment Area) 2009	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.
	SEPP (Western Sydney Parklands) 2009	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.
	Sydney REP no 9 – Extractive Industry (No 2 – 1995)	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to this planning proposal.

Amendment No.		1. Events		2. Destination Weddings		3. Standard Instrument development terms		4. Tourist Parks		5. Bush Fire Hazard		Assessment
No.	State Environmental Planning Policies (SEPPs)	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	
	Sydney REP No 20 Hawkesbury-Nepean River (No 2 – 1997)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	<p>As a number of amendments are shire wide there is the potential for a provision to indirectly affect land within the Hawkesbury Nepean River catchment area.</p> <p>The planning proposal will not contain provisions that will contradict or would hinder the application of the SEPP.</p> <p>Further discussion is provided under Part 3, Section B 3.5.</p>
	Sydney REP No 30 – St Marys	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.

Appendix B

Assessment against Section 9.1 Directions

The table below assesses the planning proposal against Section 9.1 (2) Ministerial Directions issued under the *Environmental Planning & Assessment Act 1979*,

Amendment No.	1. Events		2. Destination Weddings		3. Standard Instrument development terms		4. Tourist Parks		5. Bush Fire hazard		
Ministerial Direction	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Assessment
1. Employment and Resources											
1.1 Business and industrial zones	Yes	Yes	No	N/A	Yes	Yes	No	N/A	No	N/A	<p>The Planning Proposal is likely to have an indirect beneficial impact on local employment growth and does not adversely impact business or industrial zoned land. It is considered to be consistent with this direction.</p> <p>The Planning Proposal is consistent with the objectives of this Direction.</p>
1.2 Rural Zones	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	<p>The proposal does not restrict the availability of rural lands, and is considered consistent with this direction.</p> <p>Further discussion is provided under Part 3, Section B 3.6.</p>
1.3 Mining, Petroleum and Extractive Industries	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	The proposal will not impact on the future extraction of state or regionally significant reserves of coal, other minerals, petroleum or extractive materials.
1.4 Oyster Aquaculture	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Direction does not apply.
1.5 Rural Lands	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	<p>The proposal will not result in the loss of current commercially viable agricultural lands and is considered consistent with this direction.</p> <p>Further discussion is provided under Part 3, Section B 3.6.</p>
2. Environment and Heritage											
2.1 Environmental Protection Zones	Yes	Yes	Yes	Yes	Yes	Yes	No	N/A	Yes	Yes	<p>Amendments no. 1 (Events), 2 (Destination Weddings), 3 (Standard Instrument development terms) and 5 (Bush fire hazard) will all apply to land for environmental protection purposes.</p> <p>In particular, amendment no. 1 (Events) will only introduce exempt development criteria for events which have a low or minimal impact. This will not occur within Environmental Protection Zones, and therefore this amendment is considered to be consistent with this direction.</p> <p>The proposed amendments are not considered to reduce the environmental protection standards that apply to land within an environmental protection zone or land otherwise identified for environmental protection purposes.</p>
2.2 Coastal management	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Direction does not apply.

Amendment No.	1. Events		2. Destination Weddings		3. Standard Instrument development terms		4. Tourist Parks		5. Bush Fire hazard		
Ministerial Direction	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Assessment
2.3 Heritage Conservation	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	N/A	As the proposed changes will apply shire wide they will apply to and introduce new land use types on land containing items, areas, objects or precincts of environmental heritage. However, for amendments 2 (Destination Weddings), 3 (Standard Instrument development terms) and 4 (Tourist Parks), development is permissible with consent and will require a merit based assessment. Amendment 1 will only introduce exempt development criteria for events which have a low or minimal impact. This will not occur within heritage conservation areas or on / in heritage items, and therefore this amendment is considered to be consistent with this direction.
2.4 Recreation and Vehicle Areas	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	This Planning Proposal does not propose any provisions that would enable the land to be developed for the purpose of a recreational vehicle area.
2.5 Application of E2 and E3 Zones and Environmental Overlands in the Far North Coast LEPs	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.
3. Housing, Infrastructure and Urban Development											
3.1 Residential Zones	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	This proposal includes shire wide provisions that will indirectly apply to residential land in some cases. The proposal does not include any provisions that have implications for residential zone boundaries, lot sizes or housing typology.
3.2 Caravan Parks and Manufactured Home Estates	No	N/A	No	N/A	No	N/A	Yes	Yes	Yes	N/A	It is not the intention of this planning proposal to provide for a variety of housing types. Amendment no. 4 (Tourist Parks) is intended to service the visitor economy. Further discussion is provided under Part 3, Section B 3.6.
3.3 Home Occupations	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Revoked 9 November 2020.
3.4 Integrating Land Use and Transport	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	The planning proposal does not create, alter or remove a zone or provision relating to urban land.
3.5 Development Near Regulated Airports and Defence Airfields	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Direction does not apply as the proposal does not contain any provisions that related to a regulated airport which includes a defence airfield.
3.6 Shooting Ranges	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Direction does not apply.
3.7 Reduction in non-hosted short term rental accommodation period	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Direction does not apply.
4. Hazard and Risk											
4.1 Acid Sulfate Soils	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	The proposal does not apply to land that is identified as having a probability of containing acid sulphate soils.

Amendment No.	1. Events		2. Destination Weddings		3. Standard Instrument development terms		4. Tourist Parks		5. Bush Fire hazard		
Ministerial Direction	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Assessment
4.2 Mine Subsidence and Unstable Land	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	<p>As the amendments apply shire wide there is the potential for a provision to indirectly affect land within a mine subsidence district.</p> <p>The proposed amendments are considered to be relatively minor in terms of Ministerial Direction 4.2 and it is not considered that any provisions to address this Direction will be necessary. It is anticipated that consultation with the Mine Subsidence Board will be required as part of any future public exhibition.</p> <p>The Planning Proposal will not impact land identified as unstable.</p>
4.3 Flood Prone Land	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	<p>As a number of the amendments are shire wide there is the potential for a provision to indirectly affect flood prone land, for example, by making a land use permissible on land that is flood prone. The amendments that are site specific are considered to be consistent with this Direction as they are not intended to permit development in flood planning areas.</p>
4.4 Planning for Bushfire Protection	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	<p>As a number of the amendments are shire wide they will indirectly apply to bush fire prone land. A Strategic Bush Fire Study has been prepared to inform the planning proposal and is provided at Appendix G.</p> <p>A number of changes have been made to the planning proposal in response to this study.</p> <p>Amendment 1 (Events) proposes a development standard requiring events located on bush fire prone land to have an evacuation plan submitted to Council at least one week prior to the event.</p> <p>Where relevant any future development application may need to consider bush fire risk and would be assessed on its merits.</p> <p>Further consultation with NSW Rural Fire Service as the planning proposal progresses will be necessary.</p> <p>Further discussion is provided under Part 3, Section B 3.6.</p>
5. Regional Planning											
5.1 Implementation of Regional Strategies	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Revoked 17 October 2017.
5.2 Sydney Drinking Water Catchments	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	<p>As a number of the amendments are shire wide there is the potential for a provision to indirectly affect land within the Sydney drinking water catchment. Where relevant any future development application may need to consider water quality as part of a development application and may need to demonstrate that a proposal can achieve a neutral or beneficial effect on water quality.</p> <p>Further discussion is provided under Part 3, Section B 3.6.</p>
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.

Amendment No.	1. Events		2. Destination Weddings		3. Standard Instrument development terms		4. Tourist Parks		5. Bush Fire hazard		
Ministerial Direction	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Assessment
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.
5.5 Development in the vicinity of Ellalong, Paxton and Millfield	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Revoked 18 June 2010.
5.6 Sydney to Canberra Corridor	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Revoked 10 July 2008.
5.7 Central Coast	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Revoked 10 July 2008.
5.8 Second Sydney Airport: Badgerys Creek	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Revoked 20 August 2018.
5.9 North West Rail Link Corridor Strategy	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.
5.10 Implementation of Regional Plans	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	The proposal is consistent with the Greater Sydney Region Plan and the Western City District Plan (refer to section B3.3).
5.11 Development of Aboriginal Land Council Land	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.
6. Local Plan Making											
6.1 Approval and Referral Requirements	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	The proposal is consistent with this direction as it does not alter the provisions relating to approval and referral requirements.
6.2 Reserving Land for Public Purposes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	The Planning Proposal does not relate to reservations of land for public purposes.
6.3 Site Specific Provisions	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	The planning proposal does not include any site specific provisions.
7. Metropolitan Planning											
7.1 Implementation of A Plan for Growing Sydney	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Revoked 9 November 2020.
7.2 Implementation of Greater Macarthur Land Release Investigation	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Revoked 28 November 2019.

Amendment No.	1. Events		2. Destination Weddings		3. Standard Instrument development terms		4. Tourist Parks		5. Bush Fire hazard		
Ministerial Direction	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Assessment
7.3 Parramatta Road Corridor Urban Transformation Strategy	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.
7.5 Implementation of Greater Parramatta Priority growth Area Interim Land Use and Infrastructure Implementation Plan	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	The planning proposal will apply to land within the Wilton Priority Growth Area. The amendments within this planning proposal are not inconsistent with this Direction.
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.
7.8 Implementation of Western Sydney Aerotropolis Plan	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	The proposed amendments are not inconsistent with the Stage 1 Land Use and Infrastructure Implementation Plan.
7.9 Implementation of bayside West Precincts 2036 Plan	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.
7.10 Implementation of Planning Principles for the Cooks Cove Precinct	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.
7.11 Implementation of St Leonards and Crows Nest 2036 Plan	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.
7.12 Implementation of Greater Macarthur 2040	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	The planning proposal will apply to land within the Greater Macarthur Growth Area. The amendments within this planning proposal are not inconsistent with this Direction.

Amendment No.	1. Events		2. Destination Weddings		3. Standard Instrument development terms		4. Tourist Parks		5. Bush Fire hazard		
Ministerial Direction	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Assessment
7.13 Implementation of the Pymont Peninsula Place Strategy	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.

Appendix C

Destination Weddings & Business Conferencing; Strategic Review Report (August 2019)

*Prepared by Locale Consulting on behalf of Destination Sydney South Surrounds South
Council Reference CM 10491-7 #86*

Appendix D

Agenda & Minutes from Wollondilly Local Planning Panel (28 November 2019)

Extract from Agenda and Minutes of the Wollondilly Local Planning Panel held on Monday 28 November 2019
Our Reference: CM 11262 #237

Appendix E

Agenda & Minutes from Ordinary Meeting of Council (16 December 2019)

Extract from Agenda and Minutes of the Ordinary Meeting of Wollondilly Shire Council held on 16 December 2019
Our Reference: CM 11262 #238

Appendix F

Agenda & Minutes from Ordinary Meeting of Council (15 December 2020)

Extract from Agenda and Minutes of the Ordinary Meeting of Wollondilly Shire Council held on 15 December 2020
Our Reference: CM 11262-3 #173

Appendix G

Wollondilly Strategic Bush Fire Study (March 2021) – To be provided under separate cover

Prepared by EcoLogical Australia